



City of Broken Arrow

Legislation Details (With Text)

File #: 16-905 **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, 0.16 acres, R3, located at 501 S. Cedar Avenue, on the southeast corner of Cedar Avenue and Fort Worth Street, Lots 9, 10, 11, 12, Block 11, Homestead Addition to Broken Arrow

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2- SITE PLAN, 2. 3- ELEVATIONS, 3. 4- SECTION 5.8.D ZONING ORDINANCE, 4. 5- AERIAL PHOTO, 5. 6- PICTURES OF SURROUNDING AREA, 6. 7- HOMESTEAD ADDITION TO BROKEN ARROW PLAT

| 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, 0.16 acres, R3, located at 501 S. Cedar Avenue, on the southeast corner of Cedar Avenue and Fort Worth Street, Lots 9, 10, 11, 12, Block 11, Homestead Addition to Broken Arrow

Background:

Applicant: Jason Whitacre

Owner: Jason Whitacre

Developer: N/A

Architect: N/A

Location: 501 S. Cedar Avenue, southeast corner of Cedar Avenue and Fort Worth Street, Lots 9, 10, 11, 12, Block 11, Homestead Addition

Size of Tract 0.16 acres

Number of Lots: Half of 4 Lots

Present Zoning: R3

Comp Plan: Level 2 (Urban Residential)

The applicant has submitted for review and approval, a site plan and elevation drawings, for a new 1,400 square foot single family residence. The proposed residence is a one-story home to be located at 501 S. Cedar Avenue, on the southeast corner of Cedar Avenue and Fort Worth Street, within the Homestead

Addition.

The property is in a R-3 (Single-Family Residential) zoning district and is surrounded by other single family residential homes within the Homestead Addition and is about two blocks north of Houston Street and three blocks west of Main Street.

Chapter 5.8.D.2 of the Zoning Ordinance requires new residential structures to be generally compatible in appearance with other existing structures on the block. The applicant's proposal for materials include cedar shake siding, composite shingle roof and tan-colored trim. Surrounding properties have composite shingle roofs, a variety of siding types, including vinyl, brick, and wood.

Staff has met with the applicant and finds the submitted building permit 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
 Section 5.8.D, Zoning Ordinance
 Aerial Photo
 Pictures of Surrounding Area
 Homestead Addition to Broken Arrow Plat

Recommendation:

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

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD:ALY