



Tulsa Metropolitan Area
Planning Commission

Case : Yellowstone Estates

Hearing Date: January 20, 2021

Case Report Prepared by:

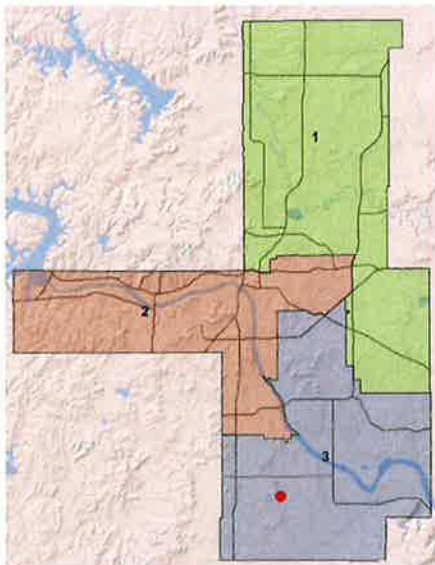
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Roller Enterprises, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Minor Subdivision Plat & Modification of the
Subdivision & Development Regulations to
permit a flag lot

5 lots, 1 block, 36.65 ± acres

Location: South of the southeast corner of
East 161st Street South and South Lewis
Avenue

Zoning: AG-R (Agriculture – Residential)

Staff Recommendation:

Staff recommends **approval** of the minor
subdivision plat and modification.

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Minor Subdivision Plat

MINOR SUBDIVISION PLAT

Yellowstone Estates – (Tulsa County)

South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 5 lots, 1 block on 36.65 ± acres.

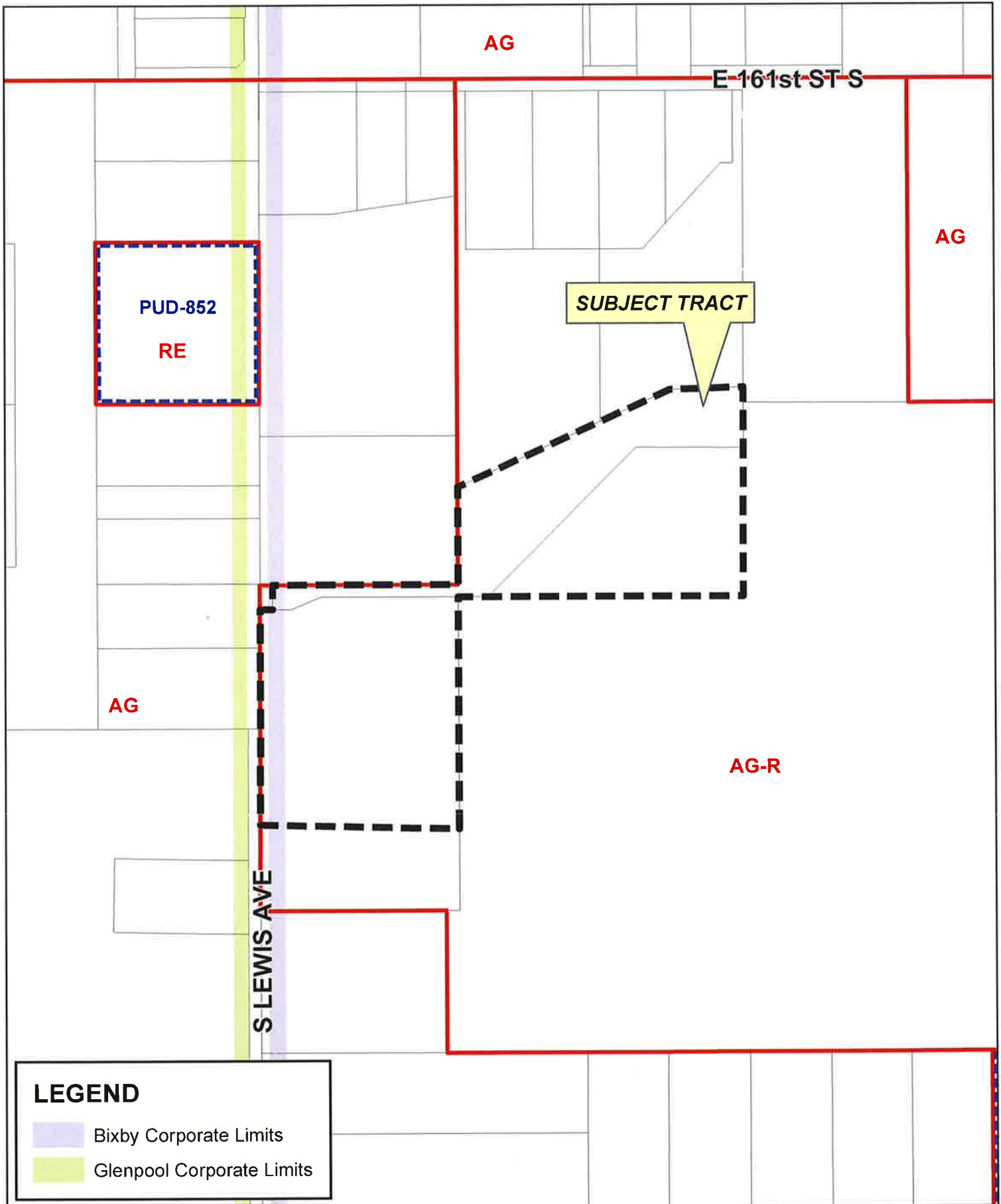
The Technical Advisory Committee (TAC) met on January 7, 2021 and provided the following comments:

