



City of Broken Arrow

Request for Action

File #: 17-1757, Version: 1

**Broken Arrow City Council
Meeting of: 02-07-2017**

To: Mayor and City Council Members
From: Development Services Department
Title:

**Approval of PUD-254 and BAZ-1968 and the partial abrogation of
SP-257, QuikTrip, 2.77 acres, CN to CG/SP-257 to CN/PUD-254,
northeast corner of Kenosha Street and 23rd Street**

Background:

Planned Unit Development (PUD) 254 involves 2.77 acres located on the northeast corner of Kenosha Street and 23rd Street. In conjunction with PUD 254, BAZ-1968, a request to rezone 0.60 acres from CG (Commercial General)/SP 257 to CN (Commercial Neighborhood), has been submitted. SP-257 was approved by the City Council on August 2, 2011, for LifeChurch.TV and consisted of 5.82 acres. BAZ-1968 contains 0.60 acres of the 5.82 acres associated with SP-257.

This PUD and rezoning request is for a proposed new QuikTrip convenient store. QuikTrip proposes to clear their entire existing site and build a new building on this property. The new store will be similar to the one nearing completion on the northwest corner of Hillside Drive and 9th Street. While the property will be used by one tenant, there are two property owners.

The design statement submitted in conjunction with PUD-254, includes both properties, requests several modifications to the Zoning Ordinance. This property will be developed in accordance with the City of Broken Arrow Zoning Ordinance regulations of the CN district except as noted in the PUD.

QuikTrip is in the process of obtaining 0.60 acres from Life Covenant Church, Inc. which is presently zoned CG. With BAZ-1968, they are requesting to change the zoning on this portion of the property from CG to CN. Life Covenant Church, Inc. will then request a lot split to separate this parcel from the rest of their property. Due to contractual agreements, this parcel will remain a separate lot, and will not be joined with the property that has been platted as "Amended Plat Wagoner County Line". In the CN district, the minimum lot frontage is 100 feet. This parcel is 86.00 feet in width; therefore, the applicant is requesting the minimum lot frontage be reduced from 100 feet to 86 feet as part of PUD-254.

The Planning Commission, in their meeting of January 12, 2017, reviewed and unanimously (5-0 vote) recommended approval of PUD-254 and BAZ-1968, as presented in the design statement, and as shown on the conceptual site plan, subject to the property being re-platted. In addition, SP-257 shall be abrogated on the portion of the property associated with BAZ-1968. There were no protests to this item.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: **Development Services Department
Assistant City Manager, Operations
Legal Department**

Approved By: **Michael L. Spurgeon, City Manager**

Attachments: **1-Planning Commission Fact Sheet of December 1, 2016
2-Planning Commission Fact Sheet of December 15, 2016
3-Planning Commission Fact Sheet of January 12, 2017
4-Case Map
5-Aerial
6-PUD 254 Design Statement Submitted November 14, 2016
7-Conceptual Site Plan and Landscape Plan
8-Amended Plat Wagoner County Line Plat
9-Tiger Plaza Plat**

Recommendation:

Approve BAZ-1968 and PUD -254, and the partial abrogation of SP-257 as recommended by the Planning Commission and Staff.

ALY/KJF