

**ORDINANCE NO. 3474**

**An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1781, granting a RS-3 zoning classification be placed upon the tract along with PUD 181, 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 on October 15, 2007, that the land in question would be proper for a Single-Family Residential District along with PUD 181, subject to the property being platted; and

**WHEREAS**, the part of the property has been platted as Spring Creek of Broken Arrow III; and

**WHEREAS**, the plat for Spring Creek Broken Arrow III, which contains 25.04 acres, was recorded in Tulsa County on June 2, 2016; and

**WHEREAS**, on February 1, 2008, the R-3S district was changed to RS-3; and

**WHEREAS**, the property is generally located one-quarter mile west of Aspen Avenue, one-quarter mile south of Tucson Street, Broken Arrow, Oklahoma; 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:

All of Spring Creek III of Broken Arrow, part of the W/2 SE/4 NE/4 & part of the E/2 SW/4 NE/4 of Section 4, Township 17 North, Range 14 East, a subdivision within the City of Broken Arrow, Tulsa County, State of Oklahoma document no. 6680.

be and the same is hereby changed from the zoning classification A-1 (Agricultural) to RS-3 (Single-

Family Residential) and PUD 181.

**SECTION II.** Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
(Seal) CITY CLERK

APPROVED:

*Lesli Myers*  
\_\_\_\_\_  
ASSISTANT CITY ATTORNEY