

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - 918-584-7526 – Fax: 918-583-1024

tulsaplanning.org

City Rezoning

[] Optional Development Plan

APPLICATION INFORMATION

RECEIVED BY: ds DATE FILED: 04/24/2023 PRC DATE: - HEARING DATE: **06/21/2023** CASE NUMBER: **Z-7719**

[X] CITY [] COUNTY REFERRAL CITIES (ZONING ONLY): _____ RELATED CASE # SA-6

NEIGHBORHOOD ASSOCIATIONS:

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **S of E 11th St & N of E 15th St between S Lewis Ave & S Harvard Ave.** TRACT SIZE: 183.7+acres/ 8001803.87+sq. ft.

LEGAL DESCRIPTION: (email to esubmit@incog.org):

PRESENT ZONING: **RS-3** PRESENT USE: T-R-S: **9308** CZM: **37** ATLAS: CD: **4**

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED ZONING: **RS-4** PROPOSED USE: DEV. AREAS AFFECTED IN PLAN: _____

NATURE OF AMENDMENT: **Neighborhood Character Overlay**

LAND USE DESIGNATION: GROWTH OR STABILITY DESIGNATION:

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: [] Y [] N COMP PLAN AMEND CASE # _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Tulsa City Council	Renaissance neighborhood
ADDRESS 175 E. 2nd St. 4th Floor	
CITY, ST, ZIP Tulsa, OK 74103	
DAYTIME PHONE 918.596.1990	
EMAIL dist4@tulsacouncil.org	

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)			
BASE APPLICATION FEE	\$ 1000		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1000
NEWSPAPER PUBLICATION	\$ 225		
SIGNS	\$130 X 10 =	\$ 1300	Fees Waived
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 666.75	NOTICE SUBTOTAL	\$ 2191.75
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ 3191.75

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [] Y [] N DATE:

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - 918-584-7526 – Fax: 918-583-1024

tulsaplanning.org

City Rezoning

[] Optional Development Plan

APPLICATION INFORMATION

RECEIVED BY: ds DATE FILED: 04/24/2023 PRC DATE: - HEARING DATE: **06/21/2023** CASE NUMBER: **Z-7719**

[X] CITY [] COUNTY REFERRAL CITIES (ZONING ONLY): _____ RELATED CASE # SA-6

NEIGHBORHOOD ASSOCIATIONS:

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **S of E 11th St & N of E 15th St between S Lewis Ave & S Harvard Ave.** TRACT SIZE: 183.7+acres/ 8001803.87+sq. ft.

LEGAL DESCRIPTION: (email to esubmit@incog.org):

PRESENT ZONING: **RS-3** PRESENT USE: _____ T-R-S: **9308** CZM: **37** ATLAS: _____ CD: **4**

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED ZONING: **RS-4** PROPOSED USE: _____ DEV. AREAS AFFECTED IN PLAN: _____

NATURE OF AMENDMENT: **Neighborhood Character Overlay**

LAND USE DESIGNATION: _____ GROWTH OR STABILITY DESIGNATION: _____

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: [] Y [] N COMP PLAN AMEND CASE # _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Tulsa City Council	Renaissance neighborhood	
ADDRESS	175 E. 2nd St. 4th Floor		
CITY, ST, ZIP	Tulsa, OK 74103		
DAYTIME PHONE	918.596.1990		
EMAIL	dist4@tulsacouncil.org		
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)			
BASE APPLICATION FEE	\$ 1000		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1000
NEWSPAPER PUBLICATION	\$ 225		
SIGNS	\$130 X 10 =	\$ 1300	Fees Waived
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 666.75	NOTICE SUBTOTAL	\$ 2191.75
RECEIPT NUMBER: 235645		TOTAL AMOUNT DUE	\$ 3191.75

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [] Y [] N DATE:

PLATTING REQUIREMENT

PLATTING/ SUBDIVISION CONFORMANCE REVIEW REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement or subdivision conformance review is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.1.b of the City of Tulsa Zoning Code and Section 260 of the Tulsa County Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

Z-7719.

Applicant's Signature

Date

Authorization For INCOG to Obtain Names and Mailing Addresses of Owners of Property Within 300 Feet or Extended Until a Minimum of 15 Property Owners are Notified

AUTHORIZATION AND RELEASE

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number **Z-7719.** I understand that INCOG Staff will use the Tulsa and Surrounding County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

For valuable consideration duly received and acknowledged, I hereby release and forever discharge INCOG, its agents and successors from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by INCOG as required in this application.

Applicant's Signature

Date

NEIGHBOR COMMUNICATIONS

1. Neighbor communications are encouraged by the board of adjustment, planning commission and city council to help:
 - a. Educate applicants and neighbors about one another's interests;
 - b. Resolve issues in a manner that respects those interests; and
 - c. Identify unresolved issues before initiation of formal public hearings.

2. Applicants are encouraged to submit a summary of their neighbor communication activities at or before the first required public hearing. The recommended content of such summaries is as follows:
 - a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);
 - b. How information about the proposal was shared with neighbors (mailings, workshops, meetings, open houses, flyers, door-to-door handouts, etc.);
 - c. Who was involved in the discussions;
 - d. Suggestions and concerns raised by neighbors; and
 - e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.

Applicant's Signature _____

Date _____

MPD, CO, PUD APPLICATIONS

For any project where a development plan is provided; whether required or optional, the applicant must provide a complete statement of intent.

The statement shall be included in the submittal packet and must provide specific answers to the following concepts.

- 1) *Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.*
- 2) *Provide specific information outlining how the development plan will result in a project that is consistent with the City's adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.*
- 3) *Include details identifying how the development plan will provide a greater public benefit than could be achieved using conventional zoning regulations.*

Please attach your statement of intent separately and include any illustrations or text to support your request. Please sign below that you understand, have read, this.

Applicant Signature: _____

SPECIAL AREA OVERLAY APPLICATIONS

For applications requesting a Special Area (SA) Overlay, the applicant must provide a statement of intent as part of the submittal packet.

The statement must provide responses to the following items:

- 1) *Identify the desired outcomes of the proposed Overlay that cannot be achieved through other zoning tools.*
- 2) *Describe how the proposed overlay meets at least one of the purposes, as stated in Section 20.030-B.1.*
 - a. *Protects unique development, building or land use patterns in residential, commercial or mixed-use areas when such patterns are not adequately addressed by applicable zoning regulations;*
 - b. *Promote reinvestment and redevelopment in residential, commercial, or mixed-use areas where change is desired and when existing zoning regulations hinder achievement of the desired change; or*
 - c. *Help implement neighborhood plans or planning studies.*

Staff may require additional information to support your request prior to final draft of the Overlay.

Please attach your statement of intent separately and include any illustrations or text to support your request.

Applicant Signature: _____

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: Z-7719

Date: Wednesday, 6/7/2023 1:00 PM

City Council Chamber, 2nd Level, One Technology Center, 175 East 2nd Street

Planning Review Committee (PRC) Meeting

Date: Thursday, - Immediately following the 1:30 p.m. TAC meeting

-, Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

A person knowledgeable of the application and the property must attend the meeting to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

PLATTING REQUIREMENTS:

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

If your application is approved, you will need additional permits.

Contact the Permit Center at 918-596-9456 if your tract is in the City of Tulsa **or**

Tulsa County Building Inspector's Office at (918) 596-5293 if in unincorporated Tulsa County.

