

ORDINANCE NO. 3611

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1366, granting a CH zoning classification be placed upon the tract, generally located at 515 – 525 W. Madison, 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 Automotive Sales and Service District; and

WHEREAS, rezoning case BAZ-1366 (C-3 to C-4), which contained 1.08 acres, was approved by the Broken Arrow City Council on November 2, 1998, subject to the property being replatted; and

WHEREAS, on February 1, 2008, a new Zoning Ordinance was adopted and the C-4 District was changed and became part of the CH (Commercial Heavy) District; and

WHEREAS, the plat, Madison Park, which contained 1.08 acres, was recorded in Tulsa County on March 12, 2013; and

WHEREAS, the property is generally located at 515 – 525 W. Madison; 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:

All of Madison Park, an addition to the City of Broken Arrow situated in the SW/4 of the SW/4 in Section 2, T-18-N, R-14-E of the Indian Base and Meridian, Tulsa County, Oklahoma, Document # 6463.

be and the same is hereby changed from the zoning classification CN (Commercial Neighborhood) to CH (Commercial Heavy).

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 Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.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 _____, 2020.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:



ASSISTANT CITY ATTORNEY