



# City of Broken Arrow

## Request for Action

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**File #: 20-387, Version: 1**

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**Broken Arrow City Council  
Meeting of: 04-07-2020**

**Title:**

Approval of PT20-101, Preliminary/Conditional Final Plat, EKD-Pad "A", 1.34 acres, 1 Lot, A-1 to CH, south of Kenosha Street (71<sup>st</sup> Street), one-quarter mile west of 23rd Street (County Line Road/193<sup>rd</sup> E. Avenue)

**Background:**

PT20-101, the preliminary/conditional final plat for EKD-Pad "A", contains 1.34 acres on one proposed lot. This property, which is located one-half mile south of Kenosha Street (71<sup>st</sup> Street), one-quarter mile west of 23rd Street (County Line Road/193<sup>rd</sup> E. Avenue), is presently zoned A-1. On May 4, 1998, the City Council approved BAZ-1347 to change the zoning on 21.76 acres from A-1 to C-5, subject to the property being platted. In 2008, the Zoning Ordinance was updated and the C-5 district was changed to CH (Commercial Heavy).

AutoZone is proposing to construct a new store on the property. E. 20<sup>th</sup> Street has been constructed within a mutual access easement, but not opened. The right-of-way for E. 20<sup>th</sup> Street has not been dedicated previously, but is with this plat. According to the applicant, the pavement for E. 20<sup>th</sup> Street needs to be extended by approximately 35 feet to the south to accommodate the planned driveway entrance to the site, the extension of the storm sewer box culvert, and the relocation of the area inlet to a point beyond the proposed driveway. This is the only engineering involved. Therefore, the plat is proceeding as a preliminary/conditional final plat.

The intersection of E. 20<sup>th</sup> Street and Kenosha Street is presently a three-way signalized intersection. There are no traffic signals on the south side of Kenosha Street at this intersection. A fourth signal will need to be added, and the costs associated with these improvements will be approved through an agreement between the City of Broken Arrow and East Kenosha Development, LLC prior to the actual installation.

Water and sanitary sewer service will be provided by the City of Broken Arrow. Connections will be made to existing lines on the north side of the property. According to FEMA maps, none of the property is located in a 100-year floodplain area.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Larry R. Curtis, Director of Community Development

**Approved By:** City Manager Office

**Attachments:** Published Planning Commission Staff Report

Checklist

Preliminary/Conditional Final Plat and Covenants

Conceptual Site Plan

BAZ-1347 Case History Map and Letter

**Recommendation:**

Approve as recommended by Planning Commission and Staff.