

Minor Amendment to  
PUD 227

# 51 Aspen RV Storage

Broken Arrow, Oklahoma



Tulsa Engineering & Planning Associates

9820 East 41<sup>st</sup> Street, Suite 102

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

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## **I. NARRATIVE**

The “51 Aspen RV Storage” Planned Unit Development (PUD 227) was approved by the Broken Arrow City Council on August 19, 2014. “51 Aspen RV Storage” is a ±8.01 acre indoor RV storage development with a small amount of outdoor RV storage, located at the northwest corner of the intersection of State Highway 51 and South 219<sup>th</sup> East Avenue, on the south side of State Highway 51.

This Minor Amendment to PUD 227 is submitted to request two minor revisions to the original PUD. The requested modifications are as follows:

1). **Elimination of the 5 ft. Building Setback from the west boundary line.** Since the approval of PUD 227 and the recording of the plat for the development (Plat No. PLC5-424A), the property to the immediate west of the project site became available and is being purchased and combined with the “51 Aspen RV Storage” site. This additional ±5.82 acre tract is to be called “51 Aspen Mini-Storage” and both tracts will effectively function as one development, even though there will technically be two separate tracts of land. In combining the two tracts, it was determined that two of the mini-storage buildings would encroach into the “51 Aspen RV Storage” site from the west and require the elimination of the western 5 ft. building setback (see Exhibit ‘A’ - Conceptual Site Plan, 51 Aspen Mini-Storage). This encroachment effectively combines the two tracts of land.

2). **Elimination of the 20 ft. gated Emergency Access Entry.** With the combination of the two tracts of land discussed in Request #1 above and the new centrally located main entry onto State Hwy. 51 for the Mini-Storage tract, there will be two points of access now established for the newly combined parcels - the new Hwy. 51 entry serving the mini-storage tract and the South 219<sup>th</sup> East Avenue entry into the RV Storage site, eliminating the need for the emergency second point of access for the RV Storage tract.

