

TMAPC
April 18, 2018
Fee Schedule Adjustments

Item for discussion: Adopt proposed revisions to Fee Schedule for TMAPC to reflect changes in the recently adopted Subdivision and Development Regulations.

Background: The Tulsa Metropolitan Area Planning Commission (TMAPC), the Tulsa City Council and the Tulsa County Commission establish application fees for the land development processes. The Subdivision fees were slightly modified in 2013. Prior to that, fees had not been adjusted since 2002. TMAPC fees related to zoning, as well as Board of Adjustment fees, were modified in 2016 to include several new categories and processes resulting from the adoption of the new City of Tulsa Zoning Code. However, the Subdivision fee schedule was not modified at that time since it was anticipated that Subdivision Regulations would be updated soon thereafter.

Both the City of Tulsa and Tulsa County adopted new Subdivision and Development Regulations on February 21, 2018, which will be effective on May 10, 2018. The new Subdivision and Development Regulations streamline processes by introducing administrative approvals for lot splits, lot line adjustments and final plats. The new regulations align platting requirements to those outlined in Oklahoma State Statute, which now makes plat waiver applications unnecessary. And, in response to other processes presented in the regulations, two new application types are introduced: Exempt Land Division application and Development Regulations Compliance application.

The previous format for application fees based on size has been eliminated since recent caseload has demonstrated that there is no consistent direct correlation between the complexity of the application and the size of the project. Other fees were streamlined to reflect amended processes.

The attached revised fee schedule reflects the proposed changes (shown in highlight). The existing fee schedule is also attached for comparison.

Staff Recommendation: Adopt proposed revisions to TMAPC fee schedule.

VI. SUBDIVISION FEES

A. SUBDIVISION PLATS:	
1. Preliminary Plat	\$1,200.00
2. Final Plat	\$900.00
3. Minor Subdivision Plat	\$650.00
B. ACCESS CHANGES	
1. Access point(s) changed on recorded plat	\$100.00
C. REINSTATEMENT OF A SUBDIVISION PLAT:	
1. Reinstatement of a PRELIMINARY Plat	\$100.00
2. Reinstatement of a FINAL Plat	\$100.00
D. EXTENSION of Approval of Subdivision Plat:	
1. Extension of a Preliminary or Final Plat	\$100.00
E. Authorization for an ACCELERATED RELEASE of a Building Permit:	\$500.00
F. EXEMPT LAND DIVISION APPLICATION	\$100.00
G. LOT SPLITS	\$150.00
H. LOT LINE ADJUSTMENTS	\$150.00
I. DEVELOPMENT REGULATIONS COMPLIANCE	\$500.00

NOTE: The above fees include the application fee, and an evaluation fee which is designed to partially cover the cost of investigation of site characteristics, adopted plans, previous actions, adequacy of existing and proposed streets, utilities and stormwater structures, as well as inspection of the site and surrounding property.

FEE SCHEDULE FOR TMAPC & BOARD OF ADJUSTMENT

VI. SUBDIVISION FEES

A. SUBDIVISION PLATS:	Base Fee	Sliding Fee
1. Sketch Plat	\$250.00	
2. Preliminary Plat	850.00	+ \$5.00 per acre
3. Preliminary Plat Corridor and PUD	1,200.00	+ \$5.00 per acre
4. Final Plat	650.00	+ \$5.00 per acre
5. Final Plat Corridor and PUD	900.00	+ \$5.00 per acre
6. Minor Subdivision Plat	650.00	
B. PLAT WAIVER		
1. Processing and Application Fee		\$ 250.00
C. ACCESS CHANGES*		
1. Access point(s) changed on recorded plat (Traffic/Dept. of Public Works and TMAPC)		\$ 100.00
D. REINSTATEMENT OF A SUBDIVISION PLAT:		
1. Reinstatement of a PRELIMINARY Plat		\$ 100.00
2. Reinstatement of a FINAL Plat		100.00
E. EXTENSION of Approval of Subdivision Plat:		
1. Extension of a Preliminary or Final Plat		\$ 100.00
F. Authorization for an ACCELERATED RELEASE of a Building Permit:		
		\$ 500.00
G. LOT SPLITS		
1. Lot splits which meet all Subdivision Regulations and zoning ordinances as submitted		\$100.00
2. Lot splits that require any waiver of the Subdivision Regulations and/or zoning ordinances		\$150.00
H. LOT COMBINATIONS		
1. The voluntary act of the lot owner to combine adjoining parcels to be considered as one lot for zoning purposes		\$100.00

* When access changes are required with a plat waiver application, there is no additional fee. All fees include base fees and any additional fees per acre are per acre or fraction thereof.

NOTE: The above fees include the application fee, and an evaluation fee which is designed to partially cover the cost of investigation of site characteristics, adopted plans, previous actions, adequacy of existing and proposed streets, utilities and stormwater structures, as well as inspection of the site and surrounding property.