



City of Broken Arrow

Request for Action

File #: 26-786, Version: 1

**Broken Arrow Planning Commission
05-28-2026**

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

Approval of PT-002841-2026|PR-000809-2025, Conditional Final Plat for Harvest Church BA, 6.11 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025 & SP (Specific Use Permit) 002459-2025, located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Background:

Applicant: Danyell Blankenship, Route 66 Engineering
Owner: Richard Manganaro, Harvest Church Broken Arrow
Developer: Harvest Church Broken Arrow
Engineer: Route 66 Engineering
Location: Northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)
Size of Tract 6.11 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)
Proposed Zoning: CG (Commercial General) via BAZ-002238-2025, SP-002459-2025
Comp Plan: Level 4 (Commercial/Employment Nodes)

PT-002841-2026, the conditional final plat for Harvest Church BA, contains 1 lot on 6.11 acres. This property, which is located at the northwest corner of New Orleans Street and Lynn Lane Road, was rezoned from AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025 subject to platting on July 14, 2025. A specific use permit, SP-002459-2025, for a place of assembly use was approved on December 2, 2025.

This development is proposed to house both a place of assembly and a commercial development. Proposed access to this development is available from New Orleans Street and Lynn Lane Road.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on May 19, 2026, and no stakeholders had any concerns with the plan.

Attachments: Conditional Final Plat

Checklist

Recommendation:

Staff recommends PT-002841-2026|PR-000809-2025, the Conditional Final Plat for Harvest Church BA, be approved subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Jane Wyrick

MEH