



City of Broken Arrow

Request for Action

File #: 19-123, Version: 1

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

Title:

Approval of Planned Unit Development (PUD) 285, Indian Springs Elementary School site, 10.66 acres, R-2 to ON, one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

Background:

PUD-285 is a request for a PUD (Planned Unit Development) to be placed on a 10.66-acre parcel located one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th 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.

BAZ-2018, a request to change the zoning designation on this property from R-2 to ON was recommended for approval by the Planning Commission on December 20, 2018 and will be considered by the City Council in the same meeting as this PUD request, January 15, 2019. This PUD seeks to limit the uses of the property to only the allowed by right in the ON zoning designation and is being submitted to fulfill the requirements of BACP-155.

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.

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.

The Planning Commission, in their meeting of January 10, 2019, concurred with Staff and recommended approval (4-0 vote) of PUD-285, subject to the property being platted and City Council approval of BAZ-2018. During the Public Hearing segment, no one spoke regarding this item.

Cost: \$0

Funding Source: None

Requested By: Michael Skates, Development Services Director

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
PUD-285
PUD-285 Exhibit A
Comprehensive Plan
BACP-155 letter of approval

Recommendation:

Approve PUD-285 per Planning Commission and Staff recommendation.