

ORDINANCE NO. 3924

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002489-2025/PUD-0025-2025, generally located south of Washington St (91st Street) and east of Aspen Ave (145th E Avenue), granting CG (Commercial General) and AG (Agriculture) zoning classifications 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) and AG (Agriculture) district; and

WHEREAS, rezoning case BAZ-002575-2025/PUD-002514-2025 (RS & RM to CG & AG) was approved by the Broken Arrow City Council on February 3, 2026; and

WHEREAS, the property is being platted; and

WHEREAS, the property is generally located south of Washington St (91st Street) and east of Aspen Ave (145th E Avenue); 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 Wagoner County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-002575-2025/PUD-002514-2025

CG ZONE LEGAL DESCRIPTION

BEING PART OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, DESCRIBED AS:
COMMENCING AT THE NW CORNER OF THE NW ¼ OF THE NW ¼ AND RUNNING SOUTH A DISTANCE OF 545 FEET; THENCE EAST A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 310 FEET; THENCE NORTH A DISTANCE OF 250 FEET; THENCE WEST A DISTANCE OF 75 FEET; THENCE NORTH A

DISTANCE OF 75 FEET; THENCE EAST A DISTANCE OF 299 FEET; THENCE SOUTH A DISTANCE OF 114 FEET; THENCE EAST A DISTANCE OF 276 FEET; THENCE NORTH A DISTANCE OF 114 FEET; THENCE EAST A DISTANCE OF 120 FEET; THENCE NORTH A DISTANCE OF 170 FEET; THENCE EAST A DISTANCE OF 330 FEET; THENCE SOUTH A DISTANCE OF 318 FEET; THENCE WEST A DISTANCE OF 152 FEET; THENCE SOUTH A DISTANCE OF 160 FEET; THENCE WEST A DISTANCE OF 177 FEET; THENCE SOUTH A DISTANCE OF 61 FEET; THENCE WEST A DISTANCE OF 930 FEET; THENCE NORTH A DISTANCE OF 42 FEET TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 7.98 ACRES, MORE OR LESS, and the same is hereby changed from RS (Residential Single-Family) and RM (Residential Multi-Family) to CG (Commercial General)

AG ZONE LEGAL DESCRIPTION

BEING PART OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, DESCRIBED AS:
COMMENCING AT THE NW CORNER OF THE NW ¼ OF THE NW ¼ AND RUNNING SOUTH A DISTANCE OF 587 FEET; THENCE EAST A DISTANCE OF 990 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 61 FEET; THENCE EAST A DISTANCE OF 177 FEET; THENCE NORTH A DISTANCE OF 160 FEET; THENCE EAST A DISTANCE OF 152 FEET; THENCE SOUTH A DISTANCE OF 952 FEET; THENCE WEST A DISTANCE OF 330 FEET; THENCE NORTH A DISTANCE OF 733 FEET TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 6.57 ACRES, MORE OR LESS., and the same is hereby changed from the zoning RS (Residential Single-Family) & RM (Residential Multi-Family) to AG (Agriculture).

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