



# City of Broken Arrow

## Request for Action

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**File #: 17-2918, Version: 1**

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**Broken Arrow City Council  
Meeting of: 12-05-2017**

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

**Title: Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1070, a Resolution of the Broken Arrow City Council approving the Downtown Residential Overlay District Design Standards and incorporating the standards into the City of Broken Arrow Comprehensive Plan**

**Background:**

On November 21, 2017, City Council approved the recommendation from Planning Commission and Staff to amend Section 3.1 (Table 3.1-1) and Section 5.8.D the Zoning Ordinance to allow for the Downtown Residential Overlay District Design Standards. The Planning Commission held a public hearing on November 16, 2017, and recommended (4-0 vote) approval of this proposal.

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 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 Staff and stakeholders in the area.

ADG and Winter and Company have completed the enclosed document. This document is intended to be incorporated as 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 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, Rowhouse, 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 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.

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

**Prepared By:** **Farhad Daroga, Special Projects Manager**

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

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

**Attachments:** **Resolution No. 1070  
DROD Final Draft 11-16-17  
Letter of support from Chamber of Commerce & Economic Development  
Letter of support from the Home Builders Association**

**Recommendation:** **Approve Resolution No. 1070 and authorize its execution.**