



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7684-1

Hearing Date: December 6, 2023

Case Report Prepared by:

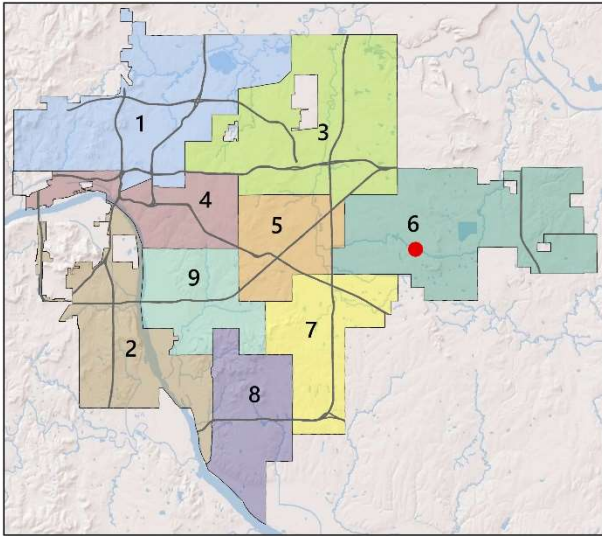
Nathan Foster

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: RC Battlecreek LLC

**Location Map:
(shown with City Council districts)**



Applicant Proposal:

Present Use: Single-Family Residential

Proposed Use: Vacant

Concept summary: Abandonment of Z-7684 optional development plan, retaining RS-5 zoning

Tract Size: 17 ± acres

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

Zoning:

Existing Zoning: RS-5/Z-7684 ODP

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: Neighborhood

Staff Recommendation:

Staff recommends approval of Z-7684-1 to abandon the optional development plan and retain RS-5.

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7684-1

DEVELOPMENT CONCEPT: The applicant has submitted a request to abandon a previously approved optional development plan under Z-7684. The optional development plan required larger lots than are typically permitted under RS-5 zoning. Since adoption of the optional development plan, several adjacent properties have been rezoned to RS-5.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7684-1 requesting and abandonment of Z-7684 optional development plan and retaining base RS-5 zoning, which allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-5 district allow a greater density than the abutting RS-4 zoned properties; however, RS-5 zoning is consistent with other adjacent properties and the anticipated future development of the area and,

RS-5 zoning is consistent with the Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends approval of Z-7684-1 to abandon the optional development plan and retain base RS-5 zoning.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-5 zoning is primarily used for a smaller lot single family residential use and is consistent with the Neighborhood land use designation.

Land Use Vision:

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

Transportation Vision:

Major Street and Highway Plan: None

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 tract is undeveloped and is planned as a continuation of the Battle Creek subdivisions developed to the west.

Environmental Considerations: None.

Streets: Residential streets are required to provide a 50-foot right-of-way dedication. Arrangement of streets will be reviewed, and recommendations will be made, when a preliminary plat of the subdivision is reviewed.

Utilities:

The subject tract will require extensions of municipal water and sewer in order to serve future subdivision development.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-5	Neighborhood	Vacant
East	RS-4/RS-3	Neighborhood	Vacant
West	RS-4 (Z-7747 requests RS-5)	Neighborhood	Vacant
South	RS-3	Neighborhood	Vacant

SECTION III: Relevant Zoning History

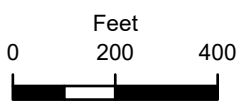
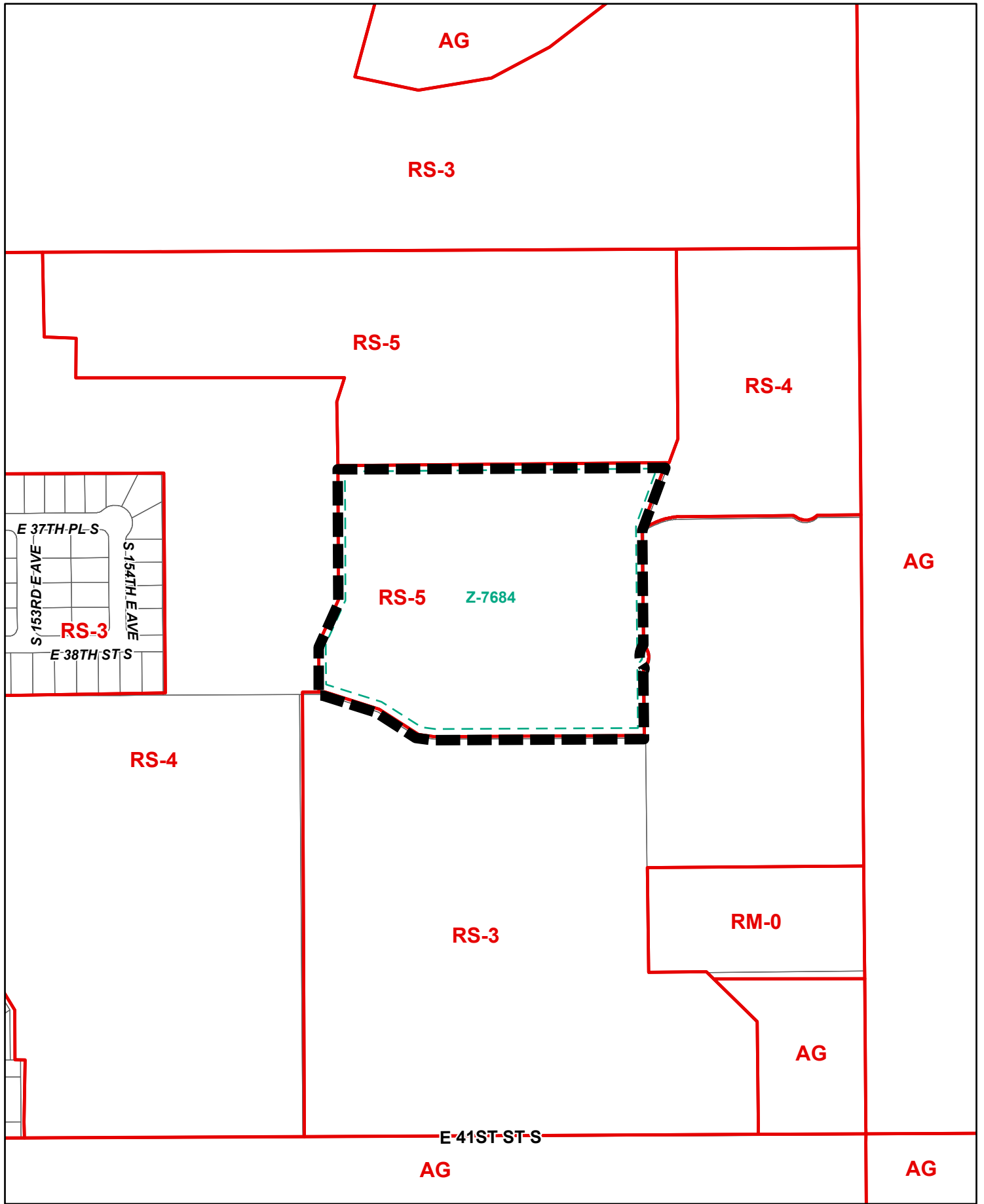
History: Z-7747

ZONING ORDINANCE: Ordinance number 24982 dated February 6, 2023, established zoning for the subject property.

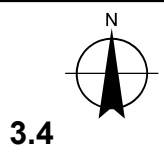
Subject Property:

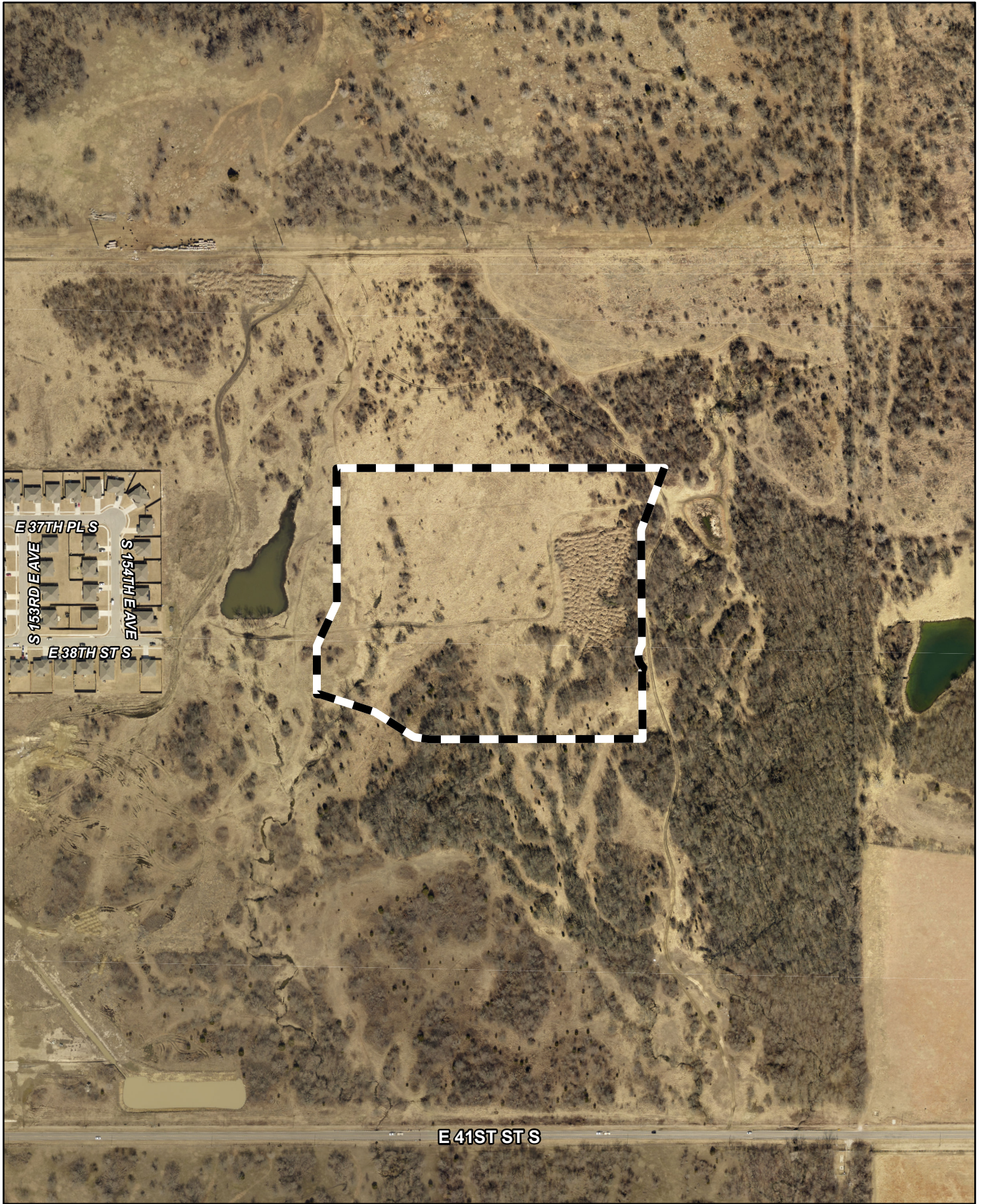
Z-7684 February 6, 2023: All concurred in **approval** of a request for rezoning of the subject tract from RS-4 to RS-5 with an optional development plan.

Z-7553 August 16, 2020: All concurred in **approval** of a request for *rezoning* a 68.28± acre tract of land from RS-3 to RS-4 on property located East of the southeast corner of East 36th Street South and South 145th East Avenue.



