



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7720

Hearing Date: June 7th, 2023

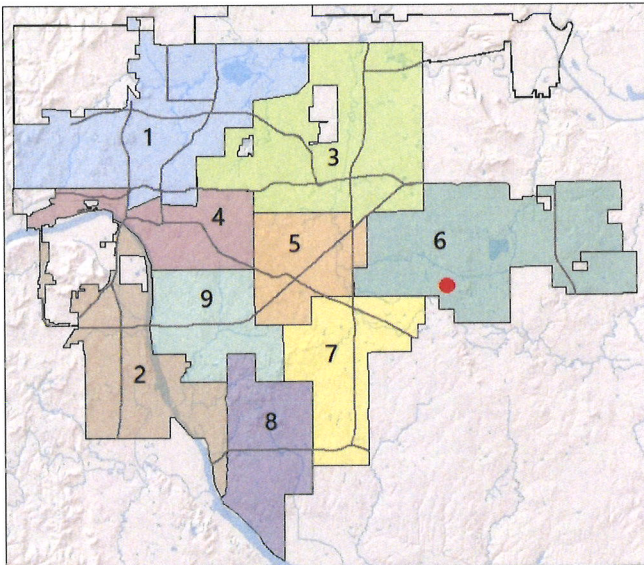
Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: RC Battle Creek, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-Family Subdivision

Concept summary: Rezone from RS-4 to RS-5 to permit smaller lot single-family subdivision development.

Tract Size: 68.28 ± acres

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

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RS-5

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

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: 1

Commissioner Name: Stan Sallee

6.1

SECTION I: Z-7720

DEVELOPMENT CONCEPT: The applicant has submitted a request to consider rezoning from RS-4 zoning which requires a minimum lot width of 50 feet and a minimum lot size of 5500 square feet to RS-5 zoning that requires a minimum lot width of 30 feet and minimum lot size of 3300 sq. ft.

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:

DETAILED STAFF RECOMMENDATION:

Z-7720 requesting RS-5 zoning 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 and RS-3 zoned properties; however, RS-5 zoning is consistent with the anticipated future development of the area and,

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

Staff recommends approval of Z-7553 to rezone property from RS-4 to RS-5

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 New Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood designation 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 close 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: 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: The subject tract does not currently have any access to a public street. Development of this site will be dependent upon the completion of adjacent subdivision development and the extension of adequate public streets to serve the development. 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	Area of Stability or Growth	Existing Use
North	RS-3/AG	New Neighborhood	Growth	Vacant
East	RS-4	New Neighborhood	Growth	Vacant
West	RS-4	New Neighborhood	Growth	Vacant
South	RS-4	New Neighborhood	Growth	Vacant

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SECTION III: Relevant Zoning History

History: Z-7720

ZONING ORDINANCE: Ordinance number 24424 dated August 16, 2020, established zoning for the subject property.

Subject Property:

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.

