

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**[ ] PLAT WAIVER [ ]\* ACCELERATED RELEASE OF BUILDING PERMIT\***

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

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**APPLICATION INFORMATION**

APPLICATION DATE: \_\_\_\_\_ SCHEDULED TAC REVIEW: \_\_\_\_\_ SCHEDULED TMAPC REVIEW: \_\_\_\_\_

ZONING REFERENCE CASE: \_\_\_\_\_ BOARD OF ADJUSTMENT REFERENCE CASE: \_\_\_\_\_

ZONING HEARING DATE IF PENDING: \_\_\_\_\_ PROPOSED ZONING: \_\_\_\_\_ BOA HEARING DATE IF PENDING: \_\_\_\_\_

**\*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.**

\*PLAT NAME: \_\_\_\_\_ \*APPROVAL DATE: \_\_\_\_\_ \*ANTICIPATED APPROVAL DATE: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

PRESENT USE: \_\_\_\_\_ T-R-S \_\_\_\_\_ CZM \_\_\_\_\_ ATLAS \_\_\_\_\_ CD \_\_\_\_\_

**INFORMATION ABOUT YOUR PROPOSAL**

REASON FOR PLAT WAIVER APPLICATION: \_\_\_\_\_

\*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT: \_\_\_\_\_

\*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT: \_\_\_\_\_

<b>APPLICANT INFORMATION</b>	<b>PROPERTY OWNER INFORMATION</b>
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**

APPLICATION FEE: \_\_\_\_\_ RECEIPT NUMBER: \_\_\_\_\_

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

**DISPOSITION**

TMAPC ACTION: [ ] APPROVED [ ] DENIED DATE: \_\_\_\_\_ CONDITIONS: \_\_\_\_\_

**NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.**

**TMAPC POLICY ON PLAT WAIVERS:**

**(This form will be completed by staff from information provided by the Technical Advisory Committee.)**

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

- |  | YES | NO |
|--|-----|----|
| 1) Has property previously been platted?   | []  | [] |
| 2) Are there restrictive covenants contained in a previously filed plat?             | []  | [] |
| 3) Is property adequately described by surrounding platted properties or street R/W? | []  | [] |

**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

- |   |    |    |
|---|----|----|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan?  | [] | [] |
| 5) Will any restrictive covenants be filed by separate instrument?  | [] | [] |
| 6) Infrastructure requirements  |    |    |
| a) Water  |    |    |
| i) Is a main line water extension required?   | [] | [] |
| ii) Is an internal system or fire line required?  | [] | [] |
| iii) Are additional easements required?   | [] | [] |
| b) Sanitary Sewer   |    |    |
| i) Is a main line extension required?   | [] | [] |
| ii) Is an internal system required?   | [] | [] |
| iii) Are additional easements required?   | [] | [] |
| c) Storm Sewer  |    |    |
| i) Is a P.F.P.I. required?  | [] | [] |
| ii) Is an Overland Drainage Easement required?  | [] | [] |
| iii) Is on-site detention required?   | [] | [] |
| iv) Are additional easements required?  | [] | [] |
| 7) Floodplain   |    |    |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?   | [] | [] |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?   | [] | [] |
| 8) Change of Access   |    |    |
| a) Are revisions to existing access locations necessary?  | [] | [] |
| 9) Is the property in a P.U.D.?   | [] | [] |
| a) If yes, was plat recorded for the original P.U.D.?   | [] | [] |
| 10) Is this a Major Amendment to a P.U.D.?  | [] | [] |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  | [] | [] |
| 11) Are mutual access easements needed to assure adequate access to the site?   | [] | [] |
| 12) Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | [] | [] |

**NOTE:**

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

**Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number:** \_\_\_\_\_

**Technical Advisory Committee (TAC) Meeting Date:** Thursday, \_\_\_\_\_ **1:00 p.m.**  
**175 East 2<sup>nd</sup> Street, 4<sup>th</sup> Floor**

**Hearing Date:** Wednesday, \_\_\_\_\_ **1:30 p.m.**  
**Tulsa City Council Room, 2<sup>nd</sup> Level, One Technology Center, 175 East 2<sup>nd</sup> Street**

**A person knowledgeable of the application and the property must attend the meetings to represent the application.**

***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**  
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