



**Tulsa Metropolitan Area
Planning Commission**

Case Z-7757 Staff Report

Hearing Date: January 17, 2024
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

Applicant: Nathan Cross
Property Owner: Premium Land LLC

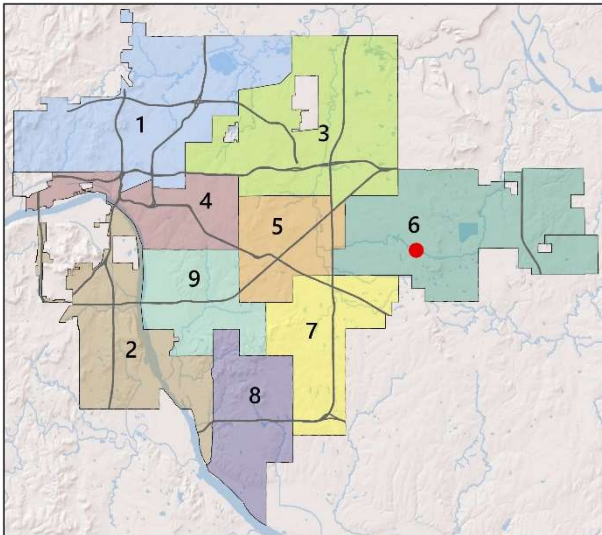
Property Location

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

Tract Size: 32.33 ± 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.

Request Summary

Rezone subject property from RS-3 to RS-5 for single-family residential development.

Zoning

Existing Zoning: RS-3 (Single-Family Residential)

Existing Overlays: None

Proposed Zoning: RS-5 (Single-Family Residential)

Use

Current Use: Vacant

Proposed Use: Single-Family Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Future Growth

Transportation

Major Street & Highway Plan: Secondary Arterial – E. 41st St.

planitulsa Street Type: Multi-Modal Corridor

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: COT Regulatory Floodplain

Tree Canopy Coverage: 48%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to RS-5 to permit higher density single-family residential development.

The application is consistent with several other rezoning requests that have been approved in the immediate area. There is existing RS-5 zoning to the north with pending rezonings for RS-5 to the northwest.

RS-5 permits detached houses by right with a minimum lot width of 30’ and a minimum lot area of 3,300 square feet. The rezoning would permit more lots as part of future subdivisions. The rezoning would allow more lots to be served by the required public infrastructure required to be installed as part of any subdivision.

RS-5 is consistent with the land use designation for the property and the development pattern in the surrounding area.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

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 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-5	Neighborhood	Vacant
East	AG/RM-0	Neighborhood	Vacant
South	AG	Local Center	Vacant
West	RS-4	Neighborhood	Vacant

Small Area Plans

None.

Development Era

The subject property is in an area designated as future growth. Future growth areas consist of primarily undeveloped property and present opportunities to ensure the pattern of development is efficient and fiscally responsible.

Transportation

Major Street & Highway Plan: East 41st Street South is designated as a secondary arterial. Secondary arterials require an ultimate right-of-way of 100 feet. Appropriate right-of-way dedications for public streets will be required as subdivision plats for the property are reviewed.

Comprehensive Plan Street Designation: East 41st Street South is designated as a future multi-modal corridor. As development of the street occurs, improvements should anticipate future road users in addition to personal vehicles.

Transit: There are currently no transit facilities serving the immediate area.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject property contains City of Tulsa Regulatory Floodplain in the southeast portion of the property. Development of floodplain areas should be avoided. If any development is proposed within the floodplain area, it will be required to comply with all floodplain development requirements in the Tulsa Revised Ordinances.

Tree Canopy Coverage: Tree canopy in the area is shown at 48%. It is recommended that new developments incorporate additional trees to maintain or increase the tree canopy coverage. Trees serve as mitigation to both urban heat and stormwater runoff.

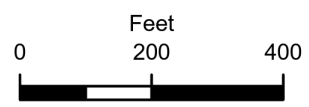
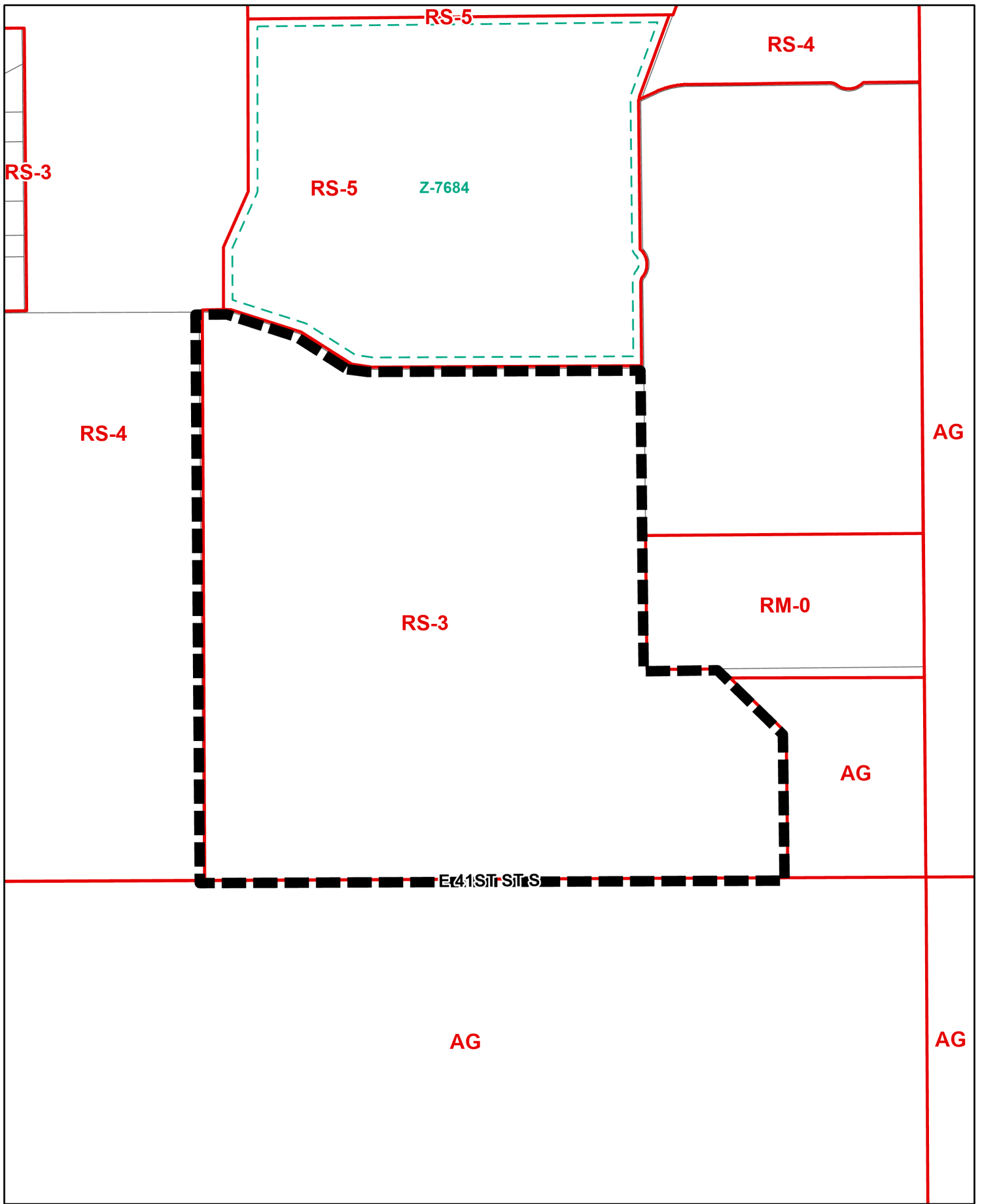
Parks & Open Space: There are currently no designated park areas in the vicinity. Open space will be required on each lot within any subdivision per the Tulsa Zoning Code.

Zoning History

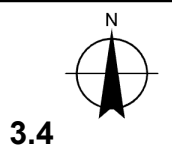
Ordinance 11826, dated June 26, 1970, established zoning for the subject property.

