



City of Broken Arrow

Legislation Details (With Text)

File #: 16-1246 **Name:**
Type: General Business **Status:** Passed
File created: 10/6/2016 **In control:** Broken Arrow City Council
On agenda: 10/18/2016 **Final action:** 10/18/2016
Title: Consideration, discussion, and possible approval of Comprehensive Plan Change request, BACP-155, Indian Springs Elementary Site, 10.66 acres, Public/Semi-Public to Level 3, one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1-PLANNING FACT SHEET.BACP-155.pdf, 2. 2-CASEMAP.BACP 155.pdf, 3. 3- AERIAL.BACP 155.pdf, 4. 4- COMPREHENSIVE PLAN.pdf, 5. 5-LETTER FROM SCHOOL.pdf

Date	Ver.	Action By	Action	Result
10/18/2016	1	Broken Arrow City Council	approved	Pass

Broken Arrow City Council Meeting of: 10-18-2016

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration, discussion, and possible approval of Comprehensive Plan Change request, BACP-155, Indian Springs Elementary Site, 10.66 acres, Public/Semi-Public to Level 3, one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue

Background:

BACP-155 is a request to change the Comprehensive Plan designation on 10.66 acres of unplatted land from Public/Semi-Public to Level 3 (Transition area) for Office Neighborhood (ON) use. This property is located one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue and is zoned R-2 (Single-Family Residential).

This property has been used by the Broken Arrow Public School District as, Indian Springs Elementary School since 1972; however, three years ago the school site was vacated because of the location and lack of acreage. In addition, the current Comprehensive Plan Designation (for this property) restricts the uses for potential buyers of the property. Because of this, the applicant is requesting to change the Comprehensive Plan Designation from Public/Semi-Public, to Level 3 (Commercial Neighborhood) to increase the marketability of this property. Following this Comprehensive Plan change request, the applicants propose to rezone the property, through the PUD process, for office uses.

The Planning Commission, in their meeting of September 22, 2016, reviewed and unanimously (3-0 vote) recommended that BACP-155 be approved, subject to platting and all future rezoning applications to be considered for office use only, through the PUD process, as recommended by Staff. There was one person in the audience who voiced concerns about lighting, traffic, road maintenance and property value associated with

the approval of this request.

Cost: **None**

Prepared By: **Michael W. Skates, Director of Development Services**

Reviewed By: **Development Services Department**
 Assistant City Manager- Operations
 Legal Department

Approved By: **Michael L. Spurgeon, City Manager**

Attachments: **BACP-155 Fact Sheet from Planning Commission**
 Case Map
 Aerial Photo
 Comp Plan
 Letter from Broken Arrow Schools

Recommendation:

Approve BACP-155, subject to the property being platted and all future rezoning applications to be considered for office uses only, through the PUD process.