



City of Broken Arrow

Fact Sheet

File #: 17-2941, **Version:** 1

Broken Arrow Planning Commission

12-7-2017

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding SP-287 (Specific Use Permit), Anthem Church Signage, 24.106 acres, RS-1/SP50, one-half mile south of Kenosha, east of Garnett Road

Background:

Applicant: David Graves

Owner: Anthem Church, Inc.

Engineer: N/A

Location: one-half mile south of Kenosha, east of Garnett Road

Size of Tract 24.106 acres

Number of Lots: 1

Present Zoning: R-1/SP-50

Comp Plan Present: Level 2

SP-287 is a request for a Specific Use Permit for a proposed 20-foot-high monument sign for Anthem Church. The property is zoned R-1/SP-50 and is located east of S. Garnett Road, one-half mile south of Kenosha Street.

On February 3, 1986, the City Council approved SP-50, a Specific Use Permit for First Liberty Baptist Church, subject to platting and final site plan review. On April 21, 1987, the Broken Arrow City Council approved the Liberty Church Site Plat for an 8.97-acre site. On May 22, 1997, the Planning Commission reviewed a site plan for Liberty Church that was for a larger area than what had previously been platted. The Planning Commission approved a portion of the site plan that was platted, and the remaining area was approved subject to platting. On December 7, 1998, the plat was amended as Liberty Church Site Amended to include the entire site encompassing 24.87 acres.

In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premises advertising and are located on a lot used for institutional uses, including places of assembly, 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.

Liberty Church recently merged with The Gathering Church and has changed its name to Anthem Church. SP-287 is a request for a Specific Use Permit for a 20-foot-high freestanding sign that will replace the existing

Liberty Church sign. The seven-foot, six-inch-wide sign is proposed to be clad with imitation wood planks, and a seven-foot, six-inch diameter brushed aluminum logo with the church name that amounts to 23.55 square feet of sign area, is proposed to be placed in the upper portion of the sign. The logo is proposed to be halo lit, and the applicant may include uplighting on the sign. Anthem Church is anticipating a remodel of the existing building and may elect to add a wall-mounted sign as part of the remodel.

An area on the east side of the property is located in a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	R-1 to O-3	Undeveloped
East:	R-2/PUD 77B	Single-family Residential
South:	R-3	Single-family Residential
West:	CO	Union School, City of Tulsa

Places of assembly are permitted in any residential district with a Specific Use Permit by the zoning ordinance. Illuminated signs are permitted in residential districts, as part of an institutional use, such as a places of assembly, with a Specific Use Permit. SP-287 is therefore in accordance with the comprehensive plan and zoning ordinance.

Attachments: Case map
Aerial map
Liberty Church Site Amended Plat
Anthem Church Sign Location
Anthem Church Proposed Sign

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-287 be approved.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW