

ORDINANCE NO. 3931

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002491-2025, located at the southwest corner of Florence Street (111th Street) and Aspen Avenue (145th East Avenue), granting ON (Office Neighborhood) zoning classification 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 ON (Office Neighborhood) district; and

WHEREAS, rezoning request BAZ-002491-2025, was approved by the Broken Arrow City Council on December 2, 2025; and

WHEREAS, the City of Broken Arrow acquired property for right-of-way along both arterial street frontages adjacent to this parcel on January 14, 2009 (Document No. 2009015685), and additional right-of-way along the southeastern portion of this parcel on December 10, 2012 (Document No. 2013001977). After dedication of rights-of-way, the remaining parcel area contains 8.01 acres, as recorded in Tulsa County; and

WHEREAS, the property is generally located at the southwest corner of Florence Street (111th Street) and Aspen Avenue (145th 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 for ON Zoning (8.01-acres)

A tract of land in the northeast quarter (NE/4) of Section Thirty-three (33), township eighteen (18) North, Range fourteen (14) east of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government survey thereof, more particularly described as follows:

Beginning at a point at the Northeast corner of said section; thence South along the east line a distance of 786.78 feet; thence West a distance of 563.09 feet on a line parallel to the north line of said section; thence North on a line parallel to the East line a distance of 786.78 feet to the North line; thence East along the north line a distance of 563.09 feet to the point of beginning;

Less and except:

A strip, piece or parcel of land lying in part of the NE/4 of Section thirty-three (33), Township eighteen (18) north, Range fourteen (14) east, Tulsa County, Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows:

Commencing at the northeast corner of said NE/4; thence S 88°35'00" W along the North line of said NE/4 24.75 feet; thence S 01°18'17" E 24.75 feet to the point of beginning, said point being on the intersection of the southerly and westerly section line statutory right-of-way lines; thence S 01°18'17" E along said westerly section line statutory right-of-way line 675.20 feet; thence S 88°41'43" W a distance of 35.25 feet; thence N 01°18'17" W a distance of 130.00 feet; thence S 88°41'43" W a distance of 10.00 feet; thence N 01°18'17" W a distance of 475.00 feet; thence N 46°21'38" W a distance of 35.12 feet; thence S 88°35'00" W a distance of 468.23 feet; thence N 01°18'17" W a distance of 45.25 feet to said southerly section line statutory right-of-way line; thence N 88°35'00" E along said southerly section line statutory right-of-way line 538.34 feet the point of the beginning;

And less and except:

A strip, piece or parcel of land lying in part of the NE/4 of the NE/4 of Section thirty-three (33), Township eighteen (18) North, Range fourteen (14) East, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof, being described by metes and bounds as follows:

Commencing at the Northeast corner of said NE/4; thence S 01°18'08" E along the East line of said NE/4 a distance of 570.15 feet; thence S 88°41'52" W a distance of 60.00 feet to a point on the West present right-of-way line of Aspen Avenue, said point being the point of beginning; thence S 01°18'08" E along said present right-of-way line a distance of 130.00 feet; thence N 88°41'52" E along said present right-of-way along said present right-of-way line a distance of 35.25 feet to a point of the west statutory right-of-way line of said East line; thence S 01°18'08" E along said statutory right-of-way line a distance of 86.69 feet; thence S 88°34'36" W a distance of 65.25 feet; thence N 01°18'08" W a distance of 216.82 feet; thence N 88°41'52" E a distance of 30.00 feet to the point of beginning.

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