

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: 11/1/22 TAC Meeting: 11/17/22 IDP# (if applicable): _____

ZONING REFERENCE CASE: _____ BOA REFERENCE CASE: _____

TMAPC DATE (IF PENDING): Z-7650 PROPOSED ZONING: _____ BOA DATE (IF PENDING): _____

INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable): _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 12, 14, 16 North Cheyenne Avenue

LEGAL DESCRIPTION: Lots 1, 2, 3 Block 62 Tulsa Original Town

PRESENT ZONING CBD T-R-S 19N-12E-04 COUNCIL DISTRICT: 4 COUNTY COMMISSION DISTRICT: 2

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Mixed-use development with associated parking and utilities

REASON FOR APPLICATION: Portion of property rezoned from IL to CBD (Z-7650). If platting requirements are waived, a lot combination will be required to allow building over lot lines.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Justin DeBruin, Wallace Design Collective	NAME Ballena Blanca LLC, Agent John Gaberino III
ADDRESS 123 North Martin Luther King Jr. Blvd.	ADDRESS 1229 East Admiral Blvd
CITY, ST, ZIP Tulsa, OK 74103	CITY, ST, ZIP Tulsa, OK 74120
DAYTIME PHONE 918-806-7430	DAYTIME PHONE
EMAIL justin.debruin@wallace.design	EMAIL
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

DOES OWNER CONSENT TO THIS APPLICATION [Y] [N]. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER: <u>235128</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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Are additional easements required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Storm Sewer		
i) Is an IDP required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Is on-site detention required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Are additional easements required?	<input checked="" type="checkbox"/>	<input 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 checked="" 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



