APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

NO. 6322 (C.D. P.61
S.T.R. 683

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.

Applicant Request Approval of Community Development Project in a U-1B Zoning District.

Applicant proposes a Zoning change of U-2A

PROPERTY LEGAL DESCRIPTION

See Attached

NAME OF RECORD OWNER
Nash Dev. Corp & Melody Rose Corp

GENERAL LOCATION
NE Corner of 67th St. & Rockford Ave.

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 James M. Nash

ADDRESS 3rd West 2nd Street

PHONE Lu 3-1822

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY
Bill D. Greene

DATE
4-22-69

FILING FEE RECEIPT
10.00 7158 4/23/69 [illegible]

PUBLIC HEARING FEE RECEIPT
25.00 7158 4/23/69 [illegible]

PRESENT ZONING
U-1B

PRESENT USE
Vacant

ATLAS PAGE
885

OTHER PERTINENT INFORMATION
Z-3482

DISPOSITION

DATE	ACTION
4/23/69	Referred to T.M.A.P.C.

The NW/4 of the NE/4 of the SW/4, LESS the following tract: Beginning on the North line of said tract, 400 feet East of the NW corner of said NW/4 NE/4 SW/4, thence East along said North line a distance of 100 feet, thence South and parallel to the East line of said NW/4 NE/4 SW/4 a distance of 50 feet, thence West and parallel to said North line a distance of 100 feet, thence North and parallel to said East line a distance of 50 feet to the point of beginning, all in Section 6, Township 18 North, Range 13 East;

The E. 25 feet of the S. 70 feet of Lot 12, and The S. 70 feet of Lot 13, Block 2, in DELL ROSE PLACE, being a resubdivision of Lots 1, 2, 3, of Block 2, and Lots 1, 2, 3, 4 of Block 1, Keim Gardens Subdivision of Lot 6, in Section 6, Township 18 N., Range 13 E.

Lot Thirteen (13) of Block One (1) of Dell Rose Place Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

Application No. Z-3482 & CDP No. 61 Present Zoning: U-1B
Applicant: James M. Nash (Nash Dev. Corp., et al) Proposed Zoning: U-2A
Location: NE corner 67th Street and Rockford Avenue

Date of Application: April 22, 1969
Date of Hearing: June 11, 1969
Size of Tract: 10.35 acres

Presentation to TMAPC By: J. Robert Seelye, Attorney
Address: Suite 1009, 9 East 4th Building Phone: LU 3-0400
Comments:

Mr. Seelye amended the zoning application as recommended by the Staff, and stated that the conditions of the CDP were also acceptable.

Protests: None.

Staff Recommendation:

The Staff recommends APPROVAL of U-2A on the three Westernmost lots (Lots 1 and 2, Block 3 and Lot 1, Block 4) and U-1C on the balance, subject to a CDP for the following reasons:

Much of the immediate area is either zoned for or is developing multi-family. A U-2A multifamily zoning pattern has been established aligning North and South with the Western boundary of the proposed high school site, adjacent to the subject tract on the North. A portion of a CDP zoned U-1C exists South of the subject tract. There is also U-1C zoning adjacent on the South and West of the subject tract containing duplex structures. Based on the surrounding zoning pattern and land use, the Staff recommends approval of a portion U-2A and the balance U-1C, subject to the controls of a CDP.

CDP No. 61

The subject property contains 10.35 acres and is located at the Northeast corner of 67th Street South and Rockford. The property is vacant and the applicant is proposing 68-70 duplex units.

The Staff has examined the proposal and plot plan and recommends that CDP #61 be approved as submitted, subject to the following conditions:

1. That the amximum number of dwelling units not exceed 70.

2. That development be limited to duplex or single-family units excluding any other type of use.

3. That U-1C development standards apply, unless modified herein.

4. That the minimum lot area shall be 7,000 square feet.

5. That a minimum side yard of 5 feet be provided.

6. That a minimum of 1.5 off-street parking spaces be provided for each unit having neither garage nor carport.

7. That building setback shall be a minimum of 50 feet from the centerline of an internal street.

8. That provisions of the plot plan be a condition of approval.

9. That development shall not proceed on any portion of the tract that has not received the final approval of a subdivision plat by the TMAPC and been successfully filed of record.

