

APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSANO. 6328
S.T.R. 33-19-12

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.
 (Residential)

PROPERTY LEGAL DESCRIPTION

N $\frac{1}{2}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 33-19-12, less and except 1 acre from the NW corner

NAME OF RECORD OWNER

L. R. Latch

GENERAL LOCATION

41st West Avenue & 56th Place

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

X Bob Latch

ADDRESS

D 10394 E 21

PHONE

X 622-5035

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY

C. Jones

DATE

April 28, 1969

FILING FEE RECEIPT

\$10.00

PUBLIC HEARING FEE RECEIPT

\$25.00

PRESENT ZONING

PRESENT USE

Vacant

ATLAS PAGE

OTHER PERTINENT INFORMATION

DISPOSITION

DATE

4/29/69

ACTION

Referred to T.M.A.P.C.

L-12094 (continued)

This application is to split the North 140' of the East 135' of Lot 9, and the West 15' of Lot 8, Royal Oak Heights, from the remainder of the East 135' of Lot 9, and the West 15' of Lot 8.

Since this split would leave the North 140' without frontage on a public street, applicant requests waiver of the Subdivision Regulations requiring that each lot have frontage on a dedicated street.

Since the adjoining lot had access through a private street approved in a similar split (L-10911), the Staff recommends APPROVAL, subject to the Board of Adjustment waiver of front footage requirements from 100' as required by U-1A to 25' as shown on the sketch.

On MOTION of FORRESTER, the Planning Commission voted unanimously to waive the Subdivision Regulations requiring that each lot have frontage on a dedicated street, subject to the Board of Adjustment waiver of the front footage requirements from 100' to 25' and to approve L-12094.

L-12076 Ruth Woods (1293) U-1A

Mr. Wilmoth stated that this item was continued from May 7, 1969, due to a failing percolation test for a septic tank. No solution is foreseeable in the immediate future, so the applicant wishes to withdraw the split at this time.

On MOTION of MILLER, the Planning Commission voted unanimously to allow the withdrawal of L-12076, as requested.

SPECIAL ITEMS:

Minutes:

On MOTION of KORNEGAY, the Planning Commission voted unanimously to approve the Minutes of May 7, 1969 (No. 755).

COMMUNITY DEVELOPMENT PROJECT PUBLIC HEARING:

✓ CDP No. 63 L. R. Latch 41st West Avenue and 56th Place

Mr. Latch stated that they may have to request a waiver of the building setback on the cul-de-sacs; otherwise the conditions set forth by the Staff were acceptable.

Mr. Gardner outlined the project boundaries, stated that the 19 acre tract would be developed with single-family residences and the design of the project depicted by plot plan (Exhibit "O-1"), represents a cluster development-open space concept.

On questioning from Mr. Leavitt, Mr. Gardner advised that he would not be opposed to utility easements being included under Condition No. 4 of the Staff Recommendation (below); since the Staff was referring to buildings or uses not intended for or designed for recreational purposes.

CDP No. 63 (continued)

He also advised that the building setbacks, which the applicant thought too restrictive could be considered by the Board of Adjustment at their public hearing on the CDP at which time additional detailed information would be available.

Staff Recommendation:

Community Development Project No. 63 represents a 19 acre tract located at the Northeast corner of 41st West Avenue and 57th Street South. The subject tract is located within an area designated as blighted by the 1963 Community Renewal Plan. The proposed development consists of single-family dwellings utilizing a cluster development-open space design concept. The property is zoned U-1C and the maximum density permitted is one dwelling unit per 7,000 square feet of land area.

The Staff has examined the CDP plot plan and recommends approval of CDP No. 63, subject to the following conditions:

1. That the maximum number of dwelling units not exceed 100 for the entire project.
2. That if the individual dwellings do not have garages or carports, that 1.5 off-street parking spaces shall be provided per dwelling unit.
3. That the minimum lot area be 4,500 square feet and that the total land area per dwelling unit including the lot area and common open space be a minimum of 6,500 square feet (excluding any right-of-way).
4. That the designated open space be used for recreational purposes and preservation of natural features, excluding any other type of use.
5. That the designated open space shall be maintained by a homeowner's association or by the developer.
6. All lots, excluding the common open space areas, shall be limited to single-family structures, excluding any other types of land uses.
7. That the specifications of the plot plan, unless modified herein, or by the platting process be conditions of approval.
8. That a 5' minimum side yard be provided.
9. That a 20' minimum rear yard be provided.
10. That unless modified herein, the provisions of the Tulsa Zoning Ordinance, Title 42, Zoning and Property Restrictions, dated August 1, 1967 and pertaining to U-2A development standard for single-family structures shall apply.

CDP No. 63 (continued)

11. That development in accord with this plan shall not be permitted on any portion of the land not included in a plat that has received the approval of the TMAPC and been properly filed of record.

Protests: None.

TMAPC Action: 6 members present.

On MOTION of MILLER, the Planning Commission voted unanimously to recommend to the City Board of Adjustment that CDP No. 63 be approved, subject to the conditions recommended by the Staff (above), on the following described tract:

The N/2, of the NW/4, of the SE/4, of Section 33, Township 19 North, Range 12 East, LESS and EXCEPT 1 acre from the NW corner, Tulsa, Tulsa County, Oklahoma.

TMAPC Members Present

Caughey
Cox
Forrester
Kornegay
Leavitt
Miller

Staff Present

Gardner
Wilmoth
Osgood
Martin

Special Items: (continued)

Contracts:

1. Financial Consultant: Evan L. Davis
2. City of Tulsa: Traffic Engineering

Mr. Osgood stated that both of the contracts are part of the Continued Transportation Study with Consultant Evan L. Davis. He said that in Volume II of the Transportation Study report there was a section entitled "Capital Programming" which would be updated, the priorities would be reexamined, the principle capacity of each one of the communities, governmental units to be reexamined, and the programming improvements would be extended at least one year and that this is the base contract for that particular program.

On MOTION of COX, the Planning Commission voted unanimously to approve the contracts with Evan L. Davis and the Traffic Engineering Department.

✓ CDP No. 63 L. R. Latch 41st West Avenue and 56th Place

Mr. Garnder presented a letter from the applicant to the Commission (Exhibit "B-1"), requesting an early public hearing in order to begin construction on a 100 unit housing project by July.

On MOTION of LEAVITT, the Planning Commission voted unanimously to grant CDP No. 63 an early public hearing, and set it for the May 21, 1969, meeting, 1:30 p.m., Auditorium Level, Central Library, Tulsa Civic Center.

Z-3483 E. O. Sumner NE corner of West 25th Street and Edison Avenue
U-1C to U-3D










Mr. Gardner stated that the City Legal Department has requested an early public hearing on this application so that it will not have to be continued in District Court more than one week.

On MOTION of FORRESTER, the Planning Commission voted unanimously to grant an early public hearing for Z-3483, and set it for May 14, 1969, 1:30 p.m., Auditorium Level, Central Library, Tulsa Civic Center.




Minutes:

Mr. Gardner stated that in the March 26, 1969 minutes (No. 749) on page 4, Z-3415, the legal description worked out by the Staff had included a portion of right-of-way not intended.

On MOTION of COX, the Planning Commission voted unanimously to amend the legal description in the minutes of March 26, 1969 (No. 749), page 4, Z-3415 to read:

76	4	76	77 2
			
150			
150		76	77 2
			

38th W. 8 AVE.

76	4	76	77 2
			
150		150	
		76	77 2

0.61	7.9	0.61	7.9	0.61	7.9
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0.61	7.9	0.61	7.9	0.61	7.9

40th W. AVE.

0.61	7.9	0.61	7.9	0.61	7.9
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0.61	7.9	0.61	7.9	0.61	7.9

[illegible]

STAFF RECOMMENDATION

Community Development Project No. 63 represents a 19 acre tract located at the Northeast corner of 41st West Avenue and 57th Street South. The subject tract is located within an area designated as blighted by the 1963 Community Renewal Plan. The proposed development consists of single family dwellings utilizing a cluster development-open space design concept. The property is zoned U-1C and the maximum density permitted is one dwelling unit per 7,000 square feet of land area.