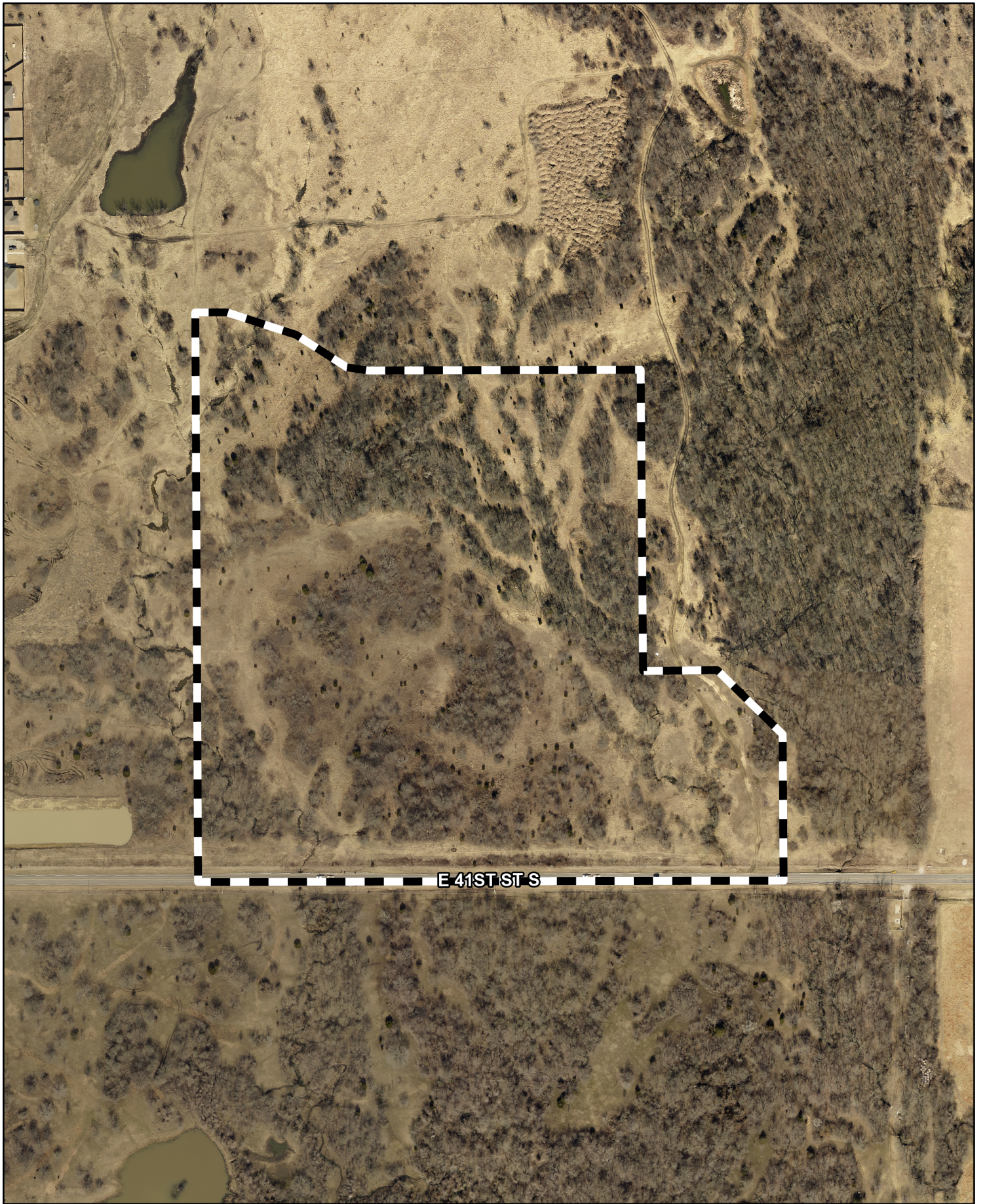
Exhibits

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



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E 41ST ST S



Subject
Tract

Feet
200

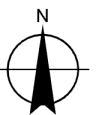
400



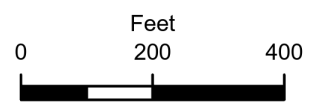
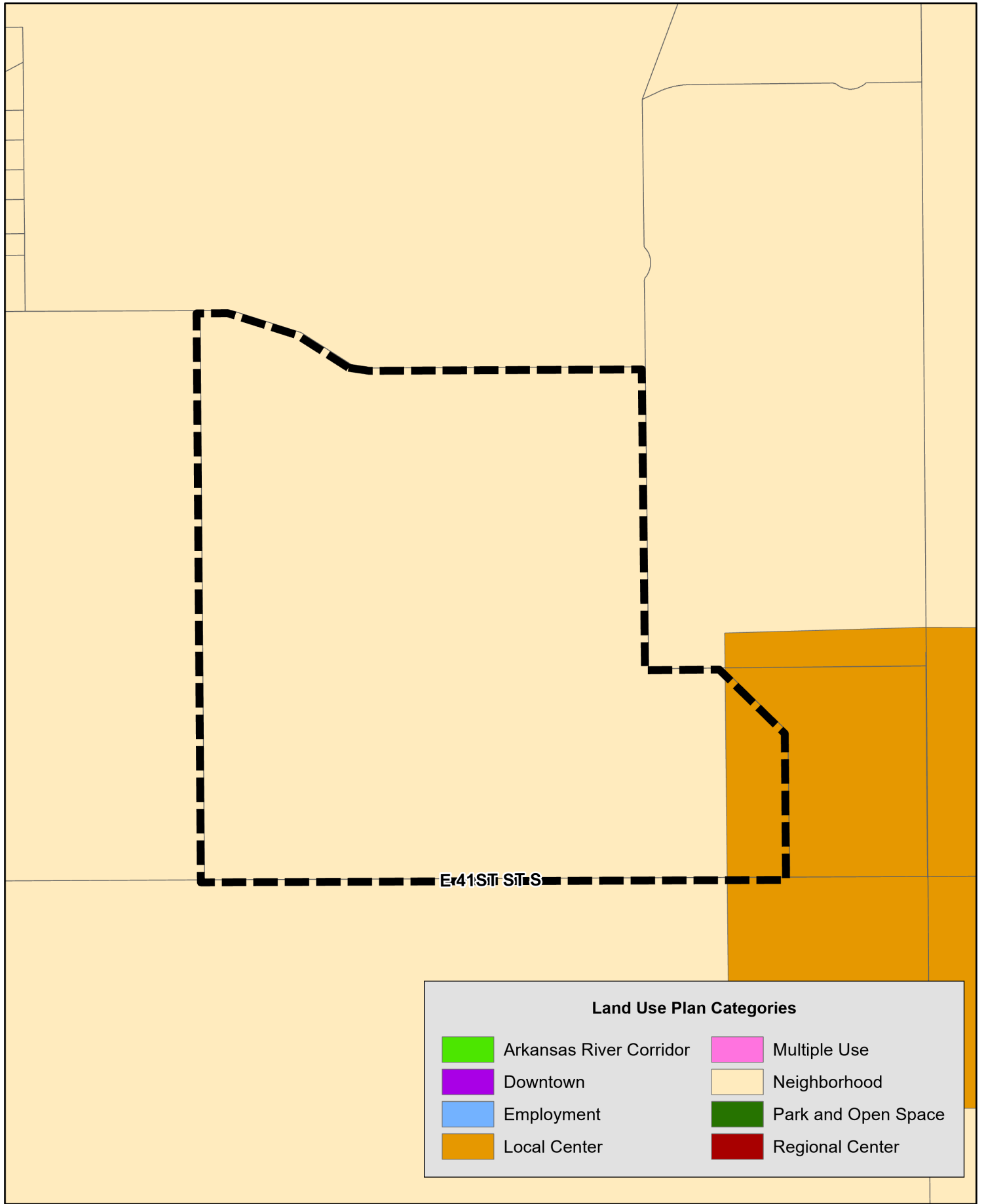
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Note: Graphic overlays may not precisely align with physical features on the ground.

3.5



Aerial Photo Date: 2021



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