

ORDINANCE NO. 3865

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2096, along with PUD-326 generally located one-half mile north of New Orleans Street (101st Street) and west of Olive Avenue (129th East Avenue), granting RS-3 (Single-Family Residential) zoning classification upon the tract along with PUD-326, 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-2096 (A-1 to RS-3) was approved by the Broken Arrow City Council on December 21, 2021, subject to the property being platted; and

WHEREAS, Planned Unit Development PUD-326 was approved by the Broken Arrow City Council on December 21, 2021, subject to the property being platted; and

WHEREAS, the property was platted as Pine Valley Ranch in Tulsa County on June 26, 2024; and

WHEREAS, the property is generally located one-half mile north of New Orleans Street (101st Street) and west of Olive Avenue (129th 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

All of Pine Valley Ranch, part of the east half of the southeast quarter (E/2 SE/4) of Section Twenty (20), 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 A-1 to RS-3 (Single-Family Residential) along with PUD-326.

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