TULSA METROPOLITAN AREA PLANNING COMMISSION
INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 tulaplan.org

Subdivision & Development Regulations – Compliance Review

APPLICATION INFORMATION
RECEIVED BY: AC DATE FILED: 1/13/2022
ZONING REFERENCE CASE: PUD-585-A BOA REFERENCE CASE:
TMAPC DATE (IF PENDING): PROPOSED ZONING: BOA DATE (IF PENDING):
INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable):
SUBJECT PROPERTY INFORMATION
ADDRESS OR DESCRIPTIVE LOCATION: 6136 S. Memorial Drive
LEGAL DESCRIPTION: See Exhibit "A" attached

PRESENT ZONING CS/PUD-585-A T-R-S 18-13-2 COUNCIL DISTRICT: 7 COUNTY COMMISSION DISTRICT: 2

INFORMATION ABOUT YOUR PROPOSAL
PROPOSED
USE: Animal Service-Boarding
REASON FOR APPLICATION: Major Amendment to PUD-585 to add permitted use

APPLICANT INFORMATION
NAME: Lou Reynolds
ADDRESS: 2727 E. 21st St., Ste. 200
CITY, ST, ZIP: Tulsa, OK 74114
DAYTIME PHONE: (918) 747-8900
EMAIL: keyholes@bellerdetrich.com
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE & DATE: 1/13/21

PROPERTY OWNER INFORMATION
NAME: Oklahoma's Properties One LLC
ADDRESS: 14287 Dawn Hill Road
CITY, ST, ZIP: Siloam Springs, AR 72761
DAYTIME PHONE:
EMAIL:

DOES OWNER CONSENT TO THIS APPLICATION [X] [ ]
WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Attorney for Developer

APPLICATION FEES (Make checks payable to INCOG)
TOTAL DUE: $500 RECEIPT NUMBER: 234175

TRACKING
DISTRIBUTION TO CITY/COUNTY STAFF:
COMMENTS RETURNED TO APPLICANT:
FINAL RECORDING OF REQUIREMENTS:

SUBMITTAL REQUIREMENTS:
Conceptual Site Plan – 4 copies (11x17 max) & PDF
Conceptual Utility Plan – 4 copies (11x17 max) & PDF

REVISED 10/16/2020
SUBDIVISION & DEVELOPMENT REGULATIONS:
(This form is to be completed by applicant.)

The following information will assist staff in determining property compliance with the adopted Subdivision and Development Regulations. Predevelopment meetings can be requested with Development Services at the City of Tulsa to determine infrastructure and floodplain requirements for proposed developments. City of Tulsa Development Services: 918-596-9456

1) Has property previously been platted? [ ] [ ]

2) Is right-of-way dedication required to comply with Major Street and Highway Plan? [ ] [ ]

3) Will any restrictive covenants be filed by separate instrument? [ ] [ ]

4) Infrastructure requirements
   a) Water
      i) Is a main line water extension required? [ ] [ ]
      ii) Are additional easements required? [ ] [ ]
   b) Sanitary Sewer
      i) Is a main line extension required? [ ] [ ]
      ii) Are additional easements required? [ ] [ ]
   c) Storm Sewer
      i) Is an IDP required? [ ] [ ]
      ii) Is on-site detention required? [ ] [ ]
      iii) Are additional easements required? [ ] [ ]

5) Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain? [ ] [ ]
   b) Does the property contain a F.E.M.A. (Federal) Floodplain? [ ] [ ]

6) Change of Access
   a) Are revisions to existing access locations necessary? [ ] [ ]

7) Is the property located within an approved TMAPC development plan? [ ] [ ]
   a) Have the development standards for the approved development plan been amended? [ ] [ ]

Site Plan Requirements:
- Property boundary with dimensions
- Existing/proposed building
  - Footprint
  - Number of floors
  - Floor area
- Location and dimension of proposed access
- Sidewalks

Conceptual Utility Plan Requirements:
- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information

REVISED 10/16/2020
Exhibit “A”

A tract of land that is all of Block Two (2) and a part of Reserve "A" of SOUTHBRIDGE EAST OFFICE PARK, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit:

STARTING at the Southwest Corner of SOUTHBRIDGE EAST OFFICE PARK; THENCE N 00°05'05" W along the Westerly line of SOUTHBRIDGE EAST OFFICE PARK for 273.91 feet to the Point of Beginning of said tract of land; THENCE continuing N 00°05'05" W along said Westerly line for 276.00 feet; THENCE N 89°54'55" E for 270.00 feet to a point on the Easterly line of SOUTHBRIDGE EAST OFFICE PARK; THENCE S 00°05'05" E along said Easterly line for 276.00 feet; THENCE S 89°54'55" W for 270.00 feet to the POINT OF BEGINNING of said tract. LESS AND EXCEPT THE NORTH 90.00 FEET THEREOF.
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**TOTAL TMAPC RECEIPTS**

$ 500.00

**TOTAL INCOG RECEIPTS**

$ -

**TOTAL DUE**

$ 500.00

**Payment Details**

- Check No. 11508
- Cash

- Credit Card Charge
  - Cash/Check
  - 5% credit card fee
  - TOTAL AMOUNT PAID: $0.00

Receipt taken by: T Horne