



Tulsa Metropolitan Area
Planning Commission

Case: River West Phase V & VI
(Related to River West V & VI Accelerated Release Request)

Hearing Date: October 6, 2021

Case Report Prepared by:

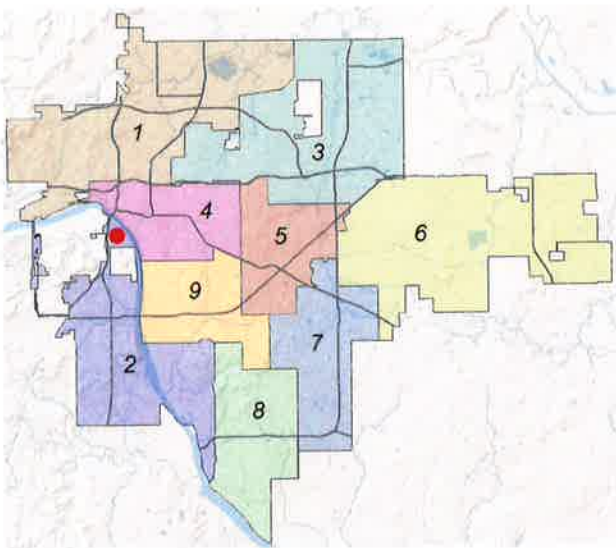
Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Design, Mark Capron

Owner: THA Brightwaters Apartments

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat and Modification of the Subdivision & Development Regulations to remove performance Guarantee Requirements

2 lots, 2 blocks, 2 phases, 10.66 ± acres

Location: Southeast corner of West 21st Street South and Southwest Boulevard

Zoning: MX1-U-55

Staff Recommendation:

Staff recommends **approval** of the preliminary plat and the modification of the Subdivision & Development Regulations

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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

5.1

PRELIMINARY SUBDIVISION PLAT

River West Phase V & VI - (CD 2)

Southeast corner of West 21st Street South and Southwest Boulevard

This preliminary plat review consists of 2 phases:

