



City of Broken Arrow

Request for Action

File #: 17-2038, **Version:** 1

Broken Arrow Planning Commission
04-27-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of CA 17-101, Dental Depot Broken Arrow, Lot 2, Block 1, 2.08 acres, CN/PUD-223, north of the northeast corner of Aspen Avenue and Kenosha Street

Background:

Applicant: Cyntergy, John Droz
Owner: Jody Goehring
Developer: Dunkin Donuts
Location: North of the northeast corner of Aspen Avenue and Kenosha Street
Size of Tract: 2.08 acres
Number of Lots: 1
Present Zoning: CN/PUD-223
Comp Plan: Level 6

CA17-101 is a request to amend a 40-foot access point on Aspen Avenue for a proposed Dunkin Donuts restaurant. This property is platted as Lot 1, Block 1, Dental Depot Broken Arrow. The applicant is proposing to move the access point north, by 16.27 feet, to align it with an existing access point on the west side of Aspen Avenue.

This location adjustment of the access point will cause a change in the "Limits of No Access" along the east side of Aspen Avenue. The area north of the northeast corner of Kenosha Street and Aspen Avenue, and south of this access point shall be 185.78-feet in length. The area north of this access point and south of the MK&T Railroad shall be 108.7-feet in length. This access point shall remain 40-feet in width, as originally platted.

Attachments: Case map
Dental Depot Broken Arrow Recorded Plat
Access Change Exhibit

Recommendation:

Staff recommends CA17-101 be approved as requested. Applicant shall record the change of access documentation in Tulsa County and provide a digital copy to the City of Broken Arrow after filing.

Reviewed By: Larry R. Curtis

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Approved By: Michael W. Skates

LRC: ALY