

# APPLICATION

BOARD OF ADJUSTMENT  
CITY OF TULSA

C. D. P. No. 52

NO. 0107  
S.T.R. \_\_\_\_\_

## 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 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 is a community development project.

### PROPERTY LEGAL DESCRIPTION

### NAME OF RECORD OWNER

### GENERAL LOCATION

### AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

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

### NAME

### ADDRESS

### PHONE

2025 Volo Associates  
X David W. Holden - Attorney  
2200 4th National Bank Bldg 1919  
X 584-1472

### FOR INTERNAL OFFICE USE

### APPLICATION RECEIVED BY

### DISPOSITION

G. Jones

### DATE

### DATE

### ACTION

December 30, 1965

### PAYING FEE RECEIPT

\$10.00 10-30-65 RD

### PLAC BEARING FEE RECEIPT

\$25.00 6-5-68 RD 18 RD

### PRESENT ZONING

### PRESENT USE

### CLASS FEE

### FOR PERTINENT INFORMATION

Z

# APPLICATION

BOARD OF ADJUSTMENT  
CITY OF TULSA

NO. \_\_\_\_\_

S.T.R. \_\_\_\_\_

## 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.

See Exhibit 1, attached hereto.

### PROPERTY LEGAL DESCRIPTION

See Exhibit 2, attached hereto.

### NAME OF RECORD OWNER

See Exhibit 7, attached hereto.

### GENERAL LOCATION

Sections 21, 22, 27 & 34, T20N, R12E, Osage  
County

### AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- ☐ PRESENT OWNER  
☒ PURCHASER  
☐ ATTORNEY FOR OWNER  
☒ AGENT FOR OWNER  
☐ OTHER

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

### NAME

### ADDRESS

### PHONE

Frederic Darnant  
2700 South National Bank Bldg.  
584-1472

## FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY	DISPOSITION	
	DATE	ACTION
DATE		
FILING FEE RECEIPT		
PUBLIC HEARING FEE RECEIPT		
PRESENT ZONING		
PRESENT USE		
ATLAS PAGE		
OTHER PERTINENT INFORMATION		



- B. That all multi-family development shall be buffered from single-family development by single-story duplex units or 50 feet of wooded space.
- C. That when open space exists in each developed area, that subject multi-family development should be adjacent to and have a proper relationship to the designated open space areas for utilization by multi-family residents.
- D. That the following multi-family development standards apply:

1. Low-Density Multi-family (20 or less dwelling units per acre)

- a. 1.5 parking spaces per unit
- b. 600 square feet of livability space per dwelling unit
- c. 25 foot rear yards
- d. 25 foot front yards
- e. 15 foot combination side yards
- f. 35 foot height maximum per structure

2. Medium-Density Multi-family (20-35 units per acre)

- a. 1.5 parking spaces per unit
- b. 200 square feet of livability space per dwelling unit
- c. 10 foot rear yards
- d. 10 foot front yards
- e. 10 foot side yards
- f. 35 foot maximum height

Except when facing  
major streets

Major st. - 25' MIN  
Collector - 15' "  
Minor - 10' "

3. High-Density Multi-family (more than 35 dwelling units per acre)

- a. 1.5 parking spaces per dwelling unit
- b. 500 square feet of lot area per dwelling unit
- c. 30 foot front yard
- d. 10 foot side yard \*
- e. 10 foot rear yard \*
- f. \* when said structure exceeds 35 feet in height, one foot is added to side and rear yards for each foot over 35 feet in height.

4. Townhouses

- a. 1.5 parking spaces per dwelling unit
- b. 35 foot front yards
- c. 25 foot side yards on end units
- d. rear yards 25 foot minimum
- e. 35 foot maximum height
- f. 1,700 square feet of lot area per dwelling unit

IV. COMMERCIAL DEVELOPMENT

- A. That no more than three (3) accessory commercial areas be allowed within the CDP.
- B. That setback, parking, etc. of subject commercial areas be in accordance with provisions of U-3D districts per Tulsa Zoning Ordinance.

→ 50' on major streets (Subdiv. Regs?)  
from Property line

- C. That said commercial areas be limited to the following uses:  
laundry, grocery, convenience commercial,
- D. That one sign identifying said accessory commercial center be allowed, with 10 foot setback from arterial streets, limited to total of 20 feet in height, and a total surface area of 50 square feet and illuminated by indirect lighting.
- E. Signs for individual uses must be mounted flush with the wall and not exceed sixteen (16) square feet in area.
- F. That all commercial areas be located at the intersections of arterial streets.
- G. That each accessory commercial area within the CDP be limited to 50,000 square feet of lot area.
- H. That no other commercial enterprises be allowed within the CDP other than area designated 12-A, and the three accessory uses.
- I. That those accessory commercial areas be buffered from single-family uses by single story four-plex or duplexes, and that said buffer be limited by those restrictions placed upon duplex development listed above. 50 feet of open space (wooded) or natural features, i.e., creeks, hills, etc. may serve as buffers in lieu of duplexes.
- J. That the ordinance published on that portion zoned U-3DH commercial be limited to the area designated 12-A on the CDP Plot Plan and not include any area within the right-of-way of the expressway.

#### V. GENERAL AND MISCELLANEOUS PROVISIONS

- A. That Residential Collectors serve a maximum of 1000 dwelling units per mile, or on a corresponding ratio or sliding scale ratio thereof.
- B. That no multi-family development shall be located internally to single-family development.
- C. That no multi-family traffic shall be channelled through single-family residential areas to gain access to arterials.
- D. That 350 acres, designated on the CDP Plot Plan, of open space be provided.
- E. That a maximum of 9,152 dwelling units be allowed within the CDP.
- F. That development of areas within the CDP shall proceed in contiguous fashion.
- G. That commercial development be limited to 4% of acreage developed residential. (EG. When 100 acres of residential area is developed, 4 acres of commercial may be developed.)

- H. That single-family residential uses must be developed at a corresponding ratio for each quantity of multi-family units developed. (EG. if 50% of those units to be developed are single-family residential, then 50 units of single-family must be constructed for every 50 units of multi-family).
- I. That final approval be subject to the filing of a satisfactory plat on each of the 26 areas designated on the CDP Plot Plan.

① Note: Some of the larger residential areas may need to be platted in smaller sections. A minimum plat size of 40 acres in the residential areas would probably be satisfactory.

② All "open space" should also be included in plats for continuity and use as the intended buffer zones.

