



# City of Broken Arrow

## Request for Action

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**File #: 19-443, Version: 1**

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**Broken Arrow City Council  
Meeting of: 04-16-2019**

**Title:**

Consideration, discussion, and possible adoption of Ordinance No. 3562, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1968, generally located on the northeast corner of Kenosha Street and 23rd Street, granting a CN zoning classification be placed upon part of the tract along with PUD-254, and the partial abrogation of SP-257, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

**Background:**

On February 7, 2017, the City Council reviewed and approved BAZ-1968 and PUD-254 on the northeast corner of Kenosha Street and 23rd Street. BAZ-1968, which contained 0.60 acres, requested that the zoning be changed from CG to CN. The request for rezoning was approved along with PUD-254 that contained 1.75 acres. SP-257, which was a specific use permit for a church on the portion of the property associated with BAZ-1968, was abrogated. Both BAZ-1968 and PUD-254 were approved subject to the property being replatted. The property has been replatted as QuikTrip No. 0033. The plat for QuikTrip No. 0033, which contains 1.75 acres, was recorded in Wagoner County on March 20, 2018.

**Zoning Change:** CG/SP-257 to CN/PUD-254

**Acres:** 0.60 acres for BAZ-1968 and 1.75 acres for PUD-254

**Legal description for CN zoning associated with BAZ-1968**

A TRACT OF LAND THAT IS PART OF LOT TWO (2), BLOCK ONE (1), TIGER PLAZA, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIX (6), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE NORTH 01°19'23" WEST ALONG THE WESTERLY LINE OF SECTION 6 FOR 312.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 01°19'23" WEST ALONG SAID WESTERLY LINE FOR 86.00 FEET; THENCE NORTH 88°51'54" EAST ALONG THE WESTERLY EXTENSION OF A PLATTED LINE OF SAID LOT 2, AND ALONG SAID PLATTED LINE, AND A EASTERLY EXTENSION THEREOF FOR 303.00 FEET; THENCE SOUTH 01°19'23" EAST ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1, BLOCK 1, AMENDED PLAT OF WAGONER COUNTY LINE PLAZA, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY,

STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FOR 86.00 FEET TO A PLATTED CORNER OF SAID LOT 2, BLOCK 1, TIGER PLAZA, THE SAME CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AMENDED PLAT OF WAGONER COUNTY LINE PLAZA; THENCE SOUTH 88°51'54" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, AMENDED PLAT OF WAGONER COUNTY LINE PLAZA, AND ALONG A PLATTED LINE OF SAID LOT 2, BLOCK 1, TIGER PLAZA, AND A WESTERLY EXTENSION THEREOF FOR 303.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 26,058 SQUARE FEET OR 0.598 ACRES, MORE OR LESS.

**Legal description for PUD 254 (1.75 acres)**

All of QuikTrip No. 0033, a resubdivision of all of Lot One (1), Block One (1), amended plat of Wagoner County Line Plaza, and part of Lot Two (2), Block One (1), Tiger Plaza, additions to the City of Broken Arrow, Wagoner County, State of Oklahoma, and part of the SW/4 of Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the I.B. & M, City of Broken Arrow, Wagoner County, State of Oklahoma, document number 2018-3199.

Staff recommends that the Council adopt Ordinance No. 3562 and approve the Emergency Clause.

**Cost:** Recording Fees

**Funding Source:** General Government Operations

**Requested By:** Michael Skates, Director of Development Services

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Ordinance No. 3562  
Case Map

**Recommendation:**

Adopt Ordinance No. 3562 and approve the emergency clause