TULSA COUNTY PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 incog.org – esubmit@incog.org

[ ] *ZONING* [ ] *PUD* [ ] *MAJOR AMENDMENT*

APPLICATION INFORMATION

RECEIVED BY:_____ DATE FILED: _____ **TCPC DATE:** _____ **CASE NUMBER:** _____

RELATED CASE: _____ PARCEL #:_____

NEIGHBORHOOD ASSOCIATIONS:_____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____ TRACT SIZE: _____

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

_____

PRESENT ZONING:_____ **PRESENT USE**_____ T-R-S_____ CCD _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED ZONING:_____ PROPOSED USE: _____ DEV. AREA AFFECTED IN PLAN: _____

NATURE OF PROPOSAL or AMENDMENT:_____

_____

LAND USE DESIGNATION: _____

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

APPLICANT INFORMATION	*PROPERTY OWNER INFORMATION*
NAME	NAME
ADDRESS	ADDRESS
CITY, ST, ZIP	CITY, ST, ZIP
DAYTIME PHONE	DAYTIME PHONE
EMAIL	EMAIL
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				$
NEWSPAPER PUBLICATION		$900		
SIGNS	$175 X =	$		
300' PROPERTY OWNERS MAIL (Minimum Mailing will be to 15 Property Owners)		$75	NOTICE SUBTOTAL	$
RECEIPT NUMBER:			**TOTAL AMOUNT DUE**	$

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

DISPOSITION

TCPC REC.	**COUNTY COMMISSION ACTION**
	DATE/VOTE
DATE/VOTE	**RESOLUTION NO.**
PLAT NAME	PLAT WAIVER [ ] Y [ ] 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 14.060 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 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 owners' names and addresses as required for application number _____. 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 county commission 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

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 County's adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, special studies or other documents that help guide future development in Tulsa County.*
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: _____

Tulsa County Planning Commission (TCPC) Case Number:_____

Date: Wednesday, _____1:30 p.m.

Room 132 of the Tulsa County Headquarters Building, 218 W. 6th St., Tulsa, Oklahoma

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 <u>will</u> need additional permits.

Contact Tulsa County Development Services at (918) 596-5293 if in unincorporated Tulsa County.

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