



**Tulsa Metropolitan Area
Planning Commission**

Z-7807 Staff Report

Hearing Date: March 19, 2025
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

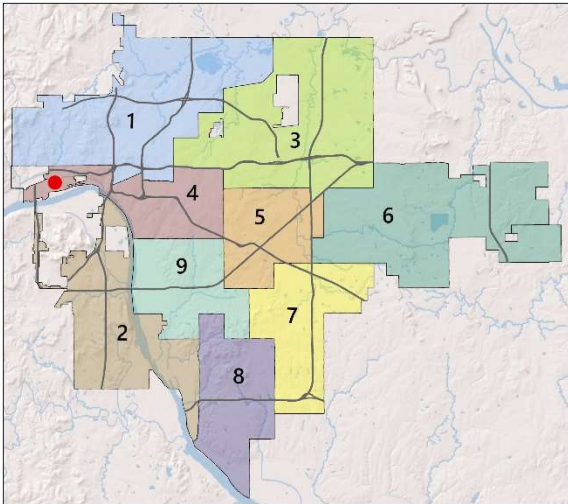
Applicant: Raul Cisneros
Property Owner: Eduarmig Juarez

Property Location

Northeast corner of West 8th Street South and South
45th West Avenue
Tract Size: ±0.16 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Lonnie Sims
County Commission: District 4, Laura Bellis

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 RM-2 to RS-5 to permit a lot split for residential uses.

Zoning

Existing Zoning: Residential Multifamily 2 (RM-2)
Existing Overlays: None
Proposed Zoning: Residential Single-Family 5 (RS-5)

Use

Current Use: Vacant
Proposed Use: Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A

Existing Bike/Ped Facilities: Sidewalks – W. 8th St.

Planned Bike/Ped Facilities: Sidewalks – S. 45th W. Ave.

Environment

Flood Area: FEMA 500-year Floodplain
Tree Canopy Coverage: 0-10%
Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant is proposing to rezone a single lot from RM-2 to RS-5 to permit a lot split for additional residential units. The property is currently zoned RM-2 which is a multifamily residential district. The minimum lot requirements in multifamily districts are larger than those that apply in RS-5. RM-2 requires a minimum lot width of 50 feet and a minimum lot area of 5,500 square feet while RS-5 reduces the minimums to a 30-foot-wide lot with 3,300 square feet.

The minimum requirements of the existing zoning RM-2 would limit the lot to one single-family home. The applicant is proposing to split the lot to accommodate two single-family homes.

The RS-5 district is consistent with the neighborhood land use designation.

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

Comprehensive Plan Considerations

Land Use Plan

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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from 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	CH	Multiple Use	Commercial
East	RM-2	Neighborhood	Residential
South	RM-2	Neighborhood	Residential
West	CH/RM-2	Multiple Use/Neighborhood	Commercial/Residential

Small Area Plans

The subject property is not located within any adopted small area plan boundaries.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along West 8th Street South.

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa.

Environmental Considerations

Flood Area: The subject property contains FEMA 500-year floodplain boundaries.

Tree Canopy Coverage: Tree canopy in the area is 9%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

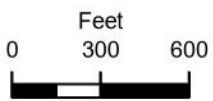
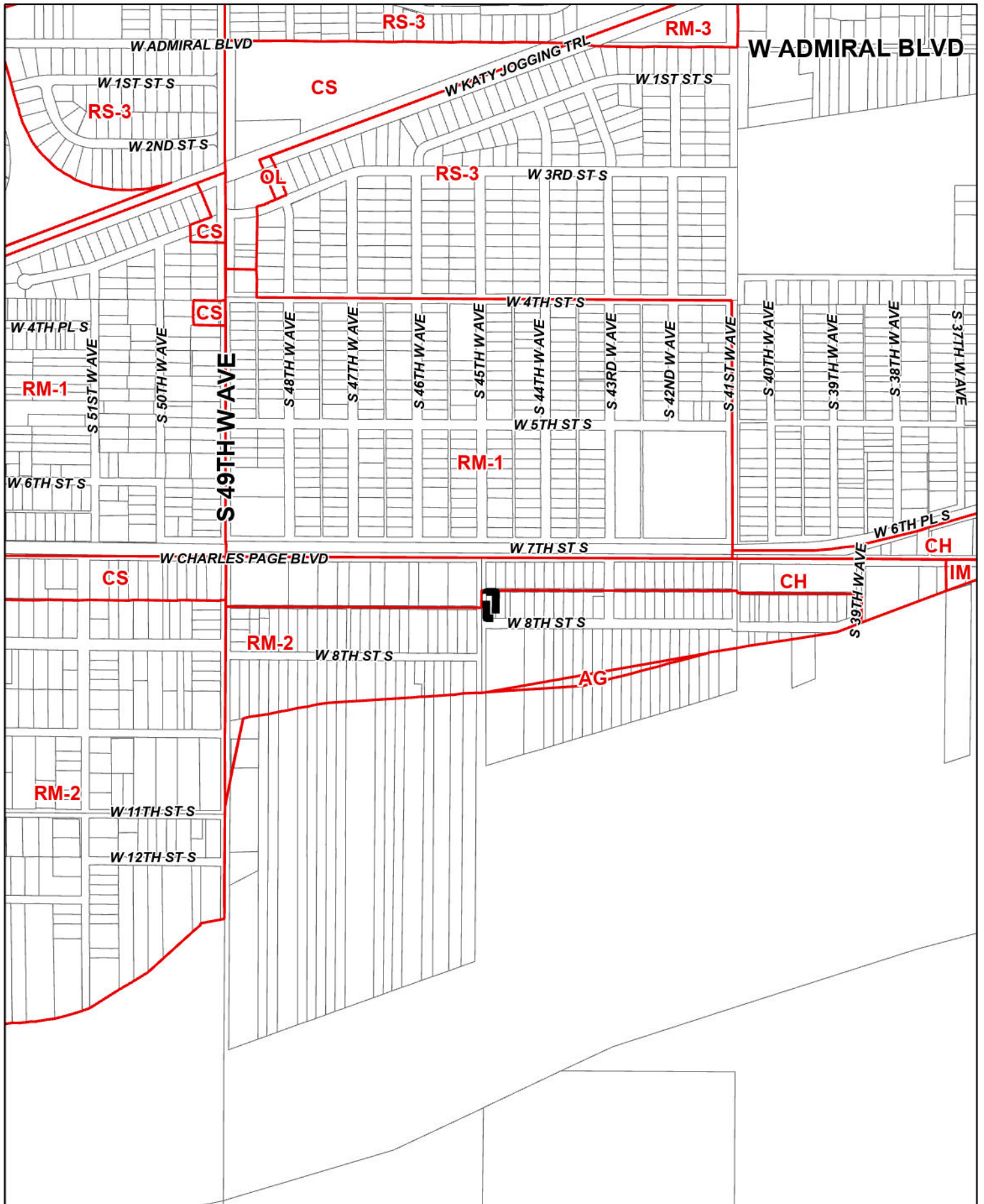
Parks & Open Space: N/A

