

July 29, 2019

Planned Unit Development

For
Casey's General Store
3801 E. Kenosha Street
Broken Arrow, Wagoner County, Oklahoma

Submitted to:
City of Broken Arrow, Oklahoma

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July 29, 2019
BROKEN ARROW
DEVELOPMENT SERVICES

Developer:
Casey's Marketing Company
One S.E. Convenience Boulevard
Ankeny, IA 50021
Contact: Katie DeRouchey
Telephone: (515) 963-3829

Prepared By:
Morrison Shipley Engineers, Inc.
2407 S.E. Cottonwood Street, Suite A
Bentonville, AR 72712
Contact: John Wary
Telephone: (479) 298-3882



I. Development Concept:

The subject site is located at the southeast corner of E. Kenosha Street and 37th Street in Broken Arrow, Wagoner County, Oklahoma. The existing site is approximately 1.77 acres and is currently undeveloped. The site is currently zoned A-1, Agricultural District and the developer intends to rezone the site, a single lot development, to Commercial General District (CG) with PUD. The developer intends to develop the subject property to provide a new Casey's General Store, which is a convenience store with fuel sales.

The PUD will provide guidelines for a development that will conform to CG zoning district, with modifications to the required building setback lines and screening requirements. Additional modifications will be provided by the development and are outlined in the PUD Development Standards. The proposed Casey's General Store will have a building that is approximately 5,382 S.F. There are approximately 22 parking spaces proposed, including two accessible spaces. A 66' wide by 152' long canopy is proposed over 10 fueling pumps (20 fueling bays), and 19 proposed parking spaces. The canopy will have recessed lighting under it with speakers mounted to each column. One new entrance drive (35' wide, shared, full access) is proposed along the south side of E. Kenosha Street, approximately 410' east (centerline to centerline) of the intersection with 37th Street (across from 38th Street). A second entrance (also 35' wide, full access, shared) is proposed along the east side of 37th Street, approximately 300' south (centerline to centerline) of the intersection with E. Kenosha. Site lighting and a proposed monument sign will be provided.

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II. Development Standards

The property will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial General (CG) District, except as noted herein.

- A. Land Area: Approximately 77,203 S.F., 1.77 Acres
- B. Existing Zoning: Agricultural District (A-1)
- C. Proposed Zoning: Commercial General District (CG) with PUD
- D. Permitted Uses: All uses allowed within the Commercial General District. The proposed development is a convenience store with fuel sales.
- E. Minimum Lot Area: The minimum lot dimensions and minimum lot frontage width as required by the Commercial General District.
- F. Permitted Number of Lots: The proposed PUD is a single lot development.
- G. Proposed Building Setback Requirements:
 - Minimum Building Setback along E. Kenosha Street and 37th Street: 40 feet
 - Minimum Building Setback along the south and east boundary lines: 20 feet
- H. Architecture Requirements: The exterior of the proposed building shall meet the building façade requirements of the City of Broken Arrow Zoning Ordinance. The following building materials/design features will be provided by the development which appear to exceed the minimum zoning ordinance requirements:
 - Masonry is proposed on the front, sides, and rear of the proposed building.
 - Brick wrapped canopy columns are proposed as a part of this project.
 - The dumpster enclosure shall be 6' tall brick walls along the sides and rear with wood swing gates along the front.
 - The rooftop equipment shall be screened with a metal parapet that matches the color of the proposed building façade materials.
- I. Screening Requirements:

The site is designated “Level 4” in the City of Broken Arrow Comprehensive Plan. The surrounding land areas, currently zoned A-1, are also designated “Level 4”. In anticipation of potential future developments, the PUD does not propose a screen fence between the subject lot and the surrounding property currently zoned A-1.



J. Landscape Requirements:

As required by the City of Broken Arrow Zoning Code Regulations.

K. Signage Requirements:

The minimum requirements of the City of Broken Arrow Zoning Ordinance shall be provided. The following design features will be provided by the development, which appear to exceed the minimum zoning ordinance requirements:

- The proposed sign will have a brick base.
- The proposed sign will have a height that will not exceed 15'.
- The proposed sign will have a total size that will not exceed 120 S.F.

L. Sidewalks:

Sidewalks, at least 5 feet in width, will be provided along Kenosha Street and 37th Street. Because of gas marker signs, power poles, a telephone substation, and other potential obstacles, the sidewalk will be located on the property and not in the street right-of-way as normally provided. As a part of the platting process, a sidewalk easement will be provided.

M. Points of Access:

Points of access to Kenosha Street and 37th Street will be provided in accordance with City of Broken Arrow Zoning Ordinance. These points of access, which are located adjacent to the east and south boundary line, will be shared with the adjacent property owners through a mutual access easement.