② Note: If this area is not annexed to the City of Tulsa, all paving and drainage plans will be subject to the approval of Osage County Engr. Also, sewage lagoons, septic tanks, sewer, etc all need to be approved by the Health Dept. (Osage Co only has one H. D. employee for the whole county - we are told.) (off the record: - Recommend that the area be annexed to the City of Tulsa prior to filing of any subdon plats. I think we'll have more control that way. ???.)

MBW  
1-20-69

Present Zoning: U-1B

Applicant: David W. Holden (Polyvale Associates) Proposed Zoning: U-3DH,  
and U-1C

Location: Osage County - Sections 21, 22, 27, and 34, - 02

Date of Application: January 3, 1969

Date of Hearing: January 29, 1969

Size of Tract: 560 Acres - Zoning acreage U-3DH - 70 acres

1,600 Acres - CDP acreage                      U-1C   - 490 acres

Presentation to TMAPC By: Jack Spradling

Address: 424 South Cheyenne

Phone: 585-8247

Comments:

Mr. Gardner outlined the project boundaries and stated that concerning the rezoning request, the Staff recommended approval of U-1C and U-3DH, subject to a plat but he added that the Staff recommended that the commercial request, although included in the total development plan for the area, be excluded from CDP No. 52. He stated that the CDP represents a 1,600 acre tract lying generally in the SE corner of Osage County adjacent to Tulsa County, and the developers were proposing a community of approximately 20-30,000 population with a variety of dwelling unit types and accessory commercial and a shopping center. He stated that the Staff recommended approval of CDP No. 52, subject to specific area recommendations included in the Staff recommendation (attached), but that the general provisions limited the development to a maximum of 8,500 dwelling units, 350 acres of open space, with the further control of approval of subdivision platting, and the limitation of the maximum number of units not to exceed the number of units permitted by Ordinance under the U-1C zoning. Mr. Gardner gave specific recommendations concerning Single-family Development, Duplex Development, Multifamily Development, Accessory Commercial Development and Specific Area Recommendations.

Mr. Spradling stated that the developer has no intention of damaging the property values of the existing homes in the area and he added that the Staff had provided for single-family dwellings to be located adjacent to the existing residences along the outside boundaries of the project. He added that the planning is in the preliminary stages and specific area development could not be expounded upon. He did advise that there were only two areas, at the present time, with water and sewer facilities available. He stated that school and church sites would be provided, and he added that the developer would be agreeable to meeting with Gilcrease officials to insure adequate parking facilities for that Institute. He advised that the commercial facilities would be located at the intersections of arterials, and that the dwelling units would be a mixture of housing unit types and value and that when completed the development would represent a unique and workable total community.

Application No. 3376 and CDP-52 (continued)

Interested Parties: Everett Johnson      Address: 2600 West Newton

Comments:

Mr. Johnson, representing approximately 25 persons in attendance, stated that they were interested in specific area developments, particularly Areas 1 and 2. They were also interested in the low-cost housing units that were proposed and the location of these units in conjunction with their properties.

Instruments Submitted:    Plot Plan (Exhibit "C-1")  
                                 Staff Recommendations on CDP #52 (Exhibit "C-2")

Staff Recommendation:

The Staff recommends APPROVAL of U-1C and U-3DH, subject to a plat, for the following reasons:

As relates to the U-1C request, the 490 acre tract under application is presently undeveloped and zoned U-1B. It is surrounded on the East, West, and South by U-1C zoning and on the North by U-1B zoning. The zoning pattern appears to be sound and accordingly the Staff recommends approval.

Concerning the U-3DH request, on a basis of need, the commercial request appears without merit. However, a large scale shopping center is planned for this area in conjunction with a 1,600 acre CDP (No. 52) residential development to the West and much of the commercial market will be generated from this proposed development. The commercial tract is located between the Osage Expressway on the East, the Gilcrease Expressway on the North, Osage County Road on the West and Apache Street on the South. The tract is physically separated from any existing or proposed residential development and therefore does not represent a land use compatibility problem. The Staff recommends that this commercial request, although included in the total development plan for the area, be excluded from CDP No. 52 and recommends approval of U-3DH, subject to a plat.

Zoning Committee Recommendation: CONCURRED with the Staff on the Zoning Application and recommended approval of CDP No. 52, subject to the conditions provided by the Staff.

TMAPC Action: 6 members present.

On MOTION of MARTIN, the Planning Commission voted 5-1-0 (with Caughey voting "nay") to recommend to the Board of City Commissioners that the following property be rezoned to a U-1C and U-3DH district, subject to a plat; and to recommend to the City Board of Adjustment that CDP No. 52 be approved, subject to the conditions recommended by the Staff:

Application 3376 & CDP-52 (continued)

U-1C: A parcel of land lying in Sections 22 and 27, Township 20 North, Range 12 East, Osage County, Oklahoma, and being more particularly described as follows:

The W/2, E/2 and the N/2, NE/4, NE/4 and the N/2, S/2, NE/4, NE/4, and the E/2, NE/4, SE/4, and the SE/4, SE/4 of Section 22; and the NE/4 and the N/2, SE/4 of Section 27, containing a total of 490 acres, more or less.

U-3DH: A parcel of land lying in Section 22, Township 20 North, Range 12 East, Osage County, Oklahoma, and being more particularly described as follows:

The SE/4, NE/4 and the W/2, NE/4, SE/4, and the S/2, S/2, NE/4, NE/4, of Section 22, containing a total of 70 acres, more or less.

TMAPC Members Present

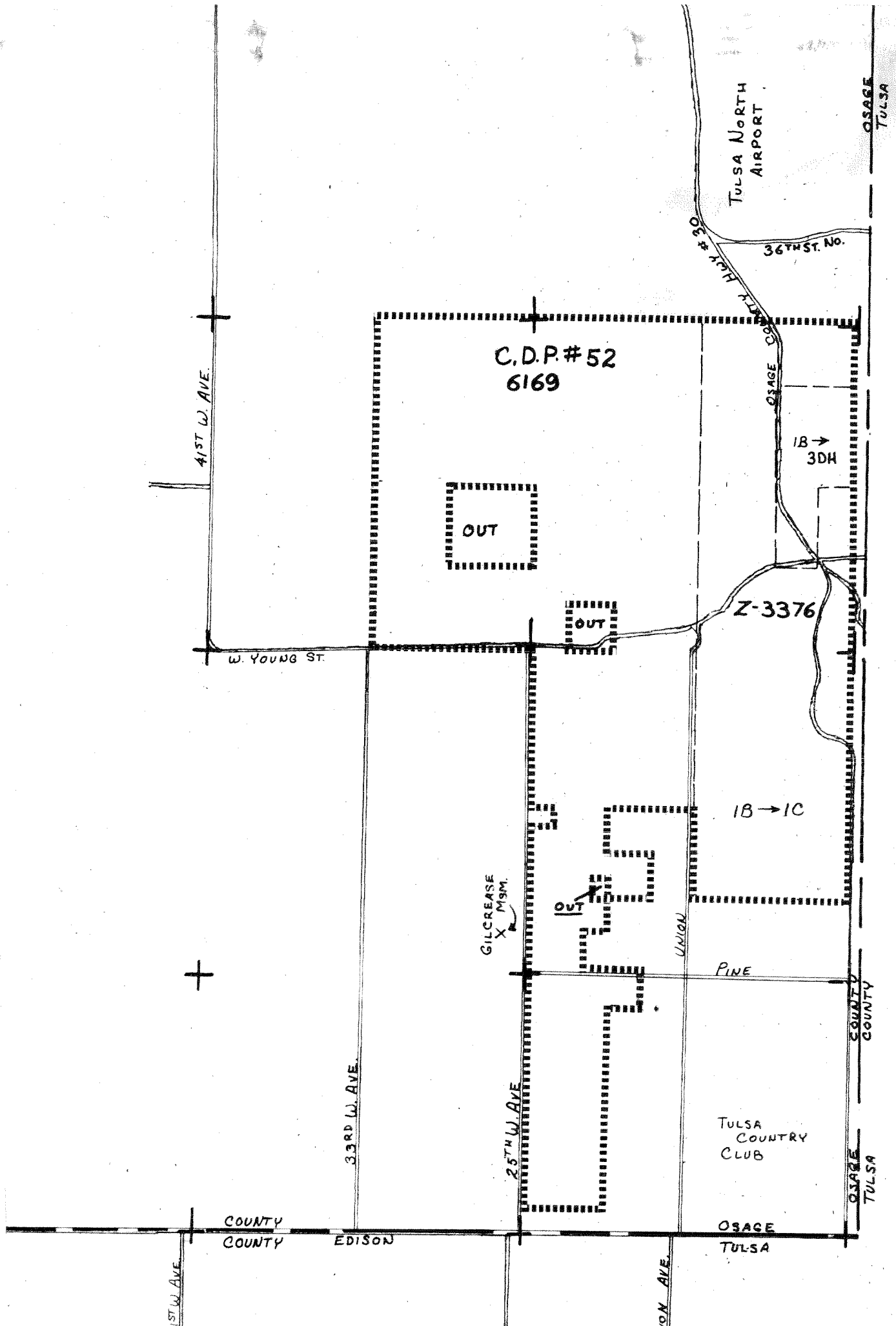
Caughey  
Cox  
Dubie  
Forrester  
Kornegay  
Martin

Staff Present

Gardner  
Flanagan  
Hunt  
Martin  
Osgood

### Suggested Recommendations

- I. C. (After recreation add:) "and that the open space area be donated to the City or held in common ownership to be maintained by a residents' association."
- I. "Excluding the accessory convenience commercial areas, that only residential uses, related non-commercial recreational facilities and required public facilities, such as fire stations, police sub-stations, schools, post office facilities be permitted in the development.
- J. "Related Non-Commercial Facilities shall be defined as: swimming pools, private play fields, parks, and other recreational facilities limited to residents of the development and their guests.





STAFF RECOMMENDATION

Community Development Project 52 represents a 1,600 acre tract lying generally North and West of the intersection of West Pine Street and Osage Drive. The property is presently zoned U-1C and U-1B. The applicant is proposing a variety of living styles (single family, duplexes, townhouses and multifamily) and accessory commercial and a regional shopping center to be constructed on the subject property, subject to the controls of a CDP, and not to exceed the maximum number of units permitted by Ordinance under the zoning pattern.

The Staff has examined the subject area and proposal and agrees with the project in concept. Because of the size and limited information supplied by the applicant, the Staff finds it necessary to submit the following restrictive conditions for the CDP. The Staff, therefore, recommends APPROVAL of CDP No. 52 subject to the following conditions and modifications:

I. SPECIFIC AREA RECOMMENDATIONS

A. Area 1

That area designated No. 1 by CDP plot plan, be restricted to single family residential, subject to those appropriate restrictions contained herein, pertaining to CDP development adjacent to or across the street from existing single family development. Area 1 development shall not exceed 275 dwelling units.

B. Area 2 and 3

That areas designated as 2 and 3, consisting of approximately 68 acres, be reserved for development as an educational park. Subject areas are across from the Gilcrease Museum and served by arterials and collectors. This general area possesses exceptional potential as becoming a major Tulsa area cultural center and the area across from Gilcrease should be compatible with such community objectives. In the future, such a cultural center would be an ideal place for a future North Tulsa Junior College. Therefore, the Staff recommends Areas 2 and 3 be reserved for an Educational Park, restrictive of any other uses.

C. Area 4

That area 4, consisting of 20 acres, be limited to 266 dwelling units. One accessory commercial center may be located in this area, subject to the controls herein pertaining to commercial development.

D. Area 4A

That area designated 4A, consisting of nine (9) acres be limited to a total of 120 dwelling units and those restrictions regarding adjacent existing single-family development external to the CDP apply. That area excluded by the CDP but bounded on four sides by CDP development be properly protected by developing adjacent 4A area with

cottages for adequate protection of that area excluded.

E. Areas 5 and 5A

That areas 5 and 5A, consisting of some 49 acres be developed residential, subject to the provisions contained herein concerning residential development adjacent to and across the street from existing single-family development and be limited to 400 dwelling units.

8 D.U.'s  
per acre

F. Areas 6 and 6A

That areas 6 and 6A, consisting of 66 acres be limited to a total of 450 dwelling units, developed residential subject to the provisions herein concerning residential development.

9 D.U.'s  
per acre

G. Area 7

Area 7, consisting of 46 acres, be developed, per plan, as a Church Park, subject to the provisions of the Tulsa City Ordinance pertaining to church locations and development in a U-1C district. One parking space per five sanctuary seats to be provided in off-street, on-site parking.

needs

H. Area 8

Area 8, consisting of 56 acres be developed residential, subject to those restrictions herein pertaining to residential development and limited to a total not to exceed 700 dwelling units.

