



City of Broken Arrow

Request for Action

File #: 20-504, **Version:** 1

Broken Arrow Planning Commission
05-14-2020

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding SP 297 (Specific Use Permit), Foundations Church, 7.5 acres, R-1 (Single-family Residential) to CG (Commercial General), southeast corner of Kenosha Street (71st Street) and Olive Avenue (129th E. Avenue)

Background:

Applicant: Douglas Huber Architects
Owner: Becky Barnes, Parrish Company
Developer: Foundations Church
Engineer: Sisemore and Associates
Location: Southeast corner of Kenosha Street (71st Street) and Olive Avenue (129th E. Avenue)
Size of Tract 7.5 acres
Number of Lots: 1
Present Zoning: R-1 to CG (Commercial General)
Comp Plan Present: Level 4 (Commercial/Employment Nodes)

SP 297 is a request for a Specific Use Permit for Foundations Church. The property, which contains 7.5 acres, is located at the southeast corner of Kenosha Street (71st Street) and Olive Avenue (129th E. Avenue). The undeveloped property is unplatted.

When this property was annexed into the City of Broken Arrow, it was assigned R-1 zoning. In December 1987, the City Council approved BAZ-1079 to rezone the property to C-2 (Planned Shopping Center), subject to the property being platted. With the 2008 Zoning Ordinance update, C-2 was converted to CG (Commercial General). The property has not been platted, and the R-1 zoning remains. As part of this Specific Use Permit request, the property will need to be platted. Upon platting, the CG zoning will be codified.

With SP-297, a 24,174-square-foot building is proposed for a place of assembly. Exterior building materials include EIFS, metal panel and a stone wainscot. It is anticipated that on-site detention will be required and is planned for the east side of the site. The northwest portion of the site is not yet planned but may include a monument sign.

Two points of access are proposed along Olive Avenue. The north driveway aligns with the Mabrey Bank

driveway on the west side of Olive. The second driveway is proposed to be approximately 280 feet to the south. Both driveways will meet separation requirements. Water and sewer are available from the City of Broken Arrow. There is no floodplain on this property.

Surrounding land uses and zoning classifications include the following:

North:	CN and CH	Optical shop, gas station
East:	R-2/PUD-72	Single-family
South:	R-2/PUD-72	Single-family
West:	CG and R-2/PUD-78	Bank, single-family

Places of assembly are permitted in residential and commercial districts with a Specific Use Permit by the Zoning Ordinance. SP-297 is therefore in accordance with the Zoning Ordinance. Upon platting the property, the CG zoning designation will be in conformance with the Comprehensive Plan in Level 4.

Attachments: Case map
Aerial
Conceptual Site Plan
Building Renderings

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-297 be approved, subject to the property being platted.

Reviewed by: Jill Ferenc

Approved By: Larry R. Curtis

JMW