



City of Broken Arrow

Request for Action

File #: 19-477, Version: 1

Broken Arrow Planning Commission

04-25-2019

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of PT03-125A, Conditional Final Plat, Johanna Woods II, 5.0183 acres, 25 Lots, A-1 to PUD-30C/RMH via BAZ-2001, located south of Omaha Street (51st Street), one-half mile east of 23rd Street (193rd E. Avenue)

Background:

Applicant: Tim Terral, Tulsa Engineering & Planning Associates, Inc.
Owner: Stonetown Johanna Woods, L.L.C.
Developer: Stonetown Johanna Woods, L.L.C.
Engineer: Tulsa Engineering & Planning Associates, Inc.
Location: South of Omaha Street, one-half mile east of 23rd Street
Size of Tract 5.0183 acres
Number of Lots: 25
Present Zoning: A-1 to PUD-30C/RMH via BAZ-2001
Comp Plan: Level 3 (BACP-40)

PT03-125A, the conditional final plat for Johanna Woods II contains 5.0183 acres and is proposed to be divided into 25 lots. This property, which is located south of Omaha Street, one-half mile east of 23rd Street, is presently zoned A-1. On June 18, 2018, the City Council reviewed and approved PUD-30C along with BAZ-2001, a request to change the underlying zoning from A-1 to RMH. PUD-30C and BAZ-2001 were approved subject to the property being platted. A preliminary plat for Johanna Woods II was previously submitted and approved by the Planning Commission on November 6, 2003, subject to a checklist (PT03-125). That preliminary plat, however, never went any further. PT03-125A, the preliminary plat for Johanna Woods II, was approved by the Planning Commission on July 26, 2018.

PUD-30 was approved by the City Council on October 4, 1982, for Johanna Woods, a 75.14-acre residential mobile home development with 242 lots. On July 5, 1983, the City Council approved PUD-30A to allow mobile homes to be owner or renter occupied. On July 11, 1985, the City Council approved an amendment to PUD-30, now known as PUD-30A-1, for proposed changes to stagger the front building lines. On November 2, 1992, the City Council approved PUD-30B, a PUD Amendment to allow sales of mobiles on the site, subject to the condition that sales be limited to one home per lot, that no more than six lots be for sale simultaneously, and for sales to cease once existing lots are occupied. The Johanna Woods plat was recorded in Wagoner County on March 27, 1984 and amended on February 4, 1987.

BACP-40, a request to change the comprehensive plan designation on this property from Level 2 to Level 3, was approved by the City Council on October 21, 2002. Approval of BACP-40 was subject to platting the property to PUD-30 standards, dedicating Reserve "D" to the City of Broken Arrow as a right-of-way, and installing an eight-foot-high opaque screening fence along the north boundary. On November 18, 2002, the City Council approved BAZ-1575 to rezone the property from A-1 to RMH, subject to installing a sidewalk on N. 30th Street, creating a landscape reserve area on the north 60 feet of the property (that may also include a storm shelter), and to the aforementioned conditions. The legal description for the property included in BAZ-1575 included a 4.47-acre portion of the current project site rather than the entire lot. Additionally, the property was never platted; therefore, the rezoning was not vested.

Through PUD-30C, 5.0183 acres was added to the existing Johanna Woods mobile home park. Access to the proposed development is through the existing N. 30th Street on the east side of Johanna Woods off of Omaha Street. Reserve "A" located at the north of the site along E. Omaha Street, is designated as a landscape area and may include a community storm shelter. Reserve "D" of the Johanna Woods Amended plat, which is 5-feet in width, will be dedicated as additional right-of-way along N. 30th Street.

There is an existing 50-foot-wide pipeline easement across the south portion of the property. The setback requirement from active pipelines is 50 feet. There are two pipelines in this easement. According to information from the applicant, these lines are approximately 10 feet apart. A letter from Phillips 66 notes that these line are inactive, and there are no plans to return them to service. With PUD-30C, the building setback was reduced to 35 feet in accordance with United States Department of Transportation guidelines for inactive pipelines. The 35 foot setback will need to be from both pipelines.

The conditional final plat for Johanna Woods II shows a 25-foot front building setback line along N. 30th Street in accordance with the requirements of PUD-30. With the approval of PUD-30C, the lot width was reduced to 40 feet and the setback from inactive pipelines was reduced to 35 feet. All other development standards of PUD-30 are to remain in effect. PUD-30 included a rear setback line of 10 feet. The rear setback is not shown on the conditional final plat as it falls within the 17.5-foot utility easement along the east property line of Johanna Wood II.

According to FEMA maps, none of the property is located in a 100-year floodplain area.

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

Attachments: Checklist
Conditional Final Plat and Covenants
PUD-30C including February 28, 2018, letter from Phillips 66
PUD-30 letter of approval and associated information
Excerpt from 1982 Zoning Ordinance

Recommendation:

Staff recommends PT03-125A, conditional final plat for Johanna Woods II, be approved, subject to the attached checklist.

Reviewed and Approved By: **Larry R. Curtis**

JMW