

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****[] Optional Development Plan****APPLICATION INFORMATION**RECEIVED BY: rj DATE FILED: 06/09/2021 PRC DATE: - HEARING DATE: **07/21/2021** CASE NUMBER: **Z-7613****[x] CITY [] COUNTY** REFERRAL CITIES (ZONING ONLY): _____ RELATED CASE # _____NEIGHBORHOOD ASSOCIATIONS: **Pearl District Assn, Pearl District Business and Property Owners Assoc****SUBJECT PROPERTY INFORMATION**

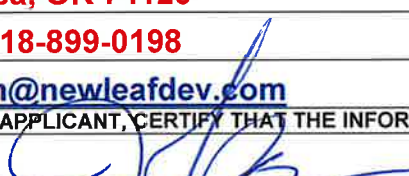
ADDRESS OR DESCRIPTIVE LOCATION:

TRACT SIZE: 0.28 acres/ 12349.31 sq. ft.LEGAL DESCRIPTION: (email to esubmit@incog.org): **LTS 15 & 16 BLK 5, EAST LYNN ADDN**PRESENT ZONING: **RS-4/** PRESENT USE: **Vacant** T-R-S: **9306** CZM: **37** ATLAS: CD: **4****INFORMATION ABOUT YOUR PROPOSAL**PROPOSED ZONING: **RM-2** PROPOSED USE: **Townhouse** DEV. AREAS AFFECTED IN PLAN: _____

NATURE OF AMENDMENT:

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 Jonathan Belzley	NEW LEAF DEVELOPMENT LLC
ADDRESS 1506 East 6th St.	1506 E 6TH ST
CITY, ST, ZIP Tulsa, OK 74120	TULSA OK 74120
DAYTIME PHONE 918-899-0198	
EMAIL jonathan@newleafdev.com	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:  6.9.21	

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? **SELF**

APPLICATION FEES (Make checks payable to INCOG)			
BASE APPLICATION FEE	\$ 1000		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1000
NEWSPAPER PUBLICATION	\$ 225		
SIGNS	\$130 X 2 =	\$ 260	
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 64	NOTICE SUBTOTAL	\$ 549
RECEIPT NUMBER: 233590		TOTAL AMOUNT DUE	\$ 1549

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

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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 INFORMATIONADDRESS OR DESCRIPTIVE LOCATION: **801 and 807 S Quincy Ave E** TRACT SIZE: **95' X 130'**LEGAL DESCRIPTION: (also email to esubmit@incog.org) **Lots 15 & 16, Block 5, East Lynn Addition, Tulsa, Tulsa County**PRESENT ZONING: **RS-4** PRESENT USE: **Vacant** T-R-S **19-13-6** COUNCIL DISTRICT **4** CO COMM DISTRICT **2****INFORMATION ABOUT YOUR PROPOSAL**PROPOSED ZONING: **RM-2** PROPOSED USE: **Townhouse** DEV. AREA AFFECTED IN PLAN: **N/A**NATURE OF PROPOSAL or AMENDMENT: **Six (6) two story townhouses on separate lots with common parking and access easement at the rear. (see plans, elevations and renderings attached)**LAND USE DESIGNATION: **Downtown Neighborhood** GROWTH OR STABILITY DESIGNATION: **Growth**IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: ☐ Y ☒ N COMP PLAN AMEND CASE # _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Jonathan Belzley	NAME	New Leaf Development, LLC
ADDRESS	1506 East 6th Street	ADDRESS	1506 East 6th Street
CITY, ST, ZIP	Tulsa, OK 74120	CITY, ST, ZIP	Tulsa OK 74120
DAYTIME PHONE	(918) 899-0198	DAYTIME PHONE	(918) 728-3444
EMAIL	jonathan@newleafdev.com	EMAIL	jonathan@newleafdev.com
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? **Partner**

APPLICATION FEES			
BASE APPLICATION FEE		\$	
ADDITIONAL FEE (i.e. Optional Development Plan)		\$	
NEWSPAPER PUBLICATION		\$	
SIGNS	\$130 X =	\$	
300' PROPERTY OWNERS MAIL (Minimum Mailing will be to 15 Property Owners)	\$45 + \$ =	\$	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 <input type="checkbox"/> Y <input type="checkbox"/> N

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-7613.



Applicant's Signature

6.9.21

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 owner's names and addresses as required for application number **Z-7613**. 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

6.9.21

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

Date

0-9-21

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: Z-7613

Date: Wednesday, 7/21/2021 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.

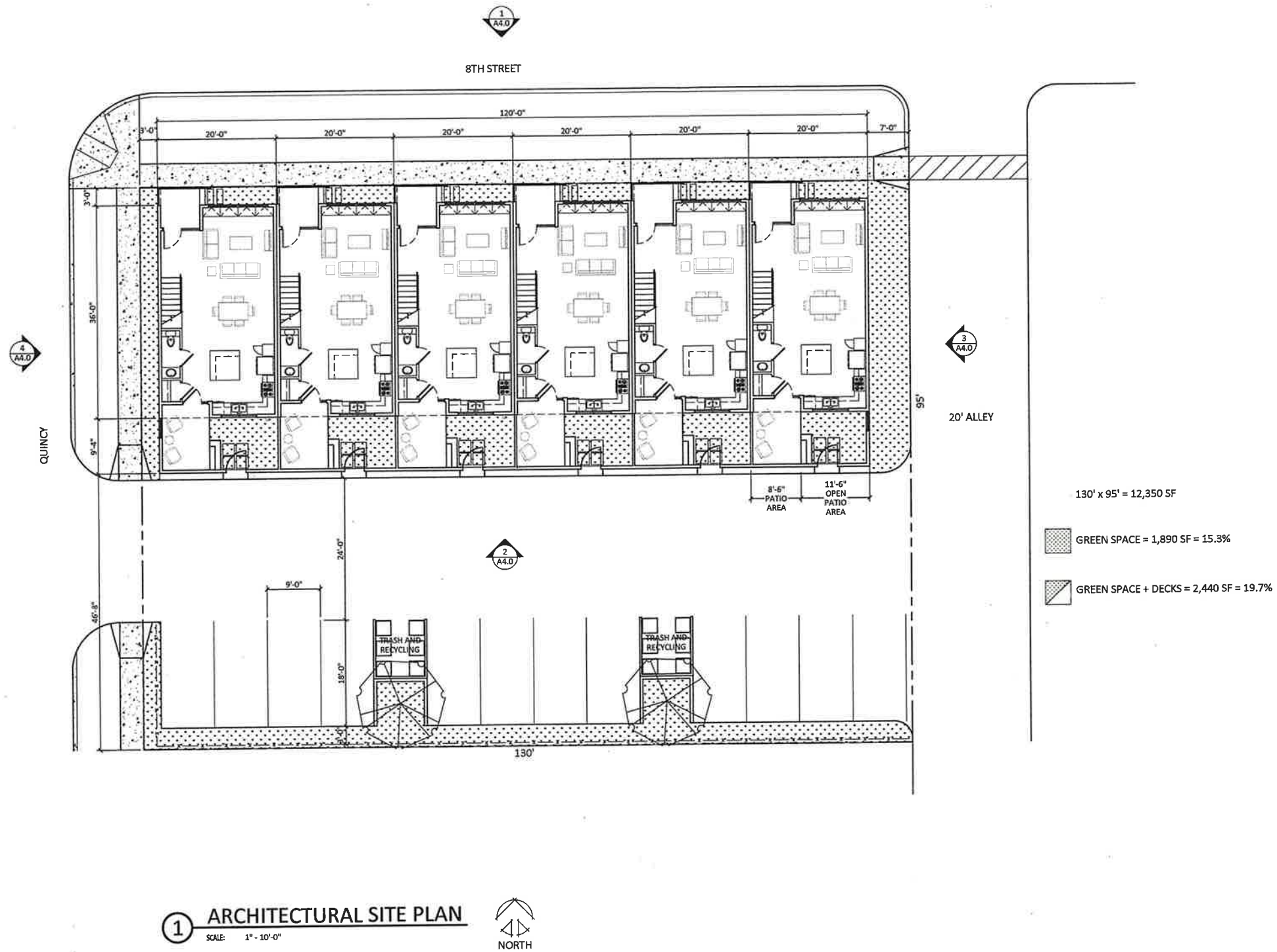
If your application is approved, you will need additional permits.

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

\\SRV-1\projects\2020 PROJECTS\20075-NEW LEAF DEVELOPMENT-8TH AND QUINCY-TULSA, OK\CAD\AS1.0-Architectural Site Plan.dwg Plotted on: Apr 08, 2021 - 4:53pm by Iquinnelly



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Plan Number:	Issue:	Description:	Date:
20075	Revised:		
Drawn by:	SH		
Checked by:	RS		
Date:	4-6-2021		

Contents
ARCHITECTURAL
SITE PLAN

Sheet Number

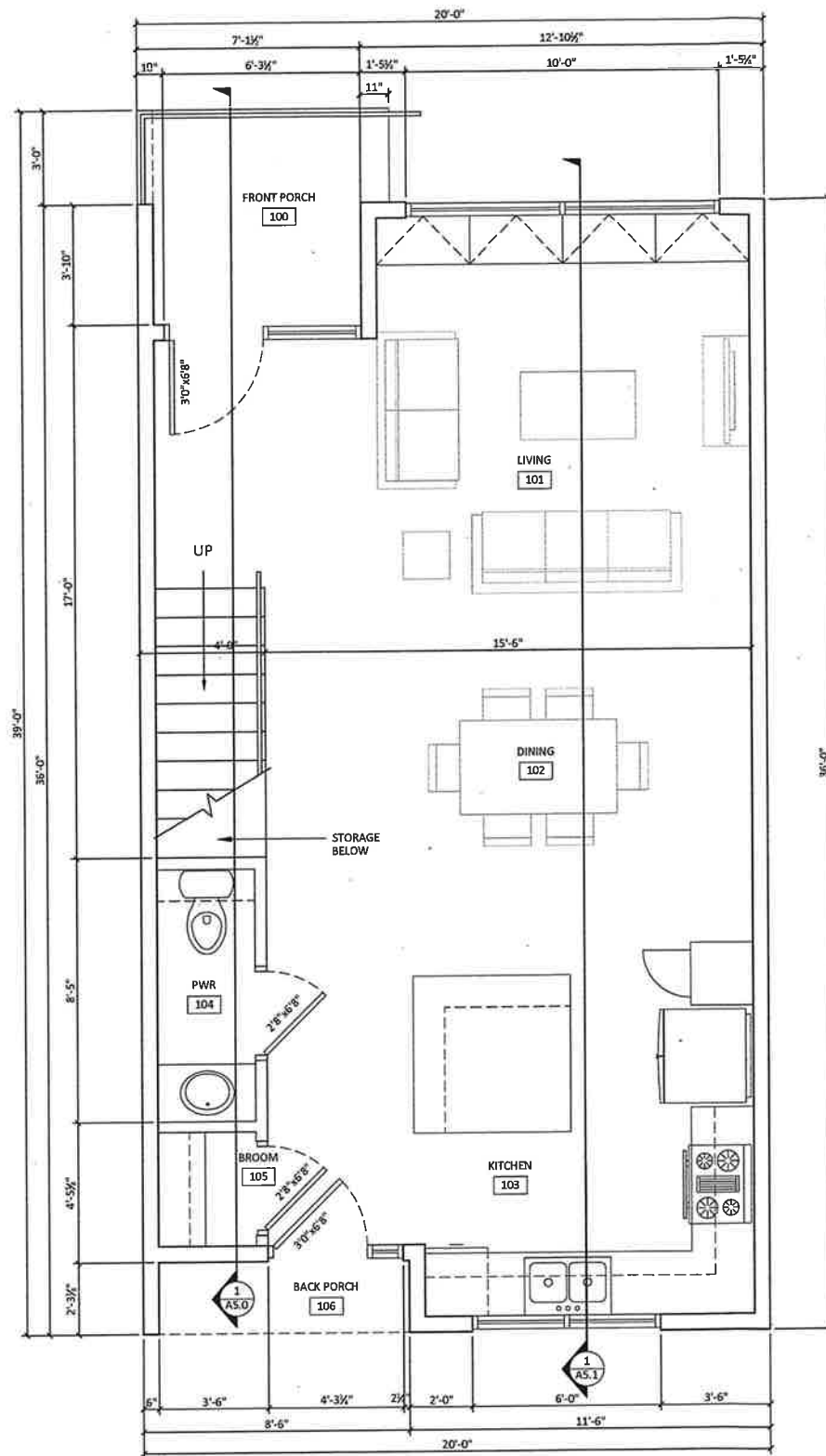
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NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

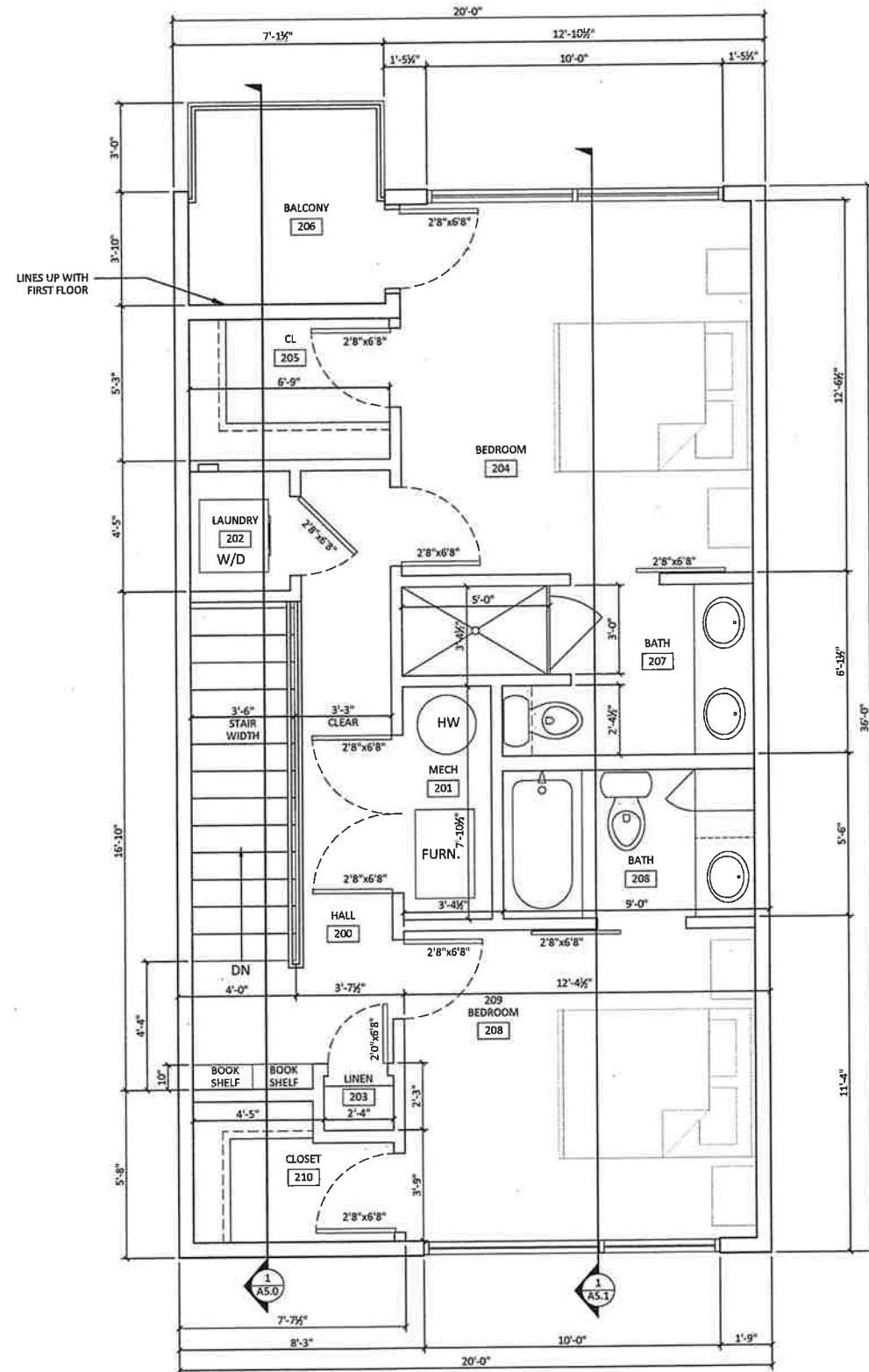
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RICK STUBER ARCHITECTURE, INC.
ARCHITECTS
1000 SOUTH MAIN STREET, SUITE 100
TULSA, OKLAHOMA 74106

\\SVA-1\Projects\2020 PROJECTS\2025-NEW LEAF DEVELOPMENT 8TH AND QUINCY-TULSA OK\CAD\1.0-Floor Plans.dwg Plotted on: Apr 06, 2021 - 4:14pm by lquinneely



1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



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Plan Number	Issue	Description	Date
20075	1	AS.0	20075
Drawn by:	SH	Revised:	Date:
Checked by:	RS	Revised:	Date:
Date:	4-6-2021		

Contents
FLOOR
PLANS

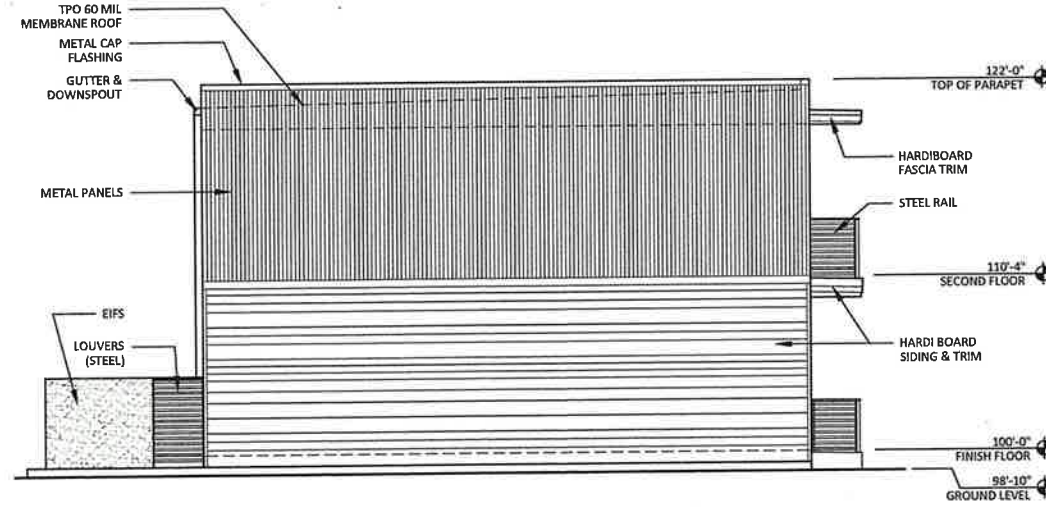
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NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

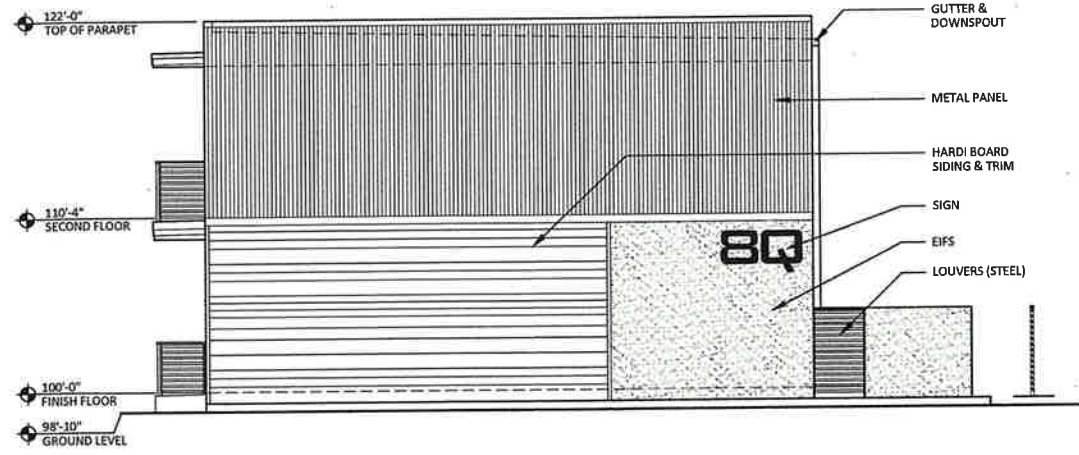
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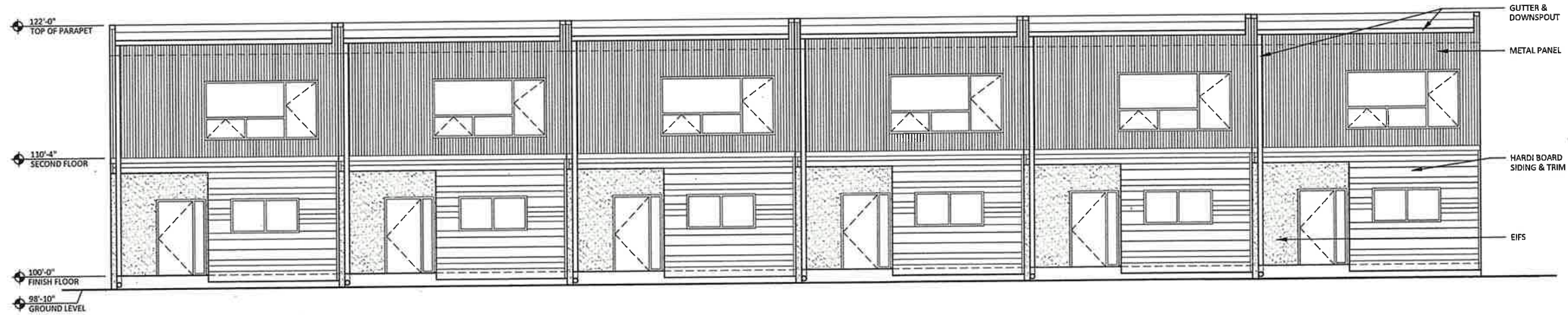
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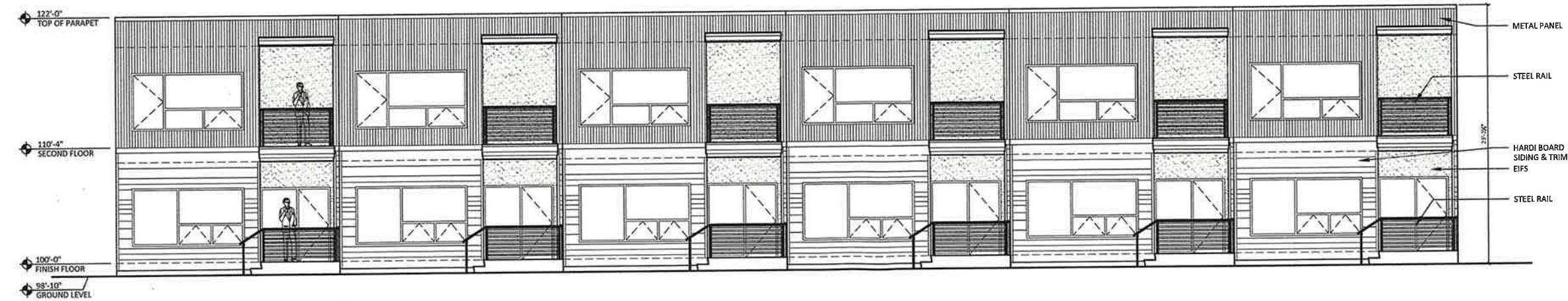
3 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

