



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7745

Hearing Date: November 1, 2023

Case Report Prepared by:

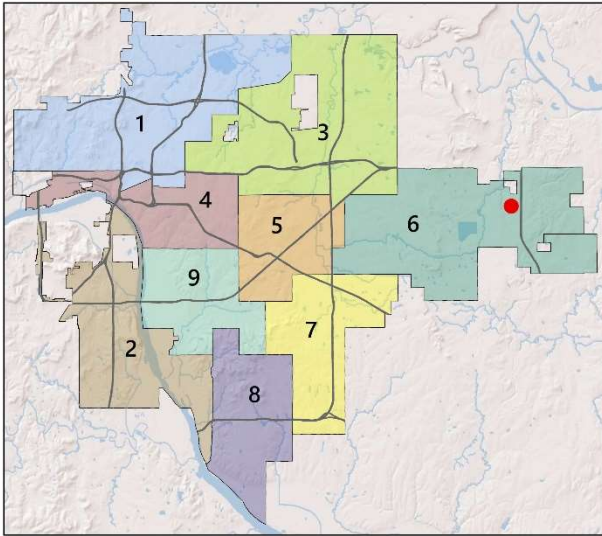
Nathan Foster

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Fair Oaks Ranch, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Data Center

Concept summary: Rezone subject property from AG to IL to permit the construction of a data center and related uses.

Tract Size: 340 ± acres

Location: South and west of the intersection of East 11th Street South and the Creek Turnpike

Zoning:

Existing Zoning: AG

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Staff Recommendation:

Staff recommends approval of Z-7745 to rezone the site from AG to IL

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: 1 - Wagoner

Commissioner Name: James Hanning

SECTION I: Z-7745

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject property from AG to IL to permit construction of a data center with related uses. The property is roughly 340 acres of undeveloped land designated as Employment by the Tulsa Comprehensive Plan. The property is adjacent to the Creek Turnpike and East 11th Street.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this property as Employment. IL zoning aligns with the recommendations for the Employment land use designation in this area.

The property is currently vacant and has never been developed. AG zoning was established upon annexation of the property.

The property is adjacent to the Creek Turnpike and has highway access via East 11th Street. When determining suitability for industrial uses, highway access and arterial street frontage are two critical components to serve the potential uses. The proximity of this property to the turnpike and adjacency to an arterial street are conducive to the requested IL zoning.

Staff recommends approval of Z-7745 to rezone the property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Employment” by the Comprehensive Plan land use map. The proposed IL district aligns with the recommendations of the “Employment” land use designation in this area.

Land Use Vision:

Employment

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.

The “Industrial Site Suitability” map found in the Tulsa Comprehensive Plan Development Review Guide designates this site as more suitable for industrial development. IL zoning would be compatible with the designation, but a more intense industrial zoning would not.

Transportation Vision:

Major Street and Highway Plan: East 11th Street South is designated as a secondary arterial requiring an ultimate right-of-way width of 100 feet. The Creek Turnpike is designated as a freeway with variable right-of-way requirements.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property is vacant and has never been developed. It is immediately adjacent to the Creek Turnpike along the entire east boundary. The primary frontage of the property is located on East 11th Street South which is designated as a secondary arterial. The surrounding properties consist of large undeveloped AG tracts with an existing single-family neighborhood to the north and northwest. The existing neighborhood area directly north is located within unincorporated Wagoner County and has not been annexed into the City of Tulsa.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 th Street South	Secondary Arterial	100'	2
Creek Turnpike	Freeway	Variable	4

Utilities:

The subject tract has municipal water available. Public sanitary sewer is not available at the site and will require an extension to serve new development.

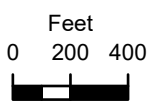
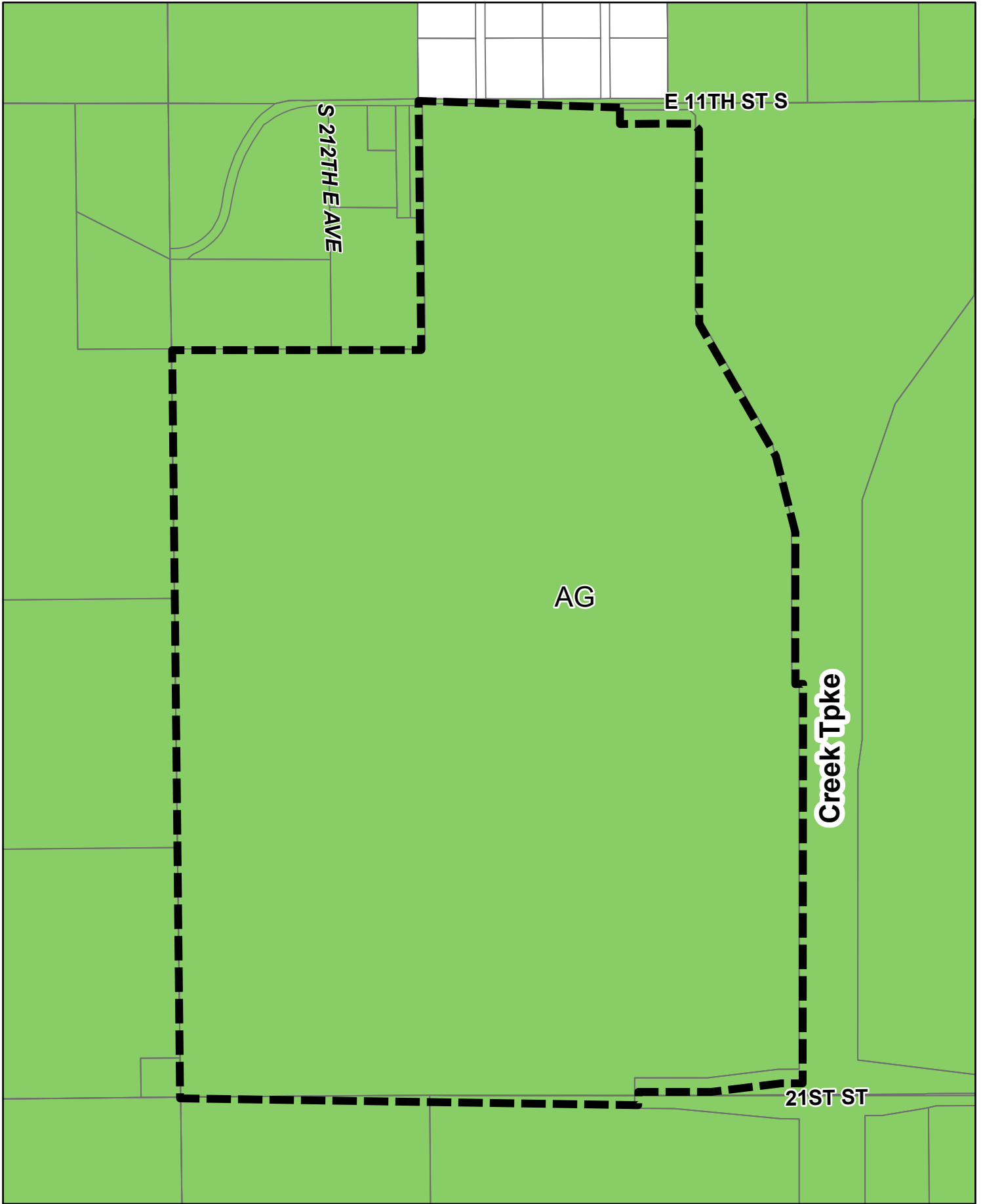
Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	None	Single-Family Residential
East	AG	Regional Center	Vacant/Creek Turnpike
South	AG	Employment	Vacant
West	AG	Neighborhood	Vacant/Single-Family Residential

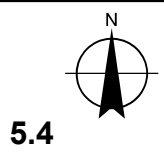
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20244 dated November 8, 2001, annexed the property into the City of Tulsa and established zoning for the subject property.

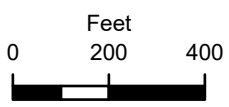
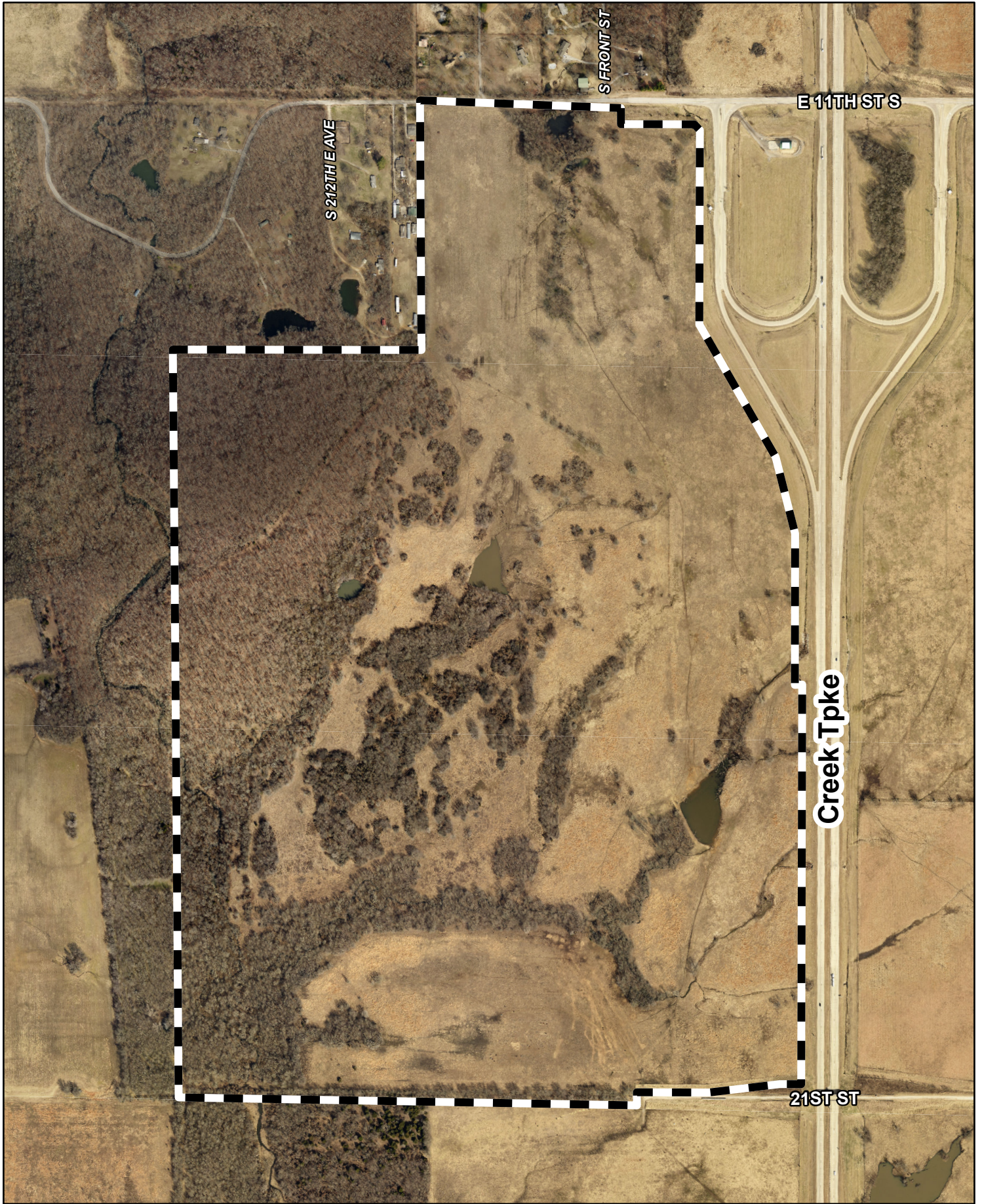
Ordinance number 20267 dated December 20, 2001, provided corrected legal descriptions for Ordinance number 20244.



