

ORDINANCE NO. 3926

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002505-2025, generally located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue), granting IL (Industrial Light) 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 IL (Industrial Light) district; and

WHEREAS, rezoning case BAZ-002505-2025 (AG to IL) was approved by the Broken Arrow City Council on December 2, 2025; and

WHEREAS, the property is being platted; and

WHEREAS, the property is generally located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

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 Wagoner County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-002489-2025/PUD-002490-2025

IL (INDUSTRIAL LIGHT) REZONING LEGAL DESCRIPTION

A tract of land that is a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly

described as follows: Commencing at the Northeast Corner of said NW/4; Thence South $1^{\circ} 14' 45''$ East and along the East line of the NW/4, for a distance of 50.00 feet to a point on the present South right-of-way line of West Florence street, said point being the Point of Beginning; Thence continuing South $1^{\circ} 14' 45''$ East and along said East line, for a distance of 2597.02 feet to the Southeast Corner thereof; Thence South $88^{\circ} 36' 01''$ West and along the South line of the NW/4, for a distance of 616.52 feet to a point on the present Northerly right-of-way line for the Creek Turnpike; Thence along said Northerly right-of-way line of the following Five (5) courses: North $63^{\circ} 26' 36''$ West for a distance of 579.83 feet; Thence South $26^{\circ} 33' 23''$ West for a distance of 30.00 feet; Thence North $63^{\circ} 26' 36''$ West for a distance of 400.58 feet; Thence North $56^{\circ} 54' 49''$ West for a distance of 351.70 feet; Thence North $49^{\circ} 03' 43''$ West for a distance of 118.08 feet; Thence Northerly along a 460.00 foot radius non—tangent curve to the left, having an initial tangent bearing of North $26^{\circ} 41' 34''$ East, a central angle of $58^{\circ} 03' 11''$, with a chord bearing and distance of North $2^{\circ} 20' 01''$ West for 446.40 feet, for an arc distance of 466.08 feet to a point of tangency; Thence North $31^{\circ} 21' 37''$ West for a distance of 12.00 feet to a point of curvature; Thence along a 450.00 foot radius curve to the right, having a central angle of $28^{\circ} 24' 11''$, with a chord bearing and distance of North $17^{\circ} 09' 31''$ West for 220.80 feet, for an arc distance of 223.08 feet to a point of tangency; Thence North $2^{\circ} 57' 25''$ West for a distance of 148.00 feet; Thence North $13^{\circ} 27' 36''$ West for a distance of 118.00 feet; Thence North $13^{\circ} 26' 14''$ East for a distance of 70.00 feet; Thence North $48^{\circ} 52' 56''$ East for a distance of 165.00 feet; Thence North $29^{\circ} 45' 30''$ East for a distance of 76.00 feet; Thence North $56^{\circ} 50' 08''$ East for a distance of 145.00 feet; Thence North $15^{\circ} 33' 10''$ West for a distance of 56.00 feet; Thence North $3^{\circ} 18' 42''$ East for a distance of 200.00 feet; Thence North $7^{\circ} 04' 09''$ East for a distance of 150.00 feet; Thence North $16^{\circ} 26' 17''$ East for a distance of 172.00 feet; Thence North $37^{\circ} 45' 14''$ East for a distance of 105.60 feet to point on said South right-of-way line of West Florence street; Thence along the South right-of-way line for the following Seven (7) courses: North $88^{\circ} 34' 42''$ East and parallel with the North Une of the NW/4, for a distance of 60.35 feet; Thence South $51^{\circ} 36' 57''$ East for a distance of 78.10 feet; Thence North $88^{\circ} 34' 42''$ East and parallel with said North Une, for a distance of 130.00 feet; Thence North $53^{\circ} 02' 27''$ East for a distance of 86.02 feet; Thence North $88^{\circ} 34' 42''$ East and parallel with the North Une, for a distance of 1069.71 feet, Thence South $1^{\circ} 25' 18''$ East and perpendicular to the North line, for a distance of 10.00 feet; Thence North $88^{\circ} 34' 42''$ East and parallel with the North line, for a distance of 140.95 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