



# City of Broken Arrow

## Legislation Details (With Text)

|                       |   |                      |                           |
|-----------------------|---|----------------------|---------------------------|
| <b>File #:</b>        | 19-1197   | <b>Name:</b>         |                           |
| <b>Type:</b>          | Consent Item  | <b>Status:</b>       | Agenda Ready              |
| <b>File created:</b>  | 9/16/2019   | <b>In control:</b>   | Broken Arrow City Council |
| <b>On agenda:</b>     | 10/1/2019   | <b>Final action:</b> |                           |
| <b>Title:</b>         | Approval of PUD-292 (Planned Unit Development) and BAZ-2034 (Rezoning), Casey's General Store, 1.77 acres, A-1 to PUD-292/CG, located on the southeast corner of Kenosha Street (71st Street) and 37th Street (209th East Avenue) |                      |                           |
| <b>Sponsors:</b>      |   |                      |                           |
| <b>Indexes:</b>       |   |                      |                           |
| <b>Code sections:</b> |   |                      |                           |
| <b>Attachments:</b>   | 1. 1-PUBLISHED PLANNING COMMISSION STAFF REPORT.09-12-2019, 2. 2-CASE MAP.PUD 292 & BAZ 2934, 3. 3-AERIAL.PUD 292 & BAZ 2934, 4. 4-COMPREHENSIVE PLAN FUTURE DEVELOPMENT GUIDE, 5. 5-PUD 292 DESIGN STATEMENT                     |                      |                           |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

### Broken Arrow City Council Meeting of: 10-01-2019

#### Title:

Approval of PUD-292 (Planned Unit Development) and BAZ-2034 (Rezoning), Casey's General Store, 1.77 acres, A-1 to PUD-292/CG, located on the southeast corner of Kenosha Street (71st Street) and 37th Street (209th East Avenue)

#### Background:

Planned Unit Development (PUD)-292 involves a 1.77 acre parcel located on the southeast corner of Kenosha Street (71st Street) and 37th Street (209 E. Avenue). In conjunction with PUD-292, applicant has submitted BAZ-2034, a request to change the underlying zoning from A-1 (Agricultural District) to CG (Commercial General). A preliminary plat was also submitted and approved by the Planning Commission subject to an attached checklist.

Casey's General Store is proposing to construct a convenience store on the property. One point of access is proposed to Kenosha Street and one point of access is proposed to 37th Street. The access points, which will be shared with the adjacent property to the east and to the south, meet the spacing requirements of the Zoning Ordinance.

Casey's General Store is proposed to be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CG district, except as summarized in the Staff presented to the Planning Commission on September 12, 2019. At this meeting, no one spoke during the Public Hearing session on the item. After reviewing the information presented in the Staff report, the Planning Commission recommended approval (3-0) of PUD-292 and BAZ-2034 as per Staff recommendation.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Larry R. Curtis, Director of Community Development

**Approved By:** City Manager's Office

**Attachments:** Published Planning Commission Staff Report  
Case map  
Aerial photo  
Comprehensive Plan Future Development Guide  
PUD-292 design statement

**Recommendation:**

Approve PUD-292 and BAZ-2034 as per Planning Commission and Staff recommendation.