Cheyenne Warehouse
MegaSpace

12-16 N Cheyenne
Tulsa, OK 74108

MASS ARCHITECTS.
BIG IDEAS.
WORKPLACE
STUDIO

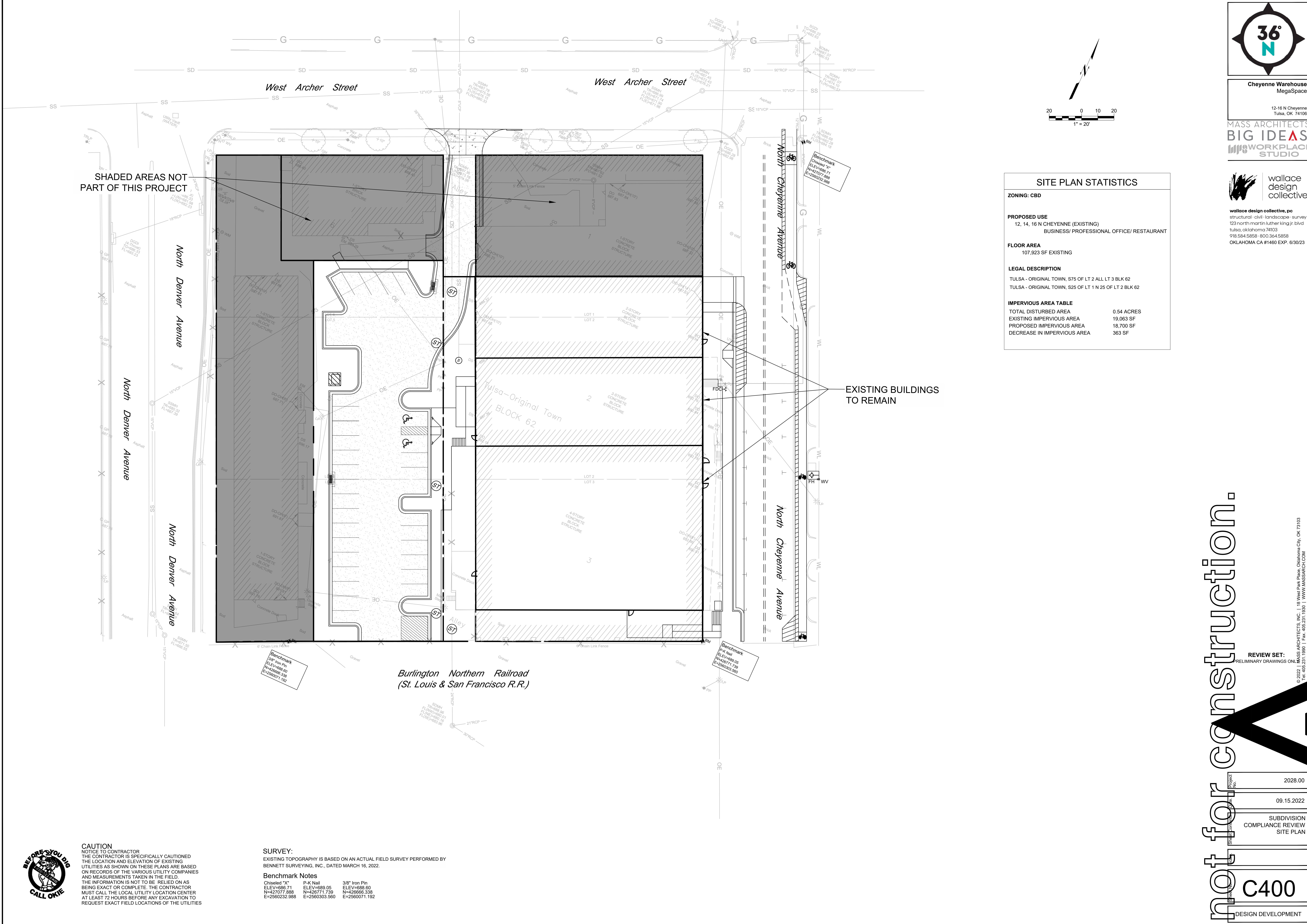


wallace design collective, pc
structural - civil - landscape - survey
123 north martin luther king jr. blvd
tulsa, oklahoma 74103
918.584.5858 - 800.364.5858
OKLAHOMA CA #1460 EXP. 6/30/23

SITE PLAN STATISTICS	
ZONING: CBD	
PROPOSED USE 12, 14, 16 N CHEYENNE (EXISTING) BUSINESS/ PROFESSIONAL OFFICE/ RESTAURANT	
FLOOR AREA 107,923 SF EXISTING	
LEGAL DESCRIPTION TULSA - ORIGINAL TOWN, S75 OF LT 2 ALL LT 3 BLK 62 TULSA - ORIGINAL TOWN, S25 OF LT 1 N 25 OF LT 2 BLK 62	
IMPERVIOUS AREA TABLE	
TOTAL DISTURBED AREA	0.54 ACRES
EXISTING IMPERVIOUS AREA	19,063 SF
PROPOSED IMPERVIOUS AREA	18,700 SF
DECREASE IN IMPERVIOUS AREA	363 SF

SHADED AREAS NOT PART OF THIS PROJECT

EXISTING BUILDINGS TO REMAIN



Benchmark
P-K Nail
ELEV=686.40
N=426666.546
E=2560071.192

Benchmark
P-K Nail
ELEV=686.05
N=426771.739
E=2560033.560

Burlington Northern Railroad
(St. Louis & San Francisco R.R.)

CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED
THE LOCATION AND ELEVATION OF EXISTING
UTILITIES AS SHOWN ON THESE PLANS ARE BASED
ON RECORDS OF THE VARIOUS UTILITY COMPANIES
AND MEASUREMENTS TAKEN IN THE FIELD.
THE INFORMATION IS NOT TO BE RELIED ON AS
BEING EXACT OR COMPLETE. THE CONTRACTOR
MUST CALL THE LOCAL UTILITY LOCATION CENTER
AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO
REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

SURVEY:
EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY
BENNETT SURVEYING, INC., DATED MARCH 16, 2022.

Benchmark Notes

Chiseled "X"	P-K Nail	3/8" Iron Pin
ELEV=686.71	ELEV=689.05	ELEV=686.60
N=427077.888	N=426771.739	N=426666.338
E=2560232.988	E=2560303.560	E=2560071.192



not for construction.

REVIEW SET:
PRELIMINARY DRAWINGS ONLY

2028.00
09.15.2022
SUBDIVISION
COMPLIANCE REVIEW
SITE PLAN

C400
DESIGN DEVELOPMENT

© 2023 MASS ARCHITECTS, INC. | 15 West Park Plaza, Cheyenne City, OK 73103
Tel. 405.231.1930 | Fax 405.231.1930 | WWW.MASSARCH.COM
OKLAHOMA CERTIFICATE OF AUTHORITY No. 0121

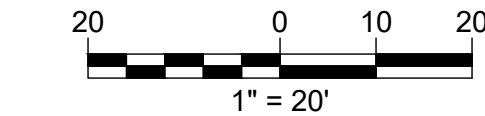


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LEGEND	
PROPOSED SERVICE LINES	
PROPOSED ELECTRIC LINE	
PROPOSED NATURAL GAS LINE	
PROPOSED SANITARY SEWER LINE	
PROPOSED WATERLINE	
PROPOSED STORM PUBLIC LINE	
PROPOSED STORM SERVICE LINE	
EXISTING PUBLIC MAINS	
EXISTING ELECTRIC LINE	
EXISTING NATURAL GAS LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WATERLINE	
EXISTING STORM LINE	

SHADED AREAS NOT PART OF THIS PROJECT

STORM RELOCATION UNDER IDP 128431-2022

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P-K Nail ELEV=689.05 N=426771.739 E=2560303.560
3/8" Iron Pin ELEV=698.80 N=426956.339 E=2560071.192

not for construction.

REVIEW SET:
PRELIMINARY DRAWINGS ONLY

2028.00

09.15.2022

SUBDIVISION
COMPLIANCE REVIEW
UTILITY PLAN

C600

DESIGN DEVELOPMENT

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