



# City of Broken Arrow

## Request for Action

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**File #: 19-104, Version: 1**

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**Broken Arrow City Council  
Meeting of: 01-15-2019**

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

**Approval of BAZ-2018, Indian Springs Elementary School site, 10.66 acres, R-2 to ON, one-half mile south of Jasper Street (131<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> East Avenue)**

**Background:**

BAZ-2018 is a request to change the zoning designation on a 10.66-acre parcel from R-2 (Single-Family Residential) to ON (Office Neighborhood). The property is located one-half mile south of Jasper Street (131<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> E. Avenue). In 1972, Indian Springs Elementary School was constructed on the property. In 2013, the school was vacated and is no longer used by the school district. None of the property has been platted. No information has been provided regarding the proposed future use of the property. However, the ON district is limited primarily to office and financial type uses.

On October 18, 2016, the City Council approved BACP-155, a request to change the Comprehensive Plan designation on the property from Public/Semi-Public to Level 3. BACP-155 was approved subject to the property being platted and all future rezoning applications to be considered for office uses only, through the Planned Unit Development process. While a PUD was not submitted with the rezoning application, a PUD has since been submitted, was reviewed by the Planning Commission on January 10, 2019, and is on this same agenda.

According to FEMA maps no part of the property is located within a 100-year floodplain. However, the 100-year floodplain of the Arkansas River abuts the property on three sides.

With the approval of BACP-155, the property is designated as Level 3 in the Future Development Guide of the Comprehensive Plan. The ON zoning being requested is considered to be in accordance with the Comprehensive Plan.

The Planning Commission, in their meeting of December 20, 2018, concurred with Staff and recommended approval (4-0 vote) of BAZ-2018, subject to the property being platted. During the Public Hearing segment, no one spoke regarding this item.

**Cost: \$0**

**Prepared By: Brent Murphy, AICP, Senior Planner**

**Reviewed By: Development Services Department  
Legal Department**

**Assistant City Manager, Operations**

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

**Attachments:**      **Planning Commission Fact Sheet**  
                             **Case map**  
                             **Aerial photo**  
                             **Comp Plan**  
                             **BACP-155 letter of approval**

**Recommendation:**

Approve BAZ-2018 as recommended by Planning Commission and Staff.

BDM