

APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

NO. 5917
S.T.R. 14-18-12

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

ACTION REQUESTED

- VARIANCE
- SPECIAL EXCEPTION
- COMMUNITY DEVELOPMENT PROJECT
- INTERPRETATION OF ZONING TEXT
- INTERPRETATION OF ZONING MAP
- APPEAL FROM BUILDING INSPECTOR

UNDER THE PROVISIONS OF SECTION 18 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-1C District.

(Mobile Home Park)

PROPERTY LEGAL DESCRIPTION

South Half of the Northwest Quarter of Section 14, Township 18 North,
Range 12 East lying East of Union and West of the Okmulgee Beeline in
Tulsa County, Oklahoma

| | |
|--|--|
| <p>NAME OF RECORD OWNER <u>George T. Waddington</u></p> | <p>GENERAL LOCATION <u>1320' South of 81st Street on East side of</u> <u>Union</u></p> |
| <p>AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?</p> <p><input type="checkbox"/> PRESENT OWNER</p> <p><input type="checkbox"/> PURCHASER</p> <p><input type="checkbox"/> ATTORNEY FOR OWNER</p> <p><input type="checkbox"/> AGENT FOR OWNER</p> <p><input type="checkbox"/> OTHER</p> | <p>I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT</p> <p>NAME <u>Bill Olson</u></p> <p>ADDRESS <u>8305 South Elwood</u></p> <p>PHONE <u>LEST 64-9-2380 OFF LU-3-0131</u></p> |

FOR INTERNAL OFFICE USE

| APPLICATION RECEIVED BY | DISPOSITION | |
|---|---------------|-------------------------------|
| | DATE | ACTION |
| <u>C. Jones</u> | | |
| DATE <u>June 5, 1968</u> | <u>6/5/68</u> | <u>Referred to T.M.A.P.C.</u> |
| FILING FEE RECEIPT <u>\$10.00 5428 cw 6-5-68</u> | | |
| PUBLIC HEARING FEE RECEIPT <u>\$25.00 5429 cw 6-5-68</u> | | |
| PRESENT ZONING <u>U-1C</u> | | |
| PRESENT USE <u>Vacant</u> | | |
| ATLAS PAGE | | |
| OTHER PERTINENT INFORMATION <u>7-3215</u> | | |
| <u>U-3D approved by T.M.A.P.C.</u> | | |

Bert McElroy, representing the applicant, stated that the original proposal did not include the commercial in the CDP, but that the plans have been revised to include the commercial in the CDP reducing the area to one-half the original size and providing access from within the project. He added that an evaporative lagoon system would be located at the southeast corner of the tract, designed to meet all health department specifications. He advised that the project would be under one ownership and that the conditions recommended by the Staff were acceptable.

Instruments Submitted: Plot Plan (Exhibit "I-1")
Protestant's List of Conditions (Exhibit "I-2")

Protests: Harold R. Caylor Address: 7610 South 30th West Avenue

Comments:

Mr. Caylor, representing the protestants, stated that their main objections were to the design of the project and to the lagoon system. He presented a list of additional conditions and requested the inclusion of these conditions in the CDP.

Staff Recommendation:

The subject property consists of 30 acres located on the east side of Union approximately 1,300 feet south of 81st. The property was zoned U-3D, subject to a CDP in contemplation of a mobile home park development. The Staff has examined the plot plan and recommends that CDP No. 31 be approved as submitted subject to the following conditions and modifications:

1. That the number of mobile home spaces not exceed 180.
2. That each mobile home space be a minimum of 3,250 square feet.
3. That mobile homes be set back a minimum of 30' from the centerline of an internal street.
4. That a minimum of 15' of separation be provided between mobile homes.
5. That a minimum parking space of 375 feet be provided for each mobile home space with 200 feet of each space served.
6. That a 12' planting strip be maintained in such manner as to provide reasonable screening along the north, south and west perimeters of the tract.
7. That open areas, recreation spaces, roadways and parkways be of a dust-free surface.
8. That the area designated as reserve area A be incorporated within the management office and recreation area.

9. That within the management office and recreation area, no commercial use other than laundry and vending services, and management office and facilities be permitted.
10. That within the commercial area:
 - (a) No structure to exceed one-story
 - (b) the total floor not to exceed 8,500 square feet
 - (c) that the commercial uses be limited to:

| | |
|-----------------------|---------------------------|
| drug store | beauty shop |
| florist | barber shop |
| food specialty store | restaurant-lounge |
| convenience grocery | Public facilities such as |
| newsstand | branch post office, |
| tobacco store | library, etc. |
| laundry, dry cleaning | offices |
| pickup | |
 - (d) that each commercial establishment not exceed 3,500 square feet
 - (e) that commercial signs be limited to one wall sign per establishment, attached flush against a building wall, and not exceeding 16 square feet in surface area, illuminated if at all by indirect lighting.
11. That there be permitted one detached sign identifying the mobile home park, such sign not to exceed 8 feet in height, nor 30 square feet in surface area, and that illumination be limited to indirect lighting.
12. That the specifications of the plot plan be incorporated as conditions of approval.
13. That approval be subject to the filing of a satisfactory subdivision plat.