The Staff has examined the CDP plot plan and recommends approval of CDP No. 63 subject to the following conditions:

1. That the maximum number of dwelling units not exceed 100 for the entire project.
2. That if the individual dwellings do not have garages or carports, that 1.5 off-street parking spaces shall be provided per dwelling unit.
3. That the minimum lot area be 4,500 square feet and that the total land area per dwelling unit including the lot area and common open space be a minimum of 6,500 square feet (excluding any right-of-way).
4. That the designated open space be used for recreational purposes and preservation of natural features, excluding any other type of use.
5. That the designated open space shall be maintained by a homeowner's association or by the developer.
6. All lots, excluding the common open space areas, shall be limited to single family structures, excluding any other types of land uses.
7. That the specifications of the plot plan, unless modified herein, or by the platting process be conditions of approval.
8. That a 5' minimum side yard be provided.
9. That a 20' minimum rear yard be provided.
10. That unless modified herein, the provisions of the Tulsa Zoning Ordinance, Title 42, Zoning and Property Restrictions, dated August 1, 1967 and pertaining to U-2A development standard for single family structures shall apply.
11. That development in accord with this plan shall not be permitted on any portion of the land not included in a plat that has received the approval of the TMAPC and been properly filed of record.

L. R. (Andy) LATCH

Building — Development — Commercial



10394 East 21st Street

~~1530 S. Sheridan~~

TULSA, OKLAHOMA ~~74112~~ 74129

April 29, 1969

OFFICIAL RECORD: EXHIBIT " B-1 "
Entered in the 4-30-1969
Minutes of the Tulsa Metropolitan
Area Planning Commission.

Mr. Ed Dubie
Tulsa Metropolitan Area Planning Commission
Tulsa, Oklahoma

Dear Ed:

We are developing a 100 unit housing project on 41st West Avenue and 56th Street South. We have been ask to try and get it under construction by early July. In order to do this we would like to ask for an early public hearing.

We filed a C.D.P. application April 28th. The D. D. P. number for this project is # 63. If you can assist us on this project we would appreciate it.

*April 30, 1969
granted early
public hearing
May 21st*

Yours truly,

L. R. Latch
TURNKEY DEVELOPMENT COMPANY

OFFICIAL RECORD: EXHIBIT "
Entered in the _____
Minutes of the Tulsa Metropolitan
Area Planning Commission.

May 22, 1969

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

Re: CDP No. 63 L. R. Latch
41st West Avenue and 56th Place

Gentlemen:

On May 21, 1969, after proper notice and public hearing, the Tulsa Metropolitan Area Planning Commission considered Community Development Project No. 63. It was the unanimous decision that CDP No. 63 be approved, subject to the conditions outlined by the Staff (contained in the minutes of the meeting).

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

The minutes of the meeting 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

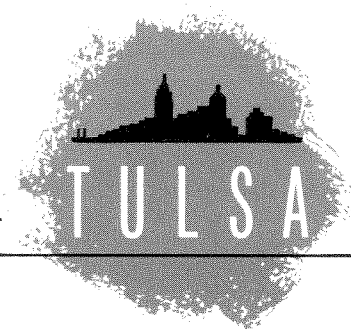
Attachment

May 21

600 Case

CDP #

and BOD #



THE CITY OF

TULSA

OKLAHOMA

BOARD OF ADJUSTMENT

609 KENNEDY BUILDING
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

April 29, 1969

Tulsa Metropolitan Area Planning Commission
Municipal Building
Tulsa, Oklahoma

Re: Case No. 6328 - C.D.P. No. 63

Gentlemen:

Attached hereto is a copy of an application filed by Bob Latch requesting the approval of a community development project in the vicinity of 41st West Avenue and 56th Place.

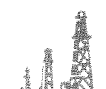
This matter is being referred to the Planning Commission in accordance with Title 42, Chapter 6, Section 18, Tulsa Revised Ordinances for your findings and/or recommendations to the Board of Adjustment.

Yours truly,

BOARD OF ADJUSTMENT

By Casper J. Jones
Casper Jones
Secretary

Attachments:



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 6th 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.)

Subscribed and sworn to before me by Dexter Moss, Jr., publisher and editor of the TULSA DAILY LEGAL NEWS, this 7th day of May, 19 69.

[Signature]
Notary Public.