Zoning History

Ordinance 11813, 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



Subject Tract

Z-7807

19-12 09





W ADMIRAL BLVD

W ADMIRAL BLVD

W 1ST ST S

W 1ST ST S

W 2ND ST S

W 3RD ST S

W KATY JOGGING TRL

W 4TH PL S

W 4TH ST S

S 51ST WAVE

S 60TH WAVE

S 49TH WAVE

S 48TH WAVE

S 47TH WAVE

S 46TH WAVE

S 45TH WAVE

S 44TH WAVE

S 43RD WAVE

S 42ND WAVE

S 41ST WAVE

S 40TH WAVE

S 39TH WAVE

S 38TH WAVE

S 37TH WAVE

W 6TH ST S

W 5TH ST S

W CHARLES PAGE BLVD

W 7TH ST S

W 6TH PL S

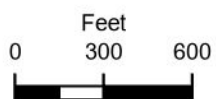
W 8TH ST S

W 8TH ST S

S 39TH WAVE

W 11TH ST S

W 12TH ST S



Subject Tract

Z-7807

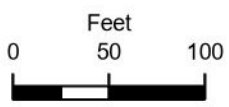
19-12 09

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

Aerial Photo Date: 2024



4.5

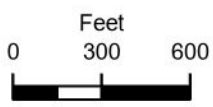
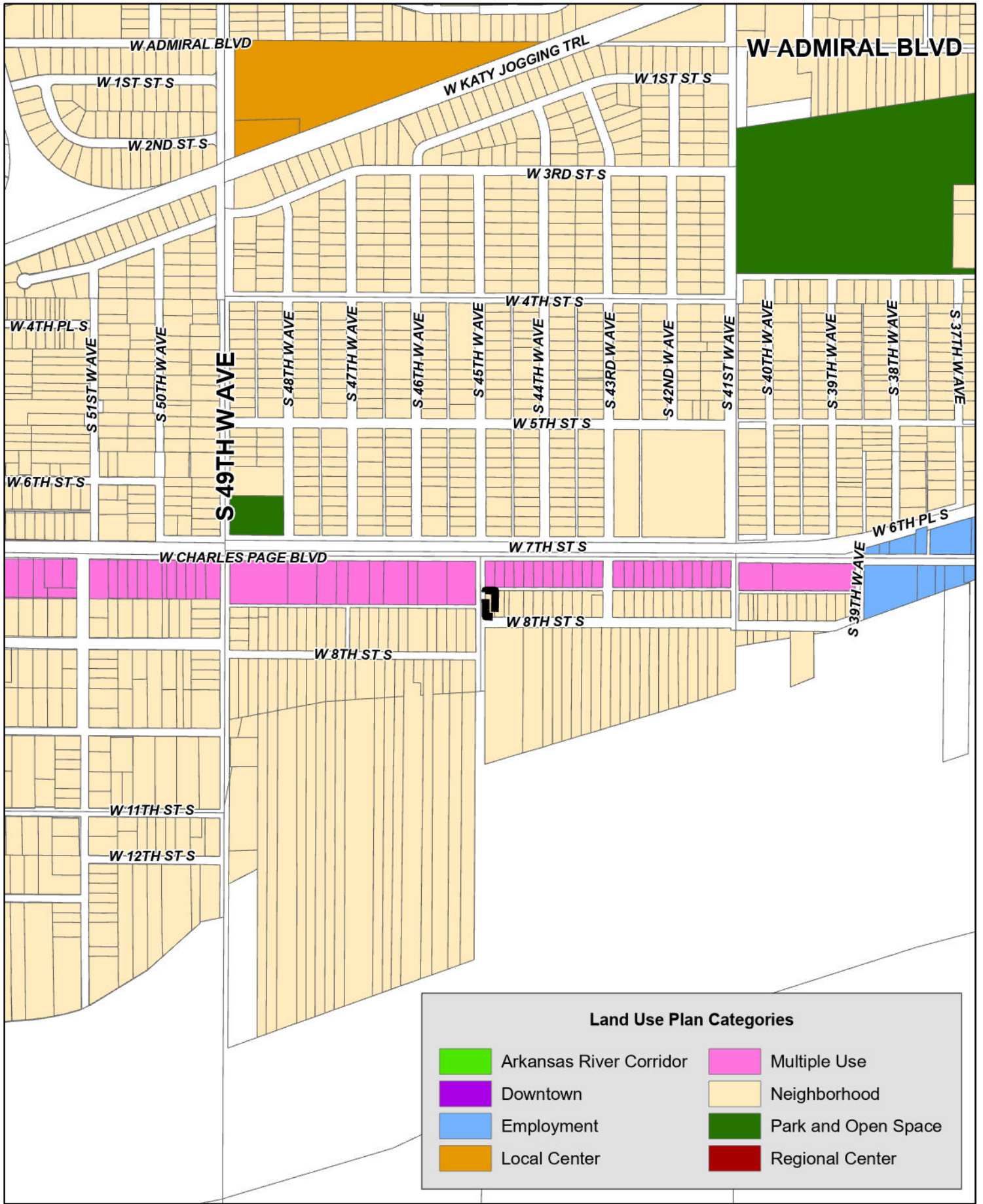


 Subject Tract

Z-7807
19-12 09

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024





Subject Tract

Z-7807
19-12 09



PROJECT TEAM

DESIGN:

RCJ DESIGNS, LLC
8246 E 73RD ST
TULSA, OK, 74133

RAUL CISNEROS JR
918.859.9343
RAUL@RCJDESIGNS.COM
WWW.RCJDESIGNS.COM

SCOPE OF WORK

SUMMARY:

PROPOSED REZONE APPLICATION

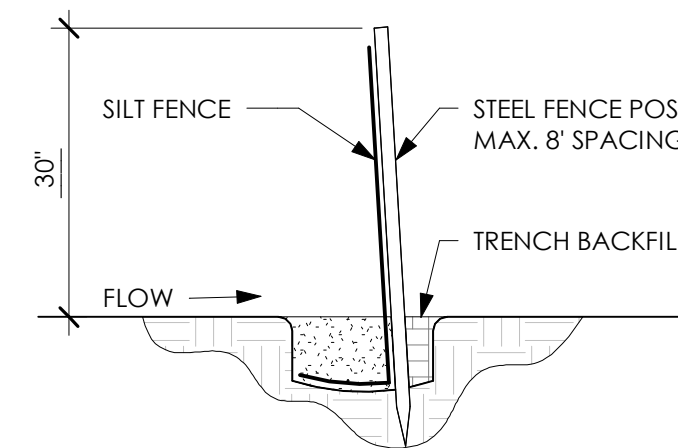
SHEET INDEX

A0 SITE PLAN

SILT FENCE DETAIL

SITE PLAN

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3 TO 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4 INCHES AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POSTS.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