Zoning Committee Recommendation: Concurred.

TMAPC Action: 6 members present.

On MOTION of LEAVITT, the Planning Commission voted unanimously to recommend to the City Board of Adjustment that CDP No. 31 be approved, subject to the conditions recommended by the Staff, on the following described tract:

South Half of the Northwest Quarter of Section 14, Township 18 North, Range 12 East lying East of Union and West of the Okmulgee Beeline in Tulsa County, Oklahoma.

P.C. ✓ 5711
Action Requested: CDP under the provisions of Section 18. Request for approval of Community Development Project No. 31 on a tract located between Union Avenue and the Okmulgee Beeline.

Remarks: The Chair stated that this application had been continued from the July 1968 meeting to allow the Board to inspect the area.

Presentation: Mr. McElroy advised that the proposed mobile home park development would comply with the guidelines of the Mobile Home Ordinance. He outlined the water course for the lagoon and stated that the City is already using the previously mentioned sanitary fill across the street from the tract. He added that water facilities were more than adequate. He stated that Mrs. Paul Harbour, a landowner in the area, had indicated that she does not object to the use.

Protests: Harry Moreland submitted an aerial photo of the area (Exhibit "B-1"), and a second protest petition (Exhibit "B-2").

Board Action: On MOTION of LANGAN, the Board of Adjustment (4-0) denied application No. 5917 on the following described tract:

The South Half of the Northwest Quarter of Section 14, Township 18 North, Range 12 East, lying East of Union and West of the Okmulgee Beeline in Tulsa County, Oklahoma.

5921

Action Requested: CDP under the provisions of Section 18. Request for approval of Community Development Project No. 32 on a tract located at the SW corner of 15th Street and Garnett.

Presentation: C. W. Ford advised the Board that 412 dwelling units were proposed based on the approved rezoning of the tract. He stated that vehicular traffic would not be introduced into the neighborhood and agreed to no signs being placed on the West boundary. He added that an agreement had been reached with the parties interested in the fencing along the West and South boundaries and that drawings of the site preventative fencing would be submitted for inclusion in the official record.

Remarks: Roy Hinkle, appearing for Jim Richardson, defined the construction materials to be used for the fencing.

Roy Johnsen stated that the Planning Commission had recommended approval, subject to the following conditions:

4. That the designated collector streets be a minimum right-of-way width of 60 feet.
5. That the total density not exceed 1,200 dwelling units.
6. That platting a minimum of 15 acre segments be allowed provided that the recreation area is included in the first segment.
7. The filing of a satisfactory subdivision plat.

All that part of the NE/4 and the SE/4 lying Northeasterly of the Arkansas River and the proposed right-of-way of the Riverside Expressway in Section 18, T-18-N, R-13-E, Tulsa County, Oklahoma, less the following described tract of land, beginning at the Northeast corner of said Section 18; thence South and along the East line of said Section 18 for 1915 feet; thence West and parallel to the North line of said Section 18, for 190 feet; thence North and parallel to the East line of Section 18 for 300 feet; thence North 17°-49' West for 147 feet; thence North 45° West for 212 feet; thence North and parallel to the East line of Section 18 for 375 feet; thence West and parallel to the North line of said Section 18 for 125 feet; thence North and parallel to the East line of said Section 18 for 950 feet to a point on the North line of Section 18; thence East and along the North line of Section 18 for 510 feet to the point of beginning and containing 67.37 acres more or less.

✓ 5917

Action Requested: CDP under the provisions of Section 18. Request for approval of Community Development Project No. 31 on a tract located at 81st and Lewis.

Presentation: Bert McElroy stated that this location for the proposed mobile home court was chosen due to the acreage required for the use by the Ordinance, the sparsely developed area, easy accessibility to and for residents of the proposed court, and buffers afforded (Eastern boundary is adjacent to Okmulgee Beeline and a proposed sanitary land fill will be located to the West). He objected to the conditions submitted by the protestants as being capricious and without merit. He added that the lagoon system would meet all State Health laws, that the oil wells would be removed, capped, or the setback requirement would apply and that an annual licensing is required to insure the upkeep of all health standards, etc.

5917 (continued)

Protests:

Harry Moreland, Harold Caylor and O. L. Turney, represented the protestants. A protest petition with 61 signatures was presented to the Board (Exhibit "A"), and they requested inclusion of the following conditions, if affirmative action was taken by the Board:

1. That a five-foot high, solid wall of clay brick be constructed along the entire West boundary of the tract except the street entrances.
2. That a four-foot high, chain-link fence be constructed along the entire North, East and South boundaries of the tract.
3. That the designated Management Office and Recreation Area, and Reserve Area A be expanded to encompass a minimum total area of 2.5 acres - exclusive of the existing oil operations.
4. That the Recreation Area include a swimming pool of size suitable for the number of residents, adequate playground equipment, and space for appropriate adult and children recreational activities.
5. That the utility lines to all buildings and mobile home spaces be installed underground.

They objected to the lagoon system as a health menace and stated that the proposed use would affect orderly development and quality of development of the area in the future.

Board Action:

On MOTION of REEDS, the Board of Adjustment (5-0) continued application No. 5917 to the August 6, 1968 meeting to allow the Board to inspect the area before a decision is made.

5921

Action Requested:

CDP under the provisions of Section 18. Request for approval of Community Development Project No. 32 on a tract located at the SW corner of 15th Street and Garnett Road.

Remarks:

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

Board Action:

On MOTION of PRATHER, the Board of Adjustment (5-0) continued application No. 5921 to the August 6, 1968 meeting.

81 st

CLARET AVENUE

STREET

YUKON

UNION

ALL

U-1C

30.00

CDP-31
3215
5917

Chinulga Bottom

Re: Zoning Application Z3215 - Trailer Court
Re: CDP - Space 31 - Trailer Court

At the discussion of the various persons present at the home of Mr. and Mrs. Caylor on Sunday afternoon, June 23, 1968 there were adopted items to be suggested to and required of the zoning Applicant as conditions to the granting of his Application. These items are in connection with or in addition to whatever the legal requirements are that are made of him by the various zoning authorities. These items suggested by us are as follows:

1. A five foot minimum solid clay brick wall surrounding entire property with a brick column for support every ten feet.
2. Quick growing type shrubbery (evergreen nature) at least five feet high planted on inside of brick wall surrounding entire property.
3. A tree with a minimum height of ~~ten~~ feet planted at each trailer space.
4. ~~Oil-coated~~ ^{Hard Surface} streets with cement curbs and gutters.
5. Dedicate a single five acre tract for recreational area, clubhouse, swimming pool, etc. Clubhouse to be constructed of same material as surrounding fence with a minimum of ten square feet of floor space for each proposed trailer space.
6. Fence oil well facilities with a seven foot security fence and also must have a locked gate. Screening shrubbery planted around oil well facilities of the same type as planted around brick wall surrounding property.
7. Laundry facilities for tenants not connected with recreational facilities and apart from recreational facilities.
8. Maintenance crew on duty at all times.
9. Manager of trailer park must reside on premises.
10. Underground utilities.
11. No alcoholic beverages sold on property, such as a beer, tavern.
12. No dogs or cats allowed unless a separate fenced area is provided for each trailer having said animals.
13. Fence lagoon and screen with shrubbery of the same type as planted around brick wall surrounding property.

On ~~July 3,~~ ^{June 26,} 1968 at 1:30 O'Clock P. M. the Planning Commission will hold a hearing at the Aaranson Auditorium at the City Library.

On ~~July 3,~~ ^{July 3,} 1968 at 1:30 O'Clock P. M. the Board of Adjustment will hold a hearing at the same Auditorium.

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 _____ 10th day of _____ June, 19 68, and the last day of publication being on the _____ day of _____, 19 _____, 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 June, 19 68.

Dexter Moss
Notary Public.

NOV 28 1971

My commission expires _____

PUBLISHER'S FEE \$ _____

METROPOLITAN LEGAL

(C-21415) Daily Legal News, June 10, 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. 31.

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 26th day of June, 1968.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 81st Street and Union

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 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 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, 709 9 East 4th Building, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 10th day of June, 1968.

K. N. COX,
Secretary

To

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

Bill and Send Copy to:

Bill Olson
8305 South Elwood
Tulsa, Oklahoma

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COMMUNITY DEVELOPMENT PROJECT NO. 31.

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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 10th day of June, 1968.

K. N. Cox
Secretary

THE CITY OF  TULSA OKLAHOMA

BOARD OF ADJUSTMENT
609 KENNEDY BUILDING
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

June 5, 1968

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

Re: C. D. P. No. 31
81st Street & Union
Bill Olson

Gentlemen:

Attached hereto is a copy of an application filed by Bill Olson requesting the approval of a Community Development Project in the vicinity of South Union and 81st Street a U-1C District.

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

Attachments:

