



**Tulsa Metropolitan Area
Planning Commission**

CPA-128 Staff Report (Related to Z-7851)

Hearing Date: April 1, 2026 (Continued from 3/18/2026)

Prepared by: Jeremy Banes

jbanes@cityoftulsa.org

918-596-7646

Owner and Applicant Information

Applicant: Lou Reynolds, Eller & Detrich, P.C.

Property Owners: Robert H. Eriksten, Jr., Kenneth E. Brashear and Linda S. Brashear, Angela and Erik Wiebener, John E. Keel

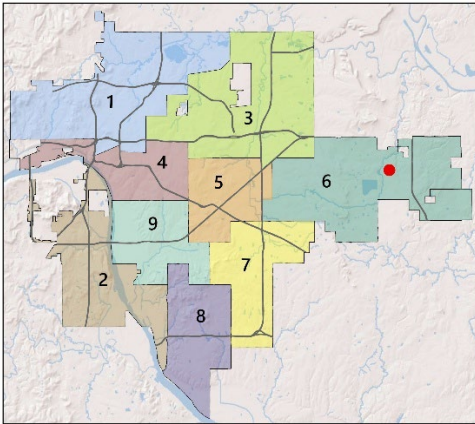
Property Location

Multiple properties between East 11th Street South and East 21st Street South, east of South 193rd East Avenue

Tract Size: ± 375 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 6, Christian Bengel

County Commission: James Hanning (Wagoner D1)

Public Notice Required

Newspaper Notice – min. 15 days in advance

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

Posted Sign – min. 20 days in advance

Staff Recommendation

Staff recommends **denial** of the proposed Employment land use designation.

Request Summary

Amend land use designation from Neighborhood to Employment, concurrent with rezoning application Z-7851 for expansion of the Project Anthem data center campus.

Land Use Plan Designation

Existing: Neighborhood

Proposed: Employment

Zoning

Existing Zoning: Agricultural (AG)

Existing Overlays: None

Proposed Zoning: Industrial Light (IL)

Use

Current: Vacant

Proposed: Data Center and related uses

Considerations

Small Area Plans: None

Development Era: Future Growth

Major Street & Highway Plan:

Transportation

Major Street & Highway Plan:

East 11th Street South – Secondary Arterial

East 21st Street South – Secondary Arterial

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Signed Route along E 21st St S

Detailed Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 375 acres to be changed from Neighborhood to Employment.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant:

Since the Comprehensive Plan Land Use Map was adopted the City received a \$50,000,000.00 ARPA Grant from the State of Oklahoma for the City's \$64,000,000.00 Lower Bird Creek Wastewater Treatment Plan Expansion Project. (the "Project"). A copy of the Map of the Project is attached hereto as Exhibit "A-1 ". Availability of such ARPA Grant to fund the Project could not have been contemplated at the time of the Comprehensive Plan, and it could not be foreseen that, near-term, the Property or the area would be capable of development at an intensity greater than Agriculture/Residential with septic systems. In addition to expanding the capacity of the Lower Bird Creek Wastewater Treatment Plant, the Project includes the construction of a thirty-six inch sanitary sewer interceptor to provide sanitary sewer service for the Property and this area. Such sanitary sewer interceptor is on schedule to be completed next year. With the recent rezoning of the 340 acres to IL for Project Anthem, the pending rezoning of Fair Oaks to MPD, which was unanimously recommended for approval by TMAPC on February 4, 2026, and the commencement of site work for data centers east of the Property, this area is undergoing significant change as the public infrastructure transitions from agriculture and low-density neighborhood uses to have the capacity to support "employment" focused development like light industrial development.

Staff Response:

New sewer infrastructure will open this area of Tulsa to more development, which will include a variety of uses in the area. The Comprehensive Plan land uses to support the IL zoning for Project Anthem (to the east) and the pending MPD-6 rezoning application were already in place, unlike the subject site which has a Neighborhood land use designation. Further, this area is designated as "least suitable" for industrial uses as described in the Industrial Employment Suitability analysis in the Development Review Guide of the Comprehensive Plan.

- 2) How have changes affected the subject site to warrant the proposed amendment?

Applicant:

The changes described above have affected the Property and the area by shifting the primary driver of development in the area to "Employment" from "Residential". The proposed Amendment to "Employment" from "Residential" is both consistent with and supportive of the current development pattern in the area.

Staff Response:

The existing Employment land use designations in the area, established in 2023 as part of the Tulsa Comprehensive Plan update, are largely undeveloped and provide sufficient opportunities for new industrial uses without necessitating a reduction in areas planned for future neighborhood development.

- 3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant:

This amendment supports several of the City's goals laid out in the Comprehensive Plan, especially around economic opportunity (pg. 157), an adequate supply of developable industrial sites (pg. 159), industrial development along highway corridors (pg. 180), avoiding sensitive land uses such as neighborhoods along highway corridors (pg. 97), and supporting industry clusters (pg. 161). Changing the land use to "employment" and zoning to light industrial will allow the site to be part of the larger shift happening in this area, helping it contribute to long-term economic development and making better use of the land overall. Additionally, amending the Comprehensive Plan to "Employment" from "Residential" is both consistent with as well as an expected outcome from the City's \$64,000,000.00 investment in infrastructure in northeast Tulsa. Such investment is enhanced by the planned expansion of public infrastructure, including roadways, waterlines and a bridge over Highway 364, and electrical system upgrades as part of Project Anthem.

Staff Response:

Future Land Use

- GOAL LU 3 – Economic development is facilitated at the neighborhood, city, and regional scales.
 - STRATEGY LU 3.2 – Focus regional investments along major transportation corridors, including highways and public transit routes.
 - ACTION LU 3.2.1 – Direct the majority of employment growth and change to areas of the city with access to major transportation infrastructure, such as highways, railroads, public transportation, the airport, and the Tulsa Ports.
 - ACTION LU 3.2.2 – Maintain large employment and industrial land accessibility by investing in the maintenance and enhancement of streets and highways that serve as corridors for trucking, other freight, and access to the ports.
 - ACTION LU 3.2.3 – Locate industrial uses in areas that are most economically suitable and have minimal negative impact on sensitive land uses.
 - STRATEGY LU 3.3 – Ensure there is an adequate supply of pad-ready sites for the full range of employment land uses.
- GOAL LU 10 – Future growth is balanced with the ability to provide public services and infrastructure.

Economic Development

- GOAL ED 5 – An adequate and appropriate supply of employment land is maintained to meet local industrial and commercial needs.
 - STRATEGY ED 5.1 – Identify and designate "pad-ready" sites.
 - ACTION ED 5.1.5 – Actively market pad-ready sites to potential employers across the country.
- GOAL ED 7 – Sustainable economic development practices enable energy and resource efficiency while contributing to a safe, healthy, and resilient environment.
 - STRATEGY ED 7.4 – Balance the needs of industrial site development with the protection and management of environmental resources.
 - ACTION ED 7.4.1 – Facilitate concurrent strategies to protect and improve industrial capacity and watershed health.

Housing & Neighborhoods

- GOAL HN 3 – Tulsa has a robust housing stock with an adequate mix of housing sizes, types, costs, and locations.
 - STRATEGY HN 3.1 – Ensure a regulatory environment that supports new housing to satisfy demand.
 - ACTION HN 3.1.1 – Evaluate large public and private investments for their impact on future housing needs.

Environment and Natural Resources

- GOAL EN 6 – Residents are protected from pollution and hazardous materials, and areas of existing environmental contamination and pollution are rehabilitated so that they are clean, usable, and productive.
 - STRATEGY EN 6.2 – Promote the adaptive use of existing buildings, infill development, and Brownfield development as effective sustainability practices that take development pressure off of undeveloped areas.

Public Services

- GOAL PS 1 – Tulsa’s land use pattern enables efficient and cost-effective distribution of public services.
 - STRATEGY PS 1.1 – Ensure that development in Future Growth Areas considers the impact on public safety, utilities, parks & recreation, transportation and other City resources.
 - ACTION PS 1.1.1 – Establish guidance to mitigate the negative effects of unchecked growth on the City’s ability to provide public services to all Tulsans.

The areas designated Employment in the vicinity of the subject site align with Comprehensive Plan recommendations by being oriented to major highway and arterial corridors (ACTION LU 3.2.1). The subject property is at a sufficient distance from highway noise and pollution to allow for more sensitive land uses (ACTION LU 3.2.3).

The floodplain to the east of the subject property serves as a natural barrier between the Employment land use and the Neighborhood land use on the subject property. Furthermore, approval of the Employment land use designation on the subject property would cut off the area designated for Neighborhood land uses to the south on three sides compromising future residential development in that area.

With consideration given to the factors listed herein, staff recommends **denial** of the proposed land use designation.

Land Use Plan Designation

Existing:

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed:

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	AG	Neighborhood/Local Center/Employment	Vacant/Agricultural Residence
East	IL & AG	Employment	Data Center (under construction)
South	AG	Neighborhood	Vacant/Agricultural
West	AG/RT66	Neighborhood & Local Center	Agricultural & Commercial

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

Future Growth:

These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Major Street & Highway Plan:

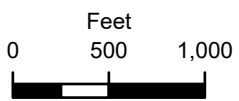
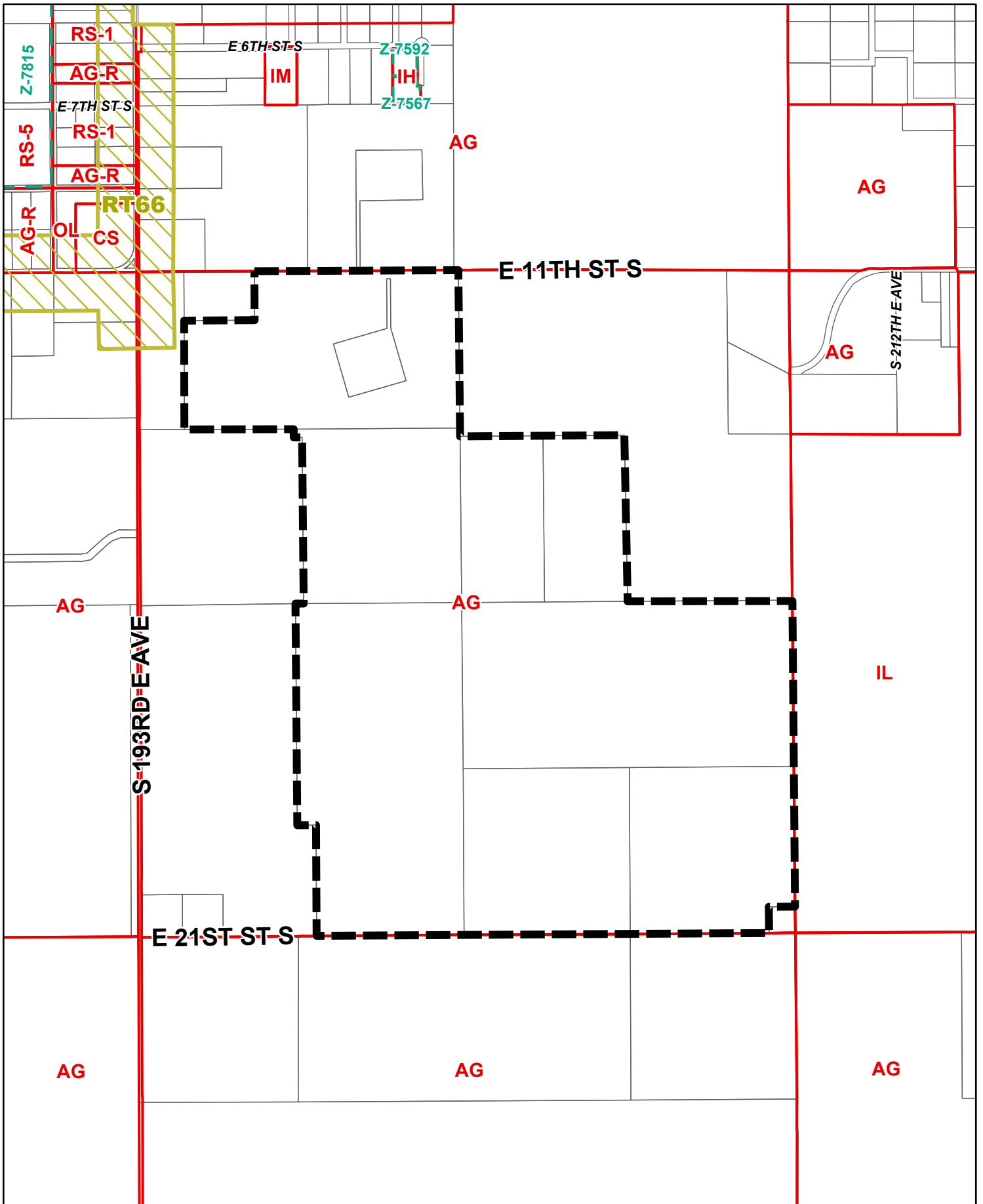
E 11th Street is classified as a Secondary Arterial. The conceptual alignment of E 21st Street between S 193rd E Avenue and the Creek Turnpike (Highway 364) is classified as a Secondary Arterial.

Comprehensive Plan Street Designation:

none

Exhibits

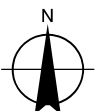
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Land Use Plan Map



