

ORDINANCE NO. 3927

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002238-2025 and SP-002459-2025 (Specific Use Permit), generally located at the northwest corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane Road) granting CG (Commercial General) 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 CG (Commercial General) district; and

WHEREAS, rezoning case BAZ-002238-2025 (A-1 to CG) was approved by the Broken Arrow City Council on August 4, 2025 and SP-002459-2025 was approved by Broken Arrow City Council on November 17, 2025; and

WHEREAS, the property is being platted; and

WHEREAS, the property is generally located at the northwest corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane Road)

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-002238-2025 and SP-002459-2025

CG (COMMERCIAL GENERAL) REZONING LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Twenty-three (23), 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, and

being more particularly described as follows, to-wit:

The South 451.80 feet of the East 726.00 feet of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of said Section Twenty-three (23), LESS a tract described as follows: BEGINNING 726.00 feet West of the Southeast corner of the said Section Twenty-three (23); Thence North 50.00 feet; Thence East 686.00 feet; Thence North 132.47 feet; Thence East 40 feet; Thence South 182.44 feet; Thence West 726.00 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