



Tulsa Metropolitan Area
Planning Commission

Case Number: CO-17

(Related to Jack Wills Preliminary Plat)

Hearing Date: November 1, 2023

Case Report Prepared by:

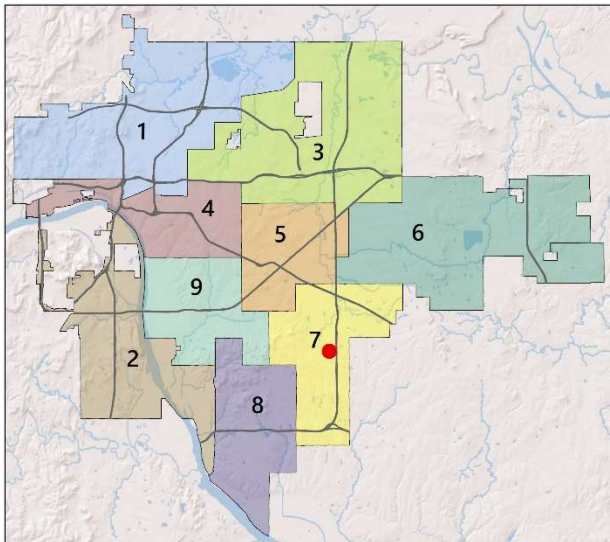
Nathan Foster

Owner and Applicant Information:

Applicant: John Droz, Route 66 Engineering

Property Owner: Blueprint, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial – Retail Sales

Concept summary: Adopt corridor development standards for redevelopment of CO-zoned property.

Tract Size: 4.57 ± acres

Location: North of the northwest corner of East 67th Street South and South 105th East Avenue

Zoning:

Existing Zoning: CO-2

Proposed Zoning: CO-17

Comprehensive Plan:

Land Use Map: Regional Center

Staff Recommendation:

Staff recommends approval of CO-17 with the development plan standards outlined in Section II.

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Kelly Dunkerley

SECTION I: CO-17 – Corridor Development Plan

DEVELOPMENT CONCEPT:

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

The applicant is proposing a new corridor development plan for the subject tract to permit a range of commercial uses. The current proposal for the site is a retail sales facility.

The property is located along South 105th East Avenue which is adjacent to Highway 169. The development standards in CO-17 are consistent with the Regional Center designation of the Tulsa Comprehensive Plan.

Staff recommends approval of CO-17 to rezone the property from CO-2 to CO-17 with the development standards outlined in Section II.

SECTION II: CO-17 DEVELOPMENT PLAN STANDARDS:

This Corridor Plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories, and specific uses:

PUBLIC, CIVIC AND INSTITUTIONAL (limited to the following subcategories and specific uses)

- College or University
- Day Care
- Fraternal Organization
- Governmental Service or Similar Functions
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Religious Assembly
- Safety Service
- School
- Minor Utilities and Public Service Facility
- Wireless Communications Facility

COMMERCIAL (limited to the following subcategories and specific uses)

- Animal Service
- Assembly and Entertainment
- Broadcast or Recording Studio
- Commercial Service

- Financial Services
- Funeral or Mortuary Service (No Crematorium)
- Lodging (limited to the following specific uses)
 - Bed & Breakfast
 - Short-term rental
 - Hotel/motel

Office

Restaurants and Bars

- Restaurant
- Bar
- Brewpub

Retail Sales (limited to the following specific uses)

- Building supplies and equipment
- Consumer shopping goods
- Convenience goods
- Grocery Store
- Small Box Discount Store

Studio, Artist, or Instructional Service

Trade School

INDUSTRIAL (limited to the following specific uses in the Low-impact Manufacturing and Industry subcategory)

- Microbrewery
- Micro Distillery
- Coffee roasting with a maximum roasting capacity of 45 kilograms per batch

AGRICULTURAL (limited to the following specific uses)

- Community Garden
- Farm, Market- or Community-Supported

OTHER (limited to the following subcategories)

