

**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                                   |
| <b>Agricultural and Residential Districts</b> |                                          |                                                                        |
| AG                                            | Agricultural                             | A-1, Agricultural                                                      |
| RS                                            | Single-family residential                | RE, Residential estate<br>RS-1, Single-family residential 1            |
| RS-C                                          | Single-family residential - Compact      | R-2, Single-family residential 2<br>RS-2, Single-family residential 2  |
| RS-P                                          | Single-family residential - Preservation | RS-3, Single-family residential 3<br>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                                      |
| <b>Mixed-Use Districts</b>                    |                                          |                                                                        |
| CM                                            | Community mixed-use                      | CM, Community mixed-use<br>NM, Neighborhood mixed-use                  |
| DM                                            | Downtown mixed-use core                  | DM, Downtown mixed-use core                                            |
| DF                                            | Downtown fringe                          | DF, Downtown fringe                                                    |
| <b>Office and Commercial Districts</b>        |                                          |                                                                        |
| ON                                            | Office neighborhood                      | ON, Office neighborhood                                                |
| CN                                            | Commercial neighborhood                  | CN, Commercial neighborhood                                            |
| CG                                            | Commercial general                       | CG, Commercial general                                                 |
| CH                                            | Commercial heavy                         | CH, Commercial heavy                                                   |
| IL                                            | Industrial light                         | IL, Industrial light                                                   |
| IH                                            | Industrial heavy                         | IH, Industrial heavy                                                   |
| <b>Special Purpose and Overlay Districts</b>  |                                          |                                                                        |
| 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                                   |
| South    | Levels 3 & 4       | RS & CN | Single-family residential & Place 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