TULSA METROPOLITAN AREA PLANNING COMMISSION
INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 553-1024 www.tmapc.org

[ ] SUBDIVISION PLAT  [X] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION
RECEIVED BY: DATE FILED: 10/20/20 PLAT NAME: COOPER VALLEY

[ ] CITY [X] COUNTY
REFERRAL CITIES:

SUBDIVISION PLAT SCHEDULE
PUBLIC AGENCY REVIEW: 11/5/20
TMAPC: 11/18/20

REFERENCE CASES
ZONING/PUD/GO CASE:
TMAPC DATE:  
BOA CASE:  
BOA DATE:  

SUBJECT PROPERTY INFORMATION
ADDRESS OR DESCRIPTIVE LOCATION: E 181st St S between S Memorial Dr and S 73rd E Ave.  
TRACT SIZE: 76.96 acres
LEGAL DESCRIPTION: BEG 548.44E & 532.53S NWC GOV LT 4 TH E 766.72 S 1191.88 E 1316.67 S888.81 W1317.75 N328.92 W1317.43 N1512.21 E549.22 N TO POB LESS E50 THEREOF FOR RD SEC 2 14 13 76.960AC 
PRESENT USE: AGRICULTURE  
PRESENT ZONING: AG-T-R-S  
COUNCIL DISTRICT:  
WATER SUPPLY: Rural Water District 6  
SANITARY SEWER: None - Septic or Aerobic  
ELECTRIC: East Central Electric 
GAS: Oklahoma Natural Gas  
PHONE: BTC TV: City of Bixby  
SCHOOL DISTRICT: Liberty Public Schools

INFORMATION ABOUT YOUR PROPOSAL
PROPOSED USE: Owners intend to parcel the land into multiple Agricultural parcels in order to sell the property. The owners have had the property for sale for over 6 years and need to liquidate the property. Owners live nearby and believe keeping the property as Agricultural and making larger homesteads/ ranchettes would be a benefit to the area.

PROPOSED ZONING: No Change  
LOTS PROPOSED:  
NINE LOTS  
BLOCKS PROPOSED:  

APPLICANT INFORMATION
NAME: Drew Ary  
ADDRESS: 26159 E 121st St S  
CITY, ST, ZIP: Coweta, OK 74429  
DAYTIME PHONE: 918-884-5263  
EMAIL: Drew@AryLandCo.com

PROPERTY OWNER INFORMATION
NAME: Ron and Cathy Mulkey  
ADDRESS: 7344 E 181st St S  
CITY, ST, ZIP: Bixby, OK 74008  
DAYTIME PHONE: 918-724-7864  
EMAIL: rwmulkey@aol.com

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: 5-28-2020

DOES OWNER CONSENT TO THIS APPLICATION [X] YES [ ] NO
WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? REALTOR

APPLICATION FEES (Make checks payable to INCOG)
PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE: $1,200  
TMAPC ACTION: [ ] APPROVED [ ] DENIED
FINIAL PLAT FEE: $900  
DATE/VOTE:  
MINOR PLAT FEE: $850  
CONDITIONS:  
TOTAL AMOUNT DUE: $  

RECEIPT NUMBER:

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:
Checklists for all submittals are available at www.tmapc.org

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan
Draft Final Plats – 4 folded full-size copies & PDF

REVISED 5-8-18
SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: E 181st St S between S Memorial Dr and S 73rd E Ave

Acreage: 76.96 Number of Lots: NINE Project Name: Cooper Valley

Owner of Property: Joseph Mulkey Revocable Family Trust

Person Requesting Review: Drew Ary Date: 05/28/2020

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: AGRICULTURE GROWTH OR STABILITY DESIGNATION:

The property [X ] CONFORMS [ ] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned Agriculture District AG

The proposed use of [X ] WOULD or [ ] WOULD NOT conform to the zoning district classification.

Minimum lot size required: _______________________

Is the property located within an approved development plan? [ ] YES [X ] NO

If yes, does the project conform to all development standards? [ ] YES [ ] NO

Is there a Rezoning or Board of Adjustment case pending on the site? [ ] YES [X ] NO Case number: _______________________

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? TMAPC July 1, 2020

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets – Each lot will have adequate Road Frontage adjoining either Memorial or S 73rd East Ave – No additional infrastructure is needed.

Water – Rural Water District #6 has confirmed that adequate water is available as shown in the attached “Service Review.” The Rural Water District will place a meter on each parcel, once the parcel is sold.

Sewer – As consistent with adjoining parcels, individual aerobic and/or septic systems will be used in accordance with requirements of the DEQ.

Storm Water/Drainage – No infrastructure needed.

Park and Trail Dedications – None

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.
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SUBDIVISION PLAT PROCESS
MEETING SCHEDULE

Public Agency Review (PAR) Date (Preliminary plats): Thursday, 11/5/20, 1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, 11/18/20
1st 1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS
1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS
1. Applicant prepares “draft final” plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp “Draft Final” and digitally stamp “Draft Final” PDF submittal.
2. If revisions are made after the first “draft final” plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes “draft final” for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF - Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule “draft final” plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.