



City of Broken Arrow
Meeting Agenda
Board of Adjustment

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Judd Hatch Chairman
George Ghesquire Vice Chair
Kamara Washington Board Member
Rebecca Hinkle Board Member
Michelle Bergwall Board Member

Monday, July 13, 2026

5:00 PM

Council Chambers

1. Call to Order

2. Roll Call

3. Consideration of Consent Agenda

- A. [26-979](#) Approval of Board of Adjustment meeting minutes of June 8, 2026

Attachments: [06.08.2026 Meeting Minutes](#)

4. Public Hearings

- A. [26-1039](#) Public hearing, consideration, and possible action regarding VAR-002919-2025, 202 Elgin Apartments approximately 0.24 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Preliminary Site Plan](#)
[5 - Design Standards by Building Form](#)

- B. [26-1041](#) Public hearing, consideration, and possible action regarding VAR-002917-2026, 7 Brew Aspen, 1.06 acres, Commercial Heavy (CH), request a variance for drive-thru stacking lane placement, located approximately one-half mile north of West Tucson Street (121st Street S) and just west of South Aspen Avenue (145th E Ave)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Conceptual Landscape Plan](#)

- C. [26-1064](#) Public hearing, consideration, and possible action regarding VAR-002932-2026, Don Wells Auto Sales Lot 1 Block 1 approximately 0.45 acres, request a variance from Section 2-3-4-N of the Zoning Code requiring vehicle sales and retail to have a minimum lot size of 2.5 acres, located at the northwest corner of West Houston Street (81st Street) and Hwy 51

Attachments: [Aerial Map b](#)
[Case Map a](#)
[Comp Plan c](#)
[Don Wells Auto Sales Plat d](#)

5. General Board Business

6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action)

7. Adjournment

NOTICE:

- 1. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT COMMUNITY DEVELOPMENT AT 918 259 8412 TO MAKE ARRANGEMENTS.**
- 2. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE BOARD OF ADJUSTMENT MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 3. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE MEETING.**

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 26-979, **Version:** 1

**Broken Arrow Board of Adjustment
07-13-2026**

To: Chairman and Board Members
From: Community Development Department

Title:

Approval of Board of Adjustment meeting minutes of June 8, 2026

Background: Minutes recorded for the Broken Arrow Board of Adjustment meeting.

Attachments: 06 08 2026 Board of Adjustment Minutes

Recommendation: Approve minutes of Board of Adjustment meeting held June 8, 2026.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel



City of Broken Arrow
Board of Adjustment
Minutes

City Hall
220 S 1st Street
Broken Arrow, OK 74012

Judd Hatch Chairman
George Ghesquire Vice Chair
Kamara Washington Board Member
Rebecca Hinkle Board Member
Michelle Bergwall Board Member

Monday, June 08, 2026

Council Chambers

1. Call to Order

Chairman Judd Hatch called the meeting to order at 5:04 p.m.

2. Roll Call

Present: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch
Absent: 1 - Kamara Washington

3. Consideration of Consent Agenda

A. 26-814 Approval of Board of Adjustment Meeting Minutes of April 13, 2026

B, 26-815 Approval of Board of Adjustment Meeting Minutes of May 11, 2026

MOTION: A motion was made by Rebecca Hinkle, seconded by Judd Hatch
Move to approve consent agenda

The motion carried by the following vote:

Aye: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch

4. Public Hearings

A. 26-826 Appeal (APPL-002751-2026) of four Zoning Violation (ZON-0253337-2025, ZON-025338-2025, ZON-025339-2025, ZON-025340-2025), D&B Processing, 21.3 acres, IL (Industrial Light), located one-third mile west of Evans Road (225th E. Avenue), one-half mile north of New Orleans Street (101st Street)

Jane Wyrick, Planning & Development Manager, introduced this item to the board. She reported that the City Attorney informed her office that the filing of this appeal was not done in a timely manner. Staff recommends this appeal be dismissed.

James Walters, Deputy City Attorney, agreed and informed the board that the appeal was filed after the appeal time period, leading to time expired and was not properly set in front of the board. City Attorney advised that no action should be take on this item.

MOTION: A motion was made by George Ghesquire, seconded by Rebecca Hinkle
Move to dismiss it 26-826

The motion carried by the following vote:

Aye: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch

5. General Board Business - NONE

6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action)

Board Member George Ghesquire asked additional questions on the appeal process for zoning violations. Mr. Walters explained that when someone is given notice of a zoning violation, they have 14 days to respond with an appeal of that decision. In the case of Item 26-826, the land owner did not file the appeal in the 14 day window and no action can be taken as it is a procedural issue.

7. Adjournment

The meeting was adjourned at approximately 5:07 p.m.

MOTION: A motion was made by Rebecca Hinkle, seconded by Judd Hatch
Move to adjourn

The motion carried by the following vote:

Aye: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch



City of Broken Arrow

Request for Action

File #: 26-1039, **Version:** 1

**Broken Arrow Board of Adjustment
07-13-2026**

To: Chairman and Board Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding VAR-002919-2025, 202 Elgin Apartments approximately 0.24 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

Background:

Applicant: Danyell Blankenship & Bill Diedrich, Route 66 Engineering
Owner: Matthew Reavis
Developer: N/A
Surveyor: N/A
Location: Located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)
Size of Tract 0.24 acres
Number of Lots: 1
Present Zoning: DROD - Area 5
Comp Plan: Level 2 - Urban Residential

VAR-002919-2025, involving 0.24 acres within DROD - Area 5, is a request to waive the Downtown Residential Overlay District (DROD) driveway width regulations, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue).

The applicant has resolved the legal matters around the property and has re-applied for a variance on the property. The previous application was under case number, VAR-002667-2026. That application was withdrawn before a vote or decision was made.

For a variance to be granted, there are four conditions that must be found by the Board of Adjustment.

1. Unnecessary Hardship. The application of the ordinance to the particular piece of property would create unnecessary hardship;

Analysis:

Lots within Broken Arrow's Original Townsite are narrow and long, which was normal for development at the time. However, these narrow lots present challenges and obstacles when developing to modern standards. The design standards within the DROD do not specify minimum driveway width for one-way or two-way drives. The minimum width of 26' shown within the DROD does align with a two-way drive that does NOT have alleyway access as seen in the ordinance. However, there are no specific requirements for those developments with a one-way access drive with egress using a public alleyway.

2. Unusual Conditions. Such conditions are peculiar to the particular piece of property involved;

Analysis:

The geography of the parcel, the economics of infill development, and the requirements of the DROD necessitated a certain number of parking spaces per unit while maintaining setbacks and other required dimensional standards. The DROD does allow Rowhouses to have 20' maximum driveway widths. It should be noted that flats and rowhouses are very similar developments in density and use.

3. Public Good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and.

Analysis:

The variance if granted would allow for more dense housing to be constructed in the DROD. That itself is the overall goal of the DROD. There are other existing driveways throughout the district that are various widths including some one-way drives with widths as low as 15'.

4. Minimum Variance. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Analysis:

If a two-way drive needs to be a minimum 26' in width, then a one-way drive could be considered to need a minimum of 13' in width. The applicant in this case is requesting to reduce the width of the one-way driveway to be 13'.

Attachments: Case map
Aerial
Site Plan
DROD Design Standards by Building Form

Recommendation:

Staff recommend VAR-002919-2026 be approved, granting a variance for a 13' one-way driveway for a proposed "flats" style development on the subject property.

File #: 26-1039, Version: 1

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject
Tract

VAR-002667-2026

0 75 150 300
Feet

11 18-14



1. ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
2. ALL NEW SIDEWALKS OR ADA PATHS (SIDEWALKS TO BE REMOVED & REPLACED OR STRIPED ADA PATHS) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
3. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.
4. PRIVATE PROPERTY RAMPS SHALL HAVE THE FACE OF THE CURB TRANSITIONS PAINTED YELLOW.
5. ALL ADA PARKING AREAS SHALL BE 2% MAXIMUM IN ALL DIRECTIONS.

CS101

V. Design Standards by Building Form

The design standards are written by Building Form. The design variables for each of the nine Building Forms are divided into four categories: Lot, Site, Building Form and Building Activation. Design standards are written for each of the four categories. For those Building Forms that are permitted in multiple Areas, specific design standards are provided for each design variable based on Area. After the design standards for one category are provided, an annotated model illustrates the previously presented design standards. Annotations in each model correspond to the letter(s) shown on each design variable table.

The four categories that the design variables for each building form are divided into are described below:

Lot

Standards in the “Lot” category are intended to ensure that a site is adequately sized and dimensioned to accommodate a particular building form, consistent with the intent of the DROD Area in which it is located. Lot dimension requirements help ensure that a consistent and compatible horizontal rhythm of buildings is established along a public street and that a project with multiple units or buildings on one lot does not appear overly dense in relation to residential properties nearby. Lot requirements are particularly important in areas where single-family homes are prominent.

Where a site will be subdivided into more than one parcel (a potential situation for Rowhouse, Cottage Court, Two-Family and 3-Plex/4-Plex/Mansion Apartment), lot design standards should be based on the collective area of all parcels. Figures 4.1 and 4.2 illustrate a project site that remains 1 parcel, despite the individual rowhouse units. Figures 4.3 and 4.4 illustrate a project site that was subdivided into individual parcels based on units. While this project is subdivided, the lot design standards should still be based on the collective area of all parcels.

Site

Standards in the “Site Design” category are intended to ensure that the arrangement and relationship between various elements on a site have a positive impact on the property and the surrounding neighborhood. Site standards identify where buildings, parking and other elements should be located on a site to promote a visually cohesive neighborhood, establish a rhythm of buildings along a street, minimize the visual impact of parking and garages on the neighborhood and ensure that sufficient light, air and privacy are preserved between adjoining properties. They also promote efficient and safe circulation of pedestrians and vehicles, as well as a minimization of pedestrian/vehicle conflicts.

Where a site will be subdivided into more than one parcel (a potential situation for Rowhouse, Cottage Court, Two-Family and 3-Plex/4-Plex/Mansion Apartment), site design standards should be based on the collective area of all parcels. Figures 4.5 and 4.6 illustrate a project site that remains 1 parcel, despite the individual rowhouse units. Figures 4.7 and 4.8 illustrate a project site that was subdivided into individual parcels based on units. While this project is subdivided, the site design standards should still be based on the collective area of all parcels.

Building Form

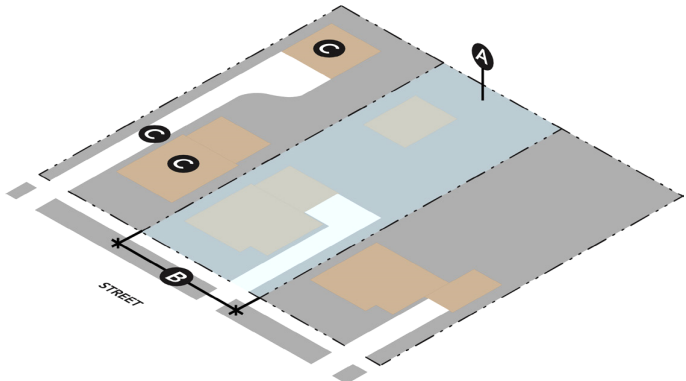
Standards in the “Building Form” category are intended to ensure that the basic parameters of a building’s 3-dimensional volume are articulated and shaped to fit with the intent of a given DROD Area. Requirements focus on the basic scale and dimensions of a building “envelope”, including overall maximum building height and building length. Dimension and shape of smaller, individual building components, such as roofs or floors, are also addressed. “Building form” standards ensure that an overall building mass and its key components are sized, shaped and proportioned in a manner that is consistent and compatible with neighboring properties.

Building Activation

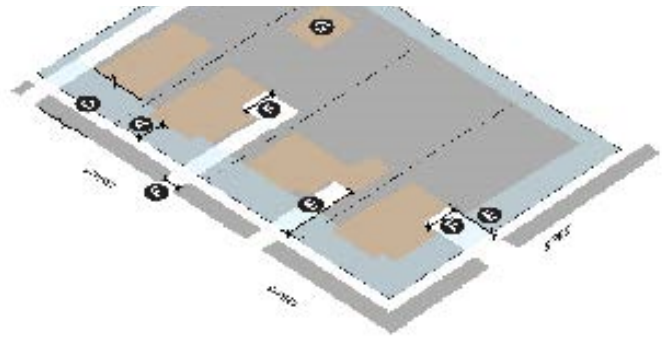
Standards in the “Building Activation” category focus on the more detailed 3-dimensional elements and architectural features on a building. They are intended to ensure that buildings establish a strong visual and physical relationship with the public realm, thereby enhancing walkability and visual interest. As such, standards in this category focus on minimizing blank, lifeless walls and other monotonous features, particularly along a public street. They promote visual connectivity between a building and a street by requiring regularly spaced entries along the street, encouraging windows and storefronts that allow visual permeability into a building, and ensuring that entry elements are visually and physically connected to the street.

Any requests for variances to the requirements for “Lot” and “Site” must be reviewed and approved by the Board of Adjustment in accordance with Section 6.8. Requests for variances to the requirements associated with “Building Form” at “Building Activation” shall be considered and approved by the Planning Commission through the site plan review process.

SINGLE-FAMILY

SINGLE-FAMILY			
DESCRIPTION			
The “Single-Family” building form is a detached house that is a small-scale, freestanding building, typically 1 to 2.5 stories in height. This form occurs as a single building on a lot and it may include building details such as a front porch, front stoop and attached or detached garage. This type of single-family home is typically set back from the public right of way and adjacent lots, and is slightly elevated above the ground. It typically includes a moderately pitched roof form and is designed with the smaller dimension of the building footprint parallel to the street. In some cases, a flat roof shape is employed. This building form is ideally designed to facilitate residential uses. Permitted in Areas 1, 2, 3, 4 and 5.			
LOT			
A	Lot Area		
	Area 1 & 5		5,000 sq.ft. Min. ¹
	Area 2 & 3		5,500 sq.ft. Min. ¹
Area 4	6,000 sq.ft. Min.		
B	Lot Frontage		
	Area 1 & 5		25’ Min. 75’ Max.
	Area 2 & 3		35’ Min. 80’ Max.
	Area 4		55’ Min. 120’ Max.
C	Lot Coverage		
	Area 1, 2, 3 & 5		55% Max.
	Area 4		50% Max.
Additional Information			
1 Existing lots 30’ wide or less: 3,500 sq. ft. Min.			
SITE			
A	Front Setback/Build to Zone (BTZ)		
	Area 1 & 5		10’ Min./65% in BTZ ¹

SINGLE-FAMILY		
	Area 2 & 3	15' Min./65% in BTZ ¹
	Area 4	20' Min./65% in BTZ ^{1&3}
B	Side Setback	
	Area 1 & 5	5' Min., Transitional Setback Required ^{2&3}
	Area 2 & 3	5' Min., Transitional Setback Required ³
	Area 4	5' Min.
C	Rear Setback	
	Area 1, 2, 3 & 5	10' Min., Transitional Setback required ^{3&4}
	Area 4	10' Min.
D	Building Alignment	
	Area 1, 2, 3, 4	Required ⁵
E	Garage and Carport Location	
	Area 1 & 5	30' Min. setback from front property line ^{6&10}
	Area 2	35' Min. setback from front property line ^{6&10}
	Area 3	Front of garage/carport must be placed behind rear wall of primary structure ^{6&10}
	Area 4	20' Min. ⁶
F	Access and Driveway Width	
	Area 1, 2 & 5	25' Max. ^{7&8}
	Area 3 & 4	25' Max. ^{8&9}
G	Accessory Dwelling Unit (ADU) Location	
	Area 1, 2, 3, 4 & 5	Front of ADU must be placed behind rear wall of primary structure
Additional Information		



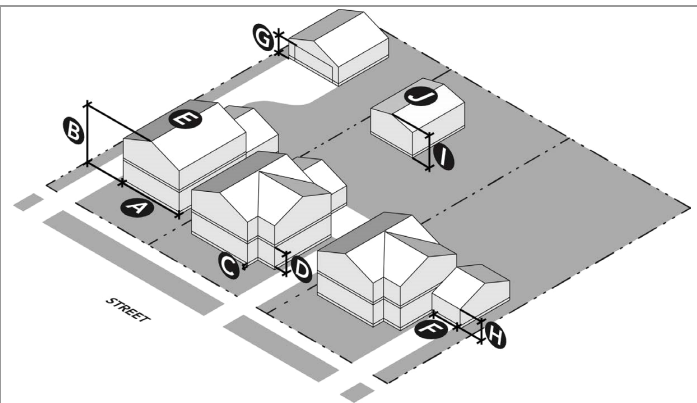
SINGLE-FAMILY

Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

- 1 65% of front wall is required to be placed within 10' of required front setback.
- 2 Existing lots 30' wide or less: 3' side setback
- 3 For corner lots, the side of the primary structure that does not have a primary entrance, may be set back 15' from the property line
- 4 If an alley is present, rear setback is 2' min.
- 5 Building Alignment
 Interior Lot: front wall of primary structure shall be parallel to the street
 Corner Lot: All or any visible street-facing wall must be placed parallel to the adjacent street.
- 6 Garage and carport shall not project forward from front-most wall of primary structure
- 7 Only 18' wide until driveway is within 20' of garage entry
- 8 Where an alley is improved, access must be provided from the alley. Where an alley is not improved, a street frontage may have up to one driveway.
- 9 On corner lots, garage/carport only has to setback 20 feet from the LOT line that has the greatest street frontage

BUILDING FORM

A	Front Wall Width	
	Area 1 & 5	45' Max. ¹
	Area 2	50' Max. ²
	Area 3	50' Max. ³
	Area 4	45' Min., 80' Max.
B	Building Height	
	Area 1, 2, 3, 4 & 5	2.5 stories/35' Max. ⁴
C	Finished Floor Height	
	Area 1, 2, 3, 4 & 5	1' Min.; 4' Max.
D	Floor Height	
	Area 1, 2, 3, 4 & 5	9' Min.
E	Roof Form	
	Area 1 & 5	Pitched or flat
	Area 2, 3 & 4	Pitched
F	Garage and Carport Width	
	Area 1, 2, 3, 4 & 5	25' or 40% width of primary structure: max. street-facing garage door width ⁵
G	Garage Door/Carport Height	
	Area 1, 2, 3, 4 & 5	9' Max. garage door/carport height
H	Garage and Carport (If Visible)	



SINGLE-FAMILY

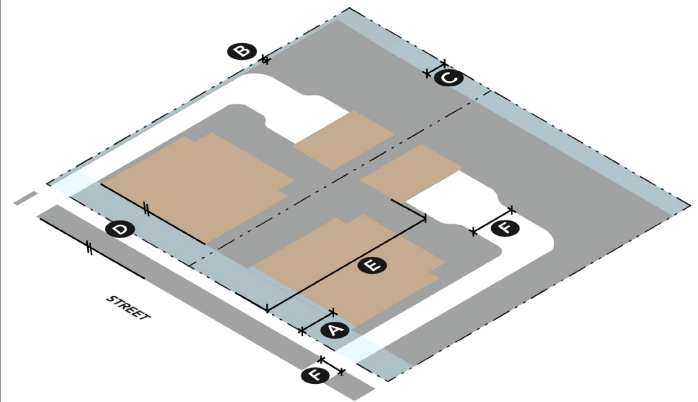
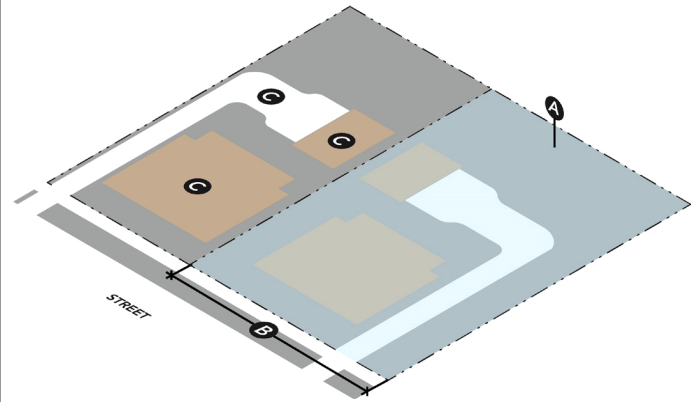
Area 1, 2, 3, 4 & 5	If any portion of the garage is located forward of the rear wall of primary structure: • Roof of garage or carport must match roof of primary structure • Height of garage or carport must be equal to or less than the height of primary structure	
I ADU Building Height		
Area 1, 2, 3, 4 & 5	1 story/15' Max.	
J ADU Roof Form		
Area 1, 2, 3, 4 & 5	Must match primary structure	
Additional Information 1 Only 30' of total front wall width can be located within 25' of the front lot line. The maximum width is a continuous wall. Building activation requirements apply. 2 Only 40' of total front wall width can be located within 30' of front lot line. 3 Only 40' of total front wall width can be located within 25' of front lot line 4 If a half story is above floor 2, the half story must be contained within the roof 5 Exception for existing lots 30' wide or less		
BUILDING ACTIVATION A First Story Element Area 1 & 5 Not Required Area 2 & 4 Required^{1&3} Area 3 Required^{2&3} B Principal Windows Area 1, 2, 3 & 5 1 Min. on front-most wall 4'x4' Min. dimensions Area 4 2 Min. on front-most wall 4'x4' Min. dimensions C Blank Street-Facing Wall Area 1, 2, 3, 4 & 5 8' Max. D Window Size - Street-Facing Wall Area 1, 2, 3, 4 & 5 2'x3', except for an accent window E Entry Location (On Street-Facing Wall) Area 1, 2, 3, 4 & 5 10' Max. distance of entry from front-most wall F Entry Presence - Facing Wall Area 1, 2, 4 & 5 Required⁴		

SINGLE-FAMILY	
Area 3	Entry must face the primary street
G Entry Path	
Area 1, 2, 3, 4 & 5	Required ^{5&6}
Additional Information	
1 Must include one of the following elements: • Projecting Porch • Recessed Porch • Projecting Stoop 2 Must include one of the following elements: • Projecting Porch • Recessed Porch 3 Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element. 4 In Areas 1 and 2, visually connect entrance to street through one of the following: • Entry faces street • Entry opens onto porch or stoop that faces street 5 Must connect at least one entry to street through physical, demarcated path 6 Exception for existing lots 30' wide or less — not required	

TWO-FAMILY

TWO-FAMILY	
DESCRIPTION	
The “Two-Family” building form exhibits a similar shape and architectural features to the “Single-Family” building form, but allows for a slightly higher density. The Two-Family building form can be designed as two side-by-side single-family units; can be a form split with one unit facing the primary street and the other facing a secondary street, backyard, or side yard; and can be a form with one unit on the ground-level and the other on the upper-level. Parking is provided for each of the units. Parking can take the form of a shared, attached garage; a shared, detached garage; individual, attached garages; or individual, shared garages.	

TWO-FAMILY		
Permitted Areas 1 & 2		
LOT*		
A	Lot Area	
	Area 1 & 5	6,500 sq.ft. Min.
	Area 2	7,500 sq.ft. Min.
B	Lot Frontage	
	Area 1 & 5	110' Max., 45' Min.
	Area 2	130' Max., 55' Min.
C	Lot Coverage	
	Area 1 & 5	60% Max
	Area 2	55% Max.
Additional Information		
* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.		
SITE*		
A	Front Setback/Build to Zone (BTZ)	
	Area 1 & 5	10' Min./65% BTZ ¹
	Area 2	15' Min./65% BTZ ¹
B	Side Setback	
	Area 1, 2, & 5	5' Min.,
C	Rear Setback	
	Area 1 & 5	10' Min., ²
D	Building Alignment	
	Area 1, 2, & 5	Required ³
E	Garage and Carport Location	
	Area 1	30' Min. setback from front property line
	Area 2 & 5	35' Min. setback from front property line
F	Access and Driveway Width	
	Area 1 & 5	25' Max ^{4&5}
Additional Information		



TWO-FAMILY

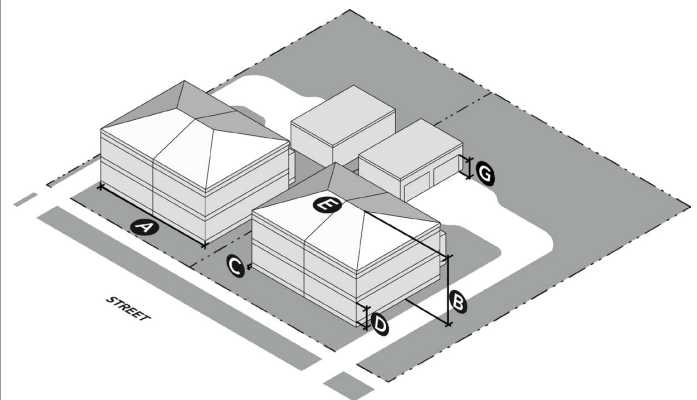
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

** Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.*

- 1 65% of front wall is required to be placed within 10' of required front setback.
- 2 If an alley is present, rear setback is 2' min.
- 3 Building Alignment
Interior Lot: front wall of primary structure shall be parallel to the street
Corner Lot: Both street-facing walls of the primary structure shall be parallel to each street
- 4 Only 18' wide until driveway is within 20' of garage entry
- 5 Where an alley is improved, access must be provided from the alley. Where an alley is not improved, a street frontage may have up to one driveway.

BUILDING FORM

A	Front Wall Width	
	Area 1 & 5	50' Max.
	Area 2	65' Max.
B	Building Height	
	Area 1, 2, & 5	2 stories/35' Max.
C	Finished Floor Height	
	Area 1, 2, & 5	1' Min, 4' Max.
D	Floor Height	
	Area 1, 2, & 5	9' Min., 15' Max.
E	Roof Form	
	Area 1 & 5	Pitched or flat
	Area 2	Pitched
F	Garage and Carport Width	
	Area 1, 2, & 5	25' or 40% width of primary structure: Max. street-facing garage door width ²
G	Garage Door/Carport Height	
	Area 1, 2, & 5	9' Max. garage door or carport height ¹

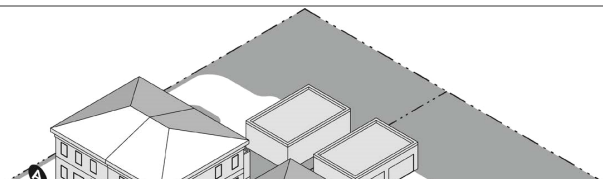


Additional Information

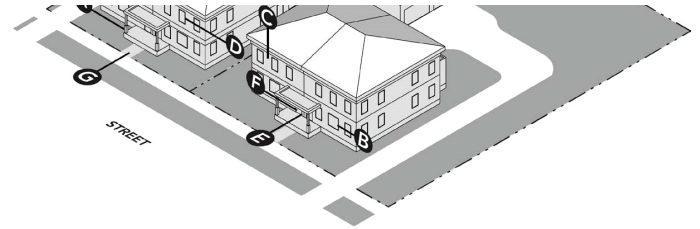
- 1 If any portion of the garage is located forward of the rear wall of primary structure:
 - Roof of garage or carport must match roof of primary structure
 - Height of garage or carport must be equal to or less than the height of primary structure

BUILDING ACTIVATION

A	First Story Element	
	Area 1, 2, & 5	Required ^{1&2}
B	Principal Windows	



TWO-FAMILY	
Area 1, 2, & 5	1 Min. on front-most wall 4'x4 dimensions ³
C	Blank Street-Facing Wall
Area 1, 2, & 5	8' Max.
D	Window Size - Street-Facing Wall
Area 1, 2, & 5	2'x3', except for an accent window
E	Entry Location (On Street-Facing Wall)
Area 1, 2, & 5	10' Max. distance of entry from front-most wall
F	Entry Presence - Facing Street
Area 1, 2, & 5	Required ⁴
G	Entry Path
Area 1, 2, & 5	Required ⁵
Additional Information	
1 Must include one of the following elements: • Projecting Porch • Recessed Porch • Projecting Stoop (not permitted in Area 2) • Shared first story element 2 Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element. 3 If street-facing wall is 35' or wider, must have 2 principal windows 4 Visually connect entrance to street through one of the following: • Entry faces street, • Entry opens on porch that faces street 5 Must connect to street through physical, demarcated path	



COTTAGE COURT

COTTAGE COURT
DESCRIPTION

COTTAGE COURT

This building form consists of a series of small, detached structures, providing multiple units arranged around a common courtyard on one lot, which is oriented perpendicular to the street. The common courtyard provides usable, shared open space in lieu of a private rear yard and becomes an important community element. This building form is sized to fit within single- family and medium density neighborhoods. The Cottage Court building form enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Parking in Cottage Court developments can occur in many fashions: as attached or detached garages tied to individual homes, as attached carports, within detached communal garages, or within scattered surface parking lots. Courtyards can also be jointly owned by the community or partitioned to individual owners.



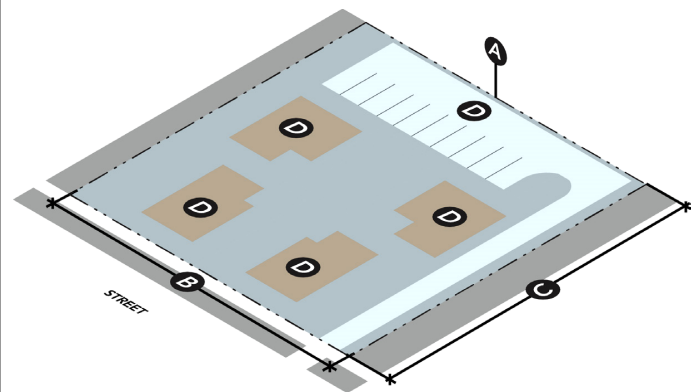
Permitted in Area 1

Special Conditions:

1. There must be a minimum of 3 units in a cottage court building form.

LOT*

A	Lot Area	
	Area 1	10,000 sq.ft. Min.
B	Lot Frontage	
	Area 1	100' Min.
C	Lot Depth	
	Area 1	100' Min.
D	Lot Coverage	
	Area 1	60% Max.

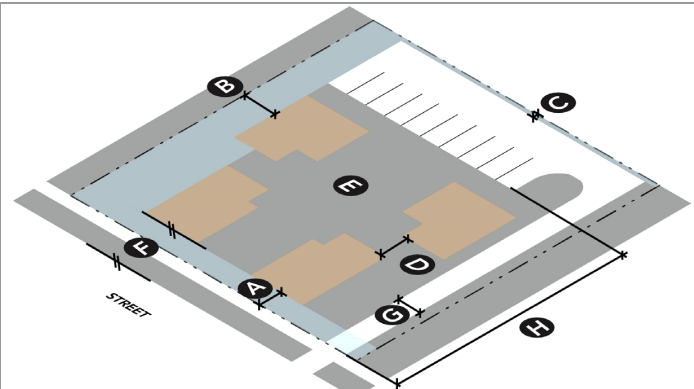


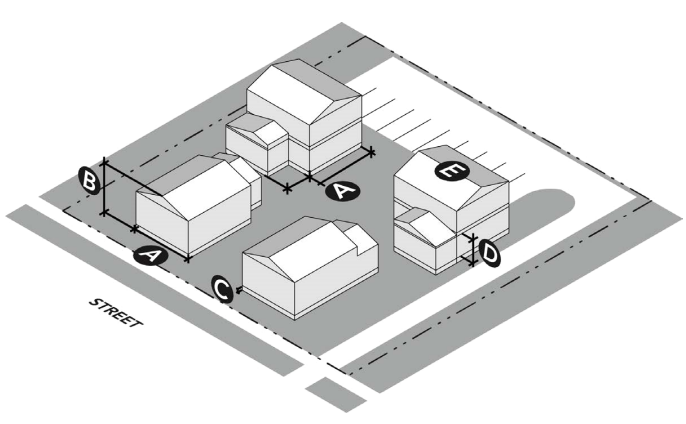
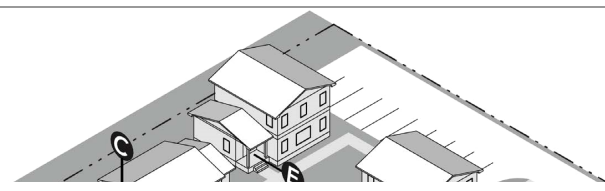
Additional Information

** Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.*

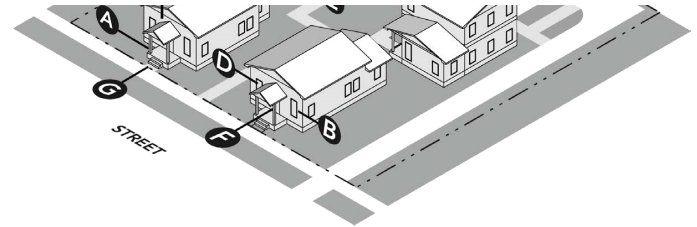
SITE*

A	Front Setback/Build to Zone (BTZ)	
	Area 1	10' Min./75% BTZ ^{1&2}
B	Side Setback	
	Area 1	5' Min.,
C	Rear Setback	
	Area 1	10' Min., ³
D	Space Between Buildings	



COTTAGE COURT		
Area 1	10' Min.	
E	Common Courtyard Dimensions	
Area 1	30'x40' Min.	
F	Building Alignment	
Area 1	Required ⁴	
G	Access and Driveway Width	
Area 1	20' Max.	
H	Garage and Carport Location	
Area 1	10' Min. setback from front property line ^{5&6}	
Additional Information		
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.		
* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.		
1 Applies to each wall that is parallel to the street and does not have a building between it and the street. 2 75% of front wall is required to be placed within 10' of required front setback 3 If an alley is present, rear setback is 2' min. 4 Street-facing walls on end units shall be parallel to street 5 No parking allowed between street-facing wall and street 6 Garage door and carport entry cannot face the street		
BUILDING FORM		
A	Front Wall Width	
Area 1	70' Max. total 40' Max. for individual building wall	
B	Building Height	
Area 1	2 stories/35' Max.	
C	Finished Floor Height	
Area 1	1' Min., 4' Max.	
D	Floor Height	
Area 1	9' Min., 15' Max.	
E	Roof Form	
Area 1	Pitched or flat	
		
BUILDING ACTIVATION		
A	First Story Element	
Area 1	Required ^{1 & 2}	
B	Principal Windows	
		

COTTAGE COURT	
Area 1	1 Min. on front-most wall ³ 4'x'4' Min. dimensions
C	Blank Street-Facing Wall
Area 1	8' Max.
D	Window Size - Street-Facing Wall
Area 1	2'x3' Min., except for accent windows.
E	Entry Location (On Street-Facing Wall)
Area 1	10' Max distance of entry from front-most wall
F	Entry Presence - Facing Street
Area 1	Required ^{4&5}
G	Entry Path
Area 1	Required ⁶
Additional Information	
- Must include one of the following elements on the front-most façade of each unit: - Projecting Porch - Recessed Porch - Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element. - If height of front wall is greater than 35', 2 principal windows are required - Visually connect entrance to street through one of the following: - Entry faces street - Entry opens onto porch that faces street - Street-adjacent buildings may visually connect to street instead of common courtyard - Must connect to street through physical, demarcated path	



3-PLEX/4-PLEX/MANSION APARTMENT

3-PLEX/4-PLEX/MANSION APARTMENT	
DESCRIPTION	
A 3-Plex/4-Plex/Mansion Apartment building form provides an opportunity for increased density in a single-family context. While providing multiple units within one building, this building form appears to be similar and size and shape to that of a large single family house, utilizing a single roof, shared entry or entries and shared outdoor space. While this building form may be larger than neighboring single-family buildings, its setbacks, parking location and wall articulation features make it an appropriate building form that allows for increased density in the single-family context.	

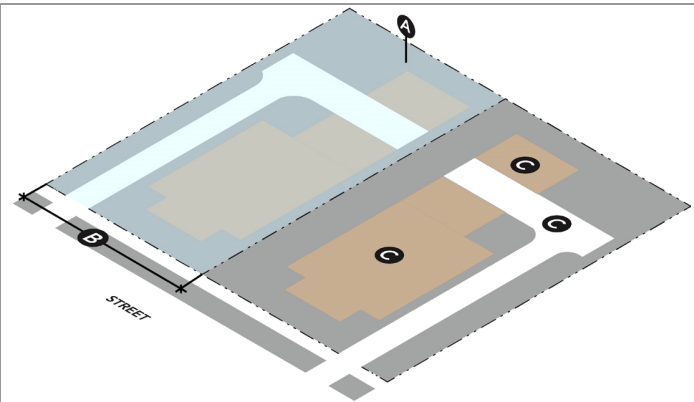
3-PLEX/4-PLEX/MANSION APARTMENT

Permitted in Areas 1 & 5



LOT*

A	Lot Area	
	Area 1 & 5	6,500 sq.ft. Min.
B	Lot Frontage	
	Area 1 & 5	45' Min., 120' Max
C	Lot Coverage	
	Area 1 & 5	60% Max.

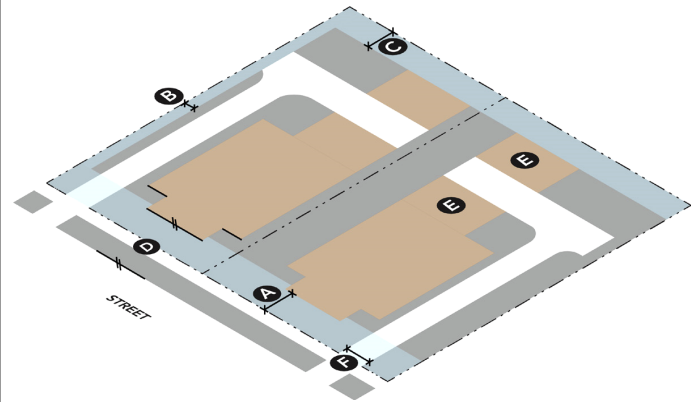


Additional Information

** Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.*

SITE*

A	Front Setback/Build to Zone (BTZ)	
	Area 1 & 5	10' Min./65% BTZ ¹
B	Side Setback	
	Area 1 & 5	5' Min.,
C	Rear Setback	
	Area 1 & 5	10' Min., ²
D	Building Alignment	
	Area 1 & 5	Required ³
E	Garage and Carport Location	
	Area 1 & 5	Parking must be located behind rear wall of primary structure ⁴
F	Access and Driveway Width	
	Area 1 & 5	20' Max. ⁵



Additional Information

3-PLEX/4-PLEX/MANSION APARTMENT

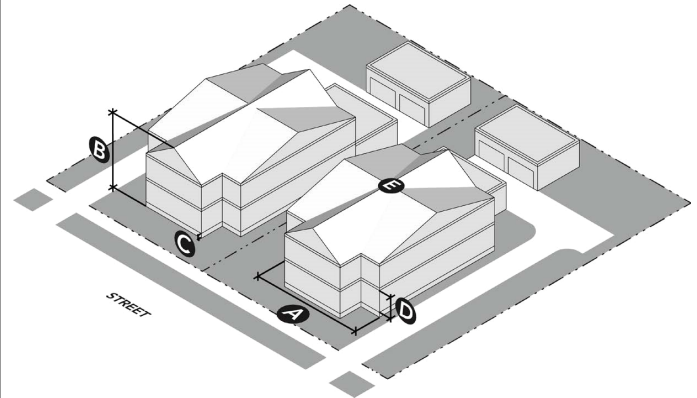
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

**Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels*

- 1 65% of front wall is required to be placed within 10' of required front setback
- 2 If an alley is present, rear setback is 2' min.
- 3 Building Alignment
Interior Lot: front wall of primary structure shall be parallel to the street
Corner Lot: Both street-facing walls of the primary structure shall be parallel to each street
- 4 No parking is allowed between street-facing wall and street.
- 5 Where an alley is improved, access must be provided from the alley. Where an alley is not improved, a street frontage may have up to one driveway.

BUILDING FORM

A	Front Wall Width	
	Area 1 & 5	60' Max. ¹
B	Building Height	
	Area 1 & 5	2 stories/35' Max.
C	Finished Floor Height	
	Area 1 & 5	1' Min., 4' Max
D	Floor Height	
	Area 1 & 5	9' Min., 15' Max
E	Roof Form	
	Areas 1 & 5	Pitched or Flat



Additional Information

1 Only 45' of total front wall width can be located within 25' of the front LOT line

BUILDING ACTIVATION

A	First Story Element	
	Area 1 & 5	Required ^{1&2}
B	Principal Windows	
	Area 1 & 5	1 Min. on front-most wall ³ 4'x4' Min. dimensions
C	Blank Street-Facing Wall	
	Area 1 & 5	8' Max.
D	Window Size - Street Facing Wall	
	Area 1 & 5	2'x3', except for accent windows
E	Entry Location (On Street-Facing Wall)	
	Area 1 & 5	10' Max. distance of entry from front-most wall
F	Entry Number (On Street-Facing Wall)	

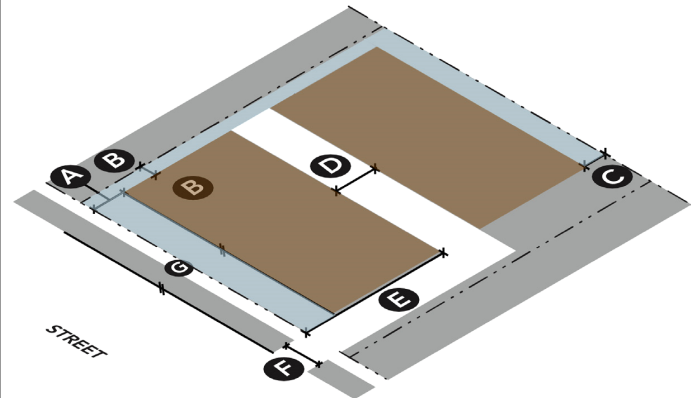
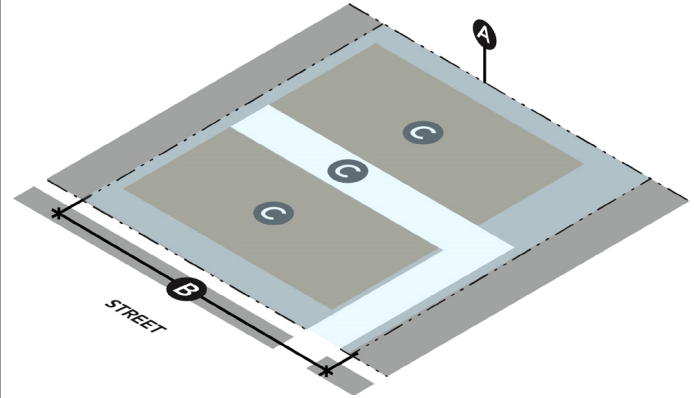


3-PLEX/4-PLEX/MANSION APARTMENT	
Area 1 & 5	1 Min.
G Entry Presence - Facing Street	
Area 1 & 5	Required ⁴
H Entry Path	
Area 1	Required ⁵
Additional Information	
- Must include one of the following elements: - Projecting Porch - Recessed Porch - Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element. - If height of front wall is greater than 35', 2 principal windows are required - Visually connect entrance to street through one of the following: - Entry faces street - Entry opens on porch or stoop that faces street - Must connect to street through physical, demarcated path	

ROWHOUSE

ROWHOUSE	
DESCRIPTION	
This building form consists of a series of attached units that are narrow and tall, with entries facing the street (on street adjacent walls). This building form has a limit to the width of the total building length so that it relates to neighboring structures and provides a defined front wall for each unit. The Rowhouse form is often raised moderately off the ground and accessed by a porch or stoop to draw attention to the individual entry for each unit. A variety of articulation methods can be used to distinguish each rowhouse unit, including changes in material, wall offsets, and changes in color. Detached garages or a "tuck under garage" (provided within the first floor of each unit) accessed by an alley or internal access drive is typical.	
Permitted Areas 1, 5 and 6	

ROWHOUSE		
LOT*		
A	Lot Area	
	Area 1	9,000 sq.ft.
	Area 5	9,000 sq.ft.
	Area 6	N/A
B	Lot Frontage	
	Area 1 & 5	65' Min.
	Area 6	N/A
C	Lot Coverage	
	Area 1	60% Max.
	Area 5	70% Max.
	Area 6	N/A
Additional Information		
* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.		
SITE*		
A	Front Setback/Build to Zone (BTZ)	
	Area 1	10' Min./90% BTZ ¹
	Area 5	5' Min./90% BTZ ¹
	Area 6	0' Min; 5' Max. ²
B	Side Setback	
	Area 1, 5 & 6	0' Min., End Unit: 5' Min.
C	Rear Setback	
	Area 1, 5 & 6	10' Min. ³
D	Space Between Buildings	
	Area 1, 5 & 6	10' Min.
E	Garage and Carport Location	
	Area 1	15' Min. setback ^{4&5}
	Area 5	20' Min. setback ^{4&5}
	Area 6	30' Min. setback ^{4&5}
F	Access and Driveway Width	
	Area 1, 5 & 6	20' Max. ⁶
G	Building Alignment	
	Area 1, 5 & 6	Required ⁷
Additional Information		



ROWHOUSE

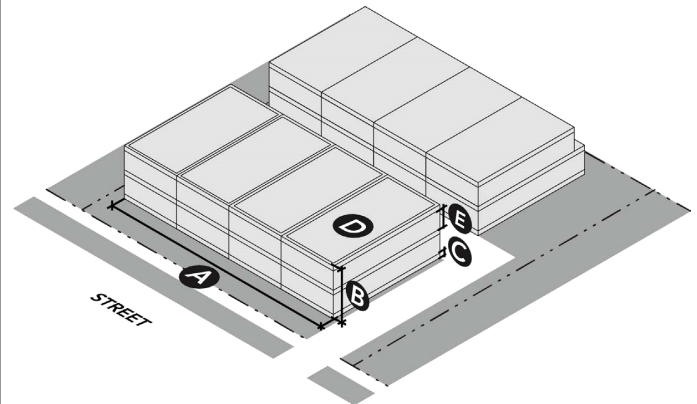
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

** Where a Site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.*

- 1 90% of front wall is required to be placed within 5' of required front setback.
- 2 Exception for permanently hardscaped public plaza, outdoor seating, etc. that is within 5' of the maximum front setback.
- 3 If an alley is present, rear setback is 2' min.
- 4 No parking is allowed between street-facing wall and street.
- 5 No garage door can be visible from the street.
- 6 Where an alley is improved, access must be provided from the alley. Where an alley is not improved, a street frontage may have up to one driveway.
- 7 Building Alignment
Interior Lot: Front wall of primary structure shall be parallel to street.
Corner Lot: Both street-facing walls of primary structure shall be parallel to each street.

BUILDING FORM

A	Front Wall Width	
	Area 1	100' Max. or 4 units, whichever is less
	Area 5 & 6	180' Max.
B	Building Height	
	Area 1, 5 & 6	2 stories/25' Min., 3 stories/40' Max. ¹
C	Finished Floor Height	
	Area 1, 5 & 6	1' Min., 4' Max.
D	Roof Form	
	Area 1	Pitched or Flat ² If pitched, a slight change in roof pitch must be utilized at least every two units
	Area 5	Pitched, Flat or Sloped
	Area 6	Flat
E	Floor Height	
	Area 1, 5 & 6	9' Min., 15' Max.

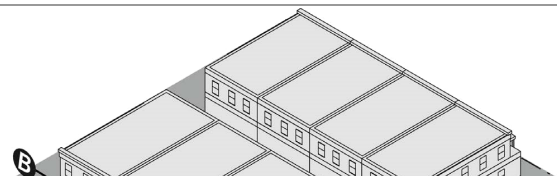


Additional Information

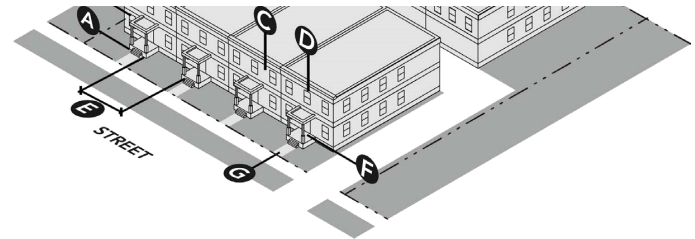
- 1 Max height for a 2-story rowhouse is 35'
- 2 If pitched, a 5°-10° change in pitch or a 2'-5' change in height must be utilized at least every two units.

BUILDING ACTIVATION

A	First Story Element	
	Area 1, 5 & 6	Required ^{1&2}
B	Principal Windows	



ROWHOUSE	
Area 1, 5 & 6	1 Min. on front-most wall; 4'x4' Min.
C Blank Street-Facing Wall	
Area 1, 5 & 6	8' Max.
D Window Size - Street-Facing Wall	
Area 1, 5 & 6	2'x3', except for accent windows ³
E Entries Per Unit	
Area 1, 5 & 6	1 Min.
F Distance Between Entries	
Area 1, 5 & 6	30' Max.
G Entry Location (On Street-Facing Wall)	
Area 1, 5 & 6	5' Max. from front-most wall
H Entry Presence - Facing Street	
Area 1, 5 & 6	Required ⁴
I Entry Path	
Area 1, 5 & 6	Required ⁵
Additional Information	
- Must include one of the following elements on the front-most façade of each unit: - Projecting Porch - Recessed Porch - Projecting Stoop - Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element. - If height of front wall is greater than 35', 2 principal windows are required. - Visually connect entrance to street through one of the following: - Entry faces street - Entry opens on porch or stoop that faces street - Must connect to street through physical, demarcated path	



FLATS

FLATS
DESCRIPTION

FLATS

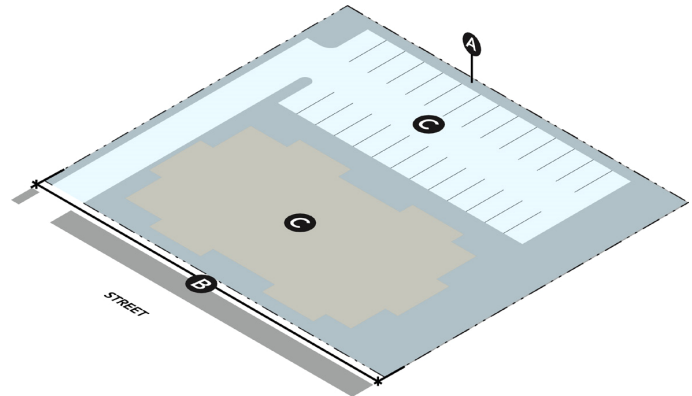
A Flat is a multi-story, residential Building form that increases density in targeted single-family areas and provides an additional housing option in commercial and mixed-use areas. A flat includes floors of “stacked” residential units. Common entries and circulation corridors typically provide access to individual units. Flats may be single-loaded with a circulation hallway on one side of the building or double-loaded with units on both side of a building with a common hallway through the middle. The location and connection of an entry to the street and the articulation of the building walls provide architectural interest and create a more pedestrian- friendly environment.

Permitted in Areas: 1, 5, 6 & 7



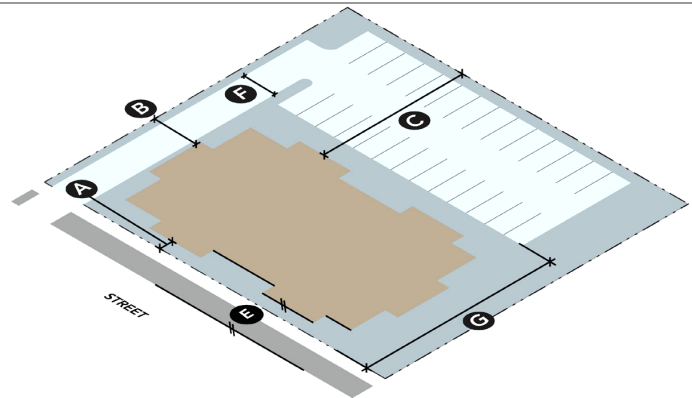
LOT

A	Lot Area	
	Area 1 & 5	9,000 sq. ft. Min.
	Area 6 & 7	N/A
B	Lot Frontage	
	Area 1 & 5	65' Min.
	Area 6 & 7	N/A
C	Lot Coverage	
	Area 1	60% Min.
	Area 5	70% Min.
	Area 6 & 7	N/A



SITE

A	Front Setback/Build to Zone (BTZ)	
	Area 1	10' Min./65% in BTZ ¹
	Area 5	5' Min./75% in BTZ ²
	Area 6	0' Min., 5' Max. ³
	Area 7	10' Min., 75' Max.
B	Side Setback	
	Area 1 & 5	5' Min.
	Area 6	0' Min., 5' Max. on Exterior Side
	Area 7	15' Min.
C	Rear Setback	
	Area 1, 5, 6 & 7	10' Min.
D	Space Between Buildings	
	Area 1 & 5	10' Min
	Area 6	N/A ⁴
	Area 7	15' Min.



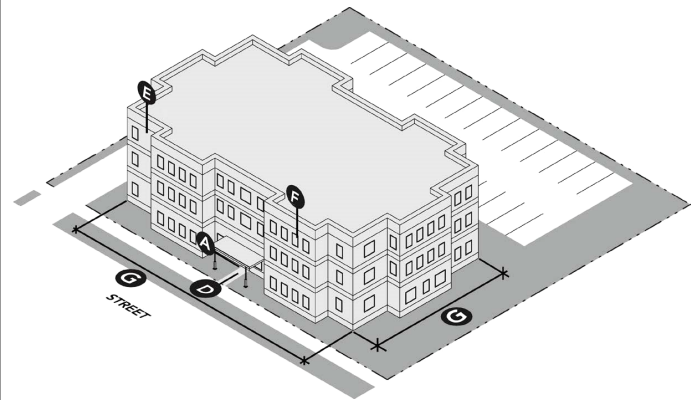
FLATS		
E Building Alignment		
Area 1, 5, 6 & 7	Required ⁵	
F Access and Driveway Width		
Area 1, 5, 6 & 7	26' Min., 30' Max.	
G Parking Location		
Area 1	15' Min. ⁶	
Area 5	20' Min. ⁶	
Area 6	25' Min. ⁶	
Area 7	None ⁷	
Additional Information		
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.		
1 65% of front wall is required to be placed within 10' of required front setback 2 75% of front wall is required to be placed within 5' of required front setback 3 Maximum building setback may be increased up to 30' if a plaza, outdoor seating or other publicly-accessible amenity is provided within the setback. 4 If there are less than 10' between buildings, there are building code requirements that must be met. 5 Entry, corner and other accent elements do not have to be parallel to the street as the primary structure is required to be. 6 No parking is permitted between street-facing wall and street 7 Maximum of one double-row of parking is allowed between street-facing wall and street		
BUILDING FORM		
A Wall Length		
Area 1	100' Max.	
Area 5	140' Max.	
Area 6	180' Max.	
Area 7	240' Max.	
B Building Height		
Area 1	2 stories/25' Min.; 3 stories/35' Max.	
Area 5	2 stories/25' Min.; 4 stories/45' Max.	
Area 6	2 stories/25' Min.; 5 stories/60' Max.	
Area 7	2 stories/25' Min.; 6 stories/70' Max.	
C Finished Floor Height		
Area 1, 5, 6 & 7	1' Min., 4' Max.	
D Floor Height		
Area 1, 5, 6 & 7	9' Min., 15' Max	
E Roof Form		

The diagram shows an isometric view of a building complex. The building is composed of several rectangular volumes. Label A points to the front wall length of one of the volumes. Label B points to the building height. Label C points to the finished floor height. Label D points to the floor height. Label E points to the roof form. The building is situated on a lot with a street in front.

FLATS		
	Area 1	Pitched or Flat
	Area 5	Pitched, Flat or Sloped
	Area 6	Flat
	Area 7	Pitched, Flat or Sloped
F	Garage and Carport (if visible)	
	Area 1, 5 & 6	Not allowed to be visible from street
	Area 7	If visible from street, 9' Max. Height
BUILDING ACTIVATION		
A	Entry Number (On Street-Facing Wall)	
	Area 1, 5, 6 & 7	1 Min.
B	Distance Between Entries	
	Area 1	40' Max.
	Area 5	50' Max.
	Area 6 & 7	60' Max.
C	Entry Presence - Facing Street	
	Area 1, 5, 6 & 7	Required
D	Entry Path	
	Area 1 & 5	Required
	Area 6	Required, if building is setback
	Area 7	Required ¹
E	Blank Street-Facing Wall	
	Area 1, 5, 6 & 7	8' Max.
F	Window Size - Street-Facing Wall	
	Area 1, 5, 6 & 7	2'x3' Min.
G	Building Articulation Options	
	Area 1 & 5	1 articulation option (AO) required; 2 AOs required if wall is over 40' wide ²
	Area 6	1 AO required; 3 AOs required if wall is over 60' wide ²
	Area 7	1 AO required; 3 AOs required if wall is over 80' wide ²

The diagram shows a three-story building facade with various annotations. Annotation A points to an entry number on the street-facing wall. Annotation B points to the distance between entries. Annotation C points to the entry presence on the street-facing wall. Annotation D points to the entry path. Annotation E points to a blank street-facing wall. Annotation F points to the window size on the street-facing wall. Annotation G points to the building articulation options.

Additional Information



FLATS

- 1 To private walk, sidewalk, etc. if it is separated by landscaping or other similar surface
- 2 Building Articulation Options (AOs) for street-facing façade:
 - Height variation
 - Color changes
 - Increase setbacks
 - Material change
 - Stepbacks
 - Wall offsets
 - Accent lines

MIXED-USE A

MIXED-USE A

DESCRIPTION

This building form facilitates office and residential uses within one structure mixed vertically and/or horizontally, with limited supporting retail. Its scale and intensity is limited to facilitate a neighborhood-compatible mixed-use building that transitions appropriately to areas of strictly residential character. For instance, these may take the form of a small corner shop with rowhouses or flats continuing down the block. The ground-floor requires transparency minimums for certain retail uses as well as limits on the linear percentage of active storefronts. Mixed-Use A also accommodates offices and residential uses. This very flexible building form may include components of many other building forms described in this Chapter. Parking for residents and office and retail employees in this building form is typically aggregated in adjacent surface parking lots or structured garages. However, buildings that are predominantly residential may also incorporate individual garages within the design of the primary structure. This building form also commonly requires nearby, on-street parking for short-term office visitors and retail patrons.



Permitted in Area 5

LOT

A	Lot Area	
	Area 5	9,000 sq. ft. Min.
B	Lot Frontage	
	Area 5	65' Min.
C	Lot Coverage	
	Area 5	70% Max.

MIXED-USE A		
SITE		
A	Front Setback/Build to Zone (BTZ)	
	Area 5	5' Min./75% BTZ ¹
B	Side Setback	
	Area 5	5' Min.
C	Rear Setback	
	Area 5	10' Minimum ²
D	Building Alignment	
	Area 5	Required ^{3&4}
E	Access and Driveway Width	
	Area 5	20' Max. forward of street-facing wall
F	Parking Location	
	Area 5	30' Min. setback from front property line, 10' Min. setback from residential ⁵

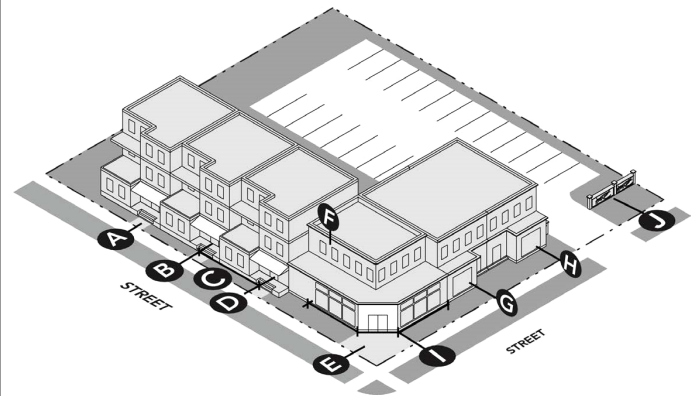
Additional Information

Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

- 1 75% of front wall is required to be placed within 10' of required front setback
- 2 If an alley is present, rear setback is 2' min.
- 3 Building Alignment
Interior Lot: Front wall of primary structure shall be parallel to street
Corner Lot: Both street-facing walls of primary structure shall be parallel to each street
- 4 Exception for corner accent or entry features
- 5 No parking between street-facing wall and street

BUILDING FORM		
A	Wall Length	
	Area 5	160' Max.
B	Building Height	
	Area 5	2 stories/25' Min., 4 stories/50' Max.
C	Finished Floor Height	
	Area 5	1' Min, 4' Max. ¹
D	Roof Form	
	Area 5	Pitched, Flat or Sloped
E	Floor Height	

MIXED-USE A		
Area 5	For mixed-use components, see floor height rules for Mixed-Use B; For residential component, see floor height rules for rowhouse for flats	
Additional Information		
1 No raised foundation is required for a commercial ground floor		
BUILDING ACTIVATION		
A	First Story Element	
	Area 5	Required ¹ &2
B	Entry Number (On Street-Facing Wall)	
	Area 5	1, Minimum
C	Distance Between Entries	
	Area 5	30' Max. ³
D	Entry Presence - Facing Street	
	Area 5	Required ⁴
E	Entry Path	
	Area 5	Required ⁵
F	Blank Street-Facing Wall	
	Area 5	10' Max.
G	Window Size - Street-Facing Wall	
	Area 5	2'x3' Min., except for accent windows
H	Ground-Floor Transparency	
	Area 5	55% Min.
I	Active Retail Storefront	
	Area 5	25% Max. of total linear street frontage
J	Parking Screening	
	Area 5	Required, if visible from street ⁶
Additional Information		

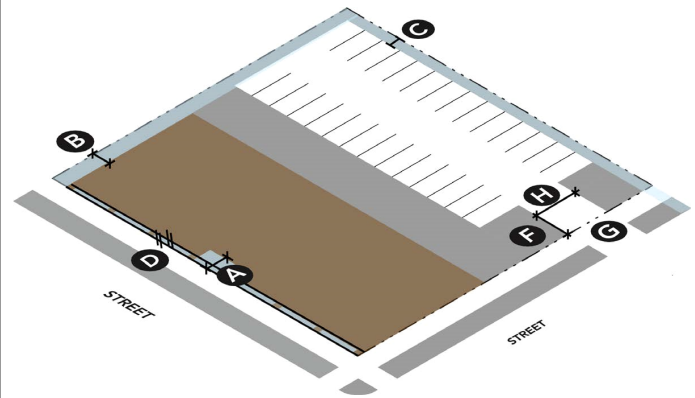


MIXED-USE A	
1	If a rowhouse component is used as part of the mixed-use building form, must include one of the following elements on the front-most façade of each unit: • Projecting Porch • Recessed Porch • Projecting Stoop
2	Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element.
3	Refer to specific building form standards
4	Visually connect entrance to street through one of the following: • Entry faces street • Entry opens on porch that faces street
5	Must connect to street through physical, demarcated path
6	Parking screening options include: Site Wall, Landscaping, Fence

MIXED-USE B/COMMERCIAL

MIXED-USE B/COMMERCIAL	
DESCRIPTION	
This form facilitates the mixing of commercial, office and potentially residential uses within one structure. Mixed-Use B/Commercial also accommodates commercial or office uses as sole uses within a single building. It is characterized by generous ground floor heights, active ground floor uses (such as shops or offices). In many cases, office or residential components are included on upper floors with the ground floor dedicated to retail uses. Entries are typically clearly demarcated for individual components of a building, like common residential entries or storefronts. Ground floors are highly articulated and exhibit high percentages of transparency. Internal circulation is critical to connecting uses within the building and elevators are widely used where multiple stories exist. Parking for residents and office and retail employees in this building form is typically aggregated in adjacent surface parking lots or structured garages. This building form exhibits a high number of visitors and shopping patrons, which makes high-turnover, on-street parking critical. Permitted in Areas 6 & 7	
LOT	
No lot standards are provided for Mixed-Use B/Commercial. It is assumed that buildings in this form will utilize the full lot.	

