

Major Amendment to
PUD 306

Elysian Fields

Broken Arrow, Oklahoma



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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 are three items that are the basis of this PUD Amendment:

1. Increase the maximum number of residential dwelling units in the PUD to 186, from 182.
2. Acknowledge the potential to develop a future 2.05 acre commercial tract located in the northwest corner of PUD, at the intersection of South Garnett Road and West Tucson Street, from RS-3 (Residential Single-Family) to CG (Commercial General). The rezoning and additional procedural approvals would happen at a later date.
3. Arterial street sidewalks will only be required along West Tucson Street adjacent to Reserves F & G. Internal sidewalks will be required along the street frontage of the platted lots and Reserve E of Elysian Fields III. Sidewalks for the Future Commercial will be required at such time that the property is developed and the property is platted. Sidewalks will not be required along the South Garnett Road frontage of Reserve H.

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.

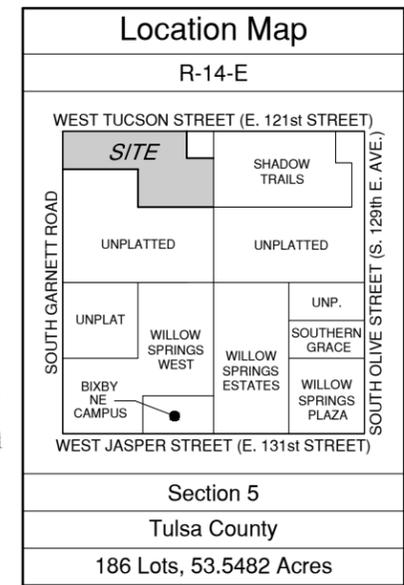
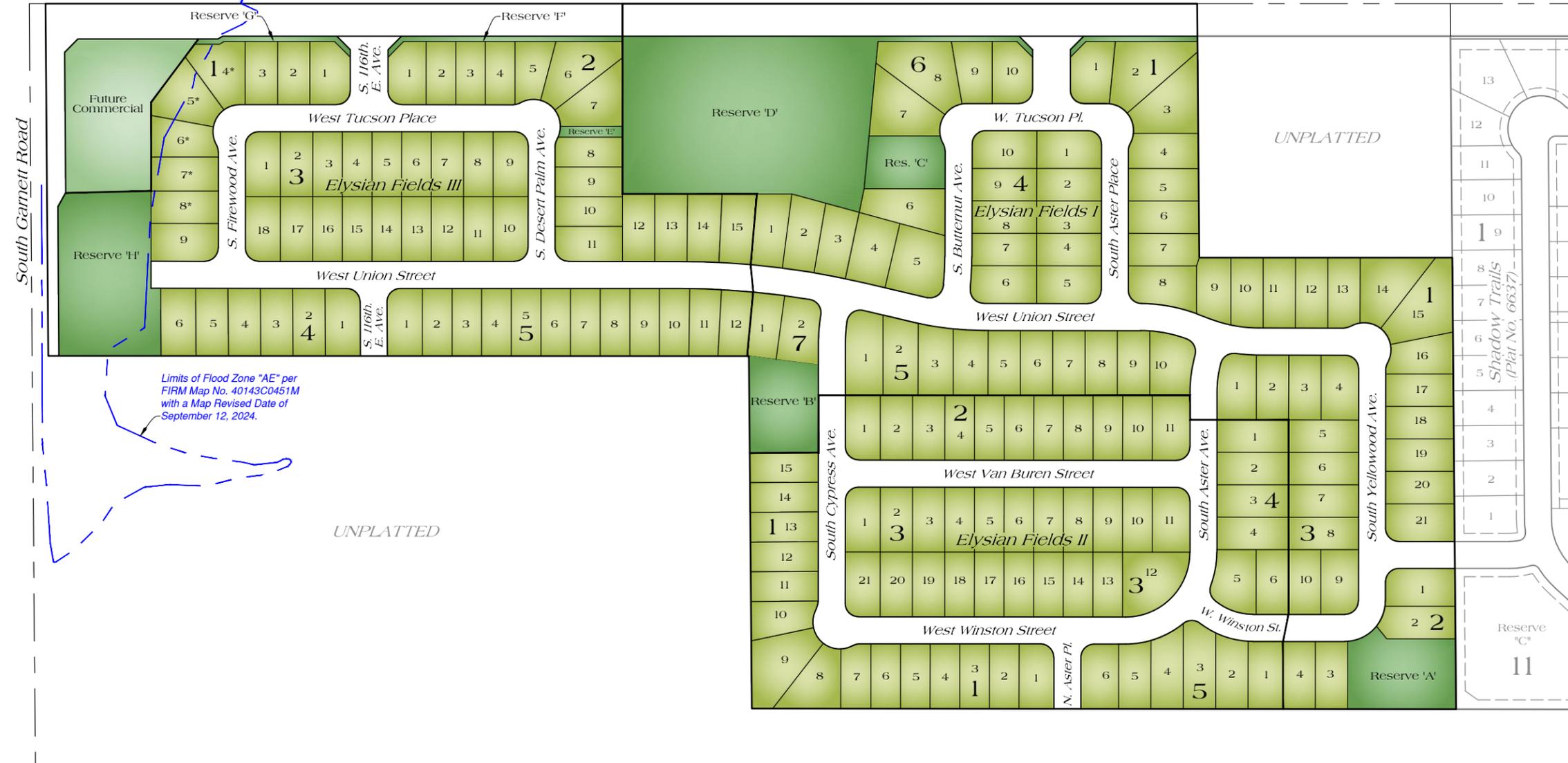
Other than the three proposed changes to the PUD, all other portions of PUD 306 are to remain unchanged.

II. STATISTICAL SUMMARY

Total Project Area:	53.55 Acres (Gross) 50.19 Acres (Net)
Commercial 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%)

III. DEVELOPMENT STANDARDS - Future Commercial Tract

The future commercial uses in PUD 306 will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the Use and Development Regulations of the CG Commercial General District.



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Future Commercial Area Tract	2.05 Acres (Gross)
	1.15 Acres (Net)
Residential Area	51.50 Acres (Gross)
	49.04 Acres (Net)
Maximum # of Residential Lots	186
Total # of Residential Lots Shown	186
- 55' x 125'	76 (40.9%)
- 60' x 125'	110 (59.1%)
Project Density (Max.)	3.47 DUs/Acre
Average Lot Size	55'-60' x 125'

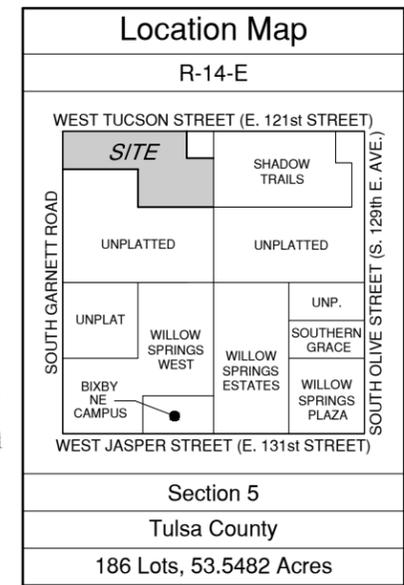
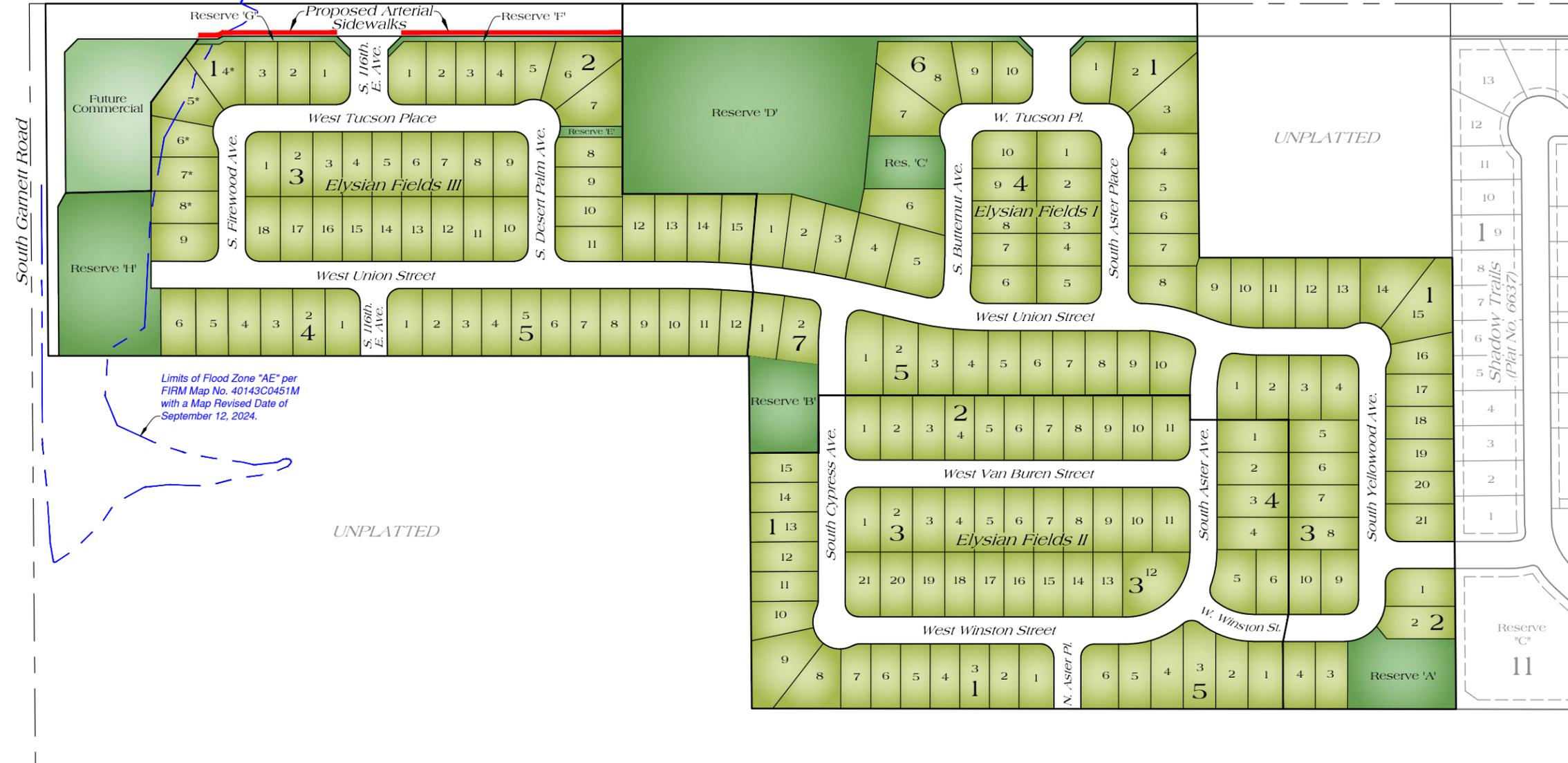


EXHIBIT 'A'

Elysian Fields

Conceptual Site Plan





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	50.19 Acres (Net)
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Elysian Fields

Sidewalk Exhibit Conceptual Site Plan

