



City of Broken Arrow

Request for Action

File #: 17-2611, Version: 1

**Broken Arrow City Council
Meeting of: 09-19-2017**

To: Mayor and City Council Members
From: Development Services Department
Title:

Approval of SP-281 (Specific Use Permit), South Broken Arrow Baptist Church, 7.50 acres, R-2, RM/SP-216, one-quarter mile north of Jasper Street along Elm Place

Background:

SP-281 is a request by South B.A. Baptist Church for a Specific Use Permit to modify the existing church sign and to add a new electronic sign. The property, which contains 7.50 acres is located one-quarter mile north of Jasper Street along Elm Place.

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.

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.

Cost: \$0

Prepared By: Jane Wyrick, Planner II

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: 1-Published Planning Commission Fact Sheet
2-Case Map
3-Aerial
4-Conceptual Site Plan
5-Sign Details

Recommendation:

Approve SP-281, as recommended by Planning Commission and Staff.

LRC:JMW