



City of Broken Arrow

Request for Action

File #: 17-2176, Version: 1

**Broken Arrow Planning Commission
05-11-2017**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2020, QuikTrip #33/Life Covenant Church Lot Split, 1 Lot, 5.80 acres, north and east of the northeast corner of Kenosha Street and 23rd Street

Background:

Applicant: Carly Goodnight, QuikTrip
Owner: Life Covenant Church, Inc.
Developer: QuikTrip
Surveyor: Dean Robinson, Sisemore Weisz & Associates, Inc.
Location: North and east of the northeast corner of Kenosha Street and 23rd Street
Size of Tract 5.80 total acres; Tract A - 5.34 acres; Tract B - 0.46 acres
Number of Lots: 1 (2 proposed)
Present Zoning: CG/SP-257
Comp Plan: Level 4 (Commercial/Employment) Nodes

Lot split request BAL-2020 involves a 5.80-acre parcel located north and east of the northeast corner of Kenosha Street and 23rd Street. The property is presently zoned CG/SP-257, has been platted as Lot 2, Block 1, Tiger Plaza. SP-257 is a specific use permit that was approved by the City Council on August 2, 2011, for a “Place of Assembly” designation for Life Covenant Church, Inc.

QuikTrip has an existing convenient store on the northeast corner of Kenosha Street and 23rd Street and propose expanding. To accommodate this expansion, QuikTrip is in the process of acquiring part of the Life Covenant Church property (Tract B). As a result, a lot split application has been submitted to divide Lot 2, Block 1 of Tiger Plaza into two lots. Because of contractual agreements, Tract B will remain a separate lot, and will not be joined with the property to the south that has been platted as “Amended Plat Wagoner County Line”.

On February 7, 2017, the City Council conditionally approved PUD-254 and BAZ-1968. BAZ-1968, encompassed Tract B of BAL-2020, was a request to change the zoning on this parcel from CG/SP-257 to CN. Both BAZ-1968 and PUD-254, included Tract B and the existing QuikTrip parcel, were approved, subject to the property being replatted. At the time of this Staff report, no plats have been submitted. Tract B meets the minimum lot size and frontage requirements of PUD -254, and Tract A, the remaining parcel, meets the minimum lot size and frontage requirements of the CG district.

According to FEMA maps, none of this property is located within the 100-year floodplain. Oklahoma Natural

Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, and Windstream have indicated that they do not have any problems with the proposed lot split.

Attachments: Case map
Aerial
Lot Split Exhibit
Legal Descriptions
Site Plan
Tiger Plaza Recorded Plat

Recommendation:

Staff recommends BAL-2020 be approved, subject to warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM