

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to planning@cityoftulsa.org

Subdivision & Development Regulations – Compliance Review

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ TAC Meeting: _____ IDP# (if applicable): _____

ZONING REFERENCE CASE: _____ 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: 426 South Troost Ave, Tulsa, OK 74120

LEGAL DESCRIPTION: LOT THREE (3), BLOCK FOUR (4), HACKATHORN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 426 SOUTH TROOST AVENUE.

PRESENT ZONING RM-1 T-R-S 9306 COUNCIL DISTRICT: 1

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Cottage Home Development, consisting of 3 homes, in accordance and compliance with Tulsa Zoning regulations

REASON FOR APPLICATION: Necessary for permitting / development

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Coleman Downing	NAME Coleman Downing
ADDRESS 2703 E 22nd Place	ADDRESS 2703 E 22nd Place
CITY, ST, ZIP Tulsa, OK 74114	CITY, ST, ZIP Tulsa, OK 74114
DAYTIME PHONE 347-645-8727	DAYTIME PHONE 347-645-8727
EMAIL colemandowning@gmail.com	EMAIL colemandowning@gmail.com
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>7/25/2025</u>	

DOES OWNER CONSENT TO THIS APPLICATION YES [] NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? The owner is the applicant

APPLICATION FEES (Make checks payable to City of Tulsa)		
TOTAL DUE:	\$500	RECEIPT NUMBER:

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

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

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

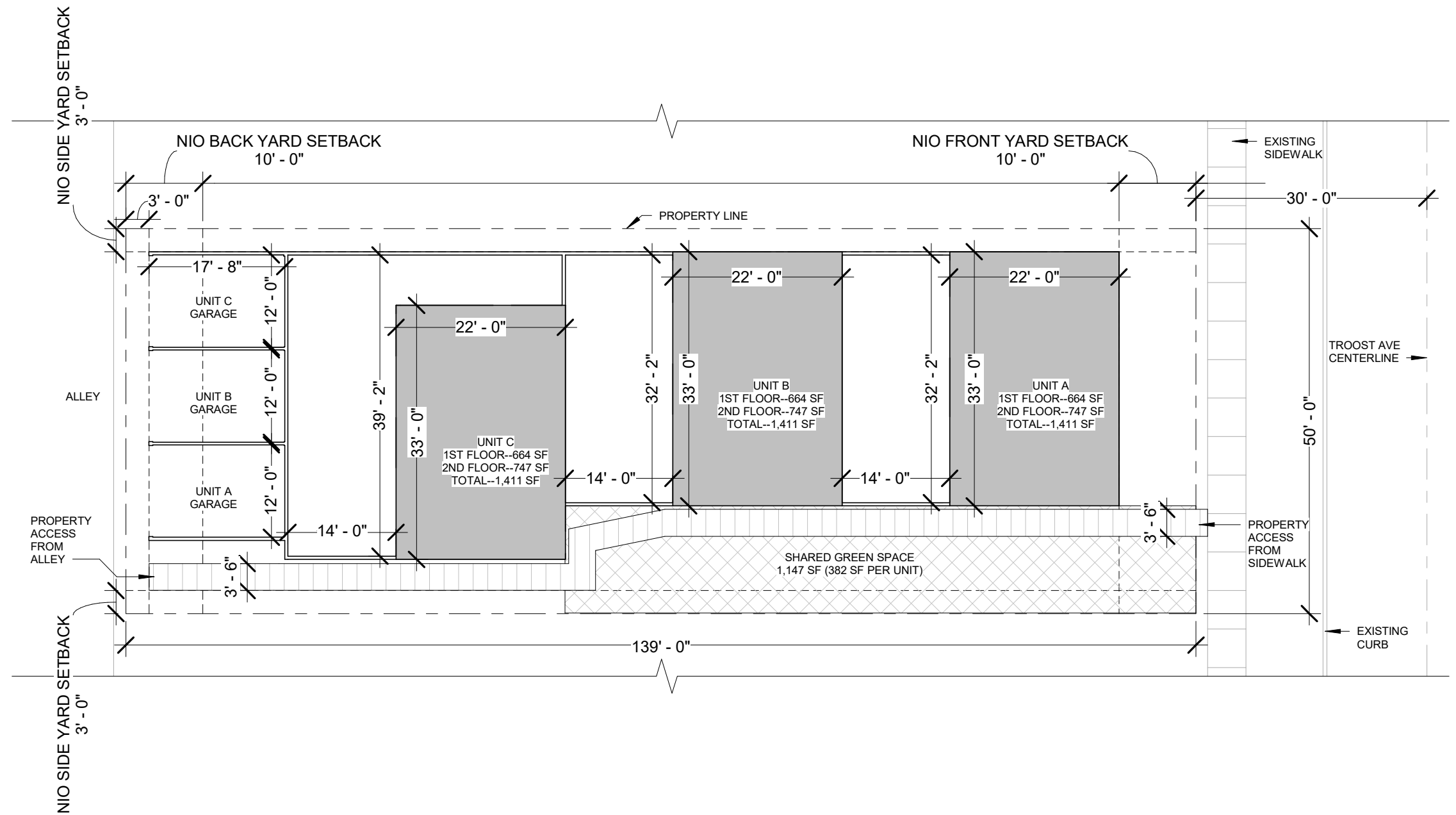
- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Will any restrictive covenants be filed by separate instrument? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is an IDP required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Is the property located within an approved TMAPC development plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Have the development standards for the approved development plan been amended? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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



1 CONCEPTUAL SITE PLAN
1/16" = 1'-0"

426 S TROOST AVE

TULSA, OK 74120

c.g.t.c.

pearl courtyard houses

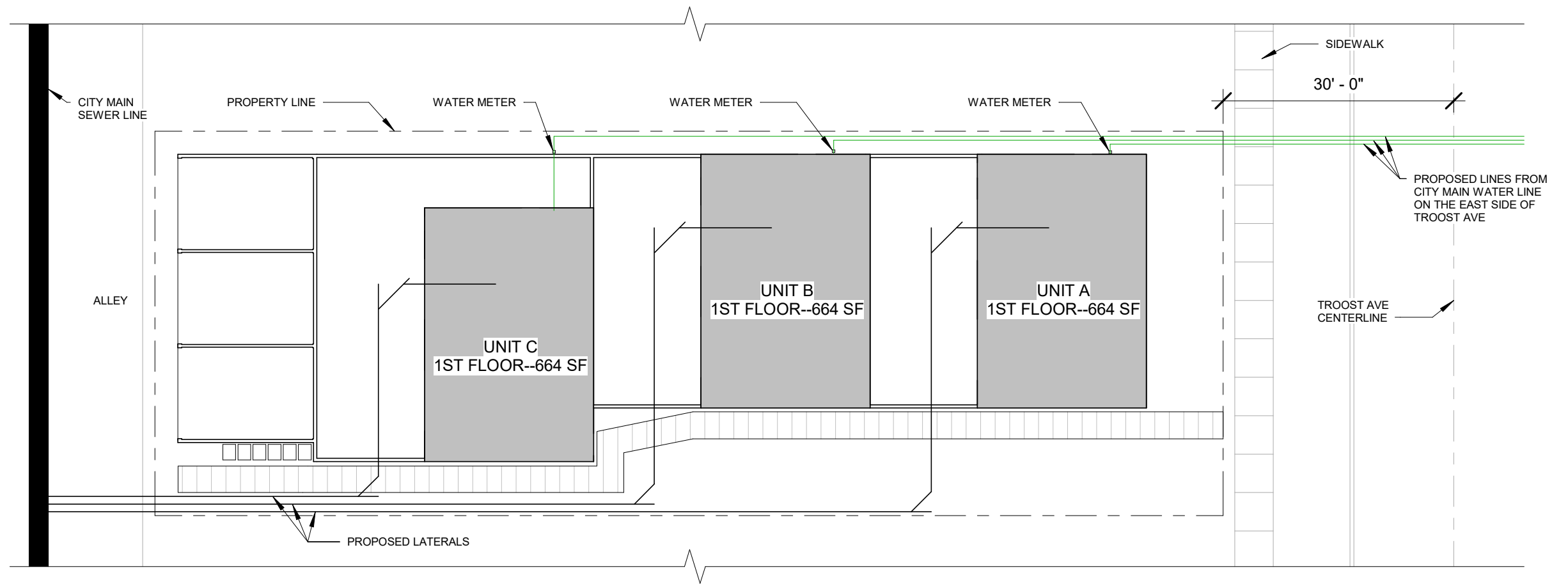
No.	Description	Date

CONCEPTUAL SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100A

Scale 1/16" = 1'-0"



① CONCEPTUAL UTILITY PLAN
1/16" = 1'-0"

426 S TROOST AVE

TULSA, OK 74120

c.g.t.c.

pearl courtyard houses

No.	Description	Date

CONCEPTUAL UTILITY PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100B

Scale 1/16" = 1'-0"