



City of Broken Arrow

Legislation Details (With Text)

File #:	19-104	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	12/21/2018	In control:	Broken Arrow City Council
On agenda:	1/15/2019	Final action:	
Title:	Approval of BAZ-2018, Indian Springs Elementary School site, 10.66 acres, R-2 to ON, one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1-PC FACTSHEET BAZ 2018, 2. 2-CASE MAP.BAZ-2018, 3. 3-AERIAL.BAZ-2018, 4. 4-COMP PLAN.BAZ-2018		

Date	Ver.	Action By	Action	Result
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Broken Arrow City Council Meeting of: 01-15-2019

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

Approval of BAZ-2018, Indian Springs Elementary School site, 10.66 acres, R-2 to ON, one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

Background:

BAZ-2018 is a request to change the zoning designation on a 10.66-acre parcel from R-2 (Single-Family Residential) to ON (Office Neighborhood). The property is located one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue). In 1972, Indian Springs Elementary School was constructed on the property. In 2013, the school was vacated and is no longer used by the school district. None of the property has been platted. No information has been provided regarding the proposed future use of the property. However, the ON district is limited primarily to office and financial type uses.

On October 18, 2016, the City Council approved BACP-155, a request to change the Comprehensive Plan designation on the property from Public/Semi-Public to Level 3. BACP-155 was approved subject to the property being platted and all future rezoning applications to be considered for office uses only, through the Planned Unit Development process. While a PUD was not submitted with the rezoning application, a PUD has since been submitted, was reviewed by the Planning Commission on January 10, 2019, and is on this same agenda.

According to FEMA maps no part of the property is located within a 100-year floodplain. However, the 100-year floodplain of the Arkansas River abuts the property on three sides.

With the approval of BACP-155, the property is designated as Level 3 in the Future Development Guide of the Comprehensive Plan. The ON zoning being requested is considered to be in accordance with the

Comprehensive Plan.

The Planning Commission, in their meeting of December 20, 2018, concurred with Staff and recommended approval (4-0 vote) of BAZ-2018, subject to the property being platted. During the Public Hearing segment, no one spoke regarding this item.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

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

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comp Plan
BACP-155 letter of approval

Recommendation:

Approve BAZ-2018 as recommended by Planning Commission and Staff.

BDM