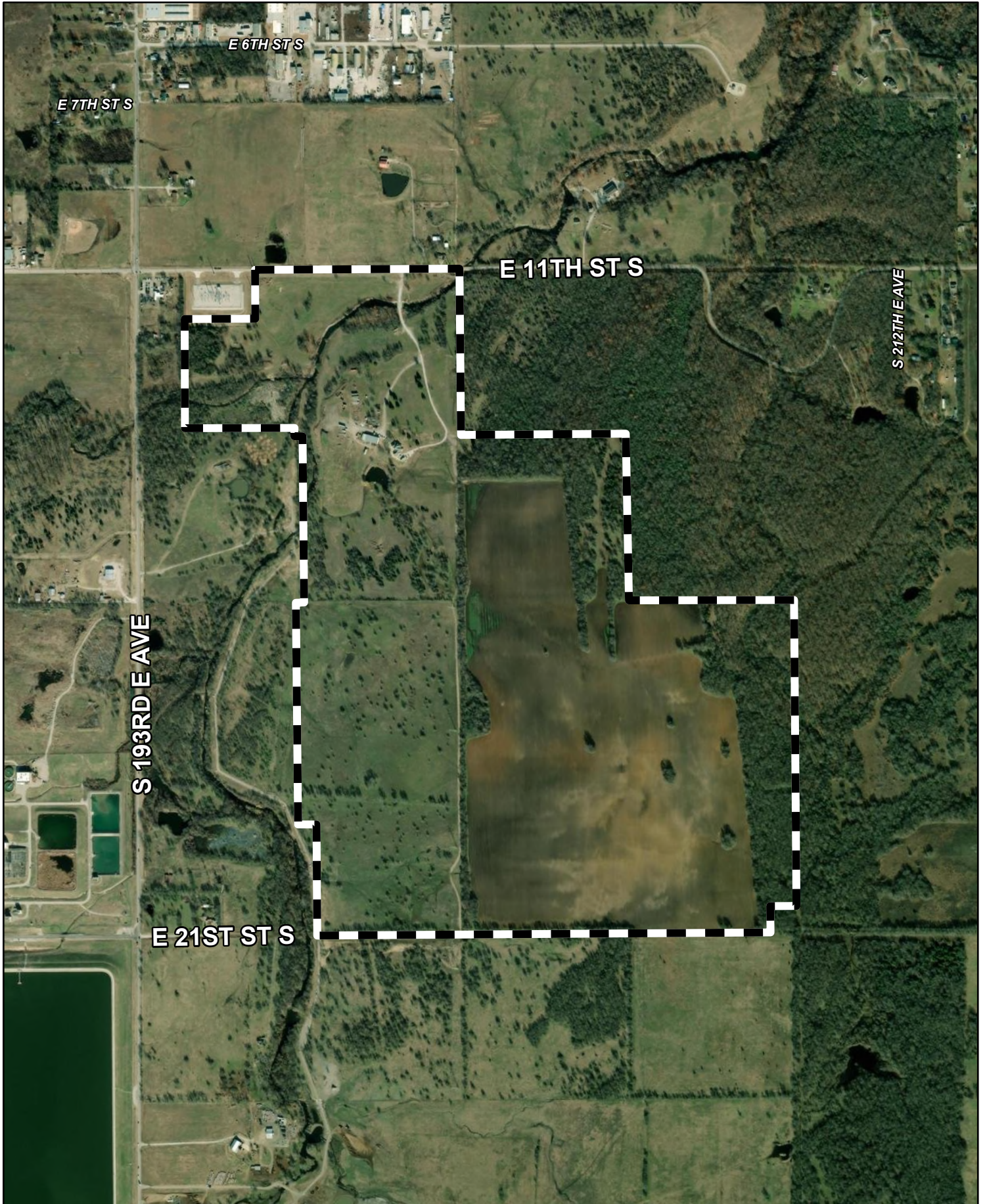
 Subject Tract

CPA-128

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E 6TH ST S

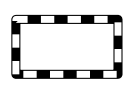
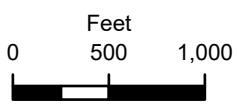
E 7TH ST S

E 11TH ST S

S 212TH E AVE

S 193RD E AVE

E 21ST ST S



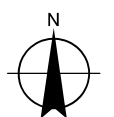
Subject Tract

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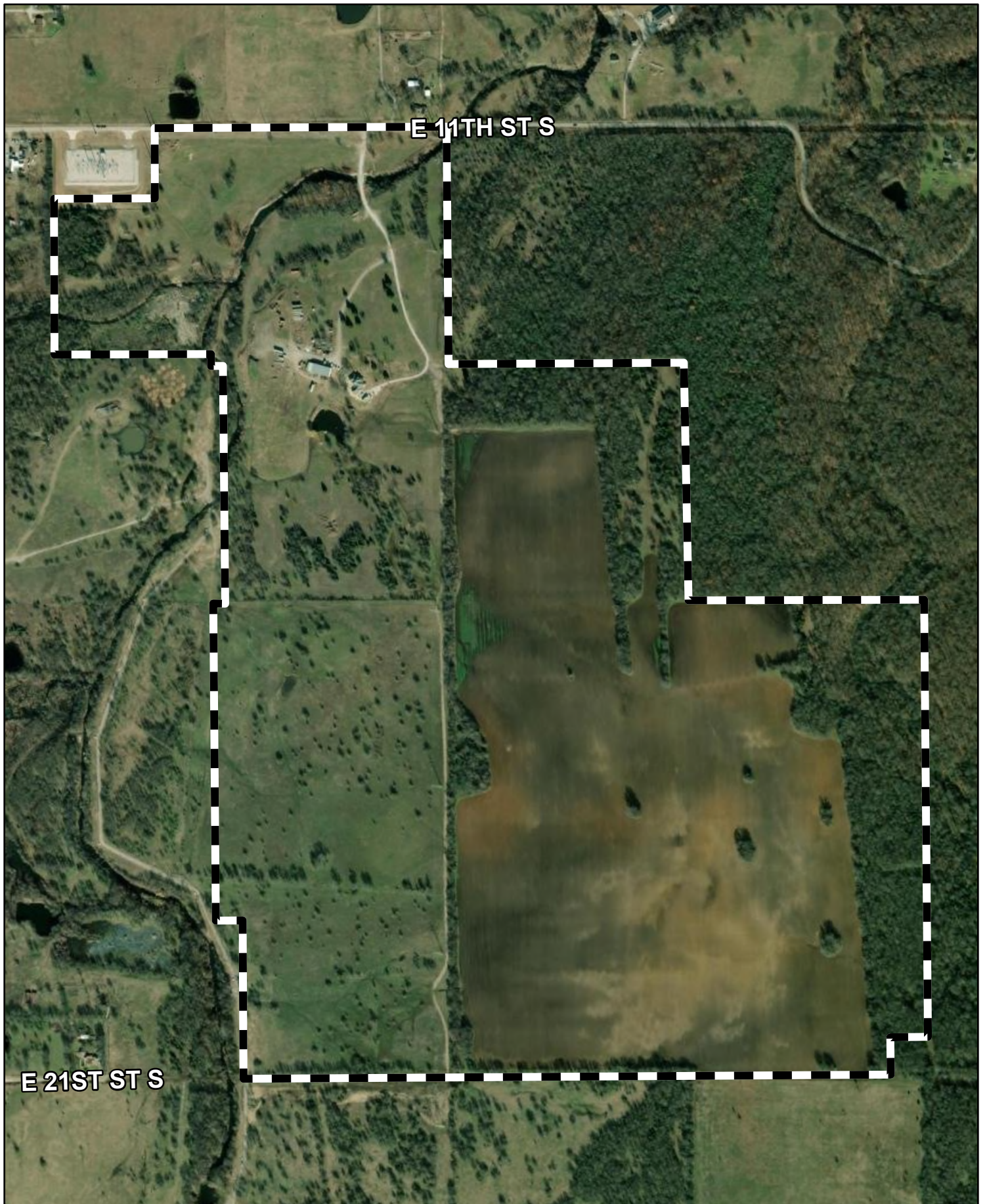
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024

