



Tulsa Metropolitan Area
Planning Commission

Case: The Estates at the River V

Hearing Date: April 7, 2021
(Continued from March 17, 2021)

Case Report Prepared by:

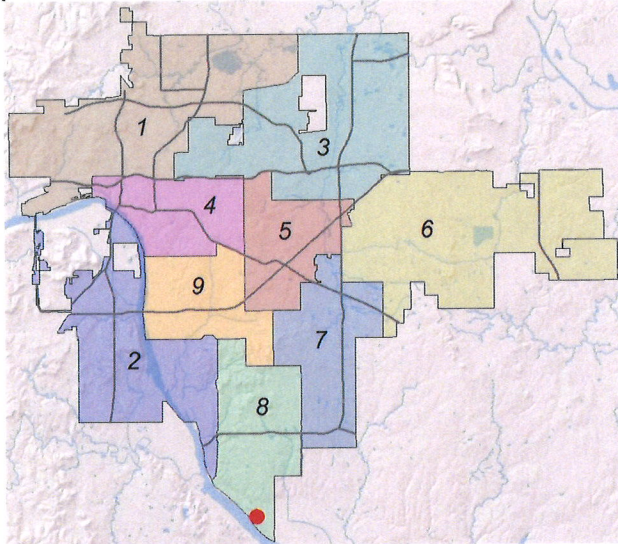
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: EATR, LLC, Great Plains Land and
Wildlife Conservation

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Preliminary Plat

53 lots, 4 blocks, 35.329 ± acres

Location: South of the southwest corner of
East 121st Street South and South Hudson
Avenue

Zoning: RS-3 / PUD-803

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat subject to the conditions
included in the attached staff
recommendation.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal,
Conceptual Improvements

PRELIMINARY SUBDIVISION PLAT

The Estates at the River V - (CD 8)

South of the southwest corner of East 121st Street South and South Hudson Avenue

53 lots, 4 blocks, 35.29 ± acres

The Technical Advisory Committee (TAC) met on August 20, 2020 and provided the following conditions:

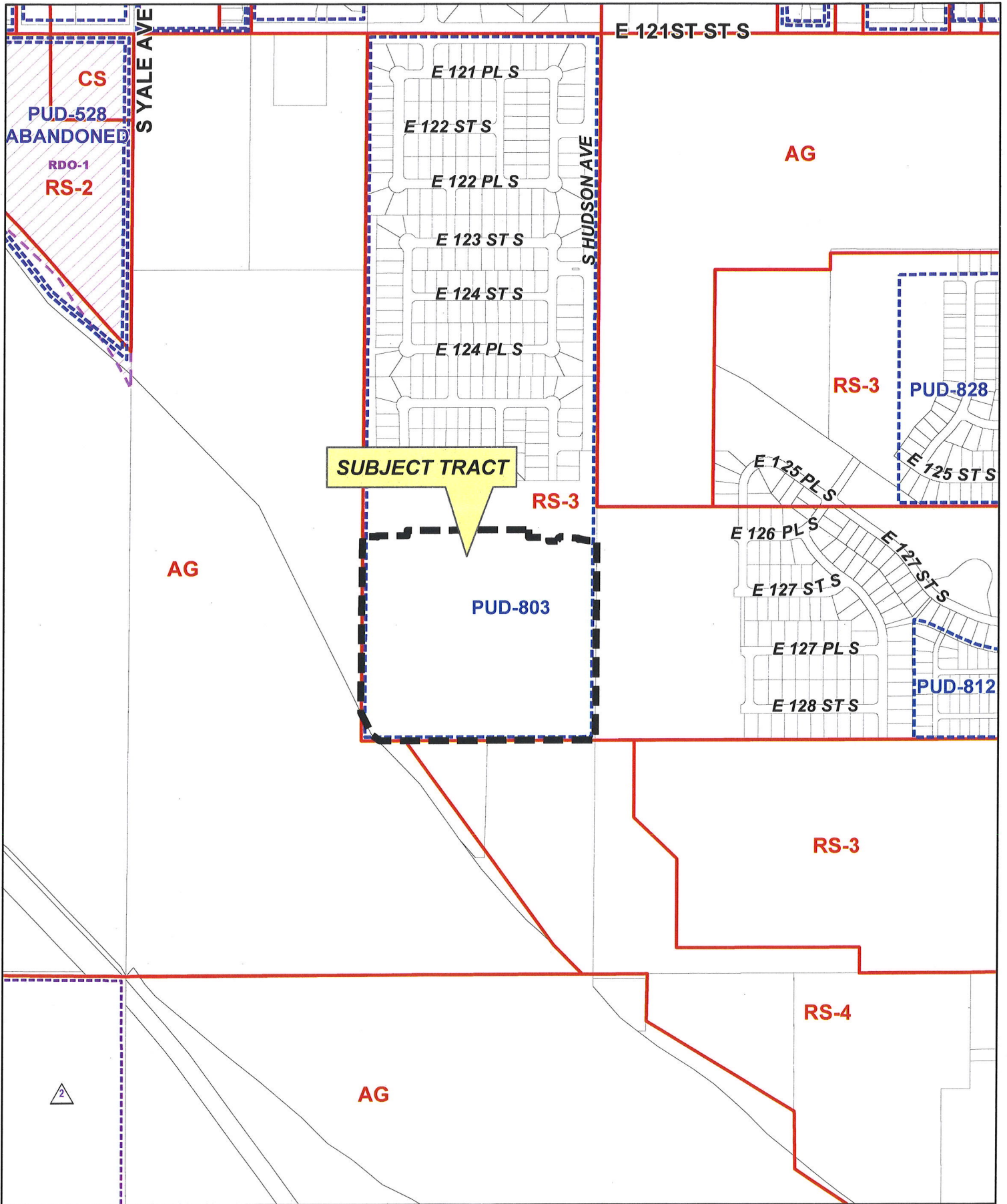
1. **Zoning:** The property is zoned RS-3 with an adopted Planned Unit Development (PUD-803). PUD-803 requires pedestrian and bicycle connections to be provided to the planned multi-use trail area at the southwest area of the subdivision. Planned connections and improvements are required to obtain PUD site and landscape plan approval prior to approval of the final plat. Improvements must be shown on the final set of infrastructure development plans (IDP). The Estates at the River Phase IV is dependant on Phase V to meet all open space requirements of the PUD. Phase IV and V should be combined into phase IV for the purpose of final plat approval and recordation.
2. **Addressing:** Provide lot address graphically on the face of the final plat along with standard address disclaimer. City of Tulsa will assign addresses.
3. **Transportation & Traffic:** Language needs to be updated to ensure all phases of The Estates of the River incorporating private streets are provided access to other private street areas. Subdivision and Development Regulations call for the following when designing new streets not shown on the Major Street and Highway Plan:
 - a. Create an integrated system of streets and nonmotorized transportation facilities that provide for safe and efficient access to lots and movement of people;
 - b. Provide for the efficient movement of through traffic by providing an interconnected network of streets and nonmotorized transportation facilities to avoid isolation of areas and over-reliance on major streets and highways; and
 - c. Be uncomplicated, so that emergency services, public services, and visitors can find their way to intended destinations.

The current street design consisting of a hammerhead on South Granite Avenue and a cul-de-sac at the end of East 127th Street creates two areas of isolation that could be resolved by connecting two dead ends with a through north/south street parallel to other streets in the subdivision. Staff recommends elimination of the cul-de-sac and hammerhead and the incorporation of a through street to meet the intent of the Subdivision and Development Regulations.

4. **Sewer:** Sanitary sewer extensions must be approved through the IDP process prior to final plat approval. Provide recording information for any U/E not being dedicated by the plat.

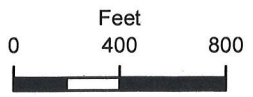
5. **Water:** Water main extensions must be approved through the IDP process prior to final plat approval.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".
7. **Stormwater, Drainage, & Floodplain:** Any remaining regulatory floodplain boundaries must be shown on the face of the plat based on contours and base flood elevations. Development in floodplain areas is subject to additional regulations and will be required to comply with all standards.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final plat release by the City of Tulsa is required prior to final plat approval.

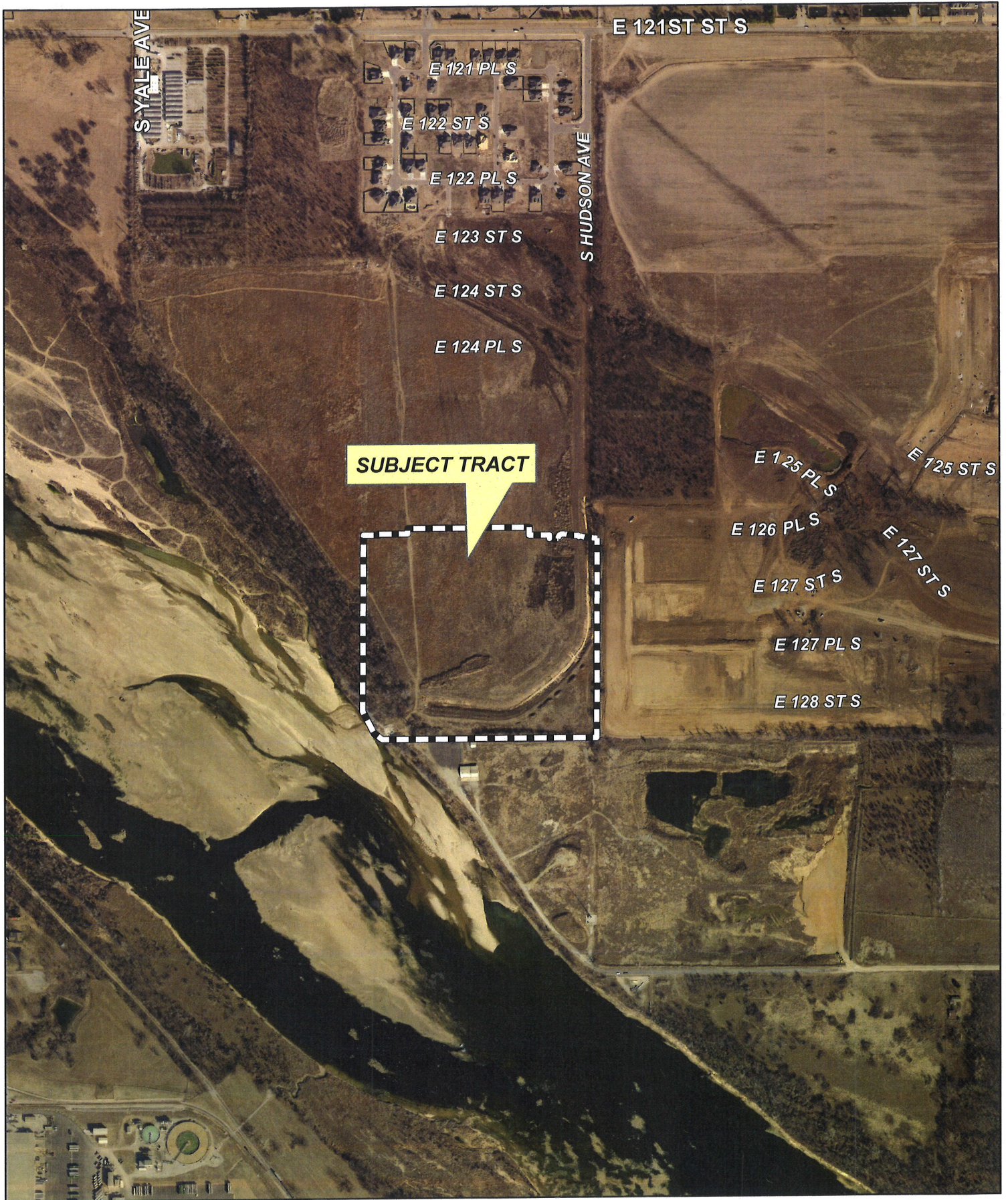


THE ESTATES AT THE RIVER V

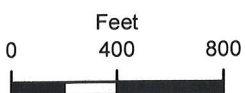
17-13 03



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THE ESTATES AT THE RIVER V

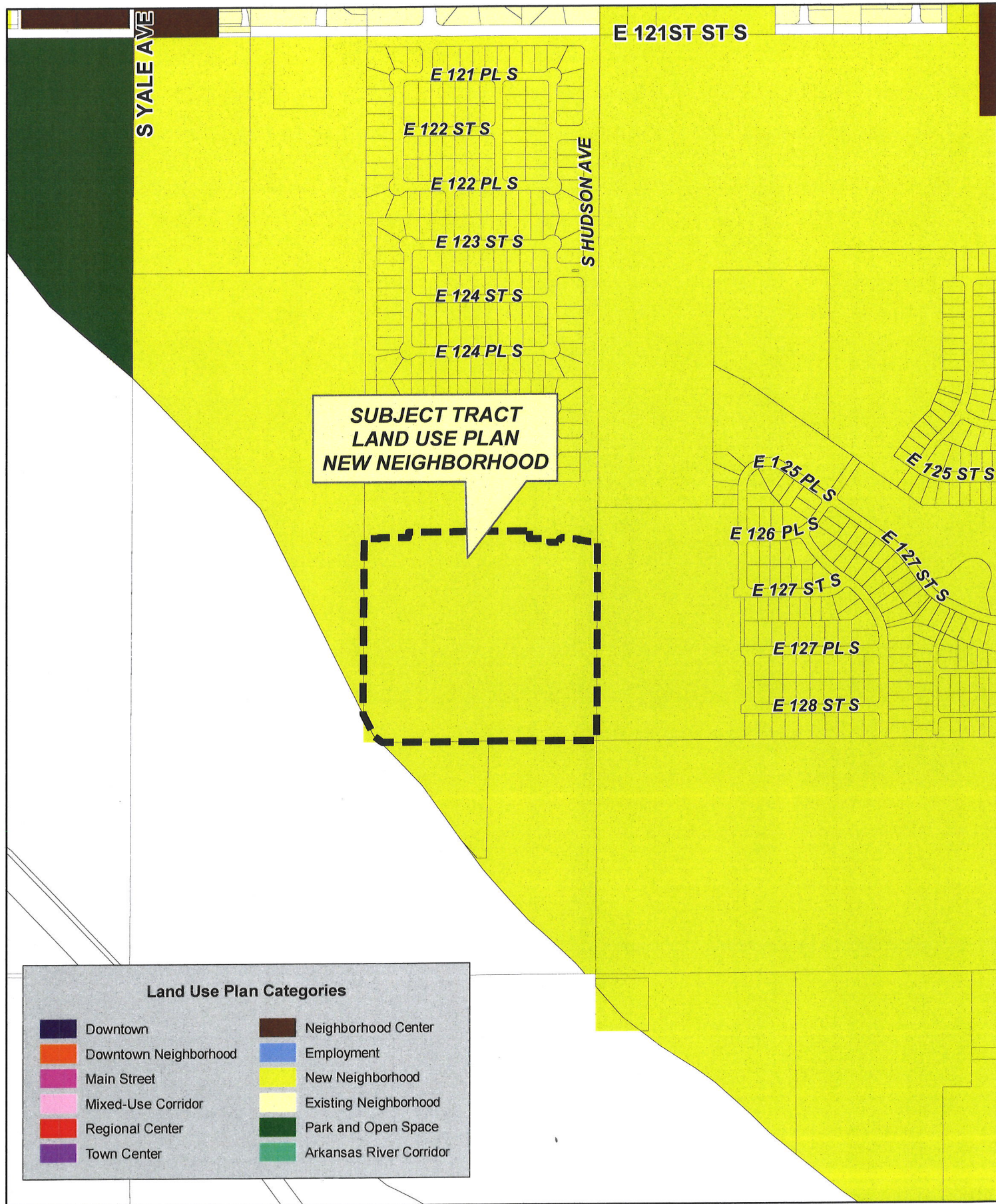


