APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

C. 1D. P. No. 85

NO. 6666
S.T.R. 17-18-13

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

ACTION REQUESTED

- [ ] VARIANCE
- [ ] SPECIAL EXCEPTION
- [x] 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

Lot 1, Block 1, University Village Addition and (See attached Sheet)

NAME OF RECORD OWNER University Village, In
Oral Roberts University

GENERAL LOCATION
86th Street and Lewis

AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- [ ] PRESENT OWNER
- [ ] PURCHASER
- [x] ATTORNEY FOR OWNER
- [ ] AGENT FOR OWNER
- [ ] OTHER

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

NAME T. A. Ford

ADDRESS T 1414 1st National

PHONE T LU72422

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY
C. Jones

DATE
May 5, 1970

FILING FEE RECEIPT
$10.00 8825-5-5-70-U.H.

PUBLIC HEARING FEE RECEIPT
$25.00 8825-5-5-70-U.H.

PRESENT ZONING
U-2A & U-1C

PRESENT USE
Residential

ATLAS PAGE
1578

OTHER PERTINENT INFORMATION

DISPOSITION

DATE	ACTION
5/5/70	Referred to T.M.A.P.C.

A tract of land containing 2.481 acres, that is a part of Block 1 of ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION, a Subdivision in the Northwest Quarter (NW/4) of Section 17, Township 18 North, Range 13 East, Tulsa County, Oklahoma, said tract also being located within the bounds of the West 1767.06 feet of the South 986.04 feet of said NW/4 of Section 17, and said tract being particularly described as follows, to-wit: BEGINNING at a point on the South line of said Block 1 of Oral Roberts University Heights 2nd Addition, said point being 855.62 feet Westerly of the Southeast corner thereof; thence Westerly along the South line of Block 1 of Oral Roberts University Heights 2nd Addition for 400 feet to the Southeast corner of Block 1 of University Village Addition; thence Northerly along the Easterly line of Block 1 of University Village Addition for 270 feet; thence Easterly, and parallel to the South line of Block 1 of Oral Roberts University Heights 2nd Addition for 400.53 feet; thence Southerly for 270 feet to the POINT OF BEGINNING of said 2.481 acre tract of land.

BOARD OF ADJUSTMENT
Minutes (No. 59)
Tuesday, June 16, 1970, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS
Cohen, Chairman	Disler	Edwards	Johnsen
Langan	Jolly	Gardner	
Reeds		Jones	
		Martin	

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

SPECIAL ITEMS:

Minutes:

Board Action: On MOTION of LANGAN, the Board of Adjustment (3-0) approved the Minutes of May 19, 1970 (No. 57) and June 2, 1970 (No. 58).

PUBLIC HEARINGS ON C.D.P's.:

6666

Action Requested: Request for approval of CDP No. 85, under the provisions of Section 18, on a tract located at 86th Street and Lewis Avenue.

Presentation: Mr. Gardner advised the Board that this application represents a 2 1/2 acre extension and amendment to CDP No. 58. The Planning Commission voted unanimously to recommend to the Board that CDP No. 85 be approved subject to eight (8) conditions. These conditions incorporate conditions under CDP No. 58. He pointed out that no zoning nor density increase was requested.

C. W. Ford, applicant, stated that the previously approved CDP (No. 58) has now been developed as the retirement village of Oral Roberts University and the purpose of this application is to add 2 1/2 acres to the previously approved project to allow 40 dwelling units. The factor overlooked in our original request was that employee housing needs to be provided. These units would be rental units. He stated that the recommendations for approval were acceptable to his client.

Protests: None.

6666 (continued)

Board Action: On MOTION of REEDS, the Board of Adjustment (3-0) approved CDP No. 85, under the provisions of Section 18, subject to the following conditions and on the following described tract:

1. That the maximum number of housing units shall not exceed 320, exclusive of the intensive care facility.

2. That duplex, four-plex, townhouse and multifamily units be permitted, and in addition an intensive care facility, and related administrative and recreational facilities, excluding any commercial uses.

3. That development area No. 1, which represents the area included in CDP No. 58, be limited to a maximum of 280 housing units, an intensive care facility not to exceed 80 beds in size, administrative office, and recreational facilities.

4. That area No. 2, which represents the 2 1/2 acre addition be limited to a maximum of 40 dwelling units (to include duplex, four-plex, townhouse and multifamily), and to include related recreational facilities.