SCALE: NOT TO SCALE

PROJECT INFORMATION

LEGAL DESCRIPTION

SUBDIVISION: HOMEGARDENS ADDN (19175)
LEGAL: LT 25 BLK 1
SECTION: 09 TOWNSHIP: 19 RANGE: 12

GENERAL INFORMATION

ZONING: RM-2
LOT SIZE: 0.16 ACRES / 7,000 SQ FT
TOTAL HEATED AREA: 1,369 SQ FT

ADDITIONAL INFORMATION

EXISTING LIVABLE AREA: 1,369 SQ FT
EXISTING DRIVEWAY: 230 SQ FT
EXISTING FRONT PORCH: 144 SQ FT
EXISTING WALKWAY: 51 SQ FT

GRAND TOTAL: 1,794 SQ FT

REGULATIONS

MIN. OPEN SPACE REQ'D: 200 SQ FT
OPEN SPACE PROPOSED: 5,206 SQ FT

KEYNOTES

#

SITE PLAN

- SIDEWALK: 4' WIDE AND 4" THICK. SAW OR SCORE 1" CONTRACTION JOINTS (5 FEET MAX.) INTERVALS. EXPANSION JOINTS EVERY 25 FEET.
- ROLLED CURB
- 3,500 PSI 6" MIN. P.C.C. ABOVE 6" TYP "A" AGGREGATE BASE @ RIGHT OF WAY. NO REBAR

SURVEY DISCLAIMER

SITE PLAN

- THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.



CAUTION

NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

SIDEWALKS/CURB RAMPS/CROSSWALK NOTE

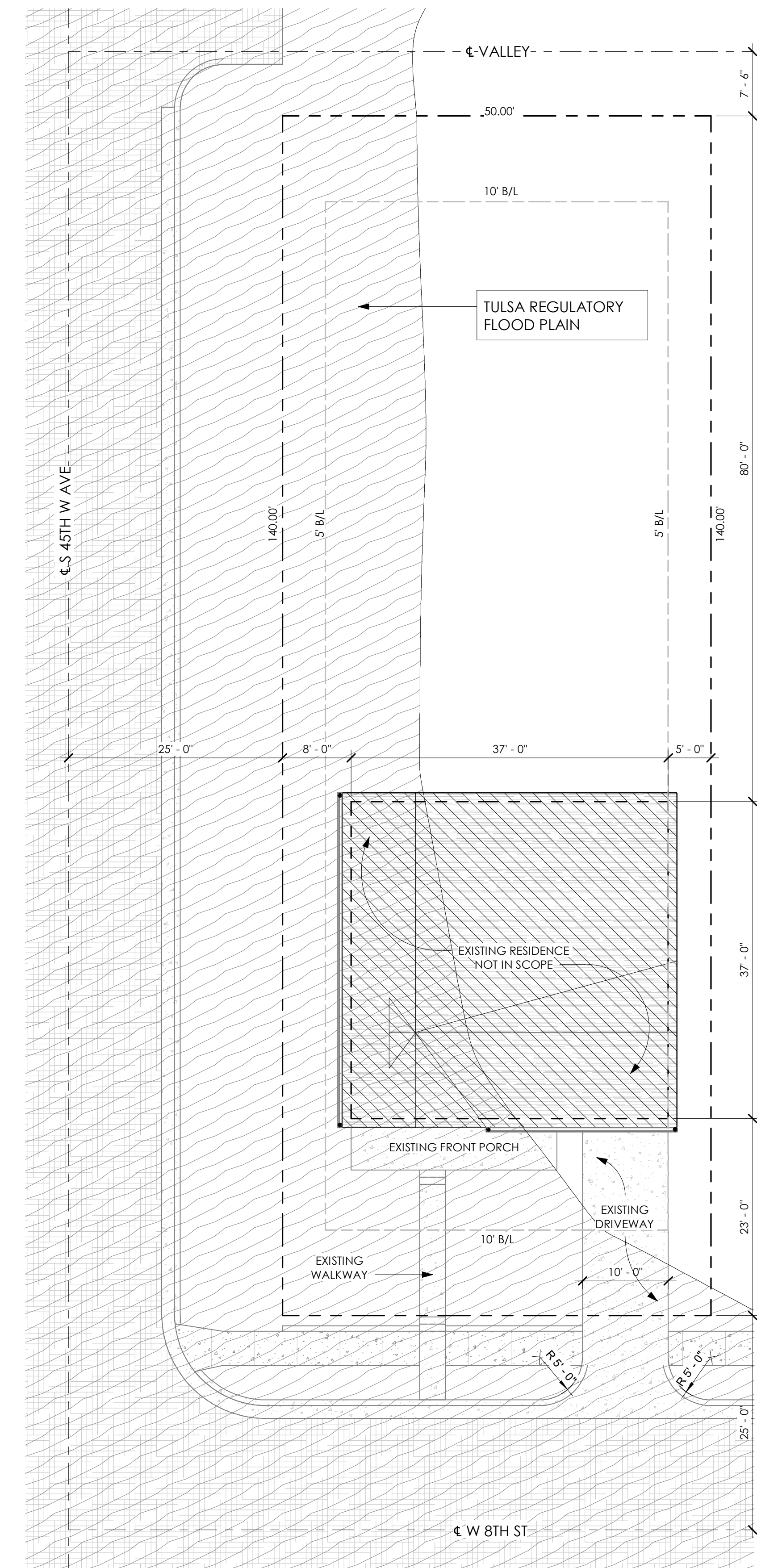
- THE OWNER/CONTRACTOR SHALL VERIFY THAT THE EXISTING AND PROPOSED SIDEWALKS, CURB RAMPS AND CROSSWALKS ABUTTING PROPERTY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHTS OF WAY PUBLISHED ON JULY 26, 2011 BY THE US ACCESS BOARD. IF ANY EXISTING SIDEWALKS, CURB RAMPS AND CROSSWALKS ABUTTING THEIR PROJECT ARE FOUND TO NOT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES THEN IN ACCORDANCE WITH TRO TITLE 35, CHAPTER 6, SECTION 601, PARAGRAPH F THE OWNER/CONTRACTOR SHALL REPAIR OR REPLACE THE EXISTING SIDEWALKS, CURB RAMPS AND CROSS WALKS AND BRING THEM INTO ADA COMPLIANCE AT THEIR OWN EXPENSE.
- DRIVEWAYS AND SIDEWALKS REQUIRE SEPARATE REVIEW AND PERMITS THRU THE RIGHT OF WAY DEPARTMENT.

LEGEND

SITE PLAN

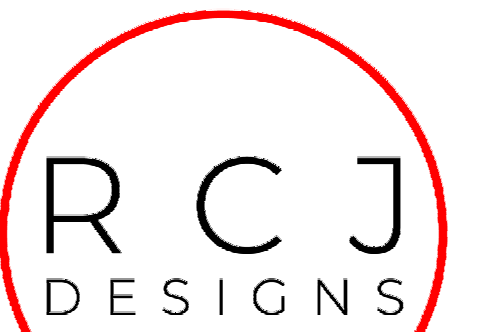
NOT ALL ITEMS MAY BE USED

	EXISTING BUILDING FOOTPRINT: AREA NOT IN SCOPE OF WORK
	EXISTING ASPHALT PAVING
	NEW ASPHALT PAVING/ TRACK
	TULSA REGULATORY FLOOD PLAIN
	EXISTING SOD TO REMAIN
	NEW CONCRETE DRIVEWAY/WALKWAY
	PROPERTY LINE
	BUILDING SETBACKS
	BUILDING OUTLINE
	SILT FENCE
	DRAINAGE FLOW
	STRAW WATTLE
	DOWNSPOUTS



1 SITE PLAN
1" = 10'-0"

NOT FOR CONSTRUCTION OR PERMITTING



TULSA, OK
918.859.9343
WWW.RCJDESIGNS.COM

DRAWN FOR:
EDUARMIG JUAREZ

4351 W 8TH ST
TULSA, OK, 74127

NO.	REVISION	DATE

PROJECT NUMBER:
25006
ISSUE:
REVIEW SET
DATE:
01.24.2025
DRAWN BY:
MCS
CHECKED BY:

SHEET TITLE:

SITE PLAN

A0