

ORDINANCE NO. 3881

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2067 along with PUD-94W, generally located southeast corner of Aspen Avenue (145th E. Avenue) and Dearborn Street (41st Street), granting RS-3 (Single-Family Residential) zoning classification upon the tract along with PUD-94W, 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-3 (Single-Family Residential) district; and

WHEREAS, rezoning case BAZ-2067 from A-CG (Annexed-Commercial General), A-RD (Annexed-Residential Duplex) and A-R-3 (Annexed-Single-family Residential) to RS-3 (Single-family Residential) and PUD-94W was approved by the Broken Arrow City Council on November 5, 2020, subject to the property being platted; and

WHEREAS, the property has been platted as Honey Springs I at Battle Creek. The plat for Honey Springs I at Battle Creek which contains 29.05 acres, was recorded in Tulsa County on June 4, 2025; and

WHEREAS, the property is generally located south of the southeast corner of Aspen Avenue (145th E. Avenue) and Dearborn Street (41st 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:

Legal description for RS-3 Zoning with PUD-94W

All of Honey Springs I at Battle Creek, a subdivision in the City of Broken Arrow, being a part of the northwest quarter (NW/4) of Section Twenty-Seven (27), Township Nineteen (19) North, Range

Fourteen (14) East, of the Indian Base & Meridian, Tulsa County, State of Oklahoma

be and the same is hereby changed from A-CG (Annexed-Commercial General), A-RD (Annexed-Residential Duplex) and A-R-3 (Annexed-Single-family Residential) to RS-3 (Single-Family Residential) along with PUD-94W

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 14th day of July, 2025.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY