



# City of Broken Arrow

## Request for Action

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**File #:** 25-564, **Version:** 1

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**Broken Arrow Planning Commission**  
**04-24-2025**

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

Public hearing, consideration, and possible action regarding COMP-002056-2025 (Comprehensive Plan Change), Lynn Corner, 23.18 acres, Levels 3 & 4 to Level 3, located on the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

**Background:**

**Applicant:** Megan Pasco. Tanner Consulting  
**Owner:** Margaret Scraper  
**Developer:** N/A  
**Engineer:** Tanner Consulting  
**Location:** On the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)  
**Size of Tract** 23.18 acres  
**Number of Lots:** 1 lot  
**Present Zoning:** A-1 (Agricultural)  
**Comp Plan:** Levels 3 & 4 to Level 3 (Transition Area)

COMP-002056-2025 is a request to change the Comprehensive Plan designation from Levels 3 & 4 to Level 3 on approximately 23.18 acres which is currently unplatted. The property is located on the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th East Avenue).

The applicant is requesting this change to the comprehensive plan for the purpose of a future rezoning. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to RS-4, single-family residential. The applicant has provided a conceptual site layout showing approximately 68 lots with access from Lynn Lane and Washington Street.

Amending the Comprehensive Plan to Level 3 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

## 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	Levels 2 and 3	RS-3	Single-Family Residential
East	Levels 2 and 3	RS-2	Single-Family Residential
South	Levels 3 & 4	A-1	Agricultural/Undeveloped
West	Level 3	A-1 and RM	Large Lot Single-Family

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

**Attachments:** Case Map  
Aerial Photo

Current Comprehensive Plan Map  
Conceptual Site Layout

**Recommendation:**

Based on the location of the property and surrounding land uses, Staff recommends COMP-002056-2025 be approved, subject to the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

ALY