



When this property was annexed into the City of Broken Arrow, it was assigned R-1 zoning. In December 1987, the City Council approved BAZ-1079 to rezone the property to C-2 (Planned Shopping Center), subject to the property being platted. With the 2008 Zoning Ordinance update, C-2 was converted to CG (Commercial General). The property has not been platted, and the R-1 zoning remains. As part of this Specific Use Permit request, the property will need to be platted. Upon platting, the CG zoning will be codified.

With SP-297, a 24,174-square-foot building is proposed for a place of assembly. Exterior building materials include EIFS, metal panel and a stone wainscot. It is anticipated that on-site detention will be required and is planned for the east side of the site. The northwest portion of the site is not yet planned but may include a monument sign.

Two points of access are proposed along Olive Avenue. The north driveway aligns with the Mabrey Bank driveway on the west side of Olive. The second driveway is proposed to be approximately 280 feet to the south. Both driveways will meet separation requirements. Water and sewer are available from the City of Broken Arrow. There is no floodplain on this property.

Surrounding land uses and zoning classifications include the following:

North:	CN and CH	Optical shop, gas station
East:	R-2/PUD-72	Single-family
South:	R-2/PUD-72	Single-family
West:	CG and R-2/PUD-78	Bank, single-family

Places of assembly are permitted in residential and commercial districts with a Specific Use Permit by the Zoning Ordinance. SP-297 is therefore in accordance with the Zoning Ordinance. Upon platting the property, the CG zoning designation will be in conformance with the Comprehensive Plan in Level 4.

**Attachments:** Case map  
Aerial  
Conceptual Site Plan  
Building Renderings

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-297 be approved, subject to the property being platted.

**Reviewed by:** Jill Ferenc

**Approved By:** Larry R. Curtis

JMW