



# City of Broken Arrow

## Request for Action

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**File #: 25-850, Version: 1**

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**Broken Arrow Planning Commission  
06-12-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002200-2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

**Background:**

**Applicant:** Megan Pasco, Tanner Consulting

**Owner:** Margaret Scraper

**Developer:** N/A

**Engineer:** Tanner Consulting

**Location:** At the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

**Size of Tract** approximately 28.35 acres

**Present Zoning:** A-1 (Agricultural)

**Proposed Zoning:** RS-4 (Single-Family Residential) and CN (Commercial Neighborhood)

**Comp Plan:** Level 4 (Commercial/Employment Node) and Level 3 (Transition Area) via COMP-002056-2025

BAZ-002200-2025 is a request to rezone approximately 28.35 acres from A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood) for Lynn Corner, a proposed single-family and commercial development. This property is located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road).

This rezoning request is associated with the potential development of a single-family residential neighborhood and commercial corner. The area requested to be rezoned to RS-4 (Single-Family Residential) is located on the northern 23.18-acres designated as Level 3 of the Comprehensive Plan. COMP-002056-2025, a request to change these 23.18 acres from Levels 3 and 4 to all Level 3 was approved by the City Council on May 20, 2025.

The area requested to be rezoned to CN (Commercial Neighborhood) is approximately 5.17-acres at the arterial street intersection which is designated as Level 4 of the Comprehensive Plan.

Primary access to the development will be through entrances onto Washington Street and 9<sup>th</sup> Street. There are no existing stub streets to the neighborhood to the north and east of the development.

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 in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3 and CN zoning is considered to be in accordance with the Comprehensive Plan in Level 4.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
Conceptual Layout

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002200-2025 be approved subject the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

ALY