



# City of Broken Arrow

## Request for Action

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**File #: 17-2280, Version: 1**

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**Broken Arrow Downtown Advisory Board  
06-13-2017**

**To: Chairperson and Board Members**

**From: Development Services**

**Title: Consideration, discussion and possible recommendation to approve  
a new accessory building, located at 804 South Main Street, Lots 1,  
2, & 3, Block 6, Fears Addition to Broken Arrow**

**Background:**

The applicant, Mike Rathbone, has submitted for review and approval, site plan and elevation drawings, for the construction of a new 1,100 sq. ft. (22' x 50') accessory building. The property is generally located at 804 S. Main Street, west of Main Street and one block south of Houston Street. The property is platted as Lots 1-3, Block 6, Fears Addition to Broken Arrow. The property is zoned DM (Downtown Mixed-Use) and is neighbored by commercial property to the north, east, & south, with residential property to the west.

The proposed structure meets all setback requirements for the DM zoning district. The proposed structure has garage doors on the north and south ends of the building. This is to facilitate the storage of trailers and vehicles for business use. Access to the north side of building will be from a drive off of Indianola Street. The applicant has indicated that this drive will be paved. The garage door on the south side will allow vehicles to exit the building in the area behind the primary structures, and exit the property through an existing alleyway connecting to Main Street.

The proposed building will be finished in a similar style to the existing structures on the lot. The elevation drawings show vertically oriented hardboard siding, the applicant as stated that the hardboard siding will be installed horizontally to match the Rose Event Center and Hometown Hospice buildings on the front of the lot. Similar paint colors and shingle styles will also be used.

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: Development Services Department  
Legal Department**

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

**Attachments:**        **Aerial Photo**  
                              **Conceptual Site Plan**  
                              **Elevation Drawings**  
                              **Pictures of Surrounding Properties**

**Recommendation:**

Approve the recommendation for a new accessory building located at 804 South Main Street.