



City of Broken Arrow

Request for Action

File #: 17-2625, **Version:** 1

Broken Arrow Planning Commission
09-14-2017

To: Chairman and Commission Members
From: Development Services Department
Title:

Approval of PT17-103, Conditional Final Plat, QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza and request for a variance to reduce the width of the utility easements, 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 conditional final plat of QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza contains 1.82 acres located on the northeast corner of Kenosha Street and 23rd Street. QuikTrip is proposing to completely clear the existing 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. On May 11, 2017, the Planning Commission approved BAL-2020 that split the property associated with Lot Two (2) from the Tiger Plaza plat. Lot One (1) is under the ownership of Jane E. Hawkins Trust. On May 22, 2017, the Planning Commission approved PT17-103 the preliminary plat for QuikTrip No. 33.

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 conditional final 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. Today, the Subdivision Regulations require 65 feet of right-of-way from the section line along with a utility easement of 22.5 feet in width.

Applicant is proposing to vacate the two underlying plats and record a new plat, QuikTrip No. 0033. The preliminary plat proposed to re-dedicate 65 feet of right-of-way and to reduce the utility easement from 22.5 feet to 7.0 feet along 23rd Street and to 17.5 feet along Kenosha Street. This proposal has changed and the new conditional final plat shows that the original dedication of 70 feet of right-of-way and the required 17.5 feet of utility easements along 23rd Street and Kenosha Street with a portion of the utility easement along 23rd being closed. Due to the location of the fuel tanks the application has agreed to replace the existing 12-inch water line along 23rd street with a 12-inch ductile iron pipe.

This 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 will review this preliminary plat for QuikTrip No. 0033 on September 12, 2017.

Attachments: Checklist
PT17-103 Conditional Final Plat and covenants
Engineering and Utility Drawings
Site plan submitted April 22, 2017
Recorded Plat of Wagoner County Line Plaza Amended
Recorded Tiger Plaza plat

Recommendation: Staff recommends PT17-103, conditional final plat for QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza, be approved subject to the attached checklist. The portion of the utility easement to be closed will need to have a utility easement application accompany the conditional final plat to city council for approval.

Reviewed By: Larry Curtis

Approved By: Michael Skates
LRC