

**ORDINANCE NO. 3396**

**An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1925, granting a CN zoning classification be placed upon the tract along with PUD 232, generally located on the south side of Kenosha Street between Ash Avenue and Main Street, 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 a Commercial Neighborhood District along with PUD 232, subject to the property being replatted; and

**WHEREAS**, the plat, Rib Crib Addition, was recorded in Tulsa County on May 29, 2015; and

**WHEREAS**, the property is generally located on the south side of Kenosha Street between Ash Avenue and Main Street; 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:

All of Rib Crib Addition, a re-plat of Lots 1, 2, 3, 12, 13, Block 4, Brown's Addition, a part of the Northwest Quarter (NW/4), of Section (11), Township Eighteen (18) North, Range Fourteen (14) East, I.M., Broken Arrow, Tulsa County, Oklahoma, document no. 6612.

be and the same is hereby changed from the zoning classification of R-2 (Single-Family Residential), CN (Commercial Neighborhood) and CH (Commercial Heavy) to CN (Commercial Neighborhood) and PUD 232.

**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are hereby repealed.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 16 day of February, 2016.

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MAYOR

ATTEST:

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(Seal) ACTING CITY CLERK

APPROVED:

*Jesli Myers*  
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ASSISTANT CITY ATTORNEY