



# City of Broken Arrow

## Request for Action

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**File #:** 18-1160, **Version:** 1

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**Broken Arrow Planning Commission  
10-11-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT18-110, Preliminary Plat, Casey's General Store 2, Lot 1, Block 1, 1.31 acres, 1 Lot, CG, northeast corner of Aspen Avenue and Florence Street

**Background:**

**Applicant:** Kevin McClaflin - Morrison Shipley Engineers  
**Owner:** Dunham Six, LLC  
**Developer:** Casey's General Store  
**Engineer:** Morrison Shipley Engineers  
**Location:** Northeast corner of Aspen Avenue and Florence Street  
**Size of Tract** 1.31 acres  
**Number of Lots:** 1  
**Present Zoning:** CG  
**Comp Plan:** Level 4

PT18-110, the preliminary plat for Casey's General Store 2, Lot 1, Block 1, contains one lot of 1.31 acres. This property, which is located on the northeast corner of Aspen Avenue and Florence Street, is presently zoned CG. Ordinance 541 that changed the zoning on the property associated with this plat from A-1 to C-2 (C-2 became CG in 2008 with the update to the Zoning Ordinance) was approved by the City Council on March 11, 1974. A Casey's General Store is proposed to be developed on the property.

According to Tulsa County tax records, the property associated with the Casey's General Store 2, Lot 1, Block 1 plat is part of two parcels owned by Quapaw Investments LLC & Dunham Six LLC. Combined, the two parcels, which are both zoned CG, contain 17.17 acres. Consequently, with this plat, 1.31 acres are being carved out of the 17.17 acres. The rest of the property will remain unplatted.

With the Casey's General Store 2, Lot 1, Block 1 plat, access is limited to one point to Aspen Avenue and one point to Florence Street. Both access points meet the spacing requirements of the Zoning Ordinance and will be shared with the adjoining property.

On site stormwater detention is required. According to the conceptual engineering plans submitted by the applicant, stormwater detention will be provided in underground storage pipes. The maintenance of the underground stormwater detention will be the responsibility of the private property owner.

According to the FEMA maps, none of the property associated with this plat is located in a 100-year floodplain area. There is a stormwater drainage channel that passes through the remaining 17.17 acre parcel, but none of the drainage channel is located on this property. The drainage channel to the east is part of Corps of Engineers 404 Permit Number 2009-116.

Water and sanitary sewer service to the property will be provided by the City of Broken Arrow.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Utilities  
404 Permit 2009-116 information  
Fee-in-lieu of detention determination

**Recommendation:**

Staff recommends PT18-110, preliminary plat for Casey's General Store 2, Lot 1, Block 1, be approved, subject to the attached checklist.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael Skates

BDM