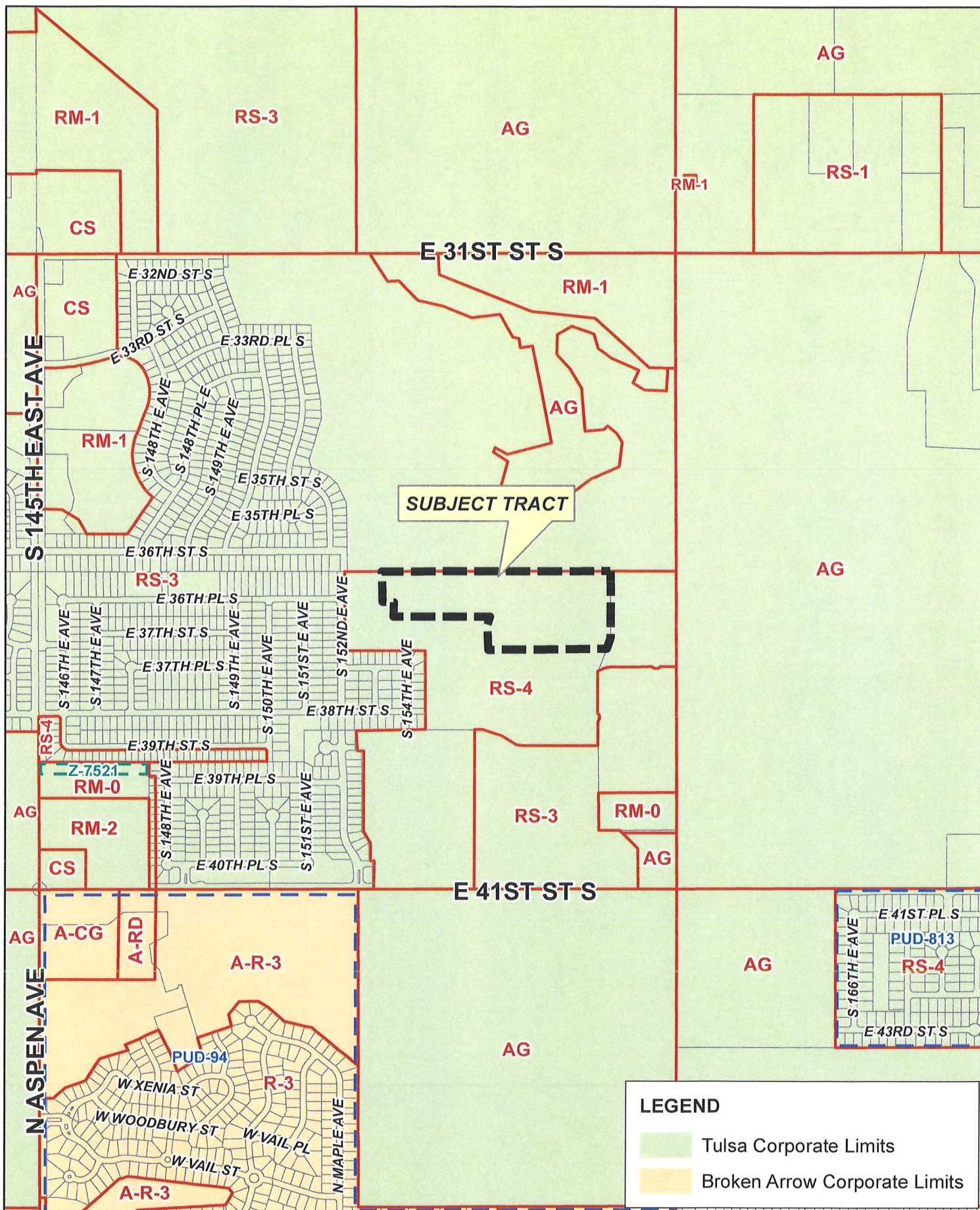
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Z-7553 August 16, 2020: All concurred in **approval** of a request for *rezoning* a 68.28± acre tract of land from RS-3 to RS-4 on property located East of the southeast corner of East 36th Street South and South 145th East Avenue.

Z-7684 October 2022: All concurred in **approval** of a request for *rezoning* a 17.89± acre tract of land from RS-4 to RS-5 on property located Northeast of the northeast corner of South 152nd East Avenue and east 41st Street South.

Z-7577 December 2020: All concurred in **approval** of a request for *rezoning* a 27.62± acre tract of land from RS-3 to RS-4 on property located E. of the NE/c of 41st St. S and S. 145th E. Ave.

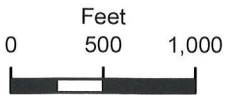
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SUBJECT TRACT

LEGEND

- Tulsa Corporate Limits
- Broken Arrow Corporate Limits



Z-7720

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S 145TH EAST AVE

N ASPEN AVE

E 41ST ST S

Z-7720

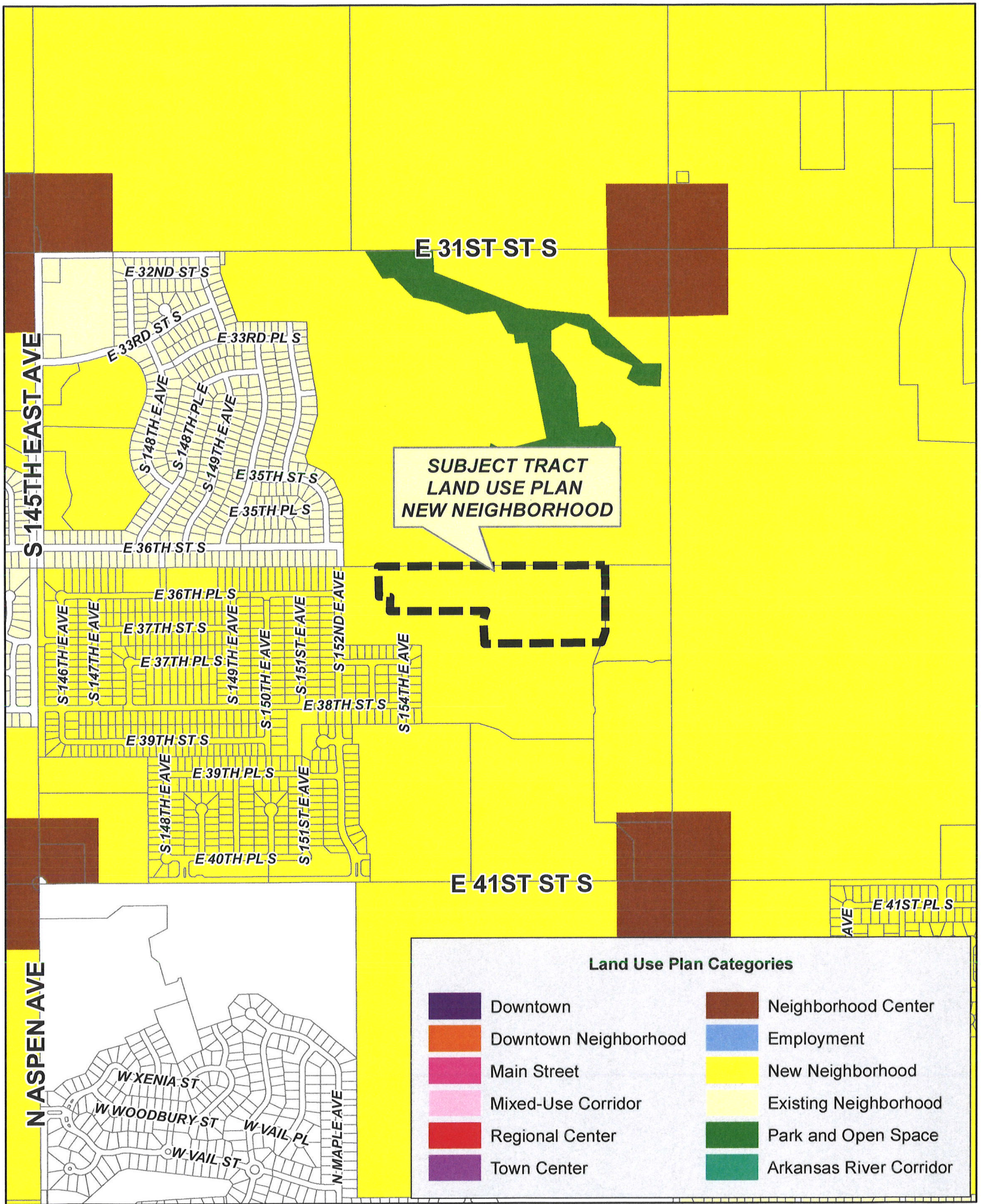
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



