



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7747

Hearing Date: December 6, 2023

Case Report Prepared by:

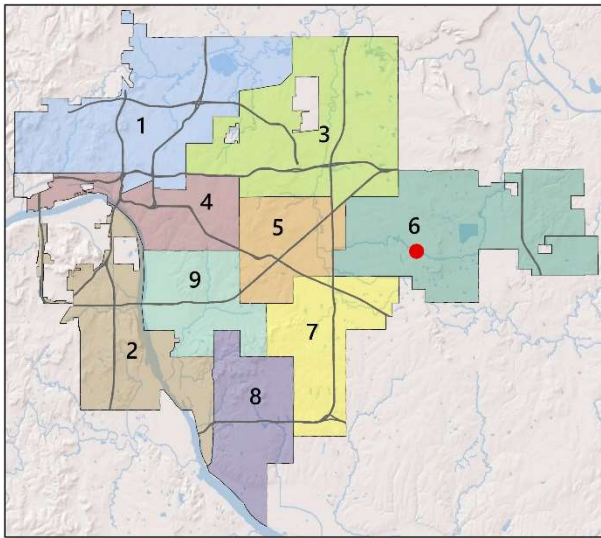
Nathan Foster

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

Tract Size: 18.5 ± 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: Neighborhood

Staff Recommendation:

Staff recommends approval of Z-7747 to rezone the site from RS-4 to RS-5

City Council District: 6

Councilor Name: Christian Bengel

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7747

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:

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

DETAILED STAFF RECOMMENDATION:

Z-7747 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 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-7747 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 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-3	Neighborhood	Vacant
East	RS-5	Neighborhood	Vacant
West	RS-3	Neighborhood	Single-Family Residential
South	RS-4	Neighborhood	Vacant

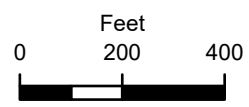
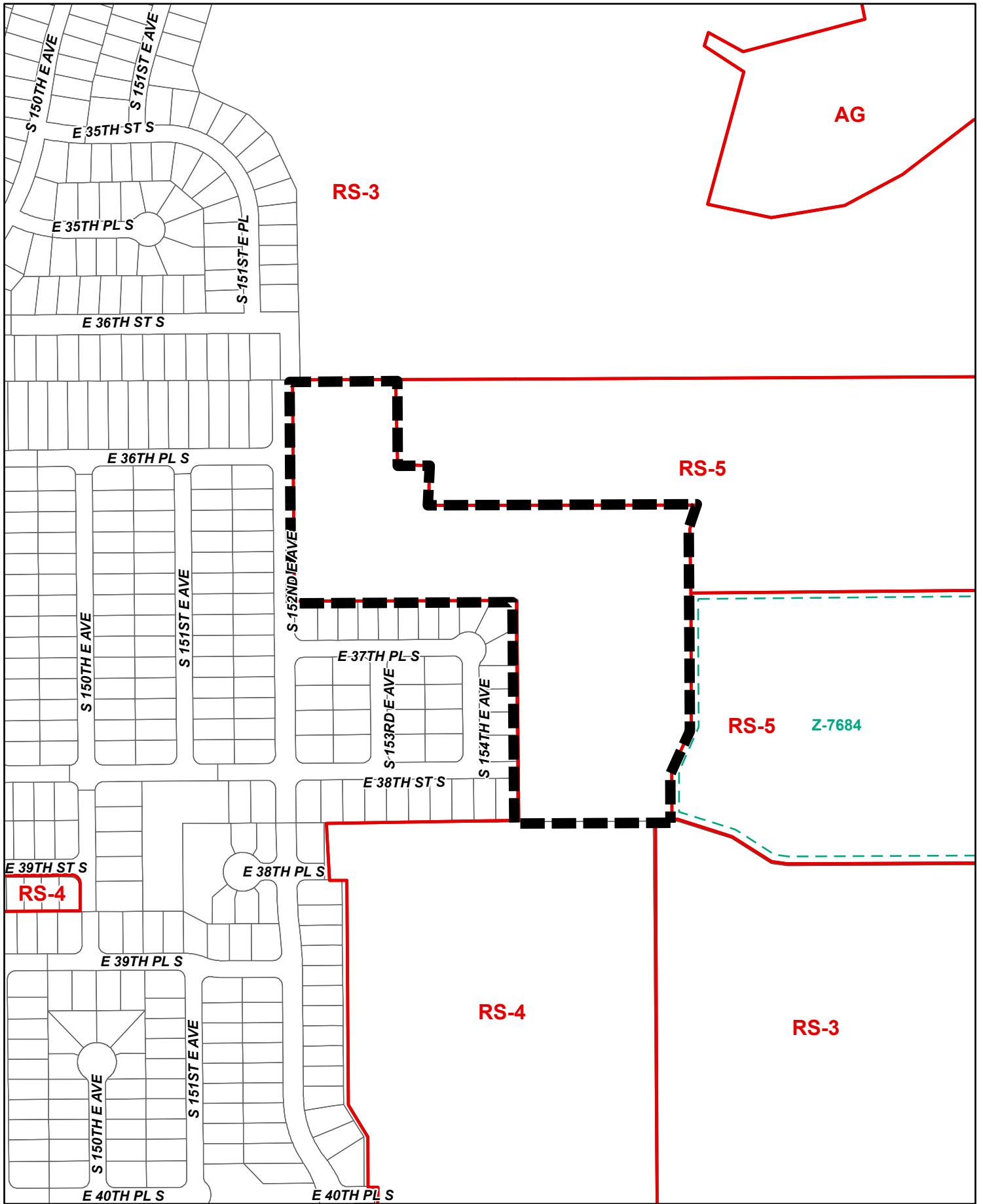
SECTION III: Relevant Zoning History

History: Z-7747

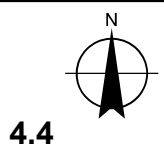
ZONING ORDINANCE: Ordinance number 24424 dated August 16, 2020, established zoning for the subject property.

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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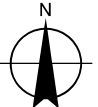
 Subject Tract

Feet
0 200 400

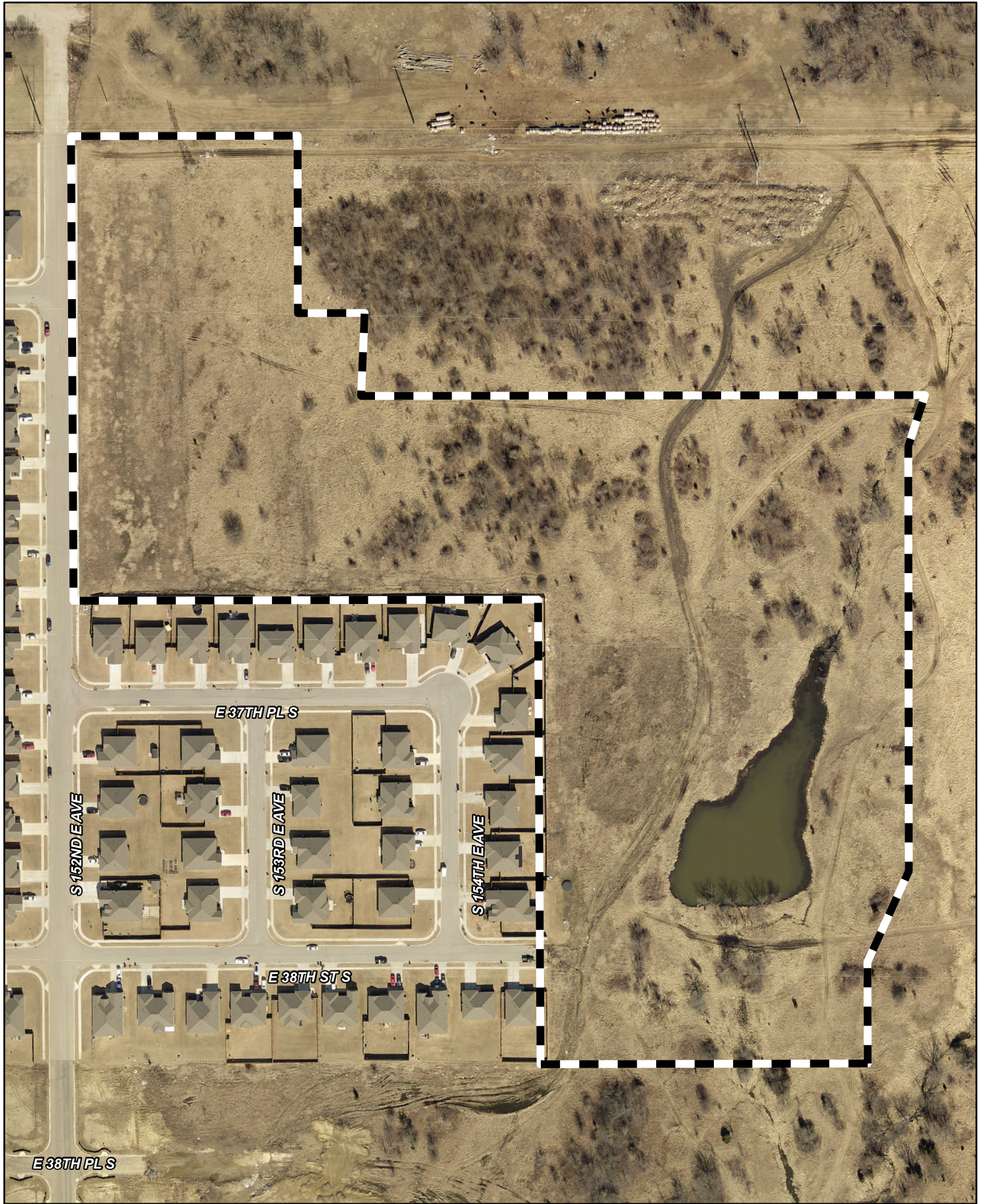
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



4.5



S 152ND AVE

E 37TH PLS

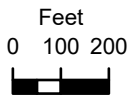
S 153RD AVE

S 154TH AVE

E 38TH ST S

E 33TH PLS

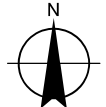
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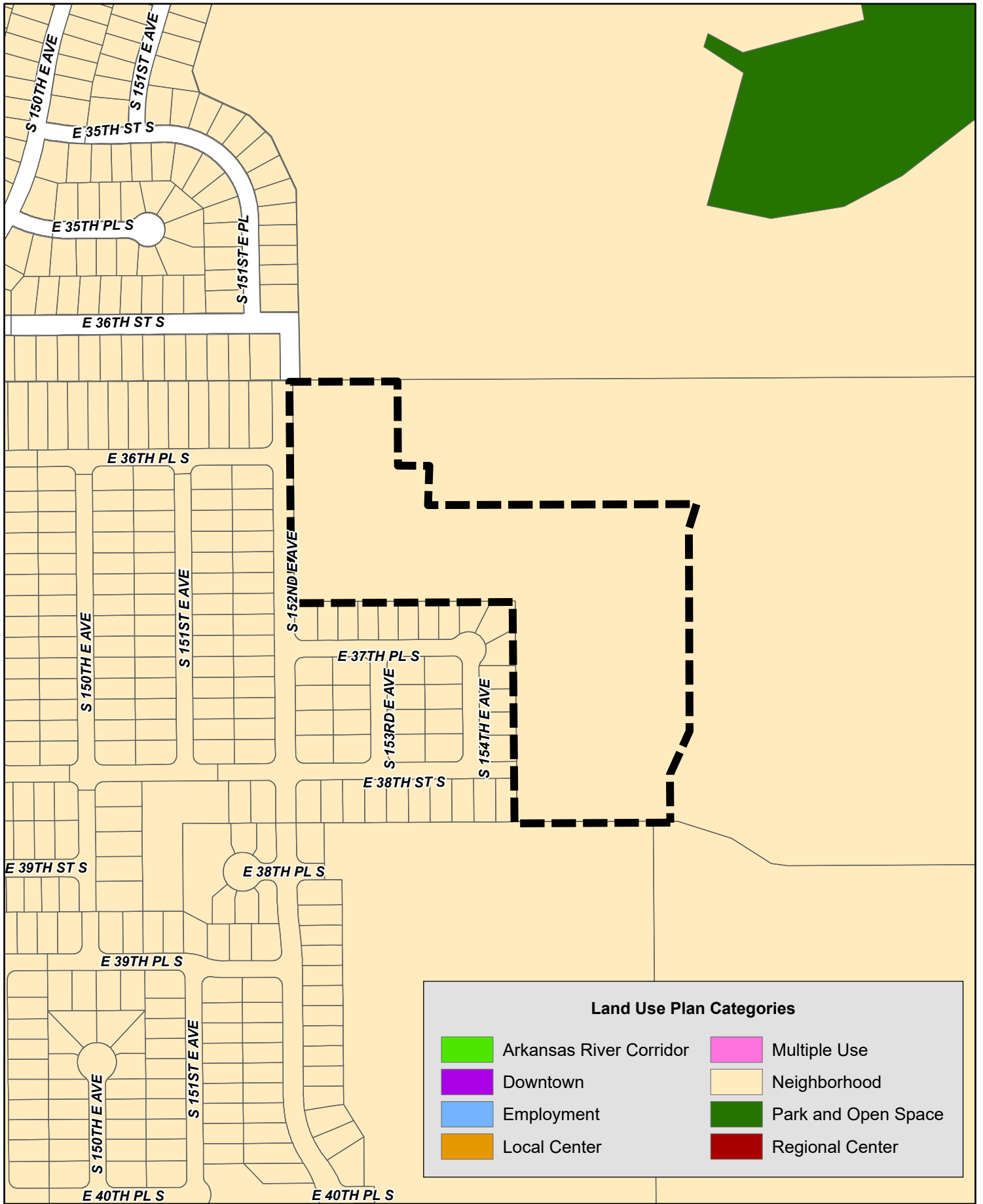
 Subject Tract









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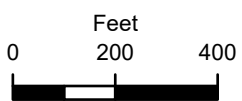
Aerial Photo Date: 2021



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



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