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018













17-13 03

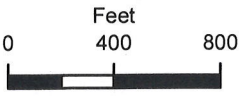


5.5



**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor

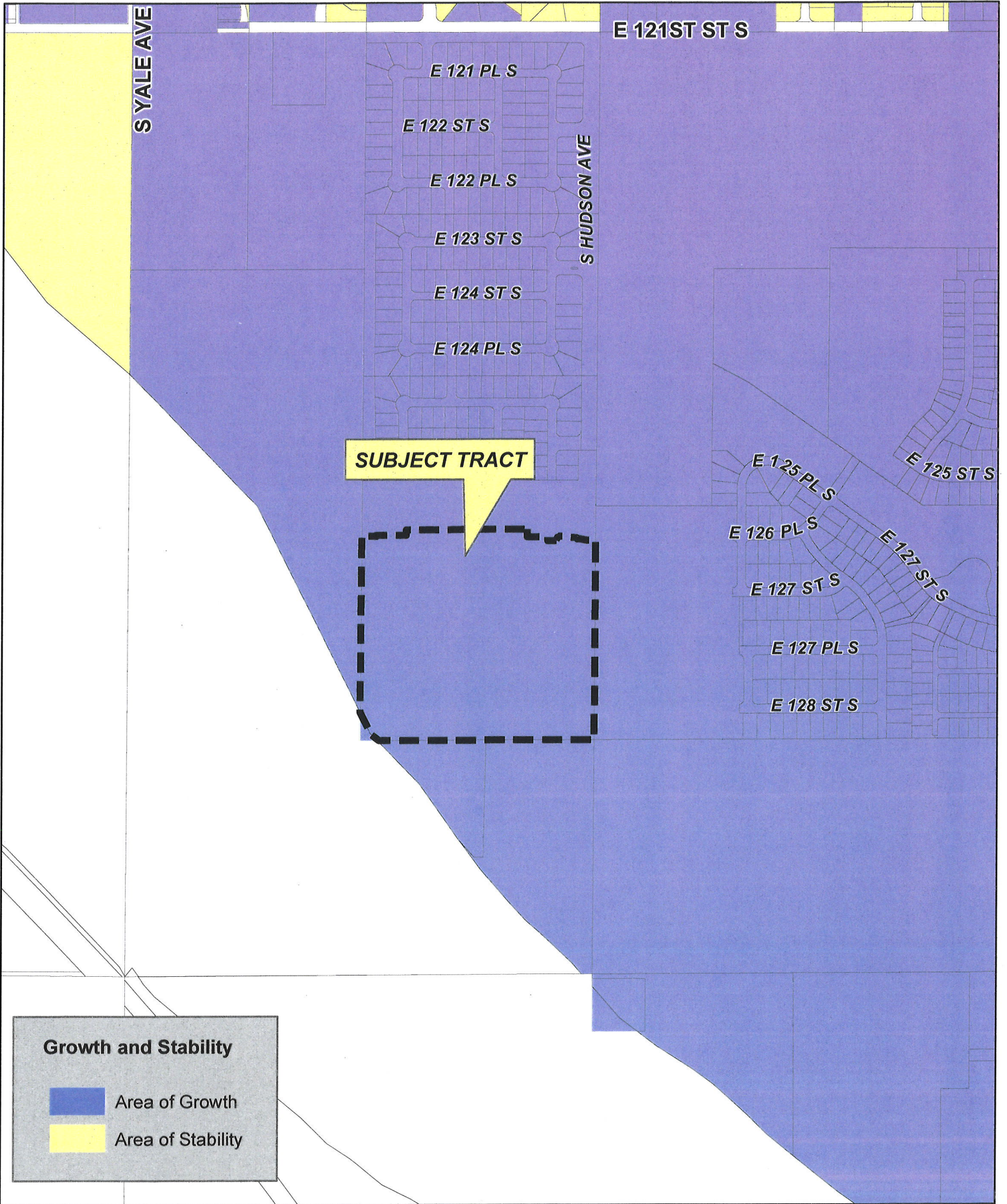


THE ESTATES AT THE RIVER V

17-13 03



5.4



S YALE AVE

E 121ST ST S

E 121 PL S

E 122 ST S

E 122 PL S

S HUDSON AVE

E 123 ST S

E 124 ST S

E 124 PL S

SUBJECT TRACT

E 125 PL S

E 125 ST S

E 126 PL S

E 127 ST S

E 127 ST S

E 127 PL S

E 128 ST S



Location Map
Scale: 1"=200'

SUBDIVISION CONTAINS:
FIFTY-THREE (53) LOTS
IN FOUR (4) BLOCKS
WITH THREE (3) RESERVE AREAS

GROSS SUBDIVISION AREA: 35.329 ACRES

Preliminary Plat

PUD-803-7

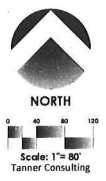
THE ESTATES AT THE RIVER V

PART OF GOVERNMENT LOT SIX (6) OF SECTION THREE (3),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
EATR LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BRIAN GREEN
EMAIL: BGREEN347@GMSK.COM
17211 South 4170 Road
Claremore, Oklahoma 74017
Phone: (918) 342-0840

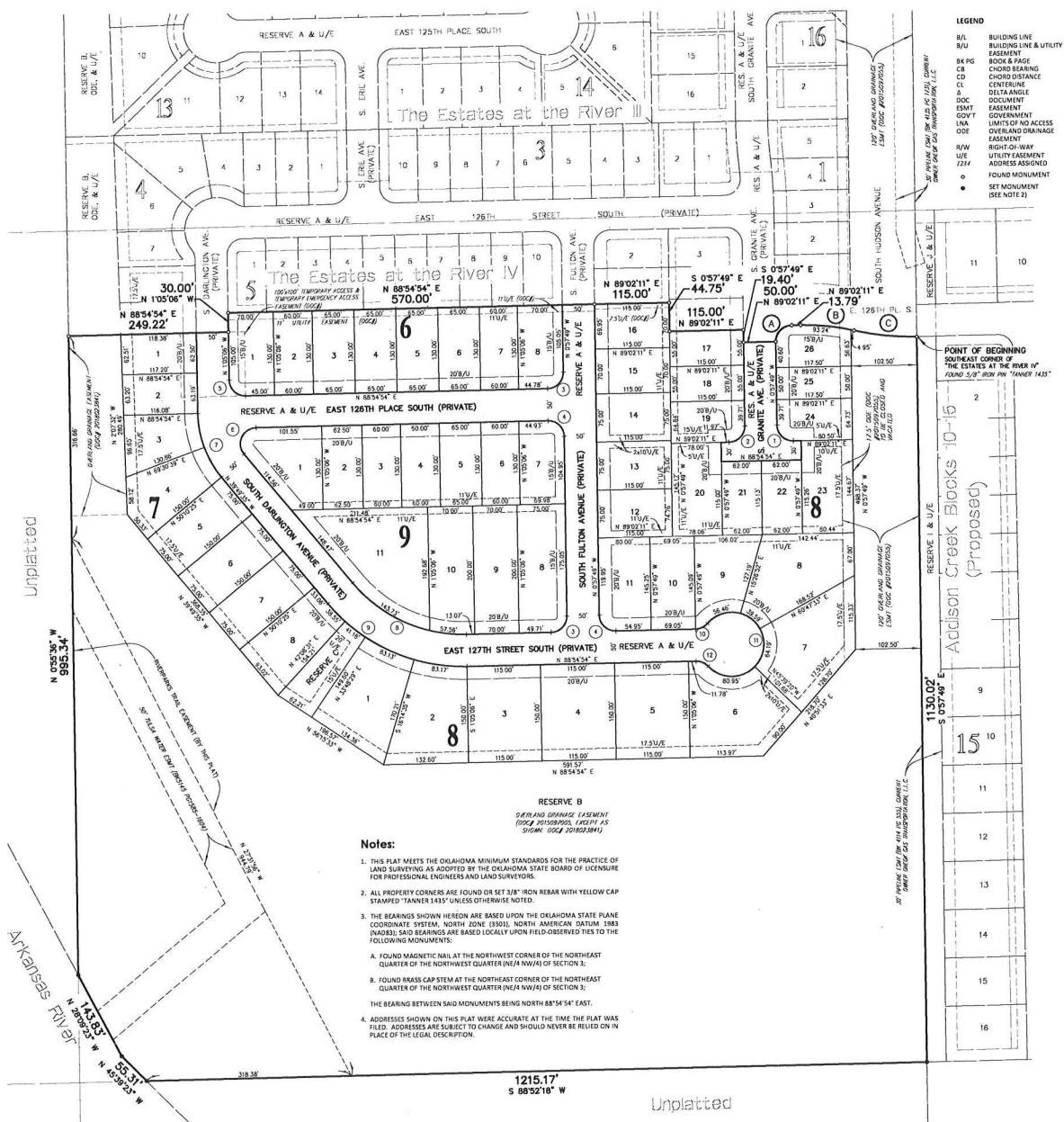
OWNER:
Great Plains Land and Wildlife Conservation Corporation
AN OKLAHOMA NOT FOR PROFIT CORPORATION
CONTACT: KANE SMITH
3530 East 31st Street South
Tulsa, Oklahoma 74135
Phone: (918) 282-3760