Zoning Committee Recommendation: CONCURRED with the Staff.

TMAPC Action: 6 members present.

On MOTION of COX, the Planning Commission voted unanimously to recommend to the Board of City Commissioners that the following property be rezoned to a U-2A district, subject to a CDP:

U-2A:
The East 25 feet of the South 70 feet of Lot 12, and the South 70 feet of Lot 13, Block 2, in Dell Rose Place, being a resubdivision of Lots 1, 2, 3, of Block 2, and Lots 1, 2, 3, 4, of Block 1, Keim Gardens Subdivision of Lot 6, in Section 6, Township 18 North, Range 13 East, also Lot 13 of Block 1, of Dell Rose Place Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

On MOTION of COX, the Planning Commission voted unanimously to recommend to the City Board of Adjustment that CDP No. 61 be approved, subject to the conditions recommended by the Staff (above), on the following described property:

U-1C: The NW/4 of the NE/4 of the SW/4, LESS the following tract: Beginning on the North line of said tract, 400 feet East of the NW corner of said NW/4, NE/4, SW/4; thence East along said North line a distance of 100 feet; thence South and parallel to the East line of said NW/4, NE/4, SW/4 a distance of 50 feet; thence West and parallel to said North line a distance of 100 feet; thence North and parallel to said East line a distance of 50 feet; to the point of beginning, ALL in Section 6, Township 18 North, Range 13 East; AND THE U-2A PORTION DESCRIBED ABOVE, to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

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

LOT-SPLITS:

L-12258 Charles Banfield (2703)

On MOTION of BARTLETT, the Planning Commission voted unanimously to ratify prior approval of the above lot-split.

L-12245 Cameron Apartments (3093)
L-12251 Robert Hawkins (1293)

Mr. Wilmoth advised that immediately prior to the hearing the applicants requested a continuance to the next Land Division Meeting.

On MOTION of CAUGHEY, the Planning Commission voted unanimously to continue the above lot-splits to the February 4, 1970 meeting, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SPECIAL ITEMS:

Travel & Training:

On MOTION of FORRESTER, the Planning Commission voted unanimously to approve travel expenses for C. Larry Tompkins to attend an Environmental Contamination Study Meeting in Washington, D. C., February 6, 1970 (see Exhibit "E-1"). Total expenses not to exceed $200.00.

Education & Training:

On MOTION of FORRESTER, the Planning Commission voted unanimously to approve expenses for Ginger Roberts to attend Tulsa University for a second semester of Elementary Accounting (3 hours) (see Exhibit "F-1"). Total cost not to exceed $40.50.

Minutes:

On MOTION of COX, the Planning Commission voted unanimously to approve the Minutes of January 7, 1970 (No. 790) and January 14, 1970 (No. 791).

Minutes:

On MOTION of BARTLETT, the Planning Commission voted unanimously to amend the Minutes of June 11, 1969 to correct the legal description on Z-3482 and CDP No. 61, and amend the motion to "On MOTION of COX, the Planning Commission voted unanimously to recommend to the Board of City Commissioners that the following property be rezoned to a U-1C & U-2A district, subject to a plat:"

Minutes: (continued)

U-1C: The NW/4 of the NE/4 of the SW/4, LESS the following tract: Beginning on the North line of said tract, 400 feet East of the NW corner of said NW/4, NE/4, SW/4; thence East along said North line a distance of 100 feet; thence South and parallel to the East line of said NW/4, NE/4, SW/4 a distance of 50 feet; thence West and parallel to said North line a distance of 100 feet; thence North and parallel to said East line a distance of 50 feet; to the point of beginning, ALL in Section 6, Township 18 North, Range 13 East; to the City of Tulsa, County of Tulsa, Oklahoma, and

