



**Tulsa Metropolitan Area  
Planning Commission**

**CO-18 Staff Report**

**Hearing Date:** May 15, 2024 (Continued from March 20, 2024, and April 17, 2024)

**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

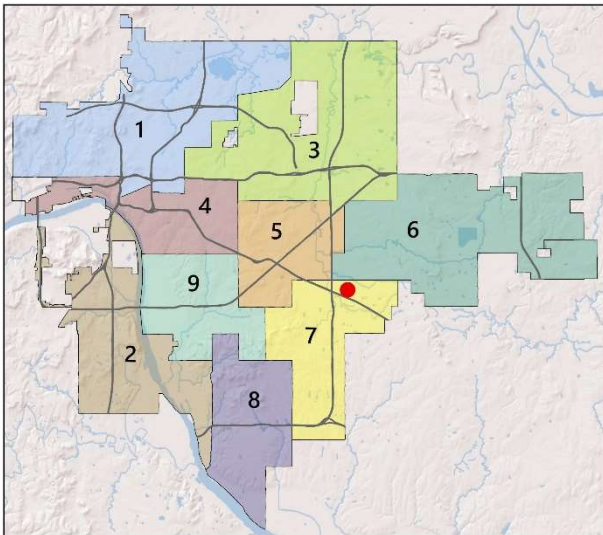
Applicant: City of Tulsa  
Property Owner: JDM II SF National, LLC

**Property Location**

Northwest of the northwest corner of East 51<sup>st</sup> Street  
South and South 129<sup>th</sup> 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.

This item was continued from the March 20<sup>th</sup> and the April 17<sup>th</sup> TMAPC agenda to allow City of Tulsa staff and neighboring property owners to meet and discuss the proposed development plan. The redlines throughout the staff report reflect the agreed upon changes following discussions with the neighbors. Meetings were held with the surrounding property owners on April 11, 2024, and April 24, 2024. A final meeting is scheduled on May 9, 2024 to ensure all concerns are addressed in advance of the TMAPC meeting.

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, excluding vehicle maintenance  
~~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, limited to an on-site fleet vehicle fueling facility  
     ~~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.

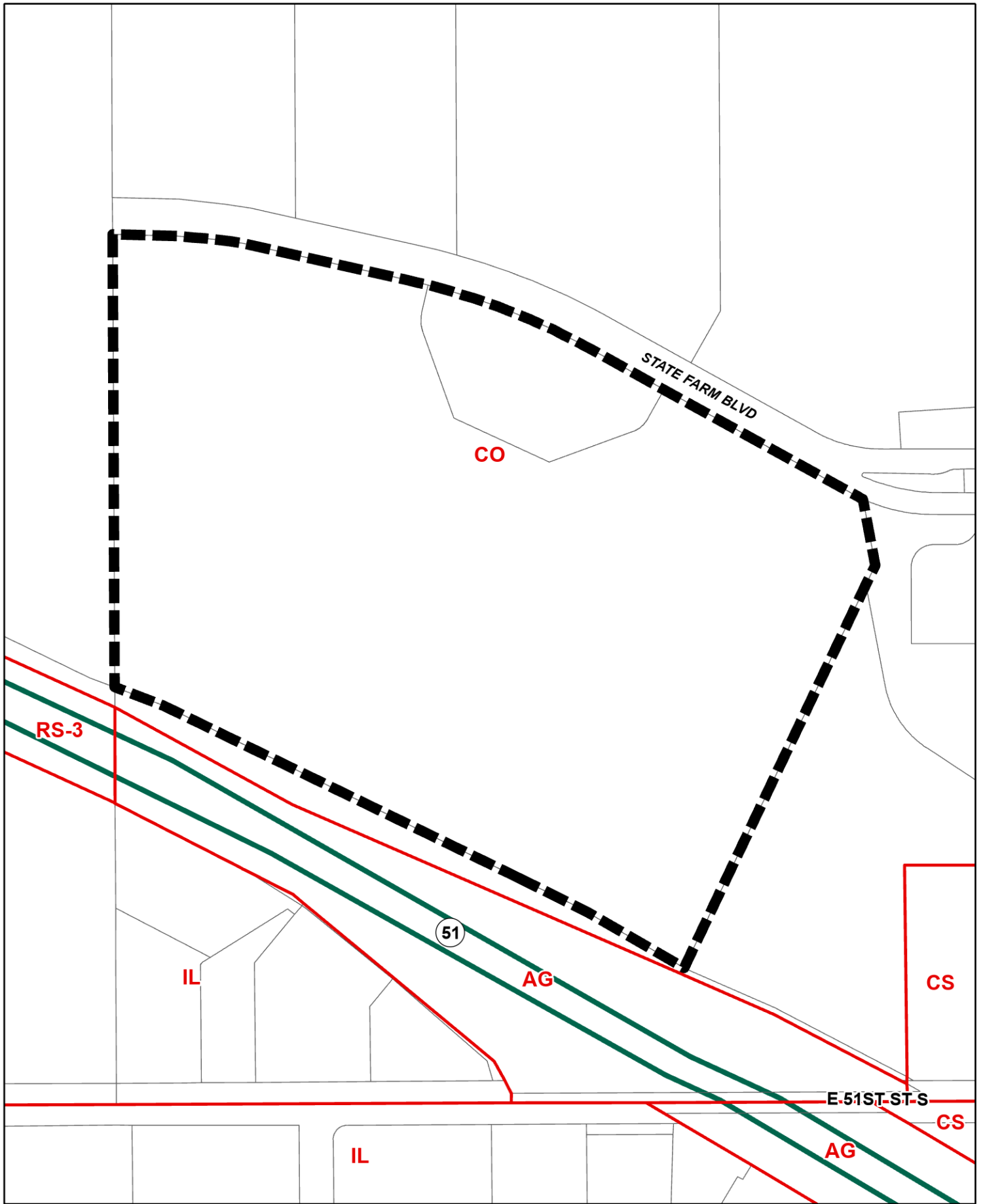
**Exhibits**

Case map

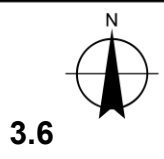
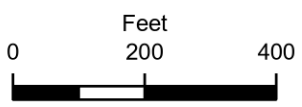
Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



**CO-18**

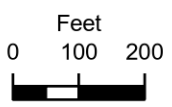




STATE FARM BLVD

51

E 51ST ST S



Subject Tract

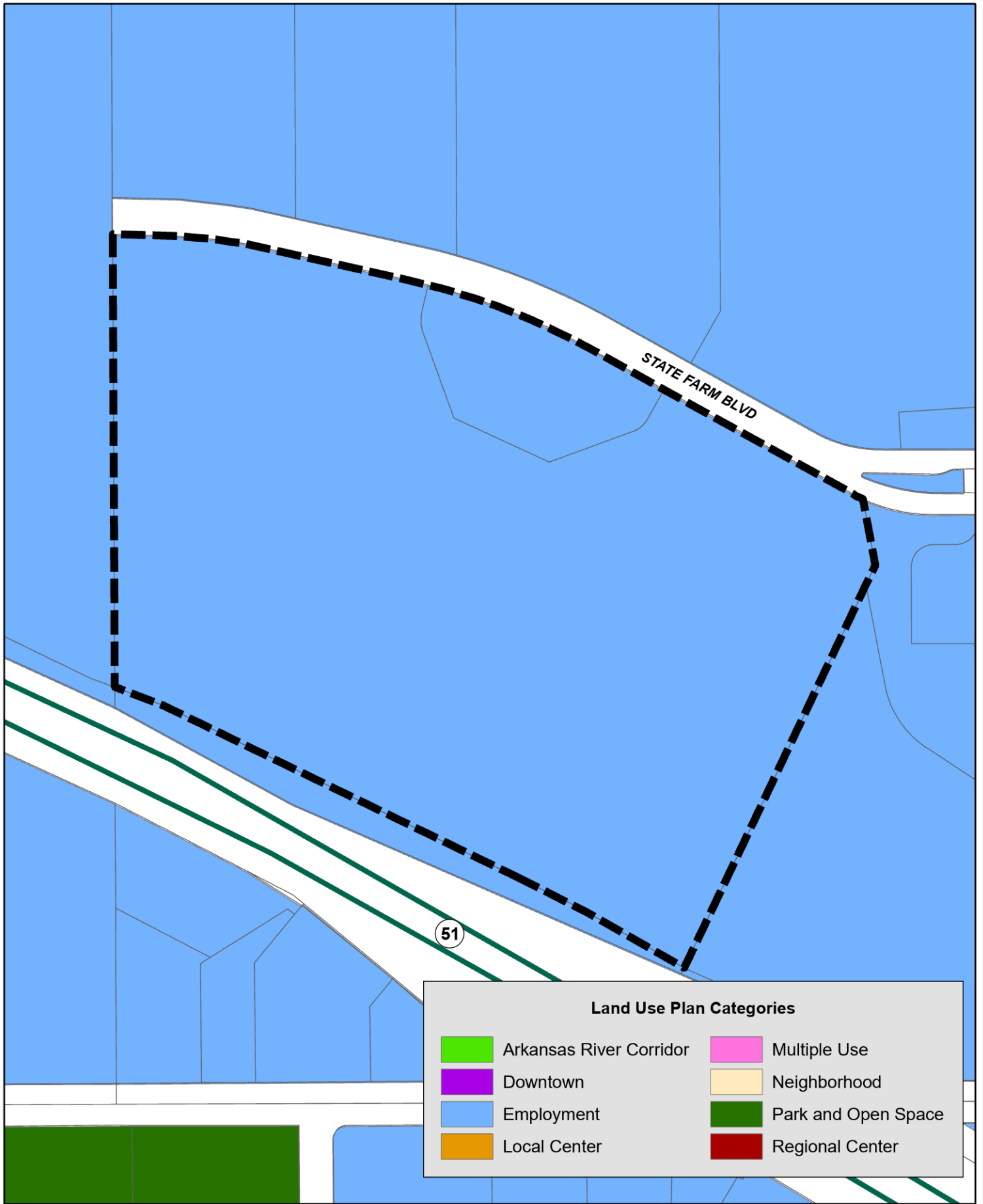
CO-18









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

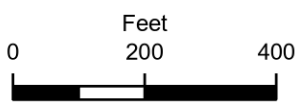
Aerial Photo Date: 2021



3.7



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



**CO-18**

