

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-558 Staff Report**

(Related to case TCCP-13)  
**Hearing Date:** November 6, 2024  
**Prepared by:** Jay Hoyt  
jhoyt@incog.org  
918-579-9476

**Owner and Applicant Information**

Applicant: Tanner Consulting, LLC  
Property Owner: CN 75 Investments, LLC

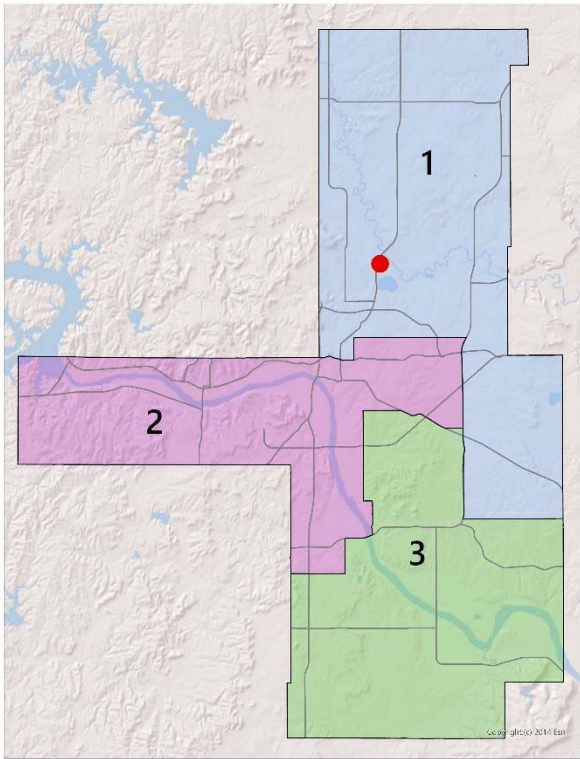
**Property Location**

Northeast corner of East 56th Street North and US Highway 75

Tract Size: ±21.9 acres

**Location within Tulsa County**

*(shown with County Commission districts)*



**Elected Representatives**

County Commission: District 1, Stan Sallee

**Staff Recommendation**

Staff recommends **approval**.

**Request Summary**

Rezone subject properties from AG to IL to permit a trade center/office-warehouse

**Zoning**

Existing Zoning: Agriculture (AG)  
Proposed Zoning: Industrial Light (IL)

**Use**

Current Use: Vacant  
Proposed Use: Industrial

**Comprehensive Plan Considerations**

**Land Use**

Current Land Use Plan: Rural Residential/Agricultural  
Proposed Land Use Plan: Industrial (TCCP-13)

**Transportation**

Major Street & Highway Plan: E 56<sup>th</sup> St N: Secondary Arterial  
US Hwy 75: Freeway

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along E 56<sup>th</sup> St N

**Environment**

Flood Area: A large portion of the tract is in the 100-year floodplain, with the southwest area, where proposed building is to be located, outside of the floodplain

Parks & Open Space: None



### **Detailed Staff Recommendation**

The applicant is requesting to rezone from AG to IL to permit a trade center/office-warehouse.

The proposed trade center/office-warehouse falls within the allowable uses of the IL district. A large portion of the subject tract lies within the 100-year floodplain. The proposed building would be constructed in the southwest corner of the lot, which is outside of the floodplain. Future development is also possible within the floodplain area, subject to floodplain mitigation. The proposal lies within the Rural Residential/Agricultural designation of the Tulsa County Comprehensive Plan, which the proposed IL zoning would not be compatible with, however a request for a comprehensive plan amendment (TCCP-13) has also been submitted for the subject tract requesting the land use be changed to Industrial which this proposal would be compatible with.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and anticipated future development pattern of the surrounding area, but is not consistent with the Comprehensive Plan, without the proposed land use change also being approved and the, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the proposed comprehensive plan amendment being approved as well.

### **Comprehensive Plan Considerations**

#### **Land Use Plan**

The subject property is currently designated as: Rural Residential/Agricultural

*“Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.”*

The proposed designation, per TCCP-13 is: Industrial

*“This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.”*

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential/Agricultural	Vacant
East	AG	Rural Residential/Agricultural	Landfill
South	AG (City of Tulsa)	Park and Opens Space	Sports Complex
West	IL	Industrial	Vacant/US Hwy 75

#### **Small Area Plans**

None



### **Transportation**

Major Street & Highway Plan: E 56<sup>th</sup> St N is designated as a Secondary Arterial. US Hwy 75 is designated as a Freeway

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along both E 56<sup>th</sup> St N

### **Environmental Considerations**

Flood Area: A large portion of the tract is in the 100-year floodplain, with the southwest area, where proposed building is to be located, outside of the floodplain

Parks & Open Space: None

### **Zoning History**

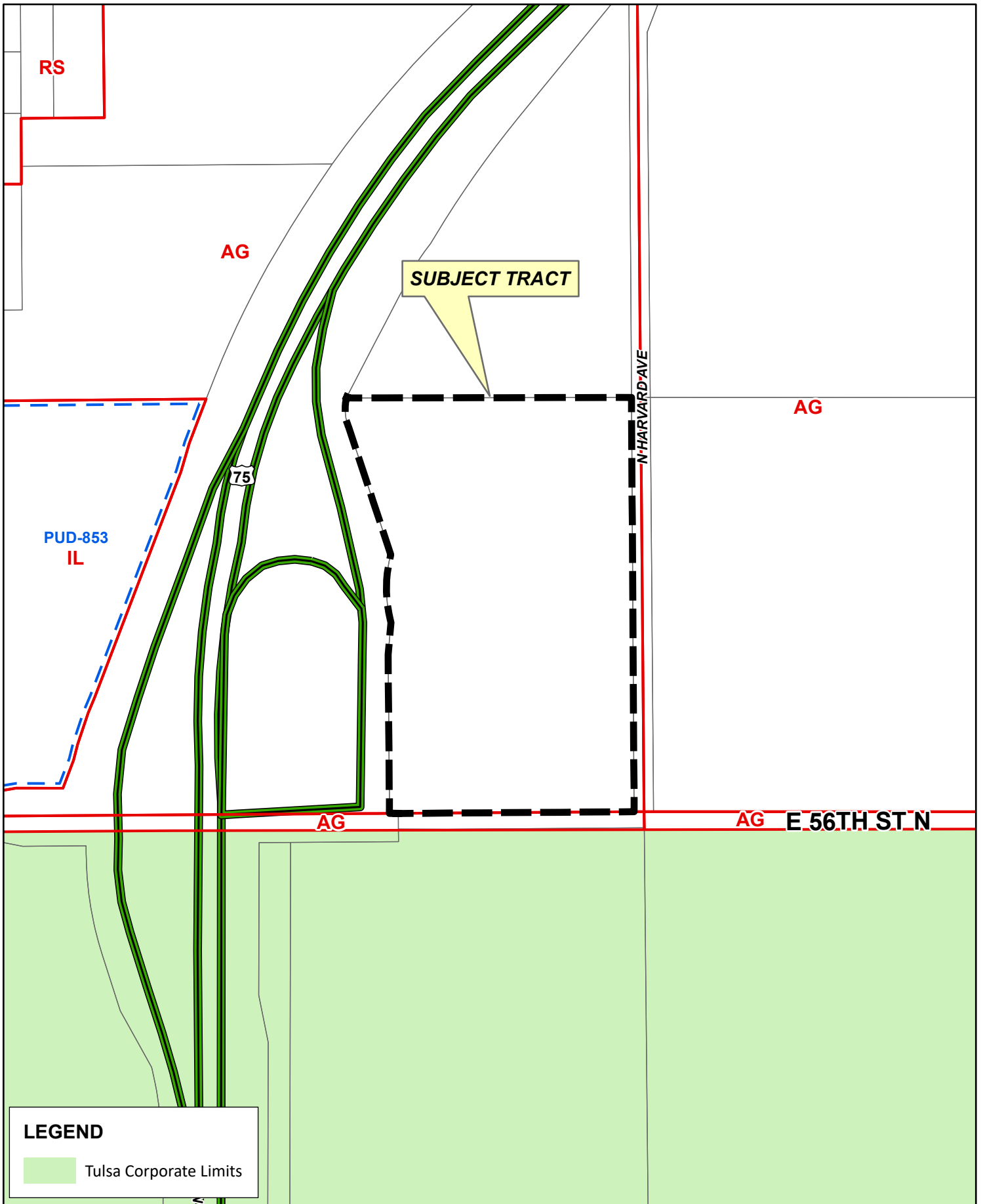
Resolution 98254, dated September 15 1980, established zoning for the subject property.

### **Exhibits**


Case map

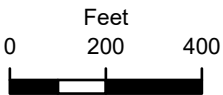
Aerial

Tulsa County Comprehensive Plan Land Use Map



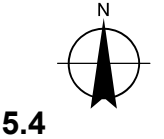
**LEGEND**

 Tulsa Corporate Limits



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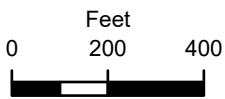
**SUBJECT TRACT**

75

N HARVARD AVE

E 56TH ST N

N CH EXPY



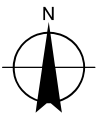
Subject Tract

**CZ-558**

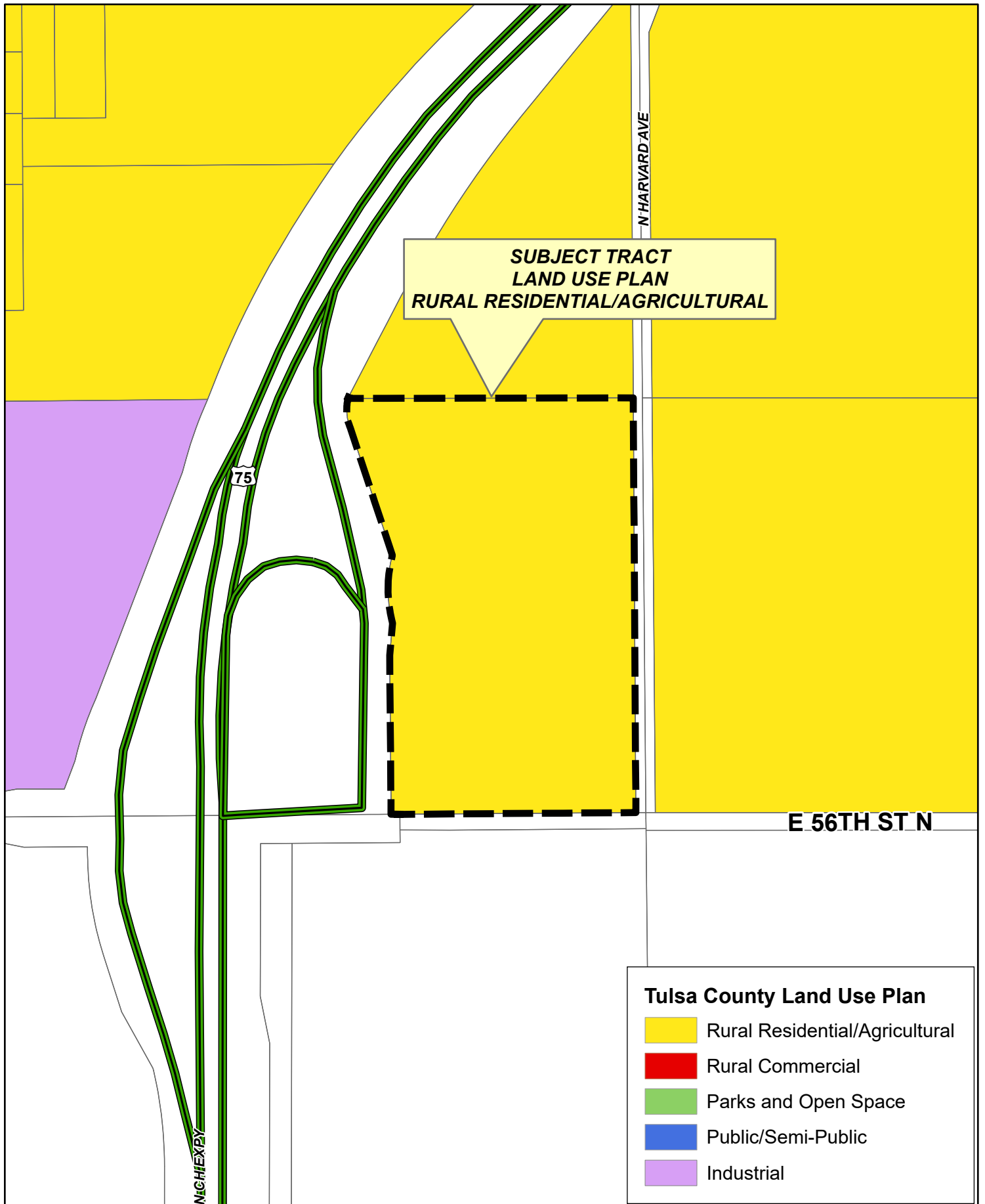
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



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