



**Tulsa Metropolitan Area
Planning Commission**

CO-22 Staff Report

Hearing Date: March 4, 2026
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

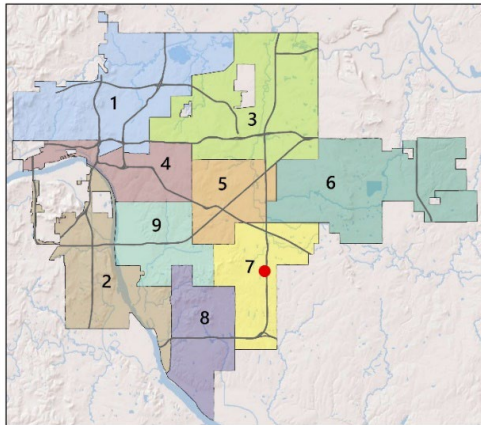
Applicant: Josh Atkinson
Property Owner: BA 169 Properties LLC

Property Location

6324 S 105th E. Ave. - South of the southwest corner of East 63rd Street South and South 105th East Ave.
Tract Size: ±2.16 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter Wright
County Commission: District 3, Kelly Dunkerly

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

Applicant seeks adoption of a Corridor Development Plan.

Zoning

Existing Zoning: Corridor District (CO)
Existing Overlays: None
Proposed Zoning: Corridor District-22 (CO-22)

Use

Current Use: Pool Sales
Proposed Use: Pool Sales

Comprehensive Plan Considerations

Land Use

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

Transportation

Major Street & Highway Plan: None
planitulsa Street Type: None
Transit: N/A

Existing Bike/Ped Facilities: Sidewalk along S 105th E Ave & Mingo Trail bike/walking trail runs adjacent on its East side.

Planned Bike/Ped Facilities: None

Environment

Flood Area: None
Tree Canopy Coverage: 10-20%
Parks & Open Space: None

Detailed Staff Recommendation

The applicant is proposing a corridor development plan for the subject property which was previously zoned CO without a development plan. Development in a corridor district requires approval of a development plan outlining approved uses and development standards prior to any construction.

The applicant's proposal is a for pool sales, which is currently happening on the property. This use is consistent with the properties in the immediate area and would be an appropriate use of the property.

The proposed development plan outlined below aligns with the development plan previously approved on the property immediately to the south and permits a range of commercial uses that are consistent with the regional center land use designation.

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

CO-22 Development 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 Chapter 25 of 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:

RESIDENTIAL (Use Category, subcategories and specific uses allowed only as follows)

Household Living (if in allowed building types identified below)

Single household

Two or more households on a single lot

Three or more households on a single lot

Allowed Building Types for Household Living:

Single household:

Townhouse

3+ unit townhouse

Mixed-use building

Vertical mixed-use building

Two households on single lot:

Mixed-use building

Vertical mixed-use building

Three or more households on a single lot:

Multi-unit house

Apartment/Condo

Mixed-use building

Vertical mixed-use building

Group Living (limited to the following specific uses)

Assisted living facility

Elderly/retirement center

Life care retirement center

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

- College or University
- Day Care
- Fraternal Organization
- Hospital
- Library or Cultural Exhibit
- Natural Resources 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, limited to the following specific uses
 - Indoor
 - Small (up to 250-person capacity)
 - Large (>250-person capacity)
- Broadcast or Recording Studio
- Commercial Service (All specific uses)
- Financial Services, excluding personal credit establishments
- Funeral or Mortuary Service (No crematorium)
- Lodging, limited to the following specific uses
 - Bed & Breakfast
 - Short-term rental
 - Hotel/motel
- Office, limited to the following specific uses
- Restaurant 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
- Self-service Storage Facility
- Studio, Artist or Instructional Service
- Trade School

WHOLESALE, DISTRIB. & STORAGE (limited to the following specific uses):

- Equip. & Materials Storage, Outdoor
- Warehouse
- Wholesale Sales and Distribution

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 specific uses):

Drive-in or Drive-through Facility (as a component of an allowed use)

Lot and Building Regulations:

Building Setbacks (measured from development plan boundary):

From North Boundary 10'
From South Boundary 10'
From West Boundary 50'

Maximum Building Height: 60'

Minimum Off-Street Parking Spaces: As provided by Tulsa Zoning Code

Minimum Bicycle Parking Spaces: As provided by Tulsa Zoning Code

Other Lot and Building Regulations: As established within CH District

Signs:

Signs in CO-22 are subject to same regulations that apply to CH zoning districts in the Tulsa Zoning Code, Chapter 65.

Landscaping:

Landscaping shall, at a minimum, comply with the Landscaping Standards of the Tulsa Zoning Code, Chapter 65. 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.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as regional center. **Regional Centers** are defined by existing regional trip generators, 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 transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-	Regional Center	Religious Assembly
East	Highway 169	N/A	Highway
South	CO-21	Regional Center	Vacant
West	RS-3	Multiple Use	Residential

Small Area Plans

The subject property is not located within 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks and the Mingo Trail are present along South 105th East Avenue

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject properties are not located within any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 13%. 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.

Parks & Open Space: N/A

Zoning History

Ordinance 11830, dated June 26, 1970, established zoning for the subject property.

Ordinance 19484, dated February 23, 1999, rezoned the property from RS-3 to CO.

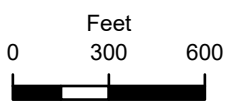
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

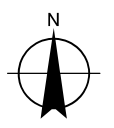
Tulsa Comprehensive Plan Land Use Map

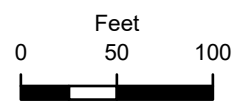


 Subject Tract

CO-22
18-14 06

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025

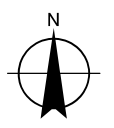


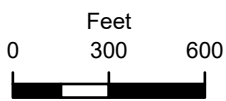
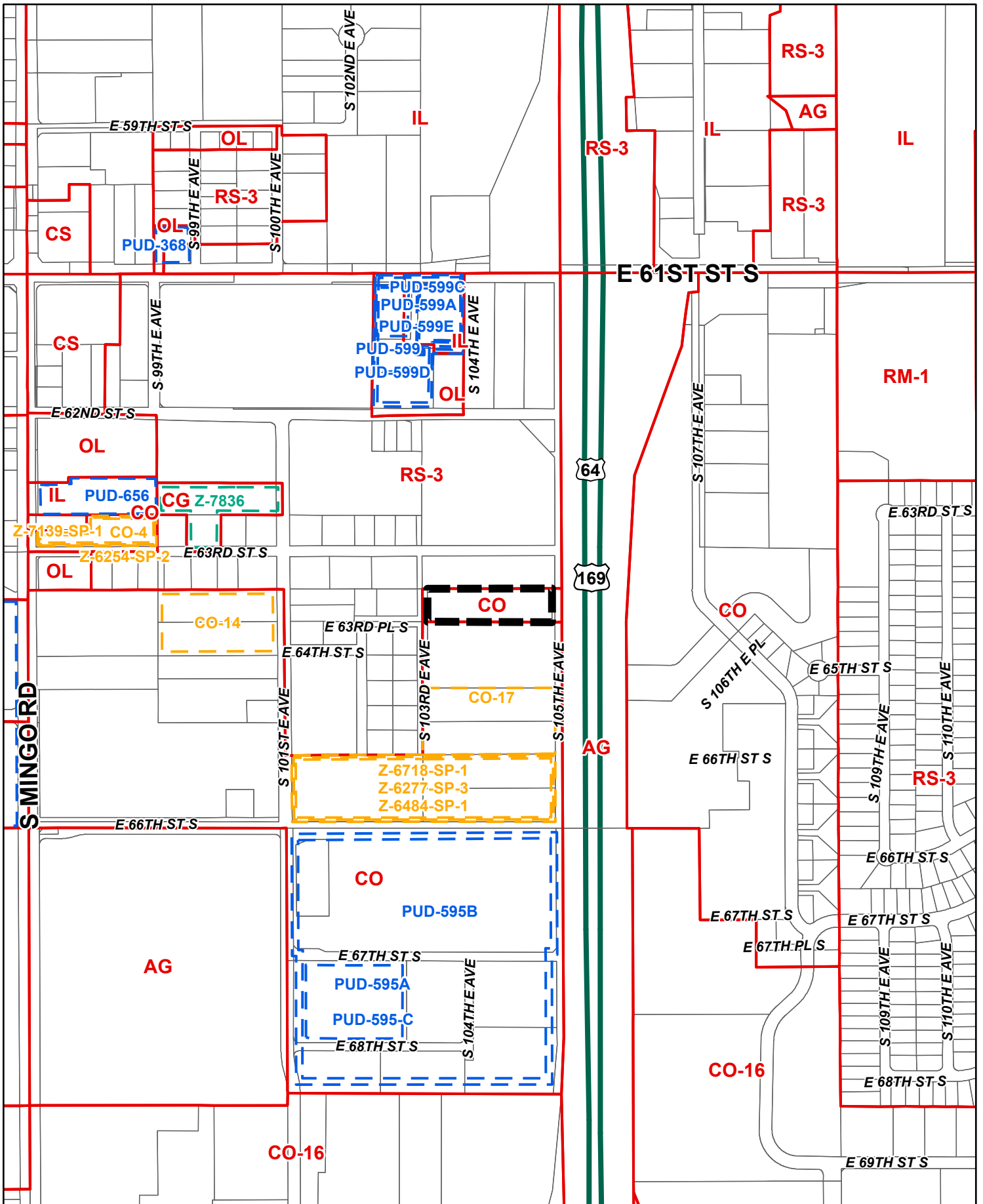


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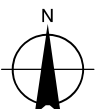
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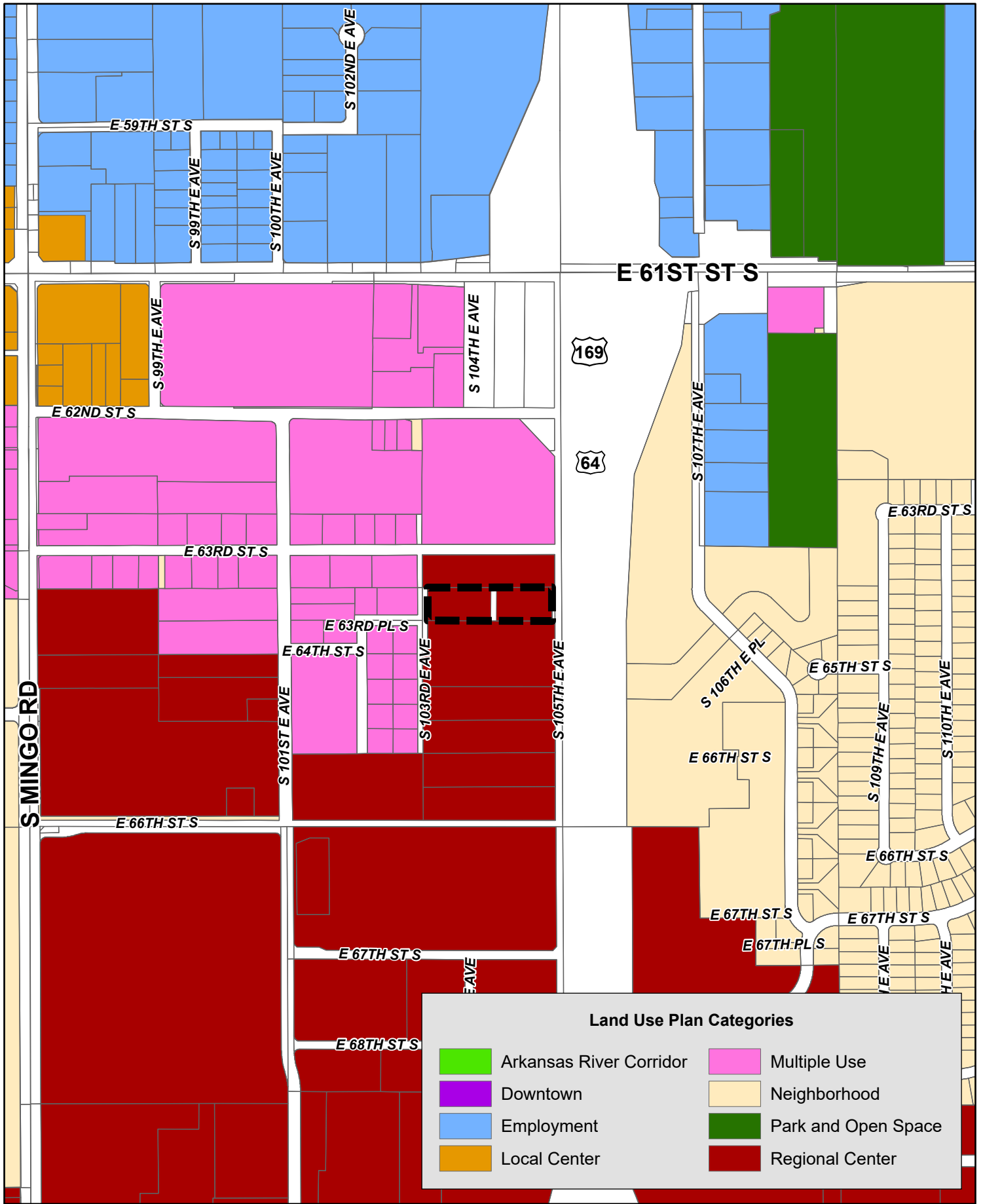












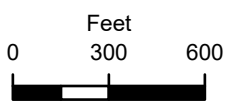
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Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

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18-14 06