1. **Zoning:** The subject tract is zoned AG-R. Lots conform to the requirements of the AG-R district. Approved as submitted.
2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.
3. **County Engineering:** Approved as submitted.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Updated release letters required prior to final plat execution. Oil & Gas certificate was submitted.

Modification of Subdivision Regulations:

1. Modification to allow the use of a flag lot in order to establish Lot 5.

Staff recommends **APPROVAL** of the minor subdivision plat and the modification to the Subdivision & Development Regulations finding the flag lot to be an existing tract previously approved by TMAPC as a flag lot. Approval is subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



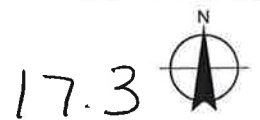
LEGEND

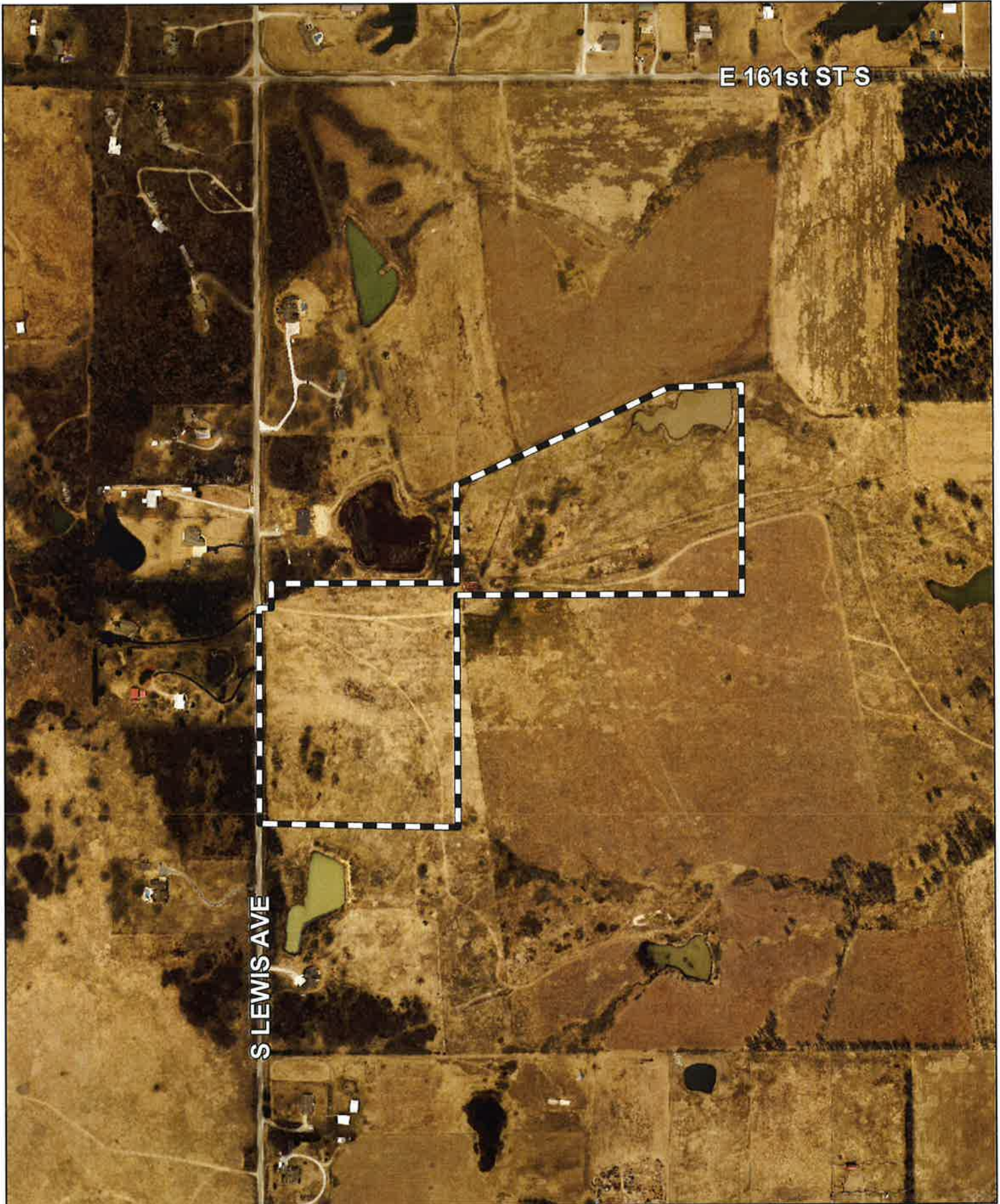
-  Bixby Corporate Limits
-  Glenpool Corporate Limits



