



# City of Broken Arrow

## Fact Sheet

---

**File #: 17-2026, Version: 1**

---

### Broken Arrow Planning Commission

04-13-2017

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-100, Conditional Final Plat, Kum & Go 1866 Addition, 1 lot, 3.07 acres, A-CG to CG/PUD-94, northeast corner of Omaha Street and Aspen Avenue

#### Background:

**Applicant:** Crafton, Tull & Associates, Inc.  
**Owner:** REIP, LLC  
**Developer:** REIP, LLC  
**Engineer:** Crafton, Tull & Associates, Inc.  
**Location:** Northeast corner of Omaha Street and Aspen Avenue  
**Size of Tract:** 3.07  
**Number of Lots:** 1  
**Present Zoning:** A-CG to CG/PUD-94  
**Comp Plan:** Level 4 (Commercial/Employment Node)

The conditional final plat for Kum & Go 1866 Addition is located on the northeast corner of Omaha Street and Aspen Avenue. The proposed development includes 1 lot on 3.07 acres. The property is presently undeveloped and unplatted. Applicant wants to construct a new Kum & Go convenience store on the property.

BAZ-1236, a request to rezone this property from A-CG to CG/PUD-94 was conditionally approved by the Broken Arrow City Council on November 16, 1995, subject to the property being platted. Each portion of PUD-94 has been platted as the property develops. The property associated with PT17-100 is currently zoned A-CG (Annexed Commercial General) but will be changed to CG (Commercial General)/PUD-94 upon the property being platted.

Water and sanitary sewer service to this property will be provided by the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Checklist  
Conditional Final Plat and Covenants  
Site Plan

**Recommendation:**

Staff recommends PT17-100, conditional final plat for Kum & Go 1866 Addition, be approved, subject to the attached checklist.

**Reviewed By: Larry R. Curtis**

**Approved by: Michael W. Skates**

MWS:ALY/BDM