



City of Broken Arrow

Legislation Details (With Text)

File #: 17-2243 **Name:**
Type: Public Hearings **Status:** Agenda Ready
File created: 5/18/2017 **In control:** Planning Commission
On agenda: 6/8/2017 **Final action:**
Title: Public hearing, consideration, and possible action regarding SP-279 (Specific Use Permit), Union Peters Elementary, 10.34 acres, R-1, one-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-CASE MAP.SP-279, 2. 3-AERIAL.SP 279, 3. 4-SIGN SITE PLAN, 4. 5-SIGN DETAIL

Date	Ver.	Action By	Action	Result
6/8/2017	1	Planning Commission		

Broken Arrow Planning Commission 06-08-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-279 (Specific Use Permit), Union Peters Elementary, 10.34 acres, R-1, one-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue

Background:

Applicant: Nicole Watts, KKT Architects
Owner: Union Independent School District 9
Developer: N/A
Engineer: KKT Architects
Location: One-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue
Size of Tract: 10.34 acres
Number of Lots: 1
Present Zoning: R-1/SP-11
Comp Plan: Level 2

SP-279 is a request for a Specific Use Permit for a new electronic sign to replace the existing school sign at Peters Elementary School. The property, which contains 10.34 acres, is located approximately one-half mile south of Kenosha Street, one-quarter mile east of Olive Avenue.

Peters Elementary School is located in a residentially zoned district. The Specific User Permit for the school,

SP-11, was approved by City Council on May 1, 1978.

In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premises advertising and are located on lot used for institutional uses, including educational uses, may be constructed in residential districts as long as they do not exceed 32-square feet of display area 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. This section also allows the use of illumination, provided that it made by constant light which does not exceed 70-foot candles as measured at a distance of 2-feet from the source of light.

The SP-279 is being requested to allow the sign to have an illuminated LED board on a monument style base. The overall sign dimensions are approximately 8-feet in height and approximately 10.5 feet in width. The LED display portion of the new sign proposed by the applicant is approximately 2 ½ feet in height and approximately 8 ½ feet in width, with an estimated display area of 24-feet.

Surrounding land uses and zoning classifications include the following:

North:	R-2/PUD-86A	Residential Subdivision
East:	R-3	Residential Subdivision
South:	R-3	Residential Subdivision
West:	R-2/FD	Residential Subdivision and Flood District

The sign is not located in a 100-year floodplain area.

Schools are permitted in any residential district with a Specific Use Permit by the zoning ordinance. Illuminated signs are permitted in residential districts, as part of an institutional use, such as a school, with a Specific Use Permit. SP-279 is therefore in accordance with the comprehensive plan and zoning ordinance.

Attachments: Case map
Aerial photo
Conceptual site plan
Sign Details

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that SP-279 be approved and that platting be waived.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC:ALY