

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



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 37<sup>th</sup> 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 37<sup>th</sup> Street (across from 38<sup>th</sup> Street). A second entrance (also 35' wide, full access, shared) is proposed along the east side of 37<sup>th</sup> Street, approximately 300' south (centerline to centerline) of the intersection with E. Kenosha. Site lighting and a proposed monument sign will be provided.



## 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 37<sup>th</sup> 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 37<sup>th</sup> 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 37<sup>th</sup> 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.



**IV. Site Plan Review**

The site plan and landscape plan for the subject site shall be submitted to the City of Broken Arrow Planning Department for review and approval prior to proceeding with construction, in accordance with City of Broken Arrow development regulations. The engineering plans will be submitted to City of Broken Arrow Engineering Department for review and approval prior to proceeding with construction, in accordance with City of Broken Arrow development regulations.

**V. Anticipated Development Schedule**

It is the intent of the developer to commence with construction in the early spring of 2020 and for construction of the building to be complete and approved by early to mid-summer of 2020.



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

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*EXHIBIT "A"*

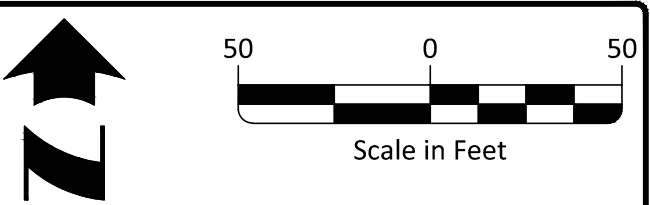
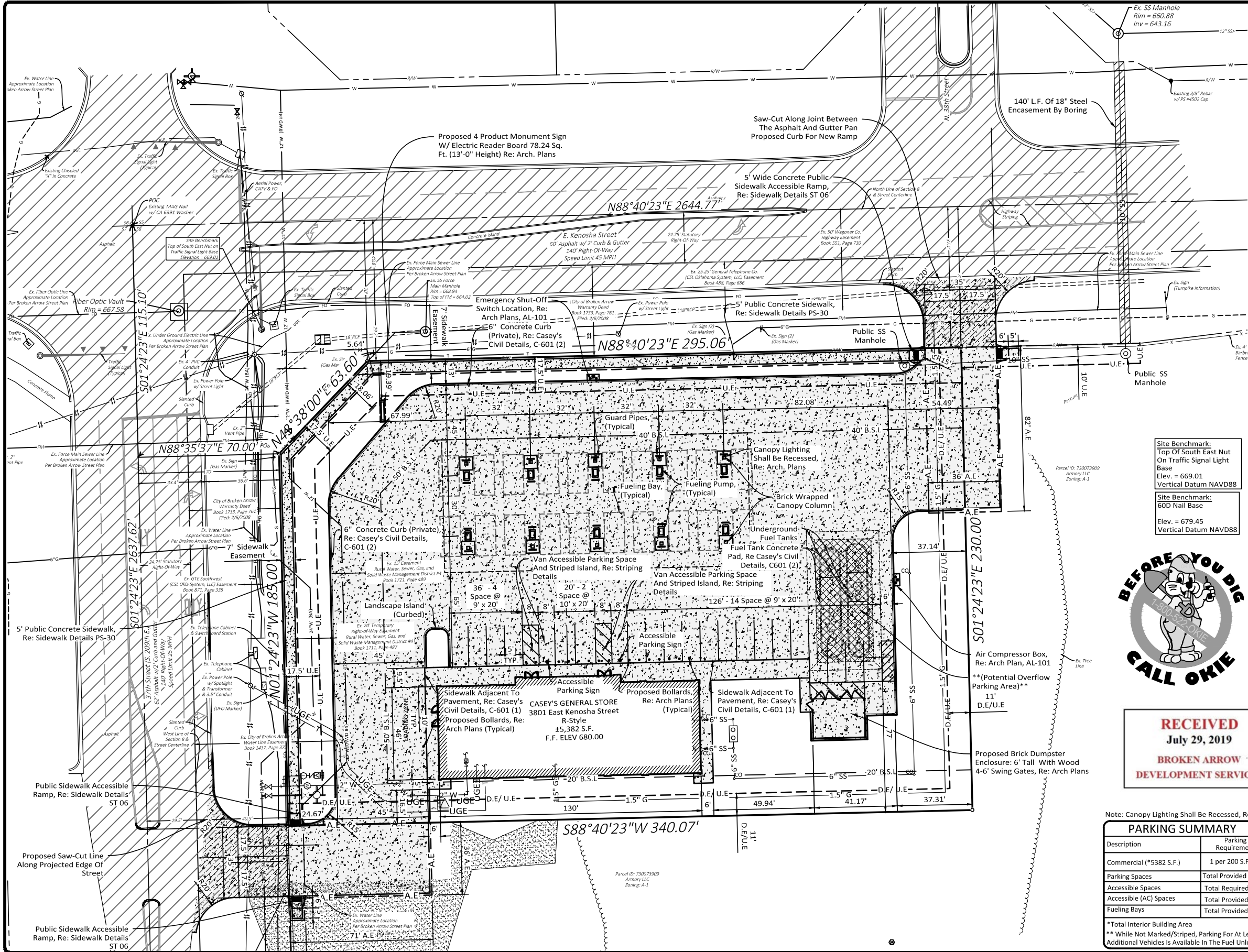
*Broken Arrow, Wagoner County, Oklahoma*

