

ORDINANCE NO. 3863

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001873-2024, generally located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street), granting RD (Residential Duplex) 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 RD (Residential Duplex) District; and

WHEREAS, rezoning case BAZ-001873-2024 (R-3 to RD) was approved by the Broken Arrow City Council on February 04, 2024; and

WHEREAS, the property is generally located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street); 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-001873-2024

A tract of land BEGINNING at the Southwest corner of the West Half of the Northwest Quarter (W/2 NW/4) of Section Twelve (12), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, thence North 150 feet; thence East 185 feet; thence South 150 feet; thence West 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT a tract of land that is part of the Northwest Quarter (NW/4) of said Section Twelve (12), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and

meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, said tract of land being described as follows: COMMENCING at the Southwest corner of the NW/4; thence North 88°46'52" East along the Southerly line of said NW/4 for 24.75 feet to the POINT OF BEGINNING of said tract of land; thence North 01°14'53" West parallel with said Westerly line of the NW/4 for 150.00 feet; thence North 88°46'52" East parallel with said Southerly line of the NW/4 for 12.25 feet; thence South 01°14'53" East parallel with said Westerly line of NW/4 for 100.00 feet; thence South 27°48'27" East for 22.37 feet; thence North 88°46'52" East parallel with said Southerly line of the NW/4 for 138.00 feet; thence South 01°14'53" East parallel with said Westerly line of the NW/4 for 30.00 feet to a point on the Southerly line of the NW/4; thence South 88°46'52" West along said Southerly line of the NW/4 for 160.25 feet to the POINT OF BEGINNING.

be and the same is hereby changed from the zoning R-3 to RD (Residential Duplex)

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