5. That development standards for multifamily housing shall meet the minimum bulk and area requirements set out for a U-2A district, Title 42, Section 5 (e) revised Ordinance of the City of Tulsa effective April 1, 1969.

6. That development in accord with this plan shall not be permitted on any portion of land not included in a subdivision plat that has received the approval of the Tulsa Metropolitan Area Planning Commission and been properly filed of record.

7. That all structures shall be set back a minimum of 50 feet from Lewis Avenue in addition to the right-of-way for Lewis Avenue as designated on the Major Street Plan, or a minimum of 100 feet measured from the centerline of Lewis Avenue.

8. Prior to the start of any construction, building plans of proposed improvements shall be submitted to the Fire Department of the City of Tulsa for review. Internal yards and setbacks shall be provided in accord with their recommendations.

√6666 (continued)

A tract of land containing 2.481 acres, that is a part of Block 1 of Oral Roberts University Heights 2nd Addition, a Subdivision in the NW/4 of Section 17, Township 18 North, Range 13 East, Tulsa County, Oklahoma, said tract also being located within the bounds of the West 1,767.06 feet of the South 986.04 feet of said NW/4 of Section 17, and said tract being particularly described as follows, to-wit: Beginning at a point on the South line of said Block 1 of Oral Roberts University Heights 2nd Addition, said point being 855.62 feet Westerly of the Southeast corner thereof; thence Westerly along the South line of Block 1 of Oral Roberts University Heights 2nd Addition for 400 feet to the Southeast corner of Block 1 of University Village Addition; thence Northerly along the Easterly line of Block 1 of University Village Addition for 270 feet; thence Easterly, and parallel to the South line of Block 1 of Oral Roberts University Heights 2nd Addition for 400.53 feet; thence Southerly for 270 feet to the point of beginning of said 2.481 acre tract of land.

UNFINISHED BUSINESS:

6679

Action Requested: Exception (Section 5 (f) (1) (aa)), to permit erecting a church activity building in a U-2B district; AND Variance (Section 23) of the setback requirements of U-2B (Section 5 (f) (3)), to permit building 5' from the East and 10' from the South property lines, on a tract located at 5400 West 8th Street.

Presentation: Mr. Jones informed the Board that this item was continued from the last meeting to secure a recommendation from the City Traffic Engineer concerning the placement of the building. He presented that letter to the Board (Exhibit "A-1"), and stated that the Traffic Engineer had recommended approval of the request subject to the plot plan (Exhibit "A-2").

Protests: None.

Board Action: On MOTION of LANGAN, the Board of Adjustment (3-0) granted an Exception (Section 5 (f) (1) (aa)), to permit erecting a church activity building in a U-2B district; and
granted a Variance (Section 23) waiving the setback requirements of U-2B (Section 5 (f) (3)), to permit the building placement as per plot plan exhibited above, on the following described tract:

Remapping Public Hearing (continued)

Comprehensive Zoning Map No. 30 (continued)

to accommodate a mobile home park. Section 34, the Staff recommends OL where designated CH or OL (U-3A parking), and RS-3 where designated RS-3 or OM (The City Commission denied OM zoning on this tract.). The balance of the map the Staff recommends as advertised.

On MOTION of HALSTEAD, the Planning Commission voted unanimously to recommend to the City Commission that Comprehensive Zoning Map No. 30 be approved as presented and recommended by the Staff.

ZONING PUBLIC HEARING:

CDP #85 C. W. Ford 86th Street South and Lewis Avenue

Mr. Ford advised that they were in agreement with the conditions recommended by the Staff. He stated that this is not an expansion of the retirement village, it is to furnish housing for the employees.

Protests: None.

Staff Recommendation:

CDP #85 contains 26 1/2 acres and represents a 2 1/2 acre expansion to previously approved CDP #58. This tract is located at approximately 1/2 section line between 81st and 91st Streets on the East side of Lewis Avenue. It is part of the Oral Roberts University Campus area. The applicant has requested that the units afforded under CDP #58 and U-2A zoning approved on the 24 acre tract be permitted to extend into the 2 1/2 acre tract adjacent on the West. The Staff has reviewed the CDP plan and finds the request consistent with the purposes and intent of the CDP Ordinance, and therefore, we recommend APPROVAL.

The Staff has combined the conditions of previously approved CDP #58 and applied these conditions to the total overall 26 1/2 acre project, and recommends APPROVAL, subject to the following conditions:

1. That the maximum number of housing units shall not exceed 320, exclusive of the intensive care facility.

2. That duplex, four-plex, townhouse and multifamily units be permitted, and in addition an intensive care facility, and related administrative and recreational facilities, excluding any commercial uses.

3. That development area No. 1, which represents the area included in CDP #58, be limited to a maximum of 280 housing units, an intensive care facility not to exceed 80 beds in size, administrative office, and recreational facilities.

CDP #85 (continued)

4. That area No. 2, which represents the 2 1/2 acre addition, be limited to a maximum of 40 dwelling units (to include duplex, four-plex, townhouse and multifamily), and to include related recreational facilities.

5. That development standards for multifamily housing shall meet the minimum bulk and area requirements set out for a U-2A district, Title 42, Section 5 (e) revised Ordinance of the City of Tulsa effective April 1, 1969.

6. That development in accord with this plan shall not be permitted on any portion of land not included in a subdivision plat that has received the approval of the Tulsa Metropolitan Area Planning Commission and been properly filed of record.

7. That all structures shall be set back a minimum of 50 feet from Lewis Avenue in addition to the right-of-way for Lewis Avenue as designated on the Major Street Plan, or a minimum of 100 feet measured from the centerline of Lewis Avenue.

8. Prior to the start of any construction, building plans of proposed improvements shall be submitted to the Fire Department of the City of Tulsa for review. Internal yards and setbacks shall be provided in accord with their recommendations.

Zoning Committee Recommendation: CONCURRED with the Staff.

TMAPC Action: 7 members present.

On MOTION of LEAVITT, the Planning Commission voted unanimously to recommend to the City Board of Adjustment that CDP No. 85 be approved, subject to the 8 conditions recommended by the Staff (above), on the following described tract:

A tract of land containing 2.481 acres, that is a part of Block 1, of Oral Roberts University Heights 2nd Addition, a Subdivision in the NW/4 of Section 17, Township 18 North, Range 13 East, Tulsa County, Oklahoma, said tract also being located within the bounds of the West 1,767.06 feet of the South 986.04 feet of said NW/4 of Section 17, and said tract being particularly described as follows, to-wit: Beginning at a point on the South line of said Block 1 of Oral Roberts University Heights 2nd Addition, said point being 855.62 feet Westerly of the Southeast corner thereof; thence Westerly along the South line of Block 1, of Oral Roberts University Heights 2nd Addition for 400 feet to the Southeast corner of Block 1, of University Village Addition; thence Northerly along the Easterly line of Block 1, of University Village Addition for 270 feet; thence Easterly, and parallel to the South line of Block 1, of Oral Roberts University Heights 2nd Addition for 400.53 feet; thence Southerly for 270 feet to the Point of Beginning of said 2.481 acre tract of land.

CDP #85 (continued)

TMAPC Members Present

Bartlett
Caldwell
Cox
Dubie
Halstead
Leavitt
Martin

Staff Present

Gardner
Osgood
Wilmoth
Martin

SPECIAL ITEMS:

Planning Program and Budget - Fiscal Year 1971:

On MOTION of HALSTEAD, the Planning Commission voted unanimously to accept the Planning Program and Budget - Fiscal Year 1971 (Exhibit "D-1"), as presented at the Budget Luncheon.

There being no further business, the Chair declared the meeting adjourned at 4:00 p.m.

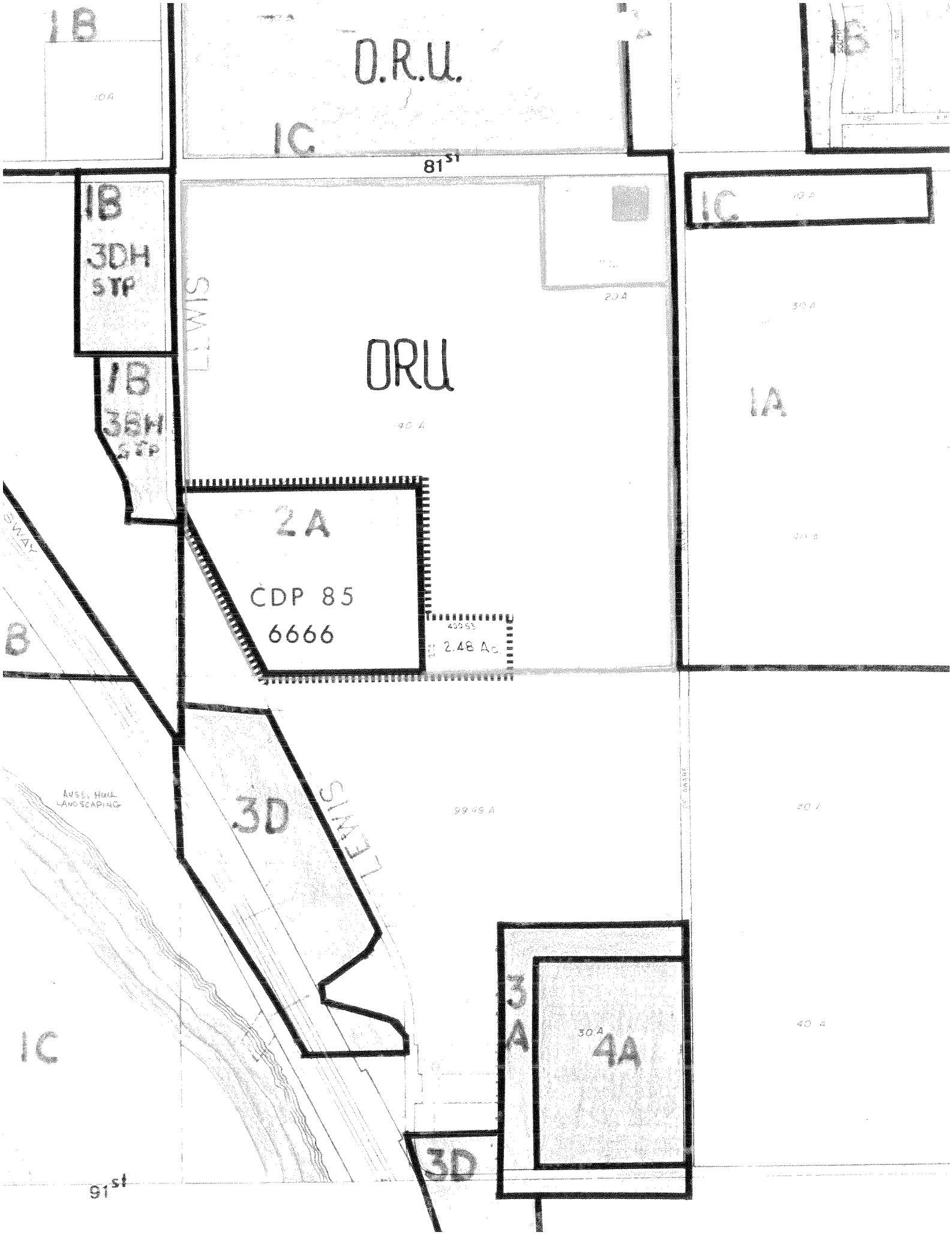
Date Approved _____

_____
Chairman

Attest:

_____
Secretary

6.3.70:813(13)



