

ORDINANCE NO. 3930

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002425-2025 and PUD-002428-2025, located at the northeast corner of New Orleans Street (101st Street) and 9th Street (177th East Avenue/Lynn Lane), granting CG (Commercial General) zoning classification and a Planned Unit Development 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 ON (Office Neighborhood) district; and

WHEREAS, rezoning request BAZ-002425-2025 and Planned Unit Development request PUD-002428-2025, were approved by the Broken Arrow City Council on November 4, 2025; and

WHEREAS, the City of Broken Arrow Municipal Authority acquired this property on October 10, 2017, for the purpose of constructing an elevated water tower and for commercial development (Document No. 2017094793); and

WHEREAS, the City of Broken Arrow Municipal Authority dedicated right-of-way along both arterial street frontages adjacent to this parcel on May 2, 2025 (Document No. 2025047819). After dedication of right-of-way, the remaining parcel area contains 10.60 acres, as recorded in Tulsa County; and

WHEREAS, the property is generally located at the northeast corner of New Orleans Street (101st Street) and 9th Street (177th East Avenue/Lynn Lane); 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 CG Zoning (10.60-acres)

The South 660 feet of the West 825 feet of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Twenty-four (24), 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.

Less and Except the South 24.75 feet and Less and Except the West 24.75 feet thereof, and Less and Except Beginning 182.50 feet North and 24.75 feet East of the Southwest corner of the Southwest Quarter (SW/4); Thence East 15.25 feet; Thence South 142.50 feet; Thence East 790.75 feet; Thence South 15.25 feet; Thence West 806 feet; Thence North 157.75 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