



City of Broken Arrow

Request for Action

File #: 17-2448, Version: 1

**Broken Arrow City Council
Meeting of: 08-01-2017**

To: Mayor and City Council Members
From: Development Services Department
**Title: Approval of SP-280 (Specific Use Permit), Graves Scout
Reservation, 170.01 acres, A-1, northeast corner of New Orleans
Street and 23rd Street**

Background:

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.

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.

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 has been dedicated along New Orleans Street and 23rd Street in accordance with the subdivision regulations. It was stated in the Planning Commission meeting, on July 13, 2017, that the utility easements along New Orleans Street and 23rd Street have not been dedicated and shall be a condition of the approval of SP-280.

Staff recommended that SP-280 be approved and, since the right-of-way has been dedicated in accordance with the Subdivision Regulations, the platting be waived, subject to the dedication of utility easements along New Orleans Street and 23rd Street in accordance with the subdivision regulations. 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 by December 31, 2017, as directed by City Council. 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.

In their meeting of July 13, 2017, the Planning Commission recommended SP-280 for approval as recommended by Staff with a vote of 5-0. No one spoke against this item.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case Map
Aerial
Comp Plan
Sign Details
Sidewalk Information
Approved site plan for Jack Graves Center
Right-of-Way Dedication recorded document

Recommendation:

Approve SP-280 as recommended by Planning Commission and Staff.

LRC:ALY