1. River West Phase V– 1 lot, 1 block, 5.99 ± acres
2. River West Phase VI – 1 lot, 1 block, 4.66 ± acres

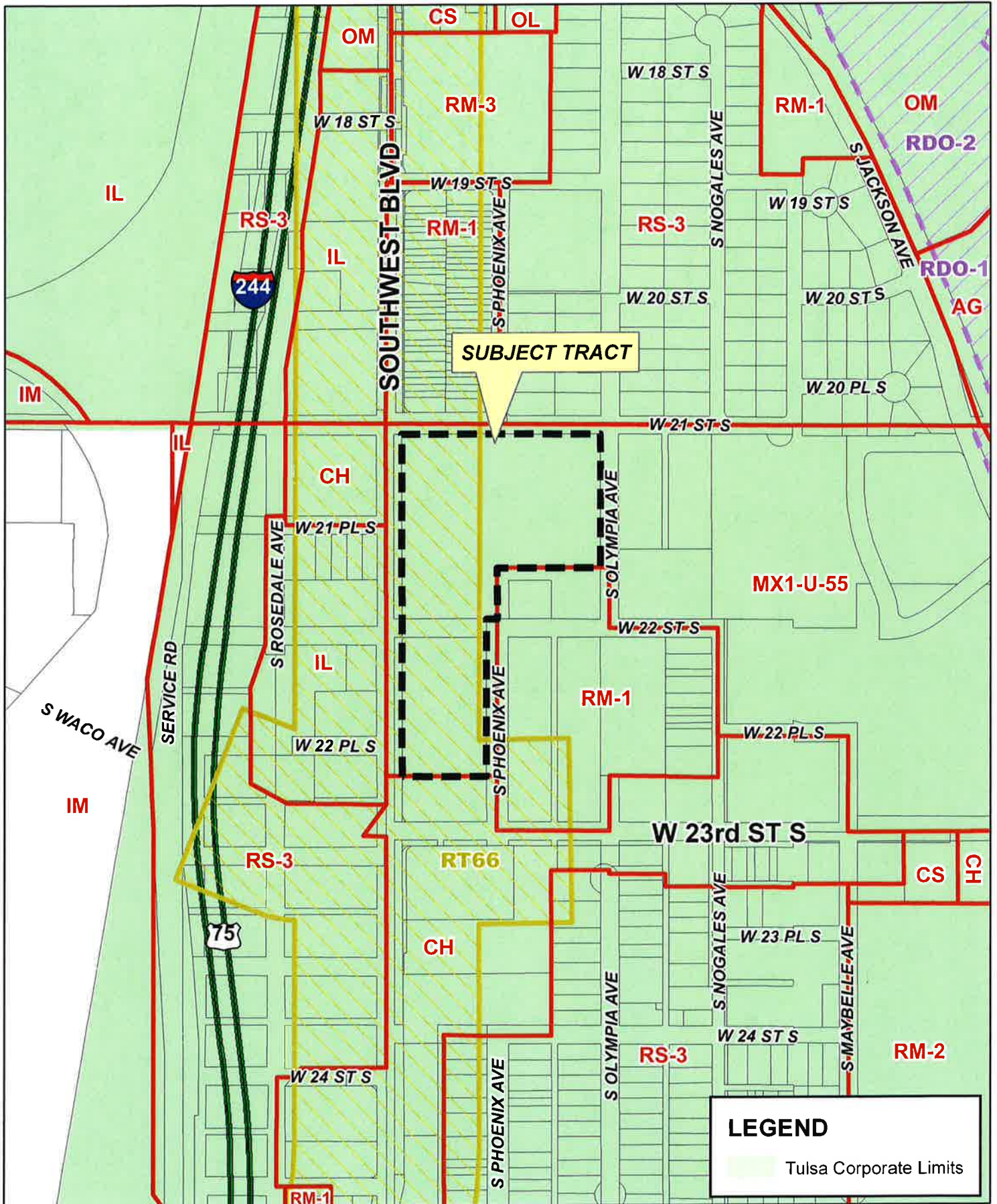
The Technical Advisory Committee (TAC) met on September 16, 2021 and provided the following conditions:

1. **Zoning:** The property is zoned MX1-U-55. Proposed lots conform to the requirements of the MX district.
2. **Addressing:** City of Tulsa will assign addresses to each lot as phasing begins. Assigned address is required to be affixed to the face of the final plat prior to approval.
3. **Transportation & Traffic:** Sidewalks are required to be installed along all streets. Indicate which street rights-of-way are dedicated by plat and recording information and dimensions for any existing dedications to remain.
4. **Sewer/Water:** Sewer and water extension are being constructed through a capital project with public funds. Publicly funded infrastructure must have final plans for infrastructure prepared prior to final plat approval and filing to ensure accuracy of all easements/ROW.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Show all platted properties in the location map and label all other property has unplatted. Label subject property. Graphically show all property pins found or set associated with this plat. Provide a bearing angle from the face of the plat to be basis of bearing. .
6. **Stormwater, Drainage, & Floodplain:** Publicly funded infrastructure must have final plans for infrastructure prepared prior to final plat approval and filing to ensure accuracy of all easements/ROW. Any privately funded improvements to the stormwater system must obtain IDP approval prior to final plat approval.
7. **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.

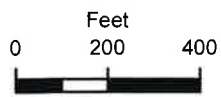
Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project. The public infrastructure supporting this project is being done through a publicly funded capital improvement project. Because the infrastructure is already being funded by the City, the performance guarantee would not be necessary. Staff supports the request for modification.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.