MIXED-USE B/COMMERCIAL		
SITE		
A	Front Setback/Build to Zone (BTZ)	
	Area 6	0' Min., 5' Max. ¹ Upper Floor Street Setback Required ²
	Area 7	10' Min, 75' Max. ¹
B	Side Setback	
	Area 6	0' Min, 5' Max. exterior side setback
	Area 7	10' Min.
C	Rear Setback	
	Area 6 & 7	10' Min. ³
D	Building Alignment	
	Area 6 & 7	Required ^{4&5}
E	Space Between Buildings	
	Area 6 & 7	0' Min, 10' Max.
F	Parking Location	
	Area 6	30' Min. setback from front property line, 10' Min. setback from residential ⁶
	Area 7	1 double row Max. between street-facing 10' Min. setback from front property line, 10' Min. setback from residential
G	Parking Access	
	Area 6	Max. 1 access point per block from Main Street and Broadway Avenue ⁷
	Area 7	Limit access from perimeter corridors ⁸
H	Access and Driveway Width	
	Area 6	20' Max.
	Area 7	24' Max
Additional Information		



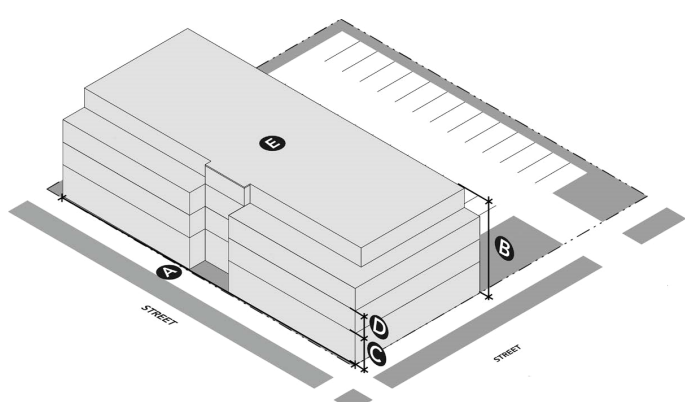
MIXED-USE B/COMMERCIAL

Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

- 1 Maximum building setback may be increased up to 30' if a plaza, outdoor seating or other publicly-accessible amenity is provided within the setback.
- 2 For buildings above 3 stories, the 4th story and above must be set back 15' from the property line
- 3 If an alley is present, rear setback is 2' min.
- 4 Building Alignment
Interior Lot: Front wall of primary structure shall be parallel to street
Corner Lot: Both street-facing walls of primary structure shall be parallel to each street
- 5 Exception for corner accent or entry features
- 6 No parking forward of street-facing wall
- 7 Must access parking from alley or side street
- 8 Where feasible, access parking from side street

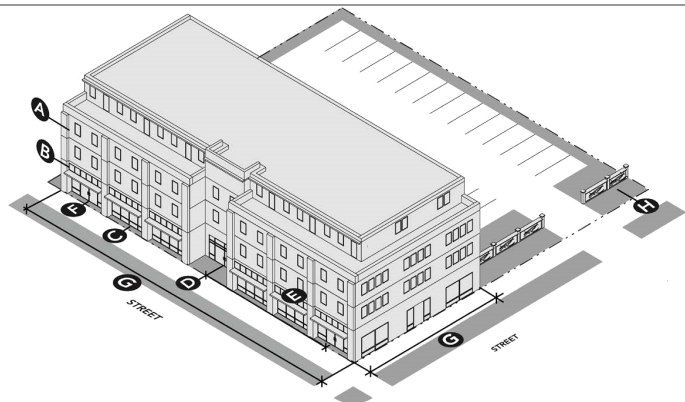
BUILDING FORM

A	Front Wall Width	
	Area 6	300' Max.
	Area 7	160' Max.
B	Building Height	
	Area 6	2 stories/25' Min, 6 stories/70' Max.
	Area 7	6 stories/70' Max.
C	Floor Height (Ground Floor)	
	Area 6	14' Min.
	Area 7	12' Min.
D	Floor Height (Non-Ground Floor)	
	Area 6 & 7	9' Min., 15' Max
E	Roof Form	
	Area 6	Flat
	Area 7	Pitched, Flat or Sloped

An isometric architectural drawing of a multi-story building. The building has a complex footprint with several rectangular volumes of different heights. Callout 'A' is a horizontal dimension line across the front of the tallest section. Callout 'B' is a vertical dimension line on the right side of the tallest section. Callout 'C' is a vertical dimension line on the left side of the tallest section. Callout 'D' is a vertical dimension line on the right side of a shorter section. Callout 'E' is a circular callout on the flat roof of the tallest section. The building is situated between two streets, indicated by dashed lines and the word 'STREET' written twice. A parking lot with diagonal lines is visible behind the building.

BUILDING ACTIVATION

A	Blank Street-Facing Wall	
	Area 6	8' Max.
	Area 7	12' Max.
B	Window Size - Street-Facing Wall	
	Area 6 & 7	2'x3' Min., except for accent windows
C	Ground-Floor Transparency	
	Area 6	70% Min.
	Area 7	60% Min.
D	Entry Number (On Street-Facing Wall)	
	Area 6 & 7	1 Min.



MIXED-USE B/COMMERCIAL	
E Distance Between Entries	
Area 6	30' Max.
Area 7	45' Max.
F Entry Presence - Facing Street	
Area 6 & 7	Required on at least one street.
G Building Articulation Options	
Area 6	1 AO required; 3 AOs required if wall is over 60' wide ¹
Area 7	1 AO required; 3 AOs required if wall is over 80' wide ¹
H Parking Screening	
Area 6 & 7	Required if visible from the street ²
Additional Information	
1 Articulation Options (AOs) for street-facing façade: • Height variation • Increase setbacks • Stepbacks • Accent lines • Color changes • Material change • Wall offsets 2 Parking screening options include: • Site wall • Landscaping • Fencing <i>* Refer to Chapter 6 for more information about the articulation options</i>	

Effective Date: 7/1/2025

■



City of Broken Arrow

Request for Action

File #: 26-1041, **Version:** 1

**Broken Arrow Board of Adjustment
07-13-2026**

To: Chairman and Board Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding VAR-002917-2026, 7 Brew Aspen, 1.06 acres, Commercial Heavy (CH), request a variance for drive-thru stacking lane placement, located approximately one-half mile north of West Tucson Street (121st Street S) and just west of South Aspen Avenue (145th E Ave)

Background:

Applicant: Chuck Mantione, Crafton Tull
Owner: Clinton Anderson, Peak Development
Developer: N/A
Surveyor: N/A
Location: Located approximately one-half mile north of West Tucson Street (121st Street S) and just west of South Aspen Avenue (145th E Ave))
Size of Tract 1.06 acres
Number of Lots: 1
Present Zoning: Commercial Heavy (CH)
Comp Plan: Level 6 - Regional Employment/Commercial

VAR-002917-2026 is a request to allow a variance on the location of drive-thru stacking lanes for a proposed quick serve beverage facility. Sec. 4-2-5.D.2 of the Broken Arrow Zoning Ordinance specifies that stacking spaces shall NOT be located between the façade of a building and the public street upon which the building fronts. The proposed development is located on a parcel without direct vehicular access to Aspen Ave, access is provided through a platted mutual access easement along the rear property line. This provided access is on the western side of the property.

Due to the nature of available vehicular access and the high amount of vehicle traffic associated with the proposed development the applicant has decided to apply for a variance to allow for the stacking spaces to be in front of the proposed development. The applicant is proposing additional landscaping as seen in the conceptual landscaping plan provided. This will help to screen some of the stacking space area from Aspen Avenue while also increasing the aesthetics of the site.

For a variance to be granted, there are four conditions that must be found by the Board of Adjustment.

1. Unnecessary Hardship. The application of the ordinance to the particular piece of property would create unnecessary hardship;

Analysis:

The proposed quick serve beverage facility has two other locations in Broken Arrow with high traffic amounts necessitating additional stacking lanes and space. An application of the ordinance on this particular site would not allow for the stacking lanes to be on three sides as shown in the plan, particularly due to the configuration of the lot and the location of the mutual access easement.

2. Unusual Conditions. Such conditions are peculiar to the particular piece of property involved;

Analysis:

This parcel was platted as part of the Peak Development. The City of Broken Arrow has regulations regarding the allowable distances between drives onto arterial roads such as Aspen Ave. A mutual access easement at the rear of the lots provides vehicular access to the businesses while meeting the driveway separation requirement along Aspen Avenue. However, this arrangement also creates a challenge in creating a functional site layout for a drive-thru facility.

3. Public Good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and.

Analysis:

The requirement for stacking space location is a requirement to increase the visual compatibility of storefronts and developments along an arterial road. The proposed quick serve beverage facility is a unique business type with additional stacking space needs. The applicant is proposing additional landscaping with vertical height to reduce concerns surrounding visual compatibility.

4. Minimum Variance. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Analysis:

The request is for a deviation that is aesthetic rather than dimensional and is the minimum variance necessary to alleviate the hardship. Applicant is proposing to include additional landscape to help mitigate views from the public way.

Attachments: Case map
 Aerial
 Conceptual Landscaping Plan

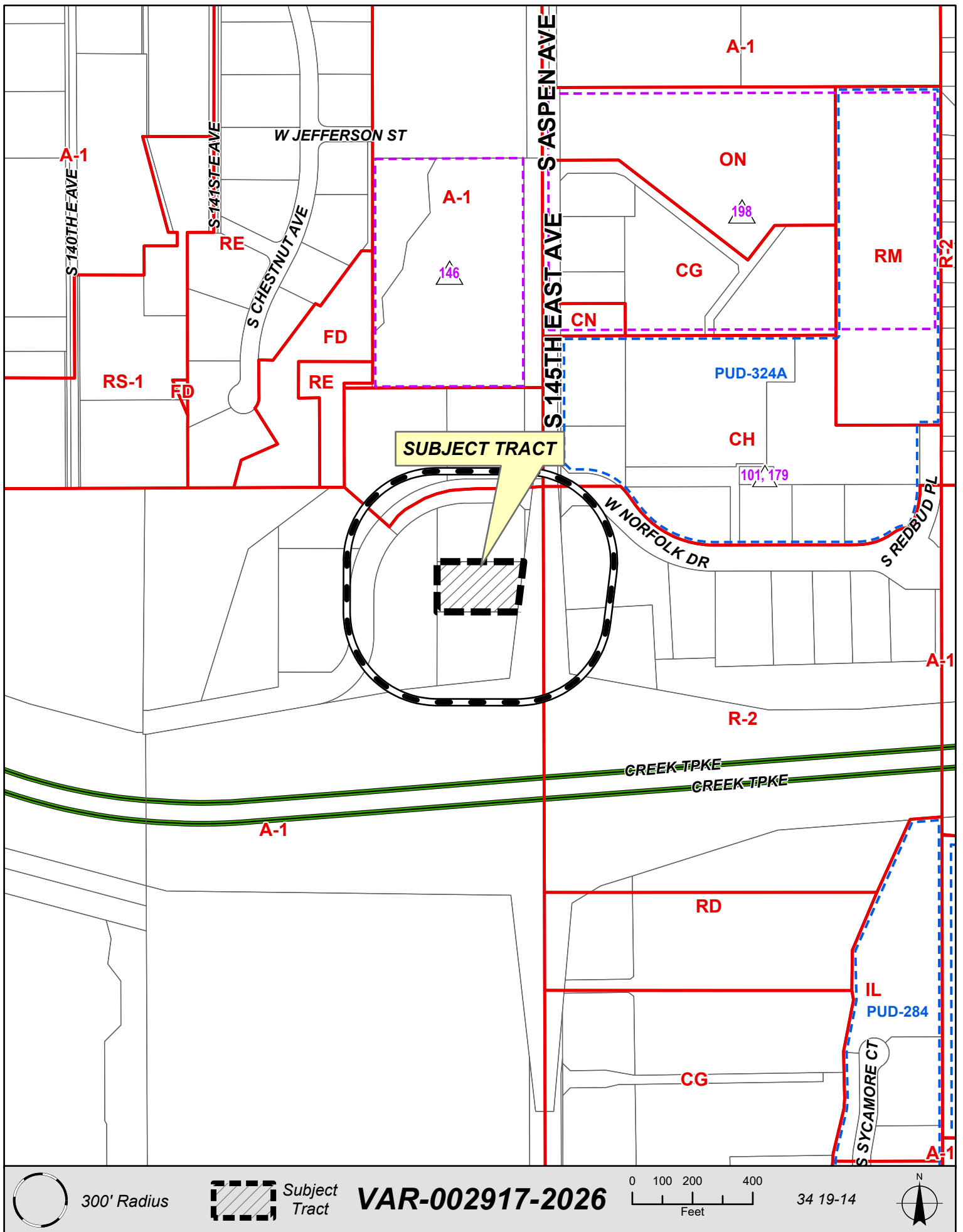
Recommendation:

Staff recommend VAR-002917-2026 be approved, granting a variance for the location of drive-thru stacking lanes, for the proposed quick serve beverage development.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



Subject
Tract

VAR-002917-2026

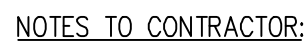
0 100 200 400
Feet

34 19-14



1. THE QUANTITIES ON THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE GRAPHIC REPRESENTATIONS ON THE DRAWINGS TAKE PRECEDENCE. VERIFY INDICATED QUANTITIES AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS REPRESENTATIVE AND THE PROJECT LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY CONSTITUTE PLAN RE-APPROVAL.
3. PLANTS SHALL BE SUPPLIED AT THE SIZES SPECIFIED ON THE DRAWINGS. THE SIZES SHOWN ARE THE MINIMUM REQUIRED FOR EACH CATEGORY (HEIGHT, SPREAD, CALIPER, CONTAINER SIZE ETC.). THE PLANTS SUPPLIED MUST CONFORM TO ALL OF THE MINIMUM DIMENSIONS INDICATED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO THE OWNER AT NO ADDITIONAL COST. THE SIZE OF CONTAINER OR ROOT BALL HEIGHT, AND SPREAD ARE INCREASED PROPORTIONATELY IN ACCORDANCE WITH ANSI Z60.1, 2004 EDITION. ALL OTHER QUALITY REQUIREMENTS OF THE PLANT MATERIAL MUST ALSO BE ADHERED.
4. TREES AND SHRUBS MUST BE SUPPLIED WITH SHALL COMPLY WITH ANSI Z60.1, 2004 EDITION AND THE URBAN TREE FOUNDATION GUIDELINE FOR NURSERY TREE QUALITY, 2009 EDITION. ALL PLANTS SHALL BE HIGHEST QUALITY, FIRST CLASS REPRESENTATIVES OF THEIR SPECIES. SECONDS, CULLS, OR PARK GRADE MATERIAL WILL BE REJECTED.
5. CALIPER SIZE IS NOT TO BE REDUCED. CALIPER MEASUREMENTS SHALL BE TAKEN IN ACCORDANCE WITH ANSI STANDARDS.
6. ALL LARGE MULCH MULCH PLUNKED MUST BE FULLY TRAINED, HAVE A STRONG CENTRAL LEADER, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH "Y" SHAPE ARE NOT ACCEPTABLE UNLESS THAT SHAPE IS NATURAL, TO THE GROWTH HABIT OF THE SPECIES. TREES THAT WILL BE FULLY PRUNED TO MEET THESE SPECIFICATIONS SHALL BE REJECTED.
7. TREES AND SHRUBS MUST BE PRUNED TO MEET THE SPECIFICATIONS FOR ELECTRICAL AND FREE OF DISEASE OR FLAT SURFACE AREAS.
8. TREES AND SHRUBS MOVED DURING PERIODS OF HIGH TRANSPIRATION SHALL BE SPRAYED WITH AN ANTI-DESSICANT PRIOR TO MOVING. APPLY AND REMOVE ANTI-DESSICANTS ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.
9. TREES SHALL BE GUYED AND GUYED AS DETAILED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE SUBCONTRACTOR SIX (6) MONTHS AFTER FINAL ACCEPTANCE.
10. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED WITHIN 30 CALENDAR DAYS.
11. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AND THE GENERAL CONTRACTOR. ALL REPAIRS SHALL BE AT THE COST TO THE LANDSCAPE CONTRACTOR.
12. ALL PLANT BEDS SHALL BE THOROUGHLY ROTO-TILLED A MINIMUM OF TWELVE INCHES (12") PRIOR TO PLANT PLACEMENT. AMENDMENTS, IF REQUIRED BASED ON SITE-SPECIFIC SOIL TEST RESULTS, SHALL BE THOROUGHLY TILLED INTO THE SOIL ACCORDING TO THE TEST RESULT RECOMMENDATIONS. PROVIDE POSITIVE DRAINAGE TO ALL PLANT STRUCTURES.
13. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE UNLESS DEEMED NECESSARY TO BRING IN NEW TOPSOIL. ALL UNEVEN AREAS CAUSED BY PLANTING SHALL BE GRADED SMOOTH. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE REPAIRED TO THE ORIGINAL CONDITION.
14. ALL PLANTS SHALL BE PLACED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHENEVER POSSIBLE.
15. ALL PLANTS SHOULD BE PRUNED OR BROKEN AND DEAD WOOD AS NECESSARY PRIOR TO INSTALLATION. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT WHEN GROUND IS FROZEN OR MUDDY.
16. ALL MULCH SHALL BE SHREDDED HARDWOOD PLASTERED 3".
17. PRE-EMERGENT HERBICIDES, TRIFLURALIN, EPTAM, PREN, OR APPROVED EQUIV, SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO MULCHING. APPLY AT MANUFACTURERS RATES AND RECOMMENDATIONS.
18. APPLY ORGANIC ROBOT STIMULATOR, CONTAINING MYCORRHIZAE, TO ALL PLANTS PRIOR TO BACKFILLING. APPLY AT MANUFACTURERS RATES AND RECOMMENDATIONS.
19. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANT INSTALLATIONS UNTIL ACCEPTED BY THE OWNERS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE REGULAR WATERING, MAINTENANCE, WEEDING, PRUNING, AND FERTILIZATION. APPLICATIONS OF HERBICIDES, FUNGICIDES, INSECTICIDES AND PESTICIDES AS NECESSARY. MAINTENANCE SHALL INCLUDE ALL PLANTINGS, TREES, AND GROUND COVERS.
20. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE IN A HEALTHY AND THRIVING CONDITION ACCORDING TO THE NATURAL GROWTH HABITS OF THE INDIVIDUAL SPECIES AT THE TIME OF THE TURNOVER TO THE OWNER. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR AFTER FINAL ACCEPTANCE.

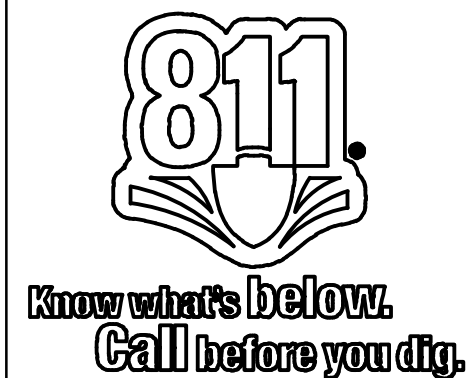
LANDSCAPE REQUIREMENTS



1. AREAS WHERE GROUND COVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



- DO NOT CUT CENTRAL LEADER. TREES WITH PRUNED OR DAMAGED LEADER WILL NOT BE ACCEPTABLE. PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING. IMMEDIATELY SPRAY FOLIAGE WITH AN ANTI-DESSICANT
 - SELECTIVELY THIN UP TO $\frac{1}{3}$ OF BRANCHES RETAINING NATURAL SHAPE OF THE TREE
 - FOR B & B MATERIAL, REMOVE BURLAP AND WIRE BASKET FROM TOP $\frac{1}{2}$ OF ROOT BALL. REMOVE ALL ROPES AND TWINE.
 - FOR CONTAINER MATERIAL, SCARIFY SIDE WALLS AND REMOVE TANGLED ROOTS. ENSURE PROPER ROOT DISTRIBUTION IN PLANTING PIT.
 - APPLY ORGANIC ROOT STIMULATOR AND MYCORRHIZAE PRIOR TO BACKFILLING. APPROXIMATELY FOLLOW MANUFACTURER'S RECOMMENDATIONS.
 - GUY WIRE
 - SURVEY FLAGGING TAPE
 - HOSE
 - 4" DEEP MULCH, NO BERMED SAUCER IN BED CONDITION
 - SLOPE PIT WALLS AT 60-DEGREES. DO NOT PROVIDE VERTICAL SIDE WALLS
- NOTE: EARTH RINGS NOT REQUIRED WHEN LOCATED IN A PLANTING BED.
- DEPTH OF ROOT BALL MINUS 2" - 3"
 - BREAK THROUGH ANY HARDPAN SOILS AS NECESSARY. PROVIDE GOOD PERCOLATION AND DRAINAGE OF PIT. SUBCONTRACTOR TO TEST PITS FOR PROPER DRAINAGE



SYMBOLS		LINEWORK	
	SET IRON PIN		EASEMENT
	LIGHT POLE		CURB
	POWER POLE		1206 INTERMEDIATE CONTOUR
	TELEPHONE PEDESTAL		1205 INDEX CONTOUR
	TV PEDESTAL		SANITARY SEWER LINE
	MANHOLE		GAS LINE
	SANITARY SEWER CLEANOUT		WATER LINE
	GAS METER		UNDERGROUND TELEPHONE
	GAS VALVE		OVERHEAD ELECTRIC
	STORM SEWER PIPE		OVERHEAD LOGGING
	STRUCTURE NUMBER		FIBER OPTIC
	WATER VALVE		UNDERGROUND TELEVISION
	FIRE HYDRANT ASSEMBLY		CHAIN LINK FENCE
	AIR RELEASE VALVE		WOOD FENCE
	FIRE DEPARTMENT CONNECTION		BARBED WIRE FENCE
	WATER METER		BUILDING SET BACK
	BACK FLOW PREVENTER		RIGHT OF WAY
	REDUCER		PROPERTY LINE
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)		ROAD CENTERLINE
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)		

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
<u>TREES</u>				
	19	QUERCUS SHUMARDII / SHUMARD RED OAK	2 1/2" CAL.	
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	
<u>SHRUBS</u>				
	29	LIGUSTRUM SINENSE 'SUNSHINE' / SUNSHINE CHINESE PRIVET	3 GAL	
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
<u>GROUND COVERS</u>				
	14,323 SF	CYNODON DACTYLON / BERMUDAGRASS	.	

PROJECT INFORMATION
PROJECT NUMBER: 26400700
DATE ISSUED: 05/28/2026

[illegible]

PLANTING PLAN AND DETAILS L-170



City of Broken Arrow

Request for Action

File #: 26-1064, **Version:** 1

**Broken Arrow Board of Adjustment
07-13-2026**

To: Chairman and Board Members
From: Community Development Department

Title: Public hearing, consideration, and possible action regarding VAR-002932-2026, Don Wells Auto Sales Lot 1 Block 1 approximately 0.45 acres, request a variance from Section 2-3-4-N of the Zoning Code requiring vehicle sales and retail to have a minimum lot size of 2.5 acres, located at the northwest corner of West Houston Street (81st Street) and Hwy 51

Background:

Applicant: Jacob Salyer, Hearth Custom Homes, LLC
Owner: Jacob Salyer, Hearth Custom Homes, LLC
Developer: N/A
Surveyor: N/A
Location: Located at the northwest corner of West Houston Street (81st Street) and Hwy 51
Size of Tract 0.45 acres
Number of Lots: 1
Present Zoning: CH (Commercial Heavy)
Comp Plan: Level 6 - Regional Employment/Commercial

VAR-002932-2026 is a request to waive the minimum 2.5-acre lot size for vehicle sales and retail, located at the northwest corner of West Houston Street (81st Street) and Hwy 51.

This property, currently addressed as 7903 S Highway 51, is a 0.45-acre parcel that has one access point off Old Highway 51 north of West Houston Street (81st Street). The lot has visibility from the west side of (New) Highway 51, but no access and has a 169-foot setback due an OTA (Oklahoma Turnpike Authority) right-of-way. The lot was originally platted in 1999 as Don Wells Auto Sales. The property is completely hard surface with a small office building on the property. The vehicle sales land use has been dormant for more than the six-month period discussed in the Zoning Code.

For a variance to be granted, there are four conditions that must be found by the Board of Adjustment.

1. Unnecessary Hardship. The application of the ordinance to the particular piece of property would create unnecessary hardship;

Analysis:

Staff believes the parcel has geographic constraints that impact the economic viability of the property for commercial use.

2. Unusual Conditions. Such conditions are peculiar to the particular piece of property involved;

Analysis:

The only access is off Old Highway 51 by way of West Houston Street (81st Street), the 169-foot setback from the OTA right-of-way (the “New” Highway 51) creates limited frontage visibility. The peculiarity of the lot presents unique challenges that impact the economic viability of the parcel.

3. Public Good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and.

Analysis:

The variance if granted would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the comprehensive plan. This parcel is identified as Level 6 (Regional Employment/Commercial) within the Comprehensive Plan.

4. Minimum Variance. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Analysis:

Allowing the platted property, Don Wells Auto Sales, to go back to its original use would be the minimum necessary to alleviate the unnecessary hardship.

Attachments: Case map
 Aerial
 Comp Plan
 Plat

Recommendation:

By State law and by the City of Broken Arrow Zoning Ordinance, for a variance to be granted, all four criteria listed above must be met. In Staff’s opinion, the request for a variance to reduce the minimum lot size of 2.5 acres for vehicles sales and retail satisfies all four criteria. Staff recommends that VAR-002932-2026 be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

RLB



Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2025



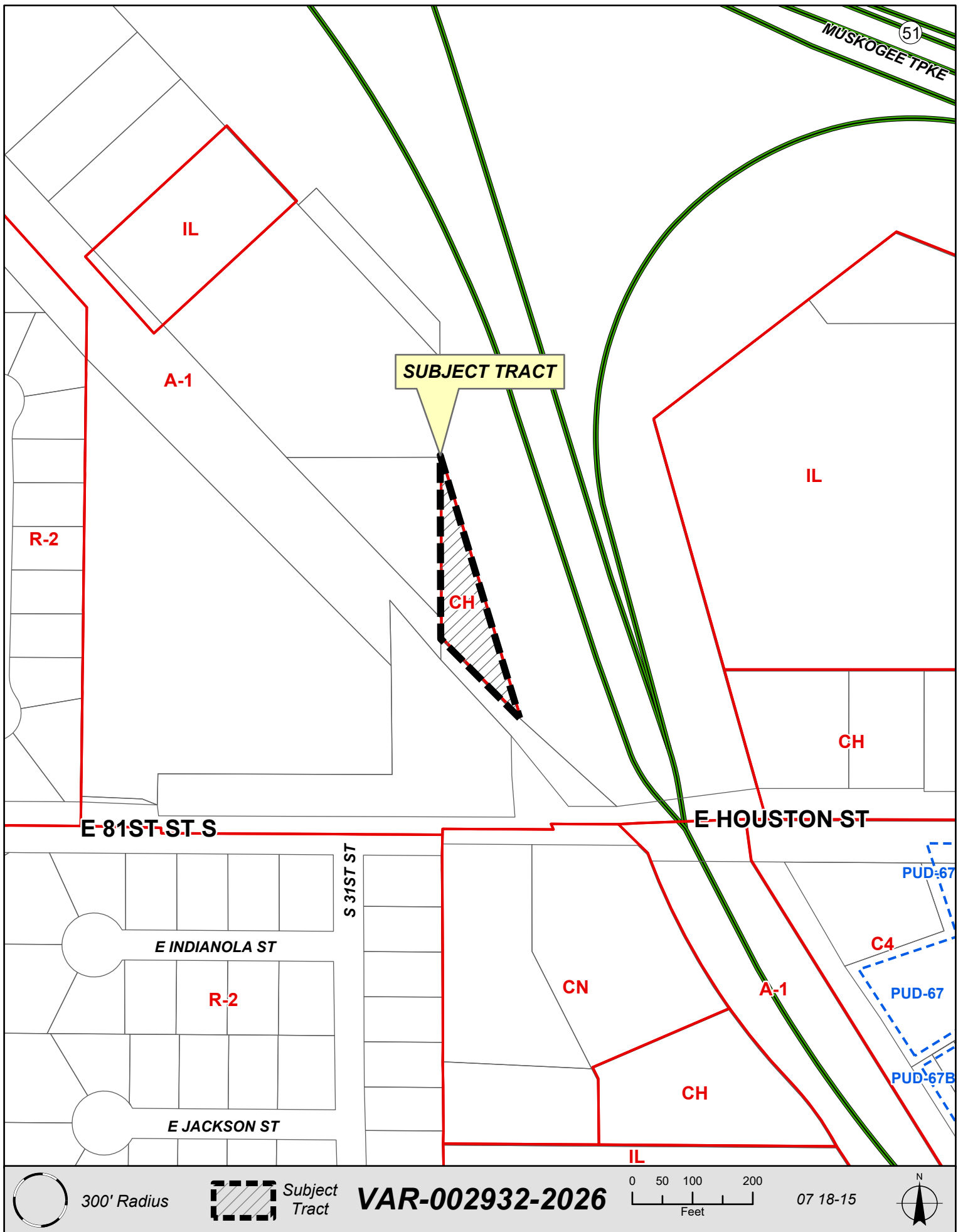
Subject
Tract

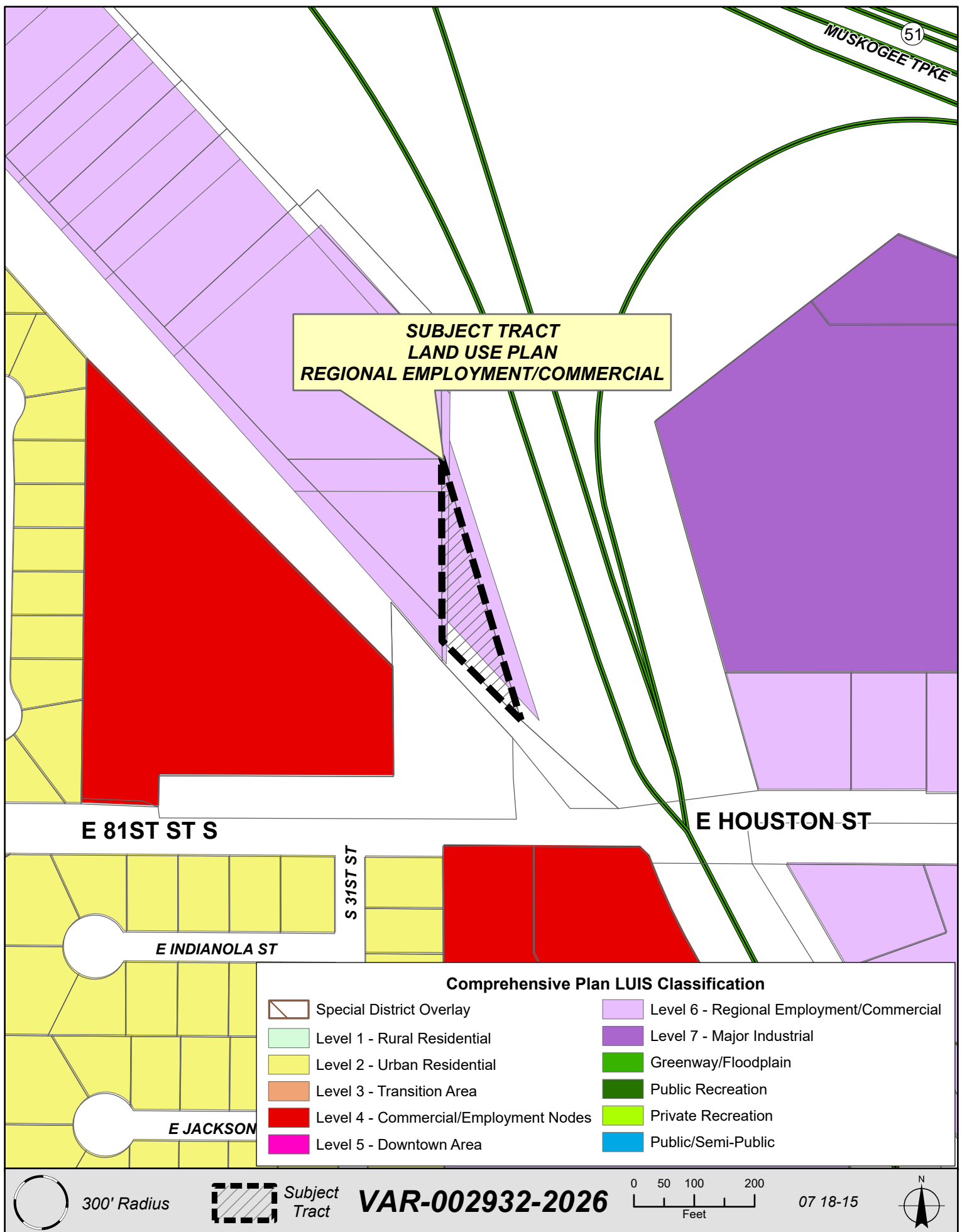
VAR-002932-2026

0 50 100 200
Feet

07 18-15







DON WELLS AUTO SALES

LOT 1, BLOCK 1

A PART OF THE SOUTHEAST QUARTER (SE\4) OF
SECTION 7, TOWNSHIP 18 NORTH, RANGE 15 EAST
AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLA.
ALSO KNOWN AS 7903 So. Old Hwy 51

A TRACT OF LAND SITUATED IN THE WEST HALF (W\2) OF THE SOUTHWEST QUARTER (SW\4) OF THE
SOUTHWEST QUARTER (SW\4) OF THE SOUTHEAST QUARTER (SE\4) OF SECTION SEVEN (7) TOWNSHIP
EIGHTEEN (18) NORTH RANGE FIFTEEN (15) EAST WAGONER COUNTY, OKLAHOMA BEING MORE PART-
ICULARLY DESCRIBED AS FOLLOWED:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE\4 OF SAID SECTION 7: THENCE S 89°48'44"E
ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 286.40 FEET TO A POINT; THENCE
N42°30'07"W A DISTANCE OF 210.50 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N42°30'07"W A DISTANCE OF 214.08 FEET TO A POINT ON THE WEST LINE OF
SAID SE\4 SAID POINT BEING 312.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SE\4; THENCE
N0°05'01"W ALONG SAID WEST LINE A DISTANCE OF 305.59 FEET TO A POINT THENCE S17°23'02"E
A DISTANCE OF 485.60 FEET TO THE POINT OF BEGINNING.

OWNER:

DON WELLS
22620 E. 79th ST. SO.
BROKEN ARROW, OK.
74014

ENGINEER:

JOE E. DONELSON, P.E. & L.S.
17440 SOUTH 89TH E. AVE.
BIXBY, OK., 74008
PHONE - (918) 366-3413

SURVEYOR:

SANDLIN SURVEYING, P.C.
513-B SO. ASH AVE.
BROKEN ARROW, OK. 74012
PHONE - (918) 251-7381

COUCH ADDITION

N0°05'01"W 305.59'

LOT 1
BLOCK 1

S17°23'02"E
485.60'

17.5' U/E

N42°30'07"W 214.08'

S89°48'44"E
286.40'

SEC. 7

SW COR, SE\4

312.40'

OLD HWY 51

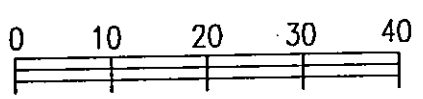
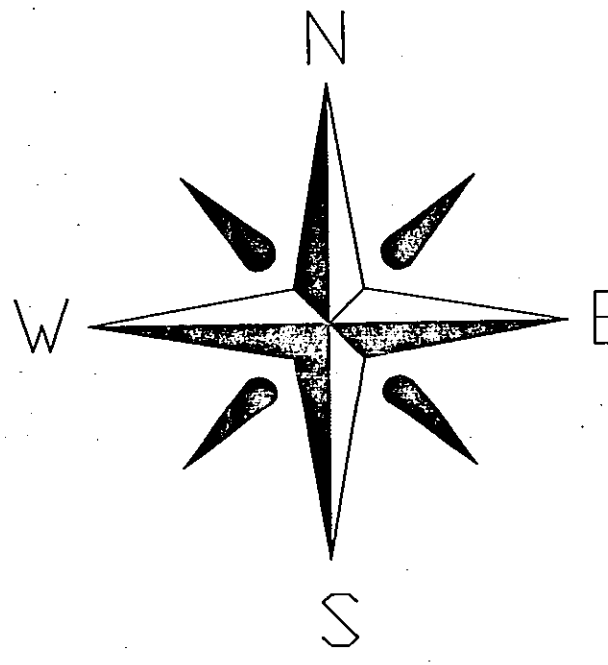
53' LNA

15' B/L&U/E

24' ACC

50' B/L

L.N.A.



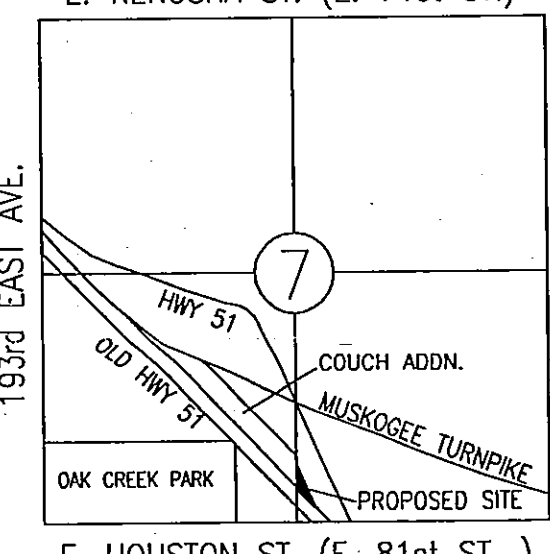
SCALE: 1"=20'

169'
TO CL
HWY 51

R-15-E

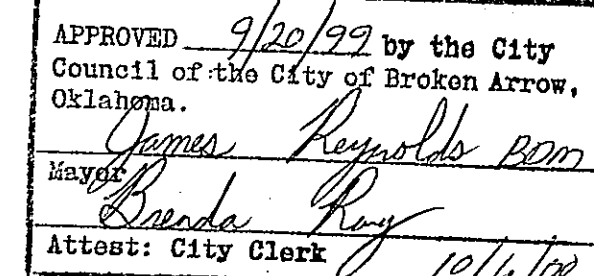
E. KENOSHA ST. (E. 71st ST.)

T
18
N



LOCATION MAP

Description: 1 Block, 1 Lot
0.507 ACRES +/-



LEGEND

- U/E=UTILITY EASEMENT
- = SET 3/8" IRON ROD
- ℄ = CENTERLINE
- SEC. = SECTION
- L.N.A. = LIMITS OF NO ACCESS
- M.A.E. = MUTUAL ACCESS EASEMENT
- P.O.B. = POINT OF BEGINING
- P.O.C. = POINT OF COMMENCEMENT
- St. = STREET

CHISELED BOX TOP OF HEADWALL, SW
QUADRANT INT. HOUSTON AND HWY 51,
ELEV. 741.00

SUBJECT PROPERTY LIES IN FLOOD ZONE
"C", AS PER F.I.R.M. PANEL #5 OF 11,
COMMUNITY-PANEL NUMBER 400236 0005
D, DATED SEPT. 5, 1984

NOTE; ADDRESS SHOWN ON THIS PLAT
WERE PROVIDED BY THE CITY OF BROKEN
ARROW, AND WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES
ARE SUBJECT TO CHANGE AND SHOULD
NEVER BE RELIED ON IN LIEU OF LEGAL
DESCRIPTION.