



# City of Broken Arrow

## Request for Action

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**File #: 19-457, Version: 1**

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### Broken Arrow Planning Commission

**04-25-2019**

**To: Chairman and Commission Members**

**From: Development Services Department**

**Title: Public hearing, consideration, and possible action regarding SP 292 (Specific Use Permit), Broken Arrow Public Schools, 38.734 acres, A-1, one-half mile north of New Orleans Street (101<sup>st</sup> Street), one-half mile west of Evans Road (225<sup>th</sup> E. Avenue)**

#### **Background:**

**Applicant:** Broken Arrow Public Schools

**Owner:** Broken Arrow Municipal Authority

**Developer:** Broken Arrow Public Schools

**Engineer:** Wallace Engineering

**Location:** One-half mile north New Orleans Street, one-half mile west Evans Road

**Size of Tract** 38.734 acres

**Number of Lots:** 1

**Present Zoning:** A-1

**Comp Plan Present:** Public/Semi-Public

SP 292 is a request for a Specific Use Permit for a new school campus for an elementary school and other school related functions and land uses. The property, which contains 38.734 acres, is located one-half mile north of New Orleans Street (101<sup>st</sup> Street), one-half mile west of Evans Road (225<sup>th</sup> E. Avenue). The property is presently undeveloped and unplatted.

On February 28, 2019, the Planning Commission approved BAL-2049 to split an 80.258-acre tract into three tracts, subject to the underlying real estate transactions being completed. The site for SP-292 is the northern tract resulting from the lot split. SP-292 was scheduled for public hearing March 14, 2019. The underlying real estate transactions had not yet been completed at that time, and the applicant withdrew the application. The real estate transactions have since been completed, and the applicant has requested that the Specific Use Permit be reactivated in the public hearing process. A preliminary plat (PT19-100) for this site is being processed concurrently with the Specific Use Permit request.

The Broken Arrow Zoning Ordinance (updated in 2008) requires all schools within agricultural and residential zoning districts to have a Specific Use Permit. Also included in SP-292 is a request for a monument sign, an electronic message board sign, and directional signage. In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premise advertising and are located on a lot used for institutional uses, including educational institutions, may be constructed in agricultural districts as long as they do not exceed 32-

square-feet of display are 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 and shall be based on the total linear foot of lot frontage.

The school site has nearly 1,329 linear feet of frontage. Due to the length of frontage and the location of the site, applicant is requesting an increase in display area for up to ten feet (10') in height and 200 square feet in sign area. Properties to the north, west and east are designated as Level 6 (Regional Employment/Commercial) in the Comprehensive Plan, and the surrounding properties have a mix of uses including parkland, as well as Industrial Light (IL) and Industrial Heavy (IH). Directional signage would be placed at the intersection of E. New Orleans Street (E 101<sup>st</sup> Street) and S. 38<sup>th</sup> Street to direct people to the school. The property, which is located on E. Gary Street, will be accessed from New Orleans Street, near the Events Center Park, and from State Highway 51.

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) established in conjunction with the platting and engineering for this site.

Surrounding land uses and zoning classifications include the following:

North:	A-1, IH, IH/PUD-249	MK&T Railroad, Storage and Undeveloped
East:	A-1	Undeveloped
South:	A-1	Events Center
West:	A-1	Undeveloped

Elementary schools are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. Signs, including illuminated signs, are permitted in agricultural districts, as part of an institutional use, such as educational institutions, with a Specific Use Permit. SP-292 is therefore in accordance with the Comprehensive Plan and the Zoning Ordinance.

The City of Broken Arrow has received a letter from Union Pacific Railroad (attached) expressing some concerns about the prospective elementary school at this location. These concerns include an increase in pedestrian traffic and trespassing onto the railroad right-of-way, increased traffic at railroad crossings, sight line safety, noise and vibration, and drainage. In the letter, Union Pacific requested that the following considerations be given in designing the school site.

- Establish buffers and setbacks from the railroad right-of-way.
- Install fencing.
- Post no trespassing signs.
- Examine potential impacts due to increased vehicular and pedestrian traffic and determine mitigation measures if needed.
- Disclose to the public that daytime and nighttime noise levels, including the sounding of horns, exist and may increase in volume and in the number of occurrences.
- Disclose to the public that pre-existing vibration from the active railway.
- Request that the school development plans include sound barrier walls, landscape buffers, and/or the use of soundproofing materials and techniques.
- Ensure that storm drainage plan does not direct water drainage toward the railroad right-of-way.
- Mitigate all safety risks including contacting Union Pacific to arrange for flaggers for work performed within twenty-five (25') of the nearest track.

- Determine if modifications are needed to the street and warning devices on any nearby rail crossings as part of the school development plans.
- Analyze sight distance for vehicles approaching the at-grade crossings.
- Union Pacific requests an on-site meeting with the Oklahoma Department of Transportation, and any other appropriate parties, to discuss potential impact and possible upgrades to mitigate any safety risks resulting from reduced visibility.
- Provide education on safety at railway crossings available through Operation Lifesaver at [www.oli.org](http://www.oli.org) <<http://www.oli.org>>.

Wallace Engineering has provided a letter (attached) that addresses the Union Pacific Railroad concerns.

**Attachments:** Case map  
Aerial  
Development Concept and Standards  
Conceptual Improvement Plan  
Union Pacific Comment Letter  
Wallace Engineering Response Letter

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-292 be approved, subject to the property being platted within one year of approval of PUD -292.

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

JMW