

Broken Arrow Planning Commission
06-26-2025

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-002238-2025 (Rezoning), Harvest Church, 6.45 acres, A-1 (Agricultural) to CG (Commercial General), located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

..End

Background:

Applicant: Route 66 Engineering
Owner: Danny Nguyen
Developer: N/A
Engineer: Route 66 Engineering
Location: Northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)
Size of Tract 6.45 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Proposed Zoning: CG (Commercial General)
Comp Plan: Level 4

BAZ-002238-2025 is a request to change the zoning designation of 6.45 acres from A-1 (Agricultural) to CG (Commercial General). The property is located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road) and is unplatted.

The proposed development will have access both from New Orleans Street to the south and Lynn Lane Road to the east. This property is Comprehensive Plan Level 4, which supports a rezoning to CG. Part of the property is planned to be used for Harvest Church, with the rest of the property being commercial development. A Specific Use Permit for place of assembly is expected to be submitted at a future date.

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 | A-1 | Single Family Residence |
| East | Level 6 | A-1 | Vacant |
| South | Level 6 | R-1 & A-1 | Single Family Residence |
| West | Level 3 | R-2 | Single Family Residence |

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments: Case Map
Aerial
Comprehensive Plan

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002238-2025 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH