

**ORDINANCE NO. 3589**

**An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1994, generally located north of Kenosha Street (71<sup>st</sup> Street), west of 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> E. Avenue), granting an IL zoning classification be placed upon the tract along with PUD-271A, 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-1994 (CH to IL), which involved 1.96 acres, and PUD-271, which involved 2.74 acres, were approved by the Broken Arrow City Council on February 20, 2018, subject to the property being replatted; and

**WHEREAS**, a new application, PUD-271A, which included the abrogation of 0.33 acres of BAZ-1994 (CH to IL), was approved by the Broken Arrow City Council on August 7, 2018, subject to the property being replatted; and

**WHEREAS**, the property has been replatted as Bill Knight Collision. The plat for Bill Knight Collision, which contains 2.74 acres, was recorded in Tulsa County on November 30, 2018; and

**WHEREAS**, the property is generally located north of Kenosha Street (71st Street), west of 9th Street (Lynn Lane/177th E. Avenue), Broken Arrow, Oklahoma; 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 PUD-271A

All of Bill Knight Collision, PUD-271, part of Lot One (1), Block Two (2) Lynn Terrace Amended, an addition in the Southeast Quarter (SE/4) of Section (2), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma, document number

6822.

Legal Description for BAZ-1994

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2), LYNN LANE TERRACE AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND THAT PART OF VACATED EAST LANSING AVENUE, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°04'42" EAST ALONG THE WESTERLY LINE OF SAID LOT I FOR 409.01 FEET TO A POINT 25.00 FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'5 1" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 177.83 FEET; THENCE SOUTH 00°04'37" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1 FOR 395.06 FEET; THENCE SOUTH 86°47'03" WEST FOR 161.28 FEET; THENCE SOUTH 73°25'05" WEST FOR 17.56 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 71,168.89 SQUARE FEET OR 1.633 ACRES.

be and the same is hereby changed from the zoning CH (Commercial Heavy) to IL (Industrial Light), along with PUD-271A.

**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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
(Seal) CITY CLERK

APPROVED:

  
\_\_\_\_\_  
ASSISTANT CITY ATTORNEY