



# City of Broken Arrow

## Request for Action

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**File #: 20-466, Version: 1**

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**Broken Arrow Planning Commission  
05-21-2020**

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

**Consideration and possible action regarding PT19-116A, Preliminary Plat, Elysian Fields, 53.55 acres, 181 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) via BAZ-2050 along with PUD-306, southeast corner of Tucson Street (121<sup>st</sup> 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 (121<sup>st</sup> Street) and Garnett Road  
**Size of Tract** 53.55 acres  
**Number of Lots:** 181  
**Present Zoning:** A-1 (RS-3 via BAZ-2050 along with PUD-306)  
**Comp Plan:** Level 2 and Greenway/Floodplain

PT19-116A, a revised preliminary plat for Elysian Fields, contains 181 lots on 53.55 acres. This property, which is located on the southeast corner of Tucson Street (121<sup>st</sup> Street) and Garnett Road, is presently zoned A-1. BAZ-2046, a request to change the zoning on the property from A-1 to RS-3 and RS-4 was recommended for approval by the Planning Commission on January 23, 2020. However, at the February 18, 2020 City Council meeting, the applicant asked for the case to be withdrawn during their discussion with the City Council. On March 2, 2020, PUD-306, along with BAZ-2050 were submitted along with this revised preliminary plat. PUD-306, BAZ-2050, and PT19-116A are all on the same Planning Commission agenda.

Due to Public Notice requirements, PUD-306 and BAZ-2050 that accompany this preliminary plat were continued from May 7, 2020, to May 21, 2020. Since the rezoning requests were continued, the associated plat was also continued to May 21, 2020.

The previous preliminary plat for Elysian Fields contained two four-way street intersections. As part of the new preliminary plat, these four-way intersections have been redesigned to three-way intersections.

Elysian Fields has two points of access to Tucson Street along with a connection to Van Buren Place, a stub street that connects with the Shadow Trails addition to the east. In addition, there is an existing drive that

passes through the property associated with the Elysian Field plat. This drive, which resembles a street and is identified as S. 116<sup>th</sup> E. Avenue, extends to the south and connects with Garnett Road. This drive provides access to other properties. County records do not indicate any right-of-way dedication. This plat would dedicate right-of-way connecting to the existing drive (S. 116<sup>th</sup> E. Avenue).

BAZ-2050 has requested the zoning on the property associated with the Elysian Fields plat be changed from A-1 to RS-3. According to the design statement submitted with PUD-306, at least 55% of the lots in Elysian Fields meet the RS-3 minimum lot size requirement of 7,000 square feet. On these lots, the minimum lot frontage will be 60 feet. The rest of the lots will have a minimum size requirement of 6,500 square feet and a minimum lot width requirement of 55 feet.

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. Stormwater detention will be accommodated by three onsite detention facilities.

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

Seven comment forms were submitted regarding the preliminary plat, all in opposition. Issues of concern included the removal of a portion of 116<sup>th</sup> E. Avenue, increase in stormwater runoff, property values in Shadow Trails being negatively impacted, desire for all lots to be to the RS-3 standards, existing wells becoming dry from stormwater detention facilities, and too many homes.

**Attachments:** Checklist  
Preliminary Plat and Covenants  
Conceptual Utilities Plan  
USGS map  
Picture of 116th E. Avenue and Tucson Street intersection

**Recommendation:**

Staff recommends PT19-116A, preliminary plat for Elysian Fields, be approved subject to the attached checklist, and City Council approval of PUD-306 and BAZ-2050. In addition, Staff recommends that PT19-116, the previous preliminary plat for Elysian Fields, be replaced with PT19-116A.

**Reviewed by:** Jill Ferenc

**Approved by:** Larry R. Curtis

BDM