CDP #79

APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

NO. 6562
S.T.R. 1705

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.

Proposed Community Development Project for mobile home park in accordance with plat and restrictions attached.

PROPERTY LEGAL DESCRIPTION

All of Lot Six (6) and Part of Lot Seven (7), Barrett & Evans Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, containing 12 acres, more or less.

NAME OF RECORD OWNER
Homer L. Denton

GENERAL LOCATION
NW corner, N. Columbia Ave & Mohawk Blvd.

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
SANDERS & McELROY, By: Robert C. McElroy

ADDRESS
205 Denver Building, Tulsa, Okla. 74119

PHONE
5825181

FOR INTERNAL OFFICE USE

	DISPOSITION	
APPLICATION RECEIVED BY: Wilmota	DATE	ACTION
DATE: 1-12-70		
FILING FEE RECEIPT: $10.00 - 8318 - 1-12-70 - A.C.		
PUBLIC HEARING FEE RECEIPT: $25.00 8318 - 1-12-70 - A.C.		
PRESENT ZONING: 1-C (3D, STP, & CDP)		
PRESENT USE: Vacant		
ATLAS PAGE: 321		
OTHER PERTINENT INFORMATION: Z-3574		

CDP #79 Bert McElroy NW corner Columbia & Mohawk Boulevard Zoned U-3D, stp, & CDP

Mr. McElroy was present and advised that the conditions recommended by the Staff were acceptable.

Protests: None.

Staff Recommendation:

The subject property, some 12 acres in size, was recently zoned U-3D subject to a Community Development Project in recognition of a proposed mobile home park. The Staff has examined the CDP plot plan and text submitted by the applicant and has found the proposal to be in keeping with the intent and purposes of the CDP Ordinance. Therefore, the Staff recommends APPROVAL of CDP No. 79, subject to the following conditions:

1. That a shrubbery screen along the North and East boundaries of the project be a condition of approval.

2. That the CDP text and plot plan be conditions of approval.

3. That no commercial uses be permitted within the project ~~excepting the customary management office, recreational facilities, laundry, and vending services, to be located~~ in the Recreation and Service Area so designated on the plot plan.

4. That a subdivision plat be approved and filed of record in the County Clerk's office before any building permits are issued.

5. That a free-standing sign be permitted along Mohawk Boulevard to identify the park, a maximum of 15 feet in height and 48 square feet in area (6 x 8) and no flashing lights.

Zoning Committee Recommendation: APPROVAL of the CDP, subject to the conditions as stated by the Staff.

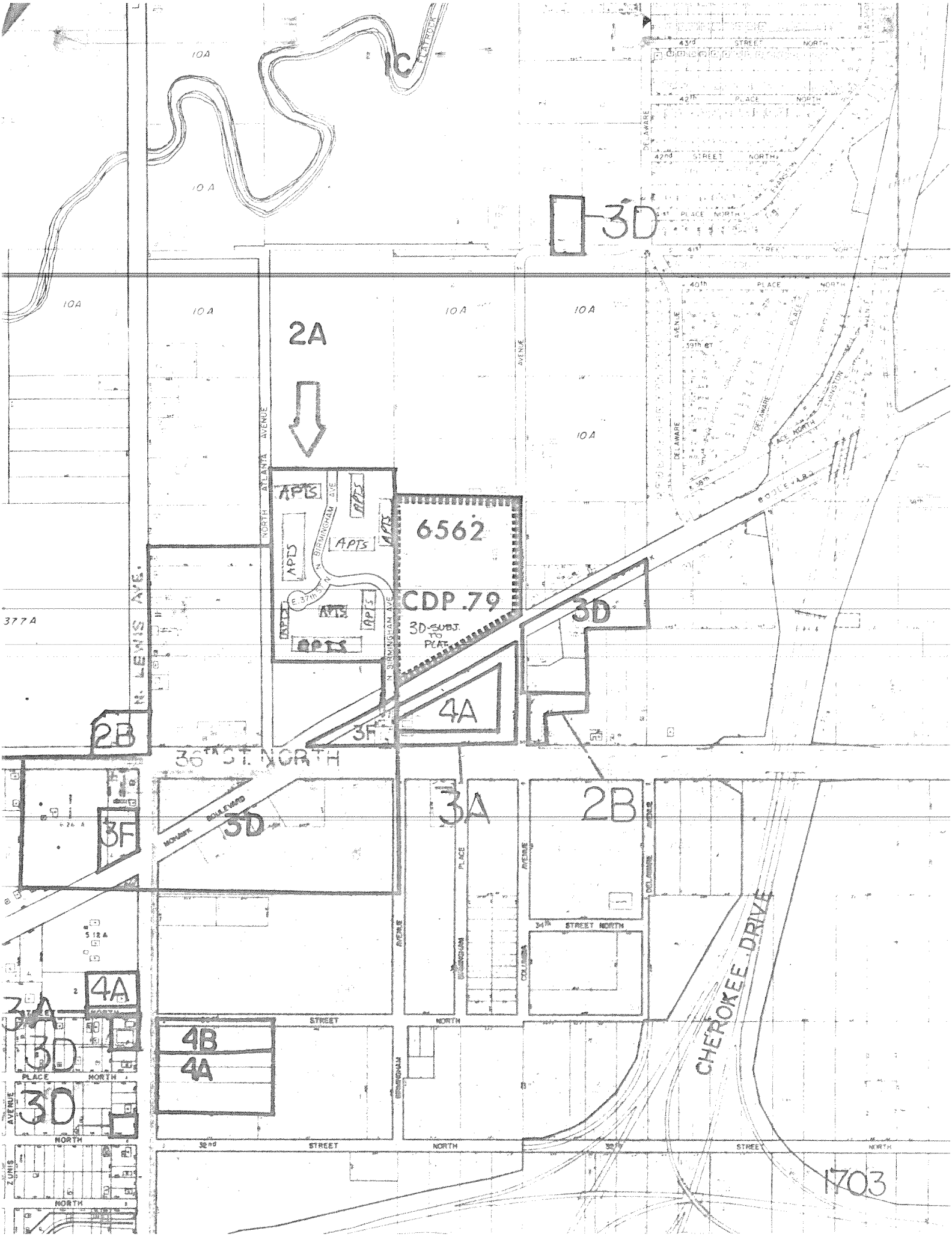
TMAPC Action: 7 members present.

On MOTION of LEAVITT, the Planning Commission voted unanimously to recommend to the City Board of Adjustment that CDP #79 be approved, subject to the conditions recommended by the Staff (above) on the following described property:

All of Lot 6 and part of Lot 7, Barrett and Evans Addition to the City of Tulsa, Oklahoma.

TMAPC Members Present	Staff Present
Caughey	Gardner
Cox	Osgood
Dubie	Martin
Forrester	
Kornegay	
Leavitt	
Martin	

1.28.70:793(7)


10A
2A
3D
6562
CDP.79
3D-SUBJ. TO PLAT
APTS
4A
3F
2B
3A
4B
36TH ST. NORTH
CHEROKEE DRIVE
1703

CDP No. 79

STAFF RECOMMENDATION

The subject property, some 12 acres in size, was recently zoned U-3D subject to a Community Development Project in recognition of a proposed mobile home park. The Staff has examined the CDP plot plan and text submitted by the applicant and has found the proposal to be in keeping with the intent and purposes of the CDP Ordinance. Therefore, the Staff recommends APPROVAL of CDP No. 79, subject to the following conditions:

1. That a shrubbery screen along the North and East boundaries of the project be a condition of approval.

2. That the CDP text and plot plan be conditions of approval.

3. That no commercial uses be permitted within the project excepting the customary management office, recreational facilities, laundry, and vending services, to be located in the Recreation and Service Area so designated on the plot plan.

4. That a subdivision plat be approved and filed of record in the County Clerk's office before any building permits are issued.

5. That a free-standing sign be permitted along Mohawk Boulevard to identify the park, a maximum of 15 feet in height and 48 square feet in area (6 x 8) and no flashing lights.

To:

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

Bill and Send Copy to:

Sanders & McElroy
205 Denver Bldg.
Tulsa, Okla.

NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844. COMMUNITY DEVELOPMENT PROJECT NO. 79.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Langenheim Auditorium, City Hall, 200 Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 28th day of January, 1970.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of NW corner Columbia & Mohawk Blvd.

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, 3rd Floor, City Hall, 200 Civic Center, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 12th day of January, 1970.

K. N. Cox
Secretary

February 2, 1970

Board of Adjustment
City of Tulsa
3rd Floor, City Hall
Tulsa Civic Center

Re: CDP No. 79 Bert McElroy
NW/c Columbia & Mohawk Boulevard

Gentlemen:

On January 28, 1970, after proper notice and public hearing, the Tulsa Metropolitan Area Planning Commission considered Community Development Project No. 79. It was the unanimous decision of the Commission (seven members present) to recommend to the Board that CDP No. 79 be approved subject to the conditions recommended by the Staff.

Presentation of the project was by Mr. McElroy and there were no protests present.

The minutes of the meeting (containing the conditions of approval) are enclosed for your consideration and if we may be of further assistance or offer additional information, please advise.

Sincerely,

Robert F. Gardner, Chief
Development Coordination

sm

Attachment

BOARD OF ADJUSTMENT
•
OFFICE OF THE SECRETARY
•
ROOM 318
•
918 • 581 • 5531

200 CIVIC CENTER • TULSA, OKLAHOMA • 74103

January 12, 1970

Tulsa Metropolitan Area Planning Commission
200 Civic Center
Tulsa, Oklahoma

Re: C. D. P. No. 79 - Case No. 6562
Sanders & McElroy - NW corner of
Columbia and Mohawk Boulevard

Gentlemen:

Attached hereto is a copy of an application filed by Sanders and McElroy requesting the approval of a community development project in the Vicinity of Columbia and Mohawk Boulevard a U-1C District.

This matter is being referred to the Planning Commission in accordance with Title 42, Chapter 6, Section 18, Tulsa Revised Ordiaances 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:

MOBILE HOME PARK

Z-3574

T.M.A.P.C.

The plot plan dated 12-12-69 showing the proposed development of a Mobile Home Park shows the general arrangement of mobile home pads, internal streets, entrances and exits from North Columbia Avenue and Mohawk Boulevard, and recreation and service area. The internal streets are 40 feet wide.

Each Mobile Home Lot or Pad to have a minimum of 3600 square feet with a minimum side yard of 5 feet and set back a minimum of 22 feet from center line of internal streets and 40 feet from North Columbia Avenue and 75 feet from center line of Mohawk Boulevard, and each unit to be provided with a minimum of 1 1/2 off-street parking spaces or 300 square feet minimum. Estimated maximum number of units is 95.

A minimum of 6 percent of total area or 0.72 acres will be used for service and recreation area. All internal streets and recreation and service areas to be of dust free surface.

H. L. Denton, Owner

Date 12-22-69

W. Fred Stewart
Registered Professional Engineer

Date Dec. 22, 1969

SANDERS & McELROY
ATTORNEYS AT LAW
DENVER BUILDING
624 SOUTH DENVER
TULSA, OKLAHOMA 74119

January 20, 1970

DAVID H. SANDERS
BERT McELROY
RICHARD L. CARPENTER, JR.

JERRY H. HOLLAND
BERT C. McELROY
TOM MASON
DAVID H. SANDERS, JR.

AREA CODE 918
582-5181

Tulsa Metropolitan Area Planning Commission
City Hall
Tulsa, Oklahoma

Gentlemen:

Enclosed is a check for $25.00 to cover the cost of the public hearing in CDP No. 79.

