



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7774 Staff Report**

**Hearing Date:** June 5, 2024  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

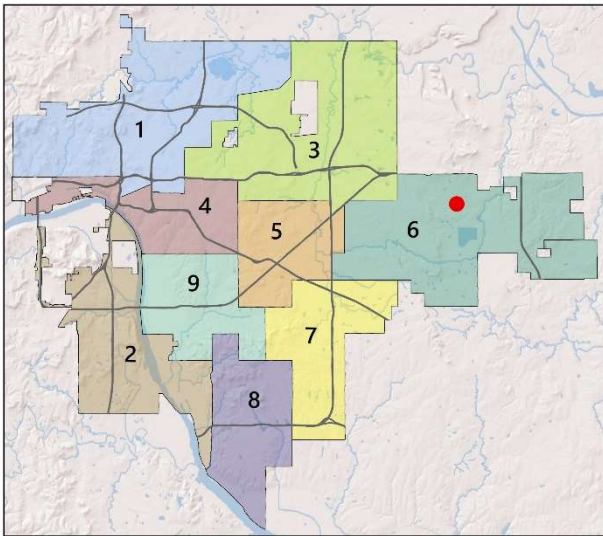
Applicant: Nathan Cross  
Property Owner: Fair Oaks Ranch – Tulsa County, LLC

**Property Location**

West of the northwest corner of East 11<sup>th</sup> Street South and South 193<sup>rd</sup> East Avenue  
Tract Size: ±80.2 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 6, Christian Bengel  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Staff Recommendation**

Staff recommends approval with the provisions of the optional development plan.

**Request Summary**

Rezone subject property from AG to RS-5 with an optional development plan to permit a single-family subdivision

**Zoning**

Existing Zoning: Agriculture (AG)  
Existing Overlays: R66 Overlay  
Proposed Zoning: Residential Single-Family 5 (RS-5) with an optional development plan

**Use**

Current Use: Vacant  
Proposed Use: Single-Family Subdivision

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: None  
Development Era: Future Growth

**Transportation**

Major Street & Highway Plan:  
East 11<sup>th</sup> Street South – Secondary Arterial  
planitulsa Street Type: N/A  
Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: On-Street Signed Route

**Environment**

Flood Area: Tulsa Regulatory Floodplain – FEMA Floodway  
Tree Canopy Coverage: 30-50%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone an 80 acre tract to RS-5 with an optional development plan to permit single-family subdivision development.

The optional development plan allows subdivisions to be served by private streets while maintaining a requirement that a public collector street system be routed through the property to afford access to the arterial streets from adjacent neighborhood developments.

Uses in the optional development plan are limited to only detached houses while prohibiting other housing types typically permitted within the RS-5 district such as townhouses and cottage house developments.

Additionally, while the RS-5 zoning as a straight zoning request would permit over 1,000 lots, the optional development plan limits the total number of lots on the property to 480 in order to preserve meaningful open space and natural flood areas. The limitation on density ensures a more compatible development with the surrounding area while allowing higher utilization of the developable areas of the site.

Single-family residential development with the provisions of the optional development plan are consistent with the future anticipated development pattern of surrounding properties. It is also consistent with the Neighborhood land use designation in the area.

With consideration given to the factors listed herein, staff recommends **approval** of the application with the optional development plan standards outlined below.

**Z-7774 Development Standards**

Z-7774 shall be developed in accordance with the RS-5 zoning district with the additional provisions outlined below.

Z-7774 shall only permit the uses identified below, along with customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

No other uses are permitted on the subject property except for those listed below:

***Permitted Use Categories, Subcategories, and Specific Uses:***

- RESIDENTIAL Use Category
  - Household Living Subcategory
    - Single Household
    - Detached Houses

***Maximum Dwelling Units:***

The area included in the optional development plan is limited to a maximum of 480 lots.

***Streets:***

Lots in the subdivision may be served by private streets. Private streets are required to be reviewed by the City of Tulsa for conformance with all design and constructions standards per the Subdivision & Development Regulations.

All streets may be private except for one public north/south residential collector and one public east/west residential collector as required by the Tulsa Major Street and Highway Plan. Collector streets will allow connectivity through the subdivisions for adjoining neighborhoods.

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as Neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Single-Family Residential
East	RS-3, RS-1	Neighborhood	Single-Family Residential
South	AG	Neighborhood	Vacant/Single-Family Residential
West	RS-4/AG	Neighborhood	Vacant/Single-Family Residential

### **Small Area Plans**

The subject properties are not located within any adopted small area plans.

### **Development Era**

The subject property is designated as future growth. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

### **Transportation**

Major Street & Highway Plan: East 11<sup>th</sup> Street South is designated as a secondary arterial.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: East 11<sup>th</sup> Street South has a planned on-street signed bike route.

### **Environmental Considerations**

Flood Area: The subject property contains both City of Tulsa Regulatory Floodplain and FEMA floodways. Development is encouraged to avoid flood areas. Any development in the floodplain areas is required to comply with all related City of Tulsa ordinances.

Tree Canopy Coverage: Tree canopy in the area is 44%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

## **Zoning History**

Ordinance 11818, dated June 26, 1970, established zoning for the subject property.

Z-7695 – TMAPC voted 10-1-0 to recommend approval of RS-4 zoning with an optional development plan on March 22, 2023. City Council denied the application for rezoning on May 17, 2023.

## **Exhibits**

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map







S 183RD AVE

S 184TH AVE

E 4TH ST S

E 4TH ST S

S 185TH AVE

S 186TH AVE

S 190TH AVE

E 11TH ST S



Subject Tract

Feet  
0 100 200



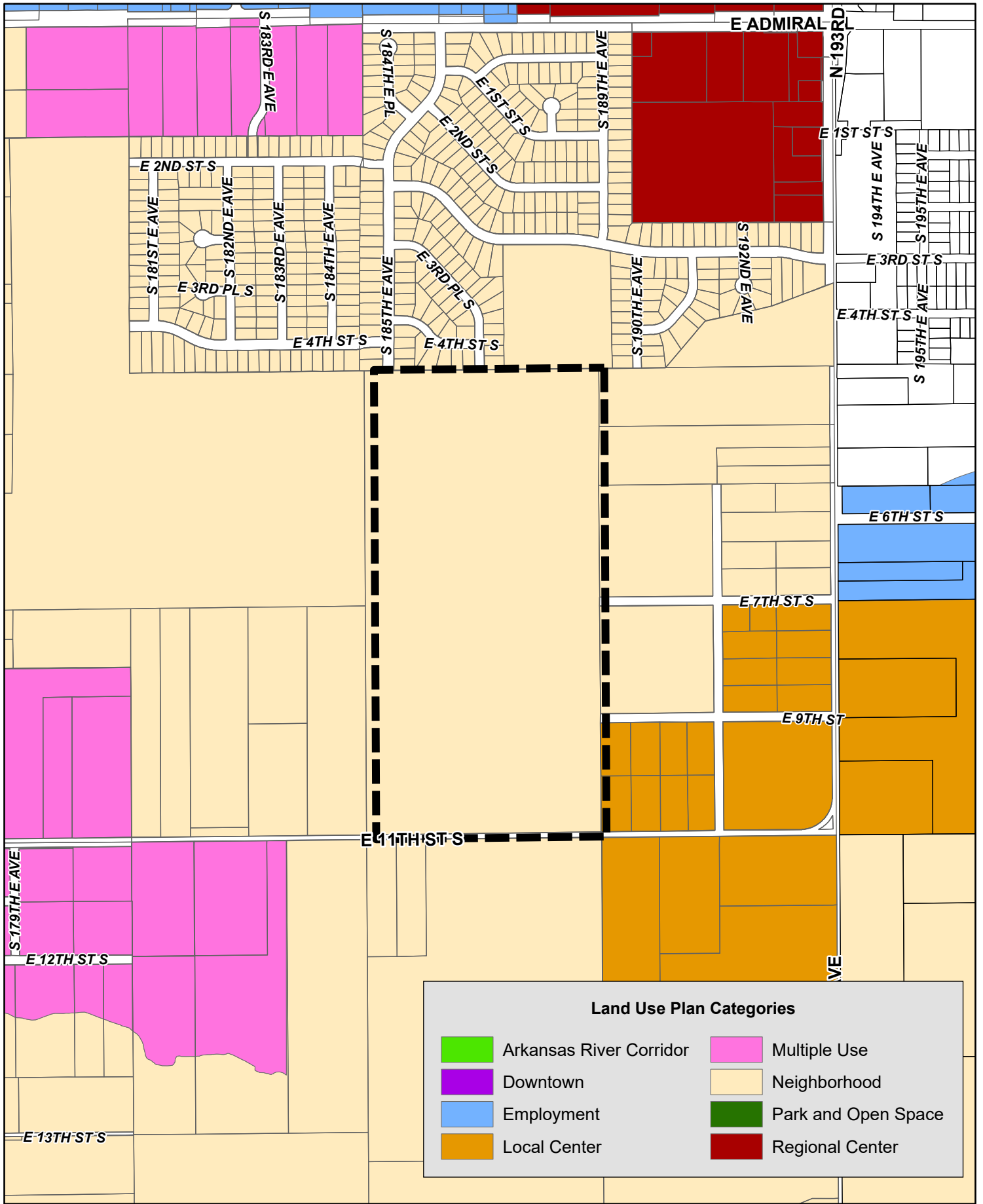
**Z-7774**

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









Aerial Photo Date: 2021

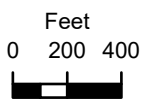


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**Land Use Plan Categories**

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



**Z-7774**





## **66 CROSSING - DEVELOPMENT OVERVIEW**

**66 Crossing** is a proposed 80-acre RS-5 neighborhood in the growing area of East Tulsa. The site is located a mile south of Interstate 44 and is minutes from the Hard Rock Casino and Catoosa Hills. This development aims to complement and support economic growth in Tulsa, the MidAmerica Industrial Park, and surrounding areas by providing reasonably priced single-family homes in an area that lacks diverse housing options.

## **DEVELOPMENT STANDARDS**

**66 Crossing** shall be developed in accordance with the use and development regulations of the RS-5 district of the Tulsa Zoning Code, except as noted herein.

**STREETS:** Streets shall be placed in a reserve and shall be privately owned and maintained, other than one public north/south residential collector street and one public east/west residential collector street. Private streets may be gated.

**MAXIMUM DWELLING UNITS:** While the RS-5 standards of the City of Tulsa Zoning Code would allow over 1,000 units within the subject property, the developer has elected to limit the maximum number of dwelling units on this property to 480.