

ORDINANCE NO. 3819

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1985, along with PUD-265 generally located north and west of the northwest corner of Jasper Street (131st Street) and 23rd Street (County Line Road), granting RS-2 (Single-Family Residential) zoning classification upon the tract along with PUD-265, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

WHEREAS, the State of Oklahoma has granted cities, as governmental entities, the duty and power to enact zoning ordinances for the protection of persons and property residing within the City limits, and for securing the benefits of orderly development as a whole; and

WHEREAS, a series of governmental administrative hearings have been conducted at which time it was determined that the land in question would be proper for an RS-2 (Single-Family Residential) District; and

WHEREAS, rezoning case BAZ-1985 (A-1 to RS-2) was approved by the Broken Arrow City Council on October 3, 2017, subject to the property being platted; and

WHEREAS, Planned Unit Development PUD-265 was approved by the Broken Arrow City Council on October 3, 2017, subject to the property being platted; and

WHEREAS, the property has been platted as The Woods at Jasper Estates. The plat for The Woods at Jasper Estates which contains 27.97 acres, was recorded in Tulsa County on September 17, 2019; and

WHEREAS, the property is generally located north and west of the northwest corner of Jasper Street (131st Street) and 23rd Street (County Line Road); and

WHEREAS, the proposed zoning is compatible with the comprehensive plan and surrounding uses; and

WHEREAS, the granting of the application will not have an adverse effect on the other property in the area or in the community; and

WHEREAS, for these reasons, the City Council finds this request should be granted.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA:

SECTION I. The zoning classification of the following described real estate situated in Tulsa County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-1985 and PUD-265

All of The Woods at Jasper Estates, a tract of land situated in the south half of the SE/4 of Section

One (01), Township Seventeen (17) North, Range Fourteen (14) East, of the Indian Base & Meridian, Tulsa County, State of Oklahoma

be and the same is hereby changed from the zoning A-1 to RS-2 (Single-Family Residential) along with PUD-265.

SECTION II. Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION III. An emergency exists for the preservation of the public health, peace, and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

PASSED AND APPROVED and the emergency clause ruled upon separately this 6th day of February, 2024.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY