

APPLICATION
BOARD OF ADJUSTMENT
CITY OF TULSA

C. D. P. 23

NO. _____
S.T.R. 5725
33-19-13

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

ACTION REQUESTED

- | | |
|--|---|
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> INTERPRETATION OF ZONING TEXT |
| <input type="checkbox"/> SPECIAL EXCEPTION | <input type="checkbox"/> INTERPRETATION OF ZONING MAP |
| <input type="checkbox"/> COMMUNITY DEVELOPMENT PROJECT | <input type="checkbox"/> APPEAL FROM BUILDING INSPECTOR |

X UNDER THE PROVISIONS OF SECTION _____ TITLE 42.

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE INDICATE PERTINENT ORDINANCE PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC., YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERITS OF YOUR APPLICATION.

Request for approval of a Community Development Project

PROPERTY LEGAL DESCRIPTION

West 990 feet of the N $\frac{1}{2}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 33-19-13

NAME OF RECORD OWNER

GENERAL LOCATION

AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- PRESENT OWNER
 PURCHASER
 ATTORNEY FOR OWNER
X AGENT FOR OWNER
 OTHER

West side of Yale & S. of 51st Street
I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

NAME

ADDRESS

PHONE

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY

DISPOSITION

CATE Jones

FILING FEE RECEIPT
January 5, 1968

~~REGISTRATION~~ FEE RECEIPT
\$10.00

~~PRESENT ZONING~~
23

PRESENT USE
U-1B

ATLAS PAGE
Vacant

OTHER PERTINENT INFORMATION

DATE

ACTION

5300 SOUTH YALE

COMMUNITY DEVELOPMENT PLAN

CDP-23

January, 1968

Hudgins, Thompson, Ball and Associates, Inc.

ARCHITECTS • ENGINEERS • PLANNERS

1411 CLASSEN BLVD.

OKLAHOMA CITY, OKLA.

700 MAYO BLDG.

TULSA, OKLA.

1008 NATIONAL PRESS BLDG.

WASHINGTON D. C.

5300 SOUTH YALE
COMMUNITY DEVELOPMENT PLAN

Project Summary

Approximate Total Acres - - - - -	15.5
Maximum Number Dwelling Units (U-2A Zoning) - - - - -	270
Number Dwelling Units - CDP - - - - -	196

Basic Design Concepts

The site has been developed as a total unit concept, taking advantage of the existing topography, existing streets, and surrounding recreational areas and open space. The units will follow a cluster arrangement in order that a significant portion of the site will be available for open areas.

Access to the area is afforded by Yale Avenue on the east, a major thoroughfare, and 53rd Street on the north of the site. An internal collector street is to be dedicated with a system of roads, feeder drives and parking areas connecting the appropriate points with the internal collector street. These roads and feeder drives are to be privately constructed and maintained.

Recreational and Open Space facilities on the site include the waterway (Little Joe Creek) and adjacent areas, the lake at the north edge of the site, and a community activity center to be constructed in

conjunction with the lake. The existing structures on the site will be removed.

An area for professional office use is proposed on 330' of the property, east of this tract.

The Corps of Engineers is to undertake the realignment and improvements of Little Joe Creek in the future.

Parking

A minimum of one and one-half ($1\frac{1}{2}$) parking spaces per dwelling unit shall be available.

Height

No building or structure shall exceed thirty-five (35) feet in height.

Maintenance

All recreation areas, common areas, and the lake area will be privately maintained.

Development Area A

This tract is located in the northwest portion of the site, bounded by the creek, and contains approximately 3.1 acres.

Uses: Residential - Single Story Duplex

Parking: A minimum of one and one-half (1½) parking spaces per dwelling unit shall be available.

Number of Dwelling Units: Approximately 28

Setback: A setback of thirty (30) feet shall be required along the north and west boundary of the development area.

Development Area B

This tract is located south of the proposed internal collector street and north of the creek channel, and occupies approximately 4.2 acres

Uses: Residential - Single Story

Parking: A minimum of one and one-half (1½) parking spaces per dwelling unit shall be available.

Number of Dwelling Units: Approximately 36

Development Area C

This tract contains approximately 6.8 acres and is located around the lake in the center of the property.

Uses: Residential - Multi-Family Apartments
not to exceed two stories

Parking: A minimum of one and one-half (1½) parking spaces per dwelling unit shall be available.

Number of Dwelling Units: Approximately 132

Setback: A setback of thirty (30) feet shall be required along the north boundary of the development area.

Development Area D

This tract contains approximately 1.4 acres and forms the southern boundary of the property and is intended to remain as open space with no structural improvements.

Development Area C

This tract contains approximately 6.8 acres and is located around the lake in the center of the property.

Uses: Residential - Multi-Family Apartments
not to exceed two stories

Parking: A minimum of one and one-half (1½) parking spaces per dwelling unit shall be available.

Number of Dwelling Units: Approximately 132

Setback: A setback of thirty (30) feet shall be required along the north boundary of the development area.

Development Area D

This tract contains approximately 1.4 acres and forms the southern boundary of the property and is intended to remain as open space with no structural improvements.

SUMMARY

COMMUNITY DEVELOPMENT PLAN

5300 South Yale

Area	Number of Acres	Number of Dwelling Units	Dwelling Units Per Acre
A	3.1	28	9.0
B	4.2	36	8.6
C	6.8	132	19.5
D	1.4	---	---
TOTAL	15.5	196	12.7

Gordan Patten, et al, stated that the area is oversaturated with apartments, traffic hazards would result (particularly if 53rd Street was opened), residences would be subject to additional flooding of Joe Creek, and that schools would be overcrowded, and property values would deteriorate if the application was approved.

Instruments Submitted: Protest Petition, 533 signatures (Exhibit "B-3")
Letter of Protest,
Mr. & Mrs. Bealmear (Exhibit "B-4")
Letter of Protest,
Principal of Carnegie School (Exhibit "B-5")
Photos of Joe Creek (Exhibit "B-6")

Staff Recommendation:

The Staff recommends APPROVAL of U-1C on the West 300 feet, U-1C on the South 130 feet, and APPROVAL of U-2A on the remainder for the following reasons:

In reference to the U-3BH and/or U-3B request, the Staff believes the extension of commercial use along Yale is unwarranted in terms of commercial land needs in the area and given the apparent suitability of the tract for residential development would unnecessarily subject properties West and South of the tract to commercial influences.

The suggested U-2A, U-1C combination is predicated on the following land use facts:

1. Substantial single-family development exists South and West of the subject property but is separated from the subject tract by Little Joe Creek and the existing street pattern.
2. Much of the North line of the subject tract is adjacent for some 690 feet to more intensive zoning (U-2B and U-3BH) than the suggested U-2A.

The Staff believes the suggested pattern will provide a logical transition of use intensity from the retail commercial at 51st to the U-2B--U-3BH immediately North, to the U-2A, U-1C of the subject tract to the single-family development to the South and West.

CDP No. 23

Community Development Project No. 23 is based on a proposed rezoning of the subject tract to permit a density of 200 dwelling units. If that rezoning is approved, the Staff believes the project represents an appropriate application of the CDP Ordinance and that the land use relationships are sound, and accordingly, we would recommend approval as submitted subject to:

1. The contemplated rezoning,
2. The specifications of the plot plan and text being incorporated as conditions of approval, and
3. The filing of a satisfactory subdivision plat.

To:

Tulsa Daily Legal News
Dexter Publishing Company
818 South Cheyenne
Tulsa, Oklahoma

Bill and Send Copy to:

Clarke W. Ford
9 East 4th Street
Room 1009
Tulsa, Oklahoma

NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844. COMMUNITY DEVELOPMENT PROJECT NO. 23.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Lecture Room, Central Library, Tulsa Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 24th day of January, 1968.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 51st Street and Yale.

All persons interested in this matter may be present at this hearing and present their objections to or arguments for any or all of the above matters.

After review and consideration by the Tulsa Metropolitan Area Planning Commission, said Planning Commission shall submit its findings and/or recommendations to the Board of Adjustment of the City of Tulsa, for its consideration and action as provided by law.

The Board of Adjustment's review of the recommendation of the Planning Commission on the project shall be at a meeting time and place to be determined by the Board, said information to be available from the office of the Board of Adjustment.

Maps showing the proposed changes may be inspected at the offices of the Tulsa Metropolitan Area Planning Commission, 7th Floor 9 East 4th Building, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this _____ day of _____, 1968.

K.N. Cox
Secretary

THE CITY OF  TULSA OKLAHOMA

BOARD OF ADJUSTMENT
609 KENNEDY BUILDING
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

January 5, 1968

Tulsa Metropolitan Area Planning Commission
Room 700, 9 East Fourth Street
Tulsa, Oklahoma

Re: Community Development Project
No. 23 - C. W. Ford

Gentlemen:

Attached hereto is a copy of an application filed by C. W. Ford requesting approval of a Community Development Project located in the vicinity of 51st Street and Yale.

This matter is being referred to the Planning Commission in accordance with Title 42, Chapter 6, Section 18, Tulsa Revised Ordinances, for your findings and/or recommendations to the Board of Adjustment.

Yours truly,

BOARD OF ADJUSTMENT

By  _____

Attachment:

PROOF OF PUBLICATION

STATE OF OKLAHOMA, TULSA COUNTY, ss:

Dexter Moss, Jr., of lawful age, being duly sworn, upon oath deposes and says that he is the publisher and editor of the TULSA DAILY LEGAL NEWS, a daily newspaper printed in the English language, in the City of Tulsa, Tulsa County, Oklahoma, having a bona fide paid general circulation therein, and with entrance into the United States mail as second class mail matter in Tulsa County, and published in said county where delivered to the United States mail, and that the notice by publication, a copy of which is hereto attached, was published in said newspaper for _____ consecutive days-weeks, the first publication being on the _____ 9th day of January, 19 68, and the last day of publication being on the _____ day of _____, 19 _____, and that said newspaper has been continuously and uninterrupted published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, Chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495, 22nd Legislature, and thereafter, and complies with all of the prescriptions and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Subscribed and sworn to before me by Dexter Moss, Jr., publisher and editor of the TULSA DAILY LEGAL NEWS, this 10th day of January, 19 68.

Dexter Moss, Jr.
Notary Public.

My commission expires NOV 28 1971

PUBLISHER'S FEE \$ _____

METROPOLITAN LEGAL

(C-20963)
Published in the Tulsa Daily Legal News Jan. 9, 1968. Dexter Publishing Co., Publishers.)

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Maps showing the proposed changes may be inspected at the offices of the Tulsa Metropolitan Area Planning Commission, 7th Floor 9 East 4th Building, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 9th day of January, 1968.

K. N. COX,
Secretary.