

Memorandum to The Tulsa Metropolitan Area Planning Commission

From: Staff

Re: CDP No. 20

Date: September 13, 1967

The property under consideration for a Community Development Project is a 10.6 acre tract zoned U-2B located on the north side of the Skelly Bypass service road on either side of South Yorktown Avenue. The property was approved as Community Development Project No. 5, December 8, 1965. The subject application is essentially an amendment of the accessory commercial uses and square footage approved under CDP No. 5. A comparison is attached.

The Staff recommends approval excepting the requested quasi-retail business use, subject to the following conditions:

1. That all commercial facilities be confined to Lot 1, Block 2, Jordan Addition and that they be limited to ground level.
2. That the combined square footage of commercial uses shall not exceed 10,019 square feet.
3. That the restrictions of CDP No. 5 remain in effect excepting the modification of the commercial uses and square footage.

The TAC and Staff made the following report :

The application is to split a tract at the southwest corner of South Gary Avenue and East 47th Street into three tracts. The applicant requests waiver of the Subdivision Regulations requiring conformance to the zoning (VII, 15, b). The two tracts in question are 13,000 square feet in area due to a previous street dedication (U-1A requires 13,500 square feet). The lots otherwise conform to the zoning.

The Staff and TAC recommend approval subject to Board of Adjustment approval.

On MOTION of HALSTEAD, the Planning Commission voted unanimously to waive the Subdivision Regulations requiring conformance to the zoning ordinance U-1B minimum lot requirement of 13,500 and to approve the lot-split creating two 13,000 square feet lots, subject to the approval of the Board of Adjustment.

CONTINUED COMMUNITY DEVELOPMENT
PROJECT PUBLIC HEARING:

CDP-20 J. E. Jordan Yorktown & Skelly Drive

Mr. Johnsen stated that CDP-20 represented an amendment to the accessory commercial uses previously permitted in CDP-5. He advised the Commission that the total square footage of commercial use was to remain unchanged but that the specific uses and their respective square footages had been altered. He presented a comparison sheet (Exhibit "E-1") and explained the particulars of the amendment.

Mr. Perault, representing the applicant, advised the Commission that the total square feet of accessory commercial would not exceed 10,019 square feet and would be limited to the ground floor.

There was no protest.

The Staff recommended approval subject to the following conditions:

1. That all commercial facilities be confined to Lot 1, Block 2, Jordan Addition and that they be limited to ground level.
2. That the combined square footage of commercial uses shall not exceed 10,019 square feet.
3. That the restrictions of CDP No. 5 remain in effect excepting the modification of the commercial uses and their respective square footages.

COMPARISON - CDP NO. 5 & CDP NO. 20

Use	CDP No. 5	CDP No. 20	Difference
Barber-beauty-cosmetics	2,500	950	(1,550)
Delicatessen or Restaurant	3,000	3,000	--
Grocery	--	2,000	+2,000
Pharmacy	3,000	3,000	--
Private Club	--	1,300	+1,300
Children's Nursery	3,500	--	(3,500)
Quasi-retail business	--	1,500	+1,500
Laundry & dry cleaning	1,000	800	(200)
Liquor store	--	1,500	+1,500
Project Offices	1,000	750	(250)
Beer tavery	--	1,500	+1,500
Professional offices	<u>3,000</u>	<u>3,000</u>	<u>--</u>
TOTAL	17,000	19,300	2,300

October 3, 1967

Board of Adjustment
City of Tulsa
9 East Fourth Building
Tulsa, Oklahoma

Re: CDP-20 J. E. Jordan
Yorktown & Skelly Drive

Gentlemen:

On September 20, 1967, after proper notice and public hearing, the Tulsa Metropolitan Area Planning Commission considered Community Development Project No. 20. It was the decision of the Commission (with a unanimous vote of the seven members present) to recommend to the Board of Adjustment that CDP-20 be approved as submitted, subject to the following limitations:

1. That all commercial facilities be confined to Lot 1, Block 2, Jordan Addition and that they be limited to ground level.
2. That the combined square footage of commercial uses shall not exceed 10,019 square feet.
3. That the restrictions of CDP No. 5 remain in effect excepting the modification of the commercial uses and square footage.

Presentation of the project was made by Mr. Perrault, 728 South Boulder. There was no protest to the application.

Enclosed are the minutes of the TMAPC public hearing and the recommendations of the Staff.

Very truly yours,

Roy D. Johnsen, Chief
Development Coordination

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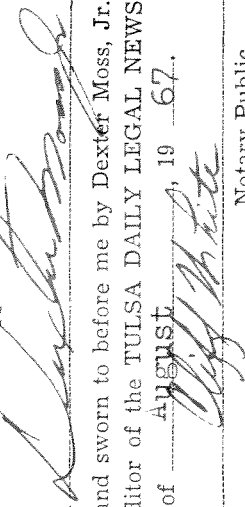
Enclosures:
Comparison Sheet
Staff Recom.
Copy of Minutes

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 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 30th day of August, 19 67.



Notary Public.

My commission expires DEC 4 1967

PUBLISHER'S FEE \$ _____

(C-20586)

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NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844. COMMUNITY DEVELOPMENT PROJECT NO. 20.

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 18th day of September, 1967.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of Yorktown and Skelly Drive.

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, 600 Kennedy Building, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 29th day of August, 1967.

K. N. COX,
Secretary.