



City of Broken Arrow

Request for Action

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

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 (101st Street) and 9th Street (177th 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 (101st Street) and 9th Street (177th 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