

**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](mailto:planning@cityoftulsa.org)

**Subdivision & Development Regulations – Compliance Review**

**APPLICATION INFORMATION**

RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ TAC Meeting: \_\_\_\_\_ IDP# (If applicable): \_\_\_\_\_

ZONING REFERENCE CASE: Z-7724 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: NE Corner of E. 36th St. N & Pawnee Dr.

LEGAL DESCRIPTION: Attached.

PRESENT ZONING CG T-R-S 20-13-15 COUNCIL DISTRICT: 3

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Animal shelter.

REASON FOR APPLICATION: There is no benefit to a plat from this particular property. This is a City of Tulsa project. There is no on site stormwater detention, no additional easements required outside of the required road right-of-way (ROW), satisfying the sanitary sewer main extension.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Mark Capron, Wallace Design Collective</u>	NAME <u>City of Tulsa</u>
ADDRESS <u>123 N. Martin Luther King Jr. Blvd.</u>	ADDRESS <u>175 E. 2nd St.</u>
CITY, ST, ZIP <u>Tulsa, OK 74103</u>	CITY, ST, ZIP <u>Tulsa, OK 74103</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: <u>[Signature]</u> <u>9/11/2023</u>	

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)		
TOTAL DUE:	<b>\$500</b>	RECEIPT NUMBER:

**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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2) Is right-of-way dedication required to comply with Major Street and Highway Plan? ..... | <input checked="" type="checkbox"/> | <input 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 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

**LEGAL DESCRIPTION**  
**Tulsa Animal Welfare**

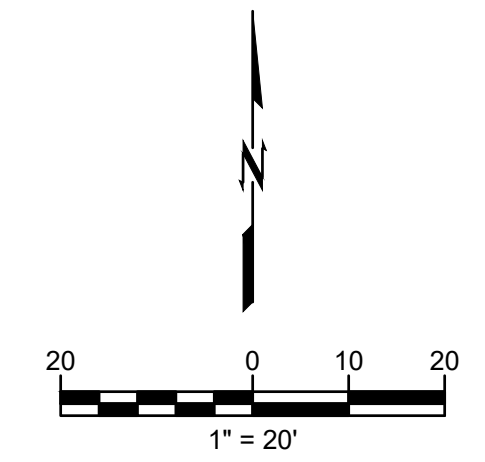
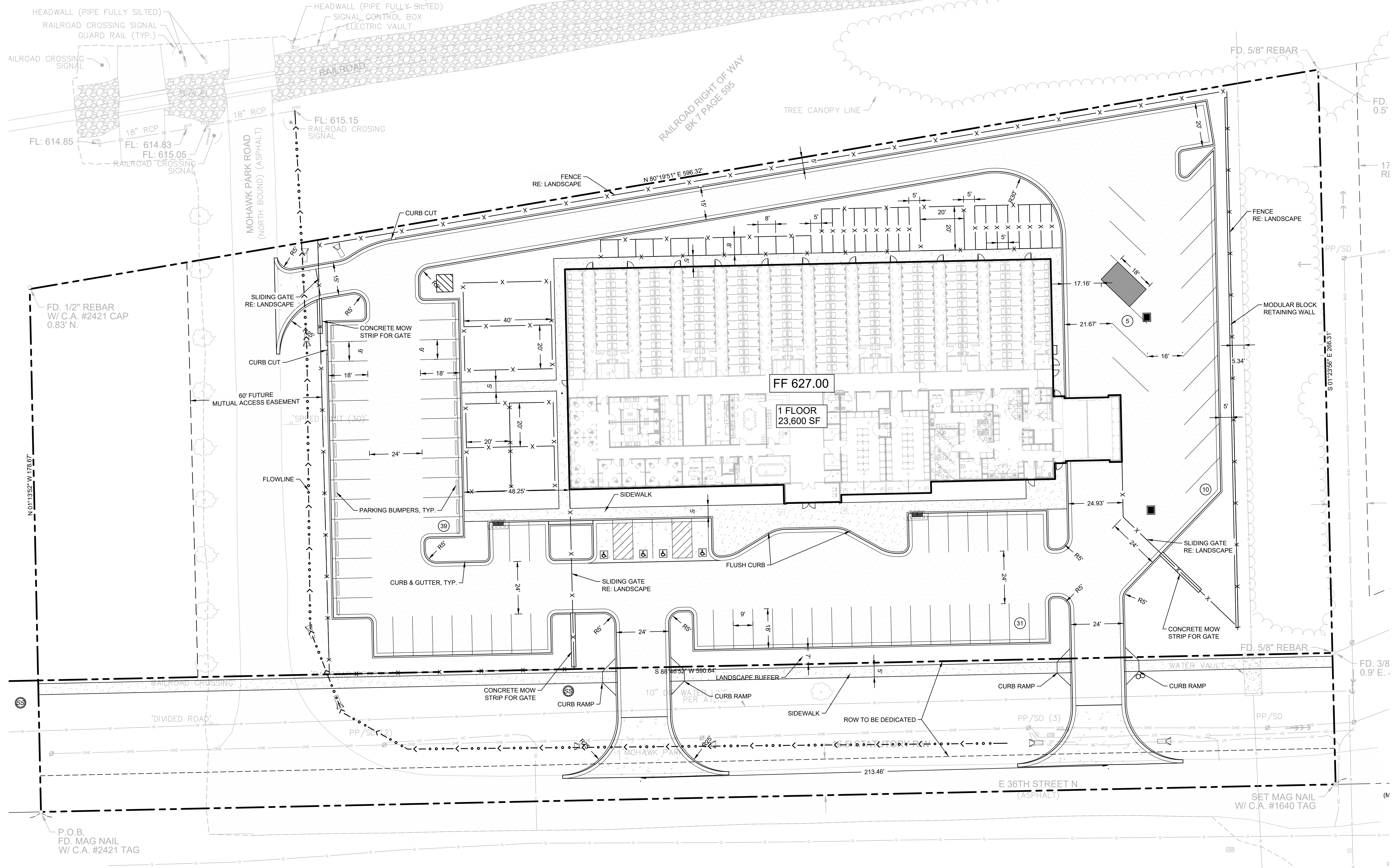
BEGINNING AT A POINT ON THE SOUTH LINE 1910.0 FEET WEST OF THE SOUTHEAST (SE/C) CORNER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 13 EAST OF TULSA COUNTY;

THENCE NORTH 239.58 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 597.48 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST (SE/4) QUARTER OF THE SOUTHEAST (SE/4) QUARTER OF SAID SECTION 15;

THENCE SOUTH ALONG SAID LINE A DISTANCE OF 326.69 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 15;

THENCE WEST A DISTANCE OF 590.82 FEET TO THE POINT OF BEGINNING.



wallace design collective, pc  
structural civil landscape survey  
123 north north luther king jr. Blvd.  
tulsa, oklahoma 74103  
918.584.9888  
oklahoma ca1460  
exp. 6-30-25

## TULSA ANIMAL WELFARE SHELTER FACILITY

ADDRESS: TULSA, OKLAHOMA ZIP  
C400 SUBDIVISION COMPLIANCE SITE PLAN

GH2 ARCHITECTS  
GH2.COM

GH2 PROJECT NUMBER:  
**XXXXXXXX**  
ISSUE DATE:  
**SEPTEMBER 1, 2023**  
ISSUE:  
**65% CONSTRUCTION DOCUMENTS**  
OTHER ISSUE DATES:  
NO. DESCRIPTION DATE

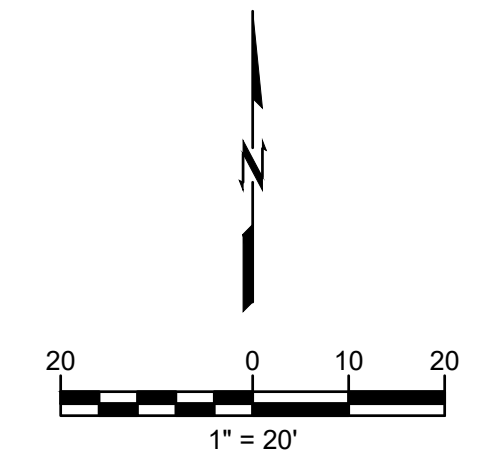
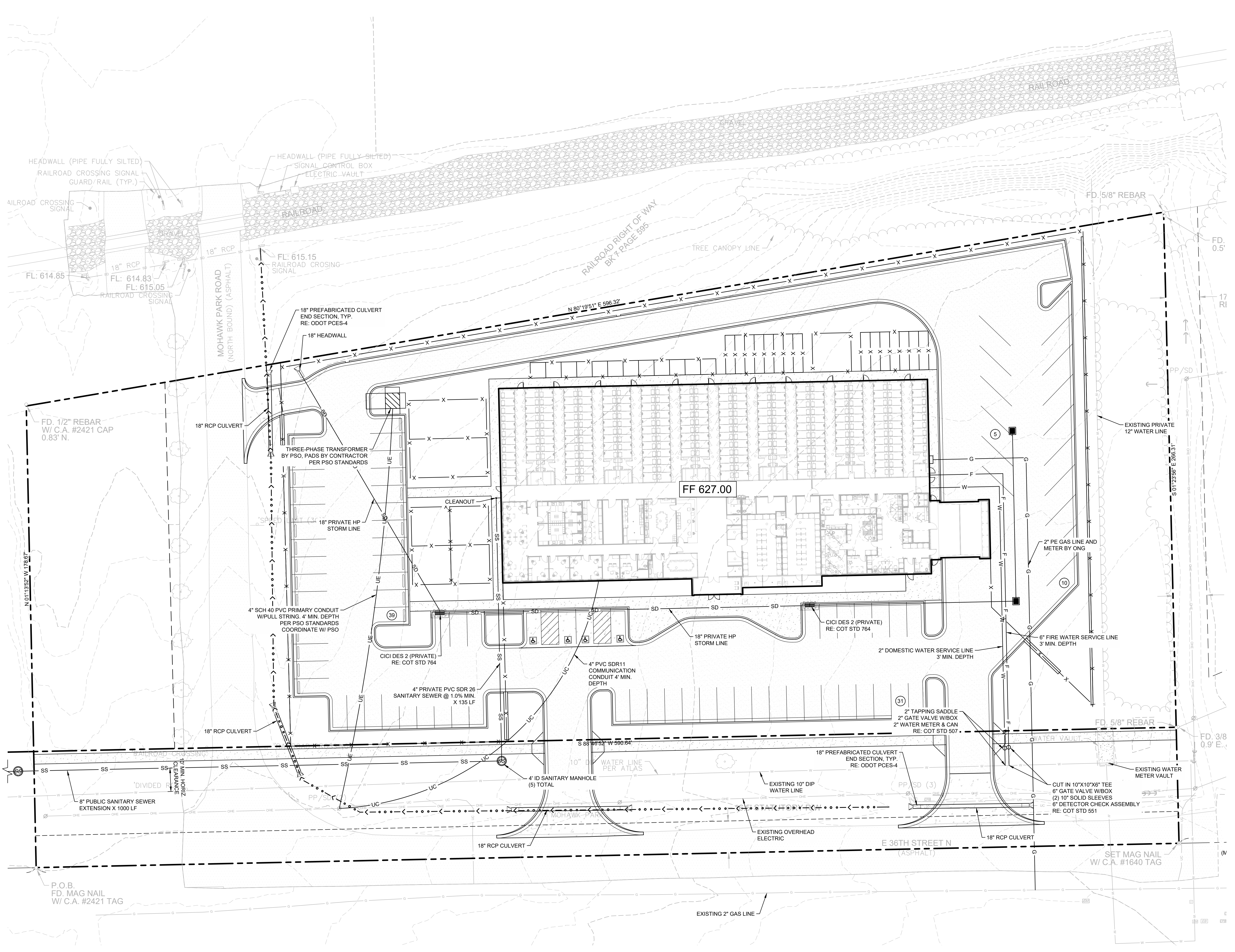
SHEET NAME:  
**SUBDIVISION COMPLIANCE SITE PLAN**

SHEET NUMBER:  
**C400**



**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.



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