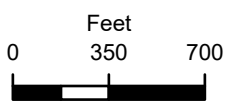


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E 11TH ST S

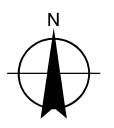
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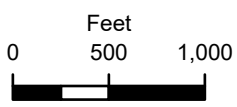
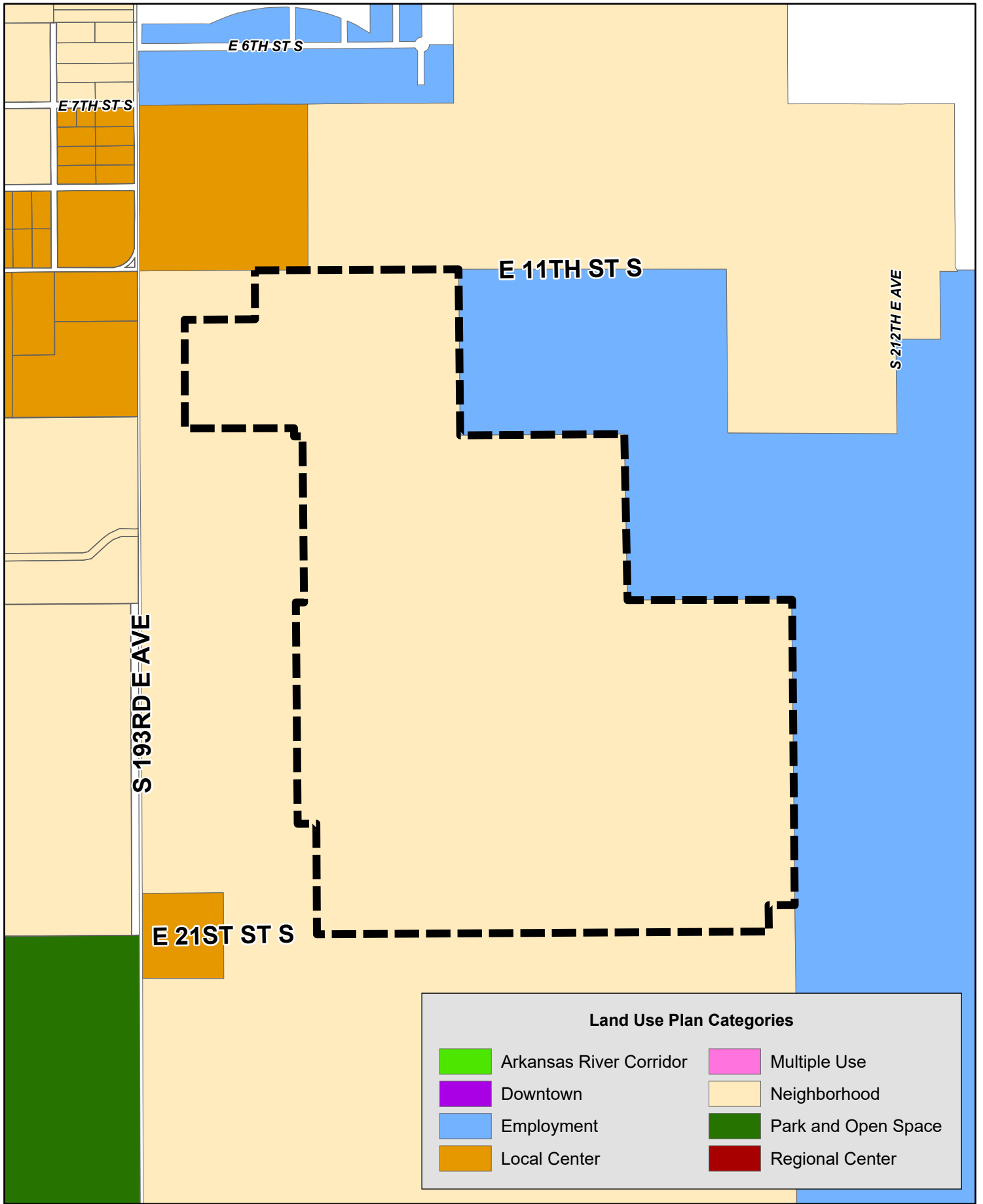


