

## City of Broken Arrow

## Legislation Details (With Text)

File #: 24-869 Name:

Type: Public Hearings Status: Agenda Ready

File created: 6/26/2024 In control: Planning Commission

On agenda: 7/11/2024 Final action:

**Title:** Public hearing, consideration, and possible action regarding the proposed modifications to Section

4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts), of the City of Broken

Arrow Zoning Ordinance

Sponsors:

Indexes:

**Code sections:** 

Attachments: 1. Proposed Ordinance Updates. Table 2.1-2 Dimesional and Density Standards- Resiential Districts

Date Ver. Action By Action Result

## Broken Arrow Planning Commission 07-11-2024

To: Chairman and Board Members

From: Community Development Department

Title:

Public hearing, consideration, and possible action regarding the proposed modifications to Section 4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts),

of the City of Broken Arrow Zoning Ordinance

Modifications to the Broken Arrow Zoning Ordinance are proposed in regards to reducing the minimum front setback in the RE (Residential Estate) and RS-1 (Single-Family Residential) zoning districts. The proposed modifications are to Section 4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts), of the City of Broken Arrow Zoning Ordinance.

The Zoning Ordinance currently requires a minimum front setback of 35-feet from the front property line in the RE district and a 30-foot minimum setback from the front property line in the RS-1 district. It has come to the attention of Staff that some existing structures do not meet this requirement and therefore create an inconsistency when new structures are required to meet the 35-foot or 30-foot setback. In order to bring existing structures into compliance and preserve the character of areas seeing new construction, Staff is recommending to reduce the minimum front setback from 35-feet and 30-feet to 25-feet in both the RE and RS-1 district. A 25-foot setback is consistent with what is required for RS-2 and RS-3 zoning districts.

**Attachments:** Proposed Ordinance Modifications

## **Recommendation:**

Recommend approval of proposed modifications to Section 4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts), of the City of Broken Arrow Zoning Ordinance, as presented, and an

File #: 24-869, Version: 1

Ordinance be drafted for City Council's consideration.

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Approved By: Rocky Henkel