Z-7745



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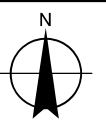
Subject Tract

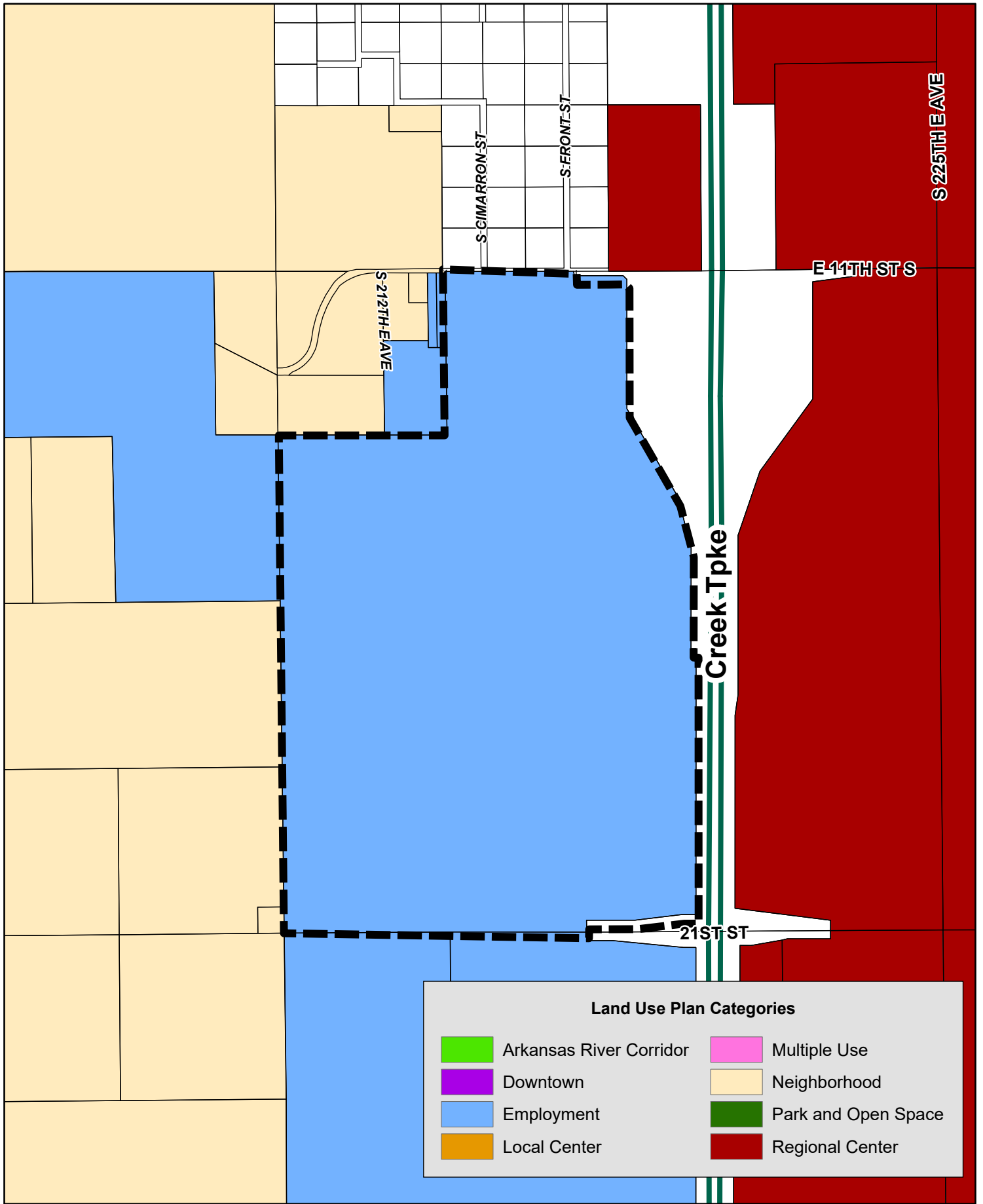
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







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

Aerial Photo Date: 2021


5.5





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

Feet
0 20C400



Z-7745