**RIVER WEST
PHASE V & VI**

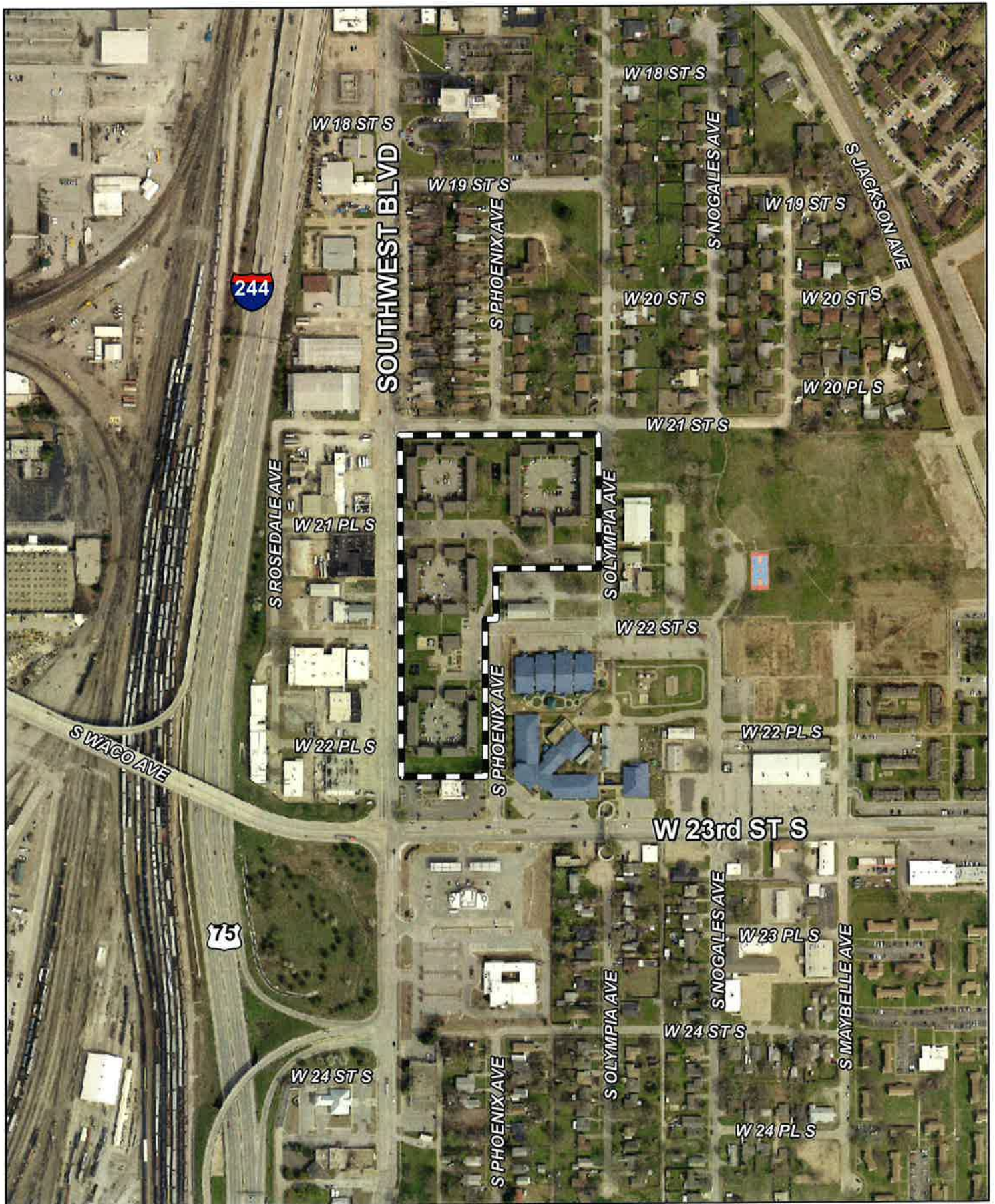


19-12 14

LEGEND

Tulsa Corporate Limits





Subject Tract

