

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: _____ DATE FILED: _____ TAC Meeting: _____ IDP# (if applicable): _____

ZONING REFERENCE CASE: Z-7670 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: 3048 E. 38th Street N., Tulsa OK 74110

LEGAL DESCRIPTION: See attached Exhibit "A"

PRESENT ZONING IL T-R-S 20-12-17 COUNCIL DISTRICT: 1 COUNTY COMMISSION DISTRICT: 1

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED

USE: Animal Shelter

REASON FOR APPLICATION: Property was rezoned from RS-3 to IL

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	Helen P. Powell Rev. Trust
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	713 Hamlet Lane
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Yukon, OK 73099
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: <u>Nathalie Cornett</u>		<u>12.5.22</u>	

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

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER: <u>235267</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 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

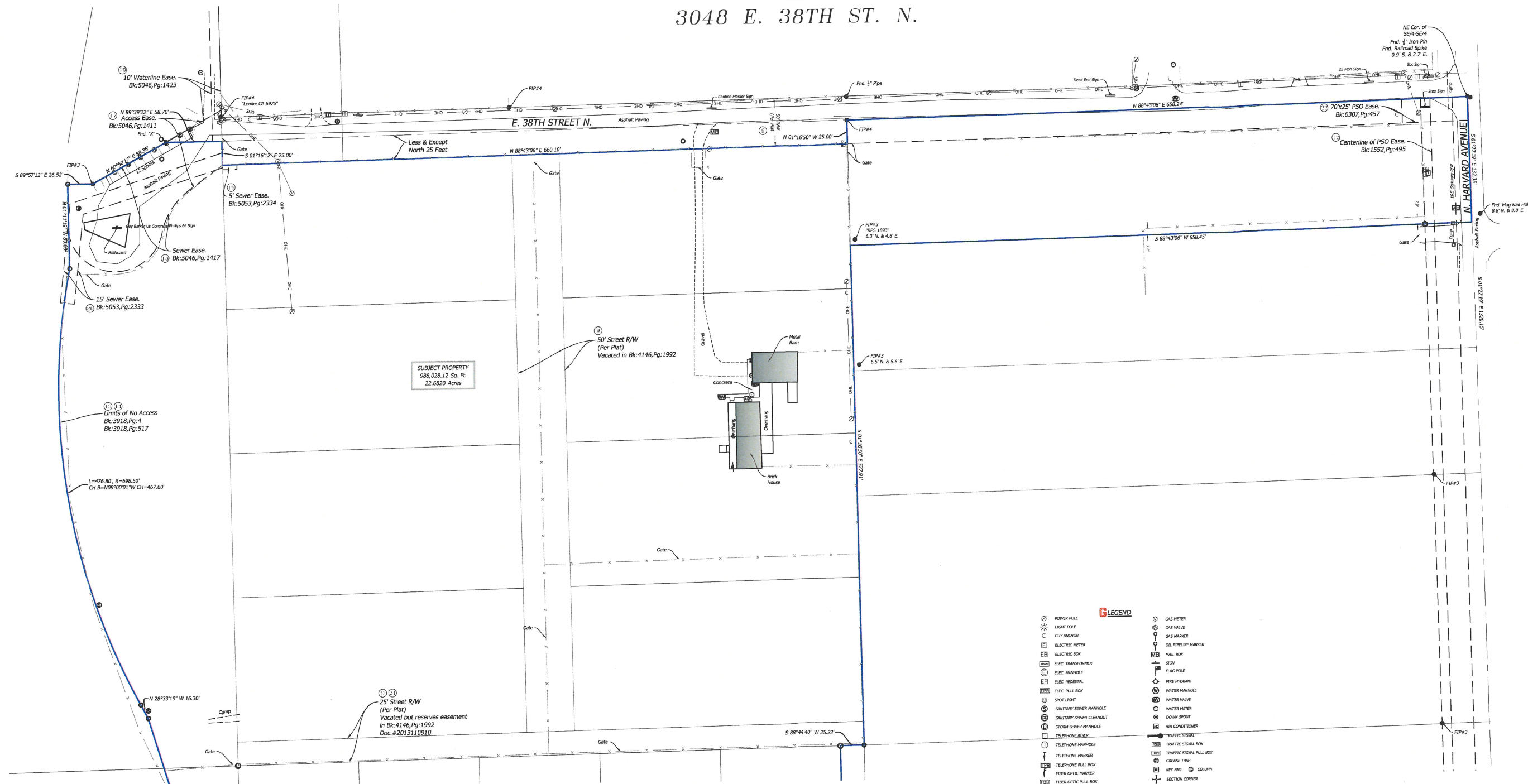
Conceptual Utility Plan Requirements:

