



City of Broken Arrow

Request for Action

File #: 25-635, **Version:** 1

Broken Arrow Planning Commission
05-08-2025

To: Chairman and Commission Members
From: Development Services Department
Title:

Approval of PR-00628-2024 | PT-002142-2025, Conditional Final Plat, Elysian Fields II, 12.76 acres, 59 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) and RS-4 (Single Family Residential)/PUD-306 via BAZ-2046, one-quarter mile south and east of the southeast corner of Tucson Street (121st Street) and Garnett Road

Background:

Applicant: Tim Terral, Tulsa Engineering and Planning Associates, Inc.
Owner: Elysian Fields Development Company, L.L.C.
Developer: Elysian Fields Development Company, L.L.C.
Engineer: Tulsa Engineering and Planning Associates, Inc.
Location: One Quarter mile south and east of the southeast corner of Tucson Street (121st Street) and Garnett Road
Size of Tract 12.76 acres
Number of Lots: 59
Present Zoning: A-1 (RS-3 and RS-4 proposed via BAZ-2046)/PUD-306
Comp Plan: Level 2 and Greenway/Floodplain

PT-002142-2025, the conditional final plat for Elysian Fields II, contains 59 lots on 12.76 acres. This property, which is located approximately one-quarter mile south and east of the southeast corner of Tucson Street (121st Street) and Garnett Road. BAZ-2046, a request to change the zoning on the property from A-1 to RS-3 and RS-4 was approved by the City Council on February 18, 2020, subject to the property being platted. PUD-306 was subsequently approved by the City Council on June 2, 2020. The preliminary plat for this project was approved by the Planning Commission on February 13, 2020.

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PR-00628-2024 | PT-002142-2025, conditional final plat for Elysian Fields II, be approved subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

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Approved by: Rocky Henkel