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



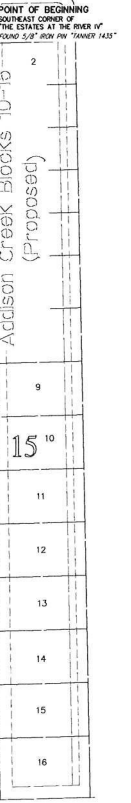
FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TMAPC/INCOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAIRMAN	
MAYOR	
ATTY: CITY CLERK	
CITY ATTORNEY	

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.



- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - GOVT GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 1231 ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)

POINT OF BEGINNING
SOUTHWEST CORNER OF THE ESTATES AT THE RIVER IV
FOUND 5.97' WEST AND 11.33' NORTH OF THE POINT OF BEGINNING OF THE ESTATES AT THE RIVER IV



- Notes:**
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83). CHORD BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - A. FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 3.
 - B. FOUND BRASS CAP STEM AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 3.
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°54'54" EAST.
 4. ADDRESSES SHOWN ON THIS PLAT WERE 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.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD(B)(C)	CHORD(S)(C)
1	39.27	25.00	90°00'00"	N45°37'49"W	35.36
2	39.27	25.00	90°00'00"	N44°02'11"E	35.36
3	39.22	25.00	89°52'43"	N43°58'32"E	35.32
4	39.32	25.00	90°07'11"	N48°01'28"W	35.39
5	39.27	25.00	90°00'00"	N49°00'00"W	35.36
6	56.17	25.00	128°44'30"	N24°32'39"E	45.08
7	108.19	100.00	38°44'00"	N20°7'21"W	106.44
8	203.28	225.00	51°13'00"	N65°27'21"W	184.65
9	246.02	275.00	51°13'00"	N65°27'21"W	237.00
10	21.03	25.00	48°13'23"	N64°09'33"E	20.41
11	241.19	50.00	27°22'46"	N1°05'06"W	66.67
12	21.03	25.00	48°13'23"	N66°59'24"W	20.41

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD(B)(C)	CHORD(S)(C)
A	39.27	25.00	90°00'00"	N44°02'11"E	35.36
B	44.84	350.00	13°42'44"	N88°03'37"W	44.14
C	98.61	400.00	14°07'30"	N84°13'10"W	98.36

5.8



Location Map
Scale: 1"=2000'

SUBDIVISION CONTAINS:
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IN FOUR (4) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 35.329 ACRES

