

ORDINANCE NO. 3945

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002374-2025 and PUD-002550-2025, and abrogating PUD-193 on this property, 9.15 acres, located one-half mile south of Washington Street (91st Street), one-half mile east of the Creek Turnpike, and one-half mile west of Evans Road (255th E Avenue), granting IL (Industrial Light) zoning classification and PUD-002550-2025 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, 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 IL (Industrial Light) district; and

WHEREAS, rezoning request BAZ-002374-2025 and Planned Unit Development request (PUD-002550-2025) were approved by the Broken Arrow City Council on February 3, 2026; and

WHEREAS, the portion of PUD-193 that is on this property was abrogated by the Broken Arrow City Council on February 3, 2026; and

WHEREAS, the property is generally located one-half mile south of Washington Street (91st Street), one-half mile east of the Creek Turnpike, and one-half mile west of Evans Road (255th E Avenue); and

WHEREAS, the proposed zoning is compatible with the comprehensive plan in Level 6, provided that a PUD is present, 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 IL (Industrial Light) District Zoning (9.15 acres)

A tract of land in the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty (20), Township Eighteen (18) North, Range Fifteen (15) East of the Indian base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Beginning at the Southwest corner of said NE/4, Thence North 00°07'45" West along the Westerly line thereof a distance of 1036.64 feet to a point on the Southerly Right-of-Way line of the MK&T Railroad; Thence South 67°02'44" East along said line a distance of 502.46 feet to the Northwest of Coach Port, an Addition in Wagoner County, State of Oklahoma, according to the recorded Plat thereof; Thence due South and along the West line of said Coach Port, a distance of 841.19 feet to the South line of said NE/4; Thence North 89°56'10" West along the Southerly line of said SW/4 NE/4 a distance of 460.34 feet to the Point of Beginning; LESS AND EXCEPT the South 75 feet thereof.

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 _____, 2026.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY