

ORDINANCE NO. 3848

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001788-2024, along with PUD-001787-2024 generally located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD-001787-2024, 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 RM (Residential Multi-Family) District; and

WHEREAS, rezoning case BAZ-001788-2024 (RD to RM) was approved by the Broken Arrow City Council on January 7, 2025; and

WHEREAS, Planned Unit Development PUD-001787-2024 was approved by the Broken Arrow City Council on January 7, 2025; and

WHEREAS, the property is generally located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane 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 Tulsa County, State of Oklahoma, being more particularly described as follows:

Legal Description

Commencing from the NE Cor., NE/4,SW/4 Sec. 12, T18N, R14E a found 5/8" iron pin S01°15'27"E a distance of 30 feet, to the point of Beginning; Thence S01°15'27"E a distance of 1,291.05 feet to a point; Thence S88°45'08"W a distance of 468.91 feet to a point; Thence N01°15'27"W a distance of 315.46 feet to a point; Thence N28°44'32"E a distance of 81 feet to

a point; Thence N01°15'27"W a distance of 329.98 feet to a point; Thence N31°15'27"W a distance of 114.70 feet to a point; Thence N58°44'32"E a distance of 160 feet to a point; Thence N01°15'10"W a distance of 396.08 feet to a point; Thence N88°44'49"E a distance of 374.16 back to the point of Beginning. Said tract containing 537,008 square feet or 12.32 acres.

be and the same is hereby changed from the zoning RD to RM (Residential Multi-Family) along with PUD-001787.

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 2nd day of June, 2025.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY