



City of Broken Arrow

Request for Action

File #: 18-1002, **Version:** 1

Broken Arrow City Council
Meeting of: 09-04-2018

Title:

Approval of SP-45A (Specific Use Permit) Amendment to Trinity Lutheran Church Signage, 4.43 acres, A-1/SP-45, west of Elm Place, one-half mile south of Florence Street

Background:

SP-45A is a request for a Specific Use Permit Amendment to modify the existing monument sign for Trinity Lutheran Church by adding a digital sign. The property is zoned A-1/SP-45 and is located west of Elm Place, one-half mile south of Florence Street.

SP-45 was approved by City Council on November 19, 1984 and the Trinity Acres plat was recorded in Tulsa County on May 31, 1985. Street right-of-way and utility easements were dedicated with the plat.

The current Broken Arrow Zoning Ordinance requires all places of assembly within agricultural and residential zoning districts to have a Specific Use Permit. 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 agricultural districts as long as they do not exceed 32 square feet of display area and do not exceed eight feet in height.

The applicant is requesting approval to remove the existing changeable copy sign and to install an LED sign in the same location. The sign location is setback approximately 28 feet from the Elm Place right-of-way and outside of the utility easement. The proposed LED sign is seven feet, six inches in height and eight feet wide with a display area of 32 square feet.

Places of assembly are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. Illuminated signs are permitted in agricultural districts, as part of an institutional use, such as a place of assembly, with a Specific use Permit. SP-45A is therefore in accordance with the comprehensive plan and zoning ordinance.

In their meeting of August 9, 2018, the Planning Commission recommended approval (5-0 vote) of SP-45A per Staff recommendation. Staff recommended that SP-45A be approved, subject to approval of a building permit and for the LED sign to be dimmed after dark. No one spoke against this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Published PC Fact Sheet
Case Map
Aerial Map
Site Plan
Existing Sign
Proposed LED Sign

Recommendation:

Approve SP-45A per Planning Commission and Staff recommendation.