Broken Arrow Planning Commission 09-25-2025

To: Chairman and Commission Members From: Community Development Department

Title: ..title

Public hearing, consideration, and possible action regarding COMP-002330-2025 (Comprehensive Plan Change), 520 E Washington St , 2.42 acres, Level 3 to Level 4, located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

..End

Background:

Applicant: Farrah Fulps, Pennington and Assoc.

Owner: Steve Fulps

Developer: N/A **Engineer:** NA

Location: On the northwest corner of Washington Street (91st Street) and 9th Street

(Lynn Lane Road / 145th E Avenue)

Size of Tract 2.42 acres
Number of Lots: 1 lot

Present Zoning: AG (Agricultural)

Comp Plan: Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes)

COMP-002330-2025 is a request to change the Comprehensive Plan designation from Level 3 to Level 4 on approximately 2.42 acres which is currently unplatted. The property is located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th East Avenue).

The applicant is requesting this change to the comprehensive plan for the purpose of a future rezoning. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to CN, Commercial Neighborhood.

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

The previous table shows zones from the previous zoning ordinance. The updated Zoning Ordinance that went into effect on July 1, 2025, establishes zoning districts as follows:

Table 2-1-2.1, Zoning Districts Established								
Abbreviation	District Name	Prior Districts Consolidated/Renamed						
Agricultural and Residential Districts								
AG	Agricultural	A-1, Agricultural						
RS	Single-family residential	RE, Residential estate RS-1, Single-family residential 1						
RS-C	Single-family residential - Compact	R-2, Single-family residential 2 RS-2, Single-family residential 2						
RS-P	Single-family residential - Preservation	RS-3, Single-family residential 3 RS-4, Single-family residential 4						
RMD	Residential medium density	RD, Residential duplex						
RMF	Residential multifamily	RM, Residential multi-family						
RMH	Residential manufactured home	RMH, Residential mobile home park						
Mixed-Use Districts								
СМ	Community mixed-use	CM, Community mixed-use NM, Neighborhood mixed-use						
DM	Downtown mixed-use core	DM, Downtown mixed-use core						
DF	Downtown fringe	DF, Downtown fringe						
Office and Commer	cial Districts	·						
ON	Office neighborhood	ON, Office neighborhood						
CN	Commercial neighborhood	CN, Commercial neighborhood						
CG	Commercial general	CG, Commercial general						
СН	Commercial heavy	CH, Commercial heavy						
IL	Industrial light	IL, Industrial light						
IH	Industrial heavy	IH, Industrial heavy						
Special Purpose and Overlay Districts								
PUD	Planned Unit Development	PUD, Planned Unit Development						
FD	Floodplain	FD, Floodplain						
DROD	Downtown residential overlay district	DRO, Downtown residential overlay						
HDOD	Highway design overlay district	HDO, Highway design overlay						
NOSOD	New Orleans Square overlay district	New Orleans Square overlay district						

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	RMF	Residential multifamily		
East	Level 4	AG	Agriculture		
			Single-family residential & Place		
South	Levels 3 & 4	RS & CN	of Assembly		
West	Level 1	AG	Single-family residential		

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.

Attachments: Case Map

Aerial Photo

Current Comprehensive Plan Map

Recommendation:

Based on the location of the property being at the intersection of two arterial roads, Staff recommends COMP-002330-2025 be approved, subject to the property being platted.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

JAJ