



# City of Broken Arrow

## Request for Action

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**File #: 17-2875, Version: 1**

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**Broken Arrow Planning Commission  
11-16-2017**

**To: Chairman and Board Members**  
**From: Development Services Department**  
**Title:**

**Public hearing, consideration, and possible action regarding the proposed final draft of the Downtown Residential Overlay District Design Standards and associated changes to Table 3.1-1 and Section 5.8.D of the Broken Arrow Zoning Ordinance**

In November 2016, the City of Broken Arrow contracted with planning consulting firms ADG and Winter and Company to prepare design standards for residential development within the one square mile downtown area, located between Kenosha Street and Houston Street, and between Elm Place and 9<sup>th</sup> Street. The resulting Downtown Residential Overlay District (DROD) report and standards are intended to continue the implementation of the Downtown Master Plan by promoting compatible, high quality mixed uses and residential design in this area. During the course of the project, two public workshops (December 2016 and May 2017) were conducted along with several meetings with stakeholders, builders, local residents and staff.

ADG and Winter and Company have completed the enclosed draft document, with changes recommended by Stakeholders, and Staff. The most recent amendment has been the consolidation of Single Family homes into one category. This document is intended to be incorporated as a supplement to the Zoning Ordinance. Section 5.8.D of the Zoning Ordinance currently references the Downtown Residential Overlay (DRO) District. This section will be modified to incorporate the Downtown Residential Overlay District as a supplement to the Zoning Ordinance.

The Downtown Residential Overlay District divides the overlay area into seven geographical areas - Residential 1, Residential 2, Residential 3, Residential 4, Rose District Transition, Commercial/Mixed-Use Core, and Commercial/Mixed Use Corridor. The design standards are split into eight categories - Single Family (previously there were 2 separate single family categories), Two Family, Cottage Court, 3-Plex/4-Plex/Mansion Apartment, Rowhouse, Flats, Mixed-Use A (Neighborhood) and Mixed-Use B/Commercial. The design variables for each of the eight Building Forms are divided into four functional categories - Lot, Site, Building Form, and Building Activation.

To promote additional options for residential development and providing flexibility within the Downtown Residential Overlay District, there will be changes in land uses. For example, duplexes will be allowed in Areas 1 and 2 without having to request a change in zoning. To accommodate these changes requires modifications to Table 3.1-1 of the Zoning Ordinance. The design standards of Downtown Residential Overlay District will apply to all new development, except for those uses listed as “Public/Institution Uses” in Table 3.1-1 of the Zoning Ordinance. “Public/Institution Uses” includes such uses as “Government Administration and Civic Buildings”, “Places of Assembly” (i.e. churches, fraternal organization), Cultural Facilities (i.e. libraries

museums), “Education”, and “Health Care Facilities.” These public and semi-public uses will be excluded from the design standard requirements.

Since the last meeting, the consultant has made changes as requested by Stakeholders and Staff. Those changes have been incorporated into the latest document (dated October 31, 2017). In addition, a public notice has been published in the Tulsa Business & Legal Newspaper, Wagoner Tribune and Broken Arrow BAX insert.

**Attachments:** Final Draft - Downtown Residential Overlay District Standards -  
October 31, 2017  
Modifications to Table 3.1-1 of the Zoning Ordinance  
Modifications to Section 5.8.D of the Zoning Ordinance  
Chamber of Commerce Letter

**Recommendation:**

Recommend approval of this final revised Downtown Residential Overlay District document, as well modifications to Table 3.1-1 and Section 5.8.D of the Zoning Ordinance, as presented, and an Ordinance be drafted for City Council approval.

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**Approved By:** Michael W. Skates