

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

Subdivision & Development Regulations – Compliance Review

APPLICATION INFORMATION

RECEIVED BY: AC DATE FILED: 1/3/2022

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		PROPERTY OWNER INFORMATION	
NAME	<u>Lou Reynolds</u>	NAME	<u>Oklahomasak Properties One LLC</u>
ADDRESS	<u>2727 E. 21st St., Ste. 200</u>	ADDRESS	<u>14287 Dawn Hill Road</u>
CITY, ST, ZIP	<u>Tulsa, OK 74114</u>	CITY, ST, ZIP	<u>Siloam Springs, AR 72761</u>
DAYTIME PHONE	<u>(918) 747-8900</u>	DAYTIME PHONE	
EMAIL	<u>lreynolds@ellerdetrich.com</u>	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>1/3/21</u>	

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

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	<u>\$500</u>	RECEIPT NUMBER: <u>234 175</u>

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 type="checkbox"/>	<input checked="" type="checkbox"/>
7) Is the property located within an approved TMAPC development plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have the development standards for the approved development plan been amended?	<input checked="" type="checkbox"/>	<input 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:

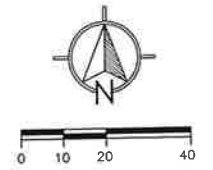
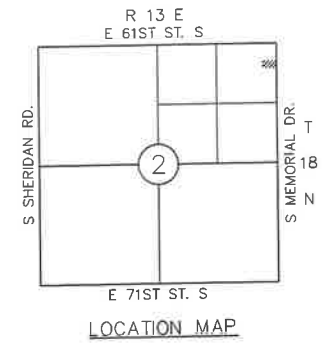
- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information

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.

ALTA/NSPS LAND TITLE SURVEY OF ALL OF BLOCK 2 AND A PART OF RESERVE "A" SOUTHBRIDGE EAST OFFICE PARK TULSA, OKLAHOMA



- LEGEND**
- IP IRON PIN
 - R/W RIGHT OF WAY
 - U/E UTILITY EASEMENT
 - WM WATER METER
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE
 - FH FIRE HYDRANT
 - EM ELECTRIC METER
 - EBOX ELECTRIC BOX
 - XFMR TRANSFORMER
 - GV GAS VALVE
 - G GAS LINE
 - SSMH SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - CO CLEAN OUT
 - SDMH STORM DRAIN MANHOLE
 - PP POWER POLE
 - LP LIGHT POLE
 - OHE OVERHEAD ELECTRIC

LEGAL DESCRIPTION

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:

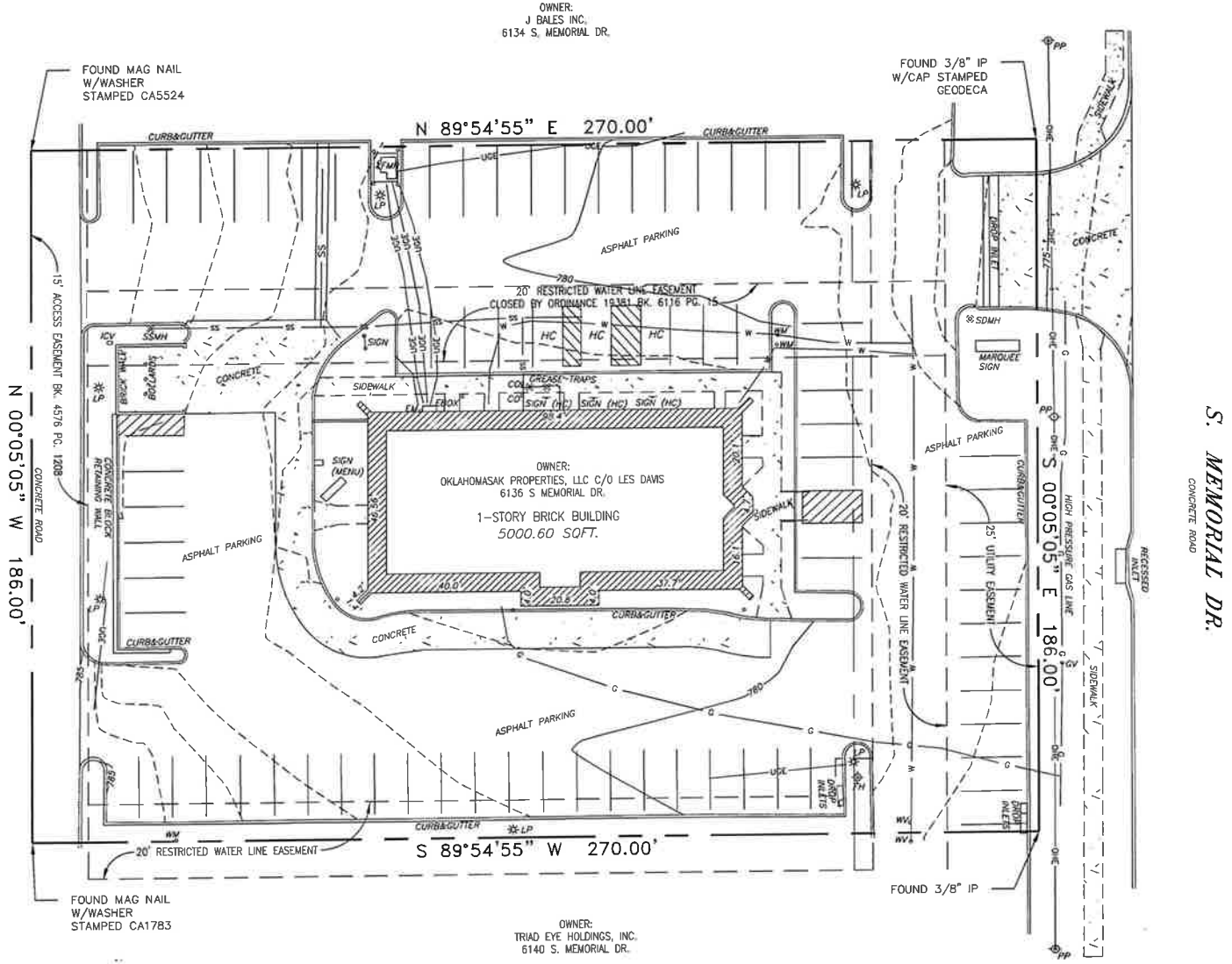
STARTING AT THE SOUTHWEST CORNER OF SOUTHBRIDGE EAST OFFICE PARK; THENCE N 00°05'05" W ALONG THE WESTERLY LINE OF SOUTHBRIDGE EAST OFFICE PARK FOR 273.91 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING N 00°05'05" W ALONG SAID WESTERLY LINE FOR 276.00 FEET; THENCE N 89°54'55" 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 OF LAND, LESS AND EXCEPT THE NORTH 90.00 FEET THEREOF.

SCHEDULE B EXCEPTIONS

1. EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF SOUTHBRIDGE EAST OFFICE PARK, AND AS PROVIDED FOR IN THE DEED OF DEDICATION THEREOF, DATED MARCH 23, 1982, FILED APRIL 1, 1982, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 4203. (AFFECTS AS SHOWN)
2. TERMS, CONDITIONS, AND PROVISIONS OF THE AGREEMENT AND CONVEYANCE OF MUTUAL EASEMENT BY AND BETWEEN FIRST HOME SERVICE CORPORATION, AN OKLAHOMA CORPORATION AND CROW-DOBBS, A TEXAS LIMITED PARTNERSHIP, DATED OCTOBER 21, 1981, FILED OCTOBER 22, 1981, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4576 AT PAGE 1208. (AFFECTS AS SHOWN)
3. TERMS, CONDITIONS, AND PROVISIONS OF AFFIDAVIT, DATED OCTOBER 8, 1997, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 5867 AT PAGE 533. (DESCRIPTIVE PORTION OF DOCUMENT NOT PROVIDED)
4. TERMS, CONDITIONS, AND PROVISIONS OF LICENSE AGREEMENT, DATED JUNE 8, 1982, FILED JUNE 9, 1982, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4624 AT PAGE 1423. (AFFECTS AS BLANKET)
5. ORDINANCE NO. 15304 CLOSING A CERTAIN EASEMENT, LEAVING THE CITY OF TULSA THE RIGHT TO RE-OPEN, DATED MARCH 9, 1982, FILED MARCH 10, 1982, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4600 AT PAGE 463. (DOES NOT AFFECT)
6. ORDINANCE NO. 19381 CLOSING A CERTAIN EASEMENT, LEAVING THE CITY OF TULSA THE RIGHT TO RE-OPEN, DATED OCTOBER 5, 1998, FILED OCTOBER 6, 1998, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 6116 AT PAGE 15. (AFFECTS AS SHOWN)

NOTES

1. THIS ALTA/NSPS SURVEY REFLECTS ITEMS CONTAINED ON TITLE COMMITMENT NO. 21-0387SW BY COMMERCIAL TITLE & ESCROW SERVICES, INC.
2. THE LEGAL DESCRIPTION HEREON IS ONE AND THE SAME AS PROVIDED ON TITLE COMMITMENT NO. 21-0387SW BY COMMERCIAL TITLE & ESCROW SERVICES, INC.
3. PHYSICAL ADDRESS: 6136 S MEMORIAL DRIVE, TULSA, OK 74133.
4. ACCESS TO THE PROPERTY IS PROVIDED BY S. MEMORIAL DRIVE.
5. THE PROPERTY DESCRIBED HEREON CONTAINS 1.15 ACRES.
6. UTILITY LOCATIONS AND MARKINGS ARE PROVIDED BY THE OKIE811 ONECALL SYSTEM, TICKET NO. 21090210361496. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
7. SUBJECT PROPERTY LIES IN FLOOD ZONE X, PER FEMA PANEL 40143CO359M, EFFECTIVE DATE 5/2/2019.
8. SUBJECT PROPERTY HAS SEVENTY-FIVE (75) REGULAR PARKING SPACES AND THREE (3) HANDICAPPED PARKING SPACES.
9. THE BEARING BASE FOR THIS SURVEY IS THE FILED PLAT OF SOUTHBRIDGE EAST OFFICE PARK.
10. ELEVATION DATUM IS NAVD83. CONTOURS CONTAINED HEREON REFLECT PARKING DRAINAGE/IMPERVIOUS SURFACE AREAS ONLY.
11. OWNERSHIP INFORMATION OBTAINED FROM TULSA COUNTY ASSESSOR RECORDS.



S. MEMORIAL DR.
CONCRETE ROAD

SURVEYOR'S STATEMENT

I, JAMES COLT LARIMORE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE REQUESTED ITEMS OF TABLE A THEREOF.

BY: *James Colt Larimore*
JAMES COLT LARIMORE, RLS #1989
OCTOBER 7, 2021
DATE OF CERTIFICATION



PRECISION
SURVEYING SERVICES, LLC

9566 E. SYCAMORE ST.
CLAREMORE, OK 74017
C.A. NO. 8242

PHONE: (918) 269-7815
EXP. DATE 6/30/2023

SCALE:	1"=20'
DRAWN BY:	JCL
SURVEY BY:	JCL
REVISION:	
SURVEY DATE:	9-14-2021
JOB NO:	00586

INCOG

Two West 2nd Street #800
 Tulsa, OK 74103-3116
 (918)584-7526 Fax: (918)583-1024
 www.incog.org

Receipt No. 234175

RECEIPT

Customer Name ELLER & DETRICH

Date: 01/03/22

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
TMAPC RECEIPTS				
	Zoning Letter	Zoning Letter	\$ 75.00	
	Zoning Letter - w/in a Development Plan		150.00	
	Zoning - City	Zoning	1,000.00	
	Zoning - Optional Development Plan		250.00	
	Zoning - County		1,000.00	
	Zoning to AG or AG-R		500.00	
	Mixed Use Zoning (MX District)		1,250.00	
	Master Planned Development (MPD)		1,500.00	
	Special Area or Parking Impact Overlay		1,500.00	
	Historic Preservation Overlay		1,000.00	
	Expansion of existing Overlay District		500.00	
	Corridor Development Plan		1,500.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		50.00	
	Detail Site Plan	Plan Review	250.00	
	Landscape Plan		150.00	
	Alternative Compliance Landscape Plan		150.00	
	Sign Plan (up to 2 signs)		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Minor Revision to Site/Landscape Plans		50.00	
	Minor Amendment - PUD/CO/MPD/ODP		250.00	
	Major Amendment - PUD/CO/MPD/ODP		1,500.00	
	Abandonment of a PUD		500.00	
	Minor Subdivisions	Subdivisions	650.00	
	Plat - Preliminary		1,200.00	
	Plat - Final		900.00	
1	Development Regulations Compliance	PUD585-A	500.00	500.00
	Exempt Land Division Application	Other	100.00	
	Plat - Reinstatement / Extension		100.00	
	Accelerated Release/Building Permit		500.00	
	Access Change		100.00	
	Lot Splits	Lots	150.00	
	Lot Line Adjustments		150.00	
	City of Tulsa Board of Adjustment	BOA	379.00	
	Tulsa County Board of Adjustment			
	Comprehensive Plan Amendment	CPA	250.00	
	TOTAL TMAPC RECEIPTS			\$ 500.00
	TOTAL INCOG RECEIPTS			\$ -

TOTAL DUE \$ 500.00

Payment Details	
<input checked="" type="radio"/> Check No. <u>11508</u>	<input type="radio"/> Cash
<input type="radio"/> MC	<input type="radio"/> VISA
<input type="radio"/> Fees Waived	
CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS	

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

Receipt taken by: T Horne