RIVER WEST PHASE V & VI

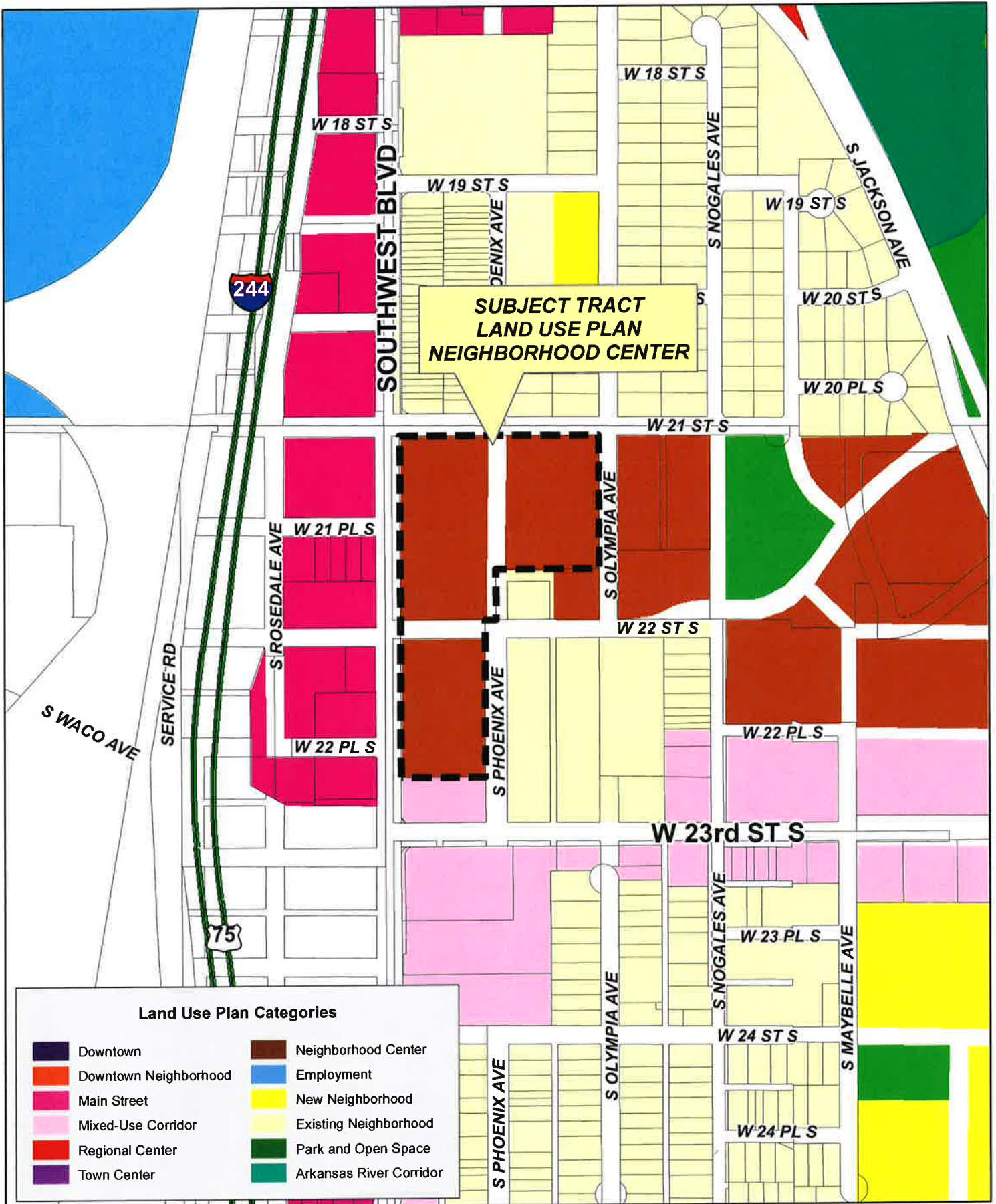
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



