



November 23, 2016

Jim Beach
Wallace Engineering
200 East Mathew B. Brady Street
Tulsa, OK 74103

Subject: BACP-155 Indian Springs Elementary Site, R-2

Dear Jim:

The Broken Arrow City Council, in their meeting of October 18, 2016, approved BACP-155, your request to change the Comprehensive Plan designation on these 10.66 acres from Public/Semi Public to Level 3 (Transition Area) for Office Neighborhood (ON) uses. This unplatted property is located one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue.

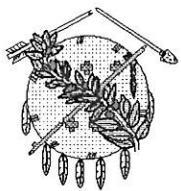
BACP-155 was approved subject to platting and all future rezoning applications to be considered for office uses only, through the Planned Unit Development (PUD) process, as recommended by the Planning Commission and Staff.

The action taken by the City Council will be recorded in the minutes of their meeting held October 18, 2016. If you have any questions, please contact me.

Sincerely,

Michael W. Skates, P.E., C.F.M.
Director of Development Services

Enc.: BACP-155 City Council Fact Sheet
Cc: Broken Arrow Public Schools, Attn: Derek Blackburn
Broken Arrow Public Schools, Attn: Michelle Bergwall
MWS/kjf



City of Broken Arrow

Fact Sheet

File #: 16-1246, Version: 1

**Broken Arrow City Council
Meeting of: 10-18-2016**

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

Consideration, discussion, and possible approval of Comprehensive Plan Change request, BACP-155, Indian Springs Elementary Site, 10.66 acres, Public/Semi-Public to Level 3, one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue

Background:

BACP-155 is a request to change the Comprehensive Plan designation on 10.66 acres of unplatted land from Public/Semi-Public to Level 3 (Transition area) for Office Neighborhood (ON) use. This property is located one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue and is zoned R-2 (Single-Family Residential).

This property has been used by the Broken Arrow Public School District as, Indian Springs Elementary School since 1972; however, three years ago the school site was vacated because of the location and lack of acreage. In addition, the current Comprehensive Plan Designation (for this property) restricts the uses for potential buyers of the property. Because of this, the applicant is requesting to change the Comprehensive Plan Designation from Public/Semi-Public, to Level 3 (Commercial Neighborhood) to increase the marketability of this property. Following this Comprehensive Plan change request, the applicants propose to rezone the property, through the PUD process, for office uses.

The Planning Commission, in their meeting of September 22, 2016, reviewed and unanimously (3-0 vote) recommended that BACP-155 be approved, subject to platting and all future rezoning applications to be considered for office use only, through the PUD process, as recommended by Staff. There was one person in the audience who voiced concerns about lighting, traffic, road maintenance and property value associated with the approval of this request.

Cost: None
Prepared By: Michael W. Skates, Director of Development Services
**Reviewed By: Development Services Department
Assistant City Manager- Operations
Legal Department**
Approved By: Michael L. Spurgeon, City Manager

Attachments: **BACP-155 Fact Sheet from Planning Commission**
 Case Map
 Aerial Photo
 Comp Plan
 Letter from Broken Arrow Schools

Recommendation:

Approve BACP-155, subject to the property being platted and all future rezoning applications to be considered for office uses only, through the PUD process.