- Drive-in or Drive-through Facility (as a component of an allowed use)
- Off-Premise Outdoor Advertising Sign (Only allowed when located inside freeway sign corridors and subject to all regulations in Chapter 60 of the Tulsa Zoning Code)

Lot and Building Regulations:

| | |
|---------------------------------|---------|
| Minimum Lot Area | None |
| Minimum Street Frontage | None |
| Minimum Street Setback | 20 feet |
| Maximum Floor Area Ratio (FAR) | None |
| Minimum Building Setbacks | |
| 1. From AG, AG-R, or R district | 40 feet |
| Maximum Building Height | 60 feet |

Parking:

Minimum Parking ratios shall be 50% of the minimums required for each specific use as defined in the Tulsa Zoning Code referenced in CH districts.

Landscaping and Screening:

Landscaping shall meet or exceed the minimum standards in Chapter 65 of the Tulsa Zoning Code defined and shall also be subject to the following requirements:

1. Perimeter Landscape requirements when abutting R-zoned lots
F1 screening is required where abutting R-zoned lots.
2. Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an Alternative Compliance Landscape and Screening Plan without the need to amend the standards of the CO Development Plan.
3. Dumpsters and mechanical equipment shall be screened as defined in the Tulsa Zoning Code, Section 65.070 and shall be placed a minimum of 120 feet from any property boundary abutting residential uses.

Outdoor Lighting:

Outdoor lighting shall conform to the general standards for lighting in the Tulsa Zoning Code as defined in section 67.030.

Signage:

Freestanding Signs

A maximum of two freestanding signs will be permitted as follows:

1. Freestanding signs are limited to a maximum of 150 square feet of display surface area.
2. Freestanding signs are limited to a maximum height of 12 feet.
3. Freestanding signs must be oriented to South 105th East Avenue and are prohibited on South 103rd East Avenue

Wall Signs

Wall signs are permitted at 2 square feet per 1 linear foot of wall to which the sign is attached with the following conditions:

1. Wall signs are prohibited on the west wall of any building.
2. No wall signs are permitted within 75 feet of adjacent R-zoned properties.

Dynamic Displays

Dynamic displays are prohibited.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Regional Center” by the Tulsa Comprehensive Plan Land Use Map. The proposed CO development plan complies with the recommendations of the Regional Center designation.

Land Use Vision:

Regional Center

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Transportation Vision:

Major Street and Highway Plan:

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. It is adjacent to Highway 169 with existing residential properties to the west. There are additional CO-zoned properties to the north and south of the subject property.

Streets:

| Existing Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|-------------------------------------|-------------|----------|----------------|
| South 105 th East Avenue | None | Variable | 2 |
| South 103 rd East Avenue | Residential | 50' | 2 |

Utilities:

The subject tract has municipal water and sewer available.

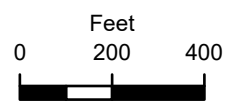
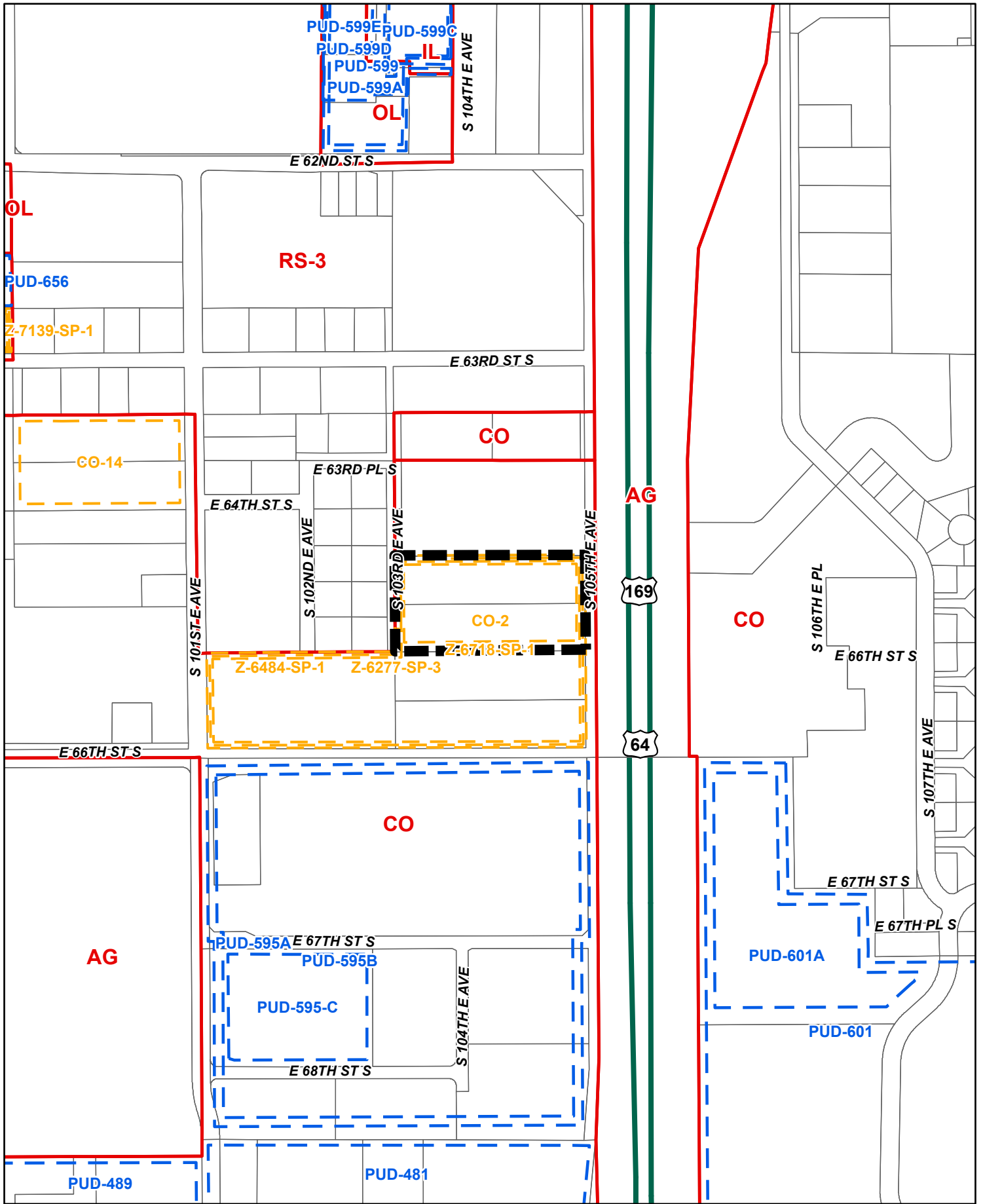
Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Existing Use |
|----------|-----------------|-------------------------------|--------------|
| North | CO | Regional Center | Vacant |
| South | CO | Regional Center | Vacant |
| East | N/A | None | Highway 169 |
| West | RS-3 | Neighborhood | Residential |

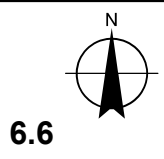
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18448 dated April 27, 1995, established zoning for the subject property.

CO-2: Ordinance number 23527 dated August 2, 2016 established CO-2 development plan for the property.



CO-17





 Subject Tract

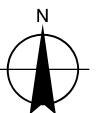
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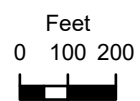
CO-17

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

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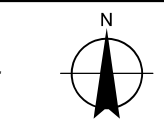


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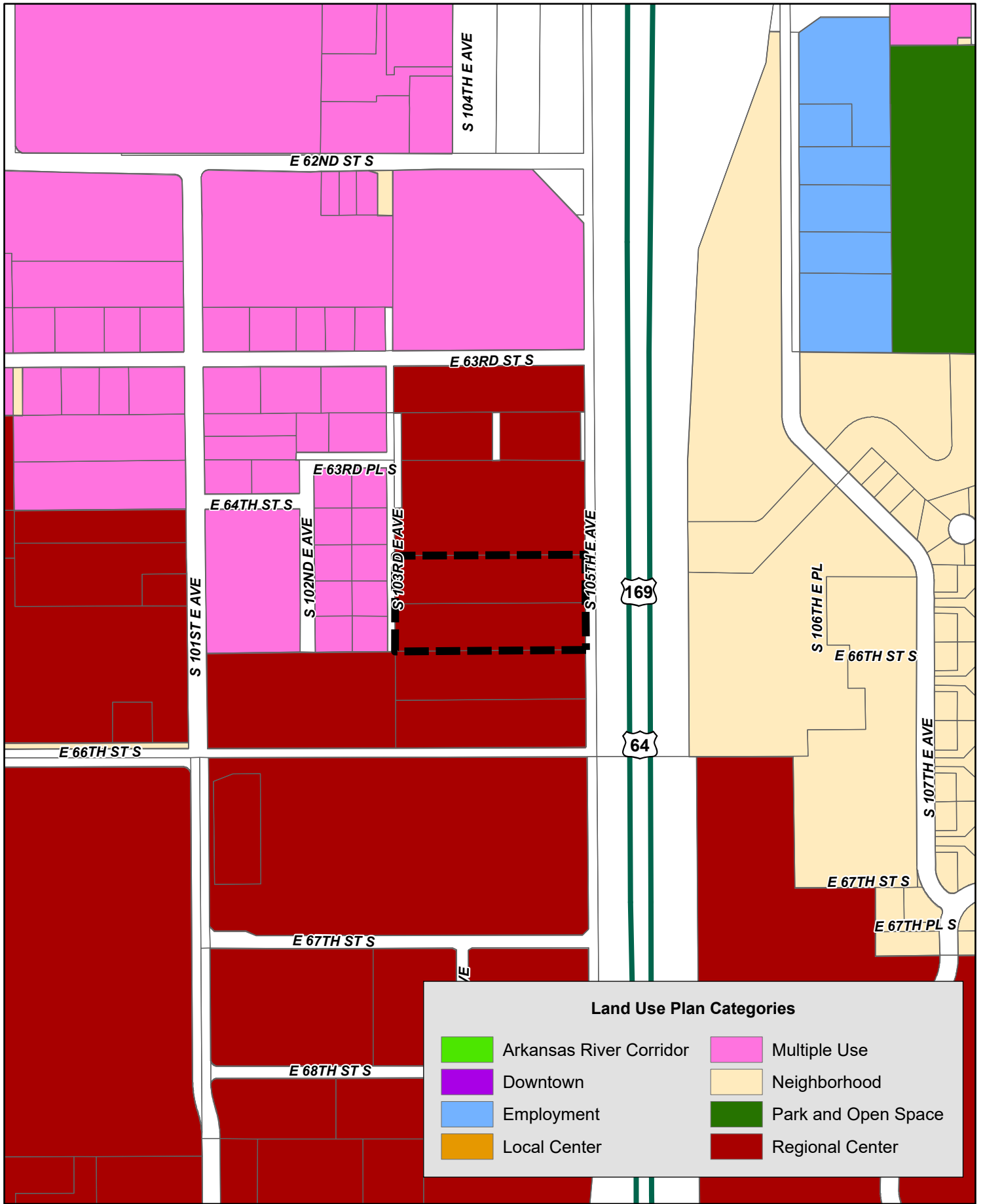
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







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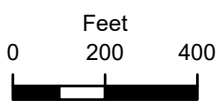
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| Land Use Plan Categories | | | |
|---|-------------------------|---|---------------------|
|  | Arkansas River Corridor |  | Multiple Use |
|  | Downtown |  | Neighborhood |
|  | Employment |  | Park and Open Space |
|  | Local Center |  | Regional Center |



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