

**AN ORDINANCE AMENDING THE LAND USE AND ZONING MAP OF THE CITY OF BARTLESVILLE, AND AMENDING THE ZONING MAP ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF BARTLESVILLE BY CHANGING THE BOUNDARY OF THE USE DISTRICT SO THAT CERTAIN AREAS HEREIN DESCRIBED AND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLESVILLE, OKLAHOMA SHALL BE CHANGED FROM RS-10 and O TO C-3/PUD AND ACKNOWLEDGING THE APPROVAL OF A SUPPLEMENTAL DESIGNATION PLANNED UNIT DEVELOPMENT AND SITE DEVELOPMENT PLAN (CASE NO. PC-17-08-RZ/PUD/SDP).**

**WHEREAS**, a petition was heretofore filed with the Planning Commission of the City of Bartlesville requesting that the real estate hereinafter described, located in the City of Bartlesville, be rezoned from RS-10 and O to C-3/PUD and materials were submitted relative to a certain supplemental designation Planned Unit Development and Site Development Plan relative to all of the real property hereinafter described; and

**WHEREAS**, the Bartlesville City Planning Commission held a public hearing on July 25, 2017, considered said input and discussion on the request at its regular meeting on September 26, 2017, and submitted its report to the City Council with a recommendation for approval of C-3/PUD zoning and supplemental designation Planned Unit Development and Site Development Plan; and

**WHEREAS**, after receipt of said report recommending approval of the request with conditions, the City Council thereafter gave due public notice of hearing to be held relative to said proposed changes, which notice stated the nature and purpose of said proposed changes, gave the time and place of said hearing and stated where copies of the proposed changes were available for inspection prior to the time of said hearing; and

**WHEREAS**, on November 6, 2017 said hearing was duly held by the City Council; and

**WHEREAS**, on November 6, 2017 said City Council approved said rezoning and supplemental designation planned unit development.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BARTLESVILLE, OKLAHOMA:**

**Section 1.** That the land use and zoning map of the City of Bartlesville approved by the City Council on December 19, 1966, on file in the office of the City Clerk of the City of Bartlesville, Oklahoma, be and the same is hereby amended by re-establishing the boundary of the use districts so that the following described real estate located in the City of Bartlesville, County of Washington, Oklahoma, containing 1.94 acres, more or less, be rezoned from RS-10 and O to C-3/PUD:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E.2 NE/4 NE/4 NE/4) OF SECTION 21. TOWNSHIP 26 NORTH, RANGE 13 EAST, WASHINGTON COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 182 FEET; THENCE WEST 330 FEET; THENCE NORTH 182 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING;

AND

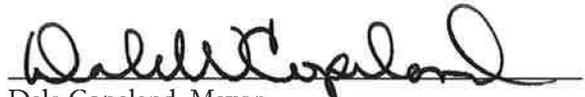
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NE/4 NE/4 NE/4) OF SECTION 21. TOWNSHIP 26 NORTH, RANGE 13 EAST, WASHINGTON COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID E/2 NE/4 NE/4 NE/4, 403 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID E/2 NE/4 NE/4 NE/4, 330 FEET; THENCE NORTH 75 FEET; THENCE EAST 330 FEET; TO THE EAST LINE OF SAID E/2 NE/4 NE/4 NE/4, THENCE SOUTH ALONG SAID EAST LINE 75 FEET TO THE POINT OF BEGINNING.

**Section 2.** That the PUD pertaining to Case No. PC-17-08-RZ/PUD/SDP relative to all of the real property heretofore described is hereby approved with the following conditions:

1. The site must meet the minimum requirements of the Landscaping and Residential Protection Standards of the Zoning Regulations;
2. All existing mature trees along the south and west property lines shall be preserved;
3. A minimum 6-foot residential protection screen to meet the requirements of Section 7.4.10 of the Bartlesville Zoning Regulations shall be required along the west property line to screen the neighboring property from vehicle lights;
4. No storm water shall be permitted to drain west into, onto, or through the adjacent multi-family residential property. All stormwater must be collected onsite and directed to the existing storm sewer on the northeast corner of Nowata Rd and Madison Blvd;
5. Wall-mounted signage shall be permitted on the north side of the main structure;
6. Land uses permitted for this site shall be specifically limited to those proposed by the applicant; and
7. The development shall meet all other requirements of the Zoning, Subdivision, Building and other applicable development regulations.

**Section 3.** That the materials submitted in connection with the case are hereby approved and adopted and are incorporated herein by reference.

**PASSED** by the City Council and **APPROVED** by the Mayor of the City of Bartlesville, Oklahoma this 6<sup>th</sup> day of November, 2017.

  
Dale Copeland, Mayor

ATTEST:

  
Mike Bailey, City Clerk



*City of Bartlesville  
401 S. Johnstone  
Bartlesville, OK 74003*

**VOTE:**

MR. GENTGES	<input checked="" type="radio"/> aye	<input type="radio"/> no
MR. CURD	<input checked="" type="radio"/> aye	<input type="radio"/> no
DR. CALLAHAN	<input checked="" type="radio"/> aye	<input type="radio"/> no
VICE MAYOR KANE	<input checked="" type="radio"/> aye	<input type="radio"/> no
MAYOR COPELAND	<input checked="" type="radio"/> aye	<input type="radio"/> no