



# City of Broken Arrow

## Request for Action

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**File #: 17-2243, Version: 1**

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**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