



City of Broken Arrow

Legislation Details (With Text)

File #:	17-1938	Name:	
Type:	General Business	Status:	Passed
File created:	3/9/2017	In control:	Downtown Advisory Board
On agenda:	3/14/2017	Final action:	3/14/2017
Title:	Presentation, discussion, and possible recommendation for approval of 314 E Dallas Remodel, 1 lot, 0.18 acres, R-3, located approximately one-third mile north of Houston Street, one-quarter mile west of 9th Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-AERIAL.pdf, 2. 3-CONCEPTUAL FLOOR PLAN.pdf, 3. 4-FRONT BUILDING ELEVATION.pdf, 4. 5-COLLEGE ADDITION PLAT.pdf		

Date	Ver.	Action By	Action	Result
3/14/2017	1	Downtown Advisory Board		

Broken Arrow Downtown Advisory Board Meeting of: 3-14-2017

To: Chairperson and Board Members
From: Office of the City Manager
Title: Presentation, discussion, and possible recommendation for approval of 314 E Dallas Remodel, 1 lot, 0.18 acres, R-3, located approximately one-third mile north of Houston Street, one-quarter mile west of 9th Street

Background:

Born Again Restored is proposing to restore an existing single-family home at 314 E Dallas Street. The property is located approximately one-third mile north of Houston Street, one-quarter mile west of 9th Street and is platted as the east 30-feet of Lot 10 and the west 25-feet of Lot 11, Block 27 of the College Addition to the City of Broken Arrow. The property consists of 0.18 acres and is zoned R-3.

The applicant is proposing to increase the square footage of the home and keep the character of similar to existing homes in the downtown area as required by Section 5.8.D of the Broken Arrow zoning ordinance. The front, sides and rear of the home shall be constructed of engineered wood siding and the roof shall be composite shingles.

Existing mature trees shall be preserved where feasible and the existing concrete sidewalk along Dallas Street shall remain. Landscaping shall be established and maintained in accordance with the Broken Arrow zoning ordinance. Access to the garage shall be from the existing alley immediately north of the property.

Applicant will be requesting a downtown overlay from the Planning Commission to reduce the side yard requirements from 10-feet and 5-feet to 5-feet and 3-feet respectively. This is due to the existing structure

encroaching across the side yard building line on the east side of the property and an addition to the garage that will create an encroachment across the side yard building line on the west side of the property.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

**Reviewed By: Development Services Department
Legal Department
Norman Stephens**

**Approved By: Norman Stephens, Assistant to the City Manager / Economic Development
Coordinator**

**Attachments: Aerial Map
Conceptual Floor Plan
Front Building Elevation
College Addition to the City of Broken Arrow Plat**

Recommendation:

Recommend approval of the remodel of 314 East Dallas as presented.