

ORDINANCE NO. 3814

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving PUD-000984-2023 generally located one-quarter mile north of Houston Street (81st Street), east of Elm Place (161st E. Avenue), 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 the Area 7 (Commercial/Mixed-Use Corridor) of the DROD (Downtown Residential Overlay District).District; and

WHEREAS, Planned Unit Development PUD-000984-2023 was approved by the Broken Arrow City Council on October 3, 2023; and

WHEREAS, the property is generally located one-quarter mile north of Houston Street (81st Street), east of Elm Place (161st E. Avenue); 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 PUD-000984-2023

Lots Ten (10) to Eighteen (18), Block Seven (7) of the Homestead Addition to Broken Arrow

be and the same is hereby changed from the zoning Area 7 to Area 7 and PUD-000984-2023

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 Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.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 2nd day of January, 2024.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY