



# City of Broken Arrow

## Request for Action

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**File #:** 16-924, **Version:** 1

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**Broken Arrow Planning Commission**  
**08-11-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration and possible action regarding PT15-119A, Revised Preliminary Plat, Kum & Go 837 a replat of Lot 1, Block 1 of BOL Addition & Lot 9, Block 2 of Prairie Dale Addition, 1 lot, 2.87 acres, A-RS1 and CN to PUD 247A/CN, west of Oneta Road, north of State Highway 51

**Background:**

**Applicant:** Cameron Smith, Olsson Associates  
**Owner:** Nick Halfhill/Kum and Go  
**Developer:** Kum and Go  
**Engineer:** Olsson Associates  
**Location:** West of Oneta Road, north of State Highway 51  
**Size of Tract:** 2.87 acres  
**Number of Lots:** 1  
**Present Zoning:** ARS-1 and CN  
**Proposed Zoning:** PUD 247A/CN  
**Comp Plan:** Level 4

The revised preliminary plat of Kum & Go #837 contains 2.87 acres located west of Oneta Road, north of State Highway 51. Kum and Go is proposing to construct a 6,321 square foot new store on this property and close their existing store on the east side of Oneta Road. The south part of this property has been previously platted as Lot 1, Block 1 of BOL Addition. On January 19, 2016, the City Council approved the vacation of the BOL Addition plat.

On February 16, 2016, the City Council approved the conditional final plat for Kum & Go 837 that contained 1.72 acres, subject to an attached checklist. After the conditional final plat was approved, applicant pursued acquiring Lot 9, Block 2, Prairie Dale immediately to the north. The covenants for Prairie Dale limited the use of most of the property in the subdivision (including Lot 9, Block 2) to single family residential uses. On July 5, 2016, a Certificate to Vacate Lot 9, Block 2, Prairie Dale Addition that released the covenant, conditions, and restrictions set out in the plat for Lot 9, Block 2 Prairie Dale Addition, was recorded in Wagoner County. However, a request to have the City Council formally vacate Lot 9, Block 2, Prairie Dale has not been submitted.

Lot 9, Block 2, Prairie Dale was annexed into Broken Arrow on July 5, 2016, with Ordinance 3438. A revised

preliminary plat has been submitted that incorporates Lot 9, Block 2, Prairie Dale Addition with the rest of the property. A revised PUD document, PUD 247A, has been submitted in conjunction with this preliminary plat, along with a request to change the underlying zoning on Lot 9, Block 2 from ARS-1 to CN.

With this plat and PUD 247A, access is limited to two points on Oneta Road and one point onto State Highway 51. Water and sanitary sewer service to this property will be provided by Rural Water District #4. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Checklist  
Revised preliminary plat and covenants  
Conceptual site plan  
Prairie Dale plat

**Recommendation:** Staff recommends PT15-119A, revised preliminary plat for Kum & Go #837, be approved subject to the attached checklist.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM