

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 PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: AC DATE FILED: 5/7/26 PLAT NAME: Riverline

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
TECHNICAL ADVISORY COMMITTEE (TAC):	<u>5/21/26</u>	ZONING/PUD/CO CASE:	<u>MPD-9</u>
		TMAPC DATE:	
TMAPC:	<u>6/3/26</u>	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 8636 S LEWIS AV E TULSA 74137 TRACT SIZE: 21.52 ± acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Vacant PRESENT ZONING: MPD-9 T-R-S: 1813.17 COUNCIL DISTRICT: 2

WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa

ELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: Jenks

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Multi Use

PROPOSED ZONING: MPD-6 LOTS PROPOSED: 4 BLOCKS PROPOSED: 4

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>Muskogee Creek Nation</u>
ADDRESS	<u>123 N. Martin Luther King Junior Blvd.</u>	ADDRESS	<u>PO Box 580</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Okmulgee, OK 74447</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL	<u>mark.capron@wallace.design</u>	EMAIL	

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

SIGNATURE & DATE: [Signature] 5/7/2026

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to City of Tulsa)		PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE:	\$950 (Includes 1 Revision, Additional Revisions + \$200)	DATE/VOTE:
MINOR PLAT FEE:	\$1,000	CONDITIONS:
TOTAL AMOUNT DUE:	\$	
RECEIPT NUMBER:		

Application fees in whole or part will not be refunded after notification has been given.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, PDF of Plat, Deed of Dedication, and Conceptual Improvement Plan

Draft Final Plats – PDF of Draft Final Plat, Deed of Dedication and Data Control Sheet

Final Plats for Signatures – Minimum of 1 rolled full-size copies, fully executed by owner, surveyor, and engineer.

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 8636 S LEWIS AV E TULSA 74137

Acreage: 21.52 Number of Lots: 4 Project Name: Riverline

Owner of Property: Muskogee Creek Nation

Person Requesting Review: Mark B. Capron, Wallace Design Collective Date: 5/7/2026

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Arkansas River Corridor

The property CONFORMS [] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned MPD-6

The proposed use of Mixed Use WOULD or [] WOULD NOT conform to the zoning district classification.

Minimum lot size required: None

Is the property is located within an approved development plan? YES [] NO

If yes, does the project conform to all development standards? YES [] NO

Is there a Rezoning or Board of Adjustment case pending on the site? [] YES NO Case number: _____

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? _____

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets Private street by Owner/Developer

Water Public water mains by Owner/Developer

Sewer Public sewer main by Owner/Developer

Storm Water/Drainage Public storm main by Owner/Developer

Park and Trail Dedications None

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Contact the Tulsa Planning Office if you have questions about the development process in the City Tulsa:
918-596-5726, planning@cityoftulsa.org.

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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Technical Advisory Committee (TAC) Date (Preliminary plats): Thursday, 5/21/26 1:30 p.m.
City of Tulsa 4th Floor

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, 6/3/26 1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for TAC meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to TAC members for review.
3. Applicant, staff, and TAC members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after two years until phasing plan is adopted by TMAPC.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and TAC requirements of preliminary plat approval. TMAPC Staff will review and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by submission of a response memo.
3. TMAPC distributes "draft final" for release from Development Services.
4. Release letters are required from the following: City of Tulsa Development Services, water and sanitary sewer service providers; City Legal Department; electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittal required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
8. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council.
9. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval.



City of Tulsa, OK
TULSA PLANNING
175 E 2nd Street
Tulsa, OK 74103
(918) 596-7659

Welcome

05/07/2026 01:41PM Erin R.
013232-0003

MISCELLANEOUS

TMAPC APPLICATION FEE

(161002)

2026 161002

1 @ \$1200.00

\$1,200.00

Payment Id: 629481

\$1,200.00

Subtotal

\$1,200.00

Total

\$1,200.00

Tenders

CHECK

\$1,200.00

Check Number 15495

Change due

\$0.00

Paid by: Wallace Design Collective



Thank you for your payment

City of Tulsa, OK COPY
DUPLICATE RECEIPT