My commission expires _____

NOV 28 1971

PUBLISHER'S FEE \$ _____

METROPOLITAN LEGAL

(G-22879)
(Published in the Tulsa Daily Legal News, May 6, 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. 68.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Atkinson Auditorium, Central Library, Tulsa Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 21st day of May, 1969.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 41st West Avenue & 68th Place.

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 6th day of May, 1969.

K. N. COX
Secretary

To

Bill and Send Copy to:

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

Bob Latch
10394 East 21st
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. 63.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Aaronson Auditorium, Central Library, Tulsa Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 21 day of May, 1959.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 41st West Avenue & 56th Place.

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.

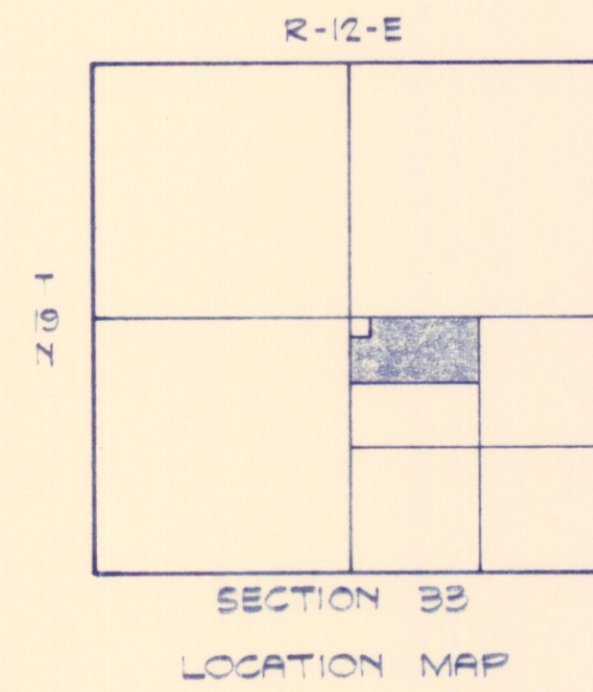
Dated at Tulsa, Oklahoma, this _____ day of _____,

K. N. Cox
Secretary

PLOT PLAN
C.O.P. # 63

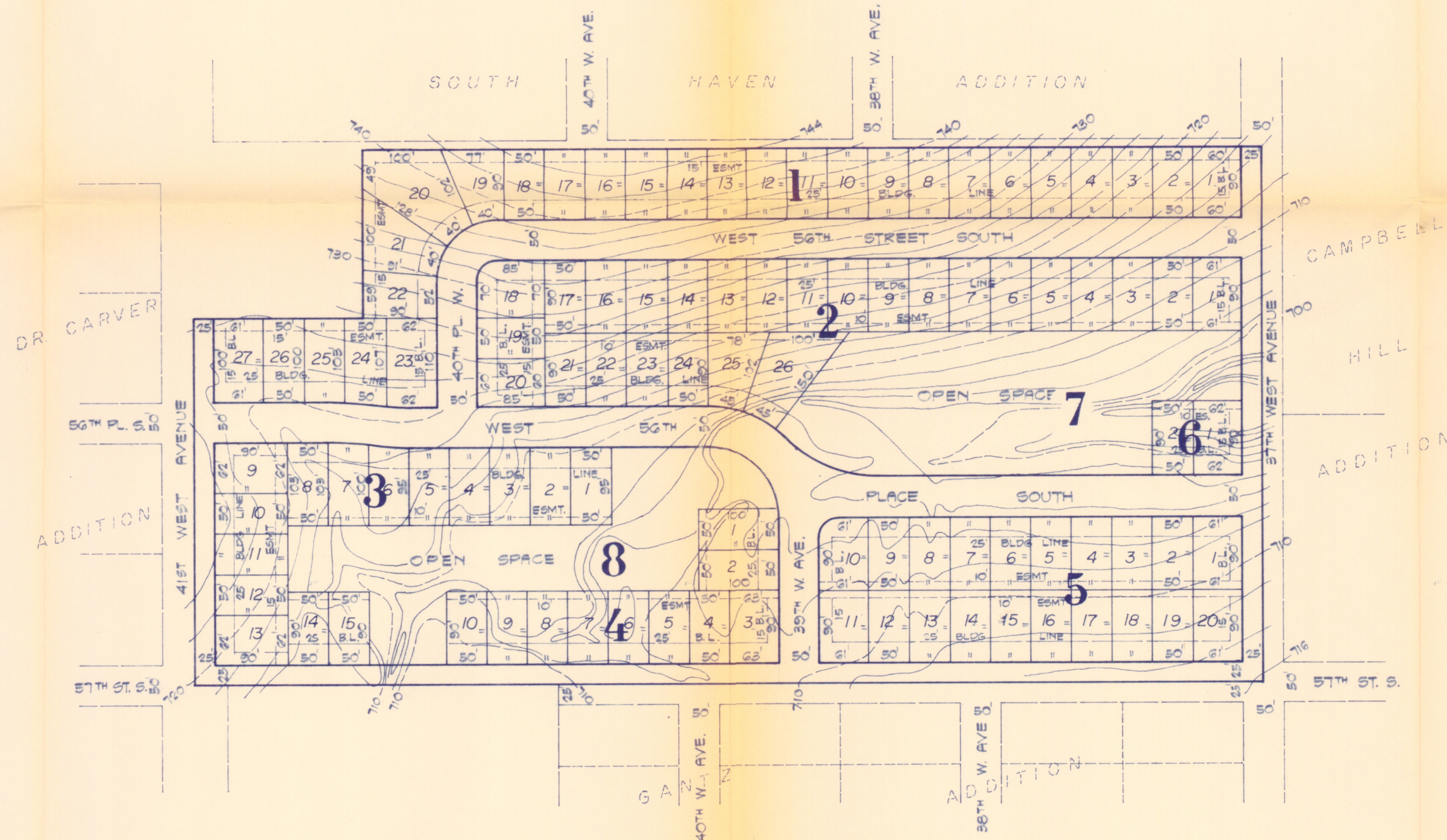
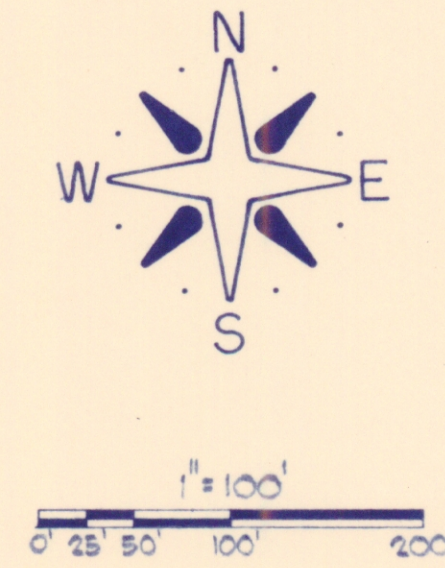
SOUTH HAVEN MANOR

A SUBDIVISION OF THE N/2, OF THE 1/4, OF THE SE/4, SECTION 33, T-19-N, R-12-E, TULSA COUNTY, OKLAHOMA, LESS THE N.W. SQUARE ACRE THEREOF.



OWNERS:
R.L. LATCH
L.R. LATCH
DONALD L. HERRINGTON
1527 S. SHERIDAN TE 8-9878

ENGINEER:
LANSFORD ENGINEERING CO.
1345 S. 73RD E. AVE.
TE 8-0464



AREA: 13 ACRES
NO. OF LOTS: 100
NO. OF UNITS: 100 (ALL SGL. FAMILY)

DWG. BY: _____		LANSFORD ENGINEERING CO.	
CKD. BY: _____		1345 SO. 73RD EAST AVE. TE 8-0464 TULSA, OKLAHOMA	
REVISIONS: _____		DATE: _____	
SCALE: _____		BY: _____	
JOB NO: _____		REGISTERED PROFESSIONAL ENGR.	
DWG. NO: _____		SHEET _____ OF _____ SHEETS	

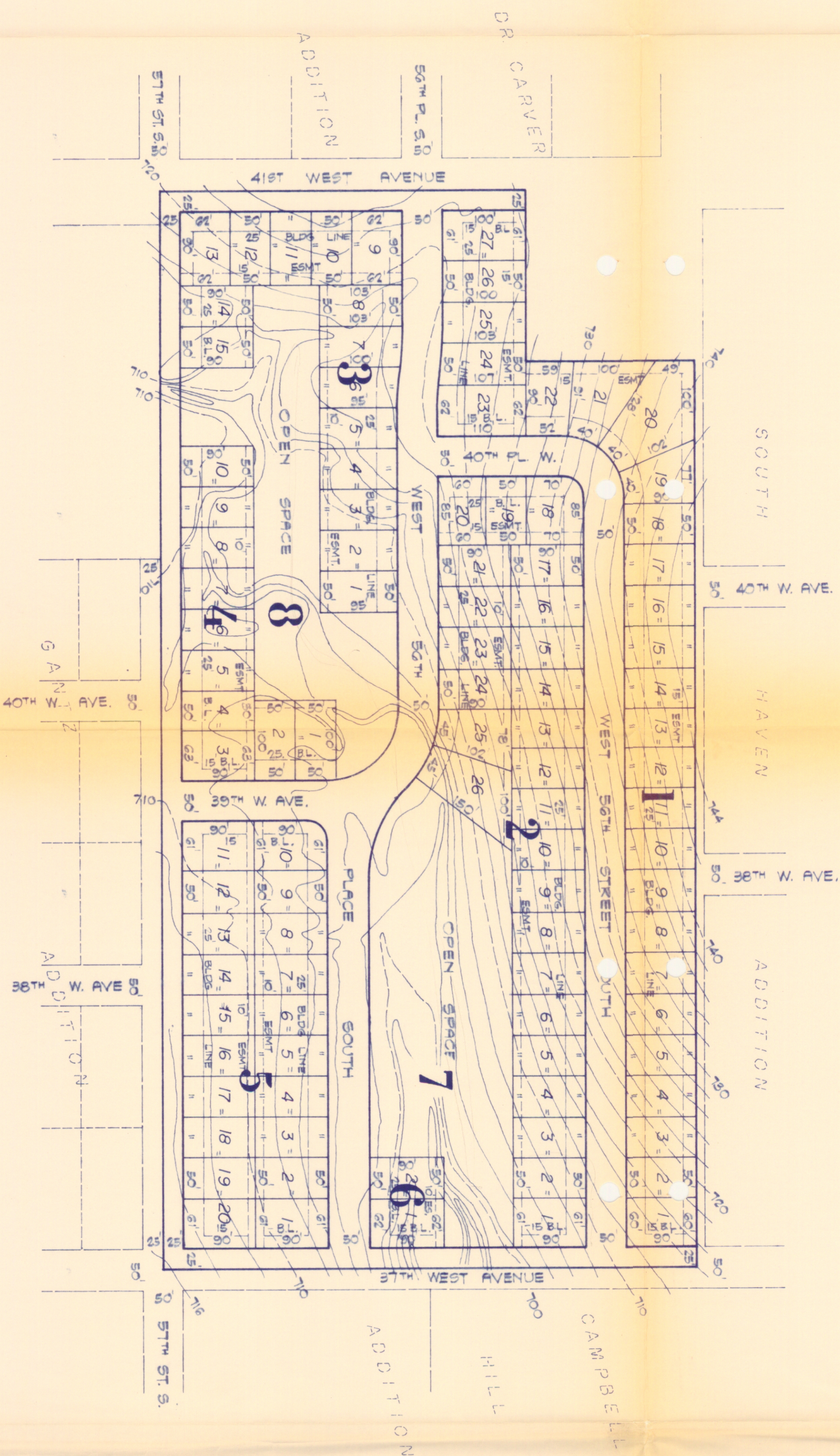
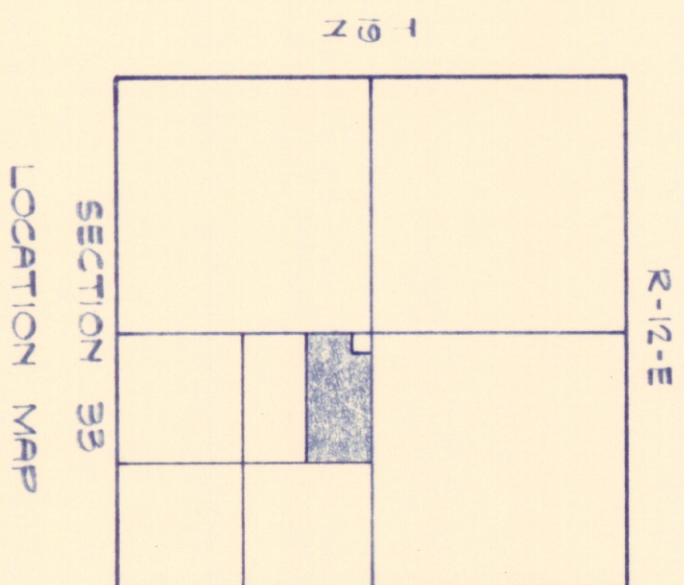
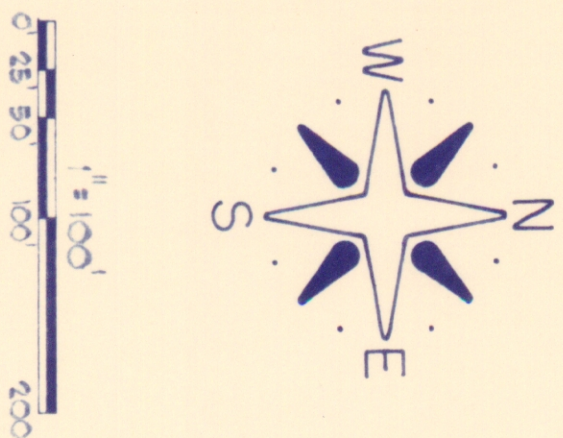
PLOT PLAN
C.D.P. # 63

SOUTH HAVEN MANOR

A SUBDIVISION OF THE 1/2 OF THE NW/4,
OF THE SE/4, SECTION 38, T.19-N, R.12-E
TULSA COUNTY, OKLAHOMA, LESS THE NW
SQUARE ACRE THEREOF

OWNERS:
R. L. LATCH
J. R. LATCH
DONALD L. HERRINGTON
1537 S. SHERIDAN TE 8-9278

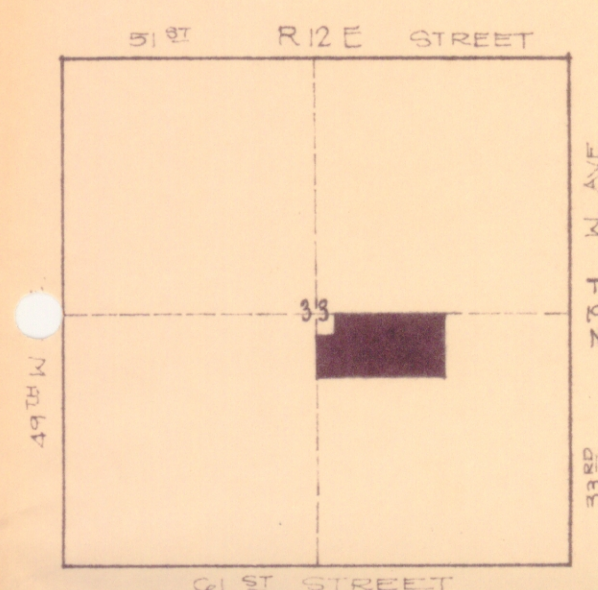
ENGINEER:
LANSFORD ENGINEERING CO.
1545 S. 13RD E. AVE.
TE 8-0424



AREA: 19 ACRES
NO. OF LOTS: 100
NO. OF UNITS: 100 (ALL 5%L. FAMILY)

DWG. BY: _____		DATE: _____	
C.D. BY: _____		BY: _____	
REVISIONS:		REGISTERED PROFESSIONAL ENGR.	
1345 SO. 73RD EAST AVE. TE 8-0464		TULSA, OKLAHOMA	
SCALE:		SHEETS	
JOB NO.		OF	
DWG. NO.		SHEETS	
SHEET		SHEETS	

SOUTH HAVEN MANOR



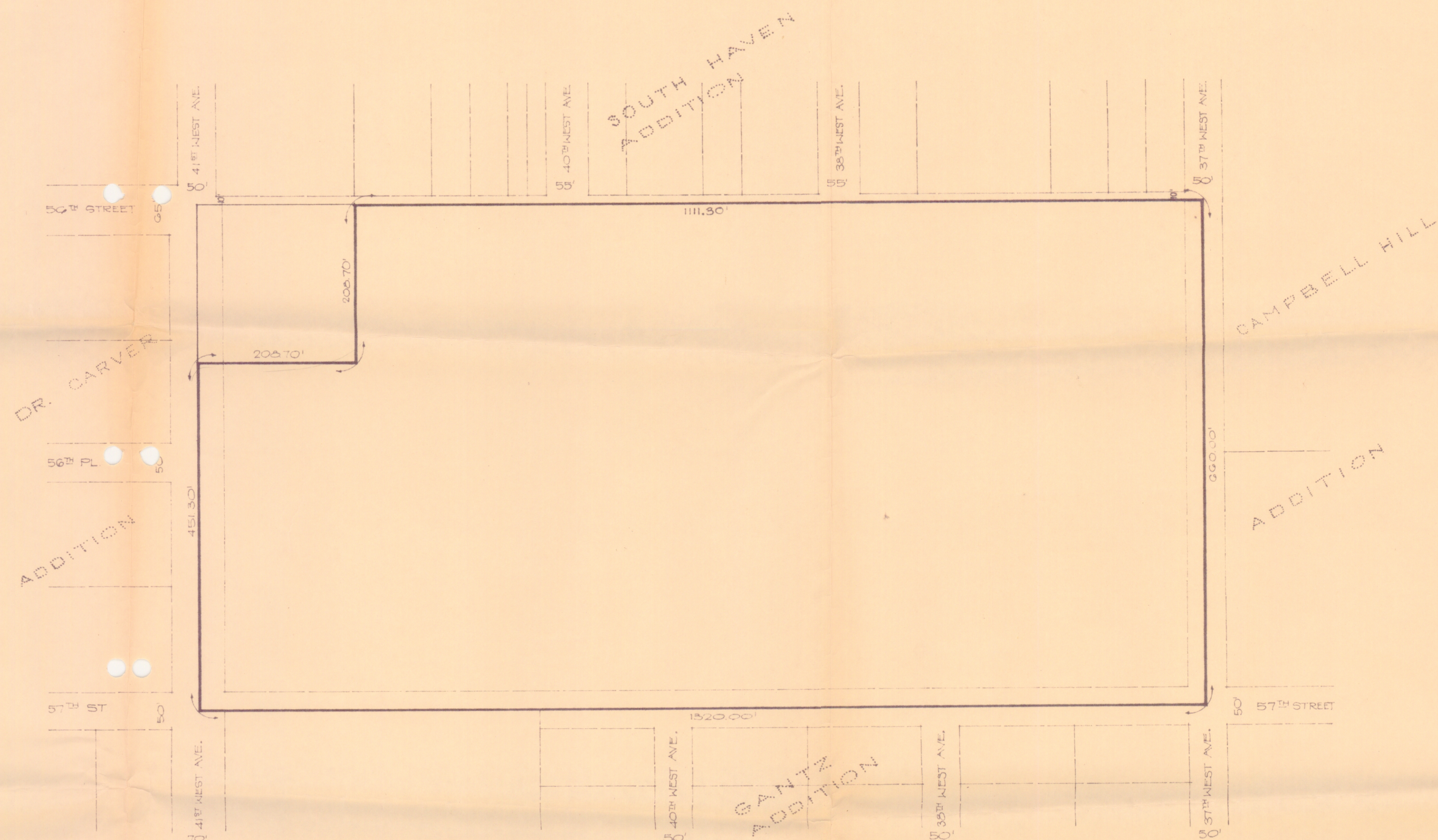
LOCATION MAP
SCALE 1" = 2000'



THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; LESS AND EXCEPT (ONE (1) ACRE IN THE FORM OF A SQUARE IN THE NORTHWEST (NW) CORNER THEREOF.)

OWNERS: L.R. LATCH
R.L. LATCH
DONALD L. HARRINGTON

ENGINEERS: THE ARCHITECTURAL COLLECTIVE OF
RAGSDALE, STONE, CHRISTENSEN, EVERETT
3888 EAST 92ND PLACE
TULSA, OKLAHOMA 74135



0 50 100 200 300 FT
SCALE 1" = 100'