N. Parking:

One parking space per dispensing station will be provided. In addition, 22 parking spaces will be provided. Some of the parking spaces may be located in front of the dumpster enclosure.

III. Platting Requirements

The subject site will be platted in accordance with the City of Broken Arrow Subdivision Regulations. The Plat will be submitted to the City of Broken Arrow for approval by City of Broken Arrow Planning Commission, Broken Arrow City Council, and City of Broken Arrow review staff. Once approved, the plat will be submitted for signatures and will be filed for record at the Wagoner County Clerk's Office.

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SURVEY DESCRIPTION:

Part of the Northwest Quarter (NW1/4) of Section 8, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, Oklahoma, being more particularly described as follows:

COMMENCING at a MAG nail with CA 6391 washer marking the northwest corner of said Northwest Quarter (NW1/4) of Section 8; thence by bearing and distance (basis of bearing, Grid North), South 01°24'23" East along the west line of said Northwest Quarter (NW1/4) a distance of 115.10 feet; thence leaving said west line, North 88°35'37" East a distance of 70.00 feet to a one-half inch (1/2") rebar with PLS #1700 cap on the east line of 37th Street (S. 209th Street), as acquired by Warranty Deed, Book 1733, page 761, filed February 6, 2008, and the POINT OF BEGINNING; thence North 43°38'00" East along said east line a distance of 63.60 feet to a one-half inch (1/2") rebar with PLS #1700 cap on the south line of E. Kenosha Street, also acquired by said Warranty Deed, Book 1733, page 761, filed February 6, 2008; thence North 88°40'23" East along said south line a distance of 295.06 feet to a one-half inch (1/2") rebar with PLS #1700 cap; thence leaving said south line, South 01°24'23" East a distance of 230.00 feet to a one-half inch (1/2") rebar with PLS #1700 cap; thence South 88°40'23" West a distance of 340.07 feet to a one-half inch (1/2") rebar with PLS #1700 cap on said east line of 37th Street (S. 209th Street); thence North 01°24'23" West along said east line a distance of 185.00 feet to the Point of Beginning.

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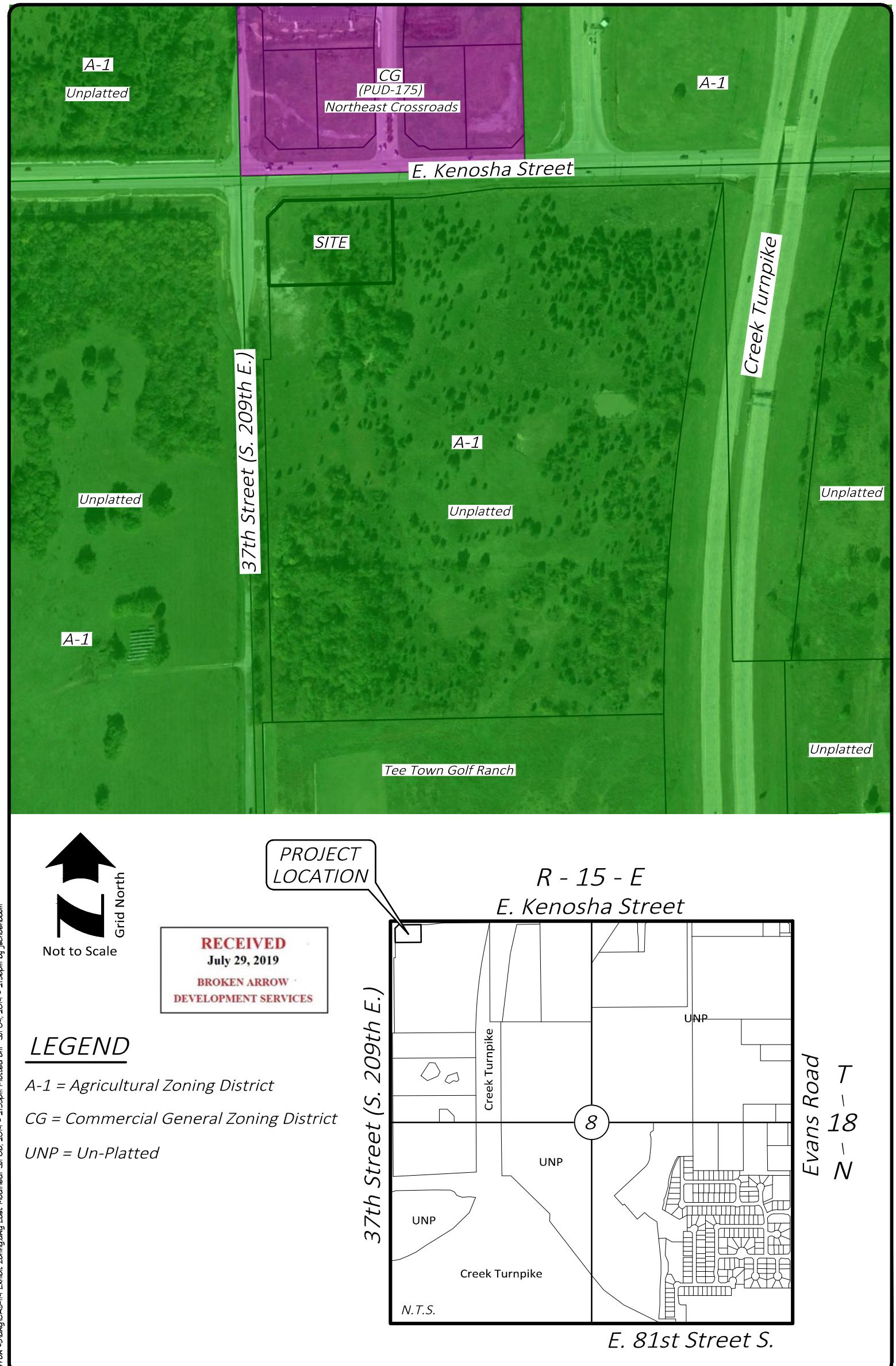


