



# City of Broken Arrow

## Request for Action

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**File #: 26-326, Version: 1**

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**Broken Arrow Planning Commission  
02-26-2026**

**To:** Chair and Commission Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding PUD-002644-2026 (Planned Unit Development) Elysian Fields III, a major amendment to PUD-306, 53.55 acres, AG (Agricultural) to RS-P (Single Family Residential - Preservation) & PUD-306 via BAZ-2050, generally located at the southeast corner of Tucson Street (121<sup>st</sup> Street) and Garnett Road (113<sup>th</sup> E. Avenue)

**Background:**

**Applicant:** Jack Taber, Tulsa Engineering & Planning  
**Owner:** Brian Beam, BC Land Holding Co. LLC  
**Developer:** Capital Homes Residential Group, LLC  
**Engineer:** Russ Fischer, Tulsa Engineering & Planning  
**Location:** Southeast corner of Tucson Street (121st Street) and Garnett Road (113th E. Avenue)  
**Size of Tract:** 53.55 acres  
**Present Zoning:** AG to RS-P & PUD-306 via BAZ-2050  
**Proposed Zoning:** RS-P & PUD-002644-2026  
**Comp Plan:** Level 2 (Urban Residential) & Greenway/Floodplain

PUD-002644-2026 is a request for a major amendment to PUD-306 and is located at the southeast corner of Tucson Street (121<sup>st</sup> Street) and Garnett Road (113<sup>th</sup> E. Avenue). On June 2, 2020 City Council approved BAZ-2050, a request to rezone 53.55 acres from AG (Agricultural) to RS-P (Residential Single Family - Preservation) and PUD (Planned Unit Development) 306.

PUD-002644-2026 proposes three primary changes to PUD-306:

1. Increase the maximum number of dwelling units allowed. Currently the maximum number of units allowed is 182, and the applicant is requesting an increase to 186 allowed units.
2. Allow for the potential development of a 2.05-acre commercial area at the hard corner of Tucson Street and Garnett. This amendment only modifies the development area of the PUD, and any further Comprehensive Plan changes, rezonings, or other applications for commercial zoning would be made at a further date.
3. Require arterial sidewalks only along Tucson Street adjacent to Reserves F & G. Internal sidewalks will be provided as required, and arterial sidewalks along the potential future commercial tract will be required when developed. In addition to the PUD amendment, a sidewalk waiver will be required to modify the Land Subdivision Code.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

| Direction | Comprehensive Plan       | Zoning         | Land Use                  |
|-----------|--------------------------|----------------|---------------------------|
| North     | Level 2/Floodplain       | AG             | Agricultural              |
| East      | Level 2                  | RS-P           | Single-Family Residential |
| South     | Level 1, 2, & Floodplain | AG             | Large lot residential     |
| West      | N/A                      | Unincorporated | Single-Family Residential |

This proposed development is designated as Level 2 (Urban Residential) in the Comprehensive Plan. This level supports RS-P zoning, but a Comprehensive Plan change will be needed for any future commercial development.

According to FEMA maps, there is some 100-year floodplain located at the west of the property.

**Attachments:** Case Map  
Aerial Map  
PUD Design Statement and Exhibits

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-002644-2026 major amendment be approved as presented.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

MEH