



# City of Broken Arrow

## Request for Action

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**File #:** 25-1570, **Version:** 1

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**Broken Arrow Planning Commission**  
**11-06-2025**

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

Public hearing, consideration, and possible action regarding SP-002459-2025 (Specific Use Permit), Harvest Church, 6.58 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025, located at the northwest corner of New Orleans Street (101<sup>st</sup> Street) and 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road)

**Background:**

**Applicant:** Route 66 Engineering  
**Owner:** Harvest Church  
**Developer:** Harvest Church  
**Engineer:** N/A  
**Location:** Northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)  
**Size of Tract** 6.58 acres  
**Number of Lots:** 1  
**Present Zoning:** AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025  
**Comp Plan:** Level 4 Commercial/Employment Nodes

SP-002459-2025 is a request for a Specific Use Permit for a place of assembly. The property is located at the northwest corner of New Orleans Street (101<sup>st</sup> Street) and 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road).

On June 26, 2025, Planning Commission heard a request to rezone this property from AG (Agricultural) to CG (Commercial General), which was approved by City Council on July 14, 2025. A portion of the property is intended for use as a place of worship, which is allowed in the CG zoning district with a specific/conditional use permit.

Surrounding land uses and zoning classifications include the following:

North:	AG	Large Lot Residential
West:	RS-C	Single Family Residential
South:	RS/AG	Large Lot Residential
East:	CG/PUD-002428-2025	Vacant/Utility Facility

According to the FEMA Maps, this property is not located within the 100-year floodplain.

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

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-002459-2025 be approved as presented.

**Reviewed By:** **Jane Wyrick**

**Approved By:** **Rocky Henkel**