



City of Broken Arrow

Request for Action

File #: 19-424, Version: 1

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-295 (Specific Use Permit), Moore Elementary - Union Public Schools, 11.95 acres, R-1, south and east of the southeast corner of Kenosha Street (71st Street) and Garnett Road (113th E. Avenue)

Background:

Applicant: Carolyn Back, KKT Architects
Owner: Union Schools - ISD No 9
Developer: Union Schools - ISD No 9
Engineer: None
Location: South and east of the southeast corner of Kenosha Street (71st Street) and Garnett Road (113th E. Avenue)
Size of Tract 11.95 acres
Number of Lots: 1
Present Zoning: R-1
Comp Plan: Public/Semi-Public

SP-295 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 property is platted as Lot 1 Block 1 of Union Elementary No. 11 Addition and is located south and east of the southeast corner of Kenosha Street (71st Street) and Garnett Road (113th 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-295 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 510 linear feet of frontage, and the sign is proposed to be placed in the same location as the existing monument sign at 28 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:	CG	Commercial
East:	R-2/PUD-77F	Single-family residential
South:	R-2/PUD-77D	Single-family residential
West:	R-1	Undeveloped

The property associated with SP 295 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-295 is therefore in accordance with the Comprehensive Plan and Zoning Ordinance.

Attachments: Case map
Aerial
Site Plan
Sign Design
Sign Rendering
Union Elementary No. 11 Addition

Recommendation:

Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that SP-295 be approved and that platting be waived.

Reviewed and Approved By: Larry R. Curtis

JMW