



City of Broken Arrow

Request for Action

File #: 24-40, Version: 1

**Broken Arrow Planning Commission
1-11-2024**

To: Chairman and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding BAZ-001225-2023 (Rezoning), East QuikTrip on Kenosha, 1.84 acres, A-1 (Agriculture) to CN (Commercial Neighborhood), on the northeast corner of East Kenosha Street (71st Streer) and Evans Road (South 225th East Avenue)

Background:

Applicant: Josh Potter
Owner: QuikTrip Corporation
Developer: QuikTrip Corporation
Engineer: Sizemore and Associates
Location: On the northeast corner of East Kenosha Street (71st Streer) and Evans Road (South 225th East Avenue)
Size of Tract 1.84 acres
Number of Lots: 1
Present Zoning: A-1 (Agriculture)
Proposed Zoning: CN (Commercial Neighborhood)
Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ-001225-2023 is a request to change the zoning designation on 1.84 acres from A-1 (Agriculture) to CN (Commercial Neighborhood). The property is located on the northeast corner of East Kenosha Street (71st Streer) and Evans Road (South 225th East Avenue) and is currently un-platted.

The applicant is requesting to rezone the lot in preparation for the development of a QuikTrip gas station and convenience store, which is permitted by right in the CN zoning district. This property meets all of the dimensional standards for the CN zoning district.

This property is designated as Level 4 in the Comprehensive Plan. The CN zoning being requested is in accordance with the Comprehensive Plan in Level 4.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 2	R-2	Public Recreation
East	Level 2	R-2	Place of Assembly
South	Level 6	CH	Resturaunt
West	Level 4	CN	ATM

According to FEMA’s National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments:

- Case Map
- Aerial Image
- Exhibit

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001225-2023 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

HMB