



# City of Broken Arrow

## Request for Action

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**File #: 25-255, Version: 1**

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**Broken Arrow Planning Commission  
02-27-2025**

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

Approval of PT-001954-2025|PR-000222-2023, Conditional Final Plat for East Quik Trip on Kenosha, 10.2 acres, 2 lots, A-1 (Agricultural), R-2 (Single Family Residential) & SP (Specific Use Permit) 53 to CN (Commercial Neighborhood), A-1 and R-2, & SP-53 via BAZ-001225-2023, on the northeast corner of Kenosha Street (71<sup>st</sup> Street) and Evans Road (225<sup>th</sup> E. Avenue)

**Background:**

**Applicant:** Blake Howell (Kirkman Engineering)

**Owner:** Josh Potter (QuikTrip Corporation)

**Developer:** QuikTrip

**Engineer:** Jonathan Schindler (Kirkman Engineering)

**Location:** On the northeast corner of Kenosha Street (71st Street) and Evans Road (225th E. Avenue)

**Size of Tract** 10.2 acres

**Number of Lots:** 2

**Present Zoning:** A-1 (Agricultural), R-2 (Single Family Residential) & SP (Specific Use Permit) 53 to CN (Commercial Neighborhood), A-1 and R-2, & SP-53 via BAZ-001225-2023

**Proposed Zoning:** CN (Commercial Neighborhood), A-1 and R-2, & SP-53 via BAZ-001225-202

**Comp Plan:** Level 6 (Regional Employment/Commercial)

PT-001954-2025, the conditional final plat for E Quik Trip on Kenosha, contains 2 lots on 10.2 acres. This property is generally located on the northeast corner of Kenosha Street (71st Street) and Evans Road (225th E. Avenue). The property is currently unplatted and partially developed, as the eastern lot has a church on it.

BAZ-001225-2023 was a request to rezone the western lot of the subject property to CN (Commercial Neighborhood). The rezoning was heard by Planning Commission on January 11, 2024 where it recommended approval. BAZ-001225-2024 was approved by City Council on February 6, 2024, subject to Platting. PT-001889-2024 is the first application towards platting this property and implementing BAZ-001225-2023.

This project is proposed to have access points on both Kenosha and Evans, which meet all of the separation requirements.

The State of Oklahoma has regulations that do not allow fuel storage tanks within 50' of any water transmission lines. This has caused QuikTrip to move their storage tanks, which cause QuikTrip to move the detention

easements. This change has been reflected on the attached Conditional Final Plat and Checklist. This item was heard by Planning Commission on February 13<sup>th</sup>, where they requested PT-001954-2025 to be continued to February 27<sup>th</sup>, 2025 so that a full review of the updated documents can be completed.

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

PT-001954-2025 was heard by the Technical Advisory Committee (TAC) on February 25<sup>th</sup>, where none of the stakeholders had any concerns.

**Attachments:** PT-001954-2025 Plat and Checklist

**Recommendation:**

Staff recommends PT-001954-2025|PR-000222-2023, conditional final plat for East QuikTrip on Kenosha, be approved subject to the attached checklist.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

HMB