

ORDINANCE NO. 3932

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002200-2025, located at the northeast corner of Washington Street (91st Street) and 9th Street (177th East Avenue/Lynn Lane), granting RS-4 (Single-family Residential) 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 RS-4 (Single-Family Residential) district; and

WHEREAS, comprehensive plan amendment request COMP-002056-2025, was approved by the Broken Arrow City Council on May 20, 2025, to amend the future land use designation on the site from Level 4 (Commercial/Employment Nodes) to Level 3 (Transition Area); and

WHEREAS, lot split request LOT-002272-2025 was approved by the Planning Commission on July 10, 2025, to split the parent tract into two parcels separating the 23.18-acre residential portion and the 5.17-acre commercial portion (BAZ-002202-2025) of the site into individual lots; and

WHEREAS, rezoning request BAZ-002202-2025, was approved by the Broken Arrow City Council on July 14, 2025; and

WHEREAS, the property owner dedicated right-of-way along both arterial street frontages adjacent of these parcels to the City of Broken Arrow on January 14, 2025 (Document No. 2025020000); and

WHEREAS, the property is generally located just north and east of the northeast corner of Washington Street (91st Street) and 9th Street (177th East Avenue/Lynn Lane); 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 RS-4 Zoning

A tract of land that is a part of the South half of the Southwest Quarter (S/2 SW/4) of Section thirteen (13), 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.

Commencing at the Southwest corner of said S/2 SQ/4, Thence North 1°17'41" West and along the West line of said S/2 SW/4 for a distance of 300.00 feet to the point of beginning;

Thence North 1°17'41" West and continuing along said West line for a distance of 691.66 feet to a point at the Southwest corner of "Ninety One – Phase 1", a Replat of "Crossings at Lynn Lane 1", City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof (Plat No. 6743); Thence North 88°45'23" East and along the South line of said "Ninety One – Phase 1" and along the South line of Reserve Area "2", "Ninety One – Phase 3", an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Recorded plat thereof (Plat No. 6830), for a distance of 764.55 feet to a point at the Southeast corner of said Reserve Area "2", "Ninety One – Phase 3" for the following three (3) courses South 1°16'00" East for a distance of 249.52 feet; Thence North 88°45'45" East for a distance of 642.34 feet; Thence South 1°18'26" East for a distance of 741.94 feet to a point on the South line of said S/2 SW/4 of Section 13; Thence South 88°45'02" West and along said South line for a distance of 656.93 feet; Thence North 1°17'41" West for a distance of 300.00 feet; Thence South 88°45'02" West for a distance of 750.00 feet to the point of beginning.

Said tract contains 1,009,713 square feet or 23.180 acres.

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