Drawn By:
JDS
Date:
07.24.19
Project No.:
CAS-119a
Drawing Name:
EXHIBIT



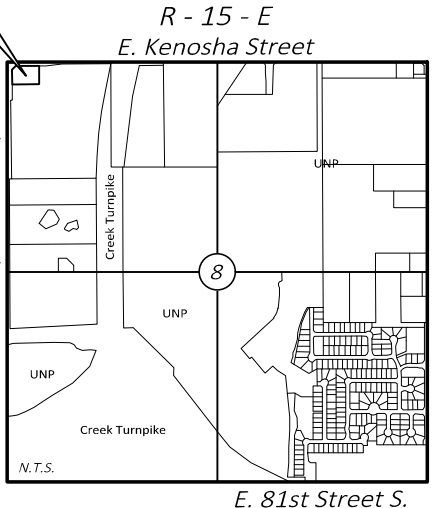






LEGEND	
	Easement Line
	Proposed Building
	Proposed Concrete Pavement With 6" Conc. Curb (Private) Re: Casey's Civil Details, C-601, (2)
	Proposed Concrete Sidewalk
	Proposed Public Accessible Ramp With Detectable Warning Device
	Light Pole, Re: Lighting Plan
	Proposed Drainage Pipe
	Proposed 6\"/>
	Proposed 8\"/>
	Proposed 6\"/>
	Proposed 10\"/>
	Proposed 6\"/>
	Proposed 2\"/>
	Proposed 1-1/2\"/>
	Proposed Underground Electric Service
	Proposed Telephone Service Line
	Proposed Fire Hydrant Assembly
	Proposed Sewer Manhole (Public)
	Proposed 1.5\"/>
	1\"/>
	Proposed Gas Meter
	Temporary Construction Easement
	Utility Easement
	Access Easement
	Limits of No Access
	Limits of Access
	Fire Lane Striping, Re: Striping Details
	Heavy Duty Concrete Pavement (Within City Right-Of-Way) Re: Sheet 7
	Underground Storage Tanks Re: Casey's Civil Details, C-601, (2)
	Boundary Line
	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
	Easement Line
	Existing Gravel
	Existing Concrete
	Existing Asphalt
	Existing Floodplain - Zone AE
	Existing Water Line
	Existing Sanitary Sewer Line
	Existing Gas Line
	Existing Fiber Optic Line
	Existing Overhead Power Line
	Existing Underground Electric
	Existing Drainage Pipes
	Existing Fence Line
	Existing Ditch Line
	Existing Contours
	Existing Railroad Spike
	Existing Rebar
	Existing Nail
	Existing Chiseled \"X\" In Concrete
	Set Mag Nail P5# 1700 Washer
	Set 1/2\"/>
	Existing Water Meter
	Existing Fire Hydrant
	Existing Water Valve
	Existing Sewer Manhole
	Existing Gas Valve
	Existing Utility Pole
	Existing Power Pole
	Existing Light Pole
	Existing Sign

PROJECT LOCATION



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Note: Canopy Lighting Shall Be Recessed, Re: Arch. Plans

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: 50' ** Greater than 1-Story: 75' ** 75 Feet +
NOTE: 1. 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

Revision	By	Date

**MORRISON SHIPLEY**

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

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

Vertical Scale: -
Horizontal Scale: 1" = 50'
Plotting Scale: 1
Drawing Name: Conceptual

**CASEY'S CONSTRUCTION DIVISION**  
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

**Broken Arrow, Wagoner County, Oklahoma**

**EXHIBIT "C"**  
**CONCEPTUAL SITE AND UTILITY PLAN**

**Issued for Review - 07.10.19**

Sheet No: 1 1
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