



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7575

Hearing Date: October 7, 2020

Case Report Prepared by:

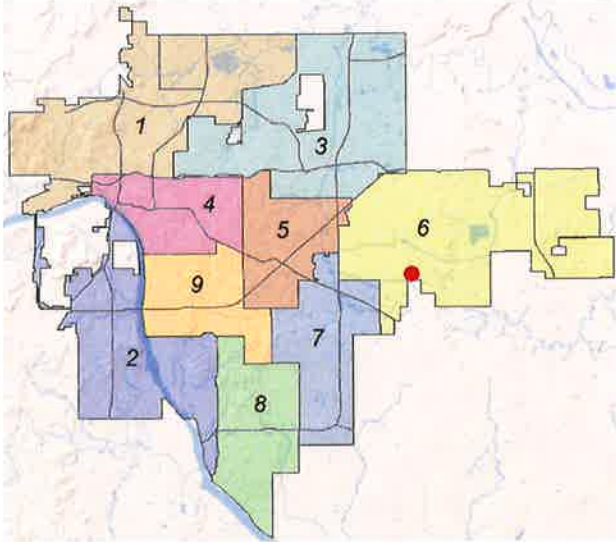
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jesse Fulcher

Property Owner: RC Battlecreek, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family Residential

Concept summary: Rezone a strip of land abutting RM-0 with an optional development plan along the south side of a detached single-family subdivision that is in the construction phase. Rezone from RS-3 (minimum 60 feet wide and 6900 sq. ft.) to RS-4 (minimum 50 feet wide and 5500 sq. ft.).

Tract Size: 5.61 ± acres

Location: North of the Northeast corner of East 41st Street South and South 145th East Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RS-4

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9422
CZM: 50, 49

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

12.1

SECTION I: Z-7575

APPLICANTS DEVELOPMENT CONCEPT:

This request is to rezone approximately 5.61 acres from RS-3 to RS-4, for approximately 28 lots identified in the preliminary plat for the Crossings at Battle Creek Phase 5. This request is being made to provide some lot variety within our development and respond to consumer demand. Additionally, this rezoning will help us coordinate with an adjacent development to the south that needs a secondary point of access to meet Fire Code requirements. Further, we feel that this requested zoning is compatible with the single-family lots in Crossings at Battle Creek and the planned duplex development directly south of our development.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Applicant Letter
 - Applicant Rezoning exhibit

DETAILED STAFF RECOMMENDATION:

Z-7575 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7575 to rezone property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is primarily used for a smaller lot single family residential use and is consistent with the New Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: The subject property is part of a preliminary plat that is in the construction phase. No additional streets or considerations for access is contemplated in the major street and highway plan.

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 site is being developed and currently in the construction phase and Infrastructure Development Plan process. Another development immediately south of this site is being developed for duplex construction and an anticipated stub street will be constructed to provide connectivity to that development.

Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 145 th East Avenue	Primary Arterial	120 feet	2
South 148 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	New Neighborhood	Growth	Residential subdivision in construction phase
East	RS-3	New Neighborhood	Growth	Residential subdivision in construction phase
South	RM-0 with an Optional Development plan for duplex only	New Neighborhood	Growth	Detached single family homes
West	RS-3	New Neighborhood	Growth	Single-family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

