



City of Broken Arrow

Request for Action

File #: 17-2379, **Version:** 1

Broken Arrow Planning Commission
07-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-280 (Specific Use Permit), Graves Scout Reservation, 170.01 acres, A-1, northeast corner of New Orleans Street and 23rd Street

Background:

Applicant: William W. Haines, Indian Nations Council, BSA
Owner: Indian Nations Council, BSA
Developer: Indian Nations Council, BSA
Engineer: NA
Location: Northeast corner of New Orleans Street and 23rd Street
Size of Tract: 170.01 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Greenway/Floodplain and Private Recreation

SP-280 is a request for a Specific Use Permit for a “Place of Assembly” for the Indian Nations Council, Inc. Boy Scouts of America, along with a request to modify the freestanding sign requirement associated with the campgrounds. The property is located on the northeast corner of New Orleans Street and 23rd Street.

A Boy Scout camp was established on the property in 1944 when Russell Kelce, president of Seneca Coal Company, donated the first of two parcels of abandoned coal-pit land to Broken Arrow Boy Scout Troop 104. “Places of Assembly”, such as that associated with the Boys Scouts, require a Specific Use Permit, which has not been obtained on the property.

The Boy Scouts of America wants to replace and upgrade some of the signs that are located at the entries to the campgrounds. The property is zoned A-1, which limits signs to 32 square feet in size and eight feet in height. In accordance with Section 5.7.E.2 of the zoning ordinance, permanent freestanding signs, which function as on-premises advertising signs and are located on lots used for institutional use such as educational, religious or charitable institution, may be increased to the standards for commercial signs through a PUD or Specific Use Permit.

With SP 280, applicant is requesting to have three new signs and to replace one existing sign. The largest sign, which contains 50 square feet and will be 7 feet in height, will be located on the northeast corner of New

Orleans Street and 23rd Street. The other three signs contain 40 square feet and are seven feet in height. The signs are shown to be located outside the utility easements.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped
East:	A-1/SP 139	NSU
South:	A-CN, A-R-1, A-RS-1, A-1/SP 192B	Large lot residential and undeveloped
West:	R-2/FD	Large lot residential

The 100-year floodplain associated with Broken Arrow Creek flows north/south through the property. The property is designated as “Greenway/Floodplain” and “Private Recreation” in the Comprehensive Plan.

In 2010, a site plan was submitted for a new building for the Jack Graves Center, which is located on the east part of the property. During the site plan review, Staff commented that a sidewalk needed to be constructed along New Orleans Street from the eastern most access drive to the property line shared with NSU. The applicant requested a waiver on the sidewalk construction. The City Council denied the waiver request and stated that a minimum five-foot wide sidewalk would be constructed from the east property line adjoining Northeastern State University to the east side of the entry drive from New Orleans Street, which is approximately 1,000 feet. The construction of this sidewalk could be deferred to a future construction phase, but would be completed no later than December 2012. In 2012, applicant requested, and received approval, to defer construction of the sidewalk to December 2017. As of today, the sidewalk has not been constructed. With the agreement to defer construction of the sidewalk, it was understood that additional consideration would be given to extending the sidewalk approximately 2,200 feet from the main entrance to the Jack Graves Center to the Indian Nations Council’s southwestern property corner at or near the intersection of New Orleans Street and County Line Road.

The property associated with SP 280 has not been platted. Right-of-way and utility easements have been dedicated along New Orleans Street and 23rd Street in accordance with the subdivision regulations.

Attachments:

- Case map
- Aerial photo
- Comp Plan
- Sign Details
- Sidewalk information
- Approved site plan for Jack Graves Center
- Right-of-Way Dedication Recorded Document

Recommendation:

Based on the Comprehensive Plan, the location of the property, past history of the property, and the surrounding land uses, Staff recommends that SP-280 be approved and, since the right-of-way and utility easements have been dedicated in accordance with the Subdivision Regulations, the platting be waived. Signs shall be constructed as per the plans submitted with SP 280. In addition, the 5-foot wide sidewalk from the eastern most drive to the east property line shall be completed. The 5-foot wide sidewalks along the remainder of the property frontage shall either be completed by December 31, 2020, or funds shall be placed in escrow.

Reviewed By: **Larry R. Curtis**

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Approved By: Michael W. Skates

BDM