

ORDINANCE NO. 3551

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving part of BAZ-1640 and BAZ-1921, generally located one-quarter mile west of Evans Road, north of Houston Street, granting a RS-3 zoning classification be placed upon the tract, 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, rezoning case BAZ-1640 (A-1 to R-3S and C-2), which involved a 93.68 acre parcel, was approved by the Broken Arrow City Council on November 1, 2004, and BAZ-1921 (A-1 to RS-3), which involved 16.80 acres, was approved by the City Council on September 16, 2014. Both BAZ-1640 and BAZ-1921 were approved subject to the property being platted; and

WHEREAS, part of the property generally located one-quarter mile west of Evans Road, north of Houston Street has been platted as The Villas at Bel Lago. The plat for The Villas at Bel Lago, which contains 17.96 acres, was recorded in Wagoner County on August 30, 2018; and

WHEREAS, on February 1, 2008, the R-3S district was changed to RS-3 (Single-Family Residential); 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 The Villas at Bel Lago, an addition to the City of Broken Arrow, Oklahoma, a part of the SE/4 of Section 8, Township 18 North, Range 15 East, City of Broken Arrow, Wagoner County, Oklahoma, Document # 2018-10592.

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

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 Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.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 5TH day of FEBRUARY, 2019.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:



ASSISTANT CITY ATTORNEY