

ORDINANCE NO. 3625

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2017, generally located north of Houston Street (81st Street), one-half mile east of Garnett Road (113th E. Avenue), granting an ON zoning classification 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, rezoning case BAZ-2017 (R-1 to ON, along with the abrogation of SP-74 and SP-74A), which involved a 5.12 acre parcel, were approved by the Broken Arrow City Council on January 15, 2019. Platting was waived; and

WHEREAS, the property associated with International Christian Assembly of Tulsa is located north of Houston Street (81st Street), one-half mile east of Garnett Road (113th 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:

A tract of land located in Lot One (1), Block One (1), "Forest Hills Heath Care Center" an Addition of the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5215, as filed in the records of the Tulsa County Clerk's office, being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 1, "Forest Hills Health Care Center"; Thence south 89°49'41" West along the South line of Lot 1, Block 1, "Forest Hills Health Care Center" a distance of 200.00 feet; Thence North 00°00'55" West a distance of 50.00 feet; Thence North 89°49'41" East and parallel with the South line of Lot 1, Block 1, "Forest Hills Health Care Center" a distance of 106.24 feet; Thence North 00°00'55" West a distance of 320.88 feet; Thence North 31°40'37" West a distance of 65.34 feet; Thence North 00°00'55" West a distance of 198.41 feet; Thence South

89°59'05" West a distance of 87.66 feet; Thence North 21°40'19" West a distance of 77.67 feet to the Northerly line of Lot 1, Block 1 "Forest Hills Health Care Center"; Thence North 68°19'41" East along the Northerly line of Lot 1, Block 1, "Forest Hills Health Care Center" a distance 302.98 feet; Thence South 53°06'00" East along the Northerly line Lot 1, Block 1, "Forest Hills Health Care Center" a distance of 430.59 feet to the most Easterly corner of Lot 1, Block 1, "Forest Hills Health Care Center"; Thence South 45°00'00" West along the Northerly line of Lot 2, Block 1, "Forest Hills Health Care Center" a distance of 335.20 feet; Thence South 89°49'35" West along the Northerly line of Lot 2, Block 1, "Forest Hills Health Care Center" a distance of 144.40 of the most Westerly Northwest corner of Lot 2, Block 1, "Forest Hills Health Care Center"; Thence South 00°00'55" East along the West line of Lot 2, Block 1, "Forest Hills Health Care Center" a distance of 312.66 feet to the "Point of Beginning".

be and the same is hereby changed from the zoning R-1 (Single-Family Residential) to ON (Office Neighborhood) along with the abrogation of the portion of the property that contained Specific Use Permit 74 and Specific Use Permit 74A.

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 _____, 2020.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:



ASSISTANT CITY ATTORNEY