



City of Broken Arrow

Request for Action

File #: 20-467, **Version:** 1

**Broken Arrow Planning Commission
05-21-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration, discussion and possible approval of PT20-103, Preliminary Plat, Dollar General Jasper, 2.50 acres, 1 Lot, A-CN to CN/PUD-308, northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)

Background:

Applicant: Alan Betchan - AAB Engineering, LLC
Owner: Kasa Real 2, LLC
Developer: Broken Arrow XXXXXX, LLC
Engineer: AAB Engineering, LLC
Location: Northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)
Size of Tract 2.50 acres
Number of Lots: 1
Present Zoning: A-CN with pending CN/PUD-308 zoning cases
Comp Plan: Level 4 (Commercial/Employment Nodes)

PT20-103, the preliminary plat for Dollar General Jasper contains one lot of 2.50 acres. This A-CN (Annexed Commercial Neighborhood) zoned property is located at the northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue) and has pending zoning cases to accompany the plat. A Dollar General store and site improvements are proposed to be developed on the property. This item was continued from the May 7, 2020 Planning Commission meeting due to a noticing issue for the rezoning and PUD associated with this preliminary plat.

On May 7, 2020, the Planning Commission is hearing a request (BAZ-2055) to rezone this property from A-CN (Annexed Commercial Neighborhood) to CN (Commercial Neighborhood) to be in conformance with the future land use map of the Comprehensive Plan and the Zoning Ordinance. Also being considered this date is a request for approval of a planned unit development (PUD-308) to allow for a reduced driveway separation for a Dollar General store.

With this plat, the owner is dedicating 65 feet of right-of-way along Jasper Street and Olive Avenue in accordance with the required right-of-way for properties within 350 feet of arterial intersections as outlined in the Engineering Design Criteria Manual (Section 6.4.2.A.2). One access point is proposed along Jasper Street

that meets the 250-foot separation requirement from the intersection with Olive Avenue. However, it does not meet the 200-foot driveway separation requirement from the residential driveway to the east. Due to the small size of the lot, there is no way to meet the driveway separation requirement from both the intersection and the residential driveway.

Water to the property will be provided by the City of Broken Arrow. A septic system is planned for this site as sanitary sewer is not available. A septic field is proposed at the southwest corner of the site.

None of the property is shown to be located in the 100-year floodplain. A storm detention easement is proposed at the northwest corner of the site.

Attachments: **Checklist**
 Preliminary Plat and Deed of Dedication
 Conceptual Improvements Plan

Recommendation:

Staff recommends PT20-103, preliminary plat for Dollar General Jasper be approved, subject to the attached checklist, and City Council approval of PUD-308 and BAZ-2055.

Reviewed by: **Jill Ferenc**

Approved by: **Larry R. Curtis**

JMW