



City of Broken Arrow

Request for Action

File #: 17-2147, Version: 1

Broken Arrow Downtown Advisory Board

Meeting of: 05-09-2017

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

Presentation, discussion, and possible recommendation to approve Coggins Residential Construction, located one-third mile south of Houston Street, one-quarter mile west of 9th Street

Background:

The applicant has submitted for review and approval, floor plan and elevation drawings, for the construction of a new single-family home. The two-story structure is approximately 2,828 square feet and is located at 1017 S 3rd Street, one-third mile south of Houston Street, one-quarter mile west of 9th Street. The property is zoned R-1 and is neighbored by other single-family residential homes. The proposed structure meets all lot size and setback requirements of the R-1 zoning district.

Chapter 5.8.D.2 of the Zoning Ordinance requires the development of new residential structures to be generally compatible in appearance with other existing structures on the block that comply with the ordinance. The ordinance requires that three of six criteria be substantially similar to the majority of other buildings on the same and facing block. As described below, this structure meets four of the required criteria.

Roof Material: Not Similar

- Homes in the area have sloped roofs and composite shingles.
- This home is proposed to have EDPM roofing, which is a synthetic rubber roofing material.

Roof Overhang: Not Similar

- There is no roof overhang on the front face of the structure.
- Most homes in the area have roof overhang.

Exterior Building Material: Similar

- The front of the structure is composed of brick and stucco as with neighboring homes. The back and sides of the home will be constructed of LP Smart LAP and Panel.

Size, Shape and Alignment of Windows and Doors: Similar

- Window and door size, shape and alignment are equivalent to those on neighboring homes.

Front Porches or Porticos: Similar

- There is a front porch extending from the main entry.
- Surrounding homes have similar style entries.

Exterior Building Color: Similar

- There are a variety of building colors in the area. The brick, greens and browns of this structure will blend with the neighborhood.

Staff has met with the applicant and finds the submitted building permit to be in compliance with the Zoning Ordinance. Based on the location of the property and the surrounding land uses, Staff recommends approval.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner, Development Services

Reviewed By: Development Services Department
Legal Department
Norman Stephens

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

Attachments: Conceptual Site Plan
Floor Plans, Elevations and Materials list
Photos of Surrounding Properties

Recommendation:

To recommend the approval of Coggins Residential Construction as presented.