

TULSA METROPOLITAN AREA PLANNING COMMISSION

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

LOT SPLIT

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ PAR DATE: _____ ACTION BY DATE: _____ CASE NUMBER: _____
 CITY COUNTY REFERRAL CITIES: _____ RELATED CASE #: _____
 PUD/CO REFERENCE CASE: _____ TMAPC HEARING DATE: _____ TMAPC ACTION: _____
 BOA REFERENCE CASE: _____ BOA HEARING DATE: _____ BOA ACTION: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____
 LEGAL DESCRIPTION OF UNDIVIDED TRACT: _____

 PRESENT USE: _____ PRESENT ZONING: _____ TRS: _____
 COUNTY COMMISSION DISTRICT: _____ CITY COUNCIL DISTRICT: _____
 CITY WATER: _____ RURAL WATER DISTRICT: _____ WELL
 CITY SEWER _____ SEPTIC/AEROBIC SYSTEM

LETTERS FROM CITY UTILITIES OR RURAL WATER DISTRICTS ARE REQUIRED IF UTILIZING THOSE SOURCES.

MODIFICATION FROM SUBDIVISION AND DEVELOPMENT REGULATIONS REQUESTED (IF ANY): _____

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 (Make checks payable to INCOG)		
TOTAL DUE:	\$150	RECEIPT NUMBER: _____

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

SUBMITTAL REQUIREMENTS:

Survey Requirements– All Lot Splits require a survey of the original parent tracts and exhibits clearly describing the final legal descriptions of the split tracts. This document must be prepared by a licensed surveyor or engineer. Please refer to the Lot Split Checklist available at tmapc.org or in our office for complete survey requirements. This must accompany your application at time of submission.

Documents should be no larger than 11 x 17 sized paper.

DISPOSITION

PAR RECOMMENDATION: _____ TMAPC ACTION: _____ DATE/VOTE: _____
 CONDITIONS: _____

 COMMENTS: _____

Public Agency Review (PAR) Meeting Date: Thursday, _____ 1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

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

ACKNOWLEDGEMENT OF PLATTING REQUIREMENTS:

I understand that no application may be approved by the land use administrator or the planning commission if approval of the application would result in the creation of 5 or more lots from the parent tract, as calculated cumulatively for the 5-year period immediately preceding the submittal date of the application for lot-split/adjustment. Land divisions that result in the creation of 5 or more lots from a parent tract, calculated as described in the foregoing sentence, are subject to a platting requirement. If during evaluation of your application staff learns that approving your application would result in 5 or more lots, staff will withdraw your application. Fees paid for your application will be refunded at the sole discretion of the land use administrator.

Signature and Date _____

ZONING CONFORMITY ACKNOWLEDGEMENT:

I understand that no application may be approved by the land use administrator or the planning commission if approval of the application would result in a lot that does not comply with the zoning code. If during evaluation of your application, staff learns that approving your application would result in a lot that does not comply with the zoning code, staff will withdraw your application, and you will be advised to seek relief from the applicable Board of Adjustment. Fees paid for your application will be refunded at the sole discretion of the land use administrator.

Signature and Date _____

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

TMAPC LOT-SPLIT CHECKLIST

The following is a guideline for submitting a Lot-Split application. More information, materials may be necessary for your application to be reviewed.

Legal Descriptions:

- ✓ Legal description of the entire, undivided tract
- ✓ Legal description of each lot that results from the split (including the remainder). Be sure that tracts required to be tied to another tract has their own legal, not one *overall* legal description.

Survey Showing: (11x17, North Arrow & Scale)

- ✓ Proposed split line(s) with new dimensions for each tract
- ✓ Location and names of all abutting streets
- ✓ Location of septic tank and lateral lines, when applicable

Non-Residential

- ✓ Location of all existing buildings with distance from new lot lines
- ✓ Proposed use of each tract and gross floor area of each building
- ✓ Location of all existing ground signs and amount of display surface area for each sign
- ✓ Location of all existing parking areas with the number of spaces on each of the new lots
- ✓ Location of landscaped areas with size

Residential

- ✓ Location of all existing buildings with their distance from new lot lines and their use (i.e., dwelling or accessory building)
- ✓ Location of all driveways and parking areas with dimensions
- ✓ Amount of livability space on each proposed tract if lots are small with a good bit of lot coverage by buildings and drives

Additional Information:

- ✓ Additional permits and testing will be required by the Oklahoma Department of Environmental Quality before any permits are issued for additional Septic systems or aerobic Systems
- ✓ Letter from water district and/or sewer supplier stating water and/or sewer will be supplied *to* all tracts (if other than *City* of Tulsa services)
- ✓ Deed appropriate right-of-way to City/County
- ✓ When writing new deeds leave a blank space of 1.5 x 4 inches for the TMAPC approval stamp on the same page of the legal description.

Zoning:

- ✓ Average lot width (agricultural and residential only)
- ✓ Lot area (agricultural and residential only)
- ✓ Land area (agricultural and residential only)
- ✓ Street frontage and names