Tulsa Metropolitan Area Planning Commission

2 West 2nd Street, Suite 800

Tulsa, Oklahoma 74103

918-584-7526

INCOG

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

Receipt No. 235645

RECEIPT

Customer Name TULSA CITY COUNCIL

Date: 05/09/23

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	
1	Zoning - City	Zoning	1,000.00	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	
	Development Regulations Compliance		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		
	Tulsa County Board of Adjustment			
	Comprehensive Plan Amendment	CPA	250.00	
TOTAL TMAPC RECEIPTS				\$ 1,000.00
TOTAL INCOG RECEIPTS				\$ 2,191.75
TOTAL DUE				\$ 3,191.75

Payment Details	
<input type="radio"/> Check No. _____	<input type="radio"/> Cash
<input type="radio"/> MC <input type="radio"/> VISA	<input checked="" 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: T. Horne

INCOG

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

Receipt No. 235645

RECEIPT

Customer Name TULSA CITY COUNCIL

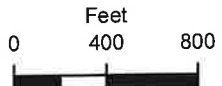
Date: 05/09/23

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
INCOG RECEIPTS				
	Map Request (8 1/2 X 11)		\$ 10.00	
	Map Request (11 X 17)		15.00	
	Map Request (24 X 24)		25.00	
	Map Request (36 X 36)		40.00	
	Maps-corporate limits		5.00	
1	Publication in Newspaper	Z-7719	225.00	225.00
10	Signs	Z-7719	130.00	1,300.00
1	Postage & Property Owners Mailing	Z-7719	666.75	666.75
	Site Plan & Demographic & Income Profile		-	
	Postage		-	
	Publications		-	
	Subdivision Regulations for Tulsa Metro Area		20.00	
	COT Comprehensive Plan		100.00	
	Zoning Code/County		40.00	
	Zoning Code/City		125.00	
	Zoning Research		40.00	
	Copies (8 1/2 x 14 or less)		0.25	
	Copies (11 x 17 or less)		0.50	
	Copies - Plat map (11 x 17)		5.00	
	Large Document Plots (Larger 17 x 22)		15.00	
	Scanning (site plan)		20.00	
	Other			
	Total INCOG Receipts			2,191.75
City of Tulsa				
	Parklet			
	Application Fee			
	Parking Space Fee			
	Tables/Chairs - Application Fee			
	Sidewalk Café - Application Fee			
	Total City of Tulsa Receipts			-
	Total Receipts			\$ 2,191.75
			TOTAL DUE	\$ 2,191.75

Payment Details	
<input type="radio"/> Check No.	<input type="radio"/> Cash
<input type="radio"/> MC <input type="radio"/> VISA	<input checked="" type="radio"/> Fee Waived
CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS	

