



# City of Broken Arrow

## Request for Action

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**File #: 17-2917, Version: 1**

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**Broken Arrow City Council  
12-05-2017**

**To: Mayor and City Council Members**  
**From: Development Services Department**  
**Title:**

**Consideration, discussion, and possible preview of an ordinance amending Section 3.1.F (Table 3.1-1), Table of Allowed Uses, and Section 5.8.D Downtown residential Overlay District (DROD), of the City of Broken Arrow Zoning Ordinance; specifically including supplement A which contains the Downtown Residential Overlay District Design Standards; repealing all ordinances or part of ordinances in conflict herewith; and declaring an emergency**

On November 21, 2017, the City Council received and acknowledged the recommendation from Planning Commission and Staff to amend Section 3.1 (Table 3.1-1) and Section 5.8.D of the Broken Arrow Zoning Ordinance to allow for the Downtown Residential Overlay District Design Standards. Incorporation of these standards is handled by Ordinance. The Planning Commission conducted a public hearing on November 16, 2017, and unanimously (4-0 vote) approved the proposed changes.

Previous Background:

In 2016, the City of Broken Arrow contracted with ADG and Winter and Company to prepare design standards for residential development within the area located between Kenosha Street and Houston Street, and between Elm Place and 9th Street. The proposed Downtown Residential Overlay District (DROD) is intended to continue 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 Staff and stakeholders in the area.

ADG and Winter and Company have completed the proposed Downtown Overlay District Design Standards document. This document is proposed for incorporation 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 and the design standards as a supplement to the Zoning Ordinance.

The Downtown Residential Overlay District divides the overlay area into seven 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 nine categories - Single Family A (Traditional), Single-Family B (Mid Century), Two Family, Cottage Court, 3-Plex/4-Plex/Mansion Apartment, Row house, Flats, Mixed-Use A (Neighborhood) and Mixed-Use B/Commercial. The design variables for each of the nine Building Forms are divided into four 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 the 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 standards requirements.

Attached is the preview Ordinance, changing Section 3.1 (Table 3.1-1), and Section 5.8.D of the Zoning Ordinance (Ordinance #2931). Staff recommends that the Council preview the ordinance and set it for adoption at the next meeting.

**Cost:** **Publication costs**

**Prepared by:** **Farhad K. Daroga, Special Project Manager**

**Reviewed by:** **Development Services Department  
Assistant City Manager - Operations  
Legal Department**

**Approved by:** **Michael L. Spurgeon, City Manager**

**Attachments:** **DROD Preview Ordinance  
Letter of Support from EDC & Chamber  
Letter of Support from HBA  
DROD Final Draft 11-16-17**

**Recommendation:**

Preview the Ordinance and set it for adoption at the next City Council meeting.

FKD: BDM