



City of Broken Arrow

Request for Action

File #: 19-576, Version: 1

**Broken Arrow Planning Commission
05-23-2019**

To: Chairman and Commission Members
From: Development Services Department
Title:

Approval of PT19-100, Conditional Final Plat, Independent School District No. 3 (Broken Arrow Public Schools, Elementary 16), 38.734 acres, 1 Lot, A-1, one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue)

Background:

Applicant: Mark Capron - Wallace Engineers Structural Consultants, Inc.
Owner: Broken Arrow Public Schools
Developer: Broken Arrow Public Schools
Engineer: Wallace Engineers Structural Consultants, Inc.
Location: One-half mile north of New Orleans Street, one-half mile west of Evans Road
Size of Tract 38.734 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Public/Semi-Public

PT19-100, the conditional final plat for Independent School District No. 3 (Broken Arrow Public Schools, Elementary 16), contains one lot of 38.734 acres. This property, which is located one-half mile north of New Orleans Street, one-half mile west of Evans Road, is zoned A-1. An elementary school, signage, and associated improvements are proposed to be developed on the property.

The Broken Arrow Municipal Authority (BAMA) recently acquired an 80.258-acre property of which this project site is a part. On February 28, 2019, the Planning Commission approved BAL-2049 (Lot Split) to split the larger parcel into three parcels. The north portion of the property (38.734 acres) was then transferred to Broken Arrow Public Schools (BAPS) for use as an elementary school. The middle portion of the site is to be used a public right-of-way known as E. Gary Street (E. 96th Street). A Specific Use Permit (SP-292) is also in process for an elementary school and associated improvements to be permitted in an agricultural district.

With the Independent School District No. 3 (Broken Arrow Public Schools, Elementary 16) plat, a primary driveway will provide access to the parking lot and parent drop off area near the front of the school. A second driveway to the east of the school is proposed for school bus drop off and pick up with limited staff parking at the rear of the school. Both access points meet the spacing requirements of the Zoning Ordinance.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow and Rural Water District (RWD) No. 4.

Fee-in-lieu of detention is approved for this site. There is a blue line stream traversing the southeast corner of the property. The 100-year water surface will need to be delineated and an overland drainage easement (ODE) will need to be established over it.

Attachments: **Checklist**
 Conditional Final Plat and Deed of Dedication

Recommendation:

Staff recommends PT19-100, conditional final plat for Independent School District No. 3 (Broken Arrow Public Schools Elementary 16) be approved, subject to the attached checklist.

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

JMW