

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: DD DATE FILED: 6/22/22 TAC Meeting: 7/7/22 IDP# (If applicable): _____
 ZONING REFERENCE CASE: Z-7645 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: 5115 E. 51st Street S., Tulsa, OK 74135
 LEGAL DESCRIPTION: See attached Exhibit "A"

PRESENT ZONING CS T-R-S 19-13-27 COUNCIL DISTRICT: 5 COUNTY COMMISSION DISTRICT: 3

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED
 USE: Restaurant
 REASON FOR APPLICATION: Property rezoned from RM-2 to CS.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	Parks Edge Nursing & Rehab. Center, Inc.
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	c/o Linda Williams, 415 Rogers Ave.
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Fort Smith, AR 72901
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	ncornett@ellerdetrich.com	EMAIL	

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

SIGNATURE & DATE: Nathalie Cornett 6.22.22

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

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER: <u>234791</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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have the development standards for the approved development plan been amended?	<input 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

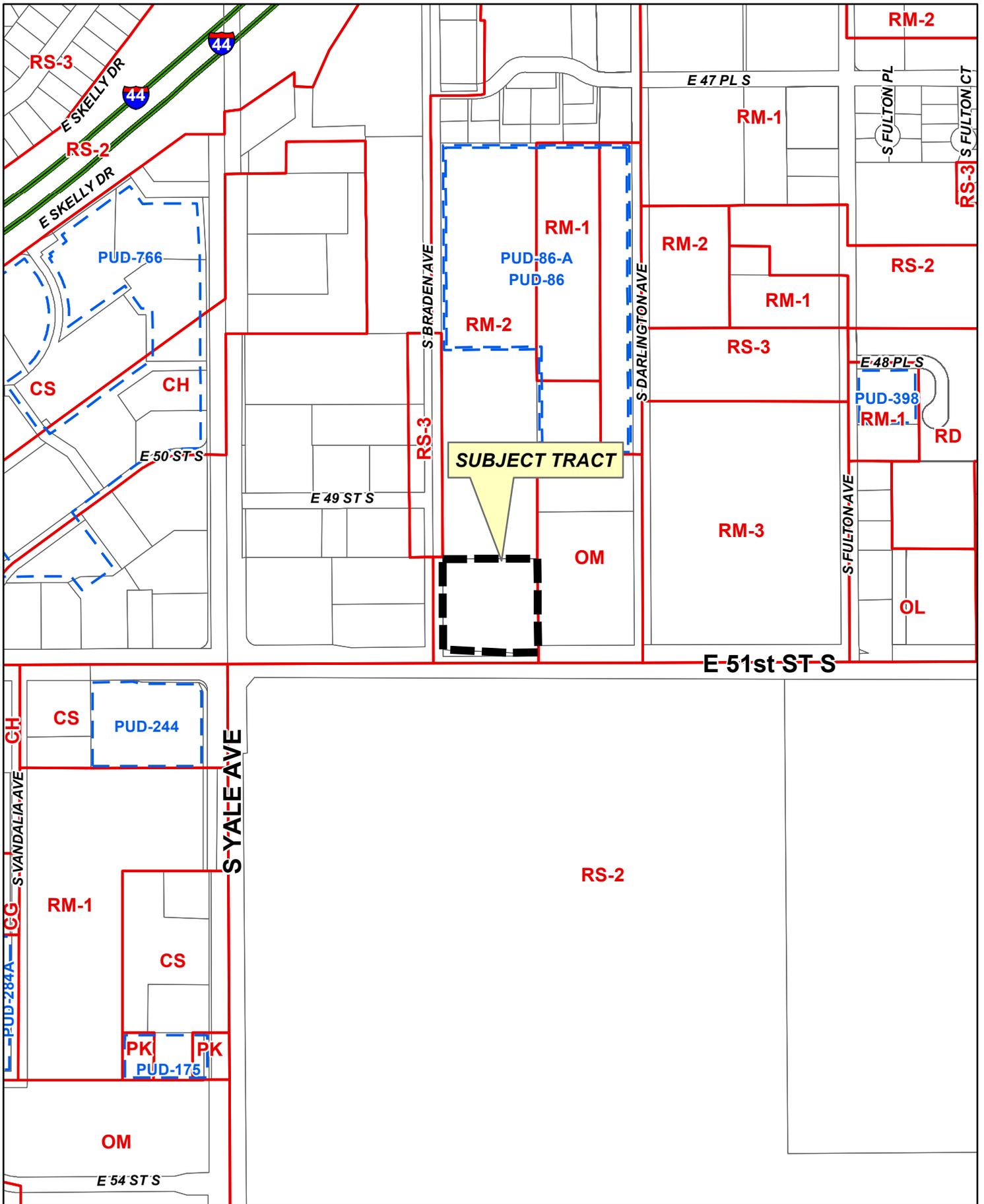
Conceptual Utility Plan Requirements:

- 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"

Lots Seventeen (17) and Eighteen (18), CANFIELD SUBDIVISION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS a tract of land being a part of Lots 17 and 18, more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of said Lot 18; thence North along the West line of said Lot, a distance of 22.41 feet to a point; thence S 66°42'20" E, a distance of 19.60 feet; thence S 88°05'40" E, a distance of 216.56 feet to a point; thence East a distance of 69.07 feet to a point on the East line of Lot 17; thence South along said East line of said Lot 17, a distance of 7.42 feet to the Southeast corner thereof; thence West along the South line of said Lots 17 and 18, a distance of 304.50 feet to the Point of Beginning.



Z-7645

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