



# City of Broken Arrow

## Request for Action

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**File #:** 16-1246, **Version:** 1

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**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.