

## **ORDINANCE NO. 3868**

**An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1948, along with PUD-315, generally located one-half mile north of New Orleans Street (101st Street) and east of 9th street (177th East Avenue/ Lynn Lane Road), granting RS-3 (Single-Family Residential) zoning classification upon the tract along with PUD-315, 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-4 (Single-Family Residential) District; and

**WHEREAS**, rezoning case BAZ-1984 (R-2 to RS-3) was approved by the Broken Arrow City Council on October 3, 2027, subject to the property being platted; and

**WHEREAS**, Planned Unit Development PUD-315 was approved by the Broken Arrow City Council on September 15, 2020, subject to the property being platted; and

**WHEREAS**, the property has been platted a Estates at Lynn Lane Blocks 1-5. Estates at Lynn Lane Blocks 1-6 was recorded in Tulsa County on December 1, 2023; and

**WHEREAS**, the property is generally located one-half mile north of New Orleans Street (101st Street) and east of 9th street (177th East Avenue/ Lynn Lane 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**

All of Estates at Lynn Lane Blocks 1-6, a part of the north half of the southwest quarter (N/2 SW/4)

of Section Twenty-Four (24), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, A subdivision within the City of Broken Arrow, Tulsa County, State of Oklahoma.

be and the same is hereby changed from the zoning R-2 to RS-3 (Single-Family Residential) along with PUD-315.

**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 15<sup>th</sup> day of April, 2025.

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MAYOR

ATTEST:

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(Seal) CITY CLERK

APPROVED:

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ASSISTANT CITY ATTORNEY