

**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](mailto: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: 714 N St Louis Avenue, Tulsa, OK 74106

LEGAL DESCRIPTION: \_\_\_\_\_

PRESENT ZONING \_\_\_\_\_ T-R-S \_\_\_\_\_ COUNCIL DISTRICT: \_\_\_\_\_

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Four-Unit cottage Home Development

REASON FOR APPLICATION: Cottage House Development Subdivision Compliance Review - Required for building permit BLDR-215623-2025, BLDR-215634-2025, BLDR-215632-2025, and BLDR-215626-2025 per Section 40.110-G.H

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Saulyer Saxon</u>	NAME <u>BDG Properties</u>
ADDRESS <u>4920 S 177th E Avenue</u>	ADDRESS <u>4920 S 177th E Avenue</u>
CITY, ST, ZIP <u>Tulsa, OK 74134</u>	CITY, ST, ZIP <u>Tulsa, OK 74134</u>
DAYTIME PHONE <u>(405) 760-6539</u>	DAYTIME PHONE <u>(405) 760-6539</u>
EMAIL <u>saulsaxon@byldsips.com</u>	EMAIL <u>saulsaxon@byldsips.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Saulyer Saxon</u> <u>6/25/2025</u>	

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Self

APPLICATION FEES (Make checks payable to City of Tulsa)		
TOTAL DUE:	<b>\$500</b>	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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input 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"/> |

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### 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



