



# City of Broken Arrow

## Request for Action

---

**File #: 16-912, Version: 1**

---

**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 307 W. Detroit Street, three blocks west of Main Street, west 20-feet of lot 4, Lot 5, and the east 5-feet of Lot 6, Block 28, Original Township of Broken Arrow**

**Background:**

**Applicant:** Charles Sanders

**Owner:** Charles Sanders

**Developer:** N/A

**Architect:** N/A

**Location:** 307 W. Detroit Street, three blocks west of Main Street and about a half-mile south of Kenosha Street, west 20-feet of lot 4, Lot 5, and the east 5-feet of Lot 6, Block 28, Original Township of Broken Arrow

**Size of Tract** 0.16 acres (50' x 140')

**Number of Lots:** Part of 3 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 1,221 square foot single family residence. The proposed residence is a one-story home to be located at 307 W. Detroit Street.

The property is in a R-3 (Single-Family Residential) zoning district and is surrounded by other single family residential homes within the Original Township of Broken Arrow and is about three blocks west of Main Street and about a half-mile south of Kenosha Street.

There is an unpaved alley to the south of the property which will allow access to the garage. Garages in the area are typically detached and accessed from the street or alley.

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 brick, Hardie board siding, gray heritage wood roof and white trim. Surrounding properties have composite shingle roofs, a variety of siding types, including vinyl

and wood. There is only one other home on the block that has a brick facade, however brick is common in the area neighborhood.

Staff has met with the applicant and finds the submitted building permit to be in compliance with the City's Zoning Ordinance and the ideas/direction of the Coordinating Committee for the downtown 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  
                             Original Township of Broken Arrow Plat

**Recommendation:**

Approve the recommendation for the new single family residence subject to construction of a minimum 4-foot sidewalk.

**Reviewed By:**        **Farhad Daroga**

**Approved By:**        **Michael W. Skates**

FKD:ALY