C.D.P. # 81

APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

NO. 6576
S.T.R. 6-19-14

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.

Multi-family town house type apartment development for 364-375 dwelling units.

See submitted plot plan and legend sheet.

PROPERTY LEGAL DESCRIPTION

Lot 1, Block 1, less the South 275 feet; and Lot 3, Block 1, Guaranty Center North Addition to the City of Tulsa, Oklahoma

NAME OF RECORD OWNER: Guaranty Center, Inc.

GENERAL LOCATION: NW corner + Mingo Expressway and 11th Street

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 R. E. Caston, Jr.
By: R. L. Davidson, Jr.
ADDRESS 900 Home Federal Building
PHONE 583 2131

FOR INTERNAL OFFICE USE

	DISPOSITION	
APPLICATION RECEIVED BY: C. Jones	DATE	ACTION
DATE: 2-3-70	2/3/70	Referred to T.M.A.P.C.
FILING FEE RECEIPT: #10.00 8400-2/3/70-V.H.		
PUBLIC HEARING FEE RECEIPT: #25.00 8400-2/3/70-V.H.		
PRESENT ZONING: U-3A + U-3D		
PRESENT USE		
ATLAS PAGE: 638		
OTHER PERTINENT INFORMATION: 6118 + 4788		

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Land Division Meeting (No. 803)
Wednesday, April 1, 1970, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS
~~Bartlett (in 1:45 p.m.)~~	~~Dubie, Chairman~~	~~Gardner~~	~~Citizen~~
Caldwell	Hewgley	Lasker	Attendance
Caughey	Newhouse	Osgood	70+
Cox, Secretary		Tompkins	
Forrester		Wilmoth	
Halstead		Martin	
Kornegay (in 1:45 p.m.)			
Leavitt (out 4:45 p.m.)			
Martin, Vice Chairman			

Vice Chairman Martin called the meeting to order at 1:35 p.m., and declared a quorum present.

SPECIAL ITEMS:

Z-3661 & CDP #81 R. L. Davidson (Guaranty Center, Inc.) NW corner intersection of 11th & Mingo Valley Expressway U-3D to U-2A & U-2B

~~Z-3643 & CDP #83 R. L. Davidson (Cliff Wilson) South of the SE corner of 11th Street and Mingo U-1B, U-2A, U-3A & U-3D to U-2B~~

The Chair advised that the applicant requested a continuance on this item. Mr. Freese, representing the protestants, stated that they had no objection to a continuance.

On MOTION of COX, the Planning Commission voted unanimously to continue application numbers Z-3661 & CDP #81 and Z-3643 & CDP #83 to the April 15, 1970 meeting, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

A-95 Review: Planning & Evaluation Grant for the Tulsa Economic Opportunity Task Force

Mr. Lasker stated that the Tulsa Economic Opportunity Task Force is applying for a grant to accomplish internal planning for programs and priorities of their division. The Staff has contacted the Tulsa Urban Renewal Authority, Model Cities, Tulsa Area Health & Hospital Planning Council, Community Service Council, and Tulsa Housing Authority, and found that this program, as presented, is not in conflict with their programs.

Mr. Senkoff, representing the Tulsa Economic Opportunity Task Force, advised that their proposal does not conflict with or overlap any other planning functions of the City. He stated that they have fulfilled the requirements under A-95 by making available to the Staff of the Planning Commission all information pertinent to this proposed grant.

Guier Woods (continued)

14. East 73rd Street should be a part of the plat or dedicated by separate deed and so indicated on plat. (Staff)

15. Show adjacent areas on plat as "Unplatted." (Staff)

16. Include the following information on plat: (a) Section, Township and Range in title; (b) Owners name and address; (c) Engineer's name and address; and (d) a graphic scale. (Staff)

17. All other subdivision regulations shall be met prior to release of final plat. (Staff)

SPECIAL ITEMS:

Z-3643 & CDP #83 R. L. Davidson South of SE/c 11th & Mingo U-1B, U-2A, U-3A, U-3D to U-2B

AND

Z-3661 & CDP #81 R. L. Davidson (Guaranty Center, Inc.) NW/c intersection of 11th & Mingo Valley Expressway U-3D to U-2A and U-2B

Mr. Freese, representing the East Central Home Owners Association, Inc., stated that Mr. Davidson, attorney for the developers, (NOT PRESENT) requested that these applications be passed for two weeks. He stated that the protestant's agreed to these extensions inasmuch as the applicant's are meeting with the landowners and protestants to discuss possible modifications.

On MOTION of CAUGHEY, the Planning Commission voted unanimously to continue Z-3643 & CDP #83 and Z-3661 & CDP #81 to the April 1, 1970 meeting, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Rosewood Acres 2nd Addition (1082) 71st Street and South 26th West Avenue

The plat was presented and the recommendations of the Plats Committee reviewed.

On MOTION of BARTLETT, the Planning Commission voted unanimously to approve the preliminary plat of Rosewood Acres 2nd Addition (Exhibit "C-1"), subject to the following conditions:

1. Utility Easements shall meet the approval of the utility companies. Coordinate with Underground Committee if underground plant is planned. Show additional easements as required. (Utilities)

Financial Statements:

On MOTION of FORRESTER, the Planning Commission voted unanimously to accept the Financial Statement for the month ended January 31, 1970 (attached).

SPECIAL ITEMS:

Lease Agreement By and Between the City of Tulsa, Oklahoma and the Tulsa Metropolitan Area Planning Commission:

On MOTION of LEAVITT, the Planning Commission voted unanimously to approve the Lease Agreement (Exhibit "B-1"), subject to the approval of the City and County Attorneys as to form and subject to approval of the City and County Commissions.

Minutes:

On MOTION of KORNEGAY, the Planning Commission voted unanimously to approve the minutes of February 18, 1970 (No. 796).

Z-3643 R. L. Davidson, Jr. South of SE/c 11th & Mingo Road U-1B, U-3A, U-2A, & U-3D to U-2B

Mr. Gardner advised that Mr. Davidson had verbally informed him that he was in agreement with Mr. Freese (representing the possible protestants) on a continuance of this application.

Mr. Freese advised that he and Mr. Davidson had discussed a 30 day continuance.

On MOTION of KORNEGAY, the Planning Commission voted unanimously to continue application no. Z-3643 to the March 18, 1970 meeting, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Z-3661 & CDP #81 R. L. Davidson (Guaranty Center, Inc.) NW/c intersection of 11th Street & Mingo Valley Expressway U-3D to U-2A & U-2B

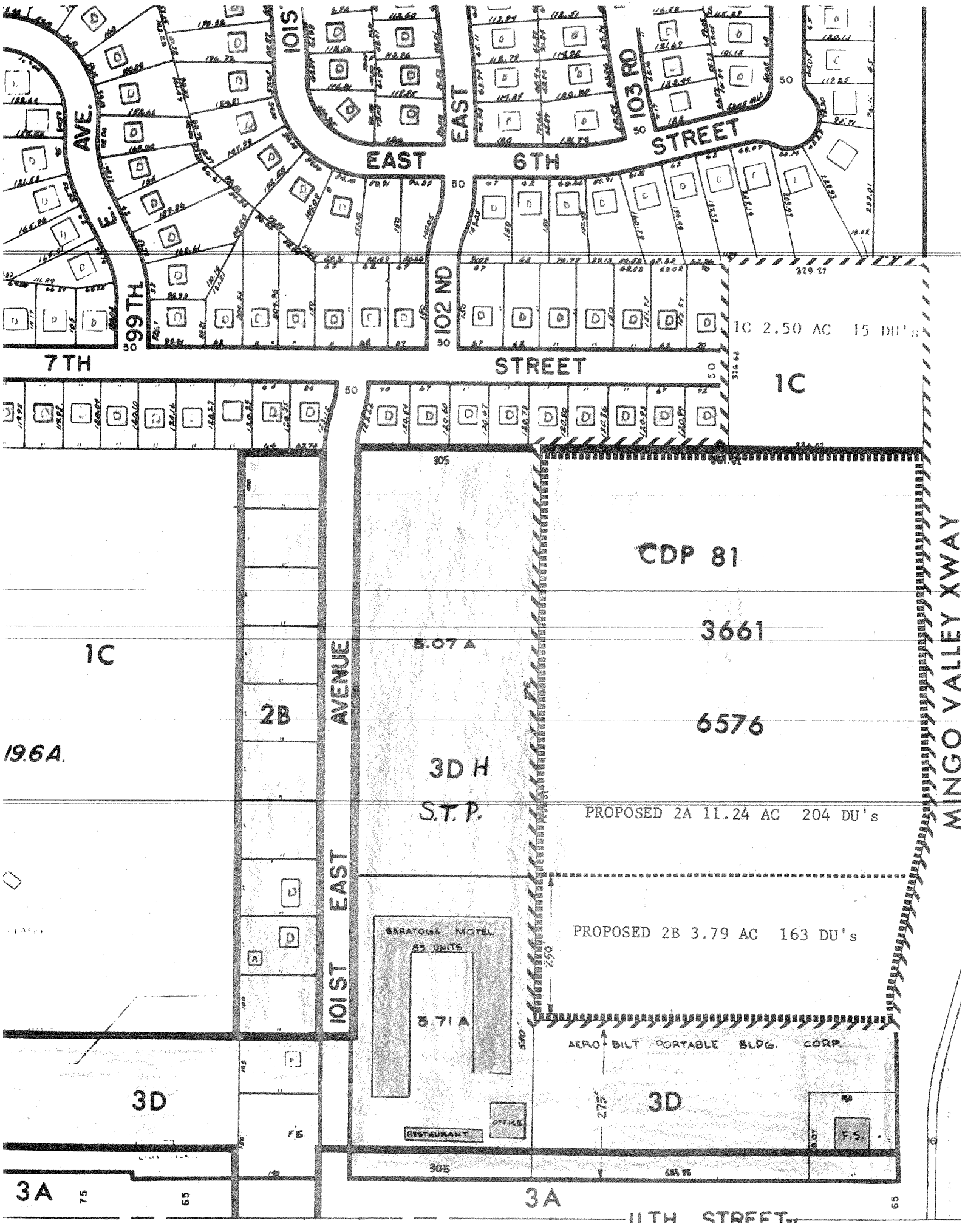
Mr. Gardner advised that Mr. Davidson had verbally informed him that he was in agreement with Mr. Freese (representing the possible protestants) on a continuance of this application.

