



City of Broken Arrow

Request for Action

File #: 18-383, Version: 1

**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 modifications to Sections 4.1, 4.2, 6.2 and 6.3 of the Broken Arrow Subdivision Regulations

Section 4.1 of the Subdivision Regulations is proposed to be modified to clarify the distance requirement for stub streets, which require temporary right-of-way for a turn-around. The current wording of the regulations state that a turn-around is required if the street that connects to the adjacent unplatted property is more than one (1) lot in length. The proposed modification clarifies that temporary right-of-way for a turn-around is required if the street that connects to the adjacent platted or unplatted property is in excess of 150 feet. Measured from the centerline of the intersecting street to the property line.

Currently Section 4.2.a states that "...All residences, buildings, and other habitable structures shall be set back a minimum of fifty (50) feet from all high pressure pipelines, which pipelines are under the regulatory jurisdiction of the United States Department of Transportation". At the time this section of the ordinance was created, it was intended to create a setback from transcontinental high pressure transmission pipelines that crossed the city. Typically these pipelines are around twelve (12) inches in diameter and larger. Since that time, all transmission pipelines have come under the regulations of the United States Department of Transportation. This includes pipelines less than two (2) inches. This new change in federal law creates an issue where property becomes undevelopable due to the minimum of fifty (50) foot setback requirement. Staff has researched and found, that placing a pipeline size requirement of eight (8) inches or more would continue the intent original of Section 4.2.a while also allowing for the safe development of the community.

The modification to Section 6.2, miscellaneous requirements, adds an additional requirement for finished floor elevations. This item states that finished floor elevations shall be placed on the face of the plat. If the lots are connected to a sanitary sewer system, then a backflow prevention table is required on the face of the plat.

Modifications to Sections 4.1 and 6.3 of the Subdivision Regulations are being proposed to bring the regulations in line with the requirements of the International Fire Code. Currently Sections 4.1 and 6.3 require residential subdivisions with twenty (20) or more dwelling units to have more than one (1) ingress and egress. 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, changes the language of Sections 4.1 and 6.3 to match that found in Section D107.1 of the International Fire Code.

Attachments: Proposed Changes to Section 4.1 of the Subdivision Regulations
 Proposed Changes to Section 4.2 of the Subdivision Regulations
 Proposed Changes to Section 6.2 of the Subdivision Regulations
 Proposed Changes to Section 6.3 of the Subdivision Regulations

Recommendation:

Recommend approval of proposed modifications to Sections 4.1, 4.2, 6.2 and 6.3 of the Broken Arrow Subdivision Regulations, as presented, and an Ordinance be drafted for City Council approval.

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Approved By: **Michael W. Skates**

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