

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

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

<http://tulsaplanning.org/>

**City Rezoning**

**APPLICATION INFORMATION**

RECEIVED BY: NF DATE FILED: 06/03/2021 PRC DATE: - HEARING DATE: **07/07/2021** CASE NUMBER: **Z-7612**

CITY  COUNTY REFERRAL CITIES (ZONING ONLY): \_\_\_\_\_ RELATED CASE # \_\_\_\_\_

NEIGHBORHOOD ASSOCIATIONS: **IDL Association, Brady Merchant Association**

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: **NW/c W. Cameron St. & N. Main St.** TRACT SIZE: 0.96+acres/ 42000.72+sq. ft.

LEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)): **ALL LOTS 4, 5, 6 AND THE SOUTH HALF OF LOTS 3 AND 7 BLOCK 18 TULSA – ORIGINAL TOWN**

PRESENT ZONING: **IL** PRESENT USE: **Parking** T-R-S: **9202** CZM: **36** ATLAS: \_\_\_\_\_ CD: **4**

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED ZONING: **CBD** PROPOSED USE: **Mixed-Use** DEV. AREAS AFFECTED IN PLAN: \_\_\_\_\_

LAND USE DESIGNATION: **Downtown Neighborhood** GROWTH OR STABILITY DESIGNATION: **Area of Growth**

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?:  Y  N COMP PLAN AMEND CASE # \_\_\_\_\_

| APPLICANT INFORMATION   | PROPERTY OWNER INFORMATION     |
|---|--------------------------------|
| NAME <b>City of Tulsa</b>   | <b>TULSA PARKING AUTHORITY</b> |
| ADDRESS <b>175 E. 2nd Street</b>  | <b>175 E 2ND ST</b>            |
| CITY, ST, ZIP <b>Tulsa, OK 74103</b>  | <b>TULSA OK</b>                |
| DAYTIME PHONE <b>918-576-5527</b>   |                                |
| EMAIL <b><a href="mailto:achaney@cityoftulsa.org">achaney@cityoftulsa.org</a></b>                   |                                |
| 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  | \$ -           |                      |      |
| ADDITIONAL FEE  | \$ -           | APPLICATION SUBTOTAL | \$ - |
| NEWSPAPER PUBLICATION   | \$ 225         |                      |      |
| SIGNS   | \$130 X 3 =    | \$ 3 Signs           |      |
| 300' PROPERTY OWNERS MAILING & POSTAGE<br>(Minimum Mailing will be to 15 Property Owners) | \$ 17 Mailings | NOTICE SUBTOTAL      | \$ - |
| RECEIPT NUMBER: <b>FEES WAIVED- City of Tulsa 233569</b>                                  |                | 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 <input type="checkbox"/> Y <input type="checkbox"/> 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

**ZONING**                     **MPD**                     **CO PLAN**                     **PUD**  
 **MAJOR AMENDMENT**                     **SPECIAL AREA OVERLAY**

**REZONING**

**Optional Development Plan**

**APPLICATION INFORMATION**

RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ PRC DATE: \_\_\_\_\_ TMAPC DATE: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_

**CITY**  **COUNTY** REFERRAL CITIES (ZONING ONLY): \_\_\_\_\_ RELATED CASE #: \_\_\_\_\_

NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 302 N. Main Street & 311 N. Boulder Avenue TRACT SIZE: \_\_\_\_\_

LEGAL DESCRIPTION: (also email to [esubmit@incoq.org](mailto:esubmit@incoq.org)) ALL LOTS 4, 5, 6 AND THE SOUTH HALF OF LOTS 3 AND 7 BLOCK 18 TULSA -

ORIGINAL TOWN \_\_\_\_\_

PRESENT ZONING: IL PRESENT USE: Parking T-R-S \_\_\_\_\_ COUNCIL DISTRICT \_\_\_\_\_ CO COMM DISTRICT \_\_\_\_\_


**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED ZONING: CBD PROPOSED USE: MIXED-USE DEV. AREA AFFECTED IN PLAN: \_\_\_\_\_

