



City of Broken Arrow

Request for Action

File #: 18-956, Version: 1

**Broken Arrow Planning Commission
08-23-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT18-106, Conditional Final Plat, Bill Knight Collision, 2 lots, 2.74 acres, PUD 271/CH and IL to PUD 271A/CH and IL, north of Kenosha Street, west of 9th Street

Background:

Applicant: Khoury Engineering, Inc.
Owner: Knight Automotive Stillwater, LLC
Developer: Knight Automotive Stillwater, LLC
Engineer: Khoury Engineering, Inc.
Location: North of Kenosha Street, west of 9th Street
Size of Tract 2.74 acres
Number of Lots: 1
Present Zoning: PUD 271/CH and IL
Proposed Zoning: PUD 271A/CH and IL
Comp Plan: Level 6

The conditional final plat of Bill Knight Collision includes two lots containing 2.74 acres located north of Kenosha Street, west of 9th Street. As proposed, Lot 1 is 1.634 acres, and Lot 2 is 1.106 acres.

The property associated with Bill Knight Collision was originally platted as Lynn Lane Terrace on May 7, 1973 and later as Lynn Lane Terrace Amended on February 24, 1977. Previous lot splits created lots within this plat for Walgreens (BAL-833) on April 24, 2003 and for Chick-Fil-A (BAL-1056) on May 8, 2014. A Lot Split for Lynn Lane Terrace Amended in 2015 created two new tracts including the 1.06-acre site where Andy's Custard is now located and the 2.74-acre site that is the subject of the current plat.

On February 20, 2018, the City Council approved PUD-271 and BAZ-1994 to rezone a portion of the site (1.96 acres) from CH (Commercial Heavy) to IL (Industrial Light) and a Planned Unit Development for the entire site, subject to the site being replatted and to conditions of approval. The IL portion of the site is to be used for an automotive body repair facility, and the remainder is expected to be a restaurant use. On August 7, 2018, the City Council approved a PUD Amendment for Bill Knight Collision to abrogate a 0.327-acre portion of the site that had previously been rezoned from CH to IL.

None of the property within the conditional final plat is located within a 100-year floodplain. Water and sanitary sewer service are available for the site. As per PUD-271A, the property will have one point of access along Kenosha Street and one along N. 6th Street.

Attachments: Checklist
Conditional Final Plat
Deed of Dedication and Restrictive Covenants

Recommendation: Staff recommends PT18-106, conditional final plat for Bill Knight Collision, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

JMW