

ORDINANCE NO. 3830

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2069, generally located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road), granting RS-3 zoning classification upon the tract, 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-2069 (A-1 to RS-3) was approved by the Broken Arrow City Council on November 03, 2020, subject to the property being platted; and

WHEREAS, the property has been platted as Creekside Villas at Forest Ridge. The plat for Creekside Villas at Forest Ridge which contains 37.87 acres, was recorded in Wagoner County on **October 24, 2022**; and

WHEREAS, the property is generally located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta 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 Wagoner County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-2069

All of Creekside Villas at Forest Ridge, A Subdivision in the City of Broken Arrow, being a part of the NE/4 of the SE/4 of the SW/4 of Section 3, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma

be and the same is hereby changed from the zoning A-1 to RS-3 (Single-Family Residential).

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 Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.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 21st day of May, 2024.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY