



City of Broken Arrow

Request for Action

File #: 26-982, **Version:** 1

Broken Arrow Planning Commission
06-25-2026

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

Public hearing, consideration, and possible action regarding BAZ-002875-2026, CSD Lynn Lane Rezoning, 1.89 acres, located one-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)

Background:

Applicant: John Walsh, Daniels & Daniels Construction
Owner: Charles Daniels, CAD Commercial Properties LLC
Developer: Daniels & Daniels Construction
Engineer: N/A
Location: One-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)
Size of Tract 1.89 acres
Number of Lots: 1
Present Zoning: IL (Industrial Light)
Comp Plan: Level 6 (Regional Employment/Commercial)

BAZ-002875-2026 is a request to change the zoning designation from IL (Industrial Light) to CH (Commercial Heavy) for an existing office warehouse development. This property is located one-eighth mile south of Houston Street, east of Lynn Lane Road, and is platted as Lot 4 and 5, Block 1, Lynn Lane Plaza East.

This property was initially developed as an office warehouse development. Office warehouse use is allowed in both IL and CH zoning districts. The applicant is interested in including additional uses that would be allowed in CH zoning, such as general personal services and fitness and recreational sports centers. The applicant is requesting CH zoning to allow the new uses while maintaining office warehouse as an allowed use.

The Broken Arrow Comprehensive Plan designation on this property is Level 6, Regional Employment/Commercial. The CH zoning district being requested is permitted in Level 6.

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

	Comprehensive Plan	Zoning	Land Use
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North	Level 6	IL (Industrial Light)	Vacant
East	Level 6	IL	Light Manufacturing, Gym
South	Level 6	IL	Vacant
West	Level 6	CH (Commercial Heavy)	Retail Center

Attachments: Case Map
Aerial
Comprehensive Plan Map

Recommendation:

Based on the location of the property, surrounding land uses, and the comprehensive plan, Staff recommends that BAZ-002875-2026 be approved. Since the property is already platted, Staff recommends that platting be waived.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel