

ORDINANCE NO. 3679

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1988, generally located one-quarter mile north of Houston Street (81st Street) and one-quarter mile east of 23rd Street (County Line Road), south of the Broken Arrow Expressway, granting CG zoning classifications be placed 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 on June 17, 2019, that the land in question would be proper for a Commercial General district; and

WHEREAS, rezoning case BAZ-1988 (A-1 to CG), which contains 2.41 acres, was approved by the Broken Arrow City Council on October 12, 2017; and

WHEREAS, the City Council approved the rezoning subject to the property being replatted in the City of Broken Arrow; and

WHEREAS, the property was replatted in the City of Broken Arrow and recorded in Wagoner County as on March 26, 2021 as document number 2021-5555 ; and.

WHEREAS, the property is generally located one-quarter mile north of Houston Street (81st Street) and one-quarter mile east of 23rd Street (County Line Road), south of the Broken Arrow Expressway); 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 Wagoner County, State of Oklahoma, being more particularly described as follows:

Lots Eight (8), Nine (9), Ten (10) and the West Half (W/2) of Lot (11), Block Two (2), COUCH ADDITION, a Subdivision of part a part of the Southwest Quarter (SW/4) of Section 7, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma, according to the recorded Plat thereof; More particularly described as Beginning at the front lot corner of Lots 7 & 8, Block 2, COUCH

ADDITION; Thence along the Southwesterly line of said Block 2, S43°41'23"E a distance of 350.00 feet; Thence N46°15'42"E a distance of 300.00 feet to a point on the Northeasterly line of said Block 2; Thence N43°41'23"W a distance of 350.00 feet to the back lot corner of said Lots 7 & 8, Block 2; Thence S46°15'42"W a distance of 300.00 feet to the Point of Beginning.

Said tract having a gross area of 105,000 Square Feet or 2.4105 Acres

be and the same is hereby changed from the zoning classification of A-1 (Agricultural) to CG (Commercial General).

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 6th day of April, 2021.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:



ASSISTANT CITY ATTORNEY