**YELLOWSTONE
ESTATES**

17-13 29





E 161st ST S

S LEWIS AVE



Subject Tract

YELLOWSTONE ESTATES

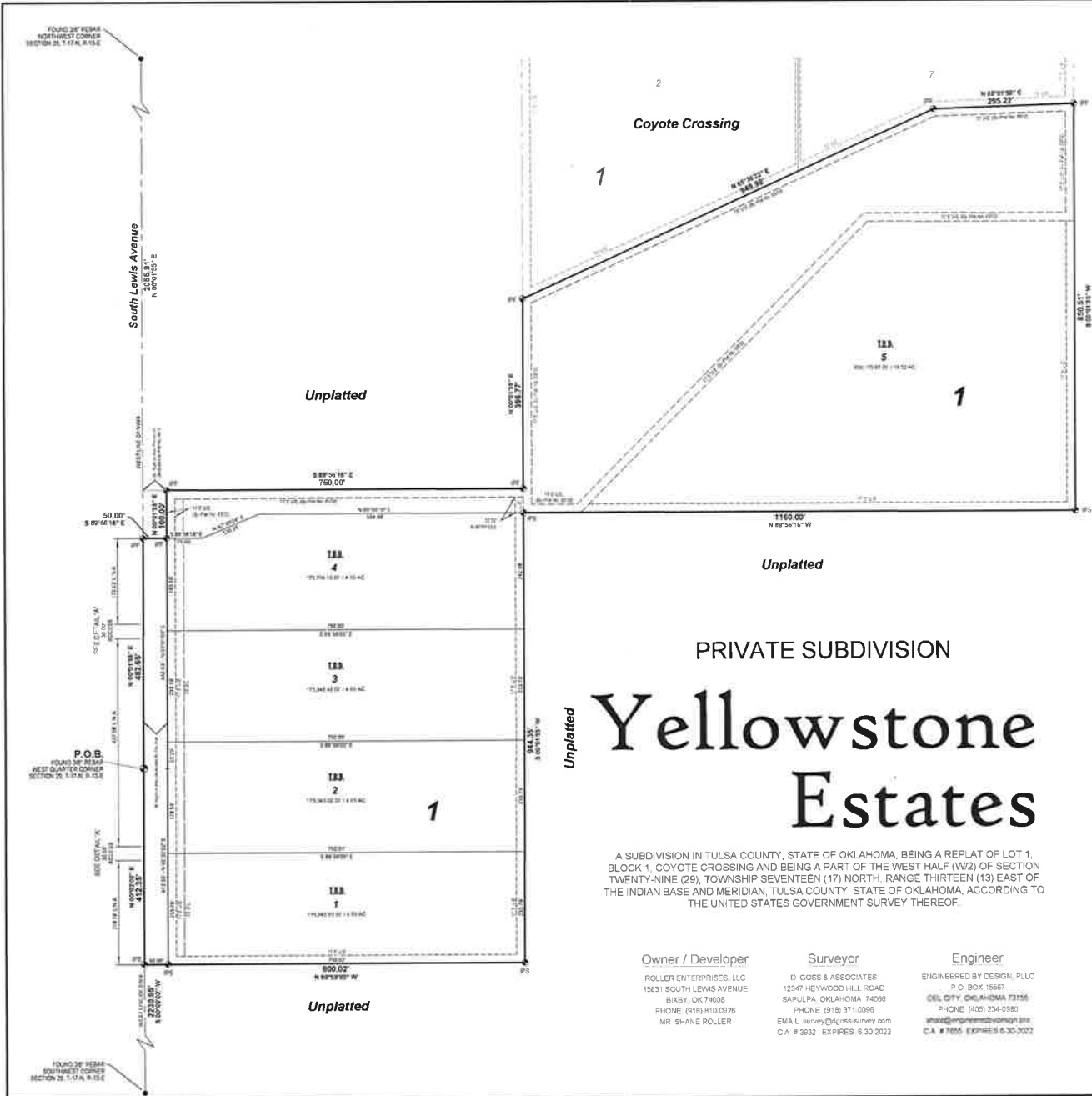
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

17-13 29



17.4



Subdivision Statistics

SUBDIVISION CONTAINS FIVE (5) LOTS IN ONE (1) BLOCK
 GROSS SUBDIVISION AREA = 1,596,659 SQ. FT. / 36.65 ACRES

Basis of Bearings

GEODETIC NORTH

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8\"/>

Benchmark

AGE MONUMENT "563", 5/8\"/>

Addresses

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

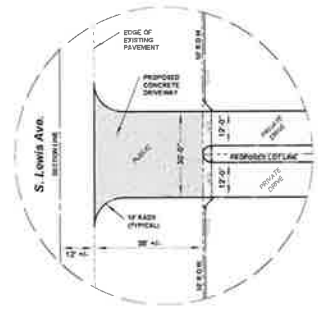
Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0400, OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE
BLOCK 1 1	18" RCP OR 24" PP
2	24" RCP OR 30" PP
3	24" RCP OR 30" PP
4	24" RCP OR 30" PP
5	EXISTING PIPE & DRIVEWAY

NOTE: MINIMUM PIPE SLOPE = 0.75%



DETAIL 'A'
 TYPICAL SHARED DRIVEWAY DETAIL
 SCALE: 1"=20'



- Legend**
- BL - BUILDING SETBACK LINE
 - IPF - IRON PIN FOUND
 - IPD - IRON PIN SET
 - L.N.A. - LIMITS OF NO ACCESS
 - P.O.B. - POINT OF BEGINNING
 - UE - UTILITY EASEMENT
 - SEA - STREET ADDRESS

PRIVATE SUBDIVISION
Yellowstone Estates

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A REPLAT OF LOT 1, BLOCK 1, COYOTE CROSSING AND BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer
 ROLLER ENTERPRISES, LLC
 1531 SOUTH LEWIS AVENUE
 BIXBY, OK 74008
 PHONE: (918) 810-0926
 MR. SHANE ROLLER

Surveyor
 D. GOSS & ASSOCIATES
 12347 HEYWOOD HILL ROAD
 SAPULPA, OKLAHOMA 74069
 PHONE: (918) 371-0096
 EMAIL: survey@gdassurvey.com
 C.A. # 3532 EXPIRES: 6-30-2022

Engineer
 ENGINEERED BY DESIGN, PLLC
 P.O. BOX 15667
 DEL CITY, OKLAHOMA 73116
 PHONE: (405) 234-0580
 www.engineeredbydesign.com
 C.A. # 7655 EXPIRES: 6-30-2022

FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____

TULSA METROPOLITAN AREA PLANNING COMMISSION OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____

COUNTY ENGINEER

COUNTY TREASURER STAMP

17.5

