



City of Broken Arrow

Request for Action

File #: 25-1450, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding PUD-002428-2025 (Planned Unit Development) and BAZ-002425-2025 (rezoning), Tower Corner, AG (Agricultural) to CG (Commercial General) PUD-002428-2025, 11.34 acres, Comprehensive Plan Level 4, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Background:

Applicant: City of Broken Arrow

Owner: City of Broken Arrow

Developer: N/A

Engineer: N/A

Location: On the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Size of Tract 11.34 acres

Number of Lots: 1

Present Zoning: AG (Agricultural) to CG (Commercial General)/PUD-002428-2025

Comp Plan: Level 4 (Commercial/Employment Nodes)

PUD-002428-2025 and BAZ-002425-2025 are requests to change the zoning to Commercial General and PUD-002428-2025 on approximately 11.34 acres, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road). The property is currently unplatted and undeveloped.

The subject property is designated as Level 4 in the Comprehensive Plan, which supports the requested rezoning to CG. PUD-002428-2025 is a Planned Unit Development for a future commercial development in Development Area B and a water tower in Development Area A. This property is proposed to be designed within the regulations of the zoning ordinance except as outlined below:

Development Area A

- 0' minimum lot frontage
- Only allowed use is Utility Facility, Minor
- No landscaping required
- Façade materials to include metal up to 100%
- Chain link or other non-opaque fencing will be allowed

- 0 parking spaces required

Development Area B

- 100' minimum lot frontage
- Any drive onto Lynn Lane Road must be at least 300' from the arterial intersection

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	AG	Large Lot Residential
East	Level 2	AG	Large Lot Residential
South	Level 3 & 4	RS	Undeveloped
West	Level 3	AG to CG	Undeveloped, pending platting

Attachments: Case Map
Aerial Map
PUD-002428-2025 Design Statement

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends PUD-002428-2025 and BAZ-002425-2025 be approved, subject to platting.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH