

**QuikTrip #0033**  
**Planned Unit Development #254**



**Submitted**  
**October 24, 2016**

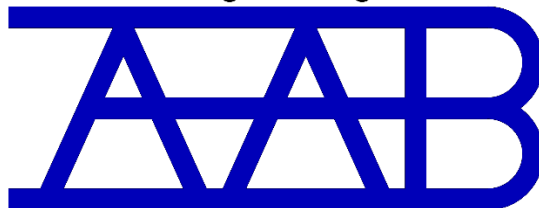
**Location**  
**Northeast corner of Kenosha Street and North 23<sup>rd</sup> Street.**

**Owners**

**Life Covenant Church Inc**  
**4600 E 2<sup>nd</sup> Street**  
**Edmond, OK 73034**

**Jane E. Hawkins Trust**  
**27297 Forest Grove Road**  
**Evergreen, Colorado 80439**

**Prepared By:**  
**AAB Engineering, LLC**



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## Development Concept

PUD-254 is an approximately 2.768 acre development on the northeast corner of North 23<sup>rd</sup> Street and Kenosha Street in Broken Arrow. The site is currently occupied by a QuikTrip convenience store on the south and overflow parking for the Life.Church property (Lot 2, Block 1 Tiger Plaza) on the north. QuikTrip is under contract to purchase the overflow parking area and is processing a lot split to create a conforming parcel. The existing QT site is currently zoned CN with the adjacent parcel zoned CG. An application to rezone the adjacent parcel has been submitted along with this PUD and will reclassify the entirety of the underlying zoning to a CN zoning district.

QuikTrip proposes the construction of a new larger generation three store similar to the facility currently under construction at Hillside Drive and 9<sup>th</sup> Street. While both tracts will be used by a single tenant they will not be under common ownership and cannot be combined. This creates several nonconformities due to the separation of the principal use from the supporting infrastructure. The limited area available for redevelopment also severely limits the availability of landscaped area within the lots. Lastly, since the tract being split from the bulk of Lot 2 Block 1 of Tiger Plaza cannot be combined with the existing parcel occupied by QuikTrip, it will not meet minimum lot width requirement for the underlying zoning district. This PUD reconciles the code requirements with the development limitations of the property allowing a conforming development.

See the attached Exhibit A for a conceptual site plan of the development.

## Development Standards

This PUD is intended to allow the construction of a QuikTrip convenience store conforming to the conceptual site plan shown in Exhibit A. The PUD shall be developed in accordance with the use and development regulations of the CN district of the Broken Arrow Zoning Ordinance, except as hereinafter modified:

Net Development Area	1.75 acres
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Minimum Lot Width	86 Feet
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### Minimum Building Setbacks

West, N. 23 <sup>rd</sup> St. (Building)	50 Feet
West, N. 23 <sup>rd</sup> St. (Canopy)	30 Feet
East	15 Feet
South, Kenosha St.	50 Feet
Side Yard, Internal	0 Feet
North	0 Feet

### Signage

One freestanding sign not exceeding 20 feet in height or 500 square feet of display surface area shall be permitted along both Kenosha St. and 23<sup>rd</sup> St. Both signs shall be for the use of all lots within the PUD regardless of the physical location of the sign relative to the use advertised. The right to advertise on either sign is subject to approval of the lot owner on which the sign is physically located.

In addition, one freestanding sign not exceeding 6 feet 6 inches in height or 70 square feet of display surface area shall be permitted along 23<sup>rd</sup> St. This sign shall be for the sole use of Lot 2 Block 1 of Tiger Plaza and may only advertise uses contained thereon.

## Landscape and Screening Standards

The PUD shall be developed in accordance with the landscaping provisions of the Broken Arrow Zoning Ordinance, except as hereinafter modified (parenthetical references shall govern until such time as the City of Broken Arrow consents to closure and vacation of those portions of the current right of way dedications in excess of current dedication standards):

Minimum Percentage of Internal Landscape Area	8% (5%)
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Minimum Width of Landscape Edge (exclusive of corner clip)	
South	6.5 Feet (1.5 Feet)
West	9.5 Feet (4.5 Feet)

Minimum # of Shrubs with Edge	15 Shrubs per 50 Feet of Frontage
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Minimum Width of Landscape Island Abutting Drives	5 Feet
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There will be no requirement regarding placement of a landscaped area within a prescribed distance of all parking spaces. Trees and shrubs required within the landscape edge may be contained within the ROW provided they are within 3' of the property line. A note shall be placed on the landscape plan stating: "Property owner(s) assumes all liability and replacement responsibilities for any damage to landscaping within rights-of-way." The foregoing allowance of landscaping within the ROW shall be null if the ROW vacation of 5' along both arterial frontages is approved. Exhibit B depicts the proposed landscaping plan for the property.

All trash enclosures shall be screened from public view of a person standing at ground level by a masonry wall a minimum of 6' in height. Enclosure doors composed of a fabric with a minimum opacity of 95% will be permitted.

### **Access and Circulation**

Access to the site will be derived from two accesses from Kenosha Street and one from North 23<sup>rd</sup> Street. These drives will roughly match those existing today with the notable exception of removal of a drive onto 23<sup>rd</sup> Street. The eastern most access on Kenosha Street and the North 23<sup>rd</sup> Street access will continue to be used as mutual access benefiting the abutting properties contained within Tiger Plaza. The access limitations contained within section 5.3.B.3 of the zoning code regarding intersection separation, driveway spacing, and offset spacing of opposing drives shall not apply to the accesses within the PUD provided they largely conform to the access depicted on the conceptual development plan contained within Exhibit A.

### **Utilities and Drainage**

Sanitary sewer service is provided by the City of Broken Arrow via an 8" sewer line located at the northeast corner of the site. Water service is also provided by the City of Broken Arrow via waterlines located along the eastern side of N. 23<sup>rd</sup> Street and the northern side of Kenosha St. Franchise utilities currently serve the project area with communications, natural gas, and electricity. We anticipate underground services throughout the development.

The existing site slopes toward the driveways as well as the Tiger Plaza property. The bulk of the stormwater runoff from the property will be collected and piped to the existing storm sewer system via onsite storm sewer. This will greatly reduce surface runoff discharges from the property.

### **Lighting**

Site lighting shall conform to the standards of City of Broken Arrow Zoning Ordinance with the exception that light poles will be allowed within utility easements abutting street rights-of-way. A note shall be placed on the face of the site plan stating: "Property owner(s) assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements."

### **Site Plan Review**

No building permit shall be issued until a detailed site plan and a detailed landscape plan is submitted to and approved by the City of Broken Arrow as conforming to these PUD restrictions.

### **Schedule of Development**

Development is expected to begin in early 2017.

## **Exhibit C**

### **Legal Description**