



City of Broken Arrow

Request for Action

File #: 19-929, **Version:** 1

Broken Arrow Planning Commission
08-08-2019

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP 296 (Specific Use Permit), Broken Arrow Public Schools, STEM, 79.8 acres, A-1, one-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street)

Background:

Applicant: Mark Capron, Wallace Engineering
Owner: Broken Arrow Public Schools
Developer: Broken Arrow Public Schools
Engineer: Wallace Engineering
Location: One-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road, north of Albany Street (61st Street)
Size of Tract 79.8 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan Present: Level 2 (Urban Residential) and Greenway/Floodplain

SP 296 is a request for a Specific Use Permit for a STEM (science, engineering, technology and mathematics) school and for and other school related functions and land uses. The property, which contains 79.8 acres, is located one-quarter mile east of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street). The property presently includes a single-family residence and is unplatted.

The Broken Arrow Zoning Ordinance (updated in 2008) requires all schools within agricultural and residential zoning districts to have a Specific Use Permit. Broken Arrow Public Schools (BAPS) is proposing a STEM school with a 50,000-square-foot main building and a 16,300-square-foot agricultural sciences covered structure that will be open to the air. Other agricultural uses are planned elsewhere on the site. The school site has 1,315 linear feet of frontage. Two driveway entrances are proposed, and the drive aisles are planned to loop through the south portion of the site.

On July 16, 2019, the City Council amended Section 5.7, Signs, of the Broken Arrow Zoning Ordinance via Ordinance No. 3586. Included in Section 5.7.E.3 of the amendment is a provision for permanent freestanding signs located on lots for education institutions to be constructed and maintained to the standards contained in Section 5.7.C (General Sign Standards in all Nonresidential Zoning Districts) of the sign code. Therefore, signs

for the school are permitted in accordance with Section 5.7.C of the Zoning Ordinance.

A portion of the south and east of the property is located in the 100-year floodplain associated with the Adams Creek Basin. A regional detention facility is planned in this area that can serve this site.

Surrounding land uses and zoning classifications include the following:

North:	RMH/PUD-30	Creek and mobile home park
East:	A-1	Creek and single-family
South:	RMH and A-1	Mobile home park and single-family
West:	A-RM to RM/PUD-273A,A-1/SP-212 Undeveloped, apartments and cell tower	

Educational facilities are permitted in any agricultural district with a Specific Use Permit by the Zoning Ordinance. With Ordinance No. 3586, education institutions are permitted to construct and maintain signs to the standards of nonresidential zoning districts. SP-296 is therefore in accordance with the Comprehensive Plan and the Zoning Ordinance.

Attachments: Case map
Aerial
Exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-296 be approved, subject to the property being platted.

Reviewed and Approved By: **Larry R. Curtis**

JMW