



**Tulsa Metropolitan Area  
Planning Commission**

**Minor Subdivision Plat Staff Report**

**Hearing Date:** July 17, 2024  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

**Owner and Applicant Information**

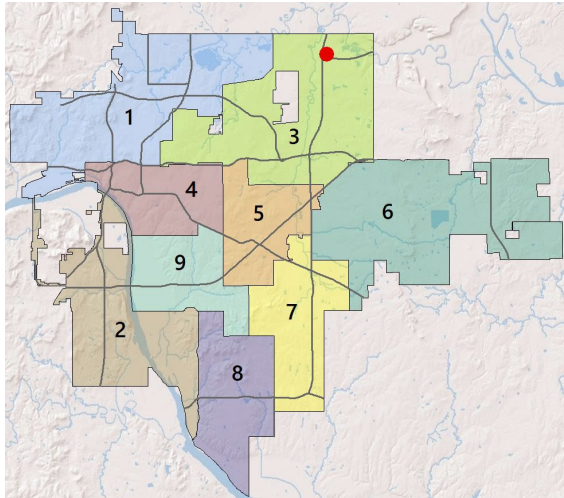
Applicant: Winkelmann & Associates  
Property Owner: Costco Wholesale Corp

**Property Location**

Northeast corner of East 46th Street North and Highway 169

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 3, Crista Patrick  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Mailed Notice to adjacent property owners a minimum of 10 days in advance

**Staff Recommendation**

Staff recommends approval subject to conditions.

**Request Summary**

Minor Subdivision Plat for Costco North Tulsa.  
Tract Size: ±27.07 acres

**Zoning**

Existing Zoning: IM  
Existing Overlays: None  
Proposed Zoning: IM

**Use**

Current Use: Costco Warehouse and fuel sales  
Proposed Use: Costco Warehouse and fuel sales

**Comprehensive Plan Considerations**

**Land Use**

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

**Transportation**

Major Street & Highway Plan: Highway 169 is designated as a Freeway and E. 46<sup>th</sup> St. N. is designated as Primary Arterial.

planitulsa Street Type: N/A

Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

**Traffic on Nearest Arterials (per lane)**

North: E. 56<sup>th</sup> St. N.: Very Low

East: N. 145<sup>th</sup> E. Ave.: Very Low

South: E. 46<sup>th</sup> St. N. : Very Low

West: N. Mingo Rd. : Low

**Environment**

Flood Area: City of Tulsa regulatory flood plain is present on the property.

Parks & Open Space: N/A

**Detailed Staff Recommendation**

The plat consists of 1 lot, 1 block on ±27.07 acres. Staff recommends **approval** of the minor subdivision plat; the plat has been released by all members of the Technical Advisory Committee. The subdivision was previously approved as a Preliminary Plat on October 6<sup>th</sup>, 2021, but that approval has since expired. The plat was submitted as a minor subdivision since it has secured all releases need for execution and filing.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Employment by the Tulsa Comprehensive Plan. The employment designation 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	IM	Employment	Vacant
East	AG	Employment	Quarry
South	IM	Employment	Vacant
West	IL	Employment	Vacant

**Small Area Plans**

The subject properties are not located within a small area plan.

**Development Era**

The subject property is located in an area developed during the Late Automobile Era. In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

**Transportation**

Comprehensive Plan Street Designation: Not designated.

Arterial Traffic per Lane:

