

**Broken Arrow Planning Commission  
06-11-2026**

**To:** Chairman and Commission Members  
**From:** Community Development Department

**Title:**  
..title

Public hearing, consideration, and possible action regarding SP-002852-2026 (Specific Use Permit), Storm Accessory Structure, 13.19 acres, RS (Single Family Residential), located north of East New Orleans St (101<sup>st</sup> Street) and west of South 9<sup>th</sup> Street (Lynn Lane Road)

..End

**Background:**

**Applicant:** Derek Storm  
**Owner:** Derek Storm  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** Located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road)  
**Size of Tract** 13.19 acres  
**Number of Lots:** 1  
**Present Zoning:** RS (Single Family Residential) via BAZ-1203  
**Comp Plan:** Level 1 - Rural Residential

SP-002852-2026 is a request for a Conditional Use Permit for an Accessory Structure to exceed the 5,000-square-foot maximum floor area on a lot equal to or greater than two acres in size. The property is located north of East New Orleans St (101<sup>st</sup> Street) and west of South 9<sup>th</sup> Street (Lynn Lane Road).

Sec 2-4-1C.2b specifies that lots that are equal to or greater than two acres can have accessory buildings with a floor area up to 5,000 square feet by permit. Structures with a floor area greater than 5,000 square feet may be approved by a Conditional Use Permit. The floor area for the structure is planned to be 60 feet by 120 feet for a floor area of 7,200 square feet. All setbacks for the current zoning are met in the exhibit. The lot is 13.19 acres in size and was created via a lot combination (BAL-2154) to allow for the development of two single family homes.

A single-family home is planned to be constructed on the lot in the future. However, its construction is not required before the construction of the accessory structure as the parcel is larger than two acres. The use of the structure will be limited to personal uses and those home occupation uses allowed under current zoning ordinance.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1	AG	Vacant
East	Level 2	AG & RS	Vacant
South	Level 2	RS	Single-Family Residential
West	Level 2	RS	Single-Family Residential

According to FEMA’s National Flood Hazard Layer, sections of the property are located in the 100-year floodplain. The structure will have all stormwater and floodplain related permits approved before the accessory structure permit can be approved.

**Attachments:** Case map  
Aerial map  
Conceptual Site Plan

**Recommendation:**

Based on the current lot size, the location of the property, and the surrounding land uses, Staff recommends that SP-002852-2026 be approved granting a Conditional Use Permit for the construction of an accessory structure with a maximum floor area of 7,200 square feet at the subject property.

**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel

JAJ