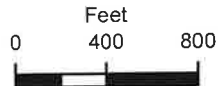
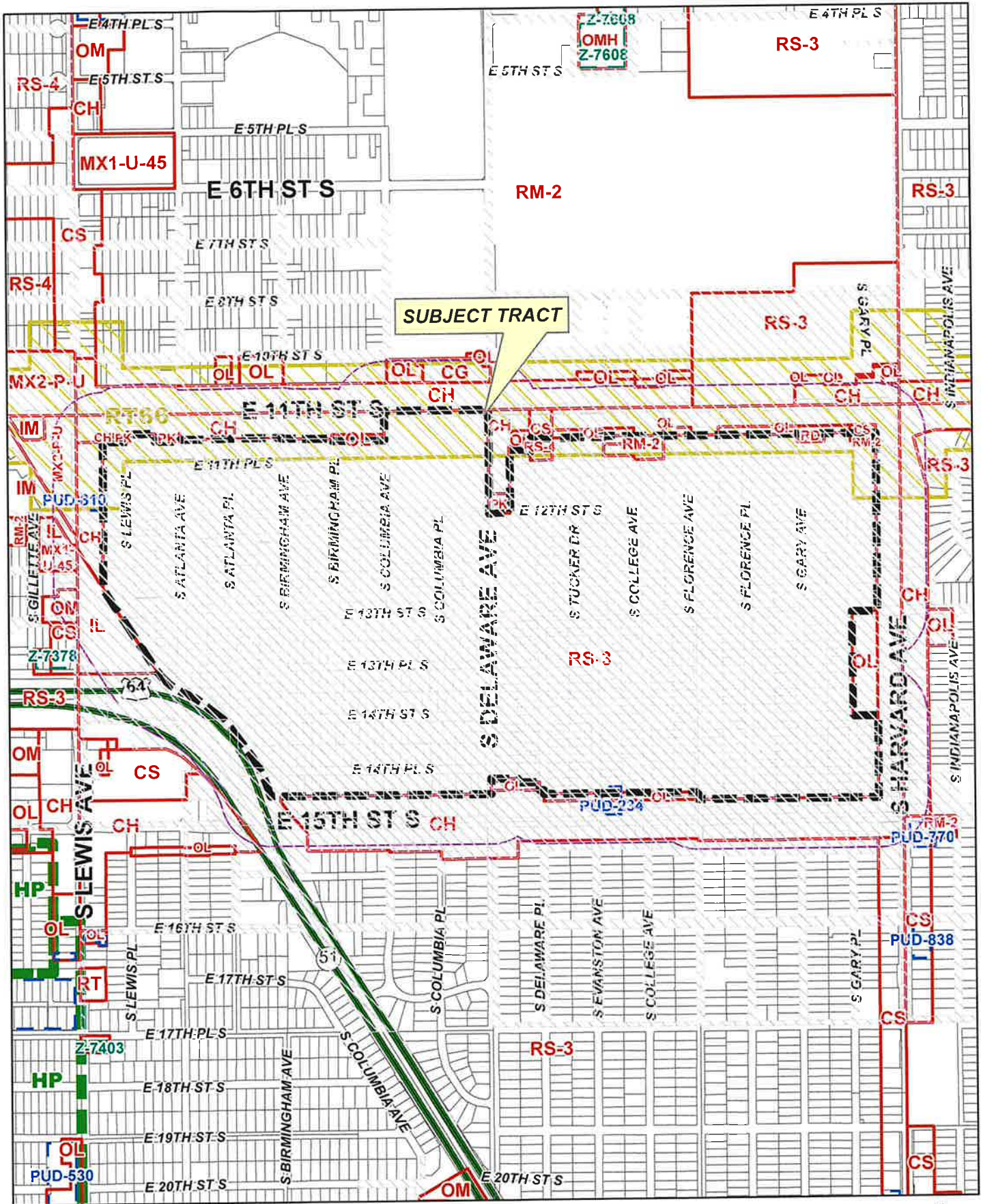
Credit Card Charge
 5% credit card fee \$0.00
 TOTAL AMOUNT PAID \$0.00
 Receipt taken by: T. Horne



