



# City of Broken Arrow

## Request for Action

---

**File #: 17-2508, Version: 1**

---

**Broken Arrow Downtown Advisory Board  
09-12-2017**

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

**Title:**  
**Consideration, discussion and possible approval for a new single family residences, located at 311 E Commercial Street, Lots 1, 2 & the east 30 feet of lot 3, Block 27, College Addition to Broken Arrow**

**Background:**

The applicant has submitted for review and approval, site plan, floor plan and elevation drawings, for the construction of a new single-family homes. The property is generally located at 311 E Commercial Street, one-quarter mile north of Houston Street, three blocks east of Main Street. The property is platted as Lots 1, 2, and the east 30 feet of lot 3, Block 27, College Addition to Broken Arrow. The property is zoned R-3 and is neighbored by other single-family residential homes to the north, east and south. The two-story structure is approximately 2,965 square feet.

The proposed structures meets all setback and street frontage requirements of the R-3 zoning district. Lots 1, 2, and the east 30 feet of lot 3 appear to have been previously combined. Record of the combination have not been found but the warranty deed for the property reflects a lot combination.

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: Similar

- The new structure proposes asphalt shingles which are on neighboring homes.

Roof Overhang: Similar

- The proposed structures have roof overhangs similar to those in the area.

Exterior Building Material: Similar

- Building materials include LAP siding, asphalt shingles, cedar 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 and pillars.

Exterior Building Color: Similar

- Exterior finish colors are white paint with a gray roof and cedar and stone accents.

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

This item was reviewed and approved by the Coordinating Committee in July of 2017. Due to the length of time before the next available DAB meeting, a building permit has already been issued for this project. DAB approval is needed before a final Certificate of Occupancy can be issued.

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 of the new single family residences, subject to a minimum 4-foot wide sidewalk being constructed along Commercial Street for the entire frontage of the project or funds being placed in an escrow account for future construction by the City of Broken Arrow.

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

**Recommendation:**

Approval of a new single family residences, located at 311 E Commercial Street, Lots 1, 2 & the east 30 feet of lot 3, Block 27, College Addition to Broken Arrow, subject to Staff recommendation. [Click here to enter text.](#)