



City of Broken Arrow

Request for Action

File #: 20-81, **Version:** 1

Broken Arrow Planning Commission
01-09-2020

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP-146A (Specific Use Permit), Aspen Creek Church, 7.22 acres, A-1 (Agricultural)/SP-146 (Specific Use Permit), one-half mile south of Florence Street (111th Street), west of Aspen Avenue 145th East Avenue)

Background:

Applicant: Lori Worthington, A-Max Sign Company, Inc.
Owner: New Life Center
Developer: New Life Center
Engineer: None
Location: One-half mile south of Florence Street (111th Street), west of Aspen Avenue 145th East Avenue)
Size of Tract 7.22 acres
Number of Lots: 1
Present Zoning: A-1/SP-146
Comp Plan: Level 6 (Regional Employment/Commercial)

SP-146A is a request for a Specific Use Permit Amendment to replace the existing monument sign with larger sign and a digital message board sign at a later date. The property is platted as Lot One (1), Block One (1) of New Life Center, located one-half mile south of Florence Street (111th Street), west of Aspen Avenue (145th East Avenue).

On November 20, 2000, the City Council approved SP-146 for a church, subject to the property being platted and approval of a site plan. The site plan was approved by the Planning Commission on September 27, 2001 and the plat for New Life Center was recorded in Tulsa County on November 29, 2001.

With SP-146A, the applicant is proposing to replace the existing monument sign with larger sign and a digital message board sign at a later date. In accordance with the zoning ordinance, permanent freestanding signs, which function as on-premise advertising and are located on a lot used for institutional uses, including educational institutions, may be constructed in residential districts as long as they do not exceed 32-square-feet of display area and do not exceed 8-feet in height. Per Section 5.7.E.2 of the zoning ordinance, increases in display surface area and height may be requested through a PUD or Specific Use Permit and shall be based on

the total linear foot of lot frontage but may not exceed 300 square feet.

The church site has approximately 764.55 linear feet of frontage, and the sign is proposed to be placed south of the driveway onto Aspen Avenue at approximately 20 feet from the property line. Section 5.7.5 of the Zoning Ordinance limits freestanding signs to 20 feet in height. The proposed sign is 12-feet in height and 9-feet in width and is of plywood construction with digital print vinyl graphics. Section 5.7.6 states that no sign shall exceed 300 feet of display area if used by a single user. The total display area of the sign is approximately 108 square feet.

In the future, the church would like the option to retrofit this sign to include a digital message board. Digital signs may be permitted through the use of a specific use permit however; staff recommends that any future digital sign be no larger in display area than that of the sign proposed with this specific use permit.

Surrounding land uses and zoning classifications include the following:

North:	A-1	Undeveloped
East:	ON/SP-198	Core Church
South:	CG	Fire Station/Undeveloped
West:	RE/FD	Single-family residential/Floodplain

The property associated with SP 146A is not located in a 100-year floodplain.

The property is designated as Public in the Comprehensive Plan. Institutional uses such as places of assembly are permitted in residential zoning districts with a Specific Use Permit. SP-146A is therefore in accordance with the Comprehensive Plan and Zoning Ordinance.

Attachments: Case map
Aerial
Exhibits

Recommendation:

Based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommends that SP-146A be approved subject to the following conditions:

1. Any future digital sign shall not be any larger than approved by SP-146A and must meet all other provisions of the Zoning Ordinance.
2. The existing sign is to be removed upon the completion of the proposed sign.
3. Any landscaping removed during construction be replaced.
4. Since the property has already been platted, staff recommends that platting be waived.

Reviewed by: Jill Ferenc

Approved By: Larry R. Curtis

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