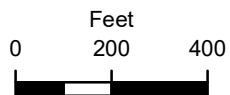
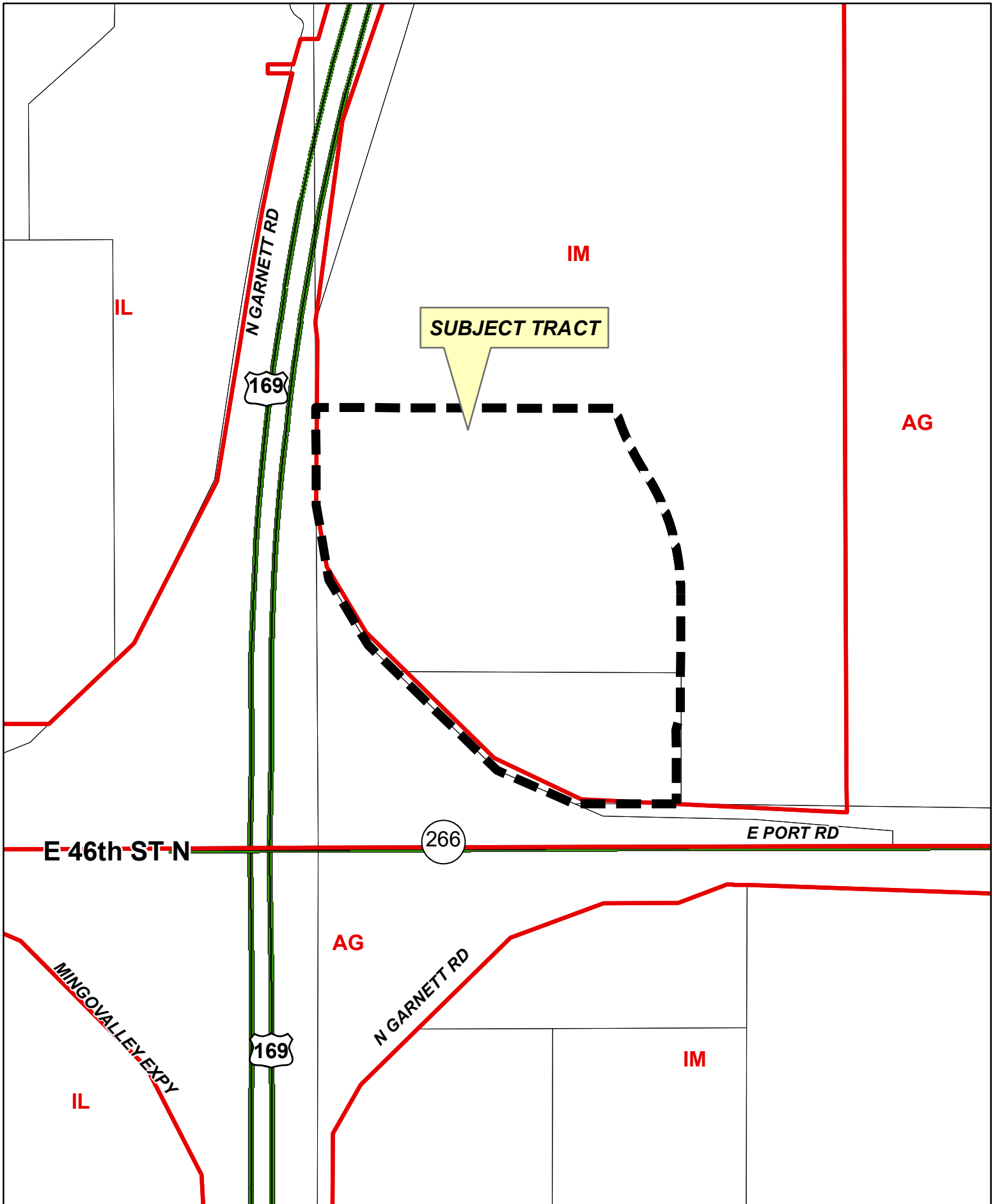
- Arterial Traffic - North (E 56th St N - 808 Vehicles per Lane)
- Arterial Traffic - East (N 145th East Ave - 1,300 Vehicles per Lane)
- Arterial Traffic - South (E 46th St N - 1,176 Vehicles per Lane)
- Arterial Traffic - West (N Mingo Rd - 2,611 Vehicles per Lane)

**Environmental Considerations**

Parks & Open Space: Not applicable.

