



# City of Broken Arrow

## Request for Action

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**File #: 18-376, Version: 1**

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**Broken Arrow Planning Commission  
03-22-2018**

**To: Chairman and Board Members**  
**From: Development Services Department**  
**Title: Public hearing, consideration, and possible action regarding the proposed changes to Section 5.3 of the Broken Arrow Zoning Ordinance**

Modifications to the Broken Arrow Zoning Ordinance are being proposed to bring the requirements regarding residential connectivity in line with the requirements of the International Fire Code. Currently Section 5.3.B.5 states that residential developments with more than twenty (20) dwelling units shall include a minimum of two (2) separate points of access that lead to two separate locations on an arterial street(s).

Per Section D107.1 of the International Fire Code, “Developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3”.

The proposed modification removes Section 5.3.B.5 of the Zoning Ordinance. Residential connectivity is addressed by the Broken Arrow Subdivision Regulations in Section 6.2 (private street/gated communities) and in Section 6.3 (public street subdivisions). The Subdivision Regulations are being proposed to be updated at this same meeting to bring Sections 6.2 and 6.3 into conformance with the International Fire Code.

**Attachments:** Modifications to Section 5.3 of the Zoning Ordinance

**Recommendation:**

Recommend approval of modifications to Section 5.3 of the Zoning Ordinance, as presented, and an Ordinance be drafted for City Council approval.

**Prepared By: Larry R. Curtis**

**Approved By: Michael W. Skates**

ALY