

TULSA METROPOLITAN AREA PLANNING COMMISSION
[] ZONING [] PUD [] CORRIDOR PLAN [] PUD MAJOR AMENDMENT

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: _____ HEARING DATE: _____ CASE NUMBER _____
 [] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____
 [] TULSA CITY [] TULSA COUNTY REFERRAL CITIES (ZONING ONLY): _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____ TRACT SIZE: _____
 LEGAL DESCRIPTION: (email to esubmit@incog.org) _____

PRESENT USE: _____ PRESENT ZONING _____ T-R-S _____ CZM _____ ATLAS _____ PD _____ CD _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: _____ DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED [] Y [] N
 PROPOSED USE: _____ NATURE OF PUD AMENDMENT: _____

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION |
|--|-----------------------------------|
| NAME | NAME |
| ADDRESS | ADDRESS |
| CITY, ST, ZIP | CITY, ST, ZIP |
| DAYTIME PHONE | DAYTIME PHONE |
| EMAIL | EMAIL |
| FAX | FAX |
| 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 | | | | | |
|--|---------------------|---|----|-------------------------|-----------|
| BASE APPLICATION FEE | | | \$ | | |
| ADDITIONAL FEE | ACRES x SLIDING FEE | = | \$ | APPLICATION SUBTOTAL | \$ |
| NEWSPAPER PUBLICATION | | | \$ | | |
| SIGNS | \$125 X | = | \$ | | |
| 300' PROPERTY OWNERS MAILING & POSTAGE | \$40 + \$ | = | \$ | NOTICE SUBTOTAL | \$ |
| RECEIPT NUMBER: | | | | TOTAL AMOUNT DUE | \$ |

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 |

PLATTING 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 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 as enumerated within Use Units 2, 4, 5, 8, and 20, 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, 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 of subdivision plats, may remove 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.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.

Applicant's Signature

Date

**AUTHORIZATION FOR INCOG TO OBTAIN NAMES AND MAILING ADDRESSES
OF OWNERS OF PROPERTY WITHIN 300 FEET LOCATED IN
TULSA AND OSAGE COUNTY ONLY***

AUTHORIZATION AND RELEASE

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number _____. I understand that INCOG Staff will use the Tulsa and Osage County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes. I understand that I remain responsible for providing INCOG with the names and addresses of property owners within 300 feet of the property that is the subject of this application. I agree to provide any updates or corrections to INCOG at least 25 days prior to the public hearing on this application.

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.

* I understand and accept that the applicant is responsible for providing INCOG the names and mailing addresses of the owners of those properties that are within the required notice area but are not in Tulsa or Osage Counties.

Applicant's Signature

Date

PUD and PUD Major Amendment SUBMITTAL REQUIREMENTS

All PUD and Major Amendment development plans shall consist of maps and text which contain the following:

- 1. Proposed development areas and requested land uses;
- 2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of business signs;
- 3. Proposed maximum building heights and minimum building setbacks;
- 4. Proposed public and private vehicular and pedestrian circulation systems;
- 5. Proposed landscaping areas and screening;
- 6. Proposed density of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to proposed development areas of the Planned Unit Development;
- 7. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;
- 8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the TMAPC staff may require the submittal of slope and/or soil analysis;
- 9. An explanation of the character of the PUD; and
- 10. The expected schedule of development.

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: _____

Date: Tuesday, _____ 4:00 p.m.

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

Technical Advisory Committee (TAC) Meeting Date: Thursday, _____ 1:00 p.m.

175 East 2nd Street, 4th Floor

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 596-9601 if your tract is in the City of Tulsa or

Tulsa County Building Inspector's Office at 596-5296 if in unincorporated Tulsa County.

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103
(918) 584-7526