

Major Amendment to  
PUD 30

# Johanna Woods II

Broken Arrow, Oklahoma



Tulsa Engineering & Planning Associates

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City of Broken Arrow 4/16/2018

APR 13 2018

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**I. NARRATIVE**

“Johanna Woods” (PUD 30) was approved by the Broken Arrow City Council on October 4, 1982. “Johanna Woods” is a ±75.14 acre residential mobile home development, generally located on the south side of East Omaha Street (East 51<sup>st</sup> Street South), between South 23<sup>rd</sup> Street (South 193<sup>rd</sup> East Avenue) and South 37<sup>th</sup> Street (South 209<sup>th</sup> East Avenue). This Major Amendment to PUD 30 affects the proposed Johanna Woods II subdivision, a 5.0183 acre tract located contiguous to the east boundary line of the Johanna Woods Amended subdivision and is not a part of the original PUD 30. The Johanna Woods II tract was conditionally approved by the Broken Arrow City Council for RMH zoning on November 8, 2002. Condition # 1 was that this property be platted with at least the same standards as PUD 30, which requires a minimum lot width of 50 ft. This Amendment to PUD 30 is requesting the minimum lot width be reduced to 40 ft. Reducing the lot width to 40 ft. increases the yield from 21 lots to 25 lots, a net increase of 4 lots.

There are two Phillips pipelines that cross the property in the southern portion of the tract. These pipelines are to be abandoned and as is stated in the Section 4.2.a of the Broken Arrow Subdivision Regulations "In cases where an existing pipeline has been abandoned and/or removed, and the property owner and the pipeline company have provided necessary documentation, the building line setback from the pipeline can be reduced as necessary to facilitate the project." Per discussions with the City of Broken Arrow and Phillips, the building setback from the abandoned pipelines is to be reduced from 50 ft. to 35 ft.

To summarize, this Major Amendment to PUD 30 is submitted to request two revisions to PUD 30. The requested modifications are as follows:

- 1). Incorporate the proposed 5.0183 acres into the original Johanna Woods PUD (PUD 30).**
- 2). Establish the minimum lot width for the lots in the proposed 5.0183 acres to be 40 ft.**

All other development standards of PUD 30 are to remain unaltered.



Exhibit 'B'

Matthew R. Dowdell  
Attorney/ROW Advisor, Real Estate Services

Phillips 66 Company  
1384-04 Phillips Building  
420 South Keeler Avenue  
Bartlesville, Oklahoma 74003-6670  
phone 918.977.5143  
fax 918.977.2202

February 28, 2018

***Via Electronic Mail***

Shara Heimbach  
Sandbox Management, LLC  
2909 E. Montpelier St  
Broken Arrow, OK 74014

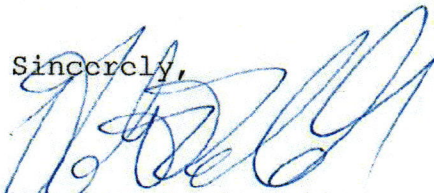
Re: Johanna Woods Mobile Community platting process  
**RW#23928 & 23929**

Ms. Heimbach:

This letter follows our various correspondence detailing Johanna Woods Mobile Community's (JWO) efforts to plat undeveloped portions of JWO's property. As you and the City know, Phillips 66's (PSX) Out of Service Woodriver/Cherokee Pipelines cross the JWO property, with an associated thirty (30) foot easement. As a clarification for the platting efforts PSX acknowledges the two pipelines at issue are out of service, with no plans to return them to service. Additionally, PSX does not have plans to remove the pipelines, without reimbursement. These lines are governed by United State Department of Transportation guidelines which require a thirty-five (35) foot setback of any "dwelled-in structure" from the outside of each pipeline.

Thank you for patience in this matter. Please call or e-mail me with any comment or questions.

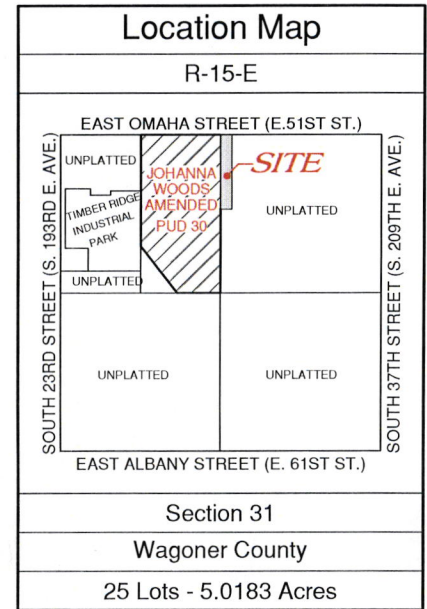
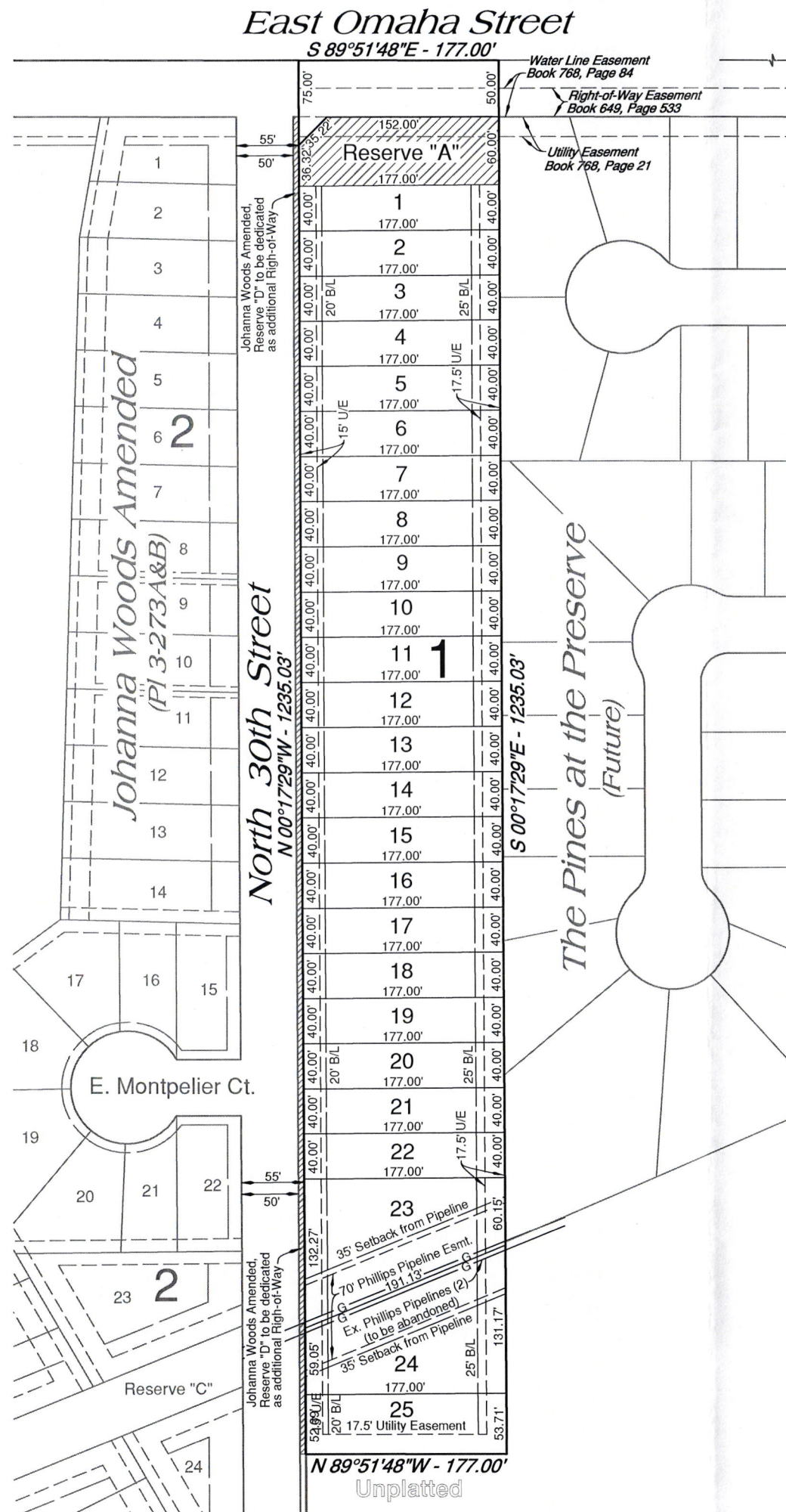
Sincerely,



Matthew R. Dowdell

City of Broken Arrow

APR 13 2018



Data Summary:	
Total Project Area	5.0183 Acres
Maximum # of Lots	25
Total # of Lots Shown	25
Project Density (Max.)	4.98 DUs/Acre
Average Lot Size	40' x 177'



EXHIBIT 'A'

# Johanna Woods II

Conceptual Site Plan

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