



City of Broken Arrow

Request for Action

File #: 18-1402, **Version:** 1

Broken Arrow Planning Commission

12-20-2018

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2018, Indian Springs Elementary School site, 10.66 acres, R-2 to ON, one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Robert Tolomeo, Broken Arrow Public Schools

Owner: Broken Arrow Public Schools

Developer: NA

Engineer: NA

Location: One-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

Size of Tract 10.66 acres

Number of Lots: 1

Present Zoning: R-2

Proposed Zoning: ON

Comp Plan: Level 3 (Transition Area) - BACP 155

BAZ-2018 is a request to change the zoning designation on a 10.66-acre parcel from R-2 (Single-Family Residential) to ON (Office Neighborhood). The property is located one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue). In 1972, Indian Springs Elementary School was constructed on the property. In 2013, the school was vacated and is no longer used by the school district. None of the property has been platted. No information has been provided regarding the proposed future use of the property. However, the ON district is limited primarily to office and financial type uses.

On October 18, 2016, the City Council approved BACP-155, a request to change the Comprehensive Plan designation on the property from Public/Semi-Public to Level 3. BACP-155 was approved subject to the property being platted and all future rezoning applications to be considered for office uses only, through the Planned Unit Development process. A PUD was not submitted with this rezoning application. The School District was notified about this requirement, and a PUD application is in the process of being prepared.

According to FEMA maps no part of the property is located within a 100-year floodplain. However, the 100-year floodplain of the Arkansas River abuts the property on three sides.

Surrounding land uses and zoning classifications include the following:

North:	R-2	Single-family residential
East:	R-2	Undeveloped/floodplain
South:	R-2	Undeveloped/floodplain
West:	R-2/RM	Undeveloped/floodplain

With the approval of BACP-155, the property is designated as Level 3 in the Future Development Guide of the Comprehensive Plan. The ON zoning being requested is considered to be in accordance with the Comprehensive Plan.

Attachments: Case map
Aerial photo
Comp Plan
BACP-155 letter of approval

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2018 be approved, subject to the same conditions associated with BACP-155. As per BACP-155, a PUD that limits the use of the property to office uses only shall be submitted and approved by the City Council. In addition, the property shall be platted.

Reviewed by: Larry Curtis

Approved by: Michael Skates

BDM