

ORDINANCE NO. 3831

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001411-2024, generally located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South), granting RS-4 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 an RS-4 (Single-Family Residential) district; and

WHEREAS, rezoning case BAZ-001411-2024 (A-1 to RS-4) was approved by the Broken Arrow City Council on May 21, 2024; and

WHEREAS, the property is currently un-platted; and

WHEREAS, the property is generally located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South), 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 BAZ-001411-2024

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID NE/4 NORTH 88°37'52" EAST 659.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°37'52" EAST 329.50 FEET TO A POINT

FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35 BEARS NORTH 88°37'52" EAST 1647.52 FEET, SAID CORNER MARKED BY A 3-INCH BRASS CITY OF BROKEN ARROW DISC IN A WATER VALVE BOX; THENCE DEPARTING SAID NORTH LINE SOUTH 01°29'03" EAST 1321.70 FEET TO A POINT ON THE EAST-WEST 1/16 LINE OF SAID NE/4, TO A POINT FROM WHICH THE NORTHEAST 1/16 CORNER OF SAID SECTION 35 BEARS NORTH 88°37'10" EAST 330.31 FEET, SAID CORNER MARKED BY A 1/2 INCH IRON PIN; THENCE ALONG SAID EAST-WEST LINE SOUTH 88°37'10" WEST 330.31 FEET TO A POINT FROM WHICH THE CENTER-CENTER NORTH 1/16 CORNER BEARS SOUTH 88°37'10" WEST 660.61 FEET, SAID CORNER MARKED BY A 3/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED, "CA 3643"; THENCE DEPARTING SAID EAST-WEST LINE NORTH 01°26'58" WEST 1321.77 FEET TO THE POINT OF BEGINNING.
SURVEYOR'S NOTE: 50' RIGHT OF WAY DEDICATION FILED AS DOC. #2021111553 HAS ALTERED THE CAPTIONED LEGAL AND HAS BEEN ACKNOWLEDGED IN THE PROVIDED INFORMATION.

be and the same is hereby changed from the zoning A-1 to RS-4 (Single-Family Residential).

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 3rd day of June, 2024.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY