

**Tulsa Metropolitan Area
Planning Commission**



Case TCCP-13 Staff Report

(Related to case CZ-558)

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

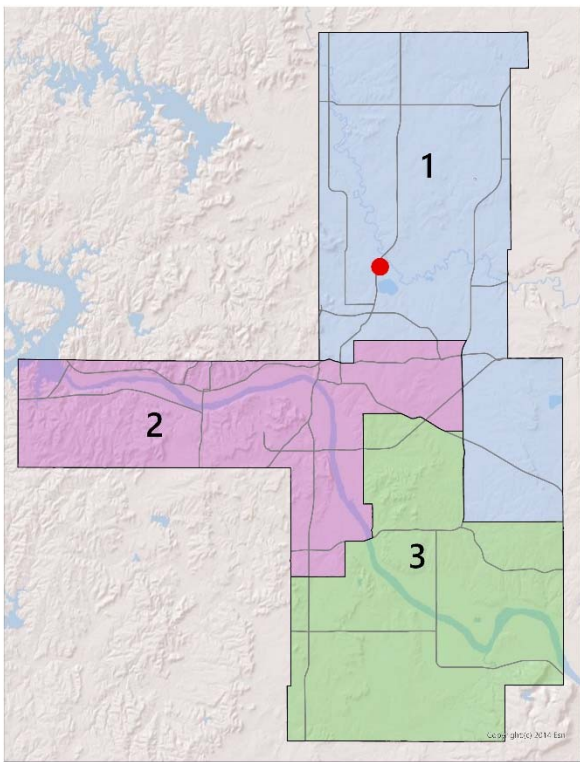
Property Location

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

Comprehensive Plan Amendment from Rural Residential/Agriculture to Industrial

Zoning

Existing Zoning: Agriculture (AG)

Proposed Zoning: Industrial Light (IL – CZ-558)

Use

Current Use: Vacant

Proposed Use: Industrial

Comprehensive Plan Considerations

Land Use

Current Land Use Plan: Rural Residential/Agricultural

Proposed Land Use Plan: Industrial

Transportation

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

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown along E 56th 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 a comprehensive plan amendment from Rural Residential/Agriculture to Industrial to accommodate IL zoning to permit a trade center/office-warehouse.

The subject tract is located at the intersection of East 56th Street North and US Highway 75. East 56th Street North is designated as a secondary arterial by the Major Street and Highway Plan. Given the tract's proximity to the intersection of an arterial street and a Highway, commercial or industrial would be a justifiable use for the subject tract in lieu of a lower traffic use, such as agricultural or residential. Also, there currently exists a landfill site on the property immediately to the east, which, given the proximity of the landfill, would not be compatible with an agricultural or residential development on the subject tract. Additionally, land designated as Industrial by the Tulsa County Comprehensive Plan lies to the west, with a similar position of being at the intersection of East 56th Street North and US Highway 75. A sports complex exists to the south, which would not be adversely affected by the proposed land use.

Staff has reviewed the request and finds that it is compatible with the conditions and surroundings of the subject tract and that the amendment to Industrial land use would be non-injurious to the surrounding proximate properties and anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Applicant's Justification

"In 2018, Tulsa County recognized the need to have an adopted Comprehensive Land Use Plan for the unincorporated areas of Tulsa County and to update or establish plans as necessary for the remainder of Tulsa County.

"The planning process was initiated in 2018, and substantial plan components were adopted in 2019 and 2020.

Since and contemporaneously with the adoption of the Comprehensive Plan, this U.S. Highway 75 corridor has continued to see expansion of commercial and industrial development, including within the Cherokee Industrial Park and at the highway intersections with 66th Street North and 76th Street North. Further, an IL rezoning along with PUD-853 of 68 acres, approved in 2019, is located across U.S. Highway 75 to the west. That rezoning was to support a pipe, valve, and fitting distribution business's new facility, which business acquired the site in 2019.

The Site was included in the Tulsa County Land use map study that was adopted in or around 2020. The conditions in this area of U.S. Highway 75 have changed with recent industrial growth beyond what was anticipated at that time. The proposed rezoning and development associated with this Comprehensive Plan Amendment will increase an opportunity for industrial development and manufacturing jobs to this northeast corner of 56th Street North and U.S. Highway 75. The existing Cherokee Industrial Park and the expansion tracts surrounding it have 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.

Along with the current Rural Residential/Agricultural designation, the site is supplementally designated "Floodplain," corresponding with the FEMA Regulatory Floodplain. Historically, the site had only an old farmhouse and some barns.



These conditions may have caused the site to have been overlooked as a nonresidential development site during the initial Comprehensive Plan planning process.

Due to its location and surrounding conditions, the site is not suitable for residential development, rural or otherwise.”

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 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 56th 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 56th 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

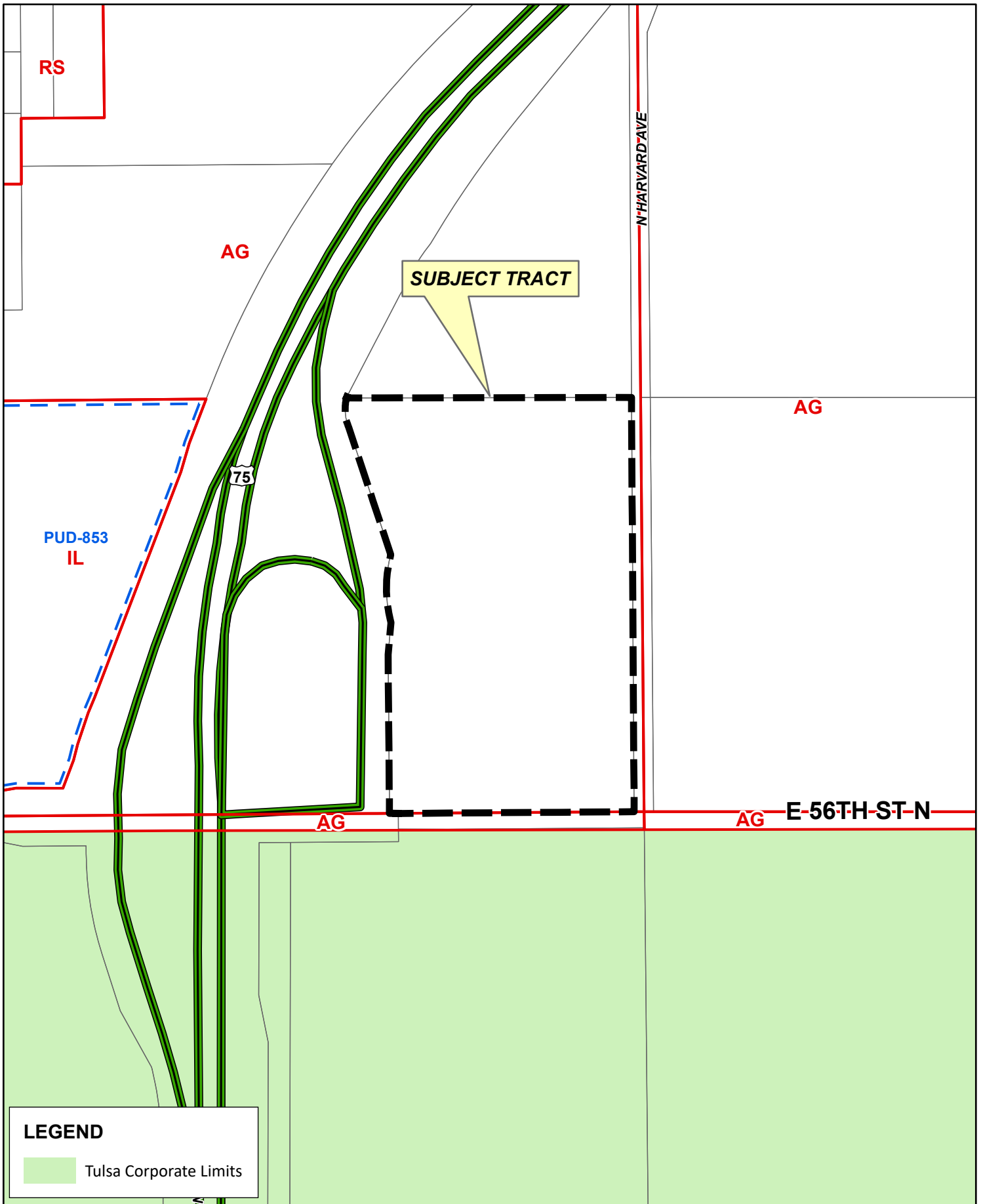
Case map

Aerial


Tulsa County Comprehensive Plan Land Use Map (Existing)

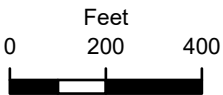
Tulsa County Comprehensive Plan Land Use Map (Proposed)

Applicant Amendment Narrative



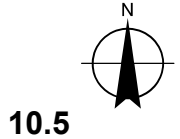
LEGEND

 Tulsa Corporate Limits



TCCP-13

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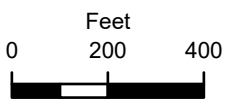


SUBJECT TRACT

N HARVARD AVE

75

E 56TH ST N



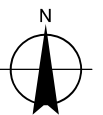
Subject Tract

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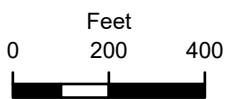
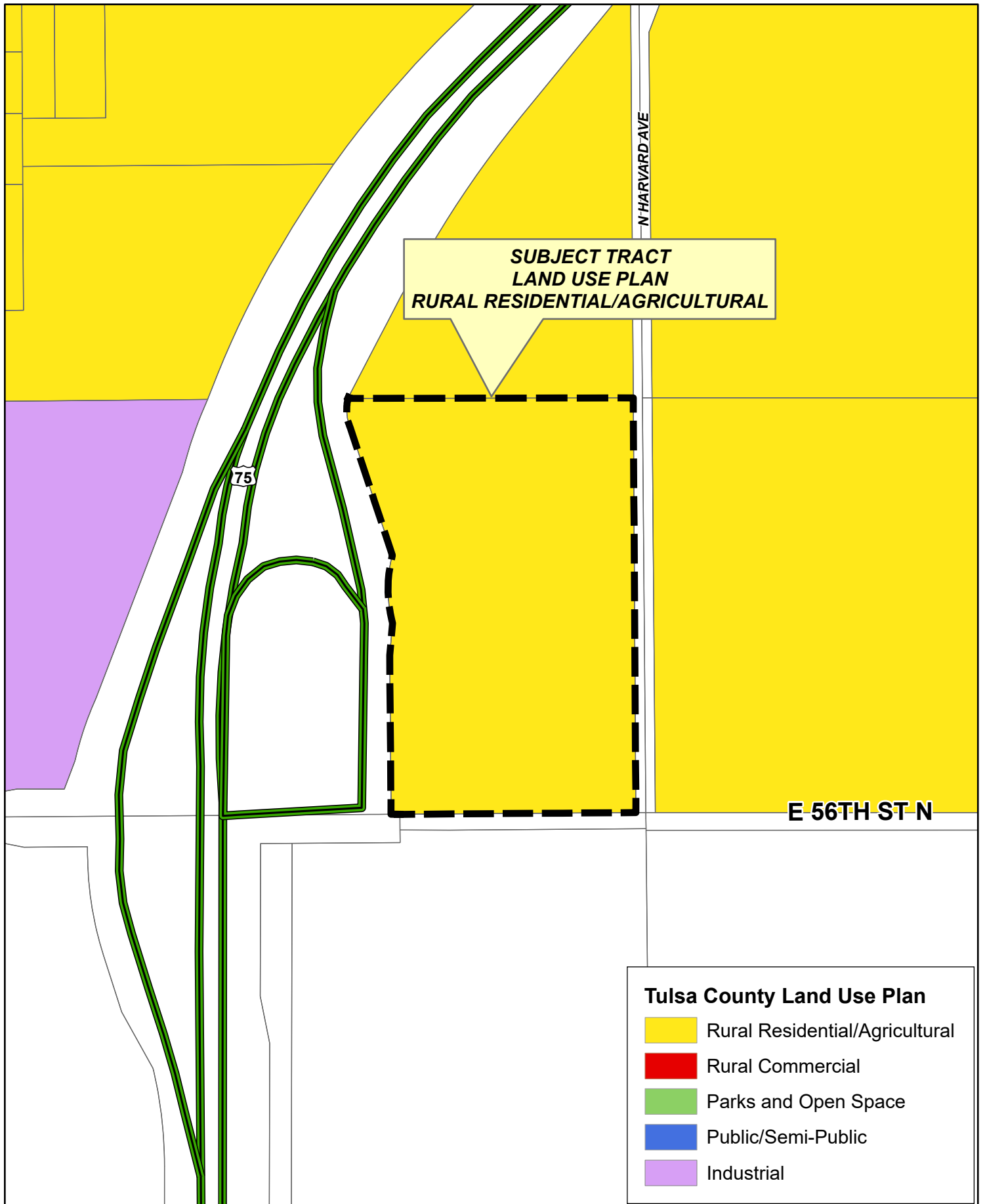
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

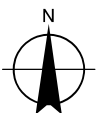


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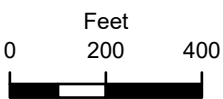
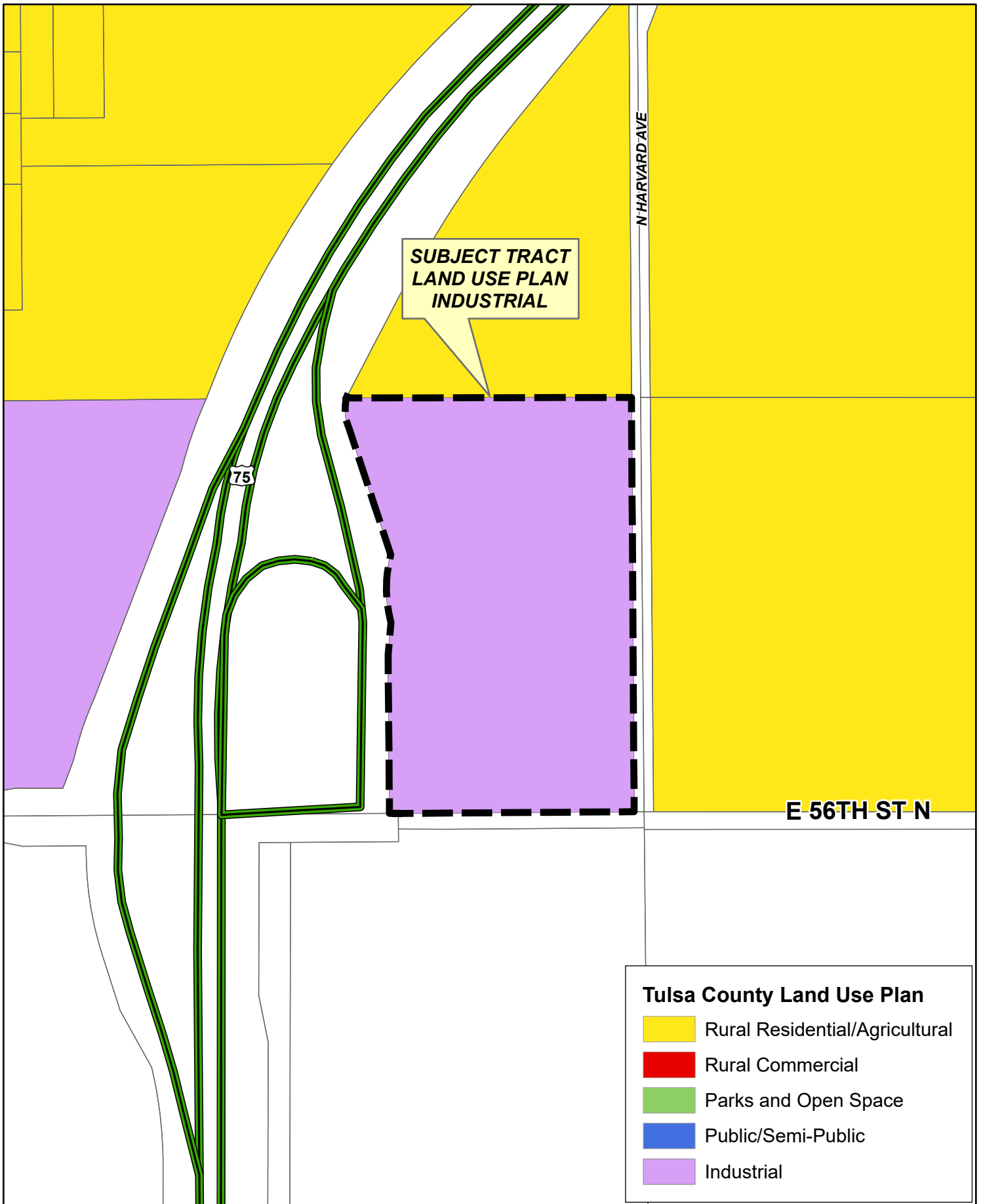


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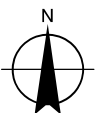


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56th Street North & U.S. Highway 75

Tulsa County, Oklahoma

TCCP-___



September 2024

OWNER:

CN 75 Investments, LLC

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Owasso, Oklahoma 74055
Phone: (918) 376-6536

CONSULTANT:

Tanner Consulting, L.L.C.

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Phone: (918)745-9929

TABLE OF CONTENTS

I. PROPERTY DESCRIPTION 2

II. PROJECT CONCEPT 3

EXHIBIT LIST:

Exhibit A: Site Survey by Others 4

Exhibit 'A.1': Conceptual Site Plan 5

III. COMPREHENSIVE PLAN AMENDMENT REQUEST AND JUSTIFICATION .. 6

I. PROPERTY DESCRIPTION

56th St. N. & U.S. Highway 75 consists of 21.9 acres located at the northeast corner of the intersection of East 56th Street North and U.S. Highway 75 in unincorporated Tulsa County, Oklahoma, and is more particularly described within the following statement:

The Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Five (5), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Less and Except Highway 75 Right of Way, and Less and Except the East 30.0 feet of the SE1/4, SE1/4. (As provided, supplemented by Right-of-Way Dedication Deed, Book 4035 Page 1745).

The above-described property will hereinafter be referred to as the “Site” or “Subject Property” and is depicted on Exhibit A, “Aerial Photography & Boundary Depiction.”

II. PROJECT CONCEPT

The 21.9-acre site is vacant and zoned AG in unincorporated Tulsa County. Due to its high visibility and accessibility afforded by its location at the northeast corner of the intersection of East 56th Street North and U.S. Highway 75, it is a prime location for commercial development.

U.S. Highway 75 and 56th Street North form the west and south boundaries. Further south is the Mohawk Sports Complex. A vacant tract under separate, private ownership abuts to the north. East of the site is North Harvard Avenue; further east is the North Tulsa County Solid Waste / Sanitary Landfill.

Most of the site is within the FEMA-designated 100-Year (1% Annual Chance) Regulatory Floodplain; a southwestern corner of the site is out. The Floodplain is represented on Exhibit 'A', which is a survey by others. The owner has been working with Tulsa County on grading / Floodplain Development permitting along with a FEMA LOMR to reshape the Floodplain to provide a more suitable building pad for the first phase.

The first phase includes one (1) "trade center" / "office-warehouse" multitenant building anticipating trades and services businesses and other uses allowed under IL zoning. A Conceptual Site Plan is included as Exhibit 'A.1'.

The site contains City of Tulsa waterlines and has access to all other utilities, save for public sanitary sewer. The initial development building will utilize an ODEQ-approved onsite sewer disposal system until such time as public sanitary sewer is extended to serve the Site.

Future phases will require Floodplain mitigation, along with the customary engineering and permitting exercises.

EXHIBIT A
Site Survey by Others

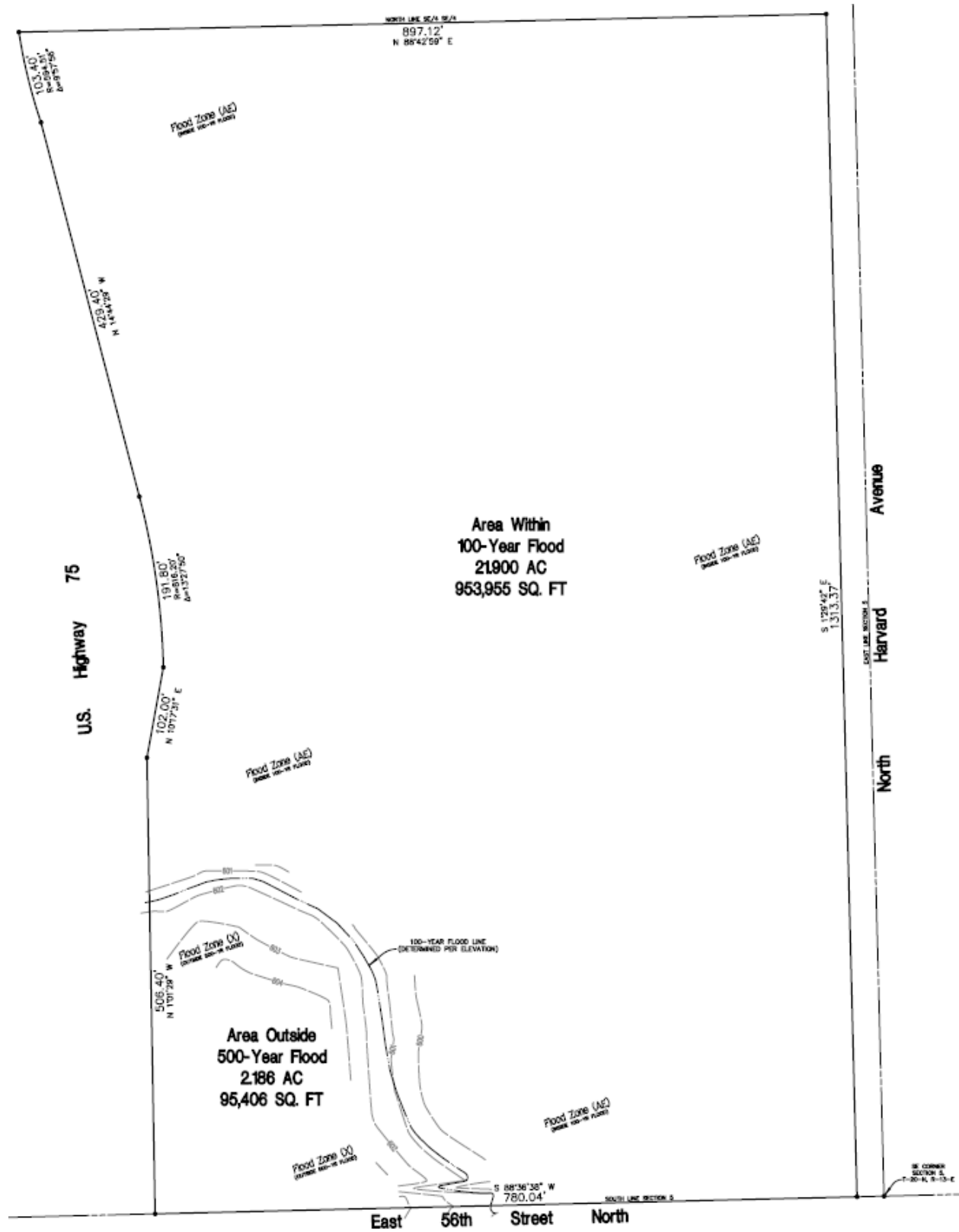
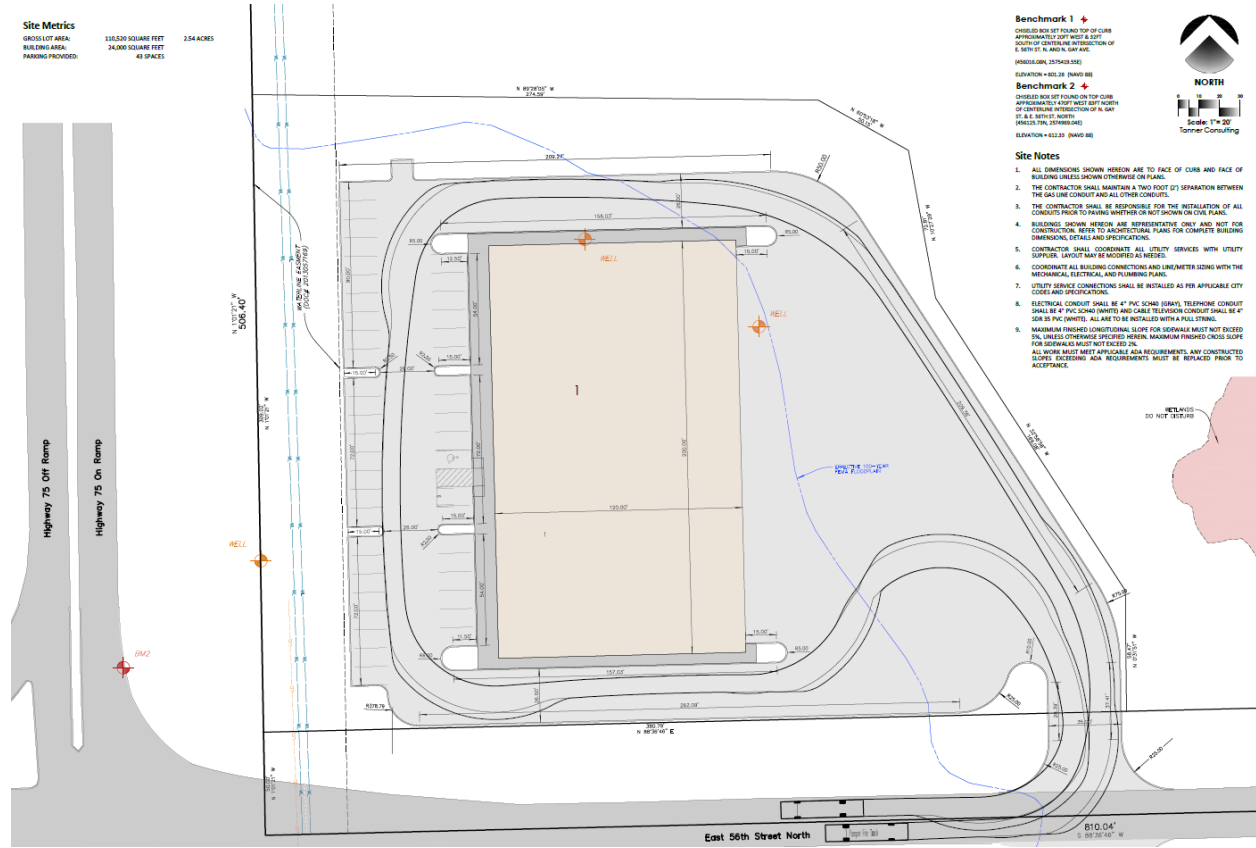


EXHIBIT "A.1"

Conceptual Site Plan



III. COMPREHENSIVE PLAN AMENDMENT REQUEST AND JUSTIFICATION

As shown below, the Site is currently designated “Rural Residential/Agricultural” on the Tulsa County Comprehensive Land Use Plan’s “North Tulsa County Future Land Use” map.

In 2018, Tulsa County recognized the need to have an adopted Comprehensive Land Use Plan for the unincorporated areas of Tulsa County and to update or establish plans as necessary for the remainder of Tulsa County.

The planning process was initiated in 2018, and substantial plan components were adopted in 2019 and 2020.

Since and contemporaneously with the adoption of the Comprehensive Plan, this U.S. Highway 75 corridor has continued to see expansion of commercial and industrial development, including within the Cherokee Industrial Park and at the highway intersections with 66th Street North and 76th Street North. Further, an IL rezoning along with PUD-853 of 68 acres, approved in 2019, is located across U.S. Highway 75 to the west. That rezoning was to support a pipe, valve, and fitting distribution business’s new facility, which business acquired the site in 2019.

The Site was included in the Tulsa County Land use map study that was adopted in or around 2020. The conditions in this area of U.S. Highway 75 have changed with recent industrial growth beyond what was anticipated at that time. The proposed rezoning and development associated with this Comprehensive Plan Amendment will increase an opportunity for industrial development and manufacturing jobs to this northeast corner of 56th Street North and U.S. Highway 75. The existing Cherokee Industrial Park and the expansion tracts surrounding it have 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.

Along with the current Rural Residential/Agricultural designation, the site is supplementally designated “Floodplain,” corresponding with the FEMA Regulatory Floodplain. Historically, the site had only an old farmhouse and some barns. These conditions may have caused the site to have been overlooked as a nonresidential development site during the initial Comprehensive Plan planning process.

Due to its location and surrounding conditions, the site is not suitable for residential development, rural or otherwise.

For all the reasons outlined above, we respectfully request that the Site be redesignated “Industrial” to allow development per IL-zoning, subject to the customary engineering and permitting exercises.

Tulsa County Comprehensive Land Use Plan’s “North Tulsa County Future Land Use” map:

