



City of Broken Arrow

Request for Action

File #: 17-2396, **Version:** 1

Broken Arrow Planning Commission
07-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-281 (Specific Use Permit), South B.A. Baptist Church, 7.50 acres, R-2, RM/SP-216, one-quarter mile north of Jasper Street, east of Elm Place

Background:

Applicant: Donna J. Emmons, Tehillah Concepts
Owner: South B.A. Baptist Church
Developer: N/A
Engineer: N/A
Location: One-quarter mile north of Jasper Street east of Elm Place
Size of Tract 7.50 acres
Number of Lots: 2
Present Zoning: R-2, RM/SP-216
Comp Plan: Level 3, Level 6

SP-281 is a request for a Specific Use Permit to modify the existing church sign at South B.A. Baptist Church and to add a new electronic sign. The property, which contains 7.50 acres.

South B.A. Baptist Church is located in residentially zoned districts. The Specific Use Permit for the church, SP-216, was approved by City Council on January 16, 2007. One of the parcels included in the project site was platted as Indian Springs Baptist Church Addition on November 16, 1981, and the other parcel was platted as Elm Center at Indian springs on February 5, 2007.

In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premises advertising and are located on a lot used for institutional uses, including places of assembly, 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 is 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-281 is being requested to allow the sign to remove the upper portion of the existing monument sign and

to have an illuminated LED board on a monument style base. The applicant has stated that the overall sign dimensions are approximately 14-feet in height and 9.5-feet in width. The LED display portion of the new sign proposed by the applicant is approximately 4.2-feet in height and approximately 9.5-feet in width, with an estimated display area of 39.9-square-feet. The existing base of the sign includes approximately 22-square-feet of signage for a total sign area of 61.9-square-feet.

Surrounding land uses and zoning classifications include the following:

North:	A-R-1	Large lot single-family
East:	R-2	Residential Subdivision
South:	RM/SP-216	B.A. Baptist Church property
West:	R-3	Residential Subdivision

The property is not located in a 100-year floodplain area.

Places of assembly 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 places of assembly, with a Specific Use Permit. SP-281 is therefore in accordance with the comprehensive plan and zoning ordinance.

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff supports this request. However, the legal description provided by the applicant only included one of the parcels that is a part of SP-216 for South B.A. Baptist Church. As a result, the radius report only included those property owners within 300 feet of the north parcel. Additional time is needed to provide notice to property owners within 300 feet of the entire project site.

Attachments: Case map
Aerial photo
Conceptual site plan
Sign Details

Recommendation:

Staff recommends this item be tabled to a future date once the application is completed. Prior to this item being heard by the Planning Commission, all notification requirements will be met.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC:JMW