

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 LINE ADJUSTMENT (LLA)

APPLICATION INFORMATION

RECEIVED BY: DATE FILED: ACTION BY DATE: CASE NUMBER:

[] CITY [] COUNTY REFERRAL CITIES: RELATED CASE #:

PUD/CO REFERENCE CASE:

SUBJECT PROPERTY INFORMATION

ADDRESSES OR DESCRIPTIVE LOCATION:

LOT LINE ADJUSTMENT [] LOT LINE ADJUSTMENT (COMBINATION ONLY) []

PRESENT USE: PRESENT ZONING: T-R-S:

CITY COUNCIL DISTRICT: COUNTY COMMISSION 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):

Table with 2 columns: APPLICANT INFORMATION and PROPERTY OWNER INFORMATION. Rows include NAME, ADDRESS, CITY, ST, ZIP, DAYTIME PHONE, EMAIL, and a signature line.

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

APPLICATION FEES (Make checks payable to INCOG)

Table with 3 columns: TOTAL DUE: \$ 150, RECEIPT NUMBER:

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

SUBMITTAL REQUIREMENTS:

Survey Requirements (Involving Land Divisions) - A survey must accompany your application at the time of submission. All Lot Line Adjustments involving the division of land require a survey of the original parent tracts and clearly describing the actions wishing to be taken in the application.

Requirements (Combination Only)- Applications must include an exhibit clearly identifying the legal descriptions of the tracts wishing to be combined. Please be prepared to email the exhibits in an electronic word document if requested by TMAPC staff.

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

DISPOSITION

PAR RECOMMENDATION: ADMINISTRATIVE/TMAPC ACTION: DATE:

LAND USE ADMINISTRATOR SIGNATURE:

CONDITIONS/COMMENTS:

INSTRUMENTS RELEASED:

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 LINE ADJUSTMENT CHECKLIST

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

Legal Descriptions:

- ✓ Legal description of each individual existing tract to be combined.
- ✓ 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 (Adjustments only involving land divisions)

Survey Showing (Only Adjustments Involving the Division of Land): (No Larger than 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 as the legal description.

Zoning:

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