



# City of Broken Arrow

## Request for Action

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**File #:** 19-422, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-25-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding SP-232A (Specific Use Permit), McAuliffe Elementary - Union Public Schools, 9.64 acres, RM/R-3, one-quarter mile north of Kenosha Street (71<sup>st</sup> Street), east of Garnett Road (S. 113<sup>th</sup> E. Avenue)

**Background:**

**Applicant:** Carolyn Back, KKT Architects  
**Owner:** Union Schools - ISD No 9  
**Developer:** Union Schools - ISD No 9  
**Engineer:** None  
**Location:** One-quarter mile north of Kenosha Street (71<sup>st</sup> Street), east of Garnett Road (S. 113<sup>th</sup> E. Avenue)  
**Size of Tract** 9.64 acres  
**Number of Lots:** 2  
**Present Zoning:** RM, R-3  
**Comp Plan:** Public/Semi-Public

SP-232A is a request for a Specific Use Permit Amendment to replace the existing monument sign with a digital sign. The property is platted as Lots Two (2) and Three (3), Block One (1) of the Union Plaza addition, located one-quarter mile north of Kenosha Street (71<sup>st</sup> Street), east of Garnett Road (S. 113<sup>th</sup> E. Avenue).

On January 19, 1981, the City Council approved SP-20 for a Junior High School, subject to final plat approval and filing of the final plat. On January 19, 1981, the City Council also approved the Union Plaza Addition. The addition was recorded in Tulsa County on March 11, 1982. The platted area includes the junior high/8<sup>th</sup> grade center and the property that McAuliffe Elementary was later built on. There is also a Specific Use Permit on the property (SP-147) for a cell tower.

On September 1, 2009, the City Council approved SP-232 to replace the existing freestanding sign located on the campus of the Union Eighth Grade Center with a 22-foot-high sign.

With SP-232A, the applicant is proposing to replace the existing monument sign with a digital message board sign. In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premise advertising and are located on a lot used for institutional uses, including educational institutions, may be

constructed in residential districts as long as they do not exceed 32-square-feet of display area and do not exceed 8-feet in height. Per Section 5.7.E.2 of the zoning ordinance, increases in display surface area and height may be requested through a PUD or Specific Use Permit and shall be based on the total linear foot of lot frontage. A Specific Use Permit is also required for digital signs.

The school site has 660 linear feet of frontage, and the sign is proposed to be placed in the same location as the existing monument sign at 62 feet from the property line. The sign includes aluminum letters and a logo totaling 5.7 square feet of sign area set above a 20.88-square-foot cabinet for a digital sign. The total sign area proposed is 26.6 square feet. The two-foot-high base will be constructed of split face block. A decorative, dark bronze metal coping is proposed to cap the sign bringing the height to 8.5 feet. Digital signs include dimmers so that the display may be dimmed after dark.

Surrounding land uses and zoning classifications include the following:

North:	RM	Union 8 <sup>th</sup> Grade Center
East:	R-3	Single-family residential
South:	CH/PUD-151, CH, R-1/SP-21	Retail, Hotel, Private Auto Club
West:	R-1	Office, Single-family residential

The property associated with SP 232A is not located in a 100-year floodplain.

The property is designated as Public in the Comprehensive Plan. Institutional uses such as educational facilities are permitted in residential zoning districts with a Specific Use Permit. SP-232A is therefore in accordance with the Comprehensive Plan and Zoning Ordinance.

**Attachments:** Case map  
Aerial  
Site Plan  
Sign Design  
Sign Rendering  
Union Plaza Addition

**Recommendation:**

Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that SP-232A be approved and that platting be waived.

**Reviewed and Approved By:** Larry R. Curtis

JMW