



City of Broken Arrow

Request for Action

File #: 19-1259, **Version:** 1

**Broken Arrow Planning Commission
10-10-2019**

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-30D (Planned Unit Development), Johanna Woods, 75.14 acres, PUD-30/RMH to PUD-30D/RMH, one-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street)

Background:

Applicant: Tim Terral, TEP
Owner: Stonetown Johanna Woods, L.L.C.
Developer: Stonetown Johanna Woods, L.L.C.
Engineer: Tulsa Engineering & Planning Associates, Inc.
Location: One-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street)
Size of Tract 75.14 acres
Present Zoning: PUD-30/RMH (Residential Mobile Home Park)
Proposed Zoning: PUD-30D/RMH (Residential Mobile Home Park)
Comp Plan: Level 3

Planned Unit Development (PUD)-30D involves the Johanna Woods Mobile Home Park located one-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street). Applicant is requesting that two mobile home lots be split out of Reserve B. These lots would be developed per the approved development regulations of PUD-30. In addition, PUD-30D is requesting that outdoor storage be permitted as an allowed use for Reserve B. The outdoor storage area would be screened by a 6-foot high opaque fence.

In reviewing aerial photographs, the area where the two lots are proposed was used as a storage area in 1995. A 2002 aerial shows the storage area to be expanded to its present configuration.

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. On June 18, 2018, the City Council approved PUD-30C and BAZ-2001 that changed the zoning underlying zoning on 5.02 acres from A-1 (Agricultural) to RMH (Residential Mobile Home Park). PUD-30C and BAZ-2001 were approved subject to the 5.02 acres being platted. The conditional final plat for Johanna Woods II was approved by the City Council on May 21, 2019, subject to a checklist that was attached.

Reserve B contains two Phillips 66 pipelines. In a February 28, 2018, letter pertaining to the Johanna Woods II plat, Phillips 66 noted that the two pipelines are out of service and there were no plans to return them to service. Without reimbursement, there are no plans to remove the pipelines. They acknowledged that the lines are governed by the United States of Department of Transportation guidelines which require any “dwelled-in structure” to setback at least thirty-five feet from the outside of each pipeline.

During the predevelopment meeting, Staff brought the following items to the attention of the applicant.

- A site plan will need to be submitted for the storage area.
- The storage area will need to be paved with either asphalt or concrete, unless it meets the exemption provisions of Section 5.4.H.6 of the Zoning Ordinance. Plans to pave the storage area will need to be provided to and signed off by the pipeline company.
- Since the current access to the storage area is through the area where the two lots are being proposed, a new access point will need to be established. If access is to occur from Johanna Boulevard, impacts associated with the existing speed bump and mail boxes will need to be considered.
- A fire lane will need to be provided inside the storage area.
- A fire hydrant may need to be added.

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 | AG and A-RS-3 | Eagle Creek addition |
| East | Level 2 | RS-3 | The Pines at The Preserve addition |
| South | Level 2 | A-1 | Undeveloped |
| West | Level 1 and Greenway/Floodplain | A-R-2 and IH | Undeveloped and 100-year floodplain |

The south and part of the west portion of the property is located in a 100-year FEMA floodplain area of Adams Creek.

Johanna Wood is located in Level 3 of the Comprehensive Plan. The changes proposed with PUD-30D are considered to be in compliance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
Comprehensive Plan
PUD-30D Design Statement

February 28, 2018, letter from Phillis 66

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that PUD-30D be approved as requested. Since the property has been platted, Staff recommends that platting be waived. However, Staff recommends that as part of the lot split process to create the proposed lots, a site plan shall be submitted and approved by Staff. The site plan shall show the 35-foot building setback line from the outside of the pipeline and shall address the items listed in this Staff report.

Reviewed and Approved By: Larry R. Curtis

BDM