19-12 14

5.5



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 |

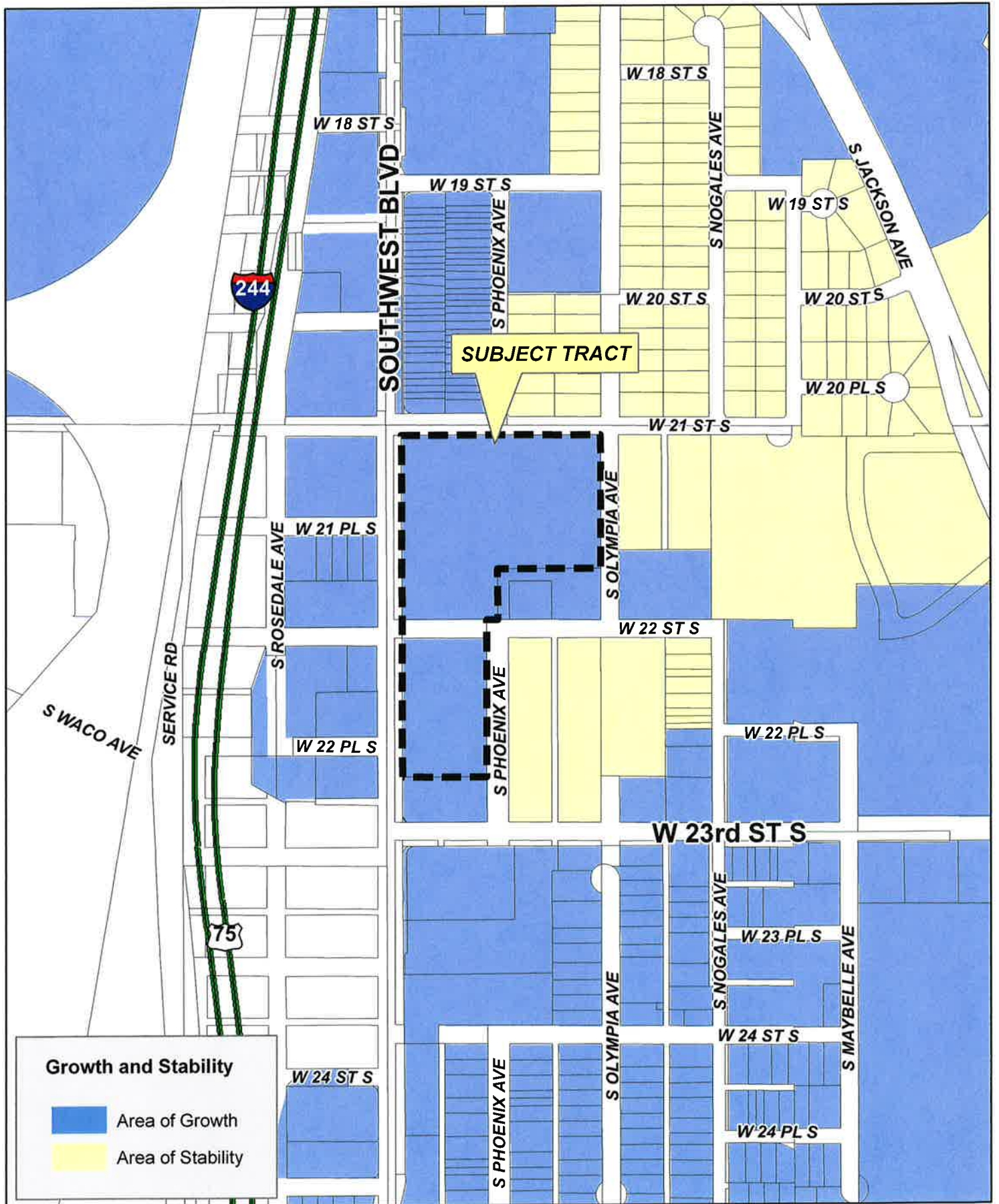


**RIVER WEST
PHASE V & VI**

19-12 14



5.6



Growth and Stability

- Area of Growth
- Area of Stability



**RIVER WEST
PHASE V & VI**

19-12 14



5.7

Preliminary Plat

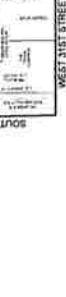
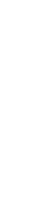
RIVER WEST PHASE V & VI

A RE-SUBDIVISION OF PART OF BLOCK IV AND BLOCK VI OF RIVERVIEW PARK ADDITION IN THE NORTH-HALF (N2) OF SECTION FOURTEEN (14), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER
THE BRIGHTWATERS APARTMENTS
415 WEST INDEPENDENCE STREET
TULSA, OKLAHOMA 74103
ATTN: AARON DARDEN
918 581-5772

