



# City of Broken Arrow

## Request for Action

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**File #:** 17-1769, **Version:** 1

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**Broken Arrow Planning Commission**  
**02-09-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Consideration, and possible action regarding PT17-100, Preliminary Plat, Kum & Go 1866 Addition, 1 lot, 2.07 acres, A-CG to CG/PUD-94, northeast corner of Omaha Street and Aspen Avenue

**Background:**

**Applicant:** Crafton, Tull & Associates, Inc.  
**Owner:** REIP, LLC  
**Developer:** REIP, LLC  
**Engineer:** Crafton, Tull & Associates, Inc.  
**Location:** Northeast corner of Omaha Street and Aspen Avenue  
**Size of Tract** 2.07  
**Number of Lots:** 1  
**Present Zoning:** A-CG to CG/PUD 94  
**Comp Plan:** Level 4 (Commercial/Employment Node)

The preliminary plat for Kum & Go 1866 Addition is located on the northeast corner of Omaha Street and Aspen Avenue. The proposed development includes 1 lot on 2.07 acres. The property is presently undeveloped and unplatted. Applicant wants to construct a Kum & Go convenience store on the property.

BAZ 1236, a request to rezone this property from A-CG to CG/PUD 94 was conditionally approved by the Broken Arrow City Council on November 16, 1995, subject to the property being platted. Each portion of PUD 94 has been platted as the property develops. The property associated with PT17-100 is currently zoned A-CG (Annexed Commercial General) but will be changed to CG (Commercial General) upon the property being platted.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Utility Plan

**Recommendation:**

Staff recommends PT17-100, preliminary plat for Kum & Go 1866 Addition, be approved, subject to the attached checklist.

**Reviewed and Approved By:** **Michael W. Skates**

MWS:ALY