NATURE OF PROPOSAL or AMENDMENT: \_\_\_\_\_

LAND USE DESIGNATION: Downtown Neighborhood GROWTH OR STABILITY DESIGNATION: Growth

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?:  Y  N COMP PLAN AMEND CASE # \_\_\_\_\_

| <b>APPLICANT INFORMATION</b>   | <b>PROPERTY OWNER INFORMATION</b>      |
|--|--|
| NAME: City of Tulsa -- Ashley Chaney   | NAME: Tulsa Parking Authority          |
| ADDRESS: 175 E. 2 <sup>nd</sup> Street   | ADDRESS: 175 E. 2 <sup>nd</sup> Street |
| CITY, ST, ZIP: Tulsa, OK 74103   | CITY, ST, ZIP: Tulsa, OK 74103         |
| DAYTIME PHONE: 918-576-5527  | DAYTIME PHONE                          |
| EMAIL: <a href="mailto:achaney@cityoftulsa.org">achaney@cityoftulsa.org</a>                                | EMAIL                                  |
| <b>I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.</b> |  |
| SIGNATURE & DATE:       |  |

DOES OWNER CONSENT TO THIS APPLICATION?  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? \_\_\_\_\_

| <b>APPLICATION FEES</b>  |           |    |                            |
|--|-----------|----|----------------------------|
| BASE APPLICATION FEE   |           |    | \$                         |
| ADDITIONAL FEE (i.e. <i>Optional Development Plan</i> )                      |           |    | \$                         |
| NEWSPAPER PUBLICATION  |           | \$ |                            |
| SIGNS  | \$130 X   | =  | \$                         |
| 300' PROPERTY OWNERS MAIL<br>(Minimum Mailing will be to 15 Property Owners) | \$45 + \$ | =  | \$                         |
|  |           |    | NOTICE SUBTOTAL \$         |
| RECEIPT NUMBER: _____  |           |    | <b>TOTAL AMOUNT DUE \$</b> |

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


| <b>DISPOSITION</b> |   |
|--------------------|---|
| TMAPC REC.         | COUNCIL/COMMISSION ACTION   |
|                    | DATE/VOTE   |
| DATE/VOTE          | ORDINANCE/RESOLUTION NO.  |
| PLAT NAME          | PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N |

**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.

  
\_\_\_\_\_  
Applicant's Signature

5/26/21  
\_\_\_\_\_  
Date

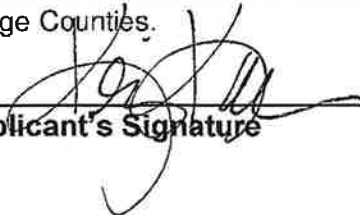
**AUTHORIZATION FOR INCOG TO OBTAIN NAMES AND MAILING ADDRESSES OF OWNERS OF PROPERTY WITHIN 300 FEET (or more, until a minimum of 15 property owners are notified) LOCATED IN TULSA AND OSAGE COUNTY ONLY\***

**AUTHORIZATION AND RELEASE**

I authorize the INCOG Staff to obtain property owners' 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 (or more until a minimum of 15 property owners are notified) 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

5/26/21  
\_\_\_\_\_  
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, work-shops, 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

5/20/21  
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: 

### SA 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-7612**

**Date: Wednesday, 7/7/2021 1:00 PM**

**, 2<sup>nd</sup> Level, One Technology Center, 175 East 2<sup>nd</sup> Street**

**Planning Review Committee (PRC) Meeting**

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

**-, Large Conference Room, 8<sup>th</sup> Floor, INCOG, 2 West 2<sup>nd</sup> 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 2<sup>nd</sup> Street, Suite 800**  
**Tulsa, Oklahoma 74103**  
**(918) 584-7526**