**Case Report Prepared by:**
Austin Chapman

**Owner and Applicant Information:**
- **Applicant:** Raul Cisneros
- **Property Owner:** Marcela Homes LLC

**Action Requested:** Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5);

**Location Map:**

**Additional Information:**
- **Present Use:** Single-family Residence
- **Tract Size:** 0.18 acres
- **Location:** 1746 S. Jamestown Ave.
- **Present Zoning:** RS-3
STR: 9309
CD: 4
HEARING DATE: 07/11/2023 1:00 PM

APPLICANT: Raul Cisneros

ACTION REQUESTED: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5);

LOCATION: 1746 S JAMESTOWN AV E
ZONED: RS-3

PRESENT USE: Single-family Residence
TRACT SIZE: 7980.22 SQ FT

LEGAL DESCRIPTION: LT 11 BLK 1, SUNRISE TERRACE SECOND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject Property:

Z-7700: On 04.05.23 the TMAPC recommended denial of a rezoning from RS-3 to RT (Residential Townhouse).

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a “Neighborhood”.

Relationships 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 of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5):

35.010-E Duplex
A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex

[Diagram of a duplex]
SAMPLE MOTION: Move to ________ (approve/deny) a ____________________________

- Per the Conceptual Plan(s) shown on page(s) ______ of the agenda packet.

- Subject to the following conditions (including time limitation, if any):
  ____________________________________________

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Subject property