

Broken Arrow Planning Commission
09-25-2025

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding COMP-002330-2025 (Comprehensive Plan Change), 520 E Washington St , 2.42 acres, Level 3 to Level 4, located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

..End

Background:

Applicant: Farrah Fulps, Pennington and Assoc.

Owner: Steve Fulps

Developer: N/A

Engineer: NA

Location: On the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

Size of Tract 2.42 acres

Number of Lots: 1 lot

Present Zoning: AG (Agricultural)

Comp Plan: Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes)

COMP-002330-2025 is a request to change the Comprehensive Plan designation from Level 3 to Level 4 on approximately 2.42 acres which is currently unplatted. The property is located on the northwest 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 CN, Commercial Neighborhood.

Amending the Comprehensive Plan to Level 4 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

The previous table shows zones from the previous zoning ordinance. The updated Zoning Ordinance that went into effect on July 1, 2025, establishes zoning districts as follows:

Table 2-1-2.1, Zoning Districts Established		
Abbreviation	District Name	Prior Districts Consolidated/Renamed
Agricultural and Residential Districts		
AG	Agricultural	A-1, Agricultural
RS	Single-family residential	RE, Residential estate RS-1, Single-family residential 1
RS-C	Single-family residential - Compact	R-2, Single-family residential 2 RS-2, Single-family residential 2
RS-P	Single-family residential - Preservation	RS-3, Single-family residential 3 RS-4, Single-family residential 4
RMD	Residential medium density	RD, Residential duplex
RMF	Residential multifamily	RM, Residential multi-family
RMH	Residential manufactured home	RMH, Residential mobile home park
Mixed-Use Districts		
CM	Community mixed-use	CM, Community mixed-use NM, Neighborhood mixed-use
DM	Downtown mixed-use core	DM, Downtown mixed-use core
DF	Downtown fringe	DF, Downtown fringe
Office and Commercial Districts		
ON	Office neighborhood	ON, Office neighborhood
CN	Commercial neighborhood	CN, Commercial neighborhood
CG	Commercial general	CG, Commercial general
CH	Commercial heavy	CH, Commercial heavy
IL	Industrial light	IL, Industrial light
IH	Industrial heavy	IH, Industrial heavy
Special Purpose and Overlay Districts		
PUD	Planned Unit Development	PUD, Planned Unit Development
FD	Floodplain	FD, Floodplain
DROD	Downtown residential overlay district	DRO, Downtown residential overlay
HDOD	Highway design overlay district	HDO, Highway design overlay
NOSOD	New Orleans Square overlay district	New Orleans Square overlay district

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 3	RMF	Residential multifamily
East	Level 4	AG	Agriculture
South	Levels 3 & 4	RS & CN	Single-family residential & Place of Assembly
West	Level 1	AG	Single-family residential

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

Recommendation:

Based on the location of the property being at the intersection of two arterial roads, Staff recommends COMP-002330-2025 be approved, subject to the property being platted.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

JAJ