

Major Amendment to  
PUD 30  
**Johanna Woods**  
Broken Arrow, Oklahoma



Tulsa Engineering & Planning Associates  
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9/03/2019

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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). The property was platted March 27, 1984 as “Johanna Woods” (Plat Cabinet 3-252 A&B) and replatted on February 3, 1987 as “Johanna Woods Amended” (Plat Cabinet 3-273 A&B).

This Major Amendment to PUD 30 is to request that two residential mobile home lots be split out of Reserve ‘B’, per the plat for Johanna Woods Amended. Item #2 from the City Council of Broken Arrow PUD 30 and BAZ #858 approval letter states: “2. Lots 1 & 2, 14 & 15, Blk. 7 to be left open and developed as common recreation area or clubhouse. (Lot numbers refer to old plat)”. The two lots proposed to be split from Reserve ‘B’ would correspond to Lots 1 and 2, Blk. 7 of the old plat referred to in the City Council approval letter. Johanna Woods has a significant amount of open space on site and the reduction of this open space by the two proposed residential lots would be negligible. A clubhouse/office with an outdoor activity space is currently located in Reserve ‘B’, directly across Reserve ‘B’ from the proposed lots.

In addition, it is requested that outdoor storage be an allowed use in Reserve ‘B’. There is currently an area in Reserve ‘B’ that serves this purpose and is screened by a 6 ft. wood screening fence. The proposed lot split would reduce the existing outdoor storage area, as the two lots would occupy a portion of this area.

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

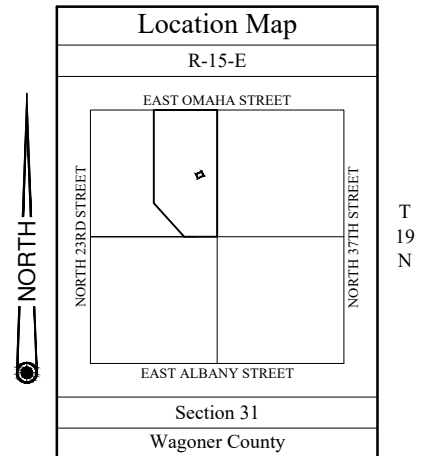
- 1). Allow for two lots to be split from Reserve ‘B’ as shown in Exhibit ‘A’. Lots would be developed per the approved PUD 30 Development Standards.**
- 2). Add outdoor storage as an allowed use for Reserve ‘B’. Outdoor storage area shown in Exhibit ‘A’ to be screened by a 6 ft. opaque fence.**

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



# Exhibit "A"

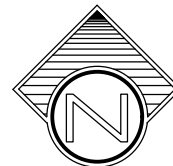
**RECEIVED**  
September 03, 2019  
BROKEN ARROW  
COMMUNITY DEVELOPMENT



## CONCEPTUAL SITE PLAN

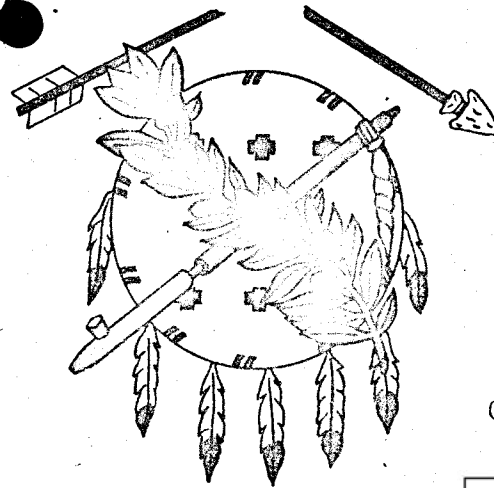


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Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2019



Job No: 18-033.02  
Scale: 1" = 100'  
Date: 8/27/2019

Office of  
CITY PLANNER



October 5, 1982

Robert Nelson  
8005 S. Peach Circle  
Broken Arrow, Ok 74012



Re: BAZ #858 & PUD #30

Dear Mr. Nelson,

The Broken Arrow City Council in their meeting of October 4, 1982, approved BAZ #858, from A-1 to RMH and approved with conditions, PUD #30. Both these applications are on a 80 acre tract of land located 1/4 mile east of the County Line on the south side of Omaha (51st).

The conditions approved are as follows:

1. Subject to plat approval.
2. Lots 1 & 2, 14 & 15, Blk 7 to be left open and developed as common recreation area or clubhouse. (numbers refer to old plat)
3. Reserve A to be developed as recreation area and maintained by Home Owners Association.
4. Entire addition to have sidewalks, roll-over curbs and City standard streets.
5. Sanitary sewer to be approved by all parties concerned and the City of Broken Arrow.
6. All front building line setbacks on JoHanna Blvd., 200 E. Ave and 201 E. Ave to be minimum 25'.
7. Detailed deed of restrictions to be approved for quality control, at time of platting (with additions if necessary).
8. All lots abutting high pressure gas pipelines to have bronze monument markers placed in concrete curbs, identifying the underground lines (as done in Rockwood Addition). Details would be identified at platting stage.

Continued Page 2

9. Lots 3-13, Blk 7 (of old plat) to be reduced in length. Gas pipeline easement on Blk 7 to be part of Reserve "A" open space.
10. Lots 3-13, Blk 7 (of old plat) to have 6' privacy fencing at the rear.
11. 50' easement of Continental Oil Co. to be part of Reserve "A" and developed with a bike/jogging path.
12. Lots adjacent to 50' ONG pipeline easement to be reduced in size (not to include easement).
13. Age of mobile home units to be limited to 5 years.
14. Skirting and foundations to be complete within 30 days (item K, restrictive covenants).
15. Maximum number of lots to be 249.
16. Minimum width of mobile home lots to be 50'.
17. West perimeter lots to be fenced with a minimum 6' opaque privacy fence. (In rear of lots 1-5 and 11 & 12 as shown in drawing of 9-29-82) Fencing to begin at edge of flood plain on Lot 12 to north property line of Lot 1.

Action by the Council regarding these applications is recorded in the minutes of the October 4, 1982 meeting.

An ordinance will be issued on BAZ #858 as soon as our Staff can formulate the legal description and present the Ordinance to the Council for their final approval.

Should you have any questions regarding this matter, please contact me.

Sincerely,

*Farhad K. Daroga*

Farhad K. Daroga  
City Planner

cc: Jim Whitlock

