



# City of Broken Arrow

## Request for Action

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**File #: 18-79, Version: 1**

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**Broken Arrow City Council  
Meeting of: 01-2-2018**

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

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. Also 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.

The applicant is proposing two options for signage, and the preferred option is to install a monument sign at the front of the site. Due to funding limitations, the applicant may opt to install a wall-mounted sign on the existing facility instead. Designs for both options are attached. 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.

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.

**Cost: \$0**

**Prepared By: Jane Wyrick**

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

**Legal Department**

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Published Planning Commission Fact Sheet  
Case Map  
Aerial  
Liberty Church Site Amended Plat  
Anthem Church Sign Location  
Anthem Church Proposed Sign

**Recommendation:**

Approve SP-288 (Specific Use Permit) for the New Life Baptist Church, as recommended by Staff and the Planning Commission and subject to the conditions of approval included with the attached Planning Commission fact sheet.

JMW