

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-630-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: 4132 E. 51st Street S.

LEGAL DESCRIPTION: Lot 1, Block 1, Oil Capital Federal Credit Union

PRESENT ZONING OM/RS-2/PUD-630-A T-R-S 19-13-33 COUNCIL DISTRICT: 9 COUNTY COMMISSION DISTRICT: 3

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED

USE: Compounding Pharmacy

REASON FOR APPLICATION: Major Amendment to PUD-630 to add permitted use

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Lou Reynolds	NAME	Oil Capital Community Credit Union
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	4132 E. 51st St.
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Tulsa, OK 74135
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	lreynolds@ellerdetrich.com	EMAIL	

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

SIGNATURE & DATE:  1/3/21

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

APPLICATION FEES (Make checks payable to INCOG)

TOTAL DUE: \$500 RECEIPT NUMBER: 234174

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:

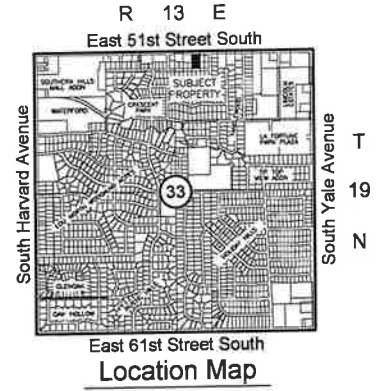
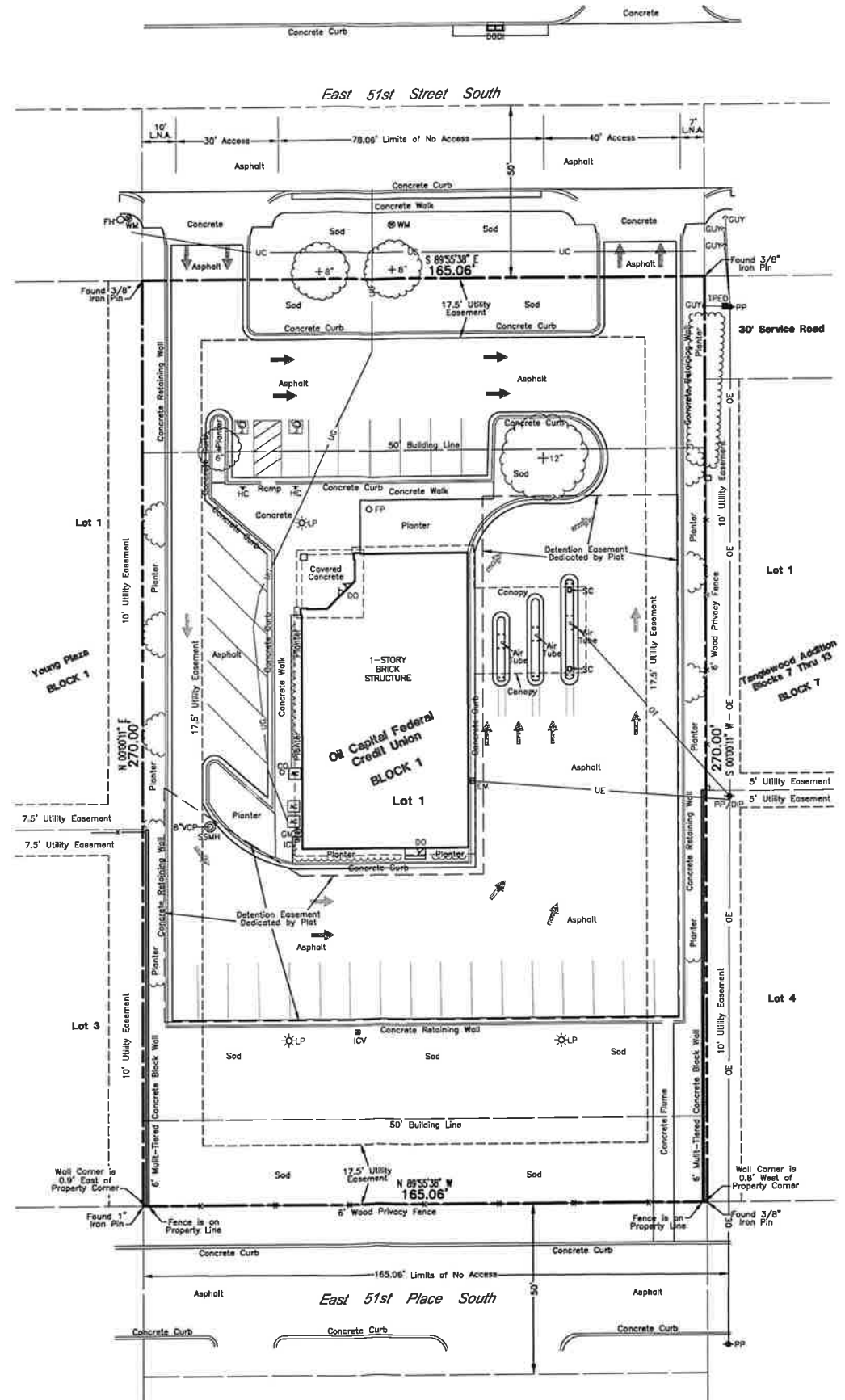
- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information

Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD, NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN (CALL "OKIE" BEFORE DIGGING!!)
4. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS DATA (NAVD88).
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.

Legend

- AC AIR CONDITIONER
- CD CLEAN OUT
- DGDI DOUBLE GRATE DROP INLET
- DO DOOR OPENING
- EM ELECTRIC METER
- FH FIRE HYDRANT
- FP FLAG POLE
- GM GAS METER
- GUY GUY WIRE DOWN
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- PP POWER POLE
- SC SUPPORT COLUMN
- SSMH SANITARY SEWER MANHOLE
- TPED TELEPHONE PEDESTAL
- UC UNDERGROUND CABLE
- UE UNDERGROUND ELECTRIC
- UG UNDERGROUND GAS
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE



Legal Description
 LOT ONE (1), BLOCK ONE (1), OIL CAPITAL FEDERAL CREDIT UNION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**Plat of Survey
 of
 Lot 1, Block 1
 Oil Capital Federal Credit Union
 City of Tulsa, Tulsa County, Oklahoma**

Surveyor's Certification
 I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
 WITNESS MY HAND AND SEAL THIS 27TH DAY OF OCTOBER, 2021.



BY: *Cliff Bennett*
 CLIFF BENNETT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1815

REVISIONS	BY	DATE

FILE:	1913.33	SURVEY BY:	GSI	DATE:	10/27/21
ORDER:	214041	DRAWN BY:	BAP	SCALE:	1"=20'
SURVEY DATE:	10/19/21	CHECKED BY:	CDB	SHEET	1 OF 1



Utility Statement
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

INCOG

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

Receipt No. **234174**

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	PUD-630-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>11507</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