



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** TCCP-11  
(Related to CZ-535 and PUD 865)

**Hearing Date:** February 1st, 2023  
(Continued from September 7<sup>th</sup>, September 21<sup>st</sup>,  
October 5<sup>th</sup> November 2<sup>nd</sup>, December 21<sup>st</sup> 2022 and  
January 4<sup>th</sup>, 2023)

**Case Report Prepared by:**

Jeremy Banes

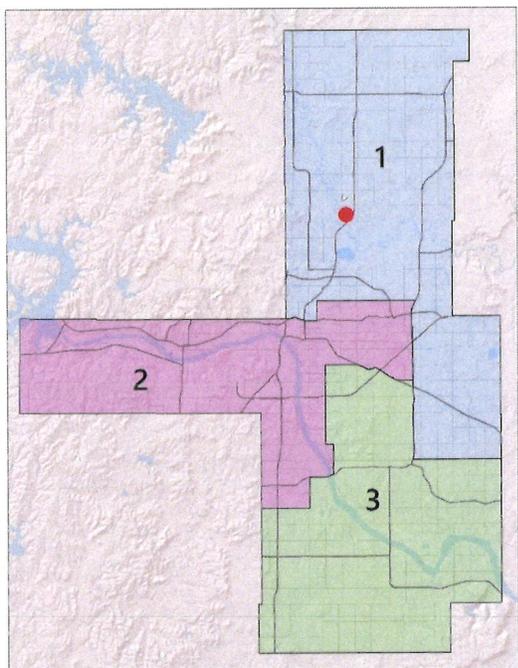
**Owner and Applicant Information:**

**Applicant:** John Parks

**Property Owner:** Wisdom Ministries Inc.

**Location Map:**

(Shown with County Commissioner Districts)



**Applicant Proposal:**

**Present Use:** Rural Residential/ Agricultural

**Proposed Use:** Industrial

**Present Land Use Designation:**  
Rural Residential/Agricultural

**Proposed Land Use Designation:** Industrial

**Tract Size:** 187.43 ± acres

**Location:** Northwest of intersection of Highway 75  
and East 66<sup>th</sup> Street North

**Zoning:**

**Existing Zoning:** AG

**Proposed Zoning:** IL (CZ-535)

**Tulsa County Comprehensive Land Use  
Plan:**

**Area:** Turley

**Staff Recommendation:**

Staff recommends approval as requested except  
the west 200 feet of the north 2640 feet +/- of the  
subject tract should remain Rural  
Residential/Agricultural

**Staff Data:**

TRS: 1333  
CZM: 16

**County Commission District: 1**

Commissioner Name: Stan Sallee

7.1

**TMAPC Staff Report**  
**TCCP-11**  
**County Comprehensive Plan Amendment**

**Property Information and Land Use Request**

The subject property is approximately 187-acre, unplatted tract of land located northwest of the intersection of Highway 75 and East 66<sup>th</sup> Street North. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the of the subject property from *Rural Residential/ Agricultural to Industrial*. This request is accompanied by a concurrent rezoning request (CZ-535), which proposes a zoning change on the subject tract from AG to IL in order to allow an industrial use for an industrial park.

**Background**

The parcel subject to this Comprehensive Plan amendment request is located within the area of Turley and abuts AG (Agricultural) zoning and to the north, south, east, and west. The Turley area extends to the east beyond the subject parcel to Highway 75 and to the north beyond the subject parcel to 76<sup>th</sup> Street North. The Major Street and Highway Plan designates East 66<sup>th</sup> Street North as a Secondary Arterial and North Pittsburg Avenue as a Residential Collector.

The land use of the subject property was designated as Rural Residential/Agricultural in the Tulsa County Comprehensive Land Use Plan, which was adopted November 18, 2020, (Resolution 2830:1020) by Tulsa Metropolitan Area Planning Commission and approved by the Board of County Commissioners on December 7, 2020.

**Existing Land Use Designation (Tulsa County Comprehensive Land Use Plan)**

The **Rural Residential/ Agricultural** designation is defined in the Tulsa County Comprehensive Land Use Plan as follows: 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.

**Proposed Land Use Designation (Tulsa County Comprehensive Land Use Plan)**

The applicant is proposing the **Industrial** land use designation for the entirety of the subject property:

The **Industrial** designation is defined in the Tulsa County Land Use Plan as follows: The Industrial 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.

The area surrounding the subject property west of Highway 75, within the area of Turley, has only agricultural zoning with a Rural Residential/Agricultural land use designation. However, there are several parcels zoned as Industrial in an area immediately east of Highway 75. This area extends from East 76<sup>th</sup> Street North to south of East 66<sup>th</sup> Street North and from Highway 75 on the west nearly to North Memorial Drive in the northeast. There are already several existing industrial businesses operating in this area just across Highway 75 from the subject area. Rezoning the subject area to Industrial would not be inconsistent with development already occurring in the vicinity.

7.2

## Zoning and Surrounding Uses (no changes to surrounding properties)

Location	Existing Zoning	Existing Land Use Designation	Existing Use
N	AG	Agricultural	Vacant/Agricultural
S	AG	Agricultural	Agricultural
E	AG	Agricultural	Agricultural
W	AG	Agricultural	Vacant/Agricultural

### Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
2. How changes have impacted the subject site to warrant the proposed amendment.
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

#### Justification of Request

"The subject property has been idle for its entire existence as far back as I personally can remember, aside from a small oil and gas production facility that no longer exist. The subject property is a well-known and highly desirable highway frontage that sits adjacent to Highway 75 and west of the highly popular and well known existing Cherokee Industrial Park. The surrounding properties in this particular area, as of late has adjusted to accommodate the vast growing needs that continue to fill the industrial footprint that is within the boundaries of Cherokee Industrial Park. While the subject property lies on the west edge of the Cherokee Industrial Park, there is no doubt that the expansion of the requested entitlements for the subject property as well as the surrounding properties on the west side of highway 75 will be needed to maintain the areas potential growth and viability as being an attractive area for future large-scale job creating industrial and Commercial tenants. The area wide conditions are more favorable to the westward expansion of the industrial market and will be less intrusive to the neighboring residents and accommodating to developing industries on the vast amounts of unused agriculture land that is sitting idle at this time.

The ever-expanding need for commercial and industrial in the area is outpacing available property, so the need to expand the industrial footprint is needed for Tulsa County to keep expanding its horizons in these areas and express its availability to attract high profile tenants. The current rate of development and the need for commercial and industrial property in Tulsa County remains at a critically low level at this current time, so making the requested amendments to a property such as the subject area property will only help Tulsa County alleviate the vacancy pressures and strengthen the tax revenue, as well as increased and higher wage paying jobs. By granting the requested changes these amenities can be brought to the area to help it continue to flourish in the commercial and industrial markets.

7.3

The subject area lies in a highly beneficial corridor that will attract high end tenants due to the proximity to Tulsa proper as well as its alignment to Highway 75 frontage. Being able to attract high profile corporations to the area will not only bring hundreds if not over a thousand top wage job positions to the area it will increase the quality of life to an area which is still in need of overall social and economic benefits. The subject area property would help contribute to a long-standing use of increased taxes purposed for the county as well as creating an even more attractive landscape for the other available properties in the area to supply buildable acreage to developers so that Tulsa can become a premier attraction for large scale commercial and industrial tenants.”

**Additional Information provided by the applicant:**

“Tetra OK Holdings LLC, a local development and consulting firm and its Development Partners have assembled a design concept in an attempt to orchestrate a newly revised rezoning and redevelopment plan for the Bird Creek Industrial Park Site. Tetra OK Holding LLC and its Development partners has collaborated with a host of business professionals, community stake holders, community outreach organizations to assist in addressing the needs and concerns of the community. Together with community input, and our team of professionals we will be transforming Bird Creek Industrial Park (approximately 185.7 acres of space) into a revenue producing asset to the area.

Over the past six months there has been several design concepts to redevelop the Bird Creek Industrial Park into a different economic engine that could increase tax base to the City of Tulsa or Unincorporated areas of Tulsa County. After the first concepts considering a full residential development, we quickly found that this was not in the best interest of the community or its surrounding neighbors. The new plan for redevelopment includes a gorgeous water feature dedicated sanctuary where local residents and local workers can enjoy its green space amenities. Amenities which include reflection ponds with shaded walking paths spanning the development.

Spanning the frontage road along the Pittsburgh Avenue exposure of the development, will include a beautifully landscaped frontage, boarding proposed restaurant and retail buildings. The expected tenant mix includes restaurants, banks, Coffee shops, and other Miscellaneous facilities. Boarding he Northern portion of the site parallel to interstate 75 will be a proposed Two large 750 sf warehouse facilities sitting on 100 acres with roads and landscaping throughout. These warehouse facilities will be a welcome complement to the existing commercial and industrial park east of our location.

On the remaining 58 Acres surrounded by all of the above listed facilities and green space development will be other smaller Commercial and industrial warehousing district. This district will be constructed to house Multiple vendors and vendor products as well as space for possible manufacturing facilities.

Tetra and Its Partners are dedicated and understand that a development of this magnitude requires a well-planned and designed infrastructure system. This system will include an elaborate traffic lighting system with up-to-date technology. The site itself will include a energy saving platform and design that will allow its tenants to enjoy large savings on their operating cost. The external and internal digital revolution in motion and technology will include multi-functional designs, renewable energies from solar and water.

This dynamic development plan is prepared and poised to bring hundreds if not thousands of short- and long-term sustainable employment opportunities and benefits, including tax relief to governing bodies and community residents. Tetra and its Development partners are totally committed to working with Local contractors and local workforces. Tetra will be actively seeking a welcomed partnership within the commercial environment. Tetra understands that keeping community assets (through deposits) within the community makes the partnership a very important tool for a development of this magnitude.

Tetra and its Partners, considers it paramount in developing a comprehensive project plan that will attract and retain both growing and established environmentally friendly businesses. Tetra and its Partners conceptualizes plans that includes companies that are property owners or leasers operating in an eco-industrial park, mixed use, sustainable, environmentally friendly Plan Unit Development.”

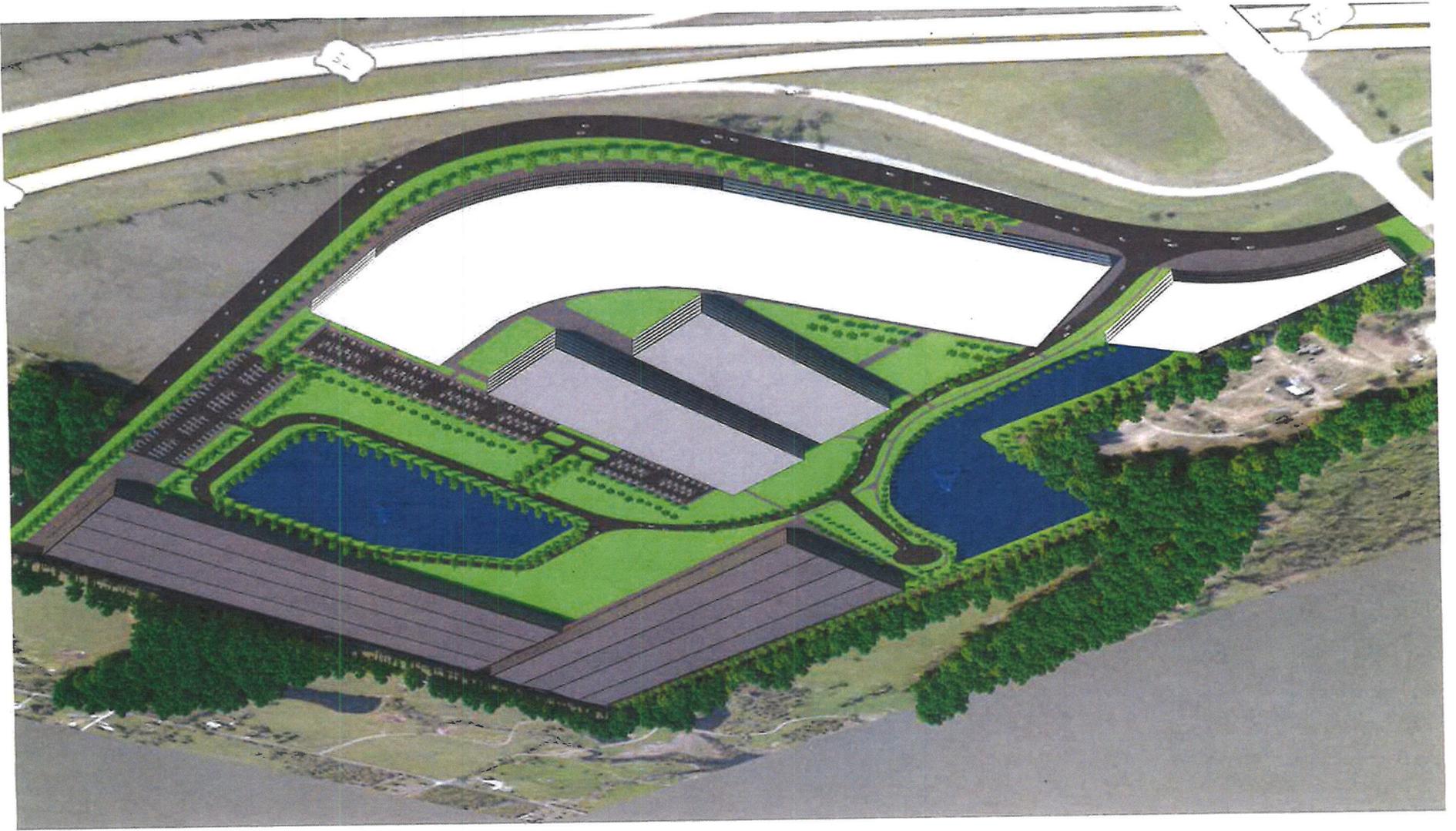
## Staff Summary & Recommendation

The applicant is requesting an amendment to the land use designation from Rural Residential Agricultural to Industrial for the entire site. It is staff’s recommendation to respect the current land use designation around the perimeter of the subject tract with a generous buffer separating proposed industrial uses from abutting property owners west and north of the subject property.

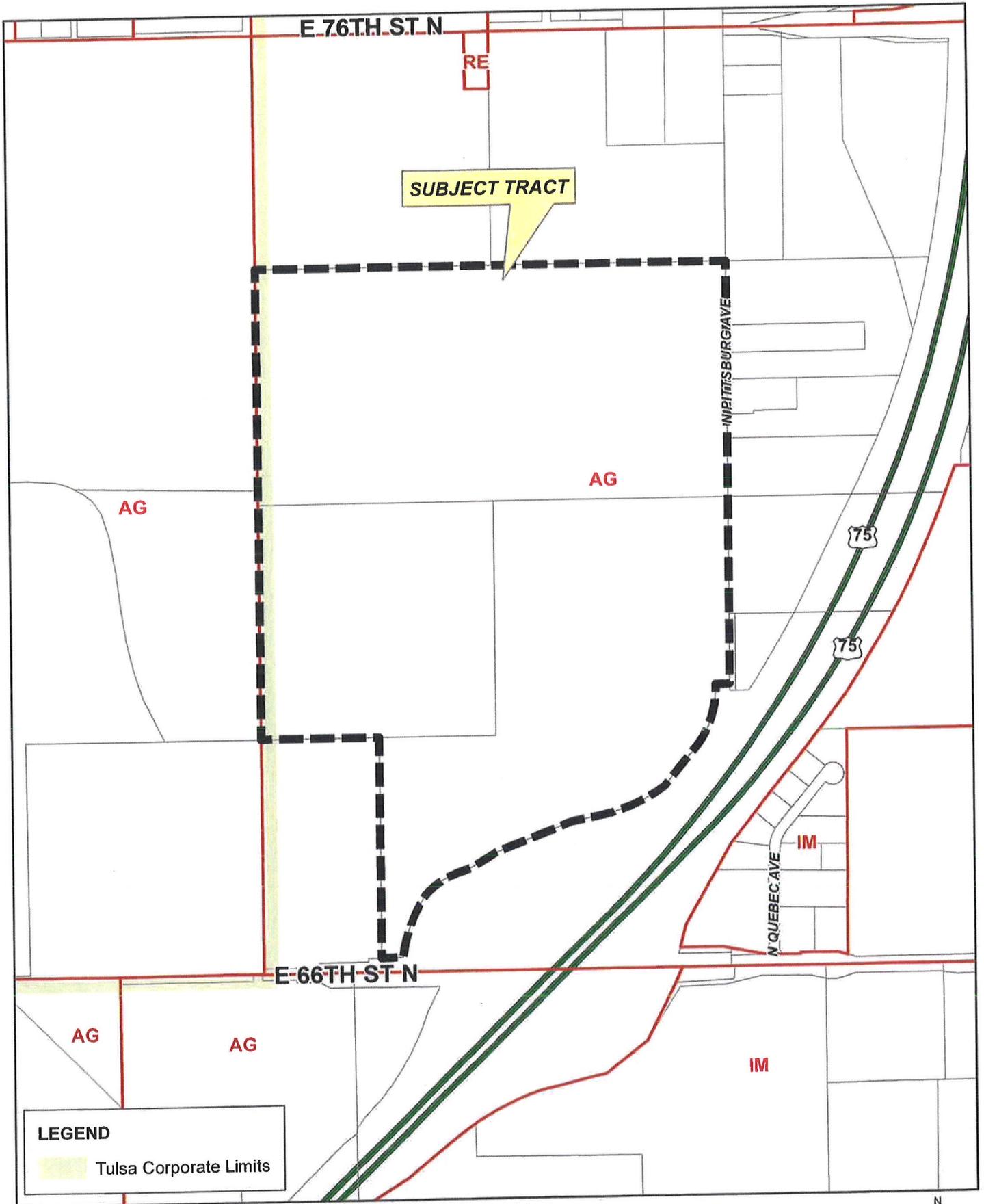
The zoning code allows two options to provide transition guidelines between the applicants request and abutting property owners. 1) Rezoning request could include a Planned Unit Development that provides use and design limitations between new industrial development and the existing agricultural properties. 2) The zoning boundary could be significantly set back in an effort to allow some level of confidence that industrial development would not significantly adversely affect abutting properties that are currently considered agricultural and residential uses. The applicant has submitted a concurrent request to rezone the property from Agricultural to Industrial (CZ-535).

This site was included in the Tulsa County Land use map study that was adopted in 2020. The conditions east of the subject site across Highway 75 have changed with recent industrial growth beyond what was anticipated at that time. The proposed rezoning associated with this comprehensive plan amendment will increase an opportunity for industrial development to extend west of Highway 75. The existing industrial park located east of Highway 75 has provided employment and manufacturing jobs for Tulsa County and this land use change opens an opportunity to use the existing highway and utility infrastructure in the area for further industrial development. Private residential properties exist abutting the subject property to the North, West, and Southwest.

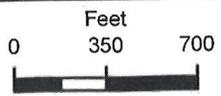
Staff recommends **approval** of the Industrial land use designation as requested except the west 200 feet of the north 2640 feet +/- of the subject tract should remain Rural Residential/Agricultural to serve as a natural buffer-zone between this site and adjacent residential properties west and north of the northwest corner of the subject tract.



7.4



**LEGEND**  
 [Yellow shaded area] Tulsa Corporate Limits



**TCCP-11**  
 21-13 33



7.7

E 76TH ST N

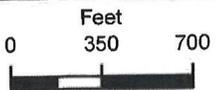
N PITTSBURG AVE

75

75

N QUEBEC AVE

E 66TH ST N



Subject Tract

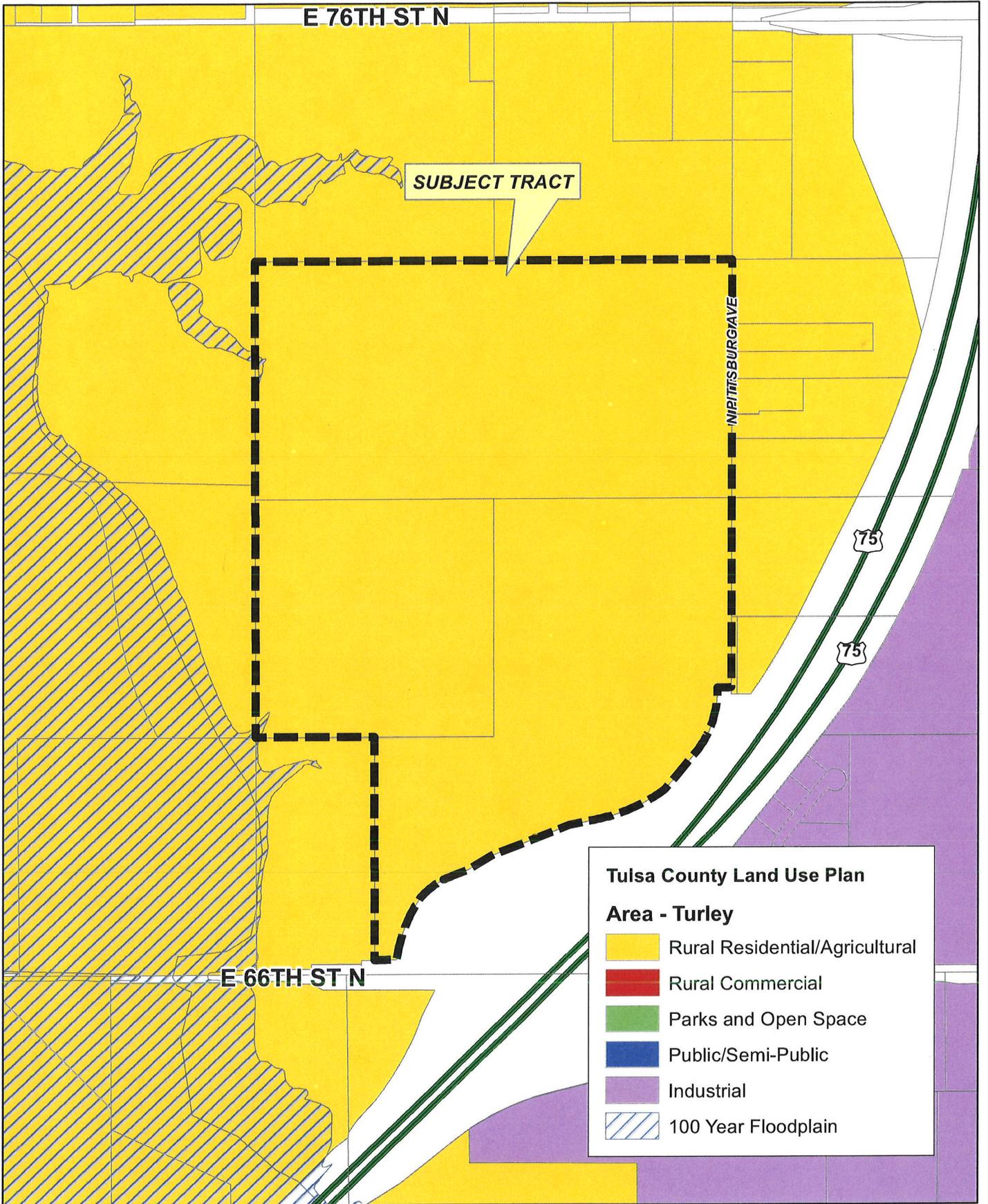
**TCCP-11**  
21-13 33

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

Aerial Photo Date: 2020/2021



7.8



E 76TH ST N

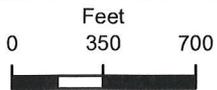
SUBJECT TRACT

INIPITITSBURGI AVE

75

75

E 66TH ST N



**TCCP-11**

21-13 33



7.9

Sawyer, Kim

TCCP-11

**From:** Wilkerson, Dwayne  
**Sent:** Thursday, September 15, 2022 9:39 AM  
**To:** Thomas McCoy  
**Cc:** Sawyer, Kim; Miller, Susan; Hoyt, Jay; sundanceinvestgroup@gmail.com  
**Subject:** RE: CZ-535 (TCCP-11) Neighborhood Continuance Request from September 21,2022 to the October 5th Planning Commission Public Hearing

Thanks Thomas,

Staff supports your request for a continuance to the October 5<sup>th</sup> planning commission meeting for both items.

John Parks ([sundanceinvestgroup@gmail.com](mailto:sundanceinvestgroup@gmail.com)). Please be advised that staff supports the neighborhood request for a continuance.

**Dwayne Wilkerson, ASLA, PLA**  
Principal Planner | Current Planning  
**Tulsa Planning Office**  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
[dwickerson@incog.org](mailto:dwickerson@incog.org)



**From:** Thomas McCoy <tfrmccoy@gmail.com>  
**Sent:** Wednesday, September 14, 2022 9:56 PM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** CZ-535 (TCCP-11) Continuance Request for September 21,2022 Planning Commission Public Hearing

Dwayne,

A group of very concerned neighbors is opposed to proposed changes to the comprehensive land use map and the proposed zoning change.

1) In their proposal, the applicant claims to have, "collaborated with a host of business professionals, community stake holders, community outreach organizations to assist in addressing the needs and concerns of the community".

- a. We see no evidence of collaboration. None of the neighbors in the area of the proposed zoning change have been contacted and there have not been any group meetings with the neighbors to solicit their input or address any concerns.
- b. The County updated the land use plan approximately 2 years ago, the stakeholders involved deemed the long term plan as agricultural.

