

PUD 306

Elysian Fields

Broken Arrow, Oklahoma



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I. DEVELOPMENT CONCEPT

Elysian Fields is a proposed single-family detached residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Broken Arrow Zoning Code. The site consists of 53.5482 acres, located on the southeast corner of South Garnett Road and West Tucson Street; there is approximately 651 linear feet of frontage on South Garnett Road and 2,137 linear feet of frontage along 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 site is characterized by moderately sloping terrain, with three main drainageways - one located in the southeastern section of the PUD that generally flows from north to southwest, the second drainageway is located in the northeast portion of the site with the drainage flowing west into an existing pond on the south side of Tucson Street and then west out into the Tucson ROW bar ditch, the third is located generally in the central portion of the site and flows south west. There is sheet flow drainage along the western quarter of the site that flows west. There is 100-year floodplain located on the west 275 feet of the site. The soil types for the site are typical for the area and should create no unusual developmental problems. The location has favorable accessibility, location, and visibility from the surrounding roadways, with access being provided by way of two entries off of West Tucson Street. There will be a connection to the West Van Buren Place stub street from Shadow Trails and a stub street along the south boundary line for connection to a future subdivision.

Elysian Fields has an underlying zoning of Agriculture (A-1). Submitted concurrently with this PUD application is a zoning request to rezone the entire tract to RS-3 (Residential Single-Family). Elysian Fields will have public streets with a maximum number of 182 dwelling units, which is 92 dwelling units less than the maximum density of 274 dwelling units allowed by the City of Broken Arrow's Zoning Code for the RS-3 zoning district. Lots are proposed to be 55'-60' in width and contain at least 6,500 square feet, which gives an overall project density of approximately 3.40 DU/acre. The lots at Elysian Fields will consist of a minimum of 55% RS-3 sized lots. All lots adjacent to the Shadow Trails development are to be built to the RS-3 zoning standards. Additionally, all lots in Blocks 1, 2 and 3 will be built to the RS-3 zoning standards, which provides a buffer of over 500 feet between the Shadow Trails development and the nearest RS-4 sized lot. Stormwater detention will be handled in three onsite detention facilities, one located in the southeast corner of the site, one located in the central portion of the site and one located in the north-central section of the site where the existing pond is located.

No outdoor storage or accessory buildings will be allowed on any lot that backs up to the Shadow Trails development.

Per the current Fire Code (IFC 2015), the development of Elysian Fields helps emergency access to the Shadow Trails development, due to the current entries into Shadow Trails off of Tucson Street, not meeting the Fire Code for "remoteness". With the Elysian Fields development, and the connection to the West Van Buren Place stub street, better emergency

access is provided by way of the eastern entry into Elysian Fields. The “remoteness” issue goes away by virtue of the increased separation of the three access points off of West Tucson Street, going into Elysian Fields and Shadow Trails.

The City of Broken Arrow is granted the authority, at the City’s sole cost and expense, to place a “Gateway Feature” in Reserve “E” at the intersection of West Tucson Street and South Garnett Road.

II. STATISTICAL SUMMARY

Total Project Area	53.5482 Acres (Gross) 50.1874Acres (Net)
Maximum Number of Dwelling Units	182
Project Density	3.40 DU/Acres (Gross)
Average Lot Width	55'-60'

III. DEVELOPMENT STANDARDS

PUD 306 will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the RS-3 Residential District except as noted herein.

Permitted Uses:	Uses permitted by right in the RS-3 Zoning District.
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Minimum Lot Size:

- Blocks 4, 5, 6, 7, 8 and 9	6,500 sq. ft.
- Blocks 1, 2, 3, 10 and 11	7,000 sq. ft.

Minimum Lot Width:

- Blocks 4, 5, 6, 7, 8, and 9	55 feet
- Blocks 1, 2, 3, 10 and 11	60 feet

Minimum Building Setbacks:

- Front	25 feet
- Minimum Rear Yard	20 feet*
- Side Yard	5 ft./5 ft.
- Side Yard abutting public street	15 feet**

Maximum Building Height:	35 feet
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Other Bulk and Area Requirements:	As established in the RS-3 Zoning District
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* Minimum Rear Yard for lots backing up to the landscape reserve adjacent to West Tucson Street is 15 ft, and a minimum of 25 ft. from the West Tucson Street Right-of-Way.

** Garage openings shall be permitted on the Side Yard abutting a public street if the Side Yard setback is increased to 20 ft. Setbacks between building lines shall be offset no more than 10 feet.

IV. LANDSCAPING AND OPEN SPACE

Landscaping will be provided along South Garnett Road and West Tucson Street in a manner that meets or exceeds the requirements of Section 5.2 City of Broken Zoning Ordinance. In addition, a landscape reserve of at least 10 feet in width shall be provided along both South Garnett Road and West Tucson Street. All open space reserve areas shall be owned and maintained by the Homeowners' Association. Any landscape material that fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the Zoning Ordinance. All required fences shall be constructed in accordance with Section 5.2.E of the Zoning Ordinance, with all poles and bracing located on the interior side of the fence. Any fencing along the arterial streets shall be installed by the Developer, with masonry fencing columns no less than 80 feet apart. The developer shall also install a landscaped entry with masonry monument. Fencing plans shall be presented to and approved by the City of Broken Arrow at the same time landscape plans are submitted for review.

V. SIDEWALKS

Sidewalks shall be installed in accordance with the subdivision regulations, including along the arterial street right-of-ways. Sidewalks shall be constructed by the developer in all reserve areas that are adjacent to a street.

VI. HOMEOWNERS' ASSOCIATION

The Elysian Fields Homeowners' Association, shall be established subsequent to the filing of the plat, and will have as its main objective the maintenance of the landscaped entryways and reserve/open space areas. Membership in the Elysian Fields Homeowners' Association will be mandatory for all lot owners.

Final documents for the Elysian Fields Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

VII. SITE PLAN REVIEW

For the purposes of site plan review, the final subdivision plat of Elysian Fields shall serve as the required detailed site plan.

VIII. PLATTING REQUIREMENT

No building permit will be issued until the planned unit development site has been included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and the City of Broken Arrow City Council, and duly filed of record. The required subdivision plat will include a deed of dedication of record implementing the development standards of the approved planned unit development and the City of Broken Arrow shall be a beneficiary thereof.

IX. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.