



# City of Broken Arrow

## Request for Action

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**File #: 18-851, Version: 1**

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### Broken Arrow Planning Commission

8-9-2018

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding SP-45A (Specific Use Permit Amendment), Trinity Lutheran Church, 4.43 acres, A-1, west of Elm Place, one-half mile south of Florence Street

**Background:**

**Applicant:** Bruce Begitschke

**Owner:** Trinity Lutheran Church

**Engineer:** None

**Location:** West of Elm Place, one-half mile south of Florence Street

**Size of Tract** 4.43 acres

**Number of Lots:** 1

**Present Zoning:** A-1

**Comp Plan Present:** Level 6

SP-45A is a request for a Specific Use Permit Amendment to replace the existing sign with a proposed LED sign for Trinity Lutheran Church. The platted property, which contains 4.43 acres, is located west of Elm Place, one-half mile south of Florence Street.

SP-45 was approved by City Council on November 19, 1984 and the Trinity Acres plat was recorded in Tulsa County on May 31, 1985. Street right-of-way and utility easements were dedicated with the plat.

The current Broken Arrow Zoning Ordinance requires all places of assembly within agricultural and residential zoning districts to have a Specific Use Permit. 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 agricultural districts as long as they do not exceed 32 square feet of display area and do not exceed eight feet in height.

The applicant is requesting approval to remove the existing changeable copy sign and to install an LED sign in the same location. The sign location is setback approximately 28 feet from the Elm Place right-of-way and outside of the utility easement. The proposed LED sign is seven feet, six inches in height and eight feet wide with a display area of 32 square feet.

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:	R-2	Elm Place and Single-family Residential
South:	A-1/SP-258	Place of Assembly
West:	A-1	Undeveloped

The property is not located in a 100-year floodplain area.

Places of assembly are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. Illuminated signs are permitted in agricultural districts, as part of an institutional use, such as a place of assembly, with a Specific use Permit. SP-45A is therefore in accordance with the comprehensive plan and zoning ordinance.

**Attachments:** Case map  
Aerial  
Site plan  
Existing Sign  
Proposed LED Sign

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-45A be approved, subject to the following condition of approval.

1. The applicant shall submit a building permit application for the LED sign. The LED sign shall be dimmed after dark.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

JMW