

Specific Use Permit

*The Ridge at
Broken Arrow*

Broken Arrow, Oklahoma



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I. DEVELOPMENT CONCEPT:

The Ridge at Broken Arrow is the proposed site of a new church on the former Tee Town Golf Ranch property, a 12.0028 acre site located approximately mid-mile between East Kenosha and Houston Streets, on the east side of South 209th East Avenue. The site has approximately 491 LF of frontage on South 209th East Avenue. The property is abutted on all sides by undeveloped, Agriculture (A-1) zoned land.

The Ridge at Broken Arrow will utilize and remodel the existing Pro Shop building and parking area for the proposed church use. There are plans to ultimately build a larger church sanctuary and accessory buildings, which will be required to have additional Specific Use Permit applications as these new buildings come on line. Parking would be expanded as needed.

There will be a minor “general outdoor recreation” component to the project, as well. This will involve outdoor activities such as a soccer practice field and similar uses. The existing, former driving range lights will be available for these uses and will be required to be turned off no later than 10:00 pm.

There will also be a Lot Split for this site that will split the site into 3 separate tracts, the middle tract being The Ridge at Broken Arrow. There will be a Mutual Access Easement provided for the existing parking lot to allow for access between the 3 tracts.

II. DEVELOPMENT STANDARDS:

Land Area: 12.0028 Acres
522,842 SF

Permitted Uses: Church, Place of Assembly,
General Outdoor Recreation
and Accessory Uses.

Maximum Building Floor Area: 7,500 sq. ft.

Minimum Building Setbacks:

From Centerline of South 209th East Avenue 100 ft.
From north and south boundaries of the property 25 ft.
From the easterly boundary of the property 850 ft.

Maximum Building Height: 35 feet*

* The maximum height may be increased by one foot for every additional foot in setback provided beyond the minimum front setback requirement.

Off-Street Parking: As required by the Broken
Arrow Zoning Code.

Landscaped Areas:

Landscaping shall be provided in accordance with Section 5.2 of the City of Broken Arrow Zoning Ordinance.

Signs:

Signs shall be installed in accordance with Section 5.7 of the City of Broken Arrow Zoning Ordinance.

Lighting:

Parking lot lighting shall be installed in accordance with Section 5.6 of the City of Broken Arrow Zoning Ordinance. All light fixtures shall be equipped with deflectors and lens directing the light down range and away from adjacent properties to the north, south and west. Building mounted lights shall be hooded and directed downward to prevent spillover lighting. Existing lights, formerly used for the Tee Town Golf Ranch driving range, may be used for outdoor recreation purposes, such as soccer practices and similar activities. These lights will be turned off no later than 10:00 pm.

III. ENVIRONMENTAL ANALYSIS:

Topography:

The Ridge at Broken Arrow site slopes from the west to the east and varies in elevation from approximately 695 Mean Sea Level (MSL) at the northwest corner to 656 MSL along the east boundary of the property.

Utilities:

A 6 inch water main is located along the west side of South 209th East Avenue.

Sanitary sewer service is not available to the property. A septic tank system was installed in accord with applicable health and environmental regulations.

Other privately owned utilities are adjacent to the property and are adequate to serve the proposed use.

Drainage:

Stormwater run-off from the northerly three-quarters of the overall property (approximately 75% of the total area) drains to the east and north. The remainder of the stormwater drainage flows to the southeast corner of the property. Minor off-site drainage is received from properties to the west and north. The existing drainage flows and discharge locations will remain unchanged.