SA-6

19-13 08

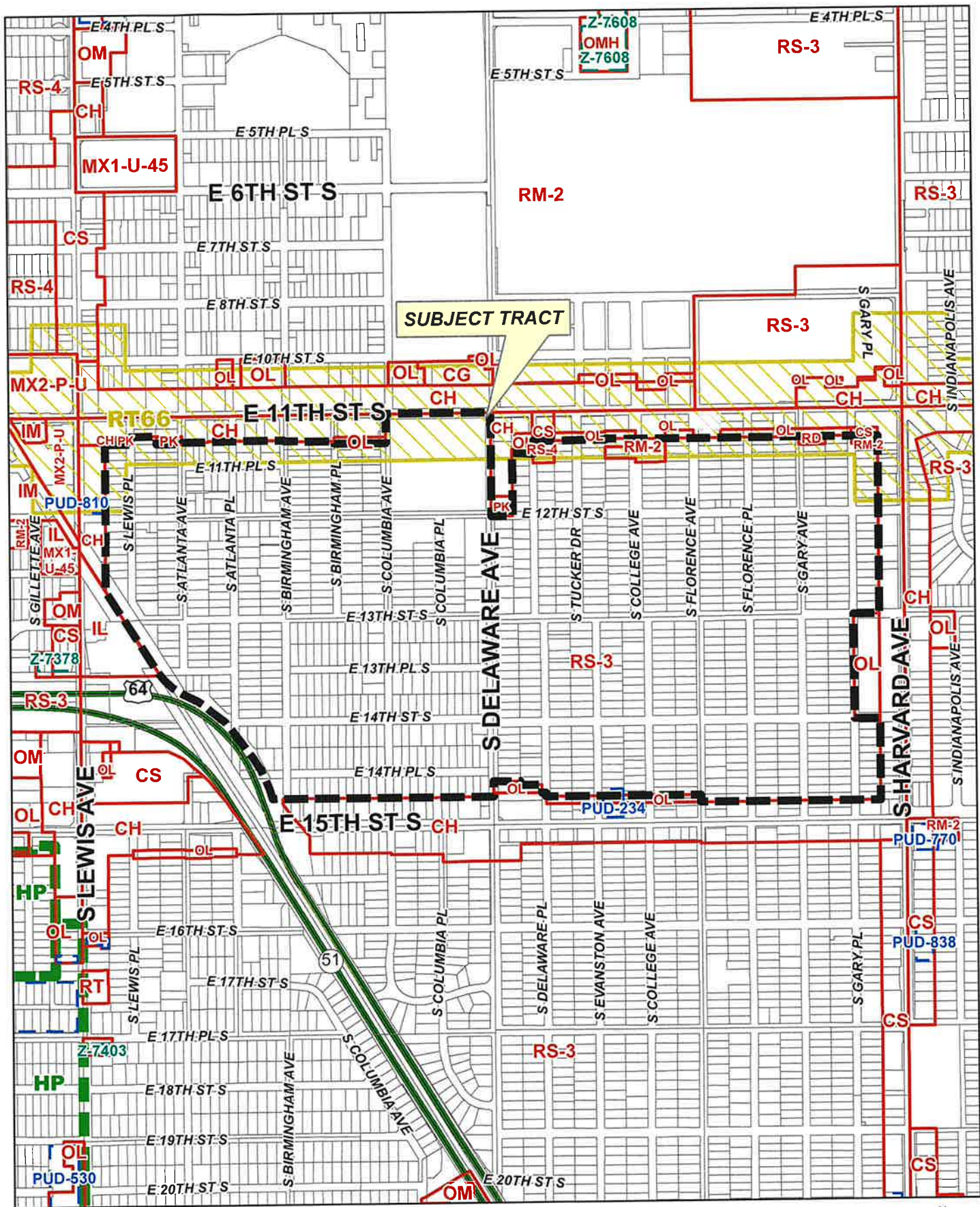




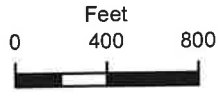
SA-6

19-13 08





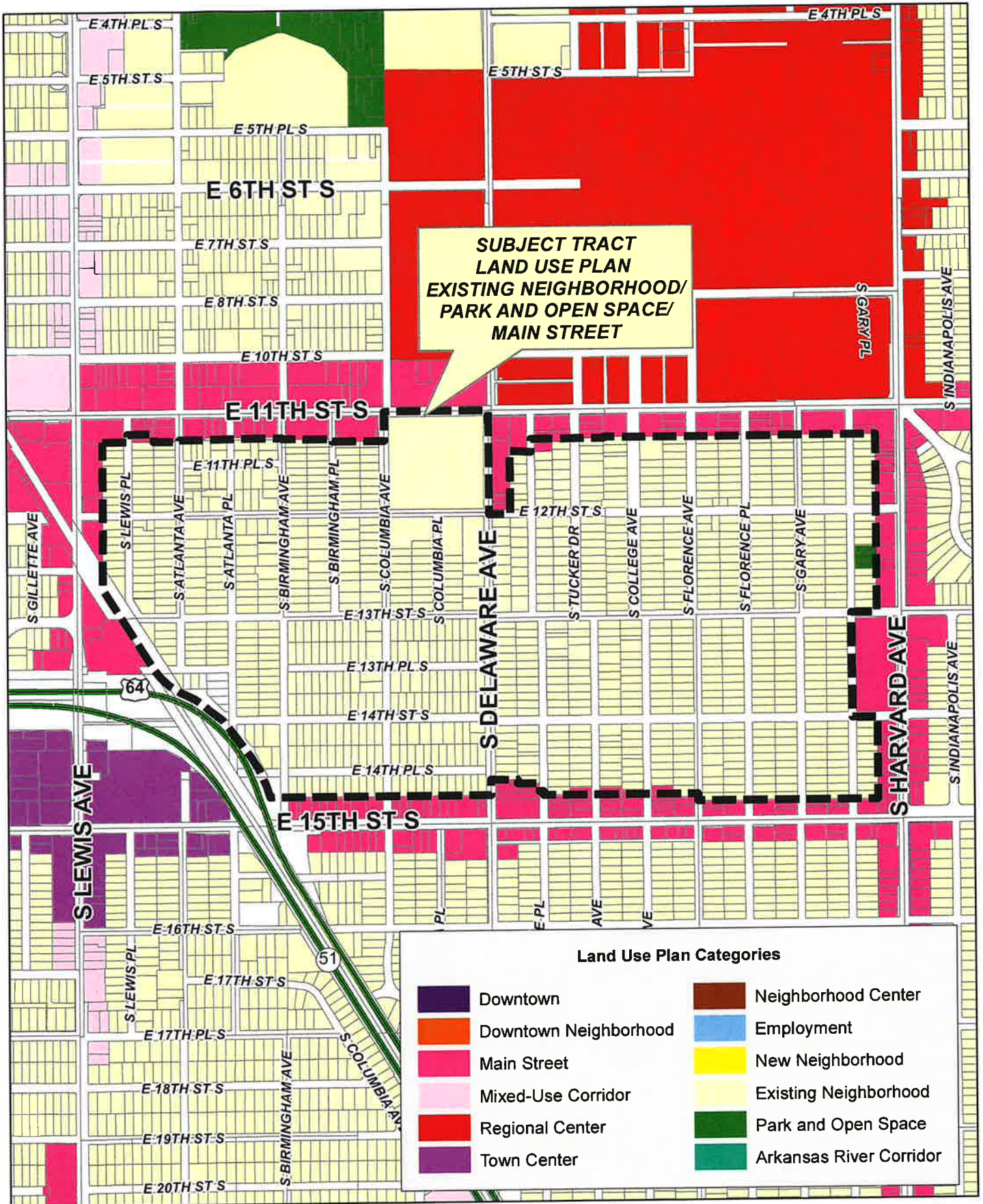
SUBJECT TRACT



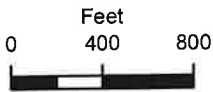
SA-6

19-13 08





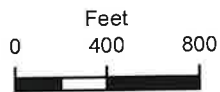
**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD/
PARK AND OPEN SPACE/
MAIN STREET**



SA-6

19-13 08

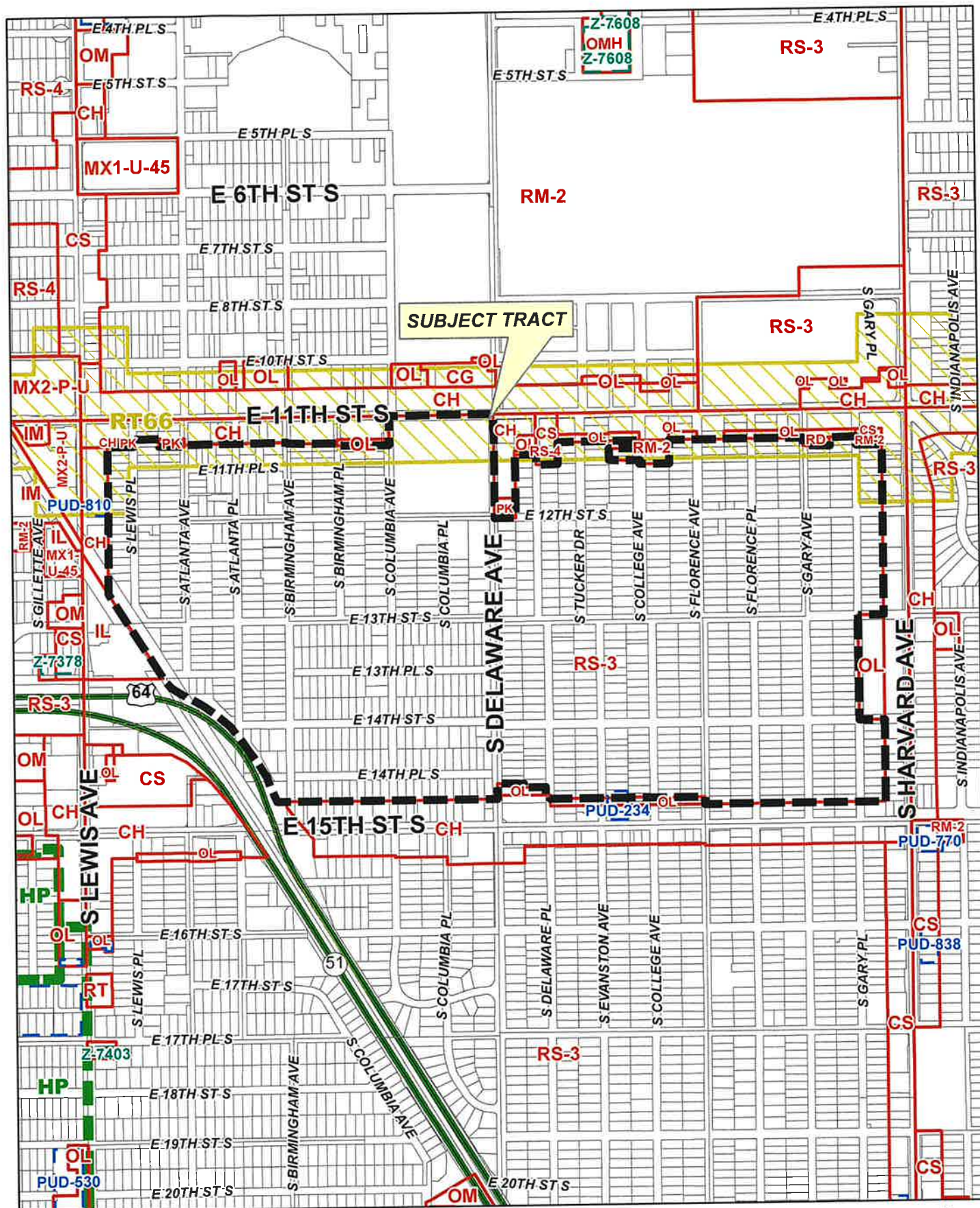




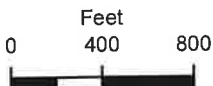
SA-6

19-13 08





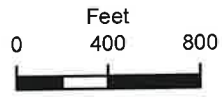
SUBJECT TRACT



Z-7719

19-13 08

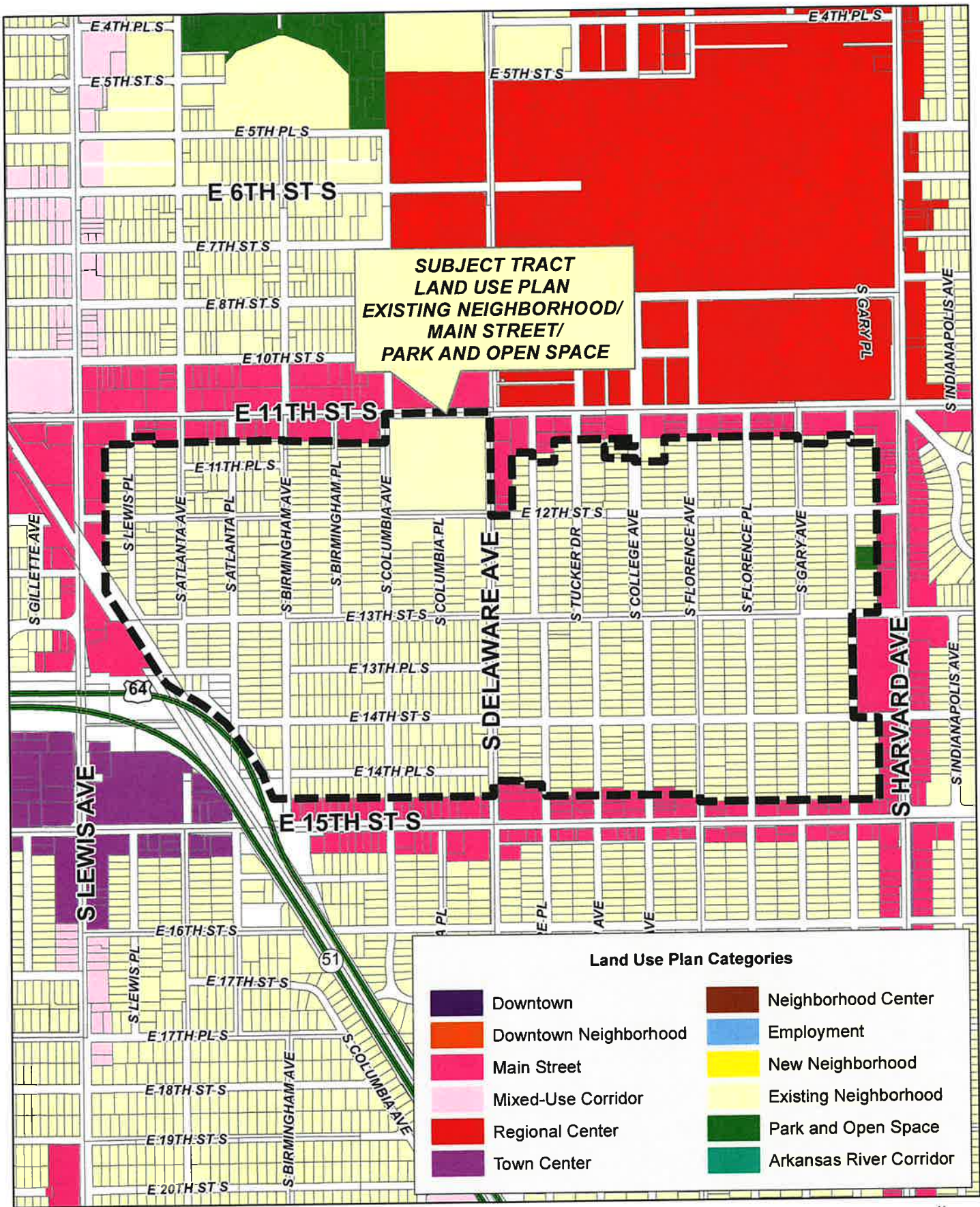




Z-7719

19-13 08





**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD/
MAIN STREET/
PARK AND OPEN SPACE**

Land Use Plan Categories

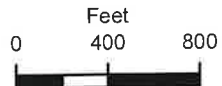
 Downtown	 Neighborhood Center
 Downtown Neighborhood	 Employment
 Main Street	 New Neighborhood
 Mixed-Use Corridor	 Existing Neighborhood
 Regional Center	 Park and Open Space
 Town Center	 Arkansas River Corridor



Z-7719

19-13 08





Z-7719

19-13 08