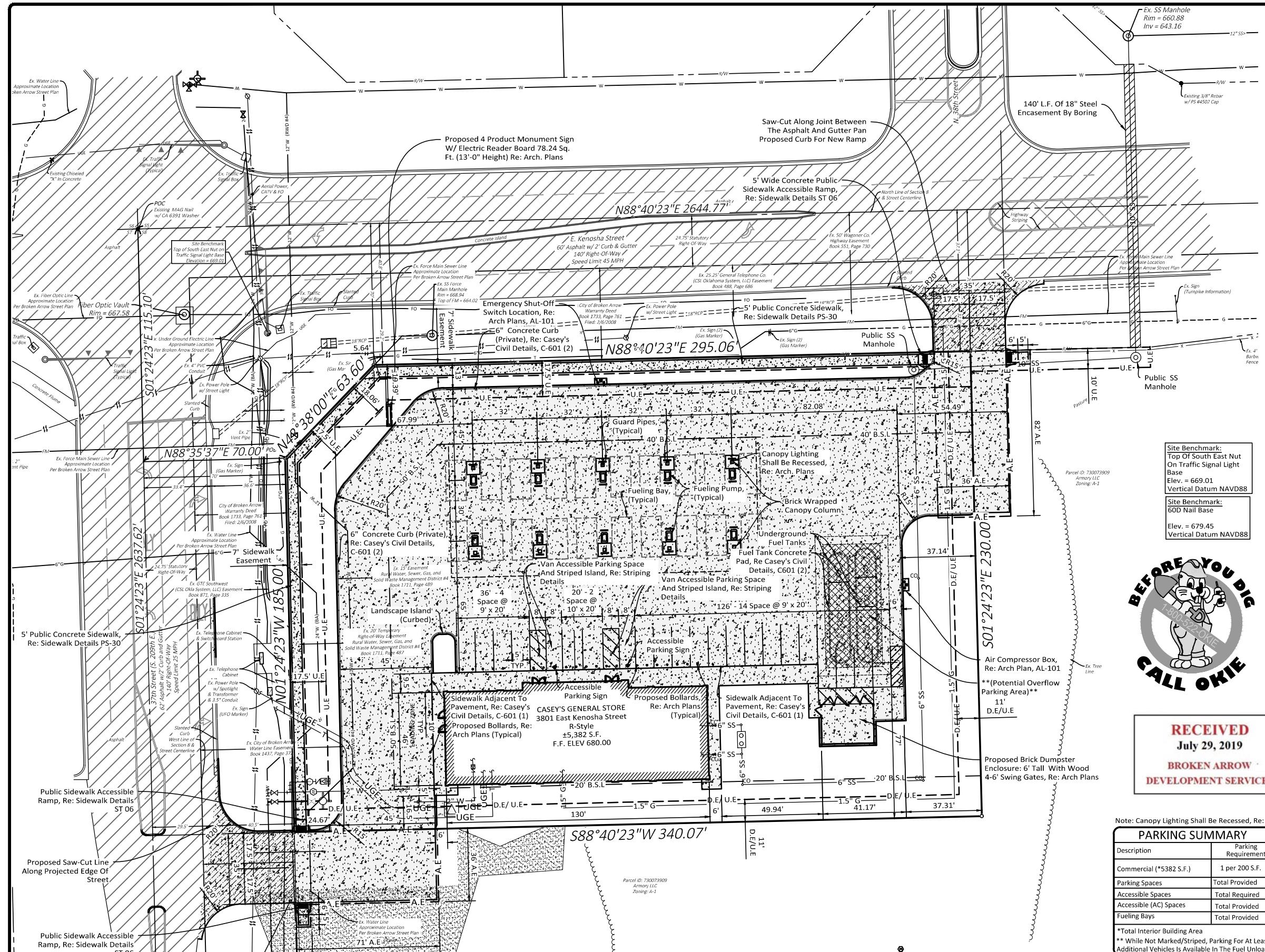
C.O.A. #3055 Exp. Date: 08.30.2021
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