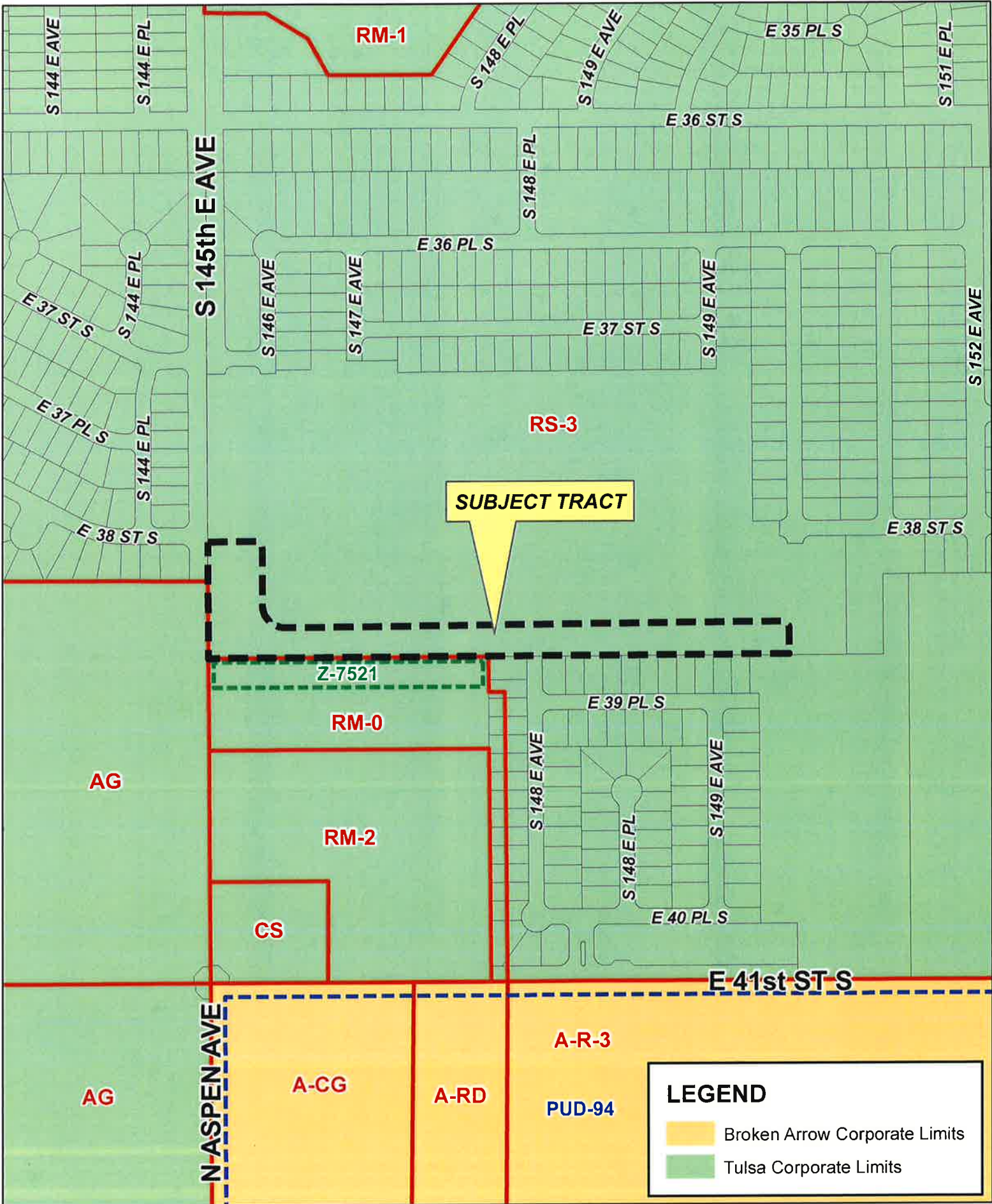
Surrounding Property:

Z-7521 February 2020: All concurred in **approval** of a request for *rezoning* a 18.21± acre tract of land from RS-3 to RM-0 for residential duplexes, on property located north of the northeast corner of East 41st Street South and South 145th East Avenue.

Z-7388 June 2017: All concurred in **approval** of a request for *rezoning* a 12.9± acre tract of land from RM-0/CS to RM-2 for multifamily residential, on property located north and east of the northeast corner of East 41st Street South and South 145th East Avenue.

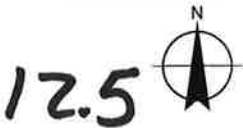
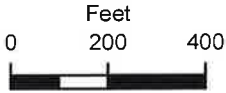
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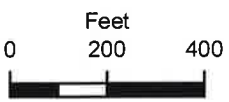
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LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



 Subject Tract

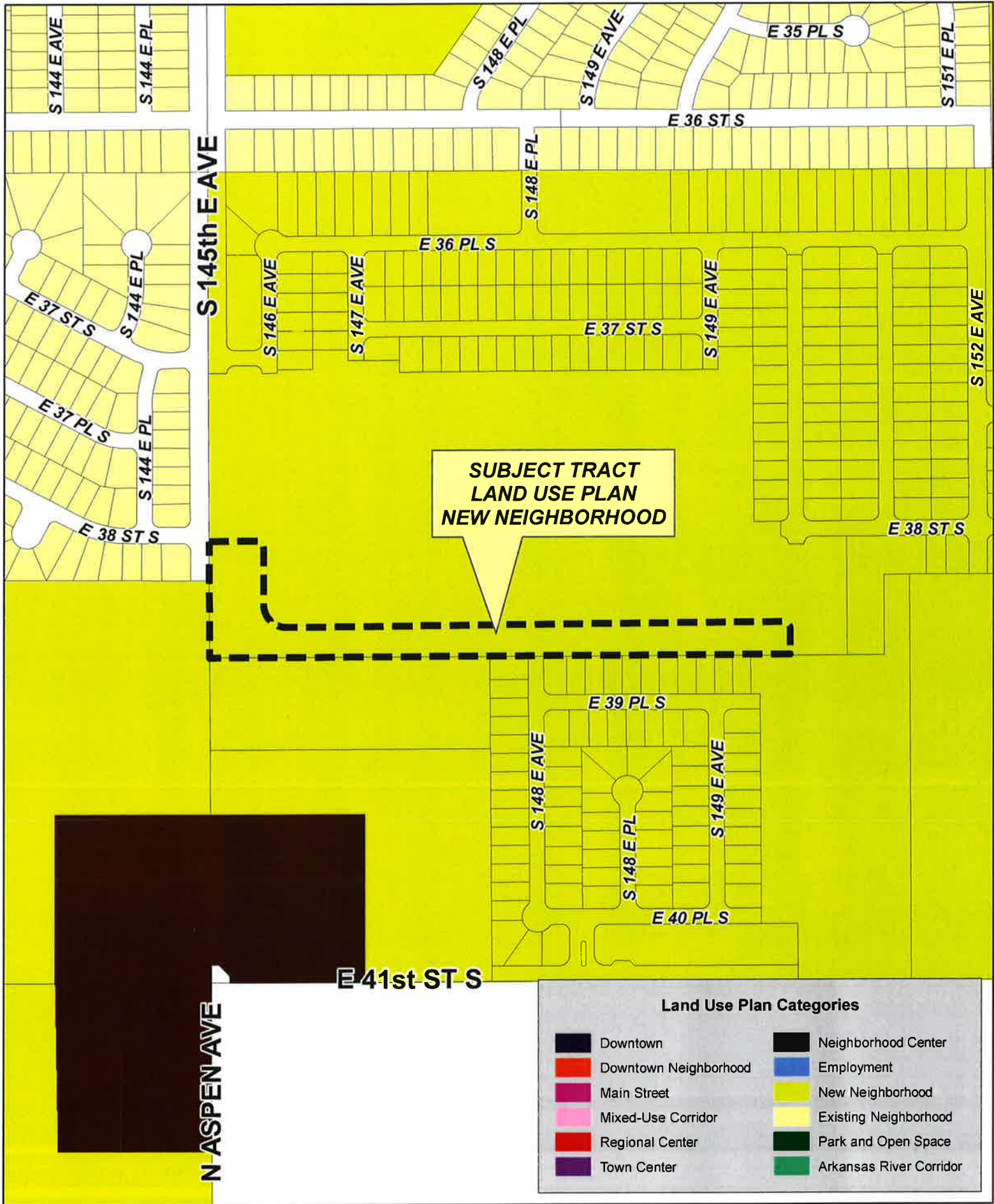
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

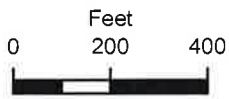




**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

Land Use Plan Categories

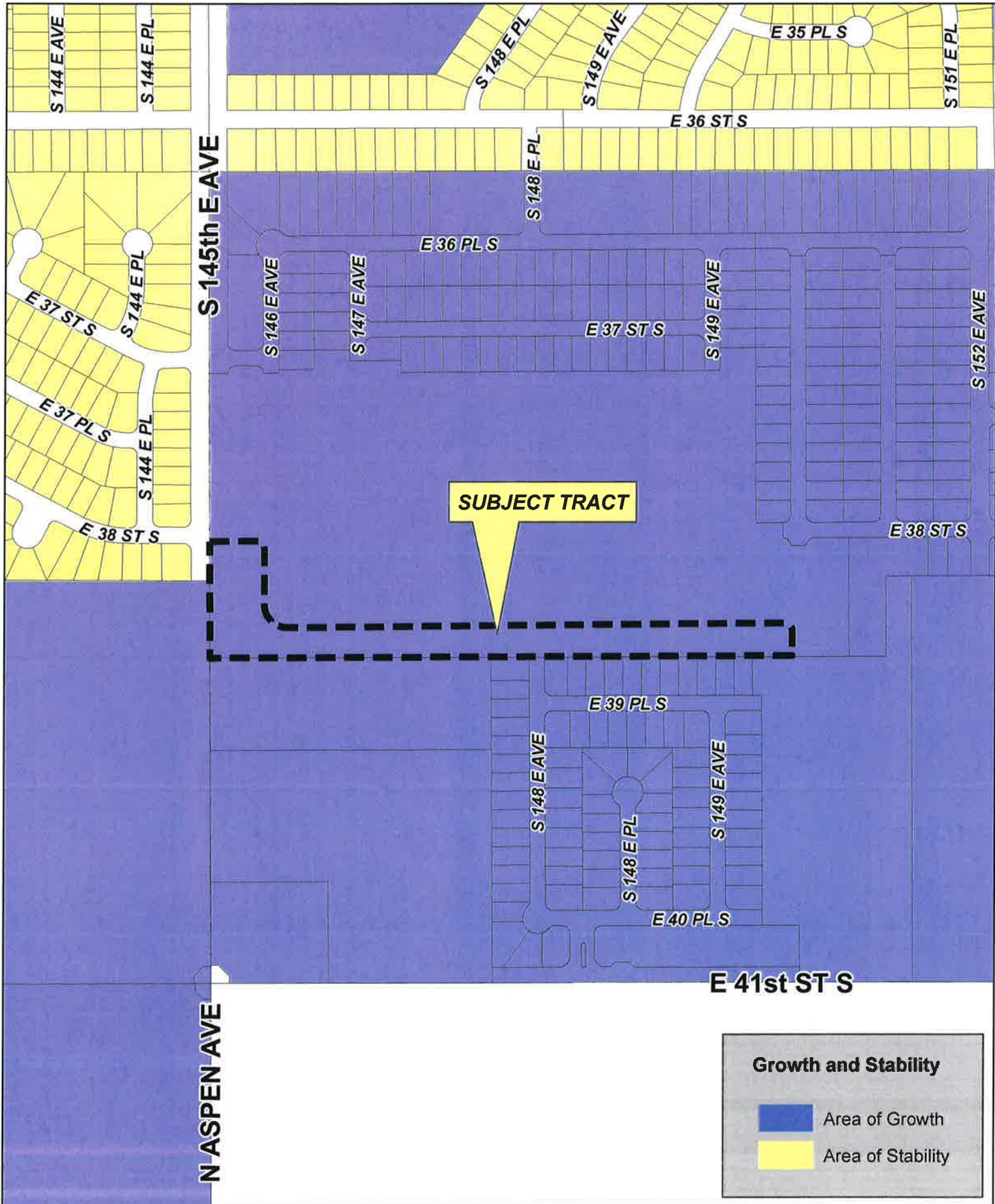
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



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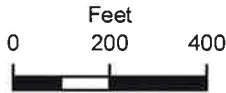




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7575

19-14 22



August 26, 2020

Nathan Foster
Tulsa Planning Office
2 W. 2nd Street
Tulsa, OK 74103

Mr. Foster,

Please accept this letter as our request to rezone approximately 5.61 acres from RS-3 to RS-4, for approximately 28 lots in the Crossings at Battle Creek Phase 5. This request is being made to provide some lot variety within our development and respond to consumer demand. Additionally, this rezoning will help us coordinate with an adjacent development to the south that needs a secondary point of access to meet Fire Code requirements. Further, we feel that this requested zoning is compatible with the single-family lots in Crossings at Battle Creek and the planned duplex development directly south of our development.

Please don't hesitate to contact me with any questions.

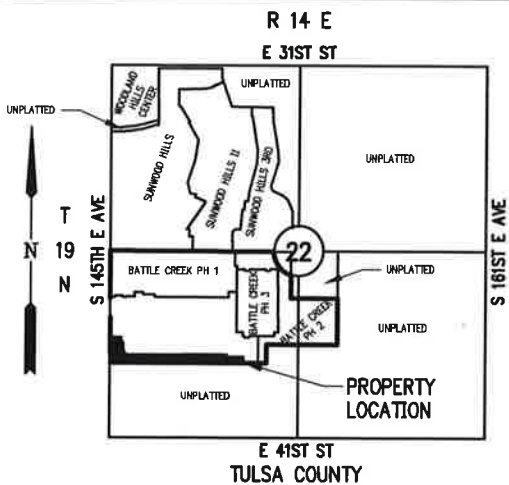
Sincerely,



Jesse Fulcher

REZONE EXHIBIT

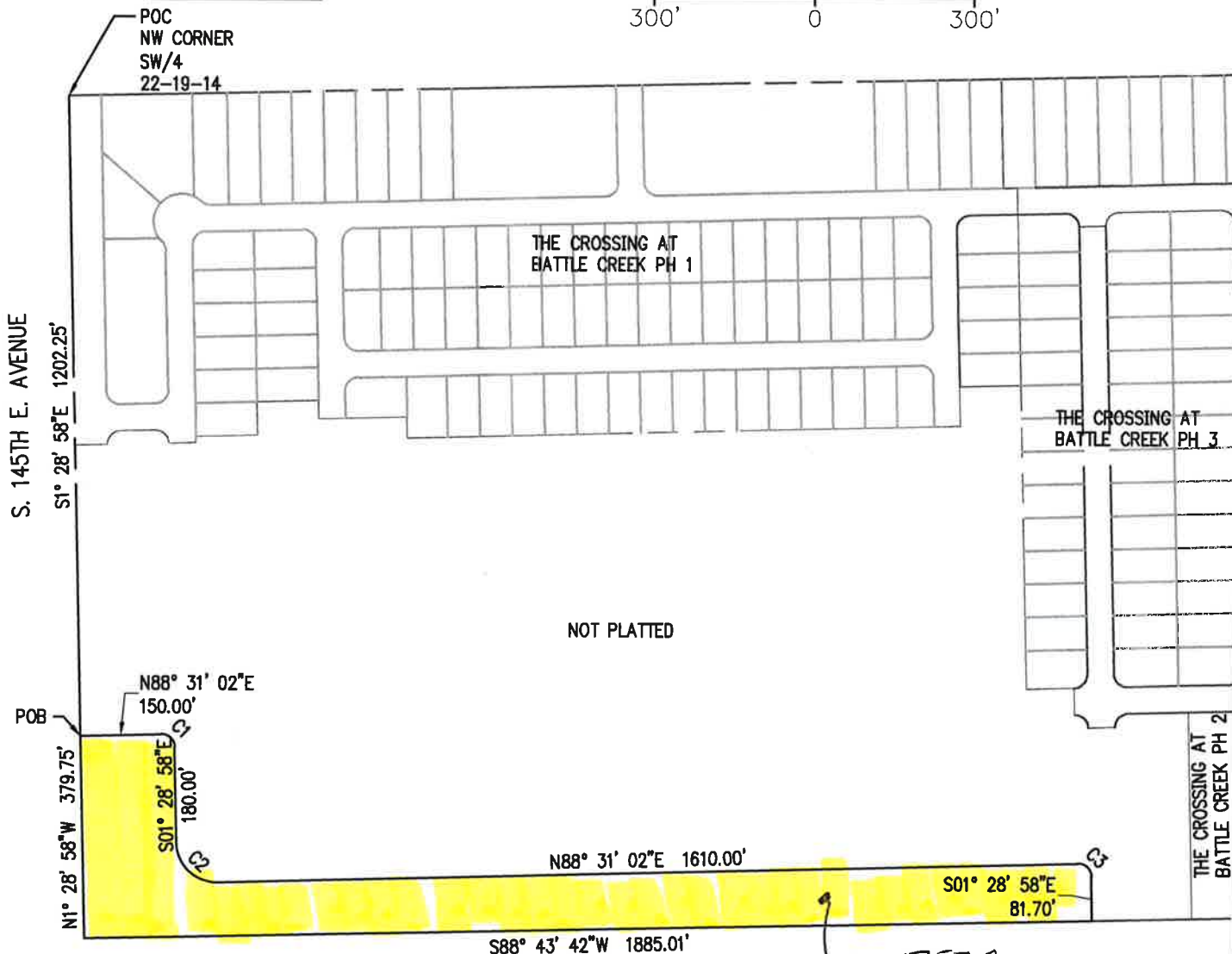
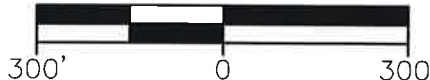
JOB: 13108905
 COUNTY: TULSA
 LOCATION DESC: SW/4 SEC. 22, T-19-N, R-14-E, I.M.
 REZONE AREA: 5.61 AC
 OWNER: RC BATTLE CREEK, L.L.C.



LOCATION MAP



GRAPHIC SCALE IN FEET



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S46° 28' 58"E	35.36'
C2	117.81'	75.00'	90°00'00"	S46° 28' 58"E	106.07'
C3	39.27'	25.00'	90°00'00"	S46° 28' 58"E	35.36'

CERTIFICATE OF AUTHORIZATION
 CA 973 (FELS) EXPIRES 07/30/2022

300 Pointe Parkway Blvd,
 Yukon, Oklahoma 73099



Crafton Tull
 architecture | engineering | surveying

405.787.6270 | 405.787.6276 f

www.craftontull.com

DRAWING: G:\13108905-BATTLECREEK-INFRASTRUCTURE\SURVEY\DWG\REZONE_DESC.DWG
 LAYOUT: LAST SAVED: 5/6/20, 8/27/2020 9:16:34 AM
 LAST PLOTTED BY: SEAN JOHNSON, 8/27/2020 9:16:56 AM ("PLOTTED BY:" VALID ON HARD COPY ONLY)

PROJECT NO.: 13108905	DRAWN BY: SJ	DATE: 8/26/2020	SHEET: 1 OF 1	CHECKED:
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