U-2A: The East 20 feet of the South 70 feet of Lot 12, and the South 70 feet of Lot 13, Block 2, in Dell Rose Place, being a resubdivision of Lots 1, 2, 3, of Block 2, and Lots 1, 2, 3, 4, of Block 1, Keim Gardens Subdivision of Lot 6, in Section 6, Township 18 North, Range 13 East, also Lot 13 of Block 1, of Dell Rose Place Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

(Dubie in 3:05 p.m.)

A-95 Project Review and Notification System: Owasso Health Center

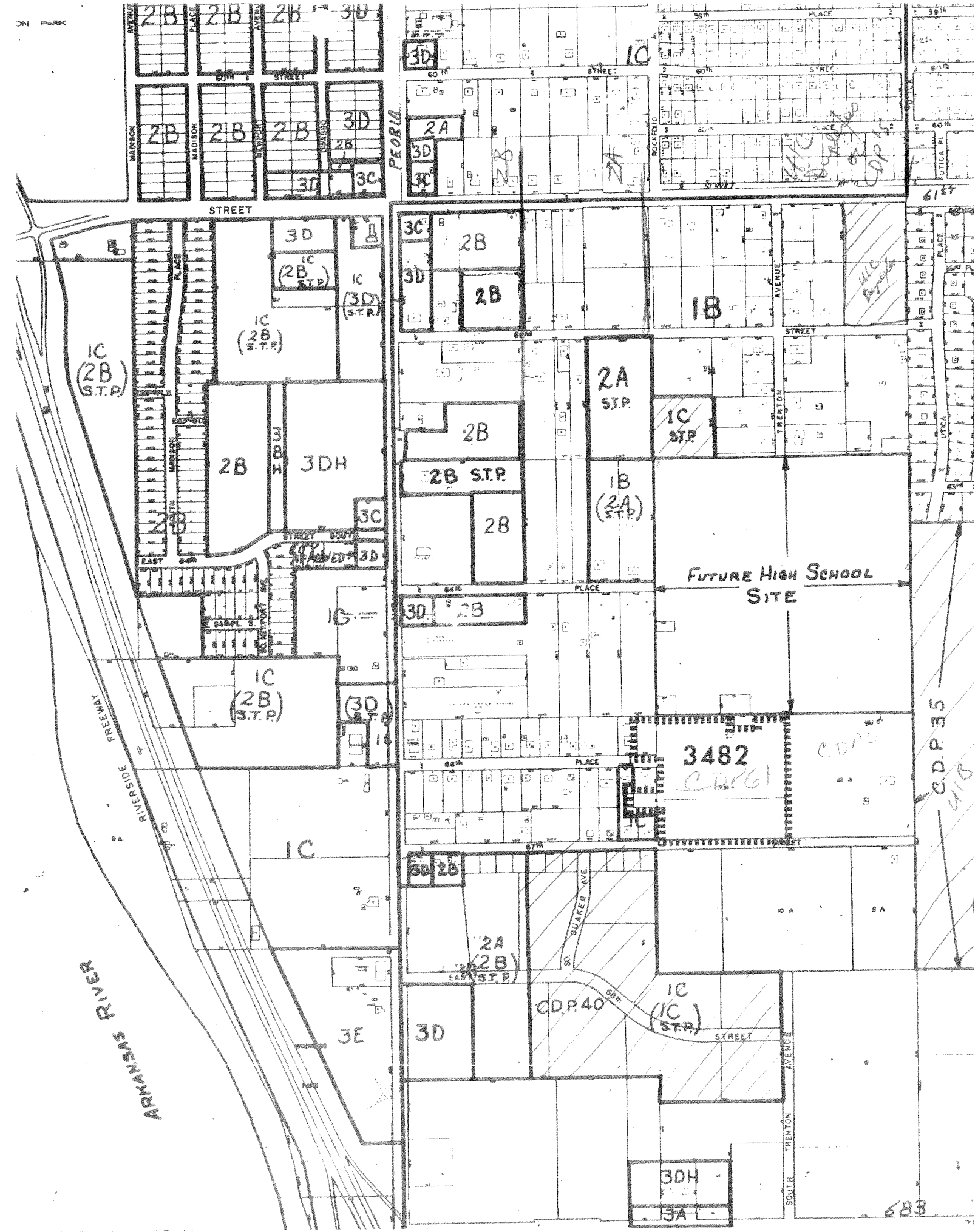
Mr. Lasker advised that the Bureau of the Budget has selected the Tulsa Metropolitan Area Planning Commission to be the Metropolitan Clearinghouse for all projects requesting Federal Aid. The City-County Health Department has submitted this request to the Planning Commission and the Staff has coordinated with the Owasso Planning Commission, County Health Department, Owasso Board of Trustees and the Tulsa Area Health and Hospital Planning Council. Owasso's newly adopted Comprehensive Plan delineates an area for a civic center. The proposed health center would be located to the East and adjacent to the proposed civic center. The Planning Commission of Owasso has informed the Tulsa Metropolitan Area Planning Commission Staff that this proposal is in conformance with their plans.

