



**Tulsa Metropolitan Area
Planning Commission**

CO-18 Staff Report

Hearing Date: April 17, 2024 (Continued from March 20, 2024)
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

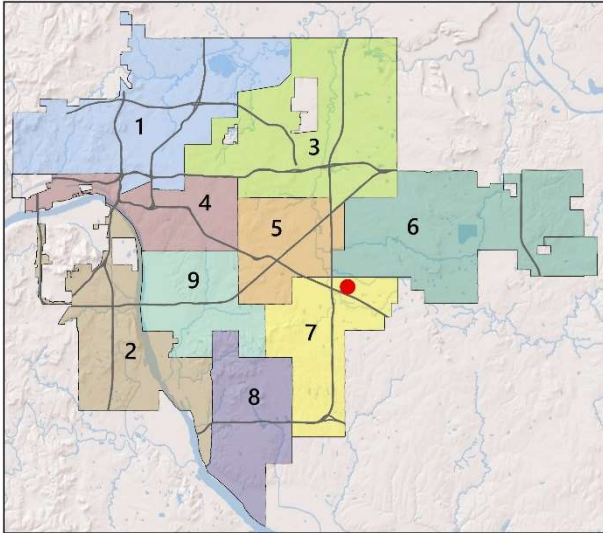
Applicant: City of Tulsa
Property Owner: JDM II SF National, LLC

Property Location

Northwest of the northwest corner of East 51st Street
South and South 129th East Avenue
Tract Size: ±44.2 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter-Wright
County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Adopt new corridor (CO) development plan for subject property to permit redevelopment as a public safety center.

Zoning

Existing Zoning: CO
Existing Overlays: None
Proposed Zoning: CO-18

Use

Current Use: Vacant
Proposed Use: City of Tulsa Public Safety Center

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment
Small Area Plans: None
Development Era: Late Automobile

Transportation

Major Street & Highway Plan:
East State Farm Boulevard – Collector Street
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Detailed Staff Recommendation

The City of Tulsa has proposed the subject property as the location for the new public safety center. The property is already zoned CO (Corridor) with previous development plans approved for the former State Farm headquarters building. The City is proposing use of the existing building as home for several public safety components with potential for future expansions on the subject property.

A new development plan for the property was needed to clearly define permitted uses and establish appropriate development standards for potential future uses.

The previously approved development plans defined the subject property as part of several development areas with different development standards for each. The proposed development plan will adopt a single set of development standards for the entire site and clarify the applicable zoning regulations for the property.

The new development plan aligns with the recommendations of the employment designation of the Tulsa Comprehensive Plan.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards outlined below.

CO-18 Development Standards

CO-18 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

Permitted Use Categories, Subcategories, and Specific Uses:

~~RESIDENTIAL Use Category~~

~~Household Living Subcategory (if in allowed building types identified below):~~

~~Three or more households on single lot~~

~~Apartment/Condo~~

~~Mixed-Use Building~~

~~Vertical Mixed-Use Building~~

~~Group Living (All specific uses)~~

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

Airport

Cemetery

College or University

Day Care (All specific uses)

Detention and Correctional Facility

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

Utilities and Public Service Facility (All specific uses)

Wireless Communication Facility (All specific uses)

COMMERCIAL Use Category

~~Animal Service (All specific uses)~~

~~Broadcast or Recording Studio~~

~~Commercial Service (All specific uses)~~

~~Financial Services, excluding Personal Credit Establishment~~

~~Funeral or Mortuary Service~~

~~Lodging~~

~~Hotel/motel~~

Office (All specific uses)

Parking, Non,accessory

~~Restaurants and Bars (All specific uses)~~

~~Retail Sales (All specific uses)~~

~~Studio, Artist or Instructional Service~~

~~Trade School~~

Vehicle Sales and Service ~~(All specific uses)~~, limited to specific uses below.

Commercial Vehicle Repair and Maintenance

Personal Vehicle Repair and Maintenance

Vehicle Body and Paint Finishing Shop

WHOLESALE, DISTRIBUTION & STORAGE Use Category

Equipment and Materials Storage, Outdoor

~~Trucking and Transportation Terminal~~

Warehouse

INDUSTRIAL

~~Low-impact Manufacturing and Industry~~

RECYCLING

~~Consumer Material Drop-off Station~~

AGRICULTURAL

Community Garden

Farm, Market-, or Community-supported

Lot and Building Regulations:

Property located within CO-18 will be subject to the lot and building regulations for the CH district, as defined in the Tulsa Zoning Code.

