

ORDINANCE NO. 3862

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001334-2024, along with SP-001335-2024 generally located north of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th East Avenue), granting A-1 (Agricultural) zoning classification upon the tract along with SP-001335-2024, 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 A-1 (Agricultural) District; and

WHEREAS, rezoning case BAZ-001334-2024 (A-1 and R-1 to A-1) was approved by the Broken Arrow City Council on May 7, 2024; and

WHEREAS, Specific Use Permit, SP-001335-2024, was approved by the Broken Arrow City Council on May 7, 2024; and

WHEREAS, the property is generally located north of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th 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 BAZ-001334-2024 and SP-001335-2024

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FIVE (5), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF,

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 88°49'45" WEST AND ALONG THE SOUTH LINE OF SAID SE/4 SE/4 FOR A DISTANCE OF 1042.65 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°49'45" WEST AND CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF "71ST STREET MOBILE HOME PARK", A SUBDIVISION IN THE CITY OF CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3003); THENCE NORTH 1°24'44" WEST AND ALONG THE EAST LINE OF SAID "71ST STREET MOBILE HOME PARK" FOR A DISTANCE OF 500.00 FEET; THENCE SOUTH 88°49'45" WEST AND ALONG THE NORTH LINE OF SAID 71ST STREET MOBILE HOME PARK" FOR A DISTANCE OF 608.61 FEET TO A POINT ON THE EAST LINE OF "UNION STATION" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4855); THENCE NORTH 1°24'44" WEST AND ALONG SAID EAST LINE FOR A DISTANCE OF 2147.33 FEET TO POINT ON THE SOUTH LINE OF "6100 CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4575); THENCE NORTH 88°44'27" EAST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 406.60 FEET; THENCE SOUTH 1°24'44" EAST FOR A DISTANCE OF 957.94 FEET; THENCE NORTH 88°49'45" EAST FOR A DISTANCE OF 277.00 FEET; THENCE SOUTH 1°24'44" EAST FOR A DISTANCE OF 1690.02 FEET TO THE POINT OF BEGINNING.

be and the same is hereby changed from the zoning A-1 and R-1 to A-1 (Agricultural) along with SP-001335-2024.

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 15th day of April, 2025.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY