



City of Broken Arrow

Request for Action

File #: 19-1300, **Version:** 1

Broken Arrow Planning Commission
11-07-2019

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

Approval of PT19-116, Preliminary Plat, Elysian Fields, 53.55 acres, 182 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) and RS-4 (Single Family Residential) via BAZ-2038, 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: Southeast corner of Tucson Street (121st Street) and Garnett Road
Size of Tract 53.55 acres
Number of Lots: 182
Present Zoning: A-1 (RS-3 and RS-4 proposed via BAZ-2038)
Comp Plan: Level 2 and Greenway/Floodplain

PT19-116, the preliminary plat for Elysian Fields, contains 182 lots on 53.55 acres. This property, which is located on the southeast corner of Tucson Street (121st Street) and Garnett Road, is presently zoned A-1. BAZ-2038, a request to change the zoning on the property from A-1 to RS-3 and RS-4 has been submitted in conjunction with this plat.

The preliminary plat for Elysian Fields contains two four-way street intersections. According to the Subdivision Regulations and the Engineering Design Criteria Manual, four-way intersections are discouraged and shall be avoided. Therefore, two of the street intersections need to be redesigned to come into compliance with the Subdivision Regulations and Engineering Design Criteria Manual or reasoning needs to be provided stating why four-way intersections are necessary.

In addition to the issue with the four-way intersections, two streets, Union Street and Winston Street, are straight for over 900 feet, which does not meet the requirements of the Engineering Design Criteria Manual. Both of these streets need to be redesigned to be in compliance with the Engineering Design Manual.

There is an existing private drive that passes through the property associated with the Elysian Field plat. This private drive, which resembles a street and is identified as S. 116th E. Avenue, aligns with Eucalyptus Avenue

and extends to the south and connects with Garnett Road. This private drive provides access to other properties. County records do not indicate any right-of-way dedication.

The west part of this property is located in the 100-year floodplain of Haikey Creek. As per the Subdivision Regulations, the 100-year floodplain has been placed in a reserve area. In addition, the USGS maps show a water area. This area has also been placed in a reserve area.

Water and sanitary sewer service to this site will be provided by the City of Broken Arrow.

Attachments:

- Checklist
- Preliminary Plat and Covenants
- Conceptual Utilities Plan
- USGS map
- Existing property ownership boundaries
- Picture of 116th E. Avenue and Tucson Street intersection

Recommendation:

Staff recommends PT19-116, preliminary plat for Elysian Fields, be approved subject to the attached checklist. There are several modifications that need to be made to the street layout to bring the plat into compliance with the Subdivision Regulations and Engineering Design Criteria. This should be able to be addressed as part of the conditional final plat.

Reviewed and approved by: **Larry R. Curtis**

BDM