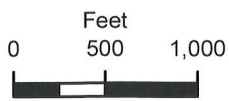
Subject Tract



**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

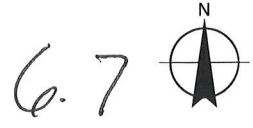
Land Use Plan Categories

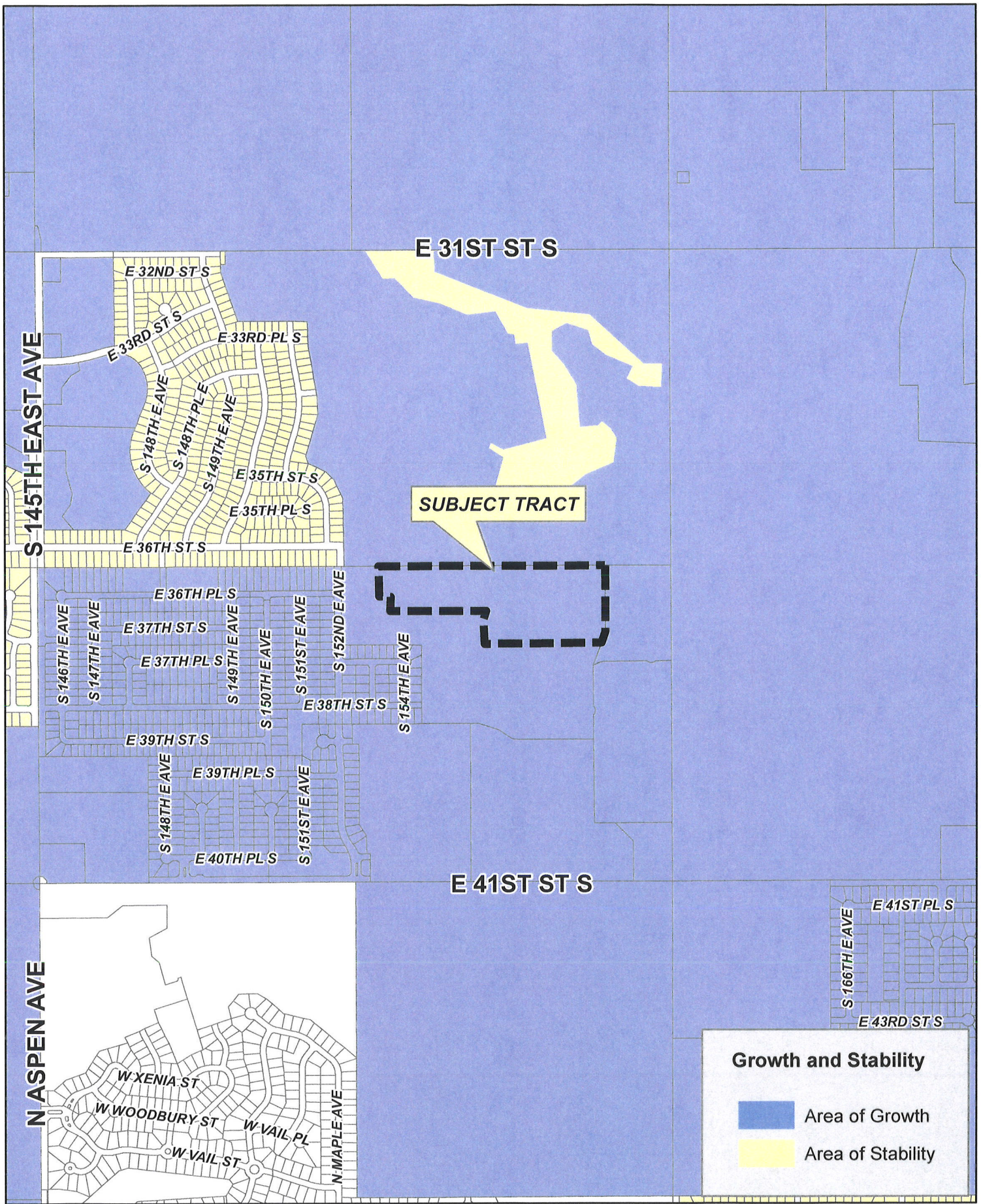
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



Z-7720

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E 31ST ST S

SUBJECT TRACT

E 41ST ST S

Z-7720

19-14 22