- i. There is no evidence the decisions made during the crafting of the long term plan are out of date.
- ii. In fact, a quick survey of the industrial zoning to the east of highway 75 indicated ample vacant land zoned for industrial development with all of the necessary utilities in place.

7.10

iii. Additionally, the nearest property zoned industrial is a speculative development with 14 parcels. The gas station is the only developed parcel.

2) We do not see a demonstrated need for additional lands zoned industrial in this area. We fear the proposed zoning change is simply speculative in nature from an out of state developer with no evidence of a real user.

3) My family is very concerned that the zoning change will adversely affect the value of our property. We have a very beautiful 175-acre ranch located here in Tulsa County with a focus on family, wildlife preservation and cattle ranching. We have the following concerns with the proposed zoning change that would be very detrimental to the aesthetics and value of the ranch:

- a. Giant ugly warehouses on the border of the property.
- b. Increased traffic
- c. Increased crime
- d. Increased noise
- e. Lighting pollution
- f. Uninvited odors
- g. Unaddressed water runoff plan
- h. Detrimental impact on the local wildlife

We are requesting a continuance of the TCCP-11 and the related CZ-535 hearing scheduled for September 21, 2022 for the following reasons:

- 1) My wife and I are the single largest neighbor with over ½ mile of frontage on the CZ-535 zoning proposal and we have had zero engagement from the applicant. If the proposed zoning change were to go through, our property would be adversely impacted in a significant way.
- 2) We are planning to present a Formal Protest Petition against the proposed zoning map amendment for zoning case number CZ-535. We need more time to assemble the petition.
- 3) Should the planning commission insist that a change to the zoning and the long-term plan is warranted and needed, we would request the applicant a) engage with the neighborhood and b) amend the application to include a PUD that would address and mitigate neighborhood concerns.

Sincerely,  
Thomas F McCoy  
(918) 671-6429  
[tfrmccoy@gmail.com](mailto:tfrmccoy@gmail.com)