- 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

Exhibit "A"
Legal Description (IL Tract)

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter (NW/4 SE/4 SE/4) of Section 17, Township 20 North, Range 13 East, Less and Except the North 25 feet thereof. Formerly known as all of Blocks 13 and 14 LAKE VIEW HEIGHTS ADDITION in Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof. Said tract of land containing approximately 9.62 acres more or less.

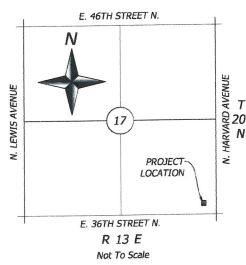
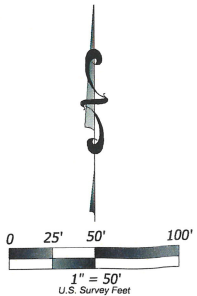
ALTA/NSPS LAND TITLE SURVEY OF 3048 E. 38TH ST. N.



SUBJECT PROPERTY
988,028.12 Sq. Ft.
22.6820 Acres

LEGEND	
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	ELECTRIC METER
	ELECTRIC BOX
	ELEC. TRANSFORMER
	ELEC. MANHOLE
	ELEC. PEDESTAL
	ELEC. PULL BOX
	SPOT LIGHT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM SEWER MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE MARKER
	TELEPHONE PULL BOX
	FIBER OPTIC MANHOLE
	FIBER OPTIC PULL BOX
	CABLE TV PEDESTAL
	CABLE MARKER
	CABLE TV PULL BOX
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	BOLLARD
	FIRE DEPARTMENT CONNECT
	PROPANE TANK
	GAS METER
	GAS VALVE
	GAS MARKER
	OIL PIPELINE MARKER
	MAIL BOX
	SIGN
	FLAG POLE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	DOWN SPOUT
	AIR CONDENSER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	GREASE TRAP
	KEY POST
	SECTION CORNER
	QUARTER CORNER
	SET IRON PIN W/ CAP
	SET MAG NAIL W/ W/ CAP
	FOUND MONUMENT
	RIGHT OF WAY MARKER
	VAR D HYDRANT/SPICKET
	BENCHMARK
	WELLHEAD
	SATELLITE DISH
	CHAIN LINK FENCE
	WOOD FRAME FENCE
	MASONRY FENCE
	IRON FENCE
	FIBER OPTIC LINE
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	TELEPHONE LINE
	ELECTRIC LINE
	OVERHEAD POWERLINE
	BARBED WIRE FENCE
	S.I.P. - SET IRON PIN
	I.P. - IRON PIN
	C.C.P. - CORRUGATED METAL PIPE
	R.C.P. - REINFORCED CONCRETE PIPE
	U.P. - UTILITY EASEMENT

POSSIBLE ENCROACHMENTS
No visible encroachments were observed at time of this survey.



Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date = 6/30/2024

Telephone: (405) 802-7883 Email: troy@goldens.com
Sheet 2 Of 3

INCOG

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

Receipt No. 235267

RECEIPT

Customer Name ELLER & DETRICH

Date: 12/08/22

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 3048 E. 38th ref #Z-7670		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	700.00	
	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>12199</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
 5% credit card fee \$0.00
 TOTAL AMOUNT PAID \$0.00
 Receipt taken by: THORNE