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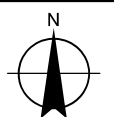
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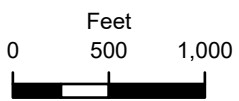
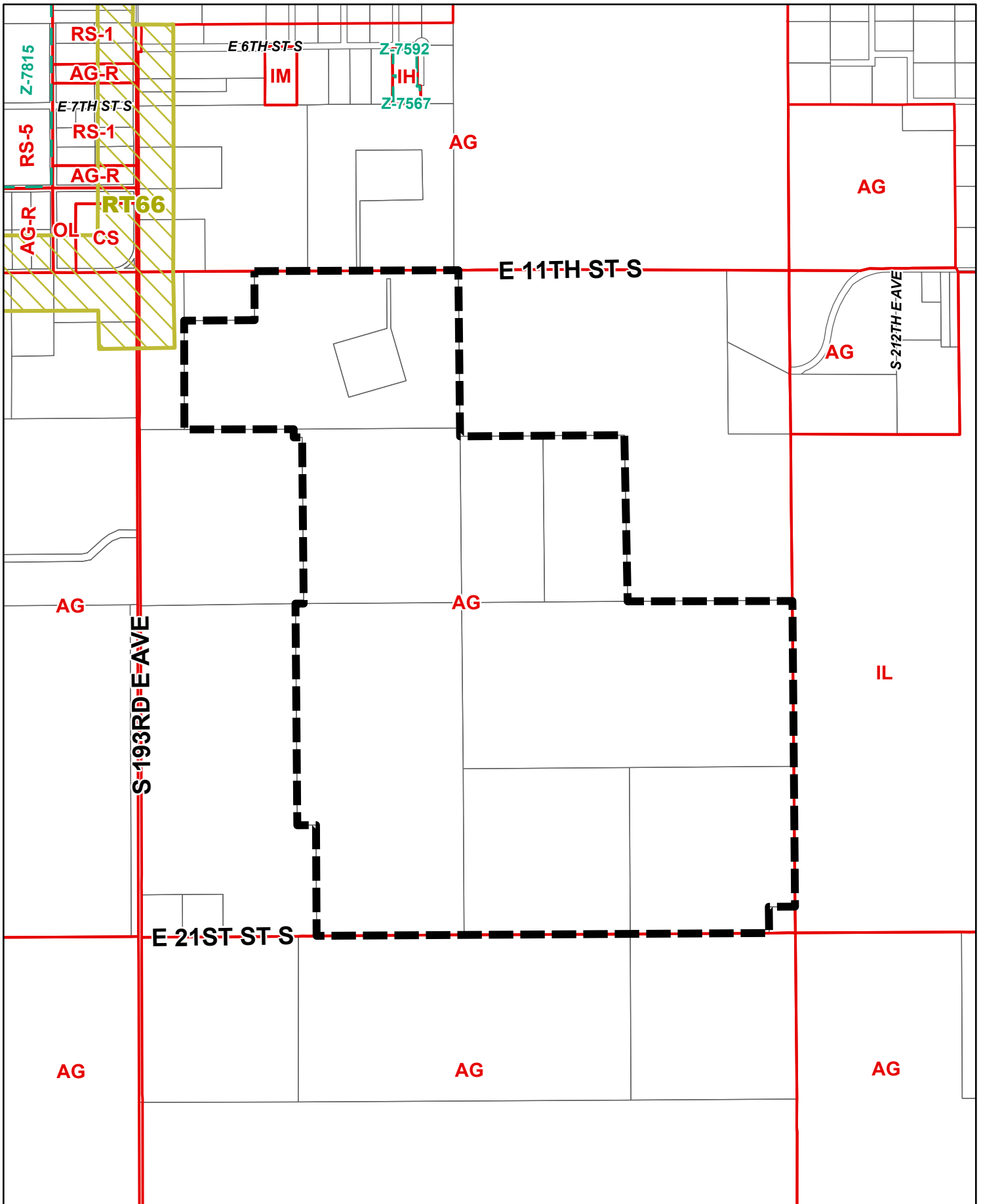




Subject Tract

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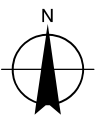




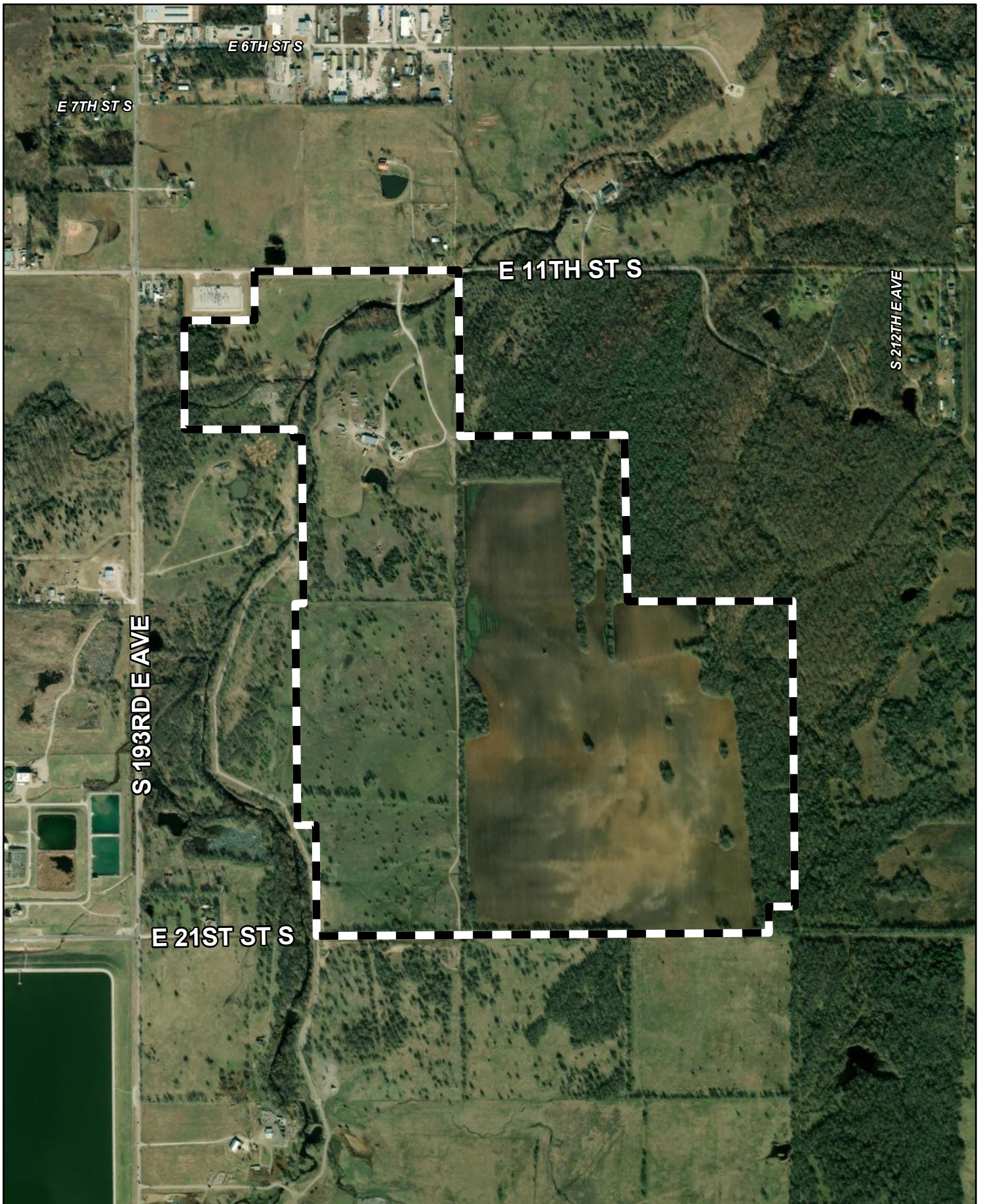
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E 6TH ST S

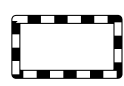
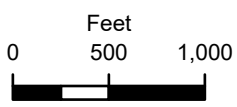
E 7TH ST S

E 11TH ST S

S 212TH E AVE

S 193RD E AVE

E 21ST ST S



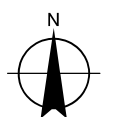
Subject Tract

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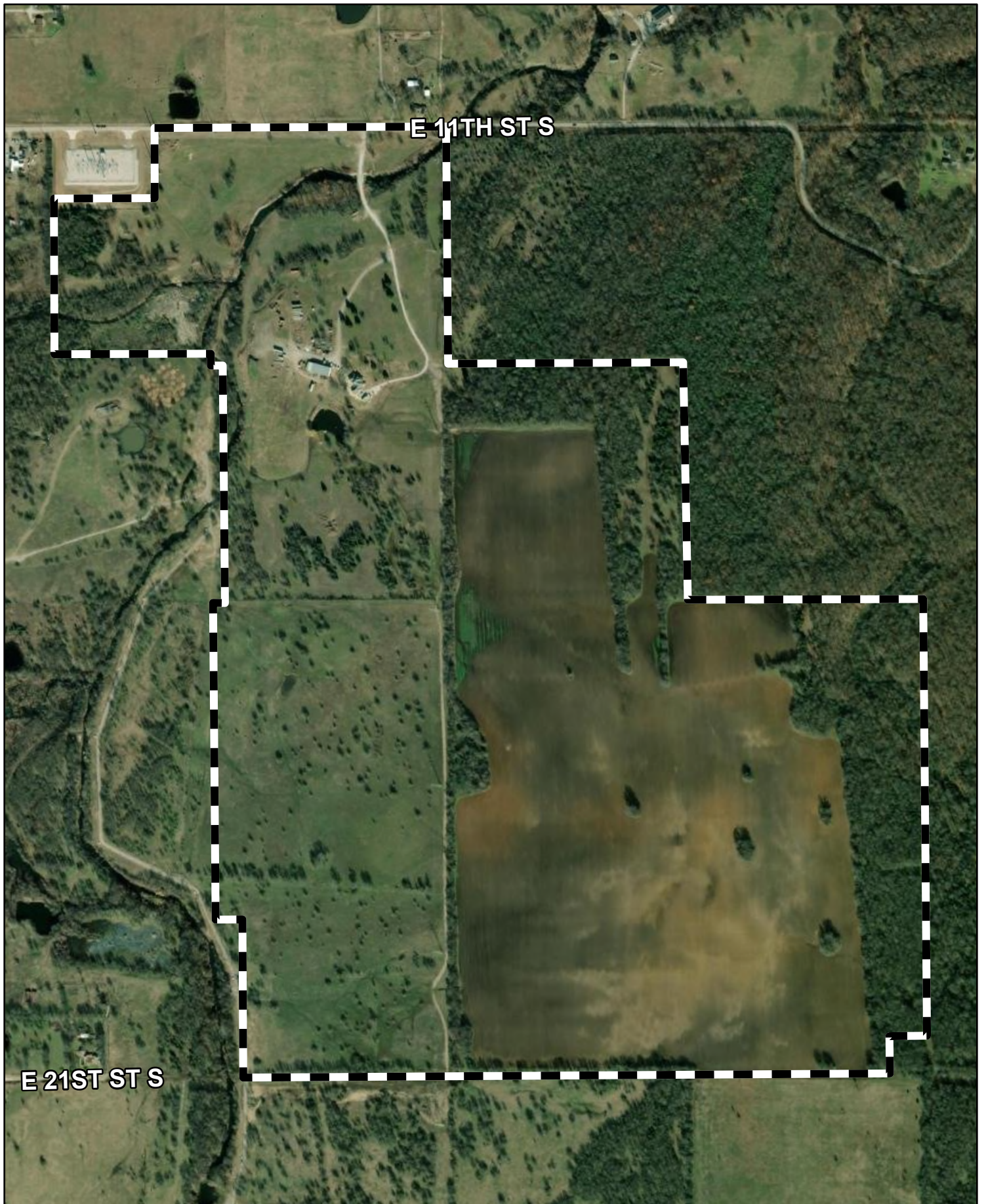
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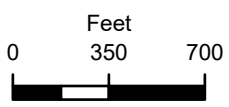


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E 11TH ST S

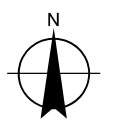
E 21ST ST S



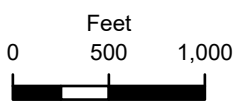
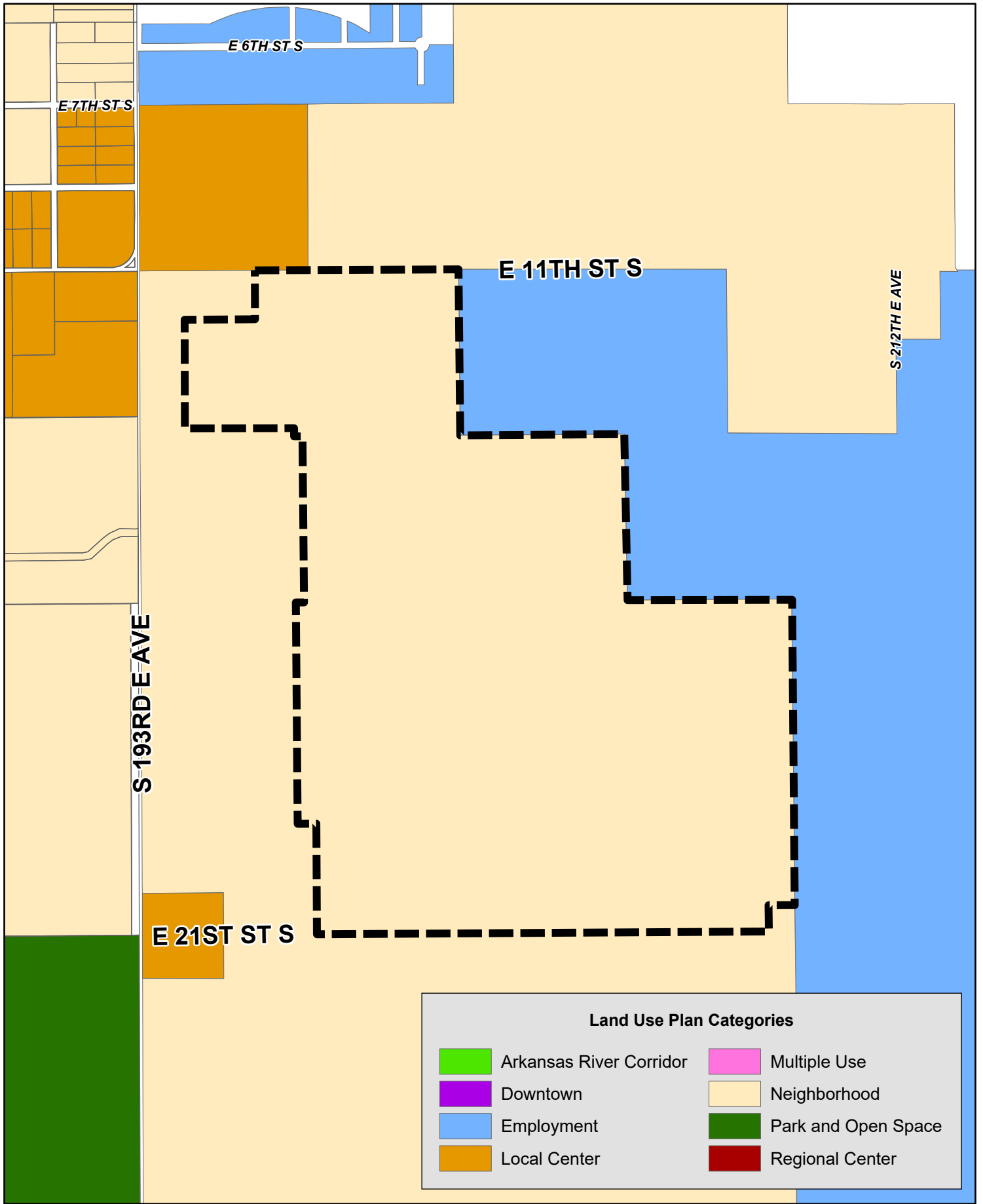
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Aerial Photo Date: 2024



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 Subject Tract

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