



City of Broken Arrow

Request for Action

File #: 19-516, **Version:** 1

Broken Arrow City Council
Meeting of: 05-07-2019

Title:

Approval of SP-292 (Specific Use Permit), Independent School District No. 3 (Broken Arrow Public Schools), 38.734 acres, A-1, located one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th East Avenue)

Background:

SP-292 (Specific Use Permit) is a request for a Specific Use Permit for an elementary school and other school related functions and land uses. The property, which contains 38.734 acres, is located one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue).

On February 28, 2019, the Planning Commission approved BAL-2049 to split an 80.258-acre tract into three tracts, subject to the underlying real estate transactions being completed. The site for SP-292 is the northern tract resulting from the lot split. SP-292 was scheduled for public hearing March 14, 2019. The underlying real estate transactions had not yet been completed at that time, and the applicant withdrew the application. The real estate transactions have since been completed, and the applicant has requested that the Specific Use Permit be reactivated in the public hearing process. A preliminary plat (PT19-100) for this site is being processed concurrently with the Specific Use Permit request.

The Broken Arrow Zoning Ordinance (updated in 2008) requires all schools within agricultural and residential zoning districts to have a Specific Use Permit. Also included in SP-292 is a request for a monument sign, an electronic message board sign, and directional signage. The applicant is requesting an increase in display area for up to ten feet (10') in height and 200 square feet in sign area. Directional signage would be placed at the intersection of E. New Orleans Street (E 101st Street) and S. 38th Street to direct people to the school.

The City of Broken Arrow has received a letter from Union Pacific Railroad (attached) expressing some concerns about the prospective elementary school at this location. These concerns include an increase in pedestrian traffic and trespassing onto the railroad right-of-way, increased traffic at railroad crossings, sight line safety, noise and vibration, and drainage. Wallace Engineering has provided a letter (attached) that addresses the Union Pacific Railroad concerns.

In their meeting of April 25, 2019, the Planning Commission recommended approval (5-0 vote) per Staff recommendation, subject to the property being platted. No one from the public spoke on this item.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Acting Development Services Director

Approved By: City Manager Office

Attachments: Planning Commission Fact Sheet
Case map
Aerial
Development Concept and Standards
Conceptual Improvement Plan
Union Pacific Comment Letter
Wallace Engineering Response Letter

Recommendation:

Approve Specific Use Permit (SP) 292 per Planning Commission and Staff recommendation.