



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 16-1380 **Name:**

**Type:** Public Hearings **Status:** Agenda Ready

**File created:** 11/14/2016 **In control:** Planning Commission

**On agenda:** 12/1/2016 **Final action:**

**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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A-CASE MAP.PUD-254.pdf, 2. 2B-CASE MAP.BAZ-1968.pdf, 3. 3-AERIAL.PUD 254 & BAZ 1968.pdf, 4. 4A-PUD 254.11-14-2016.pdf, 5. 4B-PUD 254 EXHIBITS.pdf

Date	Ver.	Action By	Action	Result
12/1/2016	1	Planning Commission		

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

**Reviewed and approved by:** Michael Skates

MWS: BDM