



# City of Broken Arrow

## Request for Action

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**File #: 18-650, Version: 1**

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**Broken Arrow City Council  
Meeting of: 06-18-2018**

**Title:**

Consideration, discussion, and possible approval of 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:**

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 the Johanna Woods Mobile Home Park and to reduce the minimum lot width from 50 feet to 40 feet.

On November 18, 2002, the City Council approved BAZ-1575 to rezone the property from A-1 to RMH, subject to platting the property to PUD-30 standards, dedicating Reserve "D" to the City of Broken Arrow as a right-of-way, installing an eight-foot-high opaque screening fence along the north boundary, installing a sidewalk on N. 30th Street, and creating a landscape reserve area on the north 60 feet of the property (that may also include a storm shelter). The property was never platted; therefore, the rezoning was not vested.

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. According to Ordinance 302, Section 11 (February 1982), that was in effect at the time of approval of PUD-30, and which this proposal is subject to, a minimum seven-foot-high opaque fence is required to screen properties in a Mobile Home Park District from adjoining Agricultural and Residential Districts.

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. Ordinance 3523, Section III, also provides for a reduction in the building setback line to facilitate a project when an existing pipeline has been abandoned and/or removed and documentation is provided by the pipeline company. Phillips 66 has provided a letter to the applicant that is included with the Design Standards that states that the pipelines within this easement are out of service and there are no plans to return them to service. The development proposed with PUD-30C & BAZ-2001 is considered to be in compliance with the Comprehensive Plan in Level 3.

In their meeting of May 24, 2018, the Planning Commission recommended approval (4-0-1 vote) of PUD-30C and BAZ-2001 per Staff recommendation. Staff recommended that PUD-30C and BAZ-2001 be approved, subject to the property being platted. Two people spoke with concerns about the Omaha Street roadway width, school overcrowding, and property values.

**Cost:** \$0

**Funding Source:** None

**Requested By:** Michael Skates, Development Services Director

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Case Map  
Aerial Map  
PUD-30C Design Standards  
Johanna Woods Amended  
Ordinance 302, Section 11, February 1982

**Recommendation:**

Approve PUD-30C and BAZ-2001 per Planning Commission and Staff recommendation.