



# City of Broken Arrow

## Request for Action

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**File #: 19-423, 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-293 (Specific Use Permit), Anderson Elementary - Union Public Schools, 5.568 acres, R-2, one-half mile south of Houston Street (81<sup>st</sup> Street), one-half mile west of Olive Avenue (129<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-half mile south of Houston Street (81st Street), one-half mile west of Olive Avenue (129th E. Avenue)

**Size of Tract** 5.568 acres

**Number of Lots:** 1

**Present Zoning:** R-2

**Comp Plan:** Public/Semi-Public

SP-293 is a request for a Specific Use Permit for an elementary school, school related activities, and to replace the existing monument sign with a digital sign. The unplatted property is located one-half mile south of Houston Street, one-half mile west of Olive Avenue (129<sup>th</sup> E. Avenue).

The Broken Arrow Zoning Ordinance (updated in 2008) requires all schools within agricultural and residential zoning districts to have a Specific Use Permit. Also included in SP-293 is a request 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 nearly 526 linear feet of frontage, and the sign is proposed to be placed in the same location as the existing monument sign at 88 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:	R-2	Single-family residential
East:	R-2	Single-family residential
South:	R-2	Single-family residential
West:	R-1	School athletic and recreation areas

The property associated with SP 293 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-293 is therefore in accordance with the Comprehensive Plan and Zoning Ordinance.

**Attachments:** Case map  
Aerial  
Site Plan  
Sign Design  
Sign Rendering

**Recommendation:**

Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that SP-293 be approved and that platting be waived.

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

JMW