



City of Broken Arrow

Request for Action

File #: 19-1067, **Version:** 1

Broken Arrow Planning Commission
09-12-2019

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

Approval of PT19-113, Preliminary Plat, Casey's General Store 3, Lot 1, Block 1, 1.77 acres, 1 Lot, A-1 (Agricultural) to PUD-292(Planned Unit Development)/CG (Commercial General), southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)

Background:

Applicant: Marni Beck, Casey's Marketing Company
Owner: Armory LLC
Developer: Casey's Marketing Company
Engineer: Morrison Shipley Engineers
Location: Southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)
Size of Tract 1.77 acres
Number of Lots: 1
Present Zoning: A-1 (PUD-292 and CG proposed)
Comp Plan: Level 6

PT19-113, the preliminary plat for Casey's General Store 3, Lot 1, Block 1, contains one lot of 1.77 acres. This property, which is located on the southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue), is presently zoned A-1. BAZ-2034, a request to change the zoning on the property from A-1 to CG has been submitted along with PUD-292. BAZ-2034 and PUD-292 are on this same Planning Commission agenda.

Casey's General Store is proposing to construct a convenience store on the property. One point of access is proposed to Kenosha Street and one point of access is proposed to 37th Street. The access points, which will be shared with the adjacent property to the east and to the south, meet the spacing requirements of the Zoning Ordinance.

As part of their plat submittal, the engineer has acknowledged that onsite utility easements will be dedicated by the recorded plat. Any proposed offsite easements will be dedicated prior to the final plat being recorded with the document numbers being shown on the plat. The engineer has requested that the proposed private access easements be dedicated by separate documents and recorded after the final plat is recorded. Staff is okay with this with the acknowledgement that the site plan will not be released, nor any building permits issued until the document numbers for the recorded access easements are shown on the site plan.

According to FEMA maps, none of the property is located in a 100-year floodplain area. Stormwater detention will occur onsite in an underground facility. Sanitary sewer service will be provided by the City of Broken Arrow, while water will be provided by Rural Water District #4.

Attachments: Checklist
 Preliminary Plat and Covenants
 Conceptual Utilities
 Conceptual Site Plan

Recommendation:

Staff recommends PT19-113, preliminary plat for Casey's General Store 3, Lot 1, Block 1, be approved, subject to the attached checklist.

Reviewed and approved by: **Larry R. Curtis**

BDM