

ORDINANCE NO. 3886

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-000452-2022 along with PUD-000453-2022, generally located west of the southwest corner of Omaha Street (51st Street) and Elm Avenue (161st East Avenue), granting RS-4 (Single-Family Residential) and RD (Residential Duplex) zoning classification upon the tract along with PUD-000453-2022, 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 RD (Residential Duplex) district; and

WHEREAS, rezoning request BAZ-000452-2022, along with PUD-000453-2022 was approved by the Broken Arrow City Council on February 2, 2023, subject to the property being platted; and

WHEREAS, the property has been platted as Ironwood. The plat for Ironwood, which contains 21.80 acres, was recorded in Tulsa County on July 18, 2025; and

WHEREAS, the property is generally located west of the southwest corner of Omaha Street (51st Street) and Elm Avenue (161st East 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 RS-4 Zoning with PUD-000453-2022 (21.16-acres)

All of Ironwood, less and except Block 3, Lot 6 and Block 4, Lot 5, a subdivision in the City of Broken Arrow, being a part of the northeast quarter (NE/4) of Section Thirty-Four (34), 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 R-1 (Single-Family Residential) to RS-4 (Single-Family Residential) along with PUD-000453-2022

Legal description for RD Zoning with PUD-000453-2022 (0.64-acres)

Block 3, Lot 6 and Block 4, Lot 5 of Ironwood, a subdivision in the City of Broken Arrow, being a part of the northeast quarter (NE/4) of Section Thirty-Fout (34), 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 R-1 (Single-Family Residential) to RD (Residential Duplex) along with PUD-000453-2022

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 4th day of August, 2025.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY