



City of Broken Arrow

Request for Action

File #: 18-537, Version: 1

**Broken Arrow Planning Commission
05-24-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Public hearing, consideration, and possible action regarding PUD-30C (Planned Unit Development) and BAZ-2001 (Rezoning), Johanna Woods II, 5.02 acres, A-1 to RMH/PUD-30C, one-half mile east of 23rd Street, one-quarter mile south of Omaha Street

Background:

Applicant: Tim Terral, TEP
Owner: Johanna Woods, L.L.C.
Developer: Johanna Woods, L.L.C.
Engineer: Tulsa Engineering & Planning Associates, Inc
Location: One-half mile east of 23rd Street, one-quarter mile south of Omaha Street
Size of Tract 5.02 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RMH (Residential Mobile Home Park) and PUD-30C
Comp Plan: Level 3 (BACP 40)

Planned Unit Development (PUD)-30C and BAZ-2001 involves a 5.02-acre parcel located one-half mile east of 23rd Street, one-quarter mile south of Omaha Street. Applicant is requesting that the zoning on the property be changed from A-1 to RMH/PUD-30C for a proposed addition to Johanna Woods II and to reduce the minimum lot width from 50 feet to 40 feet. The property is not yet platted but the applicant intends to plat the property in conjunction with PUD-30C.

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.

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.

The applicant, through PUD-30C, proposes to add 5.0183 acres 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” located at the west side of the site will be dedicated to the city for additional roadway on N. 30th Street.

The applicant proposes to dedicate 50 feet of right-of-way (ROW) along E. Omaha Street and five (5') feet along N. 30th Street when the site is platted. Construction of a sidewalk along E. Omaha Street will also be required with the plat.

There is an existing 30-foot-wide pipeline easement across the south portion of the property. The setback requirement from active pipelines is 50 feet. The applicant requests that the setback be reduced to 35 feet in accordance with United States Department of Transportation guidelines for inactive pipelines. The attached letter from Phillips 66 Company confirms that the pipeline is inactive and there are no plans to return them to service.

The applicant is proposing a minimal clearing of trees and intends to only remove trees for mobile home pads and for utility connections. Utilities are available in the area. No on-site detention is required for this property.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-30C is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the RMH district, except as requested by the applicant and summarized below:

Item	Zoning Ordinance Requirement	PUD-30C Request
Minimum Tract Requirements	Total area: 5 acres Minimum gross land area per mobile home: 4,000 SF	Proposal will add 5.0183 acres to the existing 75.14 acres. Lots 1 - 22 = 7,080.00 SF Lot 23 = 17,029.27 SF Lot 24 = 16,887.57 SF Lot 25 = 9,416.40 SF Exceeds minimum requirements
Tract Width	Principal entrance: 50 feet Elsewhere: 100 feet	Per Zoning Ordinance
Building Setbacks and Buffers	35 feet from public thoroughfare 25 feet from side and rear boundary lines	Per Zoning Ordinance

Minimum Lot Requirements	Area: 2,000 square feet Lot frontage: 50 feet Setback from internal street or drive: 20 feet	Area per Zoning Ordinance 40 feet lot frontage Setback per Zoning Ordinance
Minimum Separation	Between mobile homes: 15 feet From boundary of mobile home lot: 10 feet	Per Zoning Ordinance
Screening	Section 5.2.E.2.a states that all residential uses that abut an arterial street shall install and maintain fences at least six feet (6') in height. Section 5.2.E.2.b states all development in the RD, RM, and RMH districts shall install and maintain fences that comply with this Section where such development abuts any agricultural, RE, or RS district. These fences shall be at least six feet (6') and no more than ten feet (10') in height.	Per Zoning Ordinance
Street Trees and Landscape	One (1) tree per fifty (50') lineal feet of frontage along an arterial street (per Section 5.2.B.2.a) Landscape to be outside of arterial street right-of-way	Per Zoning Ordinance
Livability Open Space	Minimum 1,600 square feet per dwelling unit (open space not utilized for parking or drives) (per Section 4.1.E.d - Table 4.1-6)	Per Zoning Ordinance
Common Recreation Space	300 square feet of common recreation space per mobile home lot; minimum area of common recreation space is 8,000 square feet with a minimum width of 60 feet and located within 300 feet of each mobile home it is intended to serve.	Per Zoning Ordinance

Parking Requirements	Section 5.8.A - Common area parking - to be within 200 feet of each lot so served, measured along a route of pedestrian access. If parking space is provided with each lot, the minimum lot area shall be increased by three hundred seventy-five square feet (375 sq.ft.).	Parking to be provided on each lot per Zoning Ordinance
Access	The centerline of driveways on an arterial street or collector street shall be located as far as the lot width permits from street intersections, and at least two hundred fifty feet (250') away from the centerline of the intersecting street.	The addition to Johanna Woods will use the existing roadway (N. 30 th Street) off of E. Omaha Street. N. 30 th Street is a minor residential street. No new streets are proposed.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 2	A-RS-3	Omaha Street and single-family residential development beyond
East	Level 2	A-1 to RS-3	Undeveloped/Proposed single-family residential development
South	Level 2	A-1	Undeveloped
West	Level 3	RMH	Johanna Woods I

None of the property is located in a 100-year FEMA floodplain area.

The development proposed with PUD-30C & BAZ-2001 is considered to be in compliance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
PUD-30C Design Statement
Johanna Woods Amended
Ordinance 302, Section 11, February 1982

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that PUD-30C and BAZ-2001 be approved subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW