

ORDINANCE NO. 3934

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002651-2026, The Pines at the Preserve IV, generally located north one-quarter mile south of Omaha Street (51st Street), west of 37th Street (209th E. Avenue), granting RS (Residential Single-Family) 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 a RS (Residential Single-Family) district; and

WHEREAS, rezoning case BAZ-002651-2026 (A-1 to RS) was approved by the Broken Arrow City Council on April 7, 2026; and

WHEREAS, the property is being platted; and

WHEREAS, the property is generally located one-quarter mile south of Omaha Street (51st Street), west of 37th Street (209th E. Avenue),

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 Wagoner County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-002651-2026

A TRACT OF LAND SITUATED IN PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID

TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4); THENCE SOUTH 01°30'01" EAST ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4), A DISTANCE OF 233.14 FEET; THENCE SOUTH 88°28'38" WEST A DISTANCE OF 42.47 FEET; THENCE SOUTH 74°23'25" WEST A DISTANCE OF 187.77 FEET; THENCE NORTH 58°33'34" WEST A DISTANCE OF 162.29 FEET; THENCE NORTH 45°36'35" WEST A DISTANCE OF 83.73 FEET; THENCE NORTH 66°03'04" WEST A DISTANCE OF 131.64 FEET; THENCE NORTH 82°10'23" WEST A DISTANCE OF 181.63 FEET; THENCE NORTH 78°46'27" WEST A DISTANCE OF 204.11 FEET; THENCE NORTH 82°54'42" WEST A DISTANCE OF 70.39 FEET; THENCE SOUTH 85°06'02" WEST A DISTANCE OF 80.34 FEET; THENCE SOUTH 88°50'54" WEST A DISTANCE OF 535.01 FEET; THENCE NORTH 45°37'24" WEST A DISTANCE OF 210.40 FEET; THENCE SOUTH 52°45'26" WEST A DISTANCE OF 281.15 FEET; THENCE SOUTH 42°01'49" EAST A DISTANCE OF 63.77 FEET; THENCE SOUTH 03°26'38" EAST A DISTANCE OF 500.76 FEET; THENCE SOUTH 40°00'48" WEST A DISTANCE OF 212.17 FEET; THENCE SOUTH 77°33'41" EAST A DISTANCE OF 840.86 FEET; THENCE SOUTH 28°45'40" EAST A DISTANCE OF 207.16 FEET; THENCE NORTH 88°29'10" EAST A DISTANCE OF 620.69 FEET; THENCE NORTH 04°10'41" EAST A DISTANCE OF 158.89 FEET; THENCE NORTH 88°46'45" EAST A DISTANCE OF 266.50 FEET; THENCE SOUTH 45°34'20" EAST A DISTANCE OF 116.62 FEET; THENCE NORTH 88°30'22" EAST A DISTANCE OF 162.91 FEET TO THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4); THENCE SOUTH 01°30'01" EAST ALONG SAID EAST LINE, A DISTANCE OF 296.49 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4); THENCE SOUTH 88°52'17" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4), A DISTANCE OF 2634.37 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4); THENCE NORTH 01°37'07" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER AND SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 2641.30 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 88°49'44" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4), A DISTANCE OF 2640.19 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4); THENCE SOUTH 01°29'01" EAST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1321.56 FEET TO THE POINT OF BEGINNING. CONTAINING 5,186,007 SQUARE FEET OR 119.05 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) BEING SOUTH 01°30'01" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON DECEMBER 15, 2025, BY MIKEL L. STEWART, OKLAHOMA LICENSED LAND SURVEYOR NO. 2105.

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