City of Broken Arrow

Request for Action

File #: 17-2184, **Version:** 1

Broken Arrow Downtown Advisory Board
05-09-2017

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

             Consideration and possible approval to recommend two new single
             family residences, located at 520 & 524 N. 1st Street, Lots 21, 22, 23,
             & 24, Block 2, Original Town of Broken Arrow

Background:
The applicant, Bill Leet, has submitted for review and approval, site plan, floor plan and elevation drawings, for the construction of two new single-family homes. Each two-story structure is approximately 2,361 square feet. The property is generally located at 520 and 524 N 1st Street, one-quarter mile south of Kenosha Street, one-half mile west of 9th Street. The property is platted as Lots 21-24, Block 2, Original Town of Broken Arrow. The property is zoned R-3 and is neighbored by other single-family residential homes to the north, east and south. To the west of the homes is a shopping center which faces Main Street. The shopping center is separated from the properties by an existing alley.

The proposed structures meet the rear and side yard setback requirements for the R-3 zoning district. The minimum street frontage requirement for the R-3 district is 60-feet. The proposed lots each have 54-feet of street frontage however, Section 8.4 of the zoning ordinance allows single-family dwellings and customary accessory buildings to be constructed on any lot which is of official record on the effective date of the ordinance. Section 8.4 requires nonconforming lots of record to have a minimum lot width of 50-feet, a minimum of 15-feet of side yard (one must be 10-feet), and front and rear yards in conformance with the zoning district of the lot. The proposed lots meet all of the requirements of Section 8.4.

Chapter 5.8.D.2.b 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 are substantially similar to the majority of other buildings on the same and facing block. As described below, these structures meet all of the required criteria.

Roof Material: Not Similar
- Proposed structures and homes in the area have sloped roofs and composite shingles.

Roof Overhang: Similar
- The proposed structures have roof overhangs similar to those in the area.

Exterior Building Material: Similar
- Building materials include wood siding, cedar shake shingles and stone accents.

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

- Exterior finish colors are a variety of greys and blues.

Section 5.3.C.1 of the zoning ordinance requires that sidewalks be constructed along the frontage of all new developments. 1st street is considered a residential street and will require a 4-foot sidewalk to be constructed.

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

Reviewed By: **Legal Department**
                         Norman Stephens
Approved By: **Norman Stephens, Assistant to the City Manager / Economic Development Coordinator**

Attachments: **Conceptual Site Plan**
                         Floor Plan
                         Elevation Drawings
                         Pictures of Surrounding Properties
                         Zoning Ordinance Section 8.4
                         Zoning Ordinance Section 5.8.D.2.b
                         Zoning Ordinance Section 5.3.C.1

Recommendation:
Approve the recommendation of the two single family residences subject to a minimum 4-foot wide sidewalk being constructed along 1st Street for the entire frontage of the project.