Mr. Freese advised that he and Mr. Davidson had discussed a 30-day continuance.

On MOTION of CAUGHEY, the Planning Commission voted unanimously to continue application no. Z-3661 and CDP #81 to the March 18, 1970 meeting, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Z-3647 R. D. Flanagan (George Selby, et al) NW/c 13th Place & Lewis U-1C to U-3E

Mr. Flanagan advised that they have gained considerable protest in this area and are seeking an opportunity to work out an agreement with the surrounding property owners and will possibly refile the application. He requested a 5-week continuance.



101ST
EAST
103 RD
STREET
EAST
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AVE.
E.
99TH
102 ND
7TH
STREET
1C 2.50 AC 15 DU's
1C
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3661
6576
MINGO VALLEY XWAY
1C
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2B
AVENUE
5.07 A
3D H
S.T.P.
PROPOSED 2A 11.24 AC 204 DU's
PROPOSED 2B 3.79 AC 163 DU's
101 ST EAST
SARATOGA MOTEL
85 UNITS
3.71 A
AERO-BILT PORTABLE BLDG. CORP.
3D
3D
OFFICE
RESTAURANT
F.S.
3A
3A
11TH STREET

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 10th day of February, 19 70, 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 11th day of February, 19 70.

Melrose Davidson

Notary Public.

My commission expires NOV 28 1971

PUBLISHER'S FEE $ _____

METROPOLITAN LEGAL

(C-23288)

(Published in the Tulsa Daily Legal News, Feb. 10, 1970, 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. S1.

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 25th day of February, 1970.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of Northwest of 11th St. & Mingo Valley Expressway.

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 9th day of February, 1970.

K. N. COX,
Secretary.

To:

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

Bill and Send Copy to:

R. L. Davidson, Jr.
900 Home Federal Building
Tulsa, Oklahoma

NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844. COMMUNITY DEVELOPMENT PROJECT NO. 81.

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 25th day of February, 1970.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of ~~Northwest of 11th St. & Mingo Valley Expressway~~.

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 _____ day of _____,

K. N. Cox
Secretary

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

200 CIVIC CENTER • TULSA, OKLAHOMA • 74103

February 3, 1970

Tulsa Metropolitan Area Planning Commission
200 Civic Center
Tulsa, Oklahoma

Re: C. D. P. # 81 - Case No. 6576
R. E. Caston, Jr. - NW of 11th Street & Mingo Valley Expressway

Gentlemen:

Attached hereto is a copy of an application filed by R. E. Caston, Jr. requesting the approval of a community development project in the vicinity of East 11th Street and the Mingo Valley Expressway.

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:

To be heard
Feb. 25, 1970

Z-3661 is connected

GUARANTY CENTER NORTH ADDITION

A SUBDIVISION OF PART OF THE

E½ OF THE SW¼ OF SECTION-6, T-19-N, R-14-E

TULSA COUNTY, OKLA.

1" = 100'

BLOCK-1 CONTAINS 21.554 ACRES

LNA = LIMITS OF NO ACCESS
ACC = ACCESS PERMITTED

OWNER:
GUARANTY NATIONAL CENTER, INC.
625 N.B.T. BLDG. LU 2-5156

SISEMORE SURVEYING SERVICE
3216 E. 27TH PL. RI 7-0011
TULSA, OKLA.

SURVEY BY RV BOOK _____ PAGES _____
DRAWN BY JDW CKD RV DATE 12-1-65
ORDER 64-A SHEET 1 OF 1
SCALE 1" = 100' FILE 6-19-14

CDP #81
Z-3661