



# City of Broken Arrow

## Request for Action

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**File #: 19-118, Version: 1**

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### Broken Arrow Planning Commission

01-10-2019

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding Planned Unit Development (PUD) 285, Indian Springs Elementary School site, 10.66 acres, R-2 to ON, one-half mile south of Jasper Street (131<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> 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 (131<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> E. Avenue)

**Size of Tract** 10.66 acres

**Number of Lots:** 1

**Present Zoning:** R-2 to ON/BAZ-2018

**Proposed Zoning:** ON/PUD-285

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

PUD-285 is a request for a PUD (Planned Unit Development) to be placed on a 10.66-acre parcel located one-half mile south of Jasper Street (131<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> 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.

BAZ-2018, a request to change the zoning designation on this property from R-2 to ON was recommended for approval by the Planning Commission on December 20, 2018 and will be considered by the City Council in the same meeting as this PUD request, January 15, 2019. This PUD seeks to limit the uses of the property to only the allowed by right in the ON zoning designation and is being submitted to fulfill the requirements of BACP-155.

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.

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 PUD being requested is considered to be in accordance with the Comprehensive Plan.

**Attachments:** Case map  
Aerial photo  
PUD-285  
PUD-285 Exhibit A  
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 PUD-285 be approved, subject to City Council approval of BAZ-2018 and the property being platted.

**Reviewed by: Larry Curtis**

**Approved by: Michael Skates**

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