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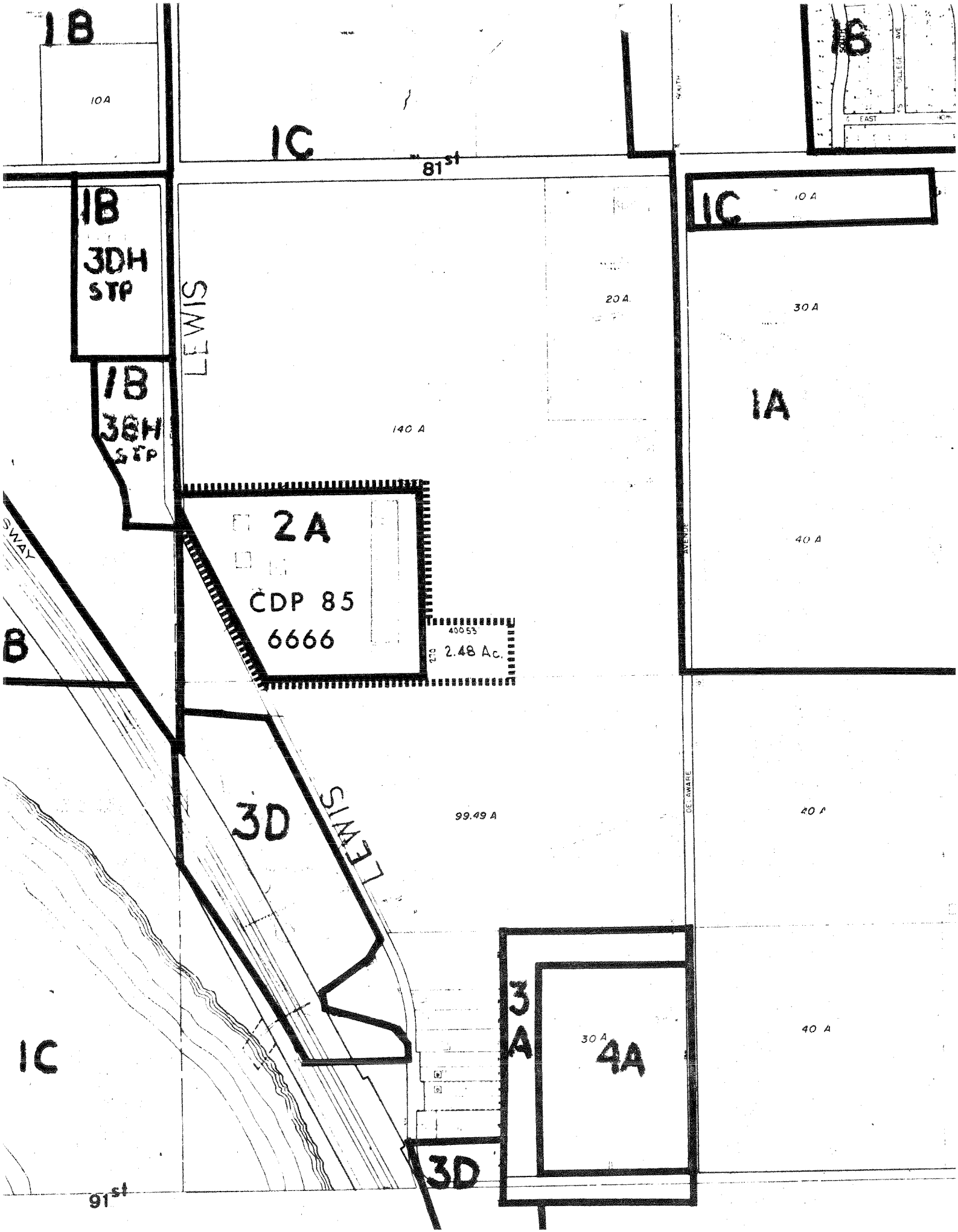

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Pt. of NW/4, 1783

TULSA METROPOLITAN AREA PLANNING COMMISSION
ZONING CASE REPORT

APPLICATION No. CDP #85 C. W. Ford (Oral Roberts University)

Size of Tract: 26.5 Acres

Existing Use: Multifamily & Care Facility

Staff Field Check: June 1, 1970

Proposed Use: Multifamily & Care Facility

EXISTING CONDITIONS:

ZONING ORDINANCE

The Zoning Pattern for this area was established by Ordinance No. 10371, dated February 15, 1966, and Ordinance No. 11478, dated May 29, 1969.

Zoning Background

Z-2173 September 1963
Request to rezone a 30 acre tract located at the NW corner of 91st and Delaware to a U-4B district. The Staff recommended denial. The TMAPC recommended approval of U-3A and U-4A. The City Commission approved as recommended.

Z-2571 November 1965
Request to rezone a 30 acre tract located on the West side of South Lewis between 86th Street and 91st Street to a U-3D district. The Staff recommended denial. The Planning Commission recommended approval, and the City Commission approved as recommended.

Z-2818 June 1966
Request to rezone a 160 acre tract located at the SE corner of 81st Street and South Lewis to U-1C district. The Staff, TMAPC and City Commission concurred in approval.

Z-3230 (CDP #30) June 1968
Request to rezone an 84.25 acre tract located at the SW corner of 81st Street and South Lewis to U-2A, U-3BH and U-3DH districts. The Staff, TMAPC and City Commission concurred in approval.

Z-3399 March 1969
Request to rezone a 51 acre tract located SE of the subject tract, on the East side of South Lewis and the South side of 86th Street to a U-2A district. The application was withdrawn.

Z-3453 May 1969 (CDP #58)
Request to rezone a portion of the subject tract (24.38 acres) located on the North side of the Half Section line between 81st Street and 91st Street South on the East side of Lewis Avenue to a U-2A district. The Staff, TMAPC and City Commission concurred in approval, subject to a CDP.

Z-3654 March 1970
Request to rezone a 4.8 acre tract located at the Half Section line between 81st and 91st Streets on the West side of Lewis Avenue to a U-3D district. The Staff recommended denial of U-3D and approval of U-2A, the Planning Commission recommended U-3D, and the City Commission approved as recommended.

