



# City of Broken Arrow

## Request for Action

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**File #: 17-1864, Version: 1**

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**Broken Arrow City Council  
Meeting of: 03-07-2017**

**To: Mayor and City Council Members**  
**From: Development Services Department**  
**Title:**

**Consideration, discussion, and possible adoption of Ordinance No. 3472, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1946 and PUD 243, generally located on the southeast corner of Kenosha Street and 14<sup>th</sup> Street, one third mile east of 9<sup>th</sup> Street, granting an IL zoning classification be placed upon the tract along with PUD 243, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

**Background:**

Rezoning case BAZ 1946 (CH to IL) for 1.81 acres and PUD 243 for 2.64 acres were approved by the Broken Arrow City Council on December 1, 2015, subject to the property being platted. The plat, Collision Works, was recorded in Tulsa County on May 27, 2016.

**Zoning Change:** CH to IL along with PUD 243.

**Acreage:** 1.81 acres for BAZ 1946 and 2.64 acres for PUD 243

**Legal Description for BAZ 1946 (CH to IL)**

LOTS 1 & 2, BLOCK 1 OF "STEELE-MORREL" CENTER, AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT #3645; AND A 6.60' WIDE TRACT OF LAND ABUTTING THE EAST LINE OF SAID "STEELE-MORREL CENTER". TOGETHER HAVING AN AREA OF 78,961 SQUARE FEET OR 1.8127 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND THAT IS A PART OF "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 502.84 FEET TO A POINT ON THE SOUTHERLY LINE OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 39.95 FEET; THENCE

CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949; THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO POINT OF BEGINNING.

be and the same is hereby changed from the zoning classification of CH to IL.

### **Legal Description for PUD 243**

All of Collision Works, a replat of "Steele-Morrel Center", an addition to the City of Broken Arrow, filed as Plat #3645, and a part of Block Two (2) of "Blocks 1, 2, & 3 Arrow Village Addition", an addition to the City of Broken Arrow, filed as Plat #2352, in Tulsa County, Oklahoma. A Tract of land in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twelve (12), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma, document #6679.

be and the same is hereby changed from the zoning classification of CH to CH and IL along with PUD 243.

Staff recommends that the Council adopt Ordinance No. 3472 and approve the Emergency Clause.

<b>Cost:</b>	<b>Recording Fees</b>
<b>Prepared By:</b>	<b>Brent Murphy, Senior Planner</b>
<b>Reviewed By:</b>	<b>Legal Department</b> <b>Assistant City Manager - Operations</b>
<b>Approved By:</b>	<b>Michael L. Spurgeon, City Manager</b>
<b>Attachments:</b>	<b>Ordinance No. 3472</b> <b>Case Map</b>

### **Recommendation:**

Adopt Ordinance No. 3472 and approve the emergency clause.