



City of Broken Arrow

Request for Action

File #: 18-1506, Version: 1

**Broken Arrow Planning Commission
12-20-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT18-110, Conditional Final Plat, Casey's General Store 2, Lot 1, Block 1, 1.31 acres, 1 Lot, CG, northeast corner of Aspen Avenue (145th East Avenue) and Florence Street (111th Street)

Background:

Applicant: Kevin McClaflin - Morrison Shipley Engineers
Owner: Dunham Six, LLC and Quapaw Investments LLC
Developer: Casey's General Store
Engineer: Morrison Shipley Engineers
Location: Northeast corner of Aspen Avenue and Florence Street
Size of Tract 1.31 acres
Number of Lots: 1
Present Zoning: CG
Comp Plan: Level 4

PT18-110, the conditional final plat for Casey's General Store 2, Lot 1, Block 1, contains one lot of 1.31 acres. This property, which is located on the northeast corner of Aspen Avenue and Florence Street, is presently zoned CG. Ordinance 541 that changed the zoning on the property associated with this plat from A-1 to C-2 (C-2 became CG in 2008 with the update to the Zoning Ordinance) was approved by the City Council on March 11, 1974. A Casey's General Store is proposed to be developed on the property. The preliminary plat was approved by the Planning Commission on October 11, 2018, subject to an attached checklist.

According to Tulsa County tax records, the property associated with the Casey's General Store 2, Lot 1, Block 1 plat is part of two parcels owned by Quapaw Investments LLC & Dunham Six LLC. Combined, the two parcels, which are both zoned CG, contain 17.17 acres. Consequently, with this plat, 1.31 acres are being carved out of the 17.17 acres. The rest of the property will remain unplatted.

With the Casey's General Store 2, Lot 1, Block 1 plat, access is limited to one point to Aspen Avenue and one point to Florence Street. Both access points meet the spacing requirements of the Zoning Ordinance and will be shared with the adjoining property.

On site storm water detention is required. Storm water detention will be provided on site in underground storage pipes. The maintenance of the underground storm water detention will be the responsibility of the

private property owner.

According to the FEMA maps, none of the property associated with this plat is located in a 100-year floodplain area. There is a storm water drainage channel that passes through the remaining 17.17 acre parcel, but none of the drainage channel is located on this property. The drainage channel to the east is part of Corps of Engineers 404 Permit Number 2009-116.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow.

Attachments: Checklist
Conditional Final Plat and Covenants
Off-site exhibits
Site plan
404 Permit 2009-116 information
Fee-in-lieu of detention determination

Recommendation:

Staff recommends PT18-110, conditional final plat for Casey's General Store 2, Lot 1, Block 1, be approved, subject to the attached checklist.

Reviewed By: Larry R. Curtis

Approved By: Michael Skates

BDM