



City of Broken Arrow

Request for Action

File #: 20-281, Version: 1

Broken Arrow Planning Commission

03-12-2020

To: Chairman and Commission Members

From: Development Services Department

Title: Approval of PT20-101, Preliminary/Conditional Final Plat, EKD-Pad "A", 1.34 acres, 1 Lot, A-1 to CH, south of Kenosha Street (71st Street), one-quarter mile west of 23rd Street (County Line Road/193rd E. Avenue)

Background:

Applicant: Malek Elkoury, Koury Engineering, Inc.

Owner: Joe Adwon

Developer: East Kenosha Development, LLC

Engineer: Koury Engineering, Inc.

Location: South of Kenosha Street (71st Street), one-quarter mile west of 23rd Street (County Line Road/193rd E. Avenue)

Size of Tract 1.34 acres

Number of Lots: 1

Present Zoning: A-1 (CH approved via BAZ-1437)

Comp Plan: Level 6

PT20-101, the preliminary/conditional final plat for EKD-Pad "A", contains 1.34 acres on one proposed lot. This property, which is located one-half mile south of Kenosha Street (71st Street), one-quarter mile west of 23rd Street (County Line Road/193rd E. Avenue), is presently zoned A-1. On May 4, 1998, the City Council approved BAZ-1347 to change the zoning on 21.76 acres from A-1 to C-5, subject to the property being platted. In 2008, the Zoning Ordinance was updated and the C-5 district was changed to CH (Commercial Heavy).

AutoZone is proposing to construct a new store on the property. E. 20th Street has been constructed within a mutual access easement, but not opened. The right-of-way for E. 20th Street has not been dedicated previously, but is with this plat. According to the applicant, the pavement for E. 20th Street needs to be extended by approximately 35 feet to the south to accommodate the planned driveway entrance to the site, the extension of the storm sewer box culvert, and the relocation of the area inlet to a point beyond the proposed driveway. This is the only engineering involved. Therefore, the plat is proceeding as a preliminary/conditional final plat.

The intersection of E. 20th Street and Kenosha Street is presently a three-way signalized intersection. There are no traffic signals on the south side of Kenosha Street at this intersection. A fourth signal will need to be added, and the costs associated with these improvements will be approved through an agreement between the City of

Broken Arrow and East Kenosha Development, LLC prior to the actual installation.

Water and sanitary sewer service will be provided by the City of Broken Arrow. Connections will be made to existing lines on the north side of the property. According to FEMA maps, none of the property is located in a 100-year floodplain area.

Attachments: Checklist
Preliminary/Conditional Final Plat and Covenants
Conceptual Site Plan
BAZ-1347 Case History Map and Letter

Recommendation:

Staff recommends PT20-101, preliminary/conditional final plat for EKD - Pad "A", be approved, subject to the attached checklist.

Reviewed by: Jill Ferenc

Approved by: Larry R. Curtis

BDM