



City of Broken Arrow

Request for Action

File #: 19-731, **Version:** 1

Broken Arrow City Council
Meeting of: 06-17-2019

Title:

Approval of PT19-100, Conditional Final Plat, Broken Arrow Public Schools, Elementary No. 16, 1 lot, 38.734 acres, A-1, one-half mile north of New Orleans Street, one-half mile west of 51st Street (Evans Road/225th E. Avenue)

Background:

The conditional final plat of Broken Arrow Public Schools (BAPS), Elementary No. 16, includes one lot containing 38.734 acres located one-half mile north of New Orleans Street, one-half mile west of Evans Road (225th E. Avenue). An elementary school, signage, and associated improvements are proposed to be developed on the property.

On February 28, 2019, the Planning Commission approved BAL-2049 (Lot Split) to split an 80.258-acre parcel into three parcels owned by the Broken Arrow Municipal Authority (BAMA). BAPS purchased the north 38.734 acres of the property for Elementary No. 16. On May 7, 2019, the City Council approved SP (Specific Use Permit) 292 for the elementary school and associated improvements to be permitted in an agricultural district.

With the Broken Arrow Public Schools, Elementary 16 plat, a primary driveway will provide access to the parking lot and parent drop off area near the front of the school. A second driveway to the east of the school is proposed for school bus drop off and pick up with limited staff parking at the rear of the school. Both access points meet the spacing requirements of the Zoning Ordinance.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow and Rural Water District (RWD) No. 4. Fee-in-lieu of detention is approved for this site. There is a blue line stream traversing the southeast corner of the property. The 100-year water surface will need to be delineated and an overland drainage easement (ODE) will need to be established over it.

This item was heard by TAC on May 21, 2019 and was recommended for approval (4-0 vote) by the Planning Commission in their meeting of May 23, 2019, per Staff recommendation. Based on discussion at the TAC meeting, the applicant and staff agreed to delete checklist items 13 and 15. Planning Commission concurred and recommended that these items be deleted. No one spoke against this item.

Cost: \$0

Funding Source: None

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

Approved By: City Manager's Office

Attachments: Published Planning Commission Factsheet
Checklist
Conditional Final Plat and Deed of Dedication

Recommendation:

Approve PT19-100, Conditional Final Plat for Broken Arrow Public Schools, Elementary No. 16, subject to the attached checklist, as recommended by the Planning Commission, Technical Advisory Committee, and Staff.