



City of Broken Arrow

Request for Action

File #: 25-932, Version: 1

**Broken Arrow Planning Commission
06-26-2025**

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

Public hearing, consideration, and possible action regarding COMP-002154-2025 (Comprehensive Plan Change), Tower Corner, 11.40 acres, Levels 4 & 3 to Level 4, located on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)

Background:

Applicant: City of Broken Arrow
Owner: Broken Arrow Municipal Authority
Developer: City of Broken Arrow
Engineer: City of Broken Arrow
Location: On the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)
Size of Tract 11.40 acres
Number of Lots: 1
Present Zoning: A-1 (Agricultural)
Comp Plan: Level 3 (Transition Area) and Level 4 (Commercial/Employment Nodes)

COMP-002154-2025 is a request to change the Comprehensive Plan designation from Levels 3 and 4 to all Level 4 on approximately 11.40 acres which is currently unplatted. The property is located approximately on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane).

The applicant is requesting this change to the comprehensive plan for the purpose of constructing a water tower and the future development of the remaining property as a commercial area. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to CG (Commercial General).

Amending the Comprehensive Plan to Level 4 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

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 (Transition Area)	A-1 (Agricultural)	Large Lot Residential
East	Level 2 (Urban Residential)	A-1 (Agricultural)	Large Lot Residential
South	Level 3 (Transition Area) and Level 4 (Commercial/Employment Nodes)	A-RE (Annexed Residential Estate)	Large Lot Residential/Undeveloped
West	Level 3 (Transition Area) and Level 4 (Commercial/Employment Nodes)	A-1 (Agricultural)	Large Lot Residential/Undeveloped

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow and will be extended to the property during the engineering and platting phase of the development.

Attachments: Case Map
Aerial Photo
Current Comprehensive Plan Map
Property Survey

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-002154-2025 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY