

APPLICATION

BOARD OF ADJUSTMENT  
CITY OF TULSA

NO. 5781  
S.T.R. 2-19-14

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 checked="" type="checkbox"/> COMMUNITY DEVELOPMENT PROJECT | <input type="checkbox"/> APPEAL FROM BUILDING INSPECTOR |

UNDER THE PROVISIONS OF SECTION 10 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 in a U-1A District

PROPERTY LEGAL DESCRIPTION

S $\frac{1}{2}$ , S $\frac{1}{2}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , and the NW $\frac{1}{4}$ , SE $\frac{1}{4}$  and NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , of Section 2-19-14

NAME OF RECORD OWNER <u>O. L. Clements</u>	GENERAL LOCATION <u>660' N. of NW corner of 11th &amp; Lynn Lane</u>
AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY? <input type="checkbox"/> PRESENT OWNER <input checked="" type="checkbox"/> PURCHASER <input type="checkbox"/> ATTORNEY FOR OWNER <input type="checkbox"/> AGENT FOR OWNER <input type="checkbox"/> OTHER	I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT NAME <u>Steve Busch</u> ADDRESS <u>4744 S. Harvard</u> PHONE <u>RI-74985</u>

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY	DISPOSITION	
	DATE	ACTION
<u>C. Jones</u>	<u>2/26/68</u>	<u>Referred to T.M.A.P.C.</u>
DATE <u>February 26, 1968</u>		
FILING FEE RECEIPT <u>\$10.00 2-26-68 1857 KR</u>		
PUBLIC HEARING FEE RECEIPT <u>\$25.00 2-26-68 4858 KR</u>		
PRESENT ZONING <u>U-1A</u>		
PRESENT USE <u>Vacant</u>		
ATLAS PAGE <u>Index</u>		
OTHER PERTINENT INFORMATION		

BOARD OF ADJUSTMENT  
Minutes (No. 18)  
Tuesday, August 6, 1968, 1:30 p.m.  
Aaronson Auditorium, Central Library  
Tulsa Civic Center

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>	<u>OTHERS PRESENT</u>
Cohen, Chairman	Edwards	Colbert
Disler (in 2:05)	Johnsen	Northcutt
Jolly	Jones	
Langan	Martin	
Reeds		

Chairman Cohen called the meeting to order at 1:40 p.m., and declared a quorum present.

SPECIAL ITEMS:

Minutes:

Board Action: On MOTION of JOLLY, the Board of Adjustment (4-0) approved the Minutes of July 2, 1968, (No. 17).

PUBLIC HEARINGS ON COMMUNITY DEVELOPMENT PROJECTS:

5744

Action Requested: CDP under the provisions of Section 18. Request for approval of Community Development Project No. 24 on a tract located at the SE corner of 31st Street and 72nd East Avenue.

Remarks: Mr. Jones advised that rezoning action is pending before the City Commission.

Board Action: On MOTION of REEDS, the Board of Adjustment (4-0) continued application No. 5744 to the September 3, 1968 meeting.

✓ 5781

Action Requested: CDP under the provisions of Section 18. Request for approval of Community Development Project No. 27 on a tract located 660' North of the NW corner of 11th Street and Lynn Lane.

Remarks: Mr. Jones stated that the City Commission had denied the requested rezoning.

Board Action: On MOTION of REEDS, the Board of Adjustment (4-0) dismissed application No. 5781.

BOARD OF ADJUSTMENT  
Minutes (No. 16)  
Tuesday, June 4, 1968, 1:30 p.m.  
Aaronson Auditorium, Central Library  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Cohen, Chairman Jolly Langan Reeds	Prather	Edwards Jones Martin
		OTHERS
		Hinkle Jennings

Chairman Cohen called the meeting to order at 1:40 p.m. and declared a quorum present.

PUBLIC HEARINGS ON COMMUNITY DEVELOPMENT PROJECTS:

5744

Action Requested: CDP under the provisions of Section 18, on a tract located at the Southeast corner of 31st and 72nd East Avenue.

Remarks: Mr. Jones advised the Board that the rezoning request is pending before the City Commission.

Board Action: On MOTION of LANGAN, the Board of Adjustment (4-0) postponed consideration of Community Development Project No. 24 to the July, 1968 meeting.

✓ 5781

Action Requested: CDP under the provisions of Section 18, on a tract located 660 feet North of the NW corner of 11th Street and Lynn Lane.

Remarks: Mr. Jones advised the Board that the rezoning request is pending before the City Commission.

Board Action: On MOTION of LANGAN, the Board of Adjustment (4-0) postponed consideration of Community Development Project No. 27 to the July, 1968 meeting.

Application No. Z-3155 & CDP #27

Present Zoning: U-1A

Applicant: Steve Busch

Proposed Zoning: U-3D

Location: West side 177th, North of 11th Street

---

Date of Application: February 26, 1968

Date of Hearing: March 27, 1968

Size of Tract: 60 acres

Presentation to TMAPC By: Steve Busch

Address: 4744 South Harvard

Phone: RI 7-4985

Comments:

Mr. Busch advised the Commission that they proposed constructing a luxury mobile home park and contemplated utilizing a lagoon system until sewer line facilities are extended to the area. He presented a plot plan of the proposal.

Protests: Bill Schluneger

Address: East of City

Ben Salter

725 S. Lynn Lane Road

Comments:

Mr. Schluneger, spokesman for the protestants, objected to the lagoon system as a health menace and objected to the additional increase of school age children that would have to attend Lynn Lane School.

Staff Recommendation:

The property in question is an irregular shaped 60 acres located on the West side of 177th East Avenue beginning approximately 600' North of 11th Street. The property is presently zoned U-1A and the applicant is requesting simultaneous consideration of the U-3D rezoning and mobile home park CDP.

In response to the question of the desirability of mobile home park use of the subject tract, the Staff must assert a negative answer. Although, the Staff believes that a mobile home park is residential in nature, we think the usual densities and general use intensity of a mobile home park is more comparable to a multifamily development than to single-family development. Viewed in this manner, the subject request is unsupported in terms of surrounding zoning, land use relationships, and access. Surrounding properties are presently zoned for single-family purposes, and there are no apparent nonconforming uses, topography, or other factors which would preclude single-family development. Several new homes have been built East of the subject tract and a large tract to the West has been platted for single-family purposes.

We conclude that a single-family potential exists and that to unnecessarily commit the subject tract to a more intense use would impair the future development of the area. We accordingly recommend DENIAL of the requested U-3D and the proposed CDP.

Zoning Committee Recommendation:

CONCURRED with Staff's recommendation.

Z-3155 & CDP #27 (Continued)

TMAPC Action: 7 members present.

On MOTION of LEAVITT, the Planning Commission voted unanimously to recommend to the Board of City Commissioners that the following property not be rezoned to a U-3D district, AND on MOTION of LEAVITT, the Planning Commission voted unanimously to recommend that Community Development Project No. 27 be DENIED.

The South Half of the South Half of the Northeast Quarter of the Southeast Quarter AND the Northwest Quarter of the Southeast Quarter AND the Northeast Quarter of the Southeast Quarter of the Southeast Quarter all in Section 2, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

TMAPC Members Present

Bartlett  
Cox  
Dubie  
Forrester  
Halstead  
Leavitt  
Martin

Staff Present

Johnsen  
Gardner  
Osgood  
Martin

To

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

Bill and Send Copy to:

Steve Busch  
4744 South Harvard  
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. 27.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Aaronson Auditorium, Central Library, Tulsa Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 27th day of March, 1968.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 11th and Lynn Lane.

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, 700 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

February 26, 1968

Tulsa Metropolitan Area Planning Commission  
Nine East Fourth Street  
Tulsa, Oklahoma

Re: C. D. P. 27  
Steve Busch  
NW of 11th & Lynn Lane


Gentlemen:

Attached hereto is a copy of an application filed by Steve Busch requesting the approval of a Community Development Project located in the vicinity of 11th Street and Lynn Lane, presently zoned U-1A.

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   
Casper J. Jones  
Secretary

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 \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, and the last day of \_\_\_\_\_, \_\_\_\_\_, and the last day of \_\_\_\_\_, \_\_\_\_\_, and that said newspaper has been continuously and uninterruptedly 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 11th day of March, 19 68.

*[Signature]*  
Notary Public.

NOV 28 1971

My commission expires \_\_\_\_\_

PUBLISHER'S FEE \$ \_\_\_\_\_

(C-21125)  
Published in the Tulsa Daily Legal News, March 8, 1968, Dexter Publishing Co., Publishers.

## NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844. COMMUNITY DEVELOPMENT PROJECT NO. 27.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Aaronson Auditorium, Central Library, Tulsa Civic Center, Tulsa, Oklahoma, at 1:30 P.M. on the 27th day of March, 1968.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 11th and Lynn Lane.

All persons interested in this matter may be present at this hearing and present their objections to the 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, 700 9 East 4th Building, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 8th day of March, 1968. K. N. COX, Secretary.