On MOTION of DUBIE, the Planning Commission voted unanimously to certify that the Owasso Health Center as proposed, is in conformance with the intent of the Comprehensive Plan of the City of Owasso.

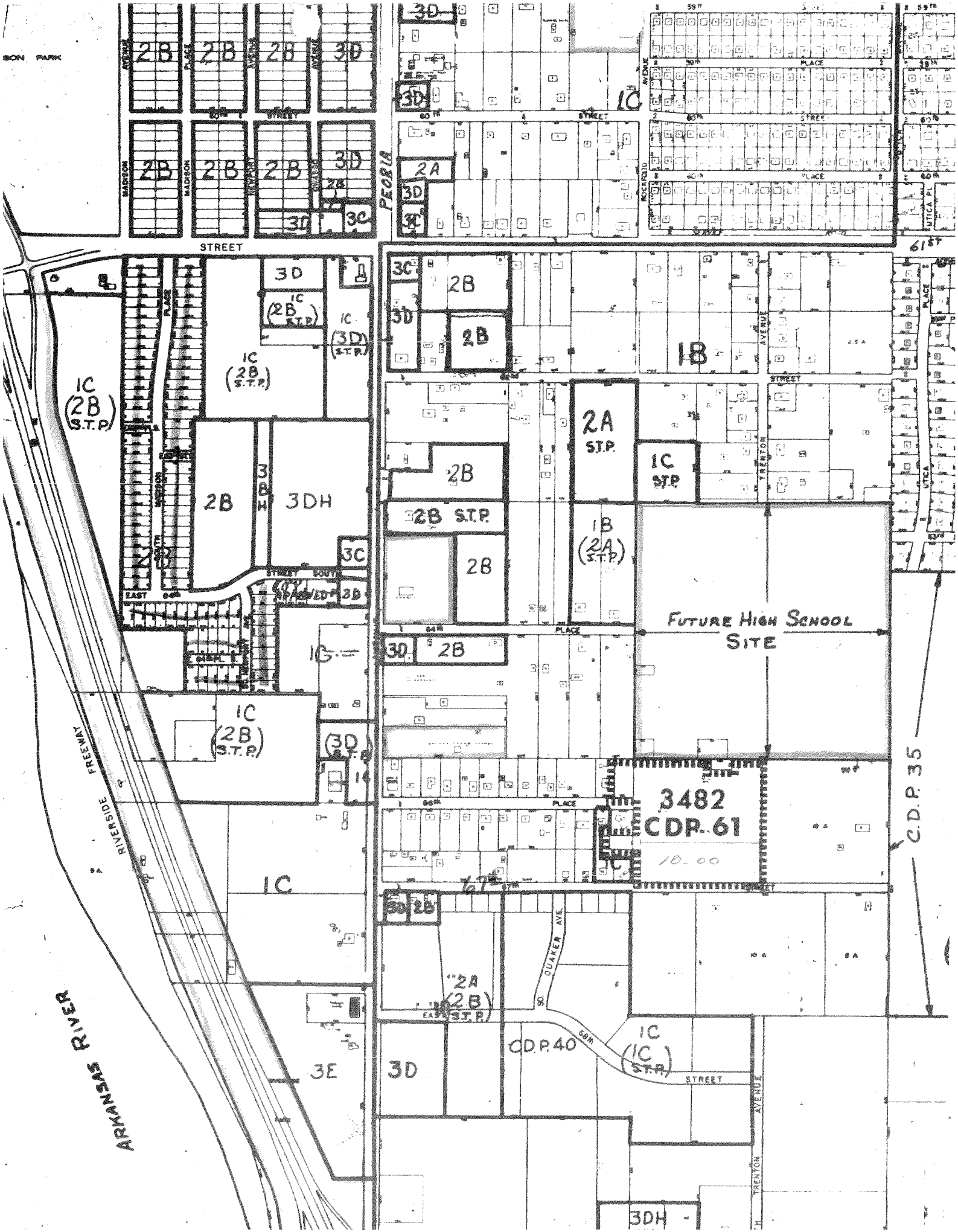
SUBDIVISIONS:

Sandy Park Addition (892) West 11th Place and South 61st West Avenue

The plat was presented and the recommendations of the Plats Committee reviewed. The Staff advised that the applicant was requesting a waiver of the Subdivision Regulations requiring a 25' building line in favor of the zoning requirement of 10'. He added that the Staff recommends approval. The Staff also called the Commission's attention to Item #7, and informed them that the applicant was agreeable to the condition.



PEORIA
STREET
MADISON
NEWPORT
ROCKFORD
TRENTON
AVENUE
UTICA
PLACE
SOUTH
EAST
FUTURE HIGH SCHOOL SITE
3482
C.D.P. 35
C.D.P. 40
RIVERSIDE FREEWAY
ARKANSAS RIVER
SO. QUAKER AVE.
2B
3D
3C
2A
1C
1B
3DH
3E
3A
683



SON PARK
2B
2B
2B
3D
3D
3D
1C
2B
2B
2B
3D
2B
3D
3C
2A
3D
3C
PEORIA
STREET
61ST
3D
1C (2B S.T.P.)
1C (3D S.T.P.)
1C (2B S.T.P.)
1C (2B S.T.P.)
3C
2B
3D
2B
1B
2A S.T.P.
1C S.T.P.
2B
2B S.T.P.
1B (2A S.T.P.)
2B
2B
3BH
3DH
3C
3D
EAST
FUTURE HIGH SCHOOL SITE
1C
3D
2B
1C (2B S.T.P.)
(3D S.T.P.)
1C
3482
CDP-61
10.00
C.D.P. 35
1C
67th
3D
2B
2A (2B S.T.P.)
QUAKER AVE.
C.D.P. 40
1C (1C S.T.P.)
3E
3D
3DH
RIVERSIDE FREEWAY
ARKANSAS RIVER
TRENTON AVENUE
UTICA

Z-3482

STAFF RECOMMENDATION

The Staff recommends APPROVAL of U-2A on the three westernmost lots (Lots 1 and 2, Block 3 and Lot 1, Block 4) and U-1C on the balance, subject to a CDP for the following reasons:

Much of the immediate area is either zoned for or is developing multifamily. A U-2A multifamily zoning pattern has been established aligning North and South with the western boundary of the proposed high school site, adjacent to the subject tract on the North. A portion of a CDP zoned U-1C exists South of the subject tract. There is also U-1C zoning adjacent on the South and West of the subject tract containing duplex structures. Based on the surrounding zoning pattern and land use, the Staff recommends approval of a portion U-2A and the balance U-1C, subject to the controls of a CDP.

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The Staff has examined the proposal and plot plan and recommends that CDP #61 be approved as submitted, subject to the following conditions:

1. That the maximum number of dwelling units not exceed 70.

2. That development be limited to duplex or single family units excluding any other type of use.

3. That U-1C development standards apply, unless modified herein.

4. That the minimum lot area shall be 7,000 square feet.

5. That a minimum side yard of 5 feet be provided.

6. That a minimum of 1.5 off-street parking spaces be provided for each unit having neither garage nor carport.

7. That building setback shall be a minimum of 50 feet from the centerline of an internal street.

8. That provisions of the plot plan be a condition of approval.

9. That development shall not proceed on any portion of the tract that has not received the final approval of a subdivision plat by the TMAPC and been successfully filed of record.

June 17, 1969

Board of Adjustment
City of Tulsa
2nd Floor, City Hall
Tulsa Civic Center

Re: CDP No. 61 James M. Nash (Nash Development Corp., et al)
NE corner 67th Street and Rockford

Gentlemen:

On June 11, 1969, after proper notice and public hearing, the Tulsa Metropolitan Area Planning Commission considered Community Development Project No. 61. It was the decision of the Commission (with a unanimous vote of the six members present) to recommend to the City Board of Adjustment that CDP No. 61 be approved, subject to the conditions recommended by the Staff.

Presentation of the project was made by Mr. Robert Seelye and there were no protest present. Mr. Seelye amended the zoning application, under simultaneous consideration with the CDP, as recommended by the Staff. The resulting rezoning would allow a maximum number of 70 dwelling units and the CDP conditions recommended by the Staff limits the development to duplex or single family units.

The minutes of the meeting are enclosed for your information and if we may be of further assistance or offer additional information please advise.

Sincerely,

Robert F. Gardner, Chief
Development Coordination

sm

Enclosure

May 28

THE CITY OF TULSA OKLAHOMA

BOARD OF ADJUSTMENT
609 KENNEDY BUILDING
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

April 23, 1969

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

Re: C. D. P. No. 61 - Case No. 6322
James M. Nash - N. E. Corner of
67th Street and Rockford

Gentlemen:

Attached hereto is a copy of an application filed by James M. Nash requesting the approval of a community development project in a U-1B District in the vicinity of 67th Street and Rockford.

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:

June 9, 1969

VALLEY VISTA COMMUNITY DEVELOPMENT PROJECT

CDP #61

Nash Development Corporation

I PROJECT SUMMARY:

Location: NE Corner of 67th & Rockford
Total Area: 10.35 Acres
Maximum Number of Units: 70
Use: Either Duplex or Single Family

II DEVELOPMENT STANDARDS:

A. All U1C development standards to apply, except minimum lot size, which shall be 7040 Square Feet.

B. Minimum rear yard shall be equal to 20% of thelot depth for each lot.

C. Minimum side yard setback: 5 feet.

D. Minimum front yard setback: 25 feet.

E. Provide at least 1.5 off-street parking spaces for each dwelling unit.

III SPECIAL CONDITIONS:

It is the developer's intention to acquire the 50' x 100' tract adjacent to the "Mini-Park" area shown on the Plot Plan attached hereto. If such tract is acquired, developer will file an amended plat identifying such tract and a portion of the "Mini-Park" as a development lot to be used as a part of this CDP, and will retain a portion of the "MINI-Park" as a green area as well as a passageway to the school site adjoining this tract.

J. ROBERT SEELYE
ATTORNEY AT LAW
TULSA, OKLAHOMA

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 26th day of May, 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.)

Dexter Moss Jr.

Subscribed and sworn to before me by Dexter Moss, Jr., publisher and editor of the TULSA DAILY LEGAL NEWS, this 27th day of May, 19 69.

