

ORDINANCE NO. 3861

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2064, along with PUD-318 generally located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue), granting RS-4 (Single-Family Residential) zoning classification upon the tract along with PUD-318, 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-2064 (CG and IL to RS-4) was approved by the Broken Arrow City Council on October 20, 2020, subject to the property being platted; and

WHEREAS, Planned Unit Development PUD-318 was approved by the Broken Arrow City Council on October 20, 2020, subject to the property being platted; and

WHEREAS, the property has been platted as Bricktown East. The plat for Bricktown East, which contains 23.51 acres, was recorded in Tulsa County on August 03, 2022; and

WHEREAS, the property is generally located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th 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 BAZ-2064 and PUD-318

All of Bricktown East, a tract of land that is part of the southeast quarter (SE/4) of Section Four

(4), Township Eighteen (18) North, Range Fourteen (14) East, of the Indian Base & Meridian, Tulsa County, State of Oklahoma

be and the same is hereby changed from the zoning CG and IL to RS-4 (Single-Family Residential) along with PUD-318.

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 15th day of April, 2025.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY