



City of Broken Arrow

Request for Action

File #: 17-1938, Version: 1

**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.