

ORDINANCE NO. 3623

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2015, generally located west of the southwest corner of Aspen Avenue (145th E. Avenue) and Omaha Street (51st Street), granting a CG zoning classification be placed upon the tract along with PUD-283, 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, rezoning case BAZ-2015 (A-CH to CG) and PUD-283, which involved a 2.00 acre parcel, were approved by the Broken Arrow City Council on December 4, 2018, subject to the property being platted; and

WHEREAS, the property has been platted as Dollar General Broken Arrow. The plat for Dollar General Broken Arrow, which contains 2.00 acres, was recorded in Tulsa County on July 17, 2019; and

WHEREAS, the property associated with Dollar General Broken Arrow is generally located west of the southwest corner of Aspen Avenue (145th E. Avenue) and Omaha Street (51st Street), Broken Arrow, Oklahoma; 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 Dollar General Broken Arrow, a tract of land in the north 417.44 feet of the west 208.72 feet of the East Half of the Northeast Quarter of the Northeast Quarter (E/2 NE/4 NE/4) of Section Thirty-Three (33), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

be and the same is hereby changed from the zoning A-CH (Annexed Commercial Heavy) to CG (Commercial General), along with PUD-283.

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 Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.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