



City of Broken Arrow

Request for Action

File #: 25-1642, Version: 1

**Broken Arrow Planning Commission
11-20-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002491-2025 (Rezoning), Broken Arrow Meeting House, 8.01 acres, AG (Agricultural) to ON (Office Neighborhood), located at the southwest corner of the intersection of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

Background:

Applicant: David Frohling, Gaskin Hill Norcross of Missouri, Inc.
Owner: Corp Presiding Bishop of Church of Jesus Christ of Latter-Day Saints
Developer: The Church of Jesus Christ of Latter-Day Saints
Engineer: Gaskin Hill Norcross of Missouri, Inc.
Location: Southwest corner of the intersection of Florence Street (111st Street) and Aspen Avenue (145th E Avenue)
Size of Tract: 8.01 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)
Proposed Zoning: ON (Office Neighborhood)
Comp Plan: Level 4 (Commercial Employment Nodes); and FD (Greenway/Floodplain)

BAZ-002491-2025 is a request to change the zoning designation on 8.01 acres from AG (Agricultural) to ON (Office Neighborhood). The property is located at the southwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue).

The applicant is requesting this change to the zoning designation for the purpose of the development of a place of worship. Office neighborhood zoning is allowed in Level 4.

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 4 and FD	AG	Vacant
East	Level 4 and FD	AG	Vacant
South	Levels 4, 6 and FD	AG	Vacant
West	Level 2	RE	Single-family residential

According to FEMA Maps, a portion of the southeast corner 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
Current Comprehensive Plan Map
Conceptual Site Plan

Recommendation:

Based upon the location of the property, Staff recommends that BAZ-002491-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JMW