



City of Broken Arrow

Request for Action

File #: 19-182, Version: 1

Broken Arrow City Council
Meeting of: 02-05-2019

Title:

Consideration, discussion, and possible adoption of Ordinance No. 3558, an ordinance amending the Broken Arrow Code of Ordinances, Appendix A, Zoning Ordinance, Chapter 5, Development Standards, Section 5.8, District-specific standards, Subsection D, Downtown residential overlay district (DROD), specifically sub-paragraph 1, Purpose; adopting Design Standards-Downtown Residential Overlay District- 2019, repealing all ordinances to the contrary and declaring an emergency

Background:

Section 5.8.D of the Zoning Ordinance is proposed to be modified to update the Downtown Residential Overlay District (DROD) requirements. The DROD was approved by the City Council in December 2017 and has been in effect since January 2, 2018. Since that time, approximately 7 homes have been constructed in the Downtown Area using the DROD. The following updates are proposed to modify the DROD standards.

Transitional setbacks are proposed to be removed from the DROD standards. Each building form section makes reference to transitional setbacks. These references are being removed on the pages identified in the following chart.

Additional information is being provided in the notes section of the single-family and two family building form categories to clarify setbacks on corner lots, driveway and garage widths and alley access. The other proposed changes simply further define finished floor height as stem wall height and note the maximum front wall width as a maximum continuous wall width. Detailed changes are noted below.

Item	Zoning Ordinance Requirement	Proposed Modification
Page 22	Transitional Setbacks defined.	Remove Requirement
Page 37	Note 3: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 37	Added standard.	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.

Page 37	Note 8: Where feasible, provide access from an alley.	Modified Note 8: Where feasible, access must be provided from the alley.
Page 37	Note 9: If an alley is present, access must be provided from the alley.	Remove requirement
Page 37	Note 10. On corner lots, garage/carport only has to setback 20 feet from the lot line that has the greatest street frontage.	This will become Note 9.
Page 37	Exhibit Drawing	Replace with updated drawing.
Page 38	Note 1: Only 30' of total front wall width can be located within 25' of the front lot line.	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.
Page 41	B: Side Setback	Remove Transitional Setback requirement
Page 41	C: Rear Setback	Remove Transitional Setback requirement
Page 41	Note 2: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 45	B: Side Setback	Remove Transitional Setback requirement
Page 45	C: Rear Setback	Remove Transitional Setback requirement
Page 45	H: Garage and Carport Location	Remove Carport
Page 45	Note 3: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 49	B: Side Setback	Remove Transitional Setback requirement
Page 49	C: Rear Setback	Remove Transitional Setback requirement

Page 49	Note 2: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 53	B: Side Setback	Remove Transitional Setback requirement
Page 53	C: Rear Setback	Remove Transitional Setback requirement
Page 53	Note 3: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 57	B: Side Setback	Remove Transitional Setback requirement
Page 57	C: Rear Setback	Remove Transitional Setback requirement
Page 57	Note 4: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 61	Note 2: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 65	Note 2: For buildings above 1 story, the 2 nd story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 75	Finished Ground Floor Height	Clarify this height as the stem wall height

The Planning Commission recommended approval of the proposed changes on December 20, 2018. The preview ordinance was reviewed by the City Council on January 15, 2019 and set for adoption.

Cost: \$0

Funding Source: Source

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Ordinance No. 3558
Supplement A- Downtown Residential Overlay District

Recommendation:

Adopt Ordinance No. 3558 and approve the emergency clause.