



# City of Broken Arrow

## Request for Action

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**File #:** 16-1165, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-22-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding 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:**

**Applicant:** Derek Blackburn, Broken Arrow Public Schools  
**Owner:** Broken Arrow Public Schools  
**Developer:** Broken Arrow Public Schools  
**Engineer:** Wallace Engineering  
**Location:** One-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue  
**Size of Tract** 10.66 acres  
**Number of Lots:** 1  
**Present Zoning:** R2 (Single-Family Residential)  
**Comp Plan:** Public/Semi-Public

BACP 155 is a request to change the Comprehensive Plan designation on a 10.66 - acre tract of land from Public/Semi-Public to Level 3. The property, which is located one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue, is currently zoned R-2 (Single-Family Residential). None of the property has been platted.

Since 1972, this property has been in use by the Broken Arrow Public School District as Indian Springs Elementary School. Three years ago the school site was vacated and due to the location and lack of acreage, is no longer being used by the district.

The current Comprehensive Plan Designation for this property restricts the uses for potential buyers of the property. Therefore, 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.

With this Comprehensive Plan change request, the applicants have indicated that a rezoning and PUD applications will follow for potential office uses.

**SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN**

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 2	R-2 (Single-Family Residential)	Single-Family Residential
East	100-year Floodplain	R-2 (Single-Family Residential)	Undeveloped/Floodplain
South	100-year Floodplain	R-2 (Single-Family Residential)	Undeveloped/Floodplain
West	100-year Floodplain	R-2 (Single-Family Residential)	Undeveloped/Floodplain

According to FEMA maps, the entirety of the property is surrounded by 100-year floodplain area.

**Attachments:** Case map  
Aerial photo  
Comp Plan  
Letter from Broken Arrow Schools

**Recommendation:**

The property associated with BACP 155 was originally developed as a school site for the Broken Arrow Public School District. Due to the location of the property surrounded by the 100-year floodplain, it is unlikely that the property will develop as single-family residential as it is zoned. Changing the Comprehensive Plan Designation will allow for future zoning designation changes to accommodate an appropriate use for the currently vacant site.

Therefore, based on the status of the property, the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP-155 be approved, subject to the property being platted and all future rezoning applications to be considered for office uses only, through the PUD process.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD:ALY