



# City of Broken Arrow

## Legislation Details (With Text)

<b>File #:</b>	19-1091	<b>Name:</b>	
<b>Type:</b>	General Business	<b>Status:</b>	Agenda Ready
<b>File created:</b>	8/23/2019	<b>In control:</b>	Broken Arrow City Council
<b>On agenda:</b>	9/3/2019	<b>Final action:</b>	
<b>Title:</b>	Consideration, discussion and possible approval of SP-296 (Specific Use Permit), Independent School District No. 3 (Broken Arrow Public Schools), Science, Engineering, Technology and Mathematics Academy (STEM), 79.8 acres, A-1, one-quarter mile east of 23rd Street (193rd East Avenue/County Line Road), north of Albany Street (61st Street)		

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2- PLANNING COMMISSION FACT SHEET, 2. 3-CASE MAP, 3. 4-AERIAL, 4. 5-EXHIBIT

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Broken Arrow City Council Meeting of: 09-03-2019

**Title:**

Consideration, discussion and possible approval of SP-296 (Specific Use Permit), Independent School District No. 3 (Broken Arrow Public Schools), Science, Engineering, Technology and Mathematics Academy (STEM), 79.8 acres, A-1, one-quarter mile east of 23rd Street (193rd East Avenue/County Line Road), north of Albany Street (61st Street)

### Background:

SP 296 is a request for a Specific Use Permit for a STEM (science, engineering, technology and mathematics) school and for other school related functions and land uses. The property, which contains 79.8 acres, is located one-quarter mile east of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road), north of Albany Street (61<sup>st</sup> Street). The property presently includes a single-family residence and is unplatted.

The Broken Arrow Zoning Ordinance (updated in 2008) requires all schools within agricultural and residential zoning districts to have a Specific Use Permit. Broken Arrow Public Schools (BAPS) is proposing a STEM school with a 50,000-square-foot main building and a 16,300-square-foot agricultural sciences covered structure that will be open to the air. Other agricultural uses are planned elsewhere on the site. The school site has 1,315 linear feet of frontage. Two driveway entrances are proposed, and the drive aisles are planned to loop through the south portion of the site.

On July 16, 2019, the City Council amended Section 5.7, Signs, of the Broken Arrow Zoning Ordinance via Ordinance No. 3586. Included in Section 5.7.E.3 of the amendment is a provision for permanent freestanding signs located on lots for education institutions to be constructed and maintained to the standards contained in Section 5.7.C (General Sign Standards in all Nonresidential Zoning Districts) of the sign code. Therefore, signs

for the school are permitted in accordance with Section 5.7.C of the Zoning Ordinance.

A portion of the south and east of the property is located in the 100-year floodplain associated with the Adams Creek Basin. A regional detention facility is planned in this area that can serve this site.

Educational facilities are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. With Ordinance No. 3586, education institutions are permitted to construct and maintain signs to the standards of nonresidential zoning districts. SP-296 is therefore in accordance with the Comprehensive Plan and the Zoning Ordinance.

In their meeting of August 8, 2019, the Planning Commission recommended approval (4-0 vote) per Staff recommendation, subject to the property being platted. No one from the public spoke on this item.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Larry R. Curtis, Community Development Director

**Approved By:** City Manager's Office

**Attachments:** Planning Commission Fact Sheet  
Case map  
Aerial  
Exhibit

**Recommendation:**

Approve Specific Use Permit (SP) 296 per Planning Commission and Staff recommendation.