



City of Broken Arrow

Request for Action

File #: 17-2338, **Version:** 1

**Broken Arrow Planning Commission
06-22-2017**

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding PT17-103, Preliminary Plat, QuikTrip No. 0033, 2 lots, 1.82 acres, CN and CG/SP 257 to CN/PUD 254, northeast corner of Kenosha Street and 23rd Street

Background:

Applicant: Carly Goodnight/QuikTrip Corporation
Owner: Jane E. Hawkins Trust/QuikTrip Corporation
Developer: QuikTrip Corporation
Engineer: AAB Engineering, LLC
Location: Northeast corner of Kenosha Street and 23rd Street
Size of Tract 1.82 acres
Number of Lots: 12
Present Zoning: CN and CG/SP 257
Proposed Zoning: CN/PUD 254
Comp Plan: Level 4

The preliminary plat of QuikTrip No. 0033 contains 1.82 acres located on the northeast corner of Kenosha Street and 23rd Street. QuikTrip is proposing to completely clear the site and build a new building on the property. The new store will be similar to the one 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 north tract is presently owned by Life Covenant Church, Inc. The Church is in the process of selling this 0.60 acres to QuikTrip corporation. On May 11, 2017, the Planning Commission approved BAL 2020 that split the property associated with Lot 2 from the Tiger Plaza plat. Lot 1 is under the ownership of Jane E. Hawkins Trust.

The building proposed to be constructed on the property is larger than the existing store. In addition, the number of gasoline pump stations is proposed to be increased from eight to ten. The existing underground tanks will be removed and relocated to the west side of the property.

On February 7, 2017, the City Council conditionally approved PUD 254 and BAZ 1968. PUD 254 was for the entire parcel, while BAZ 1968 was a request to rezone the area associated with Lot 2 from CG (Commercial General) to CN (Commercial Neighborhood). The portion of SP-257 that was located on Lot 2 was abrogated. PUD 254 and BAZ 1968 were approved, subject to the property being replatted.

The property associated with the QuikTrip No. 0033 preliminary plat has been platted as two separate plats,

“Amended Plat Wagoner County Line” and a portion of Tiger Plaza. When these plats were recorded, right-of-way was provided to meet the Subdivision Regulation requirement at that time of 70 feet from the section line with an additional 17.5-foot utility easement. With the preliminary plat, the 70 feet of right-of-way along 23rd Street and Kenosha Street will remain along with the 17.5 feet of utility easement. Applicant will be requesting that the west 14.5 feet of utility easement along 23rd Street be closed for 100 feet. Underground fuel tanks are to be located in this area.

The property presently has two points of access to 23rd Street and two points of access to Kenosha Street. The southernmost access point to 23rd Street will be closed.

Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow. FEMA maps do not show any of the property being located in the 100-year floodplain.

The Technical Advisory Committee reviewed the preliminary plat for QuikTrip No. 0033 on May 23, 2017.

Attachments: Checklist
Preliminary plat and covenants for QuikTrip No. 0033
Conceptual Utilities and Site plan
Amended Plat Wagoner County Line
Tiger Plaza plat

Recommendation: Staff recommends PT17-103, preliminary plat for QuikTrip No. 0033, be approved subject to the attached checklist.

Reviewed By: Larry Curtis

Approved By: Michael Skates

BDM