



City of Broken Arrow

Request for Action

File #: 17-2433, **Version:** 1

Broken Arrow Planning Commission
07-27-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-282 (Specific Use Permit), Kirkland Activity Complex, 24.10 acres, R-3, west of 9th Street and one-half mile south of Kenosha Street.

Background:

Applicant: Bob Tolomeo, Broken Arrow Public Schools
Owner: Broken Arrow Public Schools
Developer: Broken Arrow Public Schools
Engineer: N/A
Location: West of 9th Street, one-half mile south of Kenosha Street
Size of Tract Approximately 24.10 acres
Number of Lots: 1
Present Zoning: R-3
Comp Plan: Level 2 (Urban Residential)

SP-282 is a request for a Specific Use Permit for a school sports complex for Broken Arrow Public Schools. The property is zoned R-3 and is located west of 9th Street and one-half mile south of Kenosha Street.

The property associated with this proposed sports complex was previously the site of North Intermediate High School, which was demolished in 2016. The gymnasium and auditorium remain and will be used in conjunction with the sports complex. A site plan for Kirkland Activity Complex was approved for this property in May of 2017.

Right-of-way has been dedicated along Detroit Street in accordance with the subdivision regulations. A total of 50-feet of right-of-way has been dedicated along the north 267-feet of frontage along 9th Street. The remaining 477.70-feet has a total of 38-feet of right-of-way dedicated. 9th Street is designated as a secondary arterial street in the Comprehensive Plan, which requires an ultimate right-of-way of 100-feet, or 50-feet on each side of the centerline of the street, per the Engineering Design Criteria Manual.

No utility easement has been provided for the north 267-feet of frontage along 9th Street. A 12-foot utility easement has been dedicated along the south 477.71 feet of frontage along 9th Street. 17.5-foot utility easements are required along arterial streets per the Subdivision Regulations. Utility easements and the deed for right-of-way were approved by the City Council on April 18, 2017 by Resolution No. 1013 and were recorded in Tulsa

County on April 28, 2017.

Surrounding land uses and zoning classifications include the following:

North:	R-3	Single-Family Residential
East:	R-3	Single-Family Residential
South:	IL	PACCAR Winch
West:	R-3	Single-Family Residential

According to FEMA Maps, there is no 100-year floodplain associated with this property.

The property associated with SP-282 has not been platted. Staff recommends that platting be waived, provided that right-of-way and utility easements be dedicated along 9th Street in accordance with the subdivision regulations.

Attachments:

- Case map
- Aerial photo
- Approved site plan for Kirkland Activity Complex
- Recorded Resolution 1013
- Recorded Deed for Right-of-Way
- Recorded Utility Easement Document

Recommendation:

Based on the Comprehensive Plan, the location of the property, past history of the property, and the surrounding land uses, Staff recommends that SP-282 be approved and platting be waived, subject to right-of-way and utility easements being dedicated along 9th Street in accordance with the Subdivision Regulations.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

ALY