Notary Public.

My commission expires NOV 2 8 1971

PUBLISHER'S FEE $ _____

METROPOLITAN LEGAL

(C-22484)

(Published in the Tulsa Daily Legal News, May 26, 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. 61.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the 2nd Floor Auditorium, City Hall, 200 Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 11th day of June, 1969.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of theNortheast corner of 67th St. & Rockford.

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 26th day of May, 1969.

K. N. COX,
Secretary.

To:

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

Bill and Send Copy to:

James M. Nash
314 West 2nd Street
Tulsa, Oklahoma

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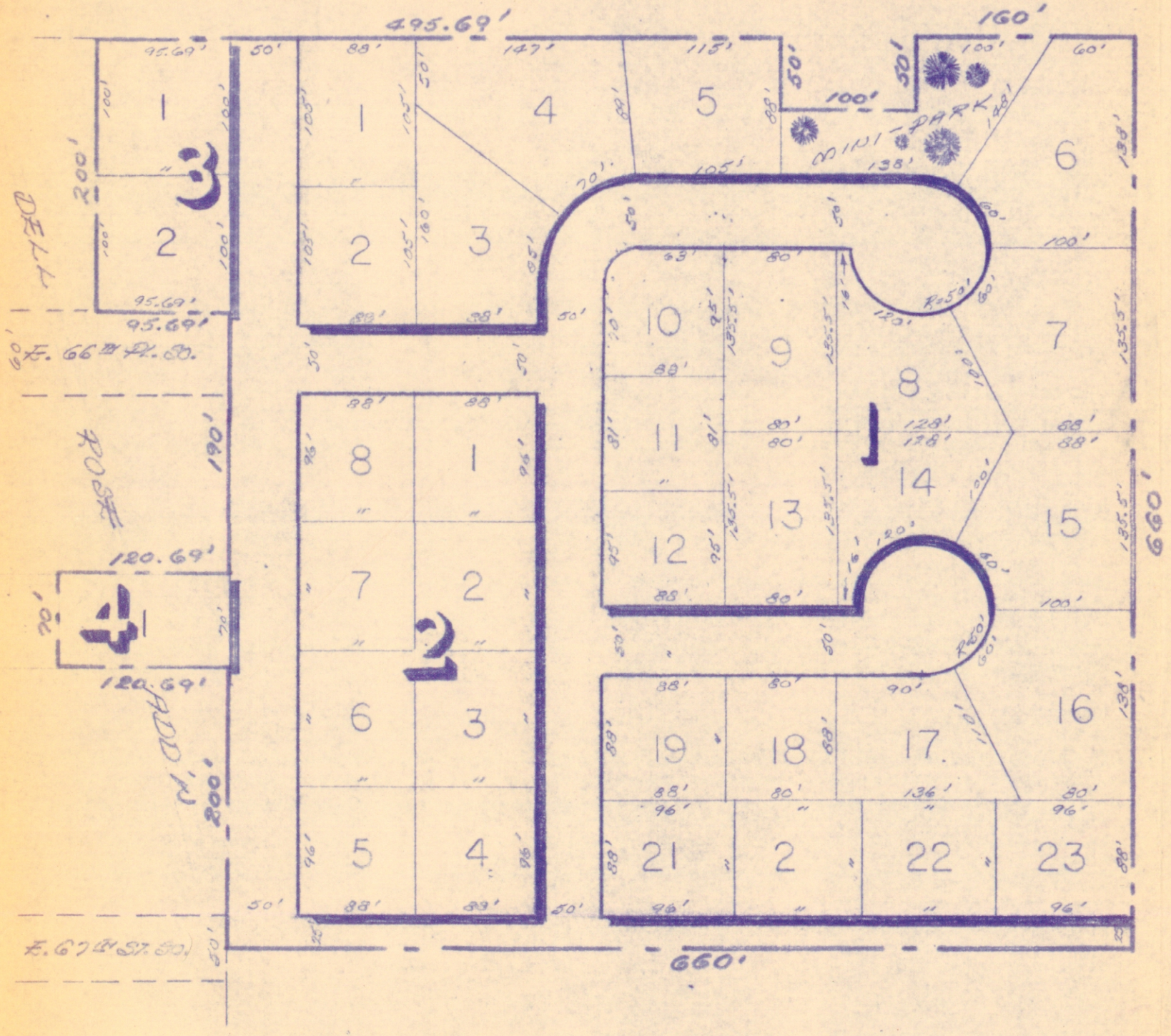
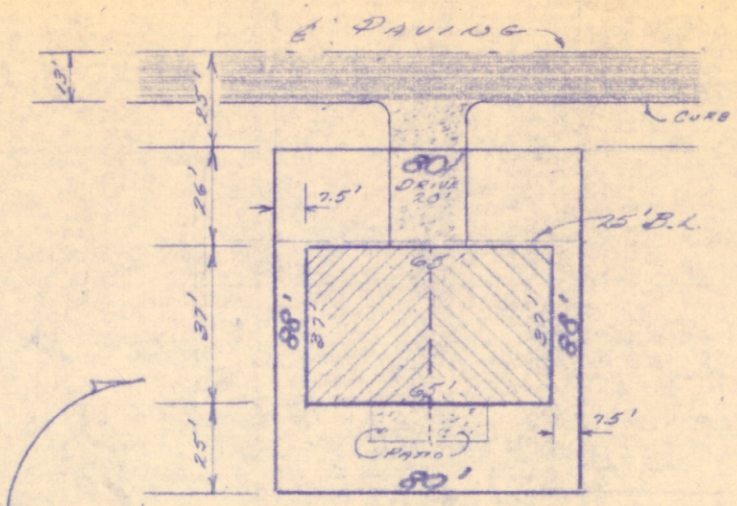
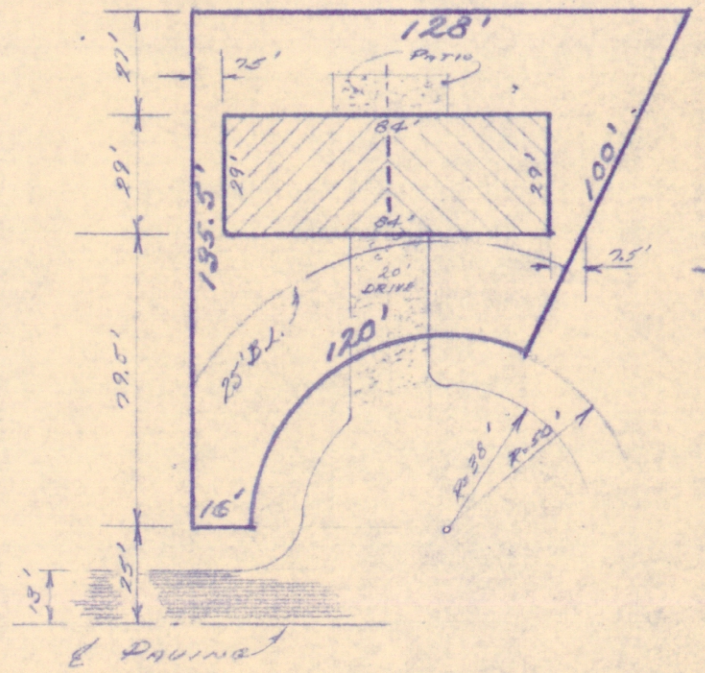
Dated at Tulsa, Oklahoma, this _____ day of _____,

K. N. Cox
Secretary





TYPICAL LOT'S W/ STRUCTURE LOCATION
1" = 50'



NASH DEVELOPMENT CORPORATION
314 WEST 2ND STREET
TULSA, OKLA.

VALLEY VISTA DUPLEXES

P.C. Rec. Approval per 9 conditions
6-11-69