



# City of Broken Arrow

## Request for Action

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**File #: 16-1422, Version: 1**

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**Broken Arrow City Council  
12-06-2016**

**To: Mayor and City Council Members**  
**From: Development Services Department**  
**Title:**

**Consideration, discussion, and possible preview of an Ordinance amending Section 2.1, Table 3.1-1, Section 3.2.A.2, Section 3.2.B.1, Section 3.2.B.2, Section 3.2.B.5, Section 3.3.C.2.b, Table 4.1-2, Section 4.1.E, and Section 5.9.J.4 of the Zoning Ordinance; along with modifications to Table 4.1, Section 4.1.2, and Section 4.1.3 of the Comprehensive Plan; specifically, adding a new Single-Family Residential Zoning District, RS-4, Single-Family Residential-4; repealing all Ordinances to the contrary and declaring an emergency**

### **Background:**

This item was reviewed by the City Council in their meeting of November 1, 2016 and tabled to the November 7, 2016 City Council meeting. In the November 7<sup>th</sup> meeting, Council reviewed approved modifications to the Zoning Ordinance to create a new Single-Family Residential Zoning District, RS-4. Staff was then directed to prepare this item for Ordinance approval.

### **Previous Background:**

In May 2016, the Development Services Department was approached by a development group considering new, single-family subdivisions with 20-foot front building lines. The current Zoning Ordinance has five active single-family zoning districts (RE, RS-1, R-2, RS-2, and RS-3). To achieve the lesser building line setbacks, subdivisions have been done through the Planned Unit Development (PUD) process requires livability open space (open space not utilized for parking or drives), per the Zoning Ordinance. In addition, the required livability open space may be provided on the lot containing the dwelling unit or units on which computed, or in common areas.

This proposal is to create a new zoning district, RS-4, for single-family detached homes. The proposed zoning district would have minimum front building lines of 20 feet, minimum five (5) foot wide side yards (each, total 10 feet), and 20-foot rear yards. The lot frontage would be minimum 55 feet and the minimum size of the lot would be 6,500 square feet (55' x 118'). One addition to the RS-4 development standards is to allow the front building setback line to be reduced to 15 feet where vehicular access is derived from an alley. This would allow subdivisions to be developed where garages are located in the rear and are accessible via an alleyway.

The proposed revisions have been inserted into the Zoning Ordinance and Comprehensive Plan draft. With the Comprehensive Plan, Staff is suggesting that RS-4 zoning be "allowed" in Level 2. Requests to rezone isolated, individual lots in existing neighborhoods is not considered to be in accordance with the Comprehensive Plan. RS-4 zoning would also be considered to be in accordance with the Comprehensive Plan

in Level 3.

This item was discussed at the June 9, June 23, and July 14, 2016, Planning Commission meetings. This item was presented, as a public hearing item, to the Planning Commission in their meeting of September 22, 2016. The Commission voted (3-0 vote) to continue this item to the October 13, 2016 Planning Commission meeting so that all of the commissioners could be present. The Planning Commission, in their meeting of October 13, 2016 voted to approve (4-0 vote) this item, per the Staff report. There were no protestants.

**Cost:**                      **None**

**Prepared By:**            **Michael W. Skates, P.E., CFM, Development Services Director**

**Reviewed By:**          **Assistant City Manager-Operations  
Legal Department**

**Approved By:**          **Michael L. Spurgeon, City Manager**

**Attachments:**          **Fact Sheet of November 7, 2016, City Council  
Fact Sheet of November 1, 2016, City Council  
Fact Sheet of October 13, 2016, Planning Commission  
Fact Sheet of September 22, 2016 Planning Commission  
Zoning Ordinance with RS-4 standards inserted  
LUIS Zoning District Table  
Level 2 Criteria  
Level 3 Criteria  
Single Family Residential Lot Characteristics**

**Recommendation:**

Preview Ordinance and set for adoption at the next meeting.