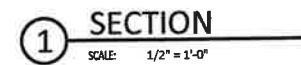
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20077	SH	4-6-2021
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20081	SH	4-6-2021
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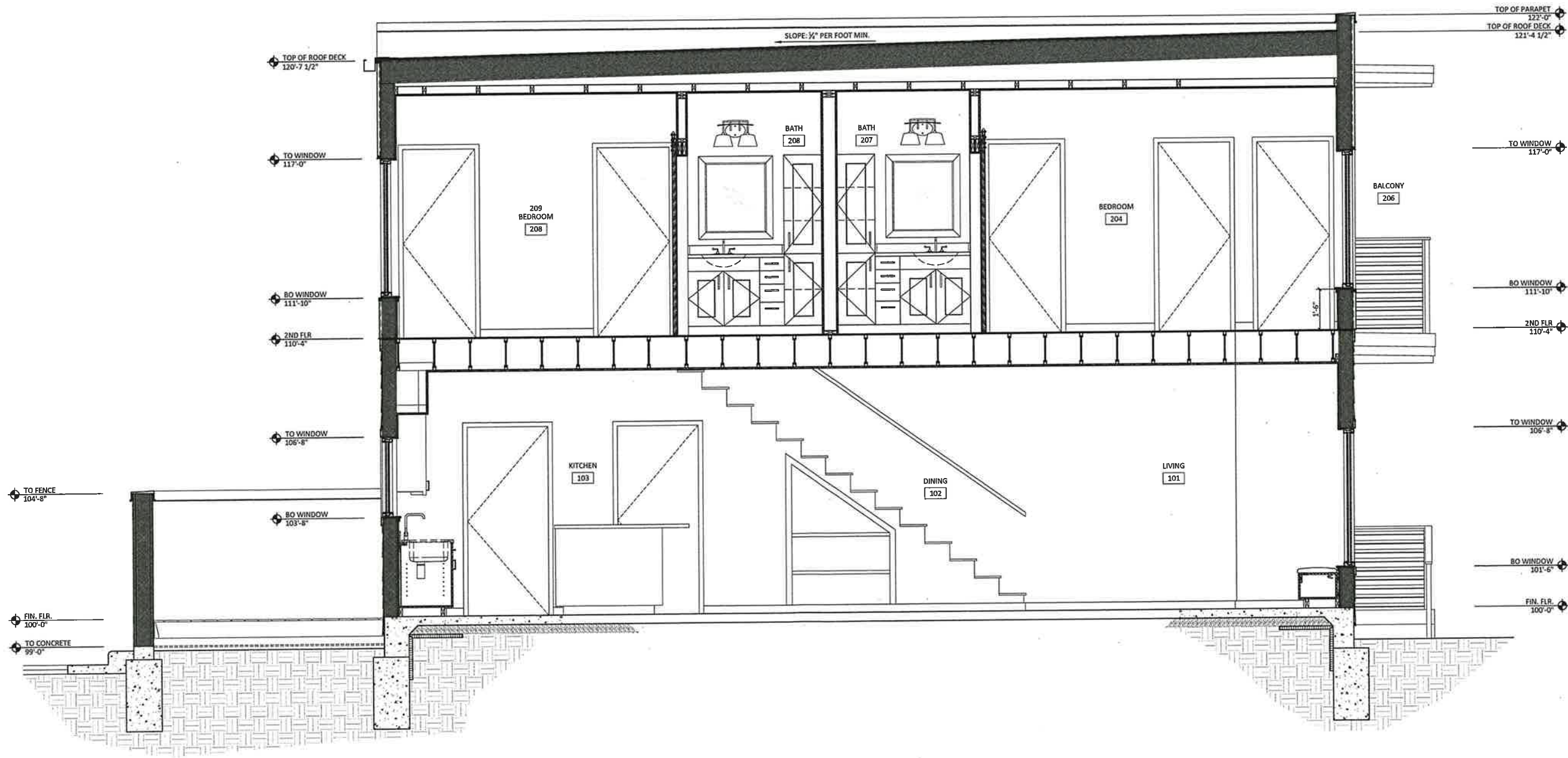
Contents
PROPOSED ELEVATIONS

Sheet Number
A4.0

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\\SRV-1\projects\2020 PROJECTS\20075-NEW LEAF DEVELOPMENT-8TH AND QUINCY-TULSA.ORA\CAD\AS-O-Building Sections.dwg Plotted on: Apr 06, 2021 - 10:10am by lquinnelly



1 SECTION
SCALE: 1/2" = 1'-0"

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Plan Number	Issue	Description	Date
20075	20075		
Drawn by:	SH		
Checked by:	RS		
Date:	4-6-2021		

Contents
BUILDING
SECTIONS

Sheet Number

A5.1

NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

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RS
RICK STUBER ARCHITECTURE, INC.
ARCHITECTS AND INTERIORS
DESIGNERS



① **LOOKING SOUTHEAST**
SCALE: N.T.S.

SCALE: N.T.S.



② **LOOKING NORTHEAST**
SCALE: N.T.S.

SCALE: N.T.



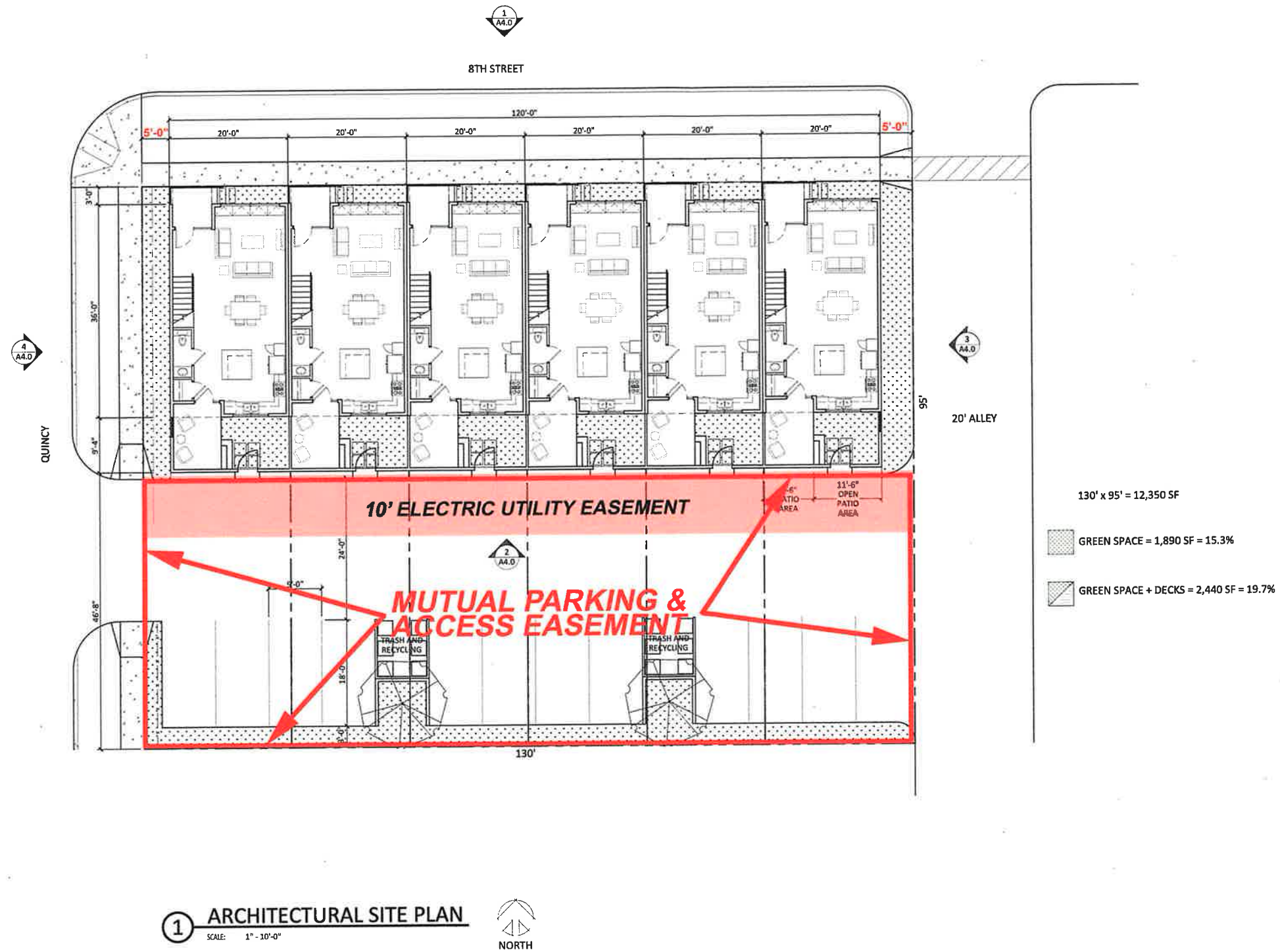
NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

Plan Number	20075	Isolate	Discrepancy	Date
Drawn by:	SH	Revisits	Discrepancy	Date
Checked by:	RS			
Date:	4-6-2021			

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Revision:							
Description:							
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Date:							

Contents
ARCHITECTURAL
SITE PLAN

Sheet Number

AS1.0

NEW LEAF DEVELOPMENT
8TH & QUINCY AVE.
TULSA, OKLAHOMA

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RICK STUBER ARCHITECTURE, INC.
TULSA, OKLAHOMA
581-234-1234