

ORDINANCE NO. 3944

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002232-2025, 0.76 acres, located south of the southeast corner of the intersection of Kenosha Street (71st Street) and 23rd Street (193rd E Avenue/County Line Road), granting ON (Office Neighborhood) 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 a ON (Office Neighborhood) district; and

WHEREAS, the Future Land Use designation for this property in the Comprehensive Plan is Level 2 which supports ON (Office Neighborhood) zoning when the property abuts an arterial street or is an expansion of an existing ON development; and

WHEREAS, rezoning request BAZ-002232-2025 was approved by the Broken Arrow City Council on October 7, 2025; and

WHEREAS, the property is generally located south of the southeast corner of the intersection of Kenosha Street (71st Street) and 23rd Street (193rd E Avenue/County Line Road); 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 ON (Office Neighborhood) District Zoning (0.76 acres)

Angus Acres West half of Lot 1 Block 2 Book 1062 Page 311: Less Beginning at, the Northwest corner of said West half of Lot 1, Block 2, thence North 88°59'28" East, a distance of, 45.25 feet; Thence south 01°20'21" East, a distance of 145.31 feet; Thence South 88°39'39" West, a distance

of 10.00 feet; Thence South 01°20'21" East a distance of 158.46 feet to a point on the South line of said West half of Lot 1 Block 2; Thence 88°59'28" West along said South line of the West half of Lot 1 Block 2, a distance of 35.25 feet; Thence North 01°20'21" West a distance of 303.83 feet to the Point of Beginning.

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