



**