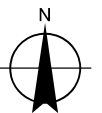
**Exhibits**

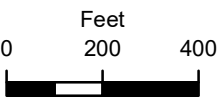
- Case map
- Aerial
- Tulsa Comprehensive Plan Land Use Map



**COSTCO  
NORTH TULSA**

20-14 08





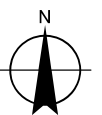
Subject Tract

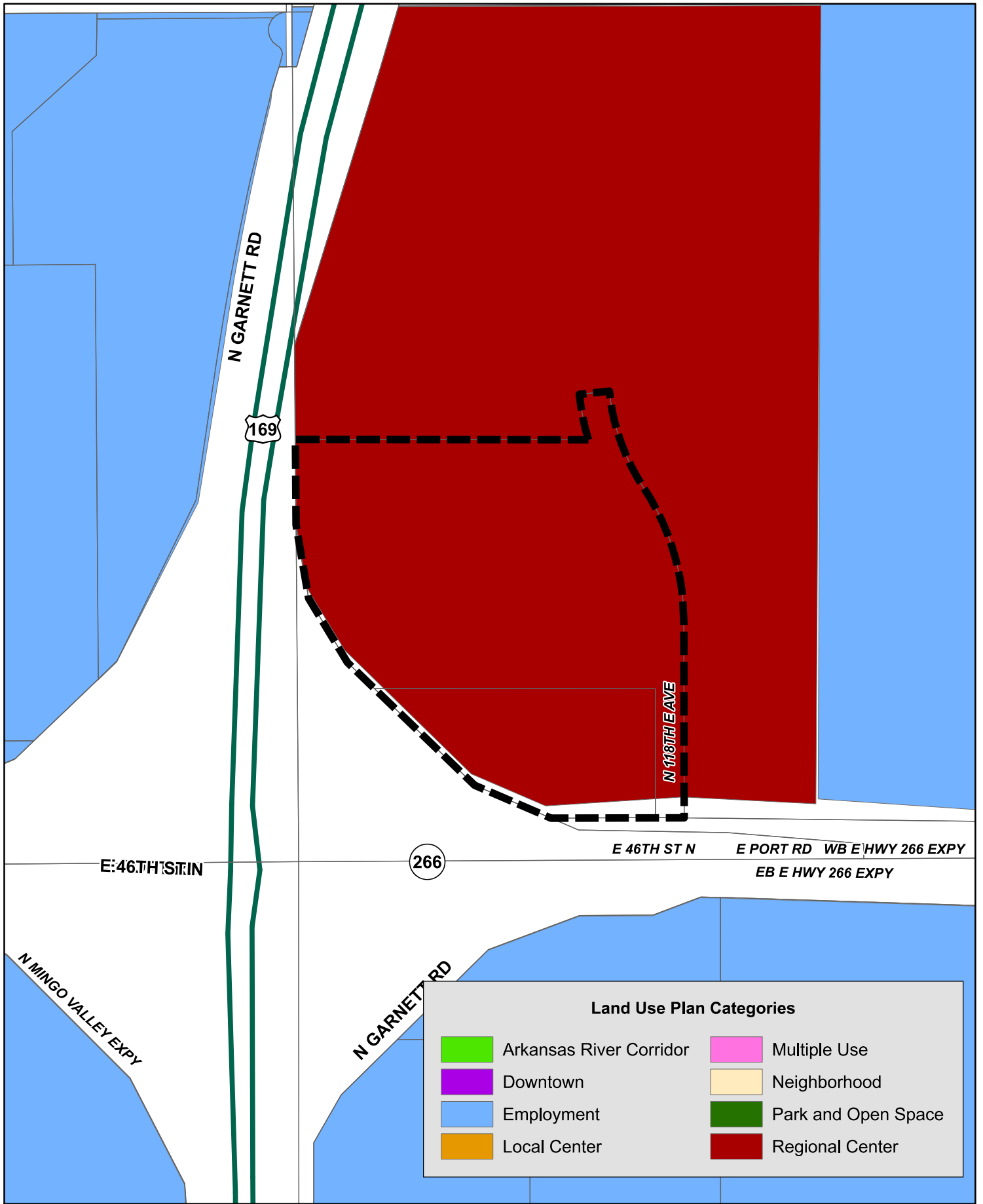
# COSTCO NORTH TULSA









20-14 08

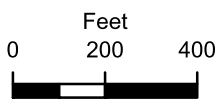
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021





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



# Costco North Tulsa