EXHIBIT "A"

Broken Arrow, Wagoner County, Oklahoma

Drawn By:
JDS
Date:
07.24.19
Project No.:
CAS-1190
Drawing Name:
EXHIBIT





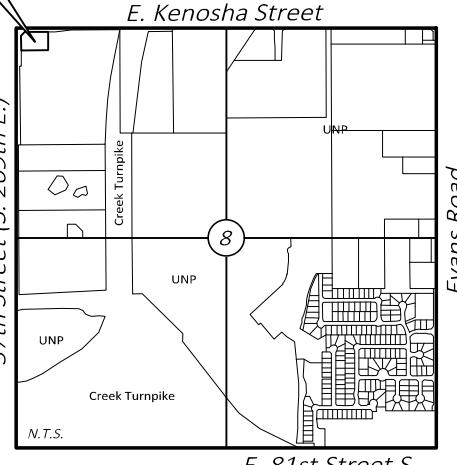
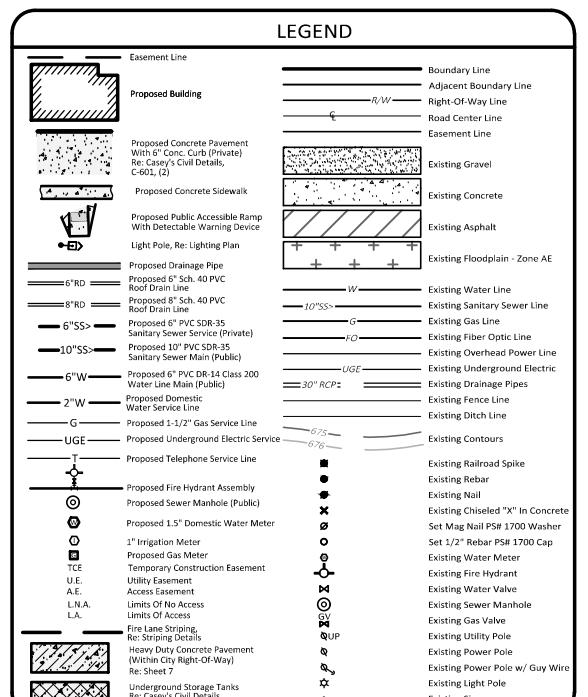
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PARKING SUMMARY		
Description	Parking Requirement	No. of Spaces
Commercial (*5382 S.F.)	1 per 200 S.F.	27
Parking Spaces	Total Provided	22**
Accessible Spaces	Total Required	1
Accessible (AC) Spaces	Total Provided	2
Fueling Bays	Total Provided	20

*Total Interior Building Area
 ** While Not Marked/Striped, Parking For At Least Four Additional Vehicles Is Available In The Fuel Unloading Area.

Proposed Zoning - Commercial General District (CG) With PUD					
Building Setbacks					
Front	Rear	Side Abutting Property In Same District	Side Abutting Property In Non-Res District	Side or Rear Abutting Property In Residential or A-1 District	
* 50'	** 50'	0' (Ord No. 3057 Adopted 10-06-09)	30'	1 Story Greater than 1-Story Less than 75 feet 75 Feet +	50' ** 75 ** Min. Dist. = to Bldg. Height
OTE:					
A Required building setback from an abutting street shall be measured from the planned right-of-way as designated by the transportation Plan as set forth in the Comprehensive Plan			Lot Area = None Min Lot Frontage = 200' Building Coverage (%) = None Max Height = None		

Scale in Feet



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MORRISON SHIPLEY

C.O.A. #3055 Exp. Date: 06.30.2021

FOR
REVIEW

Drawn By:	KDM
Approved By:	JRW
Date:	07.10.19
Project No.:	CAS-119

Vertical Scale:
—
Horizontal Scale:
= 50'
Elevation Scale:
1
Drawing Name:
Conceptual

Broken Arrow, Wagoner County, Oklahoma

EXHIBIT "C"
CONCEPTUAL SITE AND UTILITY PLAN

Issued for Review - 07.10.19

Sheet No.:
1
1
of