



City of Broken Arrow

Request for Action

File #: 17-2720, Version: 1

**Broken Arrow City Council
Meeting of: 10-03-2017**

To: Mayor and City Council 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:

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.

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.

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 this conditional final plat for QuikTrip No. 0033 on September 12, 2017 and recommended approval. The Planning Commission, in their meeting of September 14th, recommended approval of PT17-103, per Staff and TAC recommendation with a 3-0 vote. Staff recommended PT17-103 be approved subject to an attached checklist and that the portion of the utility easement to be closed having a utility easement application accompany the conditional final plat to City Council for approval. The utility easement closure application has not been received however, the applicant is working with Staff to submit these documents.

Cost: \$0

Prepared By: Larry R. Curtis

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Fact Sheet, Planning Commission
Checklist
Engineering and Utility Drawings
Site plan submitted April 22, 2017
Recorded Plat of Wagoner County Line Plaza Amended
Recorded Tiger Plaza plat

Recommendation:

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.

LRC:ALY