



City of Broken Arrow

Legislation Details (With Text)

File #: 16-903 **Name:**
Type: General Business **Status:** Passed
File created: 7/27/2016 **In control:** Downtown Advisory Board
On agenda: 8/9/2016 **Final action:** 8/9/2016
Title: Consideration and possible recommendation for approval of a new single family residence, located at 310 E. Elgin Street, between Second Street and Third Street, East half of Lot 8, Lot 9, Block 6, College Addition

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2- SITE PLAN, 2. 3- ELEVATIONS, 3. 3A-ROOF DESIGN, 4. 4- FLOOR PLAN, 5. 5- SECTION 5.8.D ZONING ORDINANCE, 6. 6- AERIAL PHOTO, 7. 7- PICTURES OF SURROUNDING AREA

Date	Ver.	Action By	Action	Result
8/9/2016	1	Downtown Advisory Board		

Broken Arrow Downtown Advisory Board 08-09-2016

To: Chairman and Board Members
From: Development Services Department
Title: Consideration and possible recommendation for approval of a new single family residence, located at 310 E. Elgin Street, between Second Street and Third Street, East half of Lot 8, Lot 9, Block 6, College Addition

Background:

Applicant: Tony Giles
Owner: Tony Giles
Developer: N/A
Architect: N/A
Location: 310 E. Elgin Street, between Second Street and Third Street, East half of Lot 8, Lot 9 Block 6, College Addition
Size of Tract 0.24 acres, (75' x 140')
Number of Lots: 1.5
Present Zoning: R-3
Comp Plan: Level 2 (Urban Residential)

The applicant, Tony Giles, has submitted for review and approval, a site plan and elevation drawing, for a new 2,622 square foot one-story, single family residence. The proposed residential property is a one-story home to be located at 310 E. Elgin Street, between Second Street and Third Street within the College Addition.

The property is in a R-3 (Single-Family Residential) zoning district and is surrounded by other single family residential homes, within the College Addition and is about three blocks East of Main Street, about one-quarter mile south of Kenosha Street.

The site plan shows a detached garage behind the home that will be constructed at the same time as the rest of the house. Detached garages are common in this area and several are located within the block.

Chapter 5.8.D.2 of the Zoning Ordinance requires the development of new residents uses to be generally compatible in appearance with other existing structures on the block.

The applicant's proposed building materials include wood siding, composite shingle roof and white trim. Surrounding properties have shingle roofs, a variety of siding types, including vinyl, stucco, and wood. The exterior gray color the applicant has chosen for the home will be compatible with the blue, white, and gray colors of surrounding homes.

This property has unpaved alley access to the north, or rear, of the home. Some of the homes within the block utilize the alley as a means to access driveways and garages, however on Elgin Street, all properties have driveway access from the street.

Staff has met with the applicant and finds the submitted documents to be in compliance with Chapter 5.8.D.2 of the Zoning Ordinance along with the ideas/direction of the Coordinating Committee for the residential area. Based on the location of the property and the surrounding land uses, Staff recommends approval, subject to a minimum 4-foot sidewalk to be built

Attachments: **Site Plan**
 Elevations
 Floor Plan
 Section 5.8.D, Zoning Ordinance
 Aerial Photo
 Pictures of Surrounding Area

Recommendation:

Recommend approval subject to construction of a minimum 4-foot sidewalk.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD:ALY