



# City of Broken Arrow

## Request for Action

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**File #:** 17-2942, **Version:** 1

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**Broken Arrow Planning Commission**  
**12-7-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding SP-288 (Specific Use Permit), New Life Baptist Church, 4.195 acres, R-2, South of Norman Street, one-quarter mile west of Elm Avenue

**Background:**

**Applicant:** New Life Baptist Church  
**Owner:** Tim Martindale, Trustee  
**Engineer:** HRAOK, Salvador Titone, LLC  
**Location:** South of Norman Street, one-quarter mile west of Elm Avenue  
**Size of Tract** 4.195 acres  
**Number of Lots:** 1  
**Present Zoning:** R-2  
**Comp Plan Present:** Level 2

SP-288 is a request for a Specific Use Permit for a place of assembly in a residential district and for a proposed LED sign for New Life Baptist Church. The unplatted property, which contains 4.195 acres, is located south of Norman Street, one-quarter mile west of Elm Avenue.

The current Broken Arrow Zoning Ordinance requires all places of assembly within agricultural and residential zoning districts to have a Specific Use Permit. New Life Baptist Church, Inc. purchased the site of the former Calvary Baptist Church that existed as a place of assembly prior to the current Zoning Ordinance requirement for obtaining a Specific Use Permit. Furthermore, 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. Therefore, SP-288 is a request for approval of a Specific Use Permit for a place of assembly and for an LED sign for New Life Baptist Church.

Due to funding limitations, the applicant is proposing two options for signage. The first option is to replace the existing wall-mounted sign with a four-foot by eight-foot sign that includes fixed text identifying the name of the church at the top of the sign and an LED panel in the lower portion of the sign. The second option is to install a freestanding, four-foot by eight-foot sign on a three-foot-high brick base in the parking lot at the front of the property as shown on the site plan. The proposed sign location is within a parking space that will be

striped as a no parking area. Bollards are proposed around the base of the sign to serve as a barrier between the sign and automobiles. The property has not been platted and the applicant has requested that the City waive platting requirements. The applicant is proposing to dedicate a 17.5-foot utility easement along the Norman Street right-of-way. The sign is proposed to be turned off at 10:00 p.m.

None of the property, according to the FEMA maps, is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	R-2	Single-family Residential
East:	R-2	Single-family Residential
South:	R-3	Single-family Residential
West:	R-1/SP-245	Arrowhead Elementary School

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 place of assembly, with a Specific use Permit. SP-288 is therefore in accordance with the comprehensive plan and zoning ordinance.

**Attachments:** Case map  
Aerial photo  
Conceptual site plan  
Wall Digital Sign  
Monument Digital Sign  
Utility Easement Legal Description

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-288 be approved, that platting be waived, and subject to the following conditions of approval.

1. The applicant shall submit a building permit application for one of the two LED sign options proposed. The LED sign shall be dimmed after dark and turned off at 10:00 p.m. as proposed.
2. The applicant shall record the 17.5-foot utility easement along the Norman Street frontage and provide the City with a copy of the recorded document.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

JMW