



**Tulsa Metropolitan Area
Planning Commission**

Z-7825 Staff Report

Hearing Date: August 6, 2025
Prepared by: Austin Chapman
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918-596-7597

Owner and Applicant Information

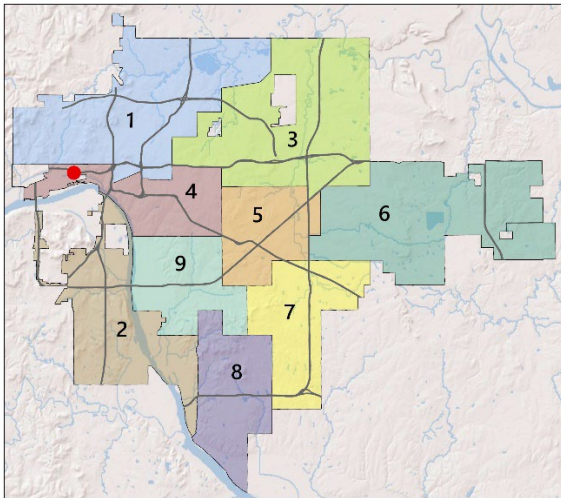
Applicant: Raul Cisneros
Property Owner: Eduarmig Juarez

Property Location

Southwest corner of West Archer Street and North
33rd West Avenue
Tract Size: ±0.63 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

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

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 to permit redevelopment.

Zoning

Existing Zoning: Residential Single-Family 3 (RS-3)
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: Charles Page Boulevard Plan
Development Era: Streetcar

Transportation

Major Street & Highway Plan:
S. 33rd West Avenue: Residential Collector

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

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 additional residential density. The rezoning would decrease the minimum lot area and lot width requirements.

The subject property is currently vacant and is adjacent to existing single-family residences on all sides. RS-5 permits a minimum lot width of 30 feet and a minimum lot area of 3,300 square feet while RS-3 requires a minimum lot width of 60 feet and a minimum lot area of 6,900 square feet. The applicant is proposing RS-5 to permit additional lot splits of the property.

The rezoning supports the development of additional housing while maintaining a single-family residential district that complements the surrounding properties. The RS-5 zoning is supported by the recommendations of the neighborhood land use designation of the Tulsa Comprehensive Plan and the recommendations of the Tulsa Housing Strategy.

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 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	RS-3	Neighborhood	Residential Single Family
East	RS-3	Neighborhood	Residential Single Family
South	RS-5	Neighborhood	Residential Single Family
West	RS-3	Neighborhood	Residential Single Family

Small Area Plans

The subject property is located within the Charles Page Boulevard Plan which was adopted by the City of Tulsa in 1996. The small area plan provides a recommendation to maintain this area as a neighborhood. The proposed rezoning is consistent with the neighborhood land use designation.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: Additional Right of Way may need to be dedicated.

- South 33rd West Avenue: Residential Collector (60-foot ROW)

Comprehensive Plan Street Designation: N/A

Transit:

Existing Bike/Ped Facilities: None

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

Environmental Considerations

Flood Area: The subject property is not located within any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 10%. 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.

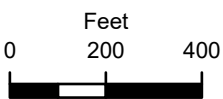
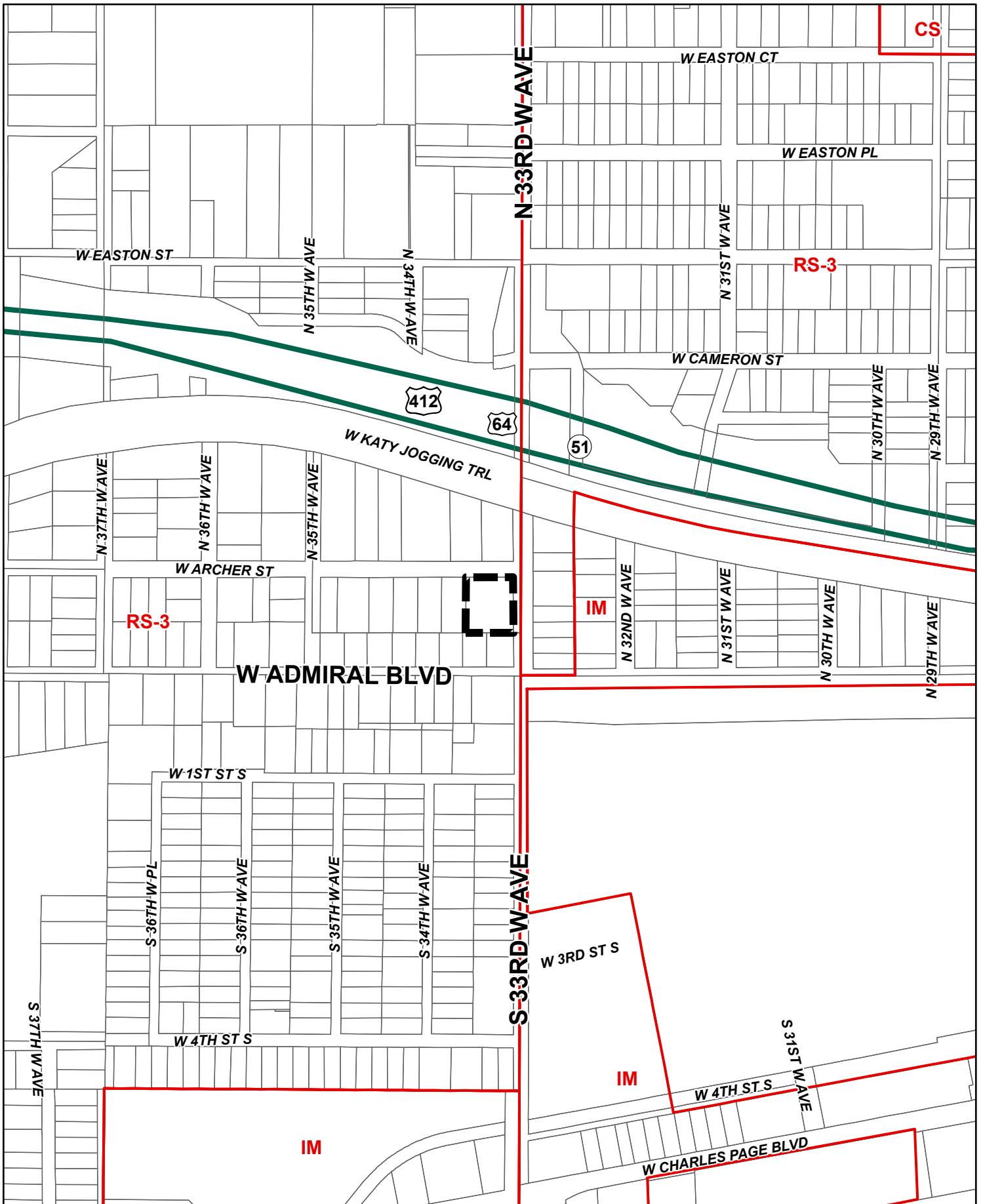
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

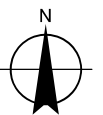
Tulsa Comprehensive Plan Land Use Map

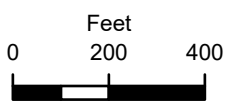


 Subject Tract

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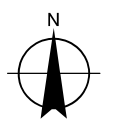


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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025





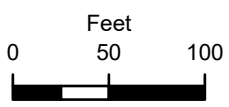
WKATY JOGGING TRL

W ARCHER ST

N 33RD W AVE

W ADMIRAL BLVD

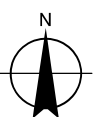
S 33RD W AVE

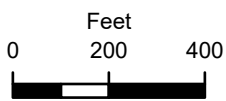


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