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Major Amendment to
PUD 306

Elysian Fields

Broken Arrow, Oklahoma



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Exhibit A - Conceptual Site Plan

I. DEVELOPMENT CONCEPT

Elysian Fields is a single-family residential subdivision that was submitted as a Planned Unit Development (PUD 306) and approved by the City of Broken Arrow City Council on May 5, 2020. Additionally, a rezoning of the entire site to RS-3 (Residential Single-Family) was approved by the Broken Arrow City Council on that same date (BAZ-2050). The site consists of 53.55 acres, located on the southeast corner of South Garnett Road and West Tucson Street. The site is bounded on the north, across Tucson Street, by Agriculture (A-1 and AG) zoned land, to the east by Shadow Trails residential subdivision (RS-3), to the south by Agriculture (A-1) zoned land and to the west across Garnett Road by Agriculture (AG) zoned land.

The overall site is characterized by moderately sloping terrain, scattered groupings of trees and soil types for the site that are typical for the area and should create no unusual developmental problems. There is 100-year floodplain located along the western portion of the PUD. On September 12, 2024, the FEMA 100-year floodplain was remapped (FIRM Map Number 40143C0451M), which caused the original 100-year floodplain line to shift further to the west. This opened up additional area for development, now outside of the 100-year floodplain.

Two areas of the Elysian Fields PUD have been platted since the initial approval of the PUD. Elysian Fields I, is a 67 lot residential subdivision, located in the northeastern portion of the site and Elysian Fields II, a 59 lot residential subdivision, located in the south central portion of the development. The future Elysian Fields III, located in the northwestern portion of the site, is the area directly affected by this proposed PUD Amendment.

There is one item that is the basis of this PUD Amendment:

Increase the maximum number of residential dwelling units in the PUD to 186, from 182.

The overall increase in the maximum number of residential dwelling units by 4, to a total of 186 dwelling units, is still far below what would be allowed if developed under the RS-3 zoning district. If the site was developed under the RS-3 zoning district, a total of 274 dwelling units would be allowed. We are proposing 88 dwelling units less than what is allowed by the RS-3 zoning district, or only 67.9% of the total allowable number of dwelling units. In addition, combining the dwelling unit count of the two existing platted subdivisions and the proposed Elysian III subdivision, the PUD requirement of “a minimum of 55% of the development have RS-3 sized lots” is actually exceeded to 59.1% of the total lots being RS-3 sized lots, based on the Conceptual Site Plan.

Other than the proposed change to the PUD, all other portions of PUD 306 are to remain unchanged.

II. STATISTICAL SUMMARY

Total Project Area:	53.55 Acres (Gross) 50.19 Acres (Net)
Unplatted Area:	2.05 Acres (Gross) 1.15 Acres (net)
Residential Area:	51.50 Acres (Gross) 49.04 Acres (net)
Maximum Number of Dwelling Units:	186
Maximum Project Density:	3.47 DU/Acres (Gross)
Average Lot Size:	55'-60' x 125'
Total Number of Dwelling Units shown on Conceptual Site Plan:	
- 55' x 125'	76 (40.9%)
- 60' x 125'	110 (59.1%)