

**ORDINANCE NO. 3472**

**An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1946, granting an IL zoning classification be placed upon the tract along with PUD 243, 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 on December 1, 2015, that 1.81 acres of the land in question would be proper for an Industrial Light District along with 2.64 acres associated with PUD 243, subject to the property being replatted; and

**WHEREAS**, the plat, Collision Works, was recorded in Tulsa County on May 27, 2016; and

**WHEREAS**, the property is generally located on the southeast corner of Kenosha Street and 14<sup>th</sup> Street, one third mile east of 9<sup>th</sup> Street; 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 1946

LOTS 1 & 2, BLOCK 1 OF "STEELE-MORREL" CENTER, AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT #3645; AND A 6.60' WIDE TRACT OF LAND ABUTTING THE EAST LINE OF SAID "STEELEMORREL CENTER". TOGETHER HAVING AN AREA OF 78,961 SQUARE FEET OR 1.8127 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A TRACT OF LAND THAT IS A PART OF "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION

TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 502.84 FEET TO A POINT ON THE SOUTHERLY LINE OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 39.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949; THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO POINT OF BEGINNING.

be and the same is hereby changed from the zoning classification of CH to IL.

LEGAL DESCRIPTION FOR PUD 243

All of Collision Works, a replat of "Steele-Morrel Center", an addition to the City of Broken Arrow, filed as Plat #3645, and a part of Block Two (2) of "Blocks 1, 2, & 3 Arrow Village Addition", an addition to the City of Broken Arrow, filed as Plat #2352, in Tulsa County, Oklahoma. A Tract of land in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twelve (12), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma, document #6679.

be and the same is hereby changed from the zoning classification of CH to CH and IL along with PUD 243.

**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 \_\_\_\_\_, 2017.

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MAYOR

ATTEST:

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(Seal) CITY CLERK

APPROVED:

*Lesli Myers*  

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ASSISTANT CITY ATTORNEY