ENGINEER
WALLACE DESIGN COLLECTIVE, PC
723 MARTIN LUTHER KING, JR. BLVD.
TULSA, OKLAHOMA 74103
918 584-5859
WWW.WALLACEDESIGN.COM
R.P.S. 1714, C.O. A.L.E.S.S.
EXPRESS 6502023
nh@wallacedesign.com

SURVEYOR
KARDELA & ASSOCIATES
SURVEYING AND MAPPING, PC
1000 WEST 10TH STREET, SUITE 100
TULSA, OKLAHOMA 74103
918 581-5859
WWW.KARDELA.COM
R.P.S. 1714, C.O. A.L.E.S.S.
EXPRESS 6502023
nh@kardele.com



Location Map
SCALE 1"=50'

SUBDIVISION STATISTICS (PHASE V)
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 5.55 ACRES (238,330 SF)
LOT CONTAINS 47 ACRES (2,043,000 SF)

SUBDIVISION STATISTICS (PHASE VI)
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND
SUBDIVISION CONTAINS 3.77 ACRES (162,746 SF)
LOT ONE (1) CONTAINS 3.77 ACRES (162,746 SF)

RESERVATION
RESERVE "A" CONTAINS 0.30 ACRES (13,026 SF)
RESERVE "B" CONTAINS 0.30 ACRES (13,026 SF)
RESERVE "C" CONTAINS 0.35 ACRES (15,172 SF)
RESERVE "D" CONTAINS 0.35 ACRES (15,172 SF)

RESERVATION
RESERVE "E" CONTAINS 0.30 ACRES (13,026 SF)
RESERVE "F" CONTAINS 0.30 ACRES (13,026 SF)
RESERVE "G" CONTAINS 0.35 ACRES (15,172 SF)
RESERVE "H" CONTAINS 0.35 ACRES (15,172 SF)

MONUMENTATION
30" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

MONUMENTATION
30" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BASE OF BEARINGS
HORIZONTAL DATUM: BASED UPON NAD 83, 1983, OKLAHOMA STATE PLANE
COORDINATE SYSTEM NORTH ZONE 300 VERTICAL DATUM BASED UPON NAVD 83

BASE OF BEARINGS
HORIZONTAL DATUM: BASED UPON NAD 83, 1983, OKLAHOMA STATE PLANE
COORDINATE SYSTEM NORTH ZONE 300 VERTICAL DATUM BASED UPON NAVD 83

