



City of Broken Arrow

Request for Action

File #: 17-1623, Version: 1

Broken Arrow Downtown Advisory Board

Meeting of: 1-10-2017

To: Chairperson and Board Members
From: Development Services Department
Title:

Consideration and possible approval for a new detached garage, located at 218 E. El Paso Street, between Second Street and Third Street, Lots 17, 18, and the west 12 feet Lot 19, Block 57, Original Township of Broken Arrow

Background:

Applicant: Dan Merkey

Owner: Dan Merkey

Developer: N/A

Architect: N/A

Location: 218 E. El Paso Street, between Second Street and Third Street, Lots 17, 18, and the west 12 feet of Lot 19, Block 57, Original Town of Broken Arrow

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

Number of Lots: 2

Present Zoning: R-3

Comp Plan: Level 2 (Urban Residential)

The applicant, Dan Merkey, has submitted for review and approval, a sample image for a new 864 square foot detached garage. The proposed structure is located adjacent to an existing one-story home to be located at 218 E. El Paso Street, between Second Street and Third Street within the Original Township of Broken Arrow.

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 and is about one and a half blocks East of Main Street, about one-quarter mile north of Houston Street.

The property is currently vacant. Prior to 2013, this property had a single-family structure, which was demolished by the City of Broken Arrow in February of 2013 after numerous code enforcement complaints. The applicant's home is adjacent to this property, but on a separate lot. According to the Broken Arrow zoning ordinance, an accessory structure cannot be built on a lot without a residence.

The applicant is proposing to submit a lot combination application on Lots 17, 18 and the west 12 feet of lot 19 of Block 57 of the Original Town of Broken Arrow. The proposed garage cannot be built in conformance with the R-3 zoning regulations until the lot combination has been approved by the Planning Commission. Also, to be in accordance with the City of Broken Arrow Subdivision Code, a 4-foot wide sidewalk will need to be constructed along the lot frontage.

Chapter 5.8.D.2 of the Zoning Ordinance requires the development of new structures 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 color of the garage will be matched to the adjacent single-family home.

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. Based on the location of the property and the surrounding land uses, Staff recommends approval subject to the following:

1. Approval by the Planning Commission of a lot combination application submitted by the applicant for the property.

A 4-foot wide sidewalk being constructed along the property frontage

Cost: \$0

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

Reviewed By: Development Services Department
Assistant City Manager
Legal Department
Norman Stephens

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

Attachments: Sample Image of Proposed Structure
Section 5.8.D, Zoning Ordinance
Aerial Photo
Pictures of Surrounding Area

Recommendation:

Approve the new detached garage subject to approval by the Planning Commission of a lot combination and a 4-foot wide sidewalk being constructed along the property frontage.