8

I. Area 9

That area 9, consisting of 110 acres, be developed residential, not to exceed 764 dwelling units, and subject to the provisions herein concerning residential development.

6

J. Area 10

That area 10, consisting of 40 acres, be developed residential, with a maximum of 750 dwelling units, subject to those provisions herein concerning multifamily development. Final approval of subject area should be subject to the approval of an adequate traffic circulation system to service the area.

20

K. Area 11

Area 11, some 17 acres, subject to those provisions stated in item I-J, and limited to a maximum of 40 units, and that adequate precautions be taken in buffering to protect those areas outside the CDP with duplex buffers or low intensity multifamily development, subject to the approval of the staff.

20

L. Area 12

Area 12, developed residential and consisting of some 43 acres and limited to 299 dwelling units, subject to those provisions contained herein, concerning residential development and buffers from commercial areas. 6

M. Area 12A

That area 12A, developed commercial and zoned 3DH, consisting of approximately 40 acres include only that area not included in the Expressway right-of-way, and that those restrictions concerning U-3DH districts apply. 6 exclude CDP.

N. Area 13 and 13A

That areas 13 and 13A, consisting of a total of 56 acres be developed residential not to exceed 495 dwelling units. 8

O. Area 14

That area 14, consisting of 40 acres, not exceed 354 units, and that an open space, as designated on the plot plan, be maintained between area 14 and that large tract to the West excluded from the CDP. 8

P. Area 15

That area 15, some 29 acres, be limited to 166 dwelling units and that the commercial development located therein be subject to the buffering restrictions stated elsewhere herein. 6

Q. Area 16

That area designated 16, 57 acres, not exceed 500 units and that those provisions concerning periphery development of the CDP when adjacent to existing residential land apply. Even though no existing development is present in that area West and South of area 16, there is a potential for single-family development and such areas should be protected in such a manner as to not exclude future single-family development. 6

R. Area 17

That area 17, 88 acres, be limited to 577 units, and that those provisions concerning development adjacent to existing single-family apply to the East and South side of said tract for adequate protection of that large tract not included in the CDP. One accessory commercial area may be placed in this area. 6

S. Area 18

That area 18, some 121 acres, be limited to 782 dwelling units and governed by residential restrictions stated herein. 6

T. Area 19

That area 19, 79 acres, not exceed 674 dwelling units, and that area on the North boundary of subject property be restricted by those provisions regulating development adjacent to existing residential areas, since that tract North of subject CDP has been zoned and platted. 8

U. Area 19A

That area 19A, 30 acres, not exceed 260 dwelling units and that appropriate restrictions herein apply where necessary. 8

V. Area 20

That area 20, consisting of 37 acres, be developed residential, not to exceed 328 units. 5

## II. SINGLE FAMILY DEVELOPMENT

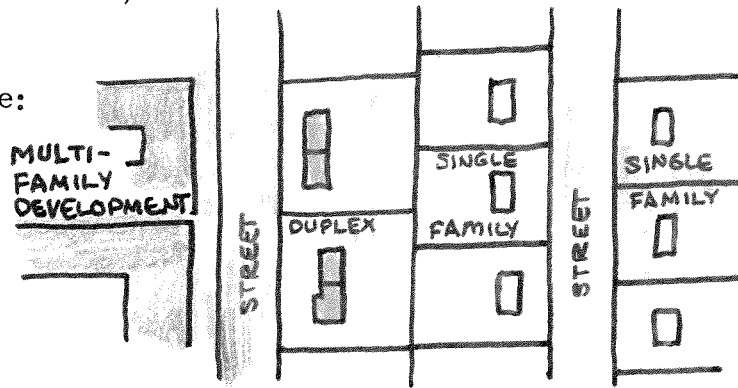
- A. That all lots within the CDP developed adjacent to or across the street from existing single-family dwellings or subdivisions external to the CDP be developed single-family residential on lots of a minimum of 7,000 square feet with standards per U-1C Ordinance requirements.
- B. That all other lots developed single-family residential have a minimum lot area of 6,500 square feet, with front, rear and side yard requirements per standards prescribed by Ordinance in U-1C districts.
- C. That those single-family residences be excluded from the provisions of II-B, which are situated in cluster development utilizing common open areas and when not subject to the provisions of II-A. Such open areas excludes that open area designated as 350 acres for CDP open area.

Reviewed  
under  
subsequent  
Plat from  
All Page 8

## III. DUPLEX DEVELOPMENT

- A. Duplex development be limited to a minimum of one (1) duplex per 10,000 square foot lot.
- B. That all duplexes back to single family residences when located adjacent to them. No duplexes should front a single-family dwelling.

Example:



- C. That duplexes should be used as buffers or transitional uses between single and multifamily development, and when used in such a manner be limited to one story in height. Nothing herein excludes areas developed for duplex purposes.

#### IV. MULTI-FAMILY DEVELOPMENT

- A. That all multifamily development (excluding duplexes) be located on or adjacent to designated Residential Collectors, or arterials and limits of no access from multifamily development directly onto arterials be maintained.
- B. That no multifamily development shall be located internally to single-family development so that multifamily traffic shall be channelled through single-family areas to gain access to arterials.
- C. That all multifamily development shall be buffered from single family development by single-story duplexes or a minimum of 50 feet of open area or wooded open space.
- D. That when open space exists in each designated development area, that subject multifamily development should be adjacent to and have a proper relationship to the designated open space areas for utilization by multifamily residents.
- E. That the following multifamily development standards apply:
1. Low Density Multi-family (20 or less dwelling units per acre)
    - a. 1.5 parking spaces per unit
    - b. 600 square feet of livability space per dwelling unit
    - c. 25 foot rear yards
    - d. 25 foot front yards
    - e. 15 foot combination side yards
    - f. 35 foot height maximum per structure

2. Medium Density Multi-family (20-35 dwelling units per acre)

- a. 1.5 parking spaces per dwelling unit
- b. 200 square feet of livability space per dwelling unit
- c. 10 foot rear yards
- d. 10 foot front yards
- e. 10 foot side yards
- f. 35 foot maximum height

3. High Density Multi-family (more than 35 dwelling units per acre)

- a. 1.5 parking spaces per dwelling unit
- b. 500 square feet of lot area per dwelling unit
- c. 30 foot front yards
- d. 10 foot side yards \*
- e. 10 foot rear yards \*
- f. \* when said structure exceeds 35 feet in height, one foot is added to side and rear yards for each foot over 35 feet in height.

4. Townhouses

- a. 1.5 parking spaces per dwelling unit
- b. 35 foot front yards
- c. 25 foot side yards on end units
- d. rear yards 25 foot minimum
- e. 35 foot maximum height
- f. 1,700 square feet of lot area per dwelling unit

V. COMMERCIAL DEVELOPMENT

- A. That no more than three (3) accessory commercial areas be allowed within the CDP.
- B. That setbacks, height, and lot coverage, etc. of subject commercial areas be in accordance with provisions of U-3D districts per Tulsa Zoning Ordinance. That 1 square foot of parking be provided for each square foot of building coverage.
- C. That said commercial areas be limited to the following uses: Laundry, dry cleaning pick-up, convenience grocery, drug store, florists, food specialty stores, newstand, tobacco store, beauty shop, barber shops, restaurant, liquor store, lounge, and public facilities such as post offices.

- D. That one sign identifying said commercial centers be allowed, with 10 foot setback from street right-of-way, limited to a total of 12 feet in height, and total surface area of 30 square feet and illuminated by indirect lighting, if any.
- E. Signs for individual uses must be mounted flush with the wall and not exceed sixteen (16) square feet in surface area.
- F. That all accessory commercial areas be located at the intersections of arterial streets.
- G. That each accessory commercial area within the CDP be limited to 50,000 square feet of lot area.
- H. That no other commercial enterprises be allowed within the CDP other than the three accessory commercial uses and area 12A, zoned U-3DH.
- I. That the commercial areas be buffered from single-family uses by single story four-plex or duplexes, and that said buffers be limited by those restrictions placed upon duplex development listed above. Fifty feet of open space, wooded area or natural features, i. e., hills, creeks, etc. may serve as buffers in lieu of duplexes.
- J. That only that portion requested U-3DH be zoned which lies outside the Expressway right-of-way.
- K. That the area zoned U-3DH for a regional shopping center be bounded on the North by the Gilcrease Expressway, the East by the Osage Expressway, the South by Apache Street, and the West by the County Road, exclusive of right-of-ways of each.

#### VI. GENERAL AND MISCELLANEOUS PROVISIONS

- A. That Residential Collectors serve a maximum of 1000 dwelling units per mile, or on a corresponding ratio or sliding scale ratio thereof.
- minimum  
width* B. That 350 acres of open space as designated on the CDP Plot Plan be provided.
- C. That a maximum of 8,500 dwelling units be allowed within the CDP.
- D. That a minimal 40 acres of land be platted and developed at a time unless contiguous to a portion of the plan already developed, and that substantial residential development be completed before commercial

construction begin (eg. when 100 acres of residential area is developed, 4 acres of commercial may be developed).

- E. That single-family residential uses must be developed at a corresponding ratio for each quantity of multi-family units developed. (eg., if 50% of those units to be developed are single-family residential, then 50 units of single-family must be constructed for every 50 units of multi-family).
- F. That if the provisions of this CDP text are accepted, and the CDP is granted subject to the provisions herein, any alteration or changes must be subject to the provisions herein, any alteration or changes must be subject to a public hearing with appropriate advertisings, signs, and notification of protestants.
- G. That plot plans for development of designated development areas are subject to review of the Staff of the TMAPC, and any resultant differences must be resolved by a public hearing.
- H. That final approval be subject to the filing of a satisfactory subdivision plat.
- I. That unless otherwise modified herein, provisions of the Title 42, Zoning and Property Restrictions for the City of Tulsa, dated August 1, 1967 shall govern.

Therefore the Staff recommends APPROVAL of CDP No. 52, subject to the provisions of CDP controls stated herein.



Exhibit 1

This is the application of Polyvale Associates for approval of a community development plan submitted in accordance with Section 18 of Title 42 of the Revised Ordinances of the City of Tulsa. The details of the application are, in part, set forth in the following exhibits attached to this application:

<u>Exhibit Title</u>	<u>Exhibit Number</u>
Land Use Summary	3
Development Areas and Dwelling Units	4
Property Legal Description	2
Regional Shopping Center	5

Exhibit 4

POLYVALE ASSOCIATES

COMMUNITY DEVELOPMENT PLAN

DEVELOPMENT AREAS AND DWELLING UNITS

<u>Area Number</u>	<u>Proposed Land Use (1)</u>	<u>Acres</u>	<u>Dwelling Units</u>
1	Residential (M.C.)	58	403
2	Residential (H.C.)	37	740
3	Residential (M.C.)	29 (2)	166
4	Senior Citizens	20	266
4-A	Senior Citizens	9	120
5	Residential (L.C.)	29	257
5-A	Residential (L.C.)	20	178
6	Residential (L.C.)	20	178
6-A	Residential (L.C.)	46	408
7	Church Park	29	---
8	Educational Park	56	---
9	Residential (M.C.)	110	764
10	Residential (H.C.)	40	800
11	Residential (H.C.)	17	340
12	Residential (M.C.)	43	299
12-A	Commercial (Regional Shopping Center)	40	---
13	Residential (L.C.)	20	178
13-A	Residential (L.C.)	36	319
14	Residential (L.C.)	40	354
15	Residential (M.C.)	29 (2)	166
16	Residential (L.C.)	57	505
17	Residential (M.C.)	88 (2)	577
18	Residential (M.C.)	121	841
19	Residential (L.C.)	79	700
19-A	Residential (L.C.)	30	265
20	Residential (L.C.)	37	328
			9,152

Notes:

- (1) Residential areas have acreage set aside for schools, parks, and recreational facilities as shown on Land Use Map set forth in Exhibit 6 to this application.
- (2) These residential areas each include five acres designated for compatible accessory uses such as garages, storage spaces, convenience shopping, personal service and recreational facilities, as shown on the Land Use Map set forth in Exhibit 6 to this application.

Exhibit 5

POLYVALE ASSOCIATES

ZONING APPLICATION

U-1B to ~~U-3E~~ <sup>U-3DH</sup>

A parcel of land lying in Section 22, Township 20 North, Range 12 East, Osage County, Oklahoma, and being more particularly described as follows:

The SE/4 NE/4 and the W/2 NE/4 SE/4 and the S/2 S/2 NE/4 NE/4 of Section 22, containing a total of 70 acres, more or less.

Exhibit 6

POLYVALE ASSOCIATES

COMMUNITY DEVELOPMENT PLAN

Land Use Map:

The Land Use Map prepared by Murray, Jones,  
Murray and Breisch Engineering Company, Inc. is Exhibit  
6 to this Application.

EXHIBIT 7

The owners of the property are as follows:

1. The Estate of Mable Kennedy, Deceased
2. Minnie K. Manion, et al
3. Albert A. Kennedy
4. Ann K. Winslow
5. Sam G. Kennedy, Jr.
6. Thelma Kennedy
7. The Estate of Mable Kennedy, Deceased
8. King P. Kirchner, et al
9. James A. Kennedy
10. F. Lee Kennedy

# 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 13th day of January, 19 69, 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 14th day of January, 19 69.

Notary Public.

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

NOV 28 1971

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

(Published in the Tulsa Daily Legal News, Jan. 13, 1969, 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. 52.

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 23rd day of January, 1969.

At that time and place, consideration will be given to the proposed Community Development Project located generally between Edison St. on the South, 36th St. N. on the North, and between 33rd Ave. and Osage County and Tulsa County line on the East.

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 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 9th day of January, 1969.

K. N. COX,  
Secretary

January 31, 1969

Board of Adjustment  
City of Tulsa  
9 East 4th Building  
Tulsa, Oklahoma

Re: CDP No. 52 David W. Holden (Polyvale Assoc.)  
Osage County

---

Gentlemen:

On January 29, 1969, after proper notice and public hearing, the Tulsa Metropolitan Area Planning Commission considered Community Development Project No. 52. It was the decision of the Commission (with a 5-0-0 vote, one member objecting) to recommend to the City Board of Adjustment that CDP No. 52 be approved, subject to the conditions recommended by the Staff.

Presentation of the project was made by Jack Spradling. He advised that the project would consist of a variety of dwelling unit types and accessory commercial and a shopping center and would be platted in segments.

Several interested parties were present concerned with specific area proposals.

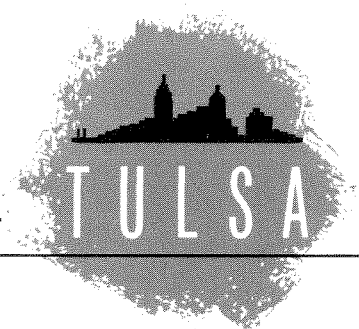
The recommendations of the Staff are enclosed for your consideration. If we may be of further assistance or offer additional information, please advise.

Sincerely,

Robert F. Gardner, Chief  
Development Coordination

RFG:sm  
Encl:

January 21, 1969



THE CITY OF TULSA OKLAHOMA

BOARD OF ADJUSTMENT  
609 KENNEDY BUILDING  
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

December 30, 1968

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

Re: C. D. P. No. 52 - Case No. 6169  
Polyvale Associates

Gentlemen:

Attached hereto is an application filed by Polyvale Associates for approval of a community development project located in the Northwest part of Tulsa.

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  
Casper J. Jones  
Secretary

Attachments:





# Term

plenty of time to  
tested and convicted

Frazier said today  
minimum \$50 fine  
splitting and petty  
municipal Court.

ie steady increase  
es in Tulsa during

ording to law, can  
10 minimum—and  
1 offense draws a  
a maximum jail  
\$1,000. The third  
a minimum two-

esses have hired  
s security guards  
watch for—and  
disc.

have indicated  
ing the number

# Park n City

10-acre park,  
ous Tulsan.

ay that \$30,000  
ase of a tract,  
lliams acreage.  
ls development.  
Virgin Streets

requested that  
that he be al-  
d names when

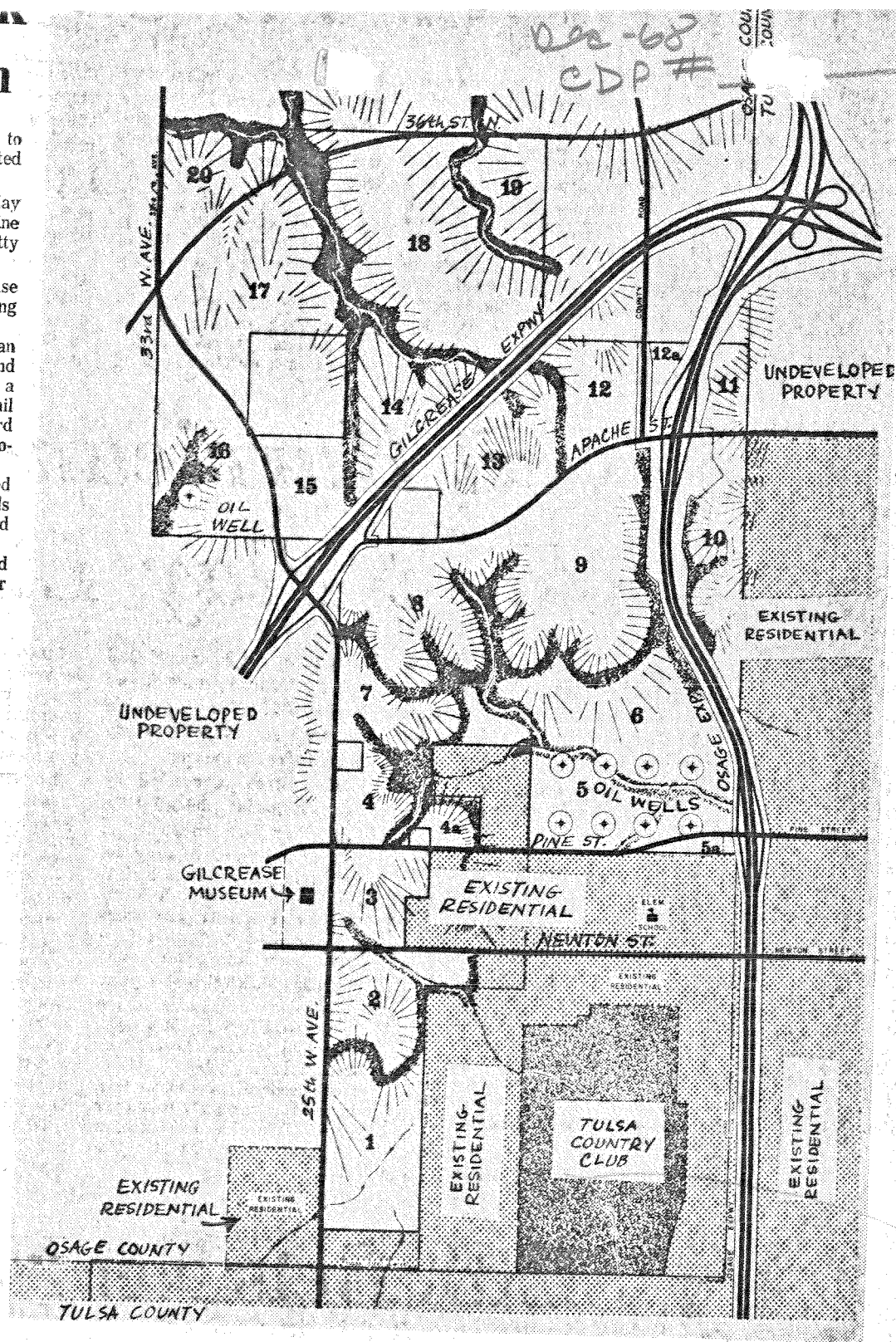
rrered the dona-  
partment.

# ne vice

r immediately  
ulevard, Cin-  
will be with-  
midnight and  
R. L. Langen-

h water line  
d from Peoria  
uth to Apache  
ir Hill will be  
two miles of  
line extends  
t North along

a of the new  
to the north  
m 1962 bond



## \$100 Million Development Site

THIS MAP SHOWS THE preliminary plans for the layout of a new \$100 million "community" on Tulsa's near north-west side.

The development is to include 6,500 dwelling units and churches, schools, shopping centers and parks.

Sections of homes in the \$10,000 to \$14,000 range are in-

dedicated by numbers 5, 5-A, 6, 6-A, 13, 13-A, 14, 16, 19 and 20.

Those in the \$15,000 to \$19,000 range are indicated by numbers 1, 3, 9, 15, 17 and 18.

The highest price range—from \$20,000 to \$30,000—will be located in areas 2, 10 and 11.

Numbers 4 and 4-A are to be the sites of senior citizen de-

velopments: No. 7 indicates a church park; No. 8, an educational park; and 12 and 12-A commercial.

Developers of the 2½-square-mile area have announced construction will be between 1969 and 1975.

Plans for the development were announced earlier this week by Polyvale Associates.

# The U TULSA, OK

## New Stiffer

By MANDELL MATHESON

Tulsa's Municipal Court must revert to enforcing only city ordinances from Jan. 13 forward. Today the City Commission adopted a beefed-up city penal code to fill gaps left by court reforms enacted this year.

The constitutional amendment which allowed the Legislature to change the state court system stripped municipal courts of jurisdiction in state misdemeanor cases such as prostitution, aggravated assault, vandalism and shoplifting.

Tulsa is the only city in Oklahoma which has been prosecuting these offenses under state misdemeanor laws, and thus was the only city affected by the amendment.

UNDER THE new city code provisions, city penalties for these offenses have been raised to a maximum of \$100 and 90 days in jail—less than the \$500 and one year state penalties which Municipal Court has been able to impose under the superseded court system, but considerably stiffer than previously existing city penalties for the crimes.

The \$100 and 90-day sentences are the heaviest penalties the state allows municipalities to assess.

City police will continue to make arrests on state misdemeanor laws, but cases will have to be filed in district courts.

Tulsa processed 40,000 criminal misdemeanor cases in fiscal 1968, relieving district court loads.

TULSA SEN. FINIS SMITH said the Legislature might give cities more power at the ordinance level.

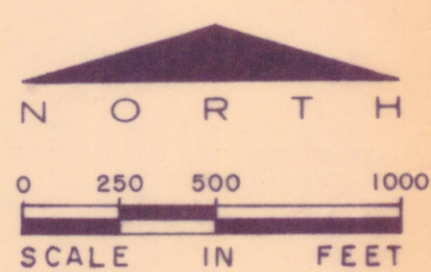
"We might make some revisions in regard to the right of municipalities to punish to a higher degree if necessary," Smith said.

"But I don't anticipate rein-



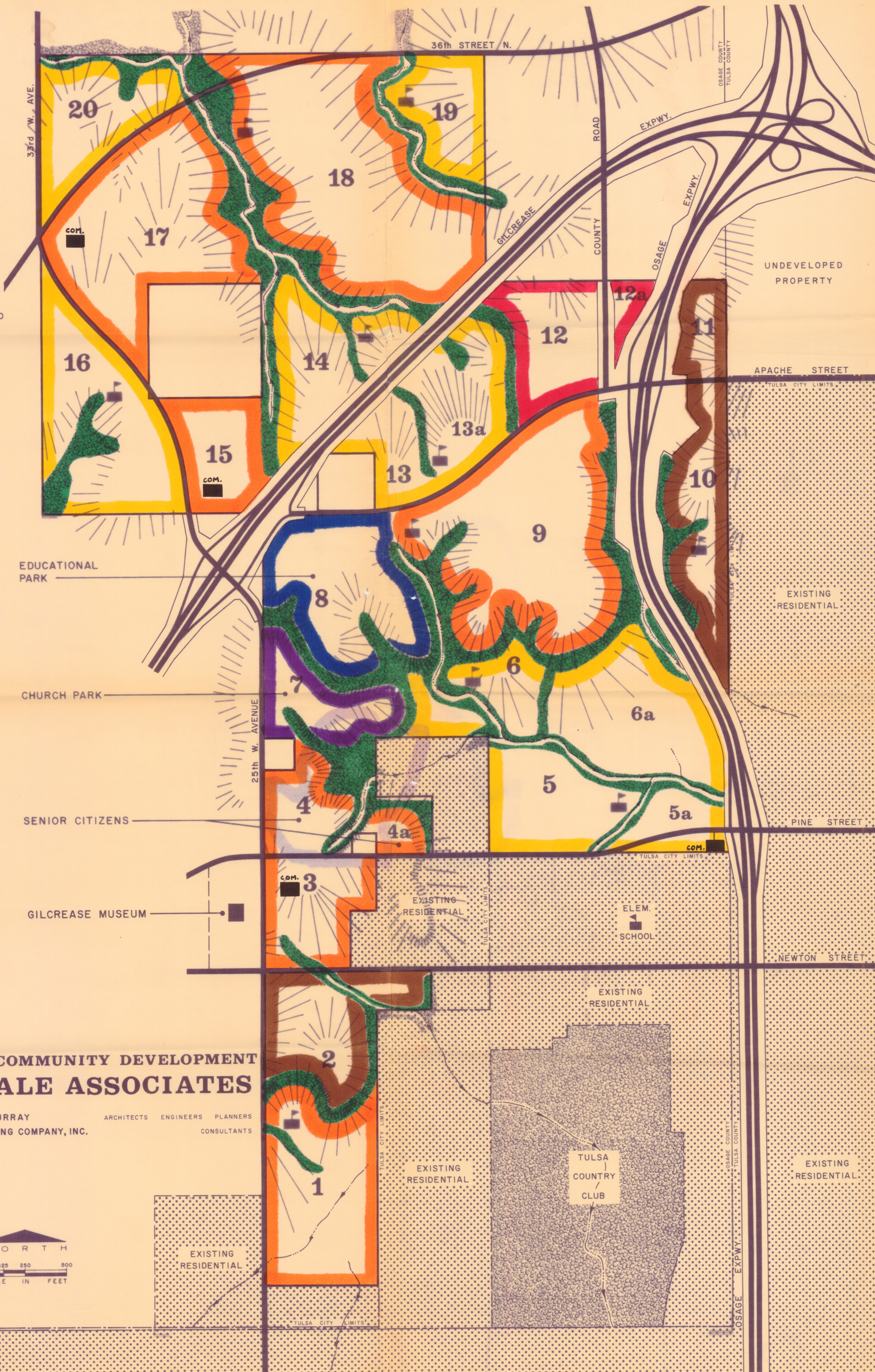
MURRAY JONES MURRAY  
BREISCH ENGINEERING COMPANY, INC.

ARCHITECTS      ENGINEERS      PLANNERS  
CONSULTANTS



OSAGE	COUNTY
TULSA	COUNTY

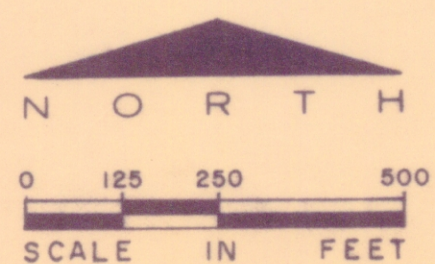




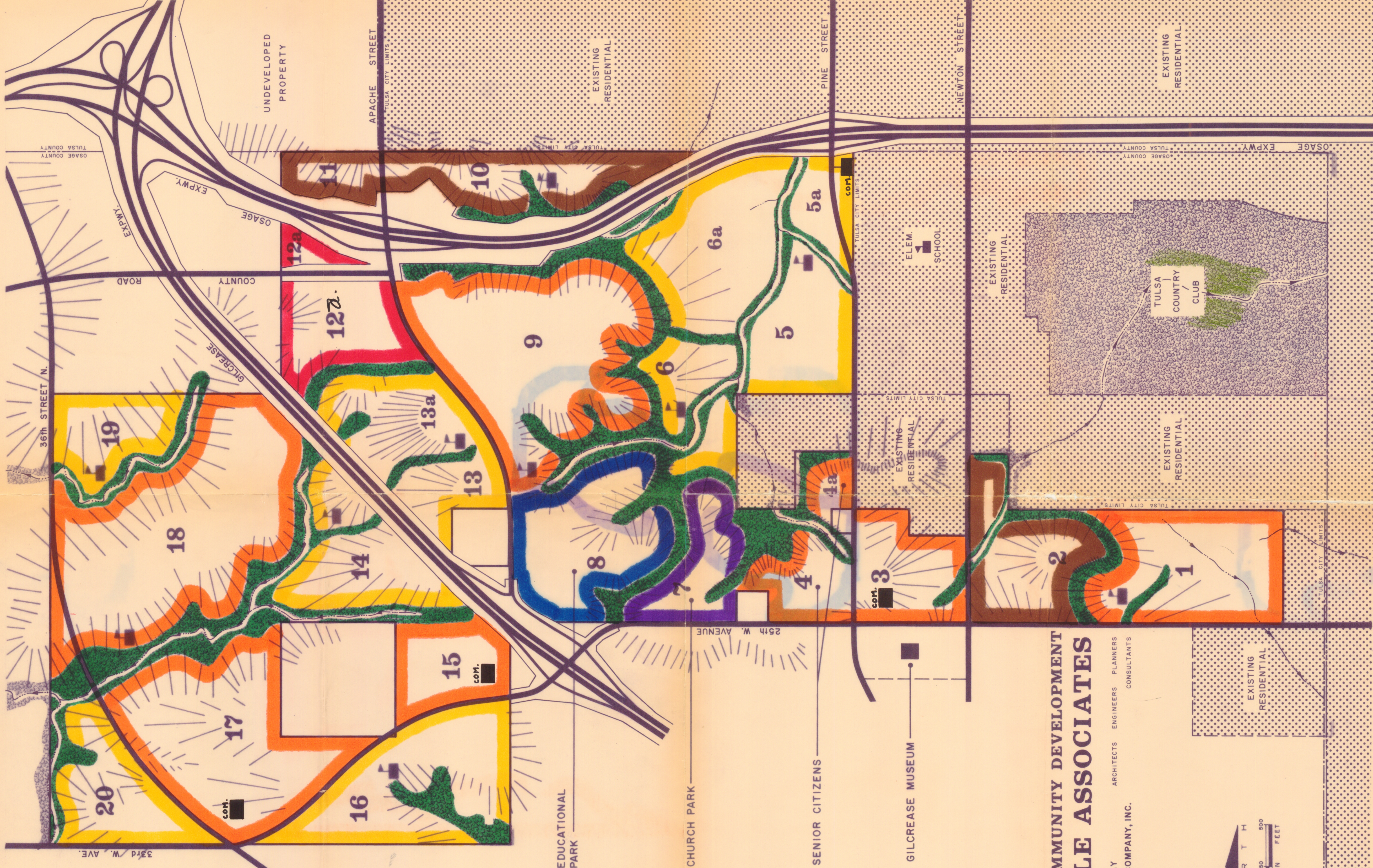
# PROPOSED COMMUNITY DEVELOPMENT POLYVALE ASSOCIATES

MURRAY JONES MURRAY  
BREISCH ENGINEERING COMPANY, INC.

ARCHITECTS ENGINEERS PLANNERS  
CONSULTANTS







**PROPOSED COMMUNITY DEVELOPMENT  
POLYVALE ASSOCIATES**

MURRAY JONES MURRAY  
BREISCH ENGINEERING COMPANY, INC.

ARCHITECTS ENGINEERS PLANNERS  
CONSULTANTS