Conceptual Utility Plan

THE ESTATES AT THE RIVER V

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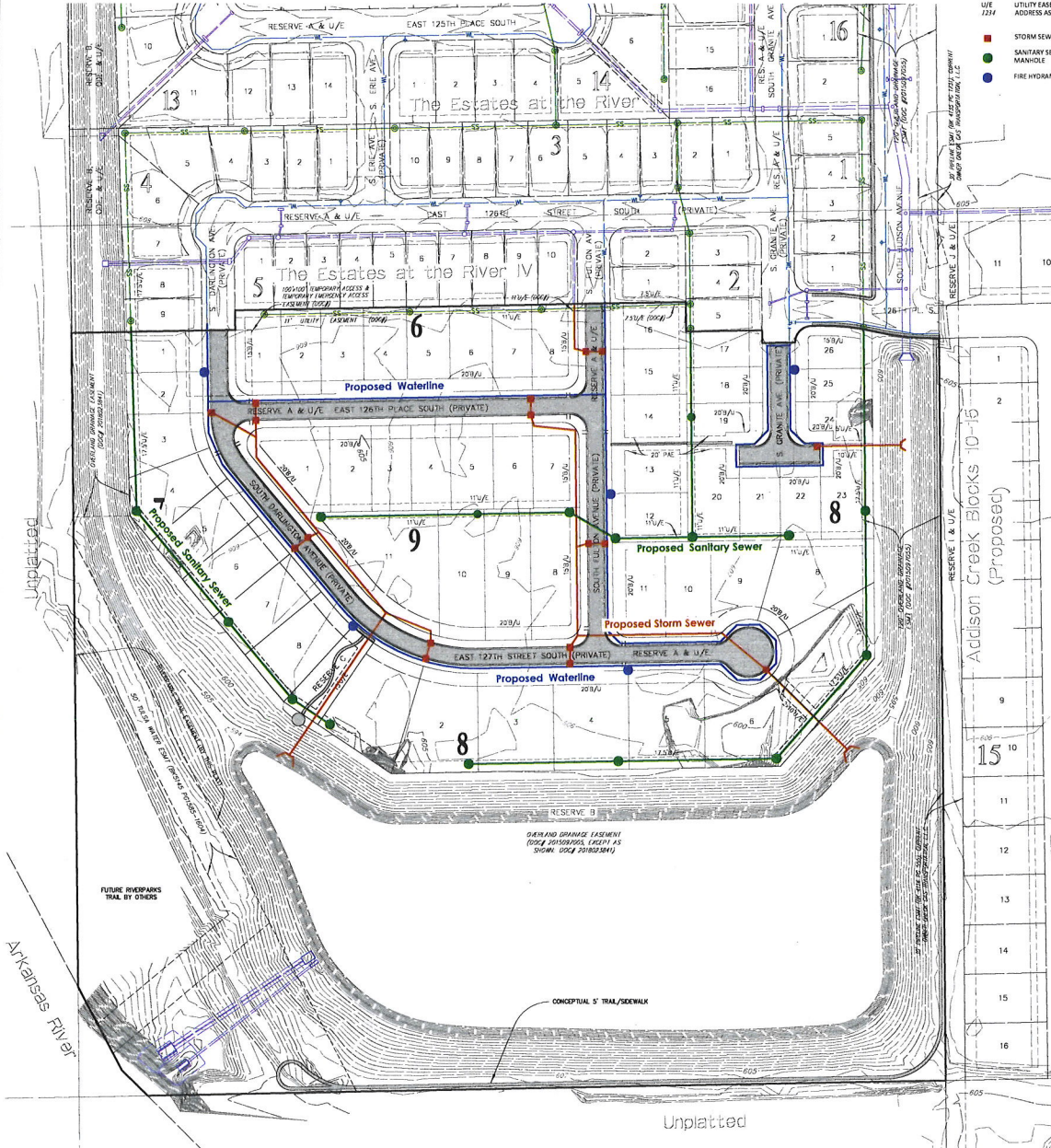
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 - PAE PEDESTRIAN ACCESS EASEMENT
 - PEE PEDESTRIAN ACCESS EASEMENT
 - RTW RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 223V ADDRESS ASSIGNED
- STORM SEWER INLET
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT



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DATE OF PREPARATION: March 10, 2021

The Estates at the River V
SHEET 1 OF 3

5.11