BENCHMARK
30" IRON PIN NUMBER 14
N+ 412006.02
E+ 2557702.79

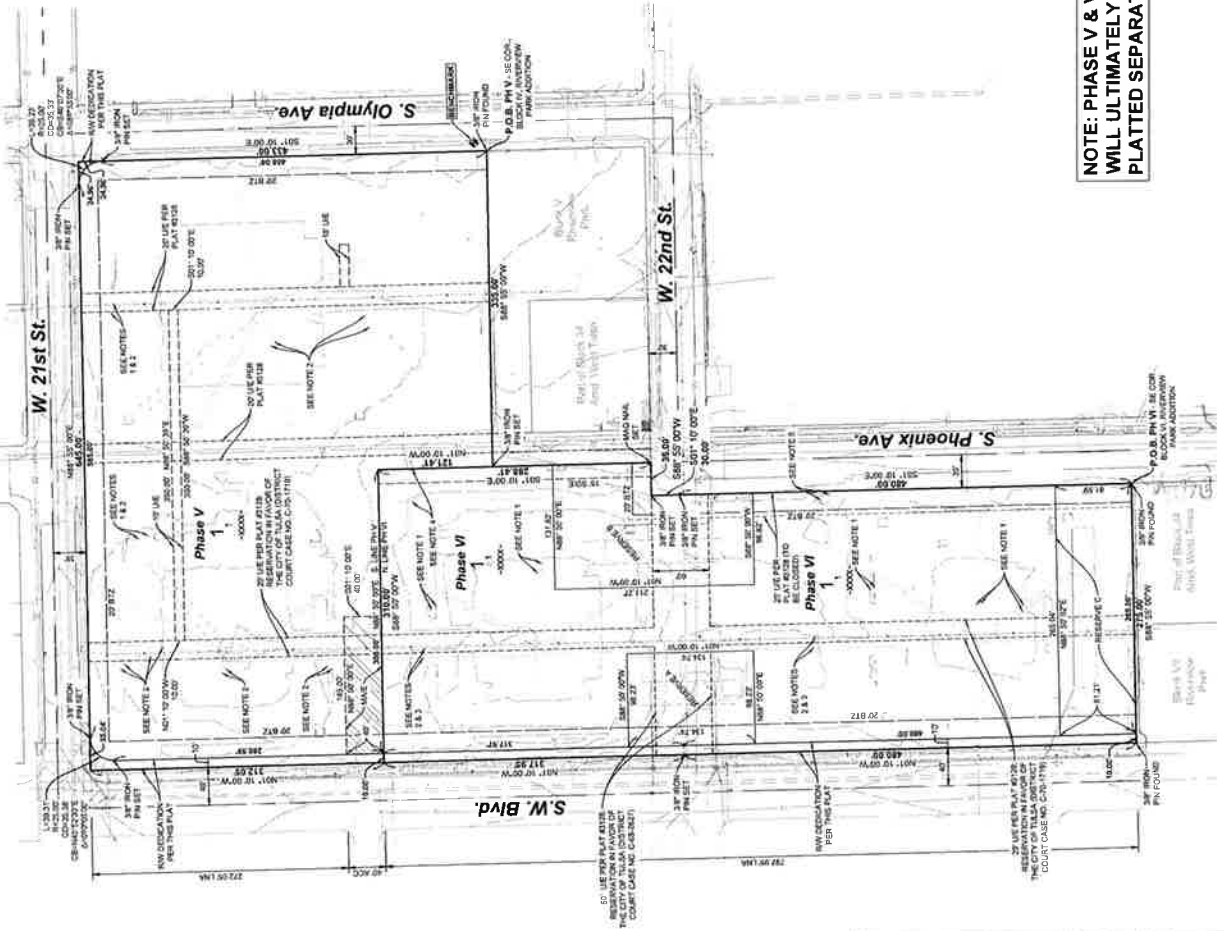
BENCHMARK
30" IRON PIN NUMBER 14
N+ 412006.02
E+ 2557702.79

ADDRESS
ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS
PREPARED. THE CITY OF TULSA RESERVES THE RIGHT TO CHANGE AND SHOULD NEVER BE RELIED ON IN
PLACE OF LEGAL DESCRIPTION.

ADDRESS
ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS
PREPARED. THE CITY OF TULSA RESERVES THE RIGHT TO CHANGE AND SHOULD NEVER BE RELIED ON IN
PLACE OF LEGAL DESCRIPTION.

CAPITAL IMPROVEMENTS
PROJECT NUMBERS ASSOCIATED WITH THE PROJECT: _____

CAPITAL IMPROVEMENTS
PROJECT NUMBERS ASSOCIATED WITH THE PROJECT: _____



**NOTE: PHASE V & VI SHOWN
WILL ULTIMATELY BE
PLATTED SEPARATELY**

LEGEND
A= ACCESS
B= BUILT-UP DRIVE
C= CHURCH DISTANCE
D= CHURCH DISTANCE
E= CHURCH DISTANCE
F= CHURCH DISTANCE
G= CHURCH DISTANCE
H= CHURCH DISTANCE
I= CHURCH DISTANCE
J= CHURCH DISTANCE
K= CHURCH DISTANCE
L= CHURCH DISTANCE
M= CHURCH DISTANCE
N= CHURCH DISTANCE
O= CHURCH DISTANCE
P= CHURCH DISTANCE
Q= CHURCH DISTANCE
R= CHURCH DISTANCE
S= CHURCH DISTANCE
T= CHURCH DISTANCE
U= CHURCH DISTANCE
V= CHURCH DISTANCE
W= CHURCH DISTANCE
X= CHURCH DISTANCE
Y= CHURCH DISTANCE
Z= CHURCH DISTANCE

NOTES
1. USE ADJACENT (R.K. 6668) FOR 1439' TO BE CLOSED
2. USE ADJACENT (R.K. 6668) FOR 1439' TO BE CLOSED
3. 10' RW ADJACENT TO PSQ (R.K. 3071, 65179) TO BE CLOSED
4. RESERVATION IN FAVOR OF THE CITY OF TULSA, DISTRICT COURT CASE NO. C-2017-9 TO BE CLOSED'S VICTIM
5. AGREEMENT FOR CONSTRUCTION IN THE UTILITY AND BRIGHTWATERS HOUSING PARTNERS, L.P., DOCUMENT #2011011978 TO BE CLOSED

NOTES
1. USE ADJACENT (R.K. 6668) FOR 1439' TO BE CLOSED
2. USE ADJACENT (R.K. 6668) FOR 1439' TO BE CLOSED
3. 10' RW ADJACENT TO PSQ (R.K. 3071, 65179) TO BE CLOSED
4. RESERVATION IN FAVOR OF THE CITY OF TULSA, DISTRICT COURT CASE NO. C-2017-9 TO BE CLOSED'S VICTIM
5. AGREEMENT FOR CONSTRUCTION IN THE UTILITY AND BRIGHTWATERS HOUSING PARTNERS, L.P., DOCUMENT #2011011978 TO BE CLOSED

FINAL PLAT	
ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION	APPROVAL DATE: _____
TULSA CITY COUNCIL	APPROVAL DATE: _____
TULSA CITY CLERK	APPROVAL DATE: _____
TULSA CITY ATTORNEY	APPROVAL DATE: _____
TULSA CITY ENGINEER	APPROVAL DATE: _____
TULSA CITY SURVEYOR	APPROVAL DATE: _____
TULSA COUNTY CLERK	APPROVAL DATE: _____
TULSA COUNTY ATTORNEY	APPROVAL DATE: _____
TULSA COUNTY ENGINEER	APPROVAL DATE: _____
TULSA COUNTY SURVEYOR	APPROVAL DATE: _____

THIS PLAT WAS PREPARED BY THE SURVEYOR AND ENGINEER ON THE DATE SHOWN ABOVE AND IS SUBJECT TO THE CITY OF TULSA'S REVIEW AND APPROVAL. THE CITY OF TULSA RESERVES THE RIGHT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

PLAT NUMBER: RIVERWEST PHASE V & VI
SHEET 1 OF 2

5.8

Conceptual Improvement Plan

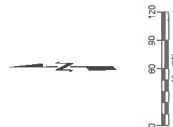
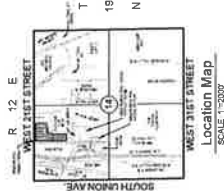
RIVER WEST PHASE V & VI

ARE A SUBDIVISION OF PART OF BLOCK IV AND BLOCK VI OF RIVERVIEW PARK ADDITION, THE NORTH HALF (NH) OF SECTION FOURTEEN (14), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER
 THE SHERWOOD APARTMENTS
 415 WEST INDEPENDENCE STREET
 TULSA, OK 74103
 (918) 584-0859
 (918) 584-0859
 B1B 5115722

ENGINEER
 WALLACE DESIGN COLLECTIVE PC
 123 MARTIN LUTHER KING, JR. BLVD.
 TULSA, OK 74103
 (918) 584-0859
 (918) 584-0859
 B1B 5115722

SURVEYOR
 HARRIS & ASSOCIATES
 SURVEYING AND MAPPING PC
 123 MARTIN LUTHER KING, JR. BLVD.
 TULSA, OK 74103
 (918) 584-0859
 (918) 584-0859
 B1B 5115722



- LEGEND**
- GM EXISTING WATER
 - GUY GAS METER
 - DJY WIRE DOWN
 - CC OVERHEAD CABLE
 - CC OVERHEAD TELEPHONE
 - PP POWER POLE
 - UC UNDERGROUND CABLE
 - UC UNDERGROUND CONCRETE PIPE
 - UC UNDERGROUND CABLE
 - UC UNDERGROUND GAS
 - XTM TRANSFORMER

