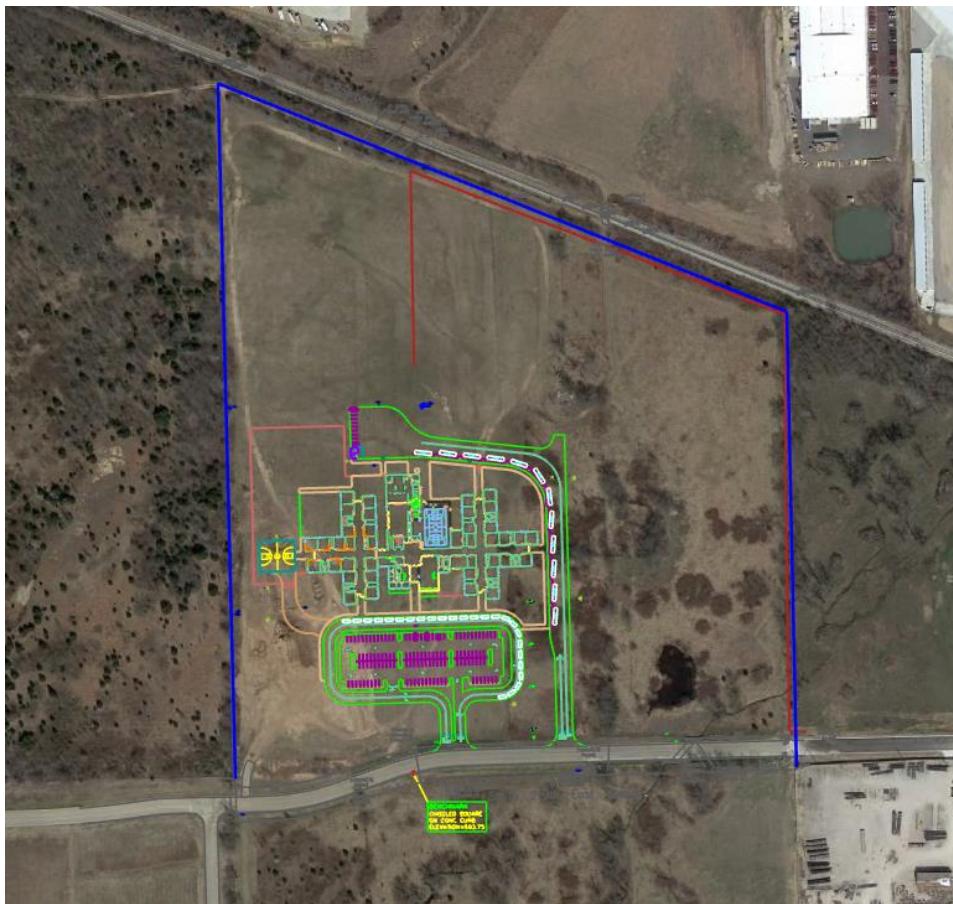


Broken Arrow Public Schools
Elementary School No. 16
4300 E. Gary Street



Specific Use Permit No. 292
February 8, 2019

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BAPS Elementary No. 16

Development Concept

Broken Arrow Public Schools is proposing to develop a 38.734-acre portion of an 80.258-acre lot into an elementary school to serve the Broken Arrow school district. The project site is located one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue), east of the Creek Turnpike, and south of the MK&T Railroad and State Highway 51. The unplatted property is zoned A-1 (Agricultural).

A lot split to separate the school site from the remainder of the lot is in progress. Following the lot split, the school site will be platted. The site can be accessed from the south via New Orleans Street (101st Street) near the Events Center Park to S. 38th Street to E. Gary Street, and from the east via State Highway 51 to E. 96th Street to E. Gary Street. Two driveways are proposed including a main driveway to access the parking lot and parent drop off area near the front of the school. A second driveway to the east of the site is proposed for school bus drop off and pick up. The layout of the site is similar to that of Timber Ridge Elementary School.

A monument sign to identify the school is proposed along E. Gary Street with a maximum height of ten feet (10') and 200 square feet in sign area. An electronic message center is also proposed. Directional signage will be placed at the intersection of New Orleans Street (101st Street) and S. 38th Street to direct people to the school.

Sports fields for the school site will include lighting.

Design of the site intends to bring education outside with an outdoor classroom and a rain garden that introduces a fun and creative way to teach about sustainable ways to address stormwater. Sidewalks will not be constructed along the front of the site but other trails will be constructed for the site that will also provide a pedestrian connection to the Events Park.

There is no floodplain on the site, although there is a blue line stream that crosses the southeast corner of the property.

Development Standards

Land Area	38.734 acres
Permitted Uses	Institutional uses are permitted in an A-1 (Agricultural) zoning district with approval of a Specific Use Permit.
Setbacks	
– Front	50 feet
– Rear	50 feet
– Side	60 feet combined, with one side a minimum of 25 feet
Maximum Height	30 feet – Per Zoning Ordinance, the maximum height may be increased by one foot for every additional in setback provided beyond the minimum front setback requirement.
Access	Two driveways provided, 1) general access for parent drop off, pick up, and parking, and 2) school bus drop off and pick up with limited parking for staff
Parking	Per Zoning Ordinance
Trash Enclosure	Per Zoning Ordinance
Landscaping	Shall meet the standards for commercial uses contained in Chapter 5 of and the Zoning Ordinance
Lighting	
Signs	
– Monument Sign	Maximum 10 feet high, 200 square feet in sign area
– Electronic Message Board	Permitted with Specific Use Permit
– Directional Signage	Placed along E. New Orleans Street at the Events Park entrance

Requirement to Plat

A lot split is in progress to split the school site from the remainder of the lot. The site will be platted in accordance with the City of Broken Arrow Subdivision Regulations.

Schedule of Development

Development of the site is expected to begin in the spring of 2019.