

Item

Discuss proposed amendments to the fee schedule for **TMAPC applications** within the **City of Tulsa** and applications to the **City of Tulsa Board of Adjustment**.

Background

The Tulsa Metropolitan Area Planning Commission (TMAPC) and Tulsa City Council adopt application fees for Tulsa Metropolitan Area Planning Commission (TMAPC) and Board of Adjustment (BOA) application fees within the City of Tulsa. When fee revisions are proposed for applications within unincorporated Tulsa County, the County Commission is also an approving body.

Over the past 22 years, fees have been adjusted only a few times. Fees were slightly adjusted in 2002 and Subdivision fees were slightly modified in 2013. TMAPC fees related to zoning, as well as Board of Adjustment fees, were modified in 2016 to include several new categories and processes resulting from the adoption of the updated City of Tulsa Zoning Code. In 2018, fee revisions were adopted to reflect changes in the updated Tulsa Metropolitan Area Subdivision and Development Regulations.

When the Tulsa Planning Office moved to the City of Tulsa in July 2023, staff were asked to evaluate fees based on the full cost of processing an application. The proposed fee structure more accurately reflects the cost of processing applications from beginning to end. Another advantage of this proposed fee structure is the incorporation of flat fees that make it much clearer to applicants how much their application will actually cost, as opposed to the current approach with low base fees plus various additional fees for notices, etc. The total number of application fees are reduced from 68 fees with variables to 34 flat fees. The number of TMAPC fees will be reduced from 45 to 24, and the number of BOA fees will be reduced from 28 to 10. This provides a more transparent and customer-friendly approach.

Next Steps

The proposed amendments to the TMAPC and BOA fee schedule will be distributed to stakeholders (applicants, developers, homebuilders, etc.) for review prior to being presented to TMAPC and the City Council for consideration.

Attachments

Proposed amendments to the TMAPC and BOA fee schedule for applications within the City of Tulsa.

**Proposed Fees for TMAPC applications
within the City of Tulsa**

Category	Application Name	Full Cost of Service	Current Fees		Proposed Fees		
			Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	% Change from Current Fee
Zoning Map	Rural Intensity (AG, AG-R)	\$1,860	\$1,047	56%			
Zoning Map	Rezoning (all zoning districts except those noted below)	\$1,860	\$1,547	83%	\$1,800	97%	+16%
Zoning Map	Mixed Use	\$1,860	\$1,797	97%			
Zoning Map	Optional Development Plan or Corridor Development Plan	\$613	\$250	41%	\$400	65%	+60%
Zoning Map	MPD or Corridor Rezoning	\$2,226	\$2,164	97%	\$2,200	99%	+2%
Zoning Map	CO and/or Development Plan	\$2,108	\$2,077	99%			
Zoning Map	Major Amendment to PUD, CO, MPD	\$2,104	\$2,077	99%	\$2,000	95%	-4%
Zoning	Minor Amendment to PUD, CO, ODP, MPD, Residential Dev Plan	\$925	\$317	34%	\$900	97%	+184%
Zoning	Each Additional Minor Amendment, Residential Dev Plan	\$297	\$167	56%			
Zoning	Minor Amendment, Non-Residential Dev Plan	\$925	\$567	61%			
Zoning	Additional Minor Amendment, Non-Residential Dev Plan	\$297	\$167	56%			
Zoning	Detail Site Plan, Landscape Plan, Sign Plan	\$404	\$250	62%	\$400	99%	+60%
Zoning	Development Plan: Landscape Plan	\$404	\$150	37%			
Zoning	Development Plan: Sign Plan, Up to 2 Signs	\$351	\$200	57%			
Zoning	Development Plan: Sign Plan, Each Additional Sign	\$53	\$50	94%			
Zoning	Minor Revisions to Detail Site Plan & Landscape Plan	\$351	\$50	14%	\$200	57%	+300%
Zoning Map	PUD Abandonment Only (Not Concurrent with Rezoning)	\$1,839	\$1,077	59%	\$1,800	98%	+67%
Zoning Map	PUD Abandonment Concurrent with Rezoning	\$297	\$500	168%	\$300	101%	-40%
Zoning Map	SA Overlay District	\$6,774	\$2,539	37%	\$4,000	59%	+58%
Zoning Map	HP Overlay District	\$6,794	\$2,539	37%			
Zoning Map	PI Overlay District	\$4,246	\$2,279	54%			
Zoning Map	Expansion of existing Overlay	\$1,860	\$1,077	58%			
Zoning	Alternative Compliance to Landscape Plan	\$563	\$150	27%	\$550	98%	+267%
Zoning	Minor Revision to Alternative Compliance Landscape Plan	\$351	\$50	14%	\$250	71%	+400%
Zoning	Other Agenda Item for which no fee is established	\$351	\$50	14%	\$100	29%	+100%
Comp Plan	Comprehensive Plan Map Amendment	\$1,262	\$325	26%	\$1,200	95%	+269%
BOA	Variance, Residential	\$824	\$444	54%			
BOA	Additional Variance, Residential	\$457	\$194	42%	\$400	88%	+106%
BOA	Variance, Non-Residential	\$824	\$644	78%			
BOA	Additional Variance, Non-Residential	\$457	\$244	53%			
BOA	Variance or Special Exception, Residential, Non-Use-Related	\$770	\$394	51%	\$800	100%	+103%
BOA	Special Exception, Residential, Use-Related	\$955	\$593	62%			
BOA	Additional Special Exception, Residential	\$616	\$194	31%	\$300	49%	+55%
BOA	Manufactured Home Use Special Exception	\$955	\$493	52%			
BOA	Extension of Time Limit for Manufactured Home	\$616	\$194	31%			
BOA	Special Exception, Non-Residential, Non-Use-Related	\$770	\$644	84%			
BOA	Special Exception, Non-Residential, Use-Related	\$955	\$843	88%	\$950	100%	+13%
BOA	Additional Special Exception, Non-Residential	\$616	\$194	31%			
BOA	Other Special Exceptions (non-use)	\$742	\$394	53%			
BOA	Additional Other Special Exceptions (non-use)	\$616	\$194	31%			
BOA	Administrative Adjustment	\$442	\$374	85%	\$430	97%	+15%
BOA	Modification of Previously Approved Site Plan or Conditions	\$664	\$344	52%	\$650	98%	+89%
BOA	Appeal of Decision of Administrative Official	\$911	\$394	43%	\$900	99%	+129%
BOA	Other Agenda Item for which no fee is established	\$324	\$50	15%	\$100	31%	+100%
BOA	Reconsideration Request	\$346	\$100	29%	\$100	29%	0%
BOA	Reconsideration Processing Fee if Reconsidered	\$510	\$200	39%	\$500	98%	+150%
Subdivision	Plat, Preliminary	\$1,228	\$1,200	98%	\$1,200	98%	0%
Subdivision	Plat, Final Review (includes 1 revision)	\$945	\$900	95%	\$950	100%	+6%
Subdivision	Plat, Each Additional Final Review	\$401	\$0	0%	\$200	50%	
Subdivision	Plat, Minor	\$1,052	\$650	62%	\$1,000	95%	+54%
Subdivision	Access Point(s) changed on recorded plat	\$368	\$100	27%	\$250	68%	+150%
Subdivision	Extension of Approval of Subdivision Plat, Preliminary or Final	\$368	\$100	27%	\$250	68%	+150%
Subdivision	Authorization for Accelerated Release of Building Permit	\$713	\$500	70%	\$700	98%	+40%
Subdivision	Exempt Land Division Application (Administrative)	\$324	\$100	31%	\$250	77%	+150%
Subdivision	Lot Split or Lot Line Adjustment (Administrative)	\$543	\$150	28%	\$500	92%	+233%
Subdivision	Lot Line Adjustment (Administrative)	\$510	\$150	29%		0%	
Subdivision	Development Regulations Compliance (Administrative)	\$510	\$500	98%	\$500	98%	0%
Notification	Newspaper Publication, TMAPC, Platted			76%			
Notification	Newspaper Publication, TMAPC, Unplatted, <= 5 Lines			84%			
Notification	Newspaper Publication, TMAPC, Unplatted, > 5 Lines			92%			
Notification	Newspaper Publication, BOA, Platted			20%			
Notification	Newspaper Publication, BOA, Unplatted, <= 5 Lines			24%			
Notification	Newspaper Publication, BOA, Unplatted, > 5 Lines			27%			
Notification	Signs			37%			
Notification	Mailed Notice (300' Radius), 1-15			13%			
Notification	Mailed Notice (300' Radius), 15-50, EACH			0%			
Notification	Mailed Notice (300' Radius), 51+, EACH			0%			
Notification	Mailed Notice (300' Radius) Additional Fee, Creek, Osage, Wagoner			20%			

Planning Commission Applications	Fee
A. Rezoning (all zoning districts except those noted below)	\$1,800
B. Optional Development Plan (ODP) or Corridor Development Plan	\$400
C. Master Planned Development (MPD) or Corridor District (CO) Rezoning	\$2,200
D. Major Amendment to MPD, CO, PUD	\$2,000
E. Minor Amendment to MPD, CO, ODP, PUD	\$900
F. Detail Site Plan, Landscape Plan, Sign Plan	\$400
G. Minor Revision to Detail Site Plan & Landscape Plan	\$200
H. PUD Abandonment Concurrent with Rezoning	\$300
I. PUD Abandonment Only (Not Concurrent with Rezoning)	\$1,800
J. Overlay District	\$4,000
K. Alternative Compliance (AC) Landscape Plan	\$550
L. Minor Revision to Alternative Compliance (AC) Landscape Plan	\$250
M. Other Agenda Item for which no fee is established	\$100
N. Comprehensive Plan Map Amendment (CPA)	\$1,200

Board of Adjustment Applications	Fee
A. Variance or Non-Use-Related Special Exception	\$800
B. Special Exception, Use-Related	\$950
C. Additional Variance	\$400
D. Additional Special Exception	\$300
E. Administrative Adjustment	\$430
F. Modification of Previously Approved Site Plan or Conditions	\$650
G. Appeal of Decision of Administrative Official	\$900
H. Agenda Fee for which no fee is established	\$100
I. Reconsideration Request	
J. Reconsideration Processing Fee	\$500

Subdivision Applications	Fee
A. Preliminary Plat	\$1,200
B. Final Plat Review (includes 1 revision)	\$950
C. Each Additional Revision of Final Plat	\$200
D. Minor Subdivision Plat	\$1,000
E. Access point(s) changed on recorded plat	\$250
F. Extension of Approval of Subdivision Plat: Preliminary or Final	
G. Authorization for an Accelerated Release of a Building Permit	\$700
H. Exempt Land Division Application	\$250
I. Lot Split or Lot Line Adjustment	\$500
J. Development Regulations Compliance	