CDP #85 (continued)

Adjacent Streets

Existing	Width	Surface	Curbs & Gutters	Parking Restrictions
S. Lewis Avenue	26'	Portland	No	No

Lewis Avenue is designated on the Major Street Plan as a 100-foot Secondary Arterial.

Surrounding Area

The subject tract is located on the East side of South Lewis Avenue, on the North side of the Half Section line between 81st and 91st Streets South. To the North, East and South is vacant land zoned U-1C (part of the Oral Roberts University Campus). To the West is vacant land zoned U-3D. There is a mobile home park to the Southwest in a U-3D district.

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 19th day of May, 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 20th day of May, 19 70

Notary Public.

My commission expires NOV 28 1971

PUBLISHER'S FEE $ _____

METROPOLITAN LEGAL

(C-23696)
(Published in the Tulsa Daily Legal News, May 19, 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. 85.

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 3rd day of June, 1970.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of 86th St. S. and Lewis Ave.

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 19th day of May, 1970.

K. N. COX,
Secretary.

To:

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

Bill and Send Copy to:
C. W. Ford
1414 First National
Tulsa, Oklahoma

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

K. N. Cox
Secretary

CDP No. 85

Location:

East side of Lewis Avenue South of 81st Street.

Total Area:

26 1/2 acres ±

Area 1:

Description of Property:
"University Village", a Part of Oral Roberts University Heights 2nd Addition in the NW1/4 of Section-17, T-18-N, R-13-E, Tulsa County, Oklahoma.

The plat requirements, allowed use and internal development standards shall be the same as those allowed in Community Development Project No. 58, approved by the Board of Adjustment on May 22, 1969.

Area 2:

Description of Property:
A tract of land containing 2.481 acres that is a part of Block 1 of ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION, a Subdivision in the Northwest Quarter (NW/4) of Section 17, Township 18 North, Range 13 East, Tulsa County, Oklahoma, said tract also being located within the bounds of the West 1767.06 feet of the South 986.04 feet of said NW/4 of Section 17, and said tract being particularly described as follows, to-wit: BEGINNING at a point on the South line of said Block 1 of Oral Roberts University Heights 2nd Addition, said point being 855.62 feet Westerly of the Southeast corner thereof; thence Westerly along the South line of Block 1 of Oral Roberts University Heights 2nd Addition for 400 feet to the Southeast corner of

Block 1 of University Village Addition; thence Northerly along the Easterly line of Block 1 of University Village Addition for 270 feet; thence Easterly, and parallel to the South line of Block 1 of Oral Roberts University Heights 2nd Addition for 400.53 feet; thence Southerly for 270 feet to the POINT OF BEGINNING of said 2.481 acre tract of land.

Plat:
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 Tulsa Metropolitan Area Planning Commission and been properly filed of record.

Allowed Use:
Duplex, four-plex, or multi-family not to exceed 40 D.U.

Internal Development Standards:
That Development Standards for multi-family housing shall meet the minimum Bulk and Area Requirements set out for a U-2A District in Title 42, Section 5 (e) of the Revised Ordinances of the City of Tulsa, effective April 1, 1969.

LAW OFFICES
FORD AND NORMAN
1414 FIRST NATIONAL BANK BUILDING
TULSA, OKLAHOMA 74103

CLARKE W. FORD
CHARLES E. NORMAN

TELEPHONE
587-2422

RECEIVED
MAY 19 1970
TULSA METRO. AREA
PLANNING COMM

May 18, 1970

Mr. Robert H. Gardner
Tulsa Metropolitan Area Planning Commission
200 Civic Center
Tulsa, Oklahoma

Dear Bob:

Enclosed please find three (3) copies of Community Development Project No. 85.

Yours very truly,

Clarke W. Ford (mt)

Clarke W. Ford

CWF/mt
Enclosures 3

BOARD OF ADJUSTMENT
•
OFFICE OF THE SECRETARY
•
ROOM 318
•
918 • 581 • 5349

200 CIVIC CENTER • TULSA, OKLAHOMA • 74103

May 5, 1970

Tulsa Metropolitan Area Planning Commission
200 Civic Center
Tulsa, Oklahoma

Re: C. D. P. No. 85 - Case No. 6666
C. W. Ford - N. & E. of 86th Street and Lewis.

Gentlemen:

Attached hereto is a copy of an application filed by C. W. Ford requesting the approval of a community development project in the vicinity of 86th Street and Lewis a U-2A and U-1C District.

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: