



City of Broken Arrow

Fact Sheet

File #: 16-1380, **Version:** 1

Broken Arrow Planning Commission

12-01-2016

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD 254 and BAZ 1968, QuikTrip, 2.77 acres, CN and CG/SP 257 to CN/PUD 254, northeast corner of Kenosha Street and 23rd Street

Background:

Applicant: Carly Goodnight, QuikTrip
Owner: Life Covenant Church Inc. and Jane E. Hawkins Trust
Developer: QuikTrip
Engineer: AAB Engineering, LLC
Location: Northeast corner of Kenosha Street and 23rd Street
Size of Tract: 2.77 acres
Number of Lots: 2
Present Zoning: CN and CG/SP 257
Comp Plan: Level 4

Planned Unit Development (PUD) 254 involves 2.77 acres located on the northeast corner of Kenosha Street and 23rd Street. In conjunction with PUD 254, BAZ 1968, a request to rezone 0.60 acres from CG/SP 257 to CN, has also been submitted. SP 257, which was approved by the City Council on August 2, 2011, consisted of 5.82 acres for LifeChurch.tv. BAZ 1968 contains 0.60 acres associated with SP 257.

The notices for PUD 254 and BAZ 1968 were mailed to the surrounding property owners and signs advertising the meeting were placed on the property. The request to advertise both cases were sent to the newspaper prior to the cutoff date for advertisement. However, the notice did not get published in the Wagoner County Tribune as requested.

Attachments: Case map
Aerial photo
PUD 254 design statement
Conceptual site plan and landscape plan for QuikTrip

Recommendation:

Since the notices for PUD 254 and BAZ 1968 were not published in the newspaper per State of Oklahoma and City of Broken Arrow requirements, Staff recommends the Planning Commission take no action on this

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request. Instead, PUD 254 and BAZ 1968, the request to change the zoning on the northeast corner of Kenosha Street and 23rd Street, will be readvertised for the December 15, 2016, Planning Commission meeting.

Reviewed and approved by: Michael Skates

MWS: BDM