



City of Broken Arrow

Fact Sheet

File #: 18-421, Version: 1

Broken Arrow Planning Commission

04-26-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-199B (Specific Use Permit) Amendment to Abiding Harvest Church Signage, 16.76 acres, A-1/SP-199, one-third mile north of Florence Street (111th Street), east of Olive Avenue

Background:

Applicant: Gary Haynes, Crown Neon Signs
Owner: Abiding Harvest Church
Engineer: N/A
Location: One-third mile north of Florence Street (111th Street), east of Olive Avenue
Size of Tract 16.76 acres
Number of Lots: 1
Present Zoning: A-1/SP-199
Comp Plan Present: Level 3

SP-199B is a request for a Specific Use Permit Amendment to modify the existing monument sign for Abiding Harvest Church by adding a digital sign. The property is zoned A-1/SP-199 and is located east of Olive Avenue, one-third mile north of Florence Street.

On January 3, 2006, the City Council approved SP-199, a Specific Use Permit for Abiding Harvest United Methodist Church, subject to the property being platted. The plat, Abiding Harvest United Methodist Church, encompassed 10.05 acres and was filed in Tulsa County on April 17, 2006. The church subsequently obtained an additional 6.76 acres of unplatted property to the east. On August 6, 2013, the City Council approved the vacation of this plat in conjunction with the recordation of an amended plat that encompassed the entire 16.757-acre site. On December 4, 2012, the City council amended the Specific Use Permit to include the entire site (SP-199A).

On December 3, 2007, the City Council approved a separate Specific Use Permit (SP-220) for a telecommunication tower on this property.

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 and agricultural 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. This section also allows the use of illumination, provided that it is made by constant light which does not exceed 70-foot candles as measured at a distance of 2-feet from the source of light.

The existing monument sign is eleven feet, nine inches in height with 40.58 square feet of sign area including a 20.3-square-foot changeable copy sign. The applicant proposes to remove the changeable copy sign and to install a 28.3-square-foot LED display panel in its place before replacing the top portion of the sign. Installing the LED panel will raise the height of the sign by nine inches, for total height of 12 feet, six inches.

None of the property, according to the FEMA maps, is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped
East:	A-1	Undeveloped
South:	A-1	Undeveloped
West:	R-3/PUD-121	Olive Avenue and Single-family Residential
	RM/PUD-121A	Olive Avenue and Single-family Residential

Places of assembly are permitted in any residential or agricultural district with a Specific Use Permit by the zoning ordinance. Illuminated signs are permitted in residential or agricultural districts, as part of an institutional use, such as a places of assembly, with a Specific Use Permit. SP-199B is therefore in accordance with the comprehensive plan and zoning ordinance.

Attachments: Case map
Aerial map
Abiding Harvest United Methodist Church Amended
Proposed Sign Location
Proposed Sign

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-199B be approved, subject to the following conditions.

1. The applicant shall submit a building permit application for the LED sign.
2. The LED sign shall be equipped with a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed after dark.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW