



# City of Broken Arrow

## Request for Action

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**File #: 17-2880, Version: 1**

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**Broken Arrow Downtown Advisory Board  
11-14-2017**

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

**Consideration and possible approval to recommend a remodel and addition to an existing single family residence, located at 311 East Commercial Street, Lot 6, Block 21, College Addition to Broken Arrow**

**Background:**

The applicant has submitted for review and approval, site plan, floor plan and elevation drawings, for the remodel and addition to an existing single-family home. The property is located at 232 East Commercial Street, one-quarter mile north of Houston Street, two blocks east of Main Street. The property is platted as Lot 6, Block 21, College Addition to Broken Arrow. The property is zoned R-3 and is neighbored by parking lots to the north and west, another single-family residential home to the east and Kennedy Funeral Home to the south. The two-story structure is proposed to be approximately 2,500 square feet.

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 composite shingle roofing which is found on some 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, shake siding, and cedar 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. The existing porch will remain with upgrades. Surrounding homes have similar style entries and pillars.

**Exterior Building Color: Similar**

- Exterior finish colors are Hale Blue paint with a gray roof, cedar accents and white trim.

Section 5.3.C.1 of the zoning ordinance requires that sidewalks be constructed along the frontage of all new developments. Commercial Street and 2<sup>nd</sup> Street are considered residential streets and a 4-foot sidewalk will be required.

This item was reviewed and recommended by the Coordinating Committee in October 2017. Based on the location of the property and the surrounding land uses, Staff recommends approval.

**Cost:** \$0

**Prepared By:** Michael Skates, 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 Plan  
Elevation Drawings  
Aerial Photo  
Pictures of Surrounding Properties  
Zoning Ordinance Section 5.8.D.2.b  
Zoning Ordinance Section 5.3.C.1

**Recommendation:**

Approve the recommendation of a remodel and addition to the residence located at 311 East Commercial Street, subject to a minimum 4-foot wide sidewalk being constructed along 2<sup>nd</sup> Street for the entire frontage of the project.