Parking:

Parking requirements within CO-18 will be the minimum parking ratios for specific use categories in the CH District as outlined in Chapter 55 of the Tulsa Zoning Code. All parking constructed on site shall conform to the design standards outlined in Chapter 55 of the Tulsa Zoning Code.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories.

Signs:

Signage for the project shall conform to the sign regulations identified in Chapter 60 of the Tulsa Zoning Code. For the purposes of administering sign regulations, CO-18 shall follow the requirements of the CH zoning district.

Lighting:

Lighting for the project shall conform to the lighting requirements identified in chapter 67 of the Tulsa Zoning Code.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as employment. Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CO	Employment	Industrial/Commercial
East	CO	Employment	Medical Offices
South	CO	N/A	Broken Arrow Expressway
West	CO	Employment	Vacant

Small Area Plans

The subject property is not located within the boundary of any adopted small area plans.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: State Farm Boulevard is designated as a collector street which requires 80 feet of dedicated right-of-way for commercial/industrial areas.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject property contains a very small portion of City of Tulsa Regulatory Floodplain at the northeast corner.

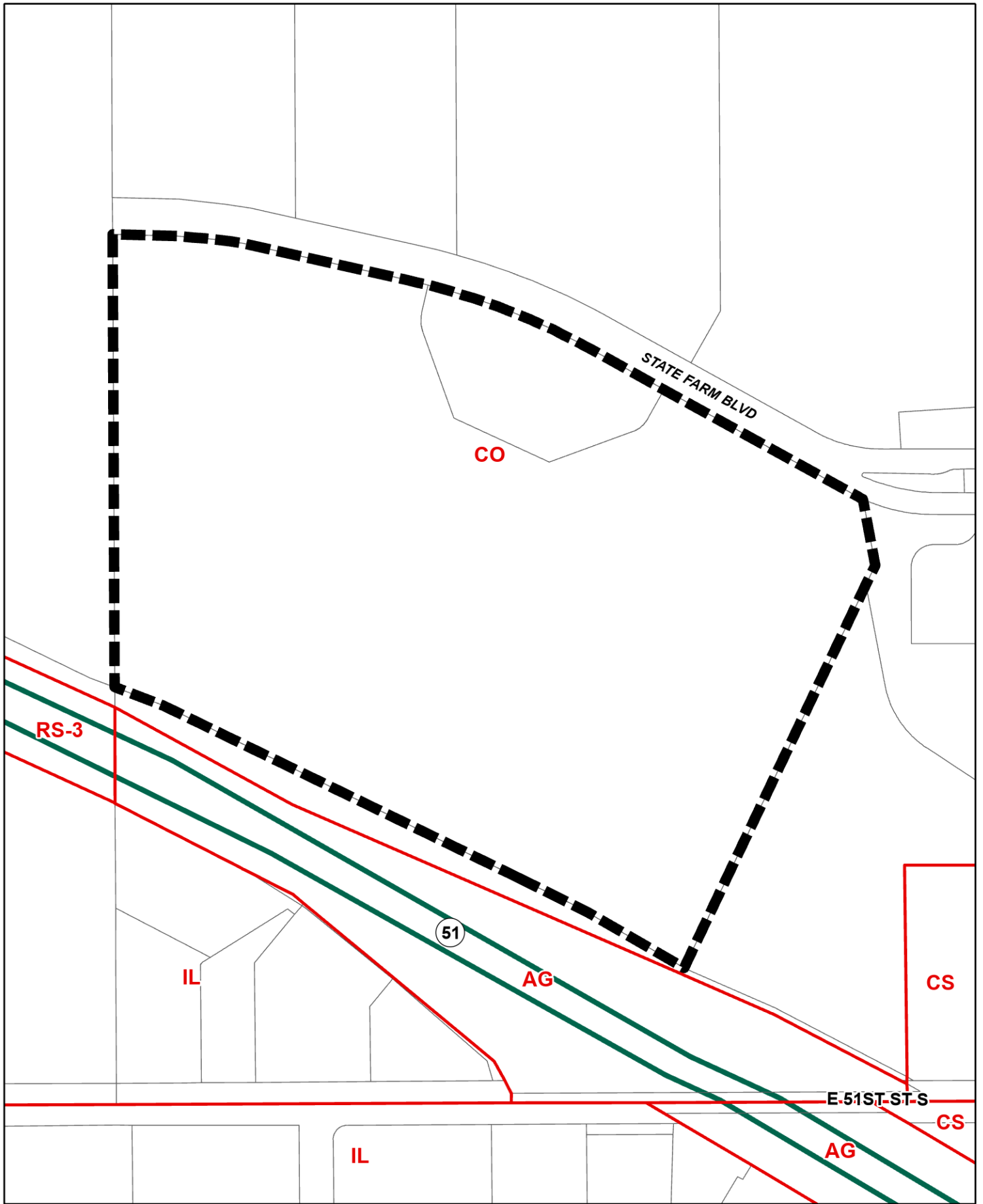
Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Zoning History

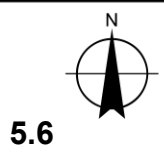
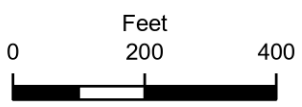
Ordinance 11825, dated June 26, 1970, established zoning for the subject property.

Exhibits

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



CO-18





0 100 200
Feet



Subject
Tract

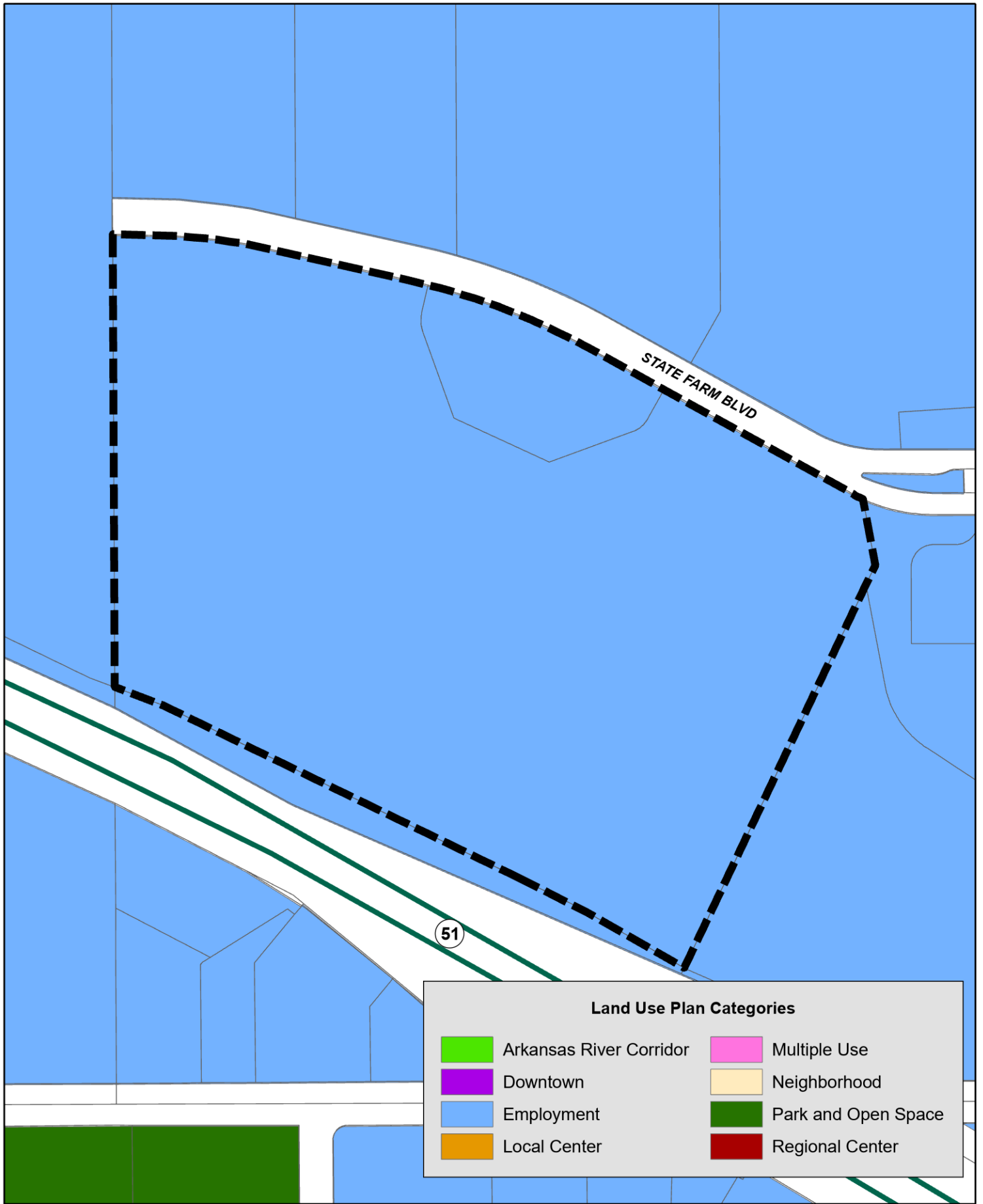
CO-18









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

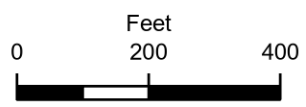
Aerial Photo Date: 2021



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



CO-18

