C.D.P. No. 25

APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

NO. 5763
S.T.R. 3013

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

PROPERTY LEGAL DESCRIPTION

Beginning at the Southwest Corner of Section 30, Township 21 North, Range 13 East and running 430 feet North; thence 1320 feet East; thence 430 feet South thence 1320 feet west to the point of beginning

NAME OF RECORD OWNER
Cummings Construction Co., Inc.

GENERAL LOCATION
NE corner of 76th St. North & Peoria

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 Scott Orbison Co.

ADDRESS 3726 South Peoria - Room 36, Tulsa 74105

PHONE RI 7-7531

FOR INTERNAL OFFICE USE

	DISPOSITION	
APPLICATION RECEIVED BY: C. Jones	DATE	ACTION
DATE: February 12, 1968		
FILING FEE RECEIPT: $10.00 4824		
PUBLIC HEARING FEE RECEIPT: $25.00 4825		
PRESENT ZONING: U-1C		
PRESENT USE: Farm land		
ATLAS PAGE: 1829		
OTHER PERTINENT INFORMATION		

THE CITY OF TULSA OKLAHOMA

BOARD OF ADJUSTMENT
609 KENNEDY BUILDING
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

February 12, 1968

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

Re: C. D. P. No. 25
Scott Orbison Co.
NE of 76th St. North & Peoria

Gentlemen:

Attached hereto is a copy of an application filed by Scott Orbison Company requesting the approval of a Community Development Project located in the vicinity of 76th Street North and Peoria, presently zoned U-1C.

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

Attachment:

Application No. CDP #25 and Z-3129 Present Zoning: U-1C
Applicant: Scott Orbison (Cummins Construction) Proposed Zoning: U-3D
Location: NE corner North Peoria and 76th Street North

Date of Application: February 12, 1968
Date of Hearing: February 28, 1968
Size of Tract: 13.05 acres

Presentation to TMAPC By: Scott Orbison
Address: 3726 South Peoria, Room 36 Phone: RI 7-7531
Comments:

Mr. Orbison requested simultaneous public hearings on the proposed rezoning and the CDP. He advised the Commission that 90 mobile home sites would be contained on the tract and that one entrance would be on Peoria and two on 76th Street North. He added that the tract had been designed to meet the mobile home code of the City Ordinances.

Protests: R. J. Sterns Address: 1516 East 76th Street North

Comments:

Mr. Sterns stated that the proposed use would devalue the residential property in the area and overcrowd their schools.

Staff Recommendation:

The Staff recommends APPROVAL of U-3D subject to a CDP on the entire tract.

The Staff is opposed to commercial use of the subject property, and we believe the proposed service station site reflects a basic incompatibility, with residential uses to the South. However, the Staff considers a mobile home park to be of a residential nature. With the protection (density, use, screening, etc.) afforded by zoning subject to a CDP, the Staff believes the subject tract can advantageously be used for mobile home purposes, while maintaining satisfactory land use relationships with adjoining properties.

CDP-25

If the subject tract receives approval of U-3D, the Staff recommends APPROVAL of the CDP, subject to the following conditions:

1. That the gross density of the project be limited to 3,500 square feet per mobile home unit.

2. A minimum area per mobile home space of 2,000 square feet.

3. That each mobile home space be set back a minimum of 20 feet from the centerline of an internal street or drive.

4. That a minimum separation of 10 feet be provided between mobile homes.

5. That a minimum separation of 5 feet be provided between mobile home spaces.

6. That minimum parking space of 375 feet be provided for each mobile home space within 200 feet of each space served.

7. That open areas, recreation space, roadways, and parkways be of dust free surface.

8. That within the delineated service area, commercial use to be limited to an accessory rental office and/or laundry and vending service.

9. That signs be limited to one sign identifying the premises, not to exceed 20 square feet in area nor 8 feet in height, and that illumination be limited to indirect lighting.

10. That a minimum of 300 square feet of recreation or open area be provided per mobile home.

11. That a 5 foot masonry wall be constructed along the Southern border of the tract and a 12 foot planting strip be maintained along the East and Northern perimeter of the tract.

12. That the project be approved subject to the filing of a satisfactory subdivision plat.

Zoning Committee Recommendation:

Recommended APPROVAL of U-3D, subject to a CDP.

TMAPC Action: 7 members present.

On MOTION of MARTIN, the Planning Commission voted unanimously to recommend to the Board of City Commissioners that the following property be rezoned to a U-3D district, subject to a CDP:

Beginning at the Southwest corner of Section 30, Township 21 North, Range 13 East and running 430 feet North; thence 1320 feet East; thence 430 feet South; thence 1320 feet West to the point of beginning, in Tulsa County, Oklahoma.

and,

On MOTION of MARTIN, the Planning Commission voted unanimously to recommend to the City Board of Adjustment that CDP No. 25 be approved - subject to the conditions outlined by the Staff, modified to include a 150' x 150' service station site relocated on the Northwest corner of the tract described above.

TMAPC Members Present		Staff Present
Bartlett	Kornegay	Johnsen
Caughey	Leavitt	Gardner
Dubie	Martin	Martin
Forrester		

To

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

Bill and Send Copy to:

Scott Orbison Co.
3726 South Peoria, Room 36
Tulsa, Oklahoma 74105

NOTICE TO THE PUBLIC OF A HEARING ON APPROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844. COMMUNITY DEVELOPMENT PROJECT NO. 25.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Aaronson Additorium, Central Library, Tulsa Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 28th day of February, 1968.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 76th Street North and Peoria.

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

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 12th day of February, 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.)

Dexter Moss

Subscribed and sworn to before me by Dexter Moss, Jr., publisher and editor of the TULSA DAILY LEGAL NEWS, this 13th day of February, 19 68

Notary Public.

My commission expires NOV 28 1971

PUBLISHER'S FEE $ _____

METROPOLITAN LEGAL

(C-21054)

(Published in the Tulsa Daily Legal News, Feb. 12, 1968, Dexter Publishing Co., Publishers.)

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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 12th day of February, 1968.

KENNETH N. COX,
Secretary.