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E 37TH PLS

S 153RD AVE

S 154TH AVE

E 38TH ST S

E 41ST ST S



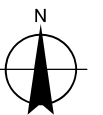
Subject Tract

Feet
0 200 400

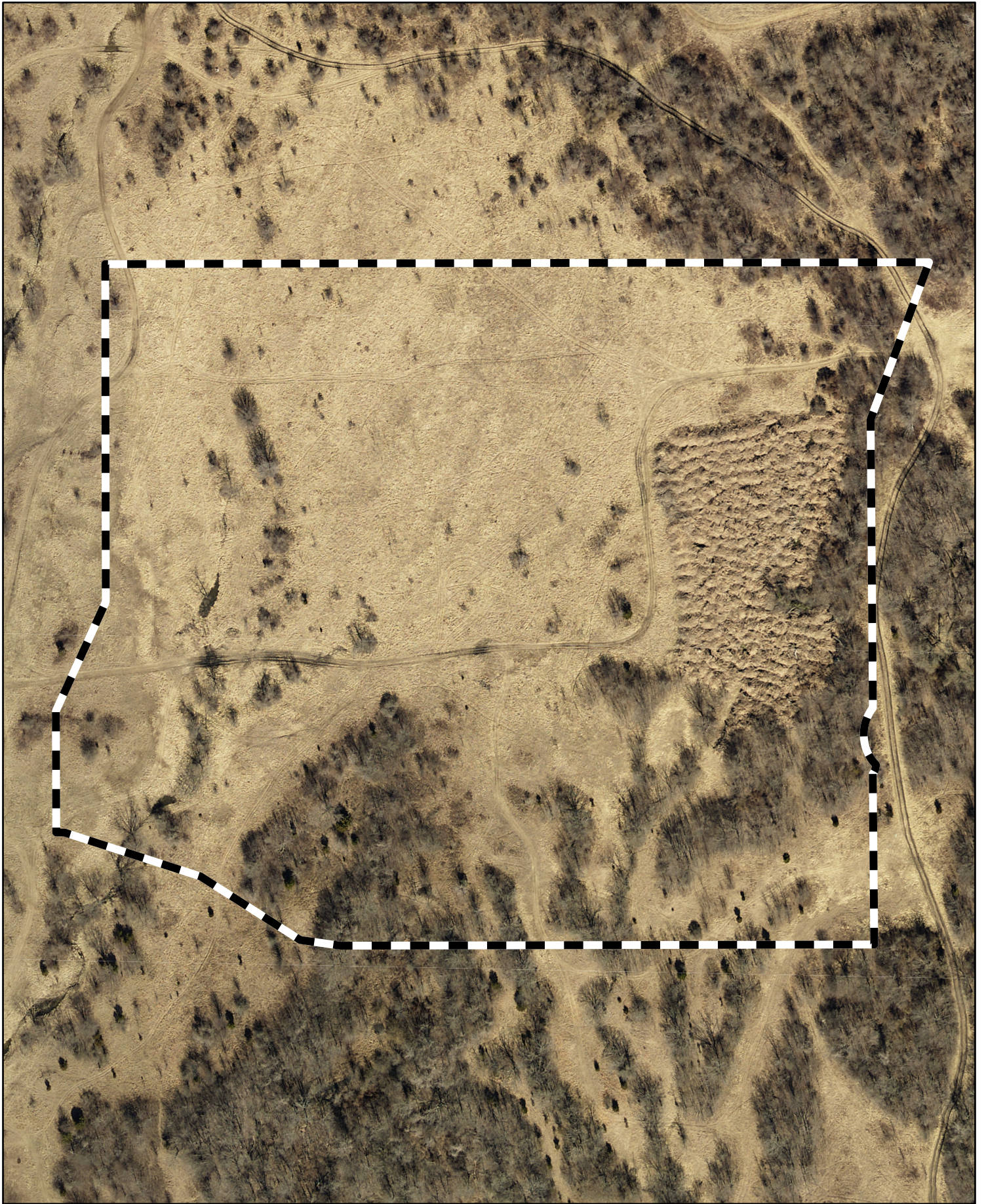
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Note: Graphic overlays may not precisely align with physical features on the ground.


Aerial Photo Date: 2021



3.5



Feet
0 100 200

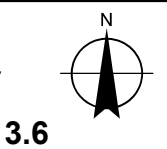


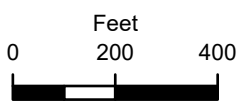
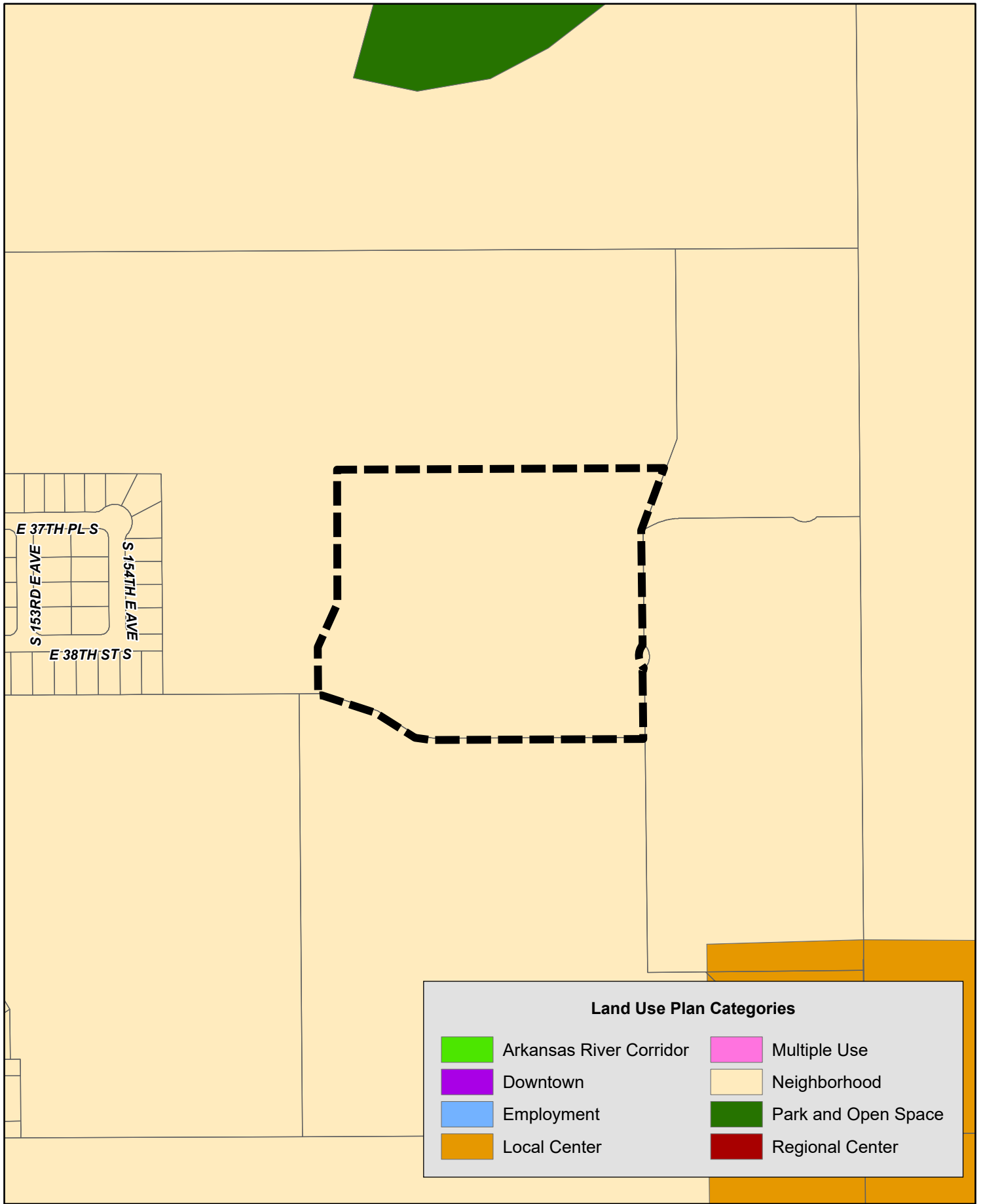
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