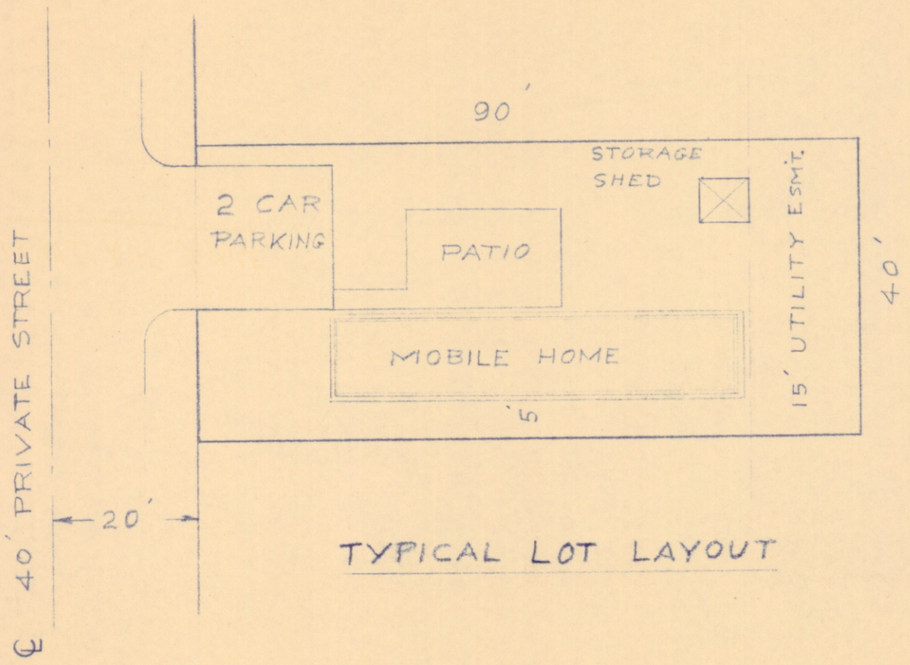
Very truly yours,

SANDERS & McELROY

By: Bert C. McElroy

BCMc:fg

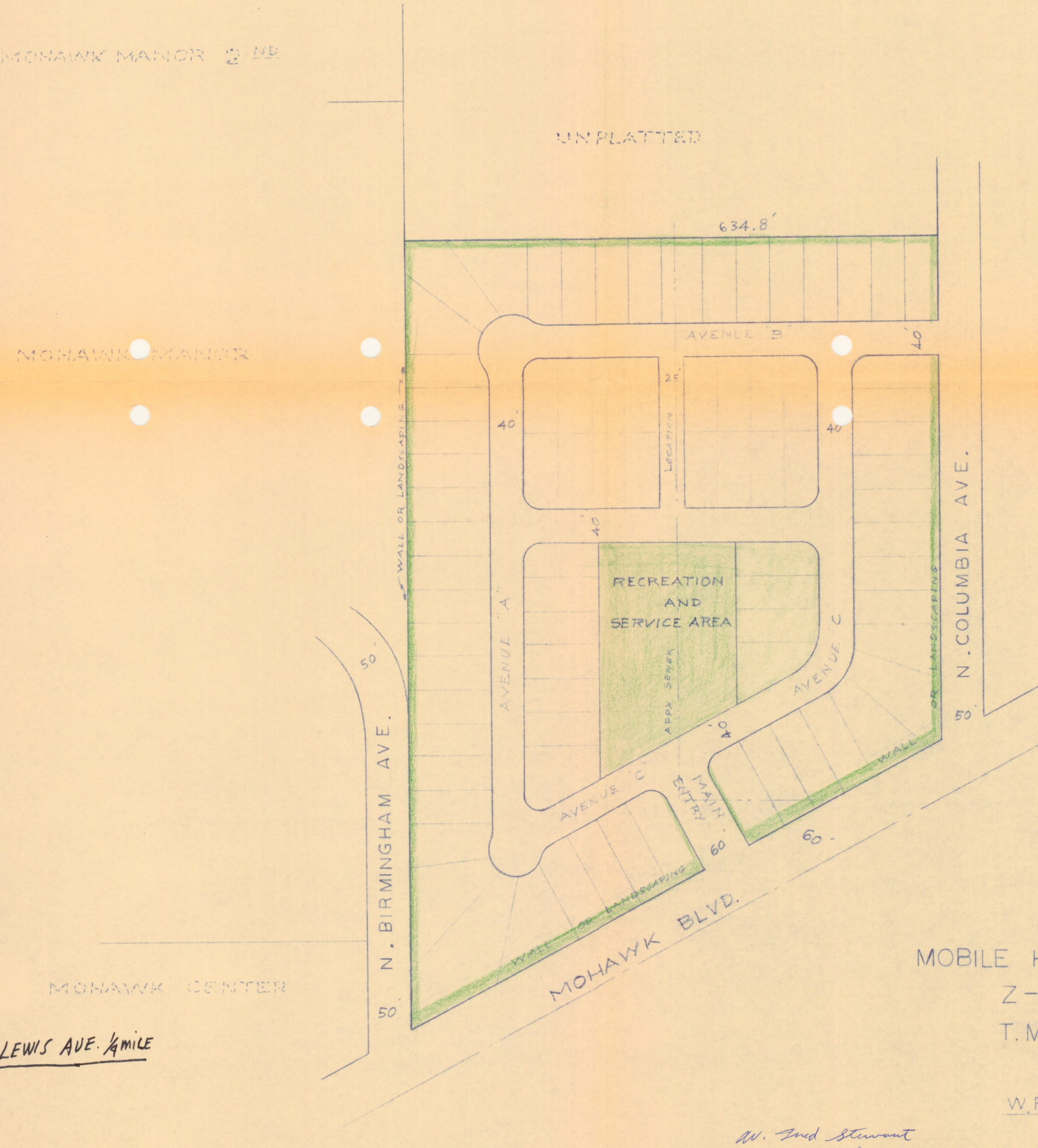
Enclosure



TYPICAL LOT LAYOUT

N

1" = 100'



MOBILE HOME PARK
Z-3574
T.M.A.P.C.

W.F.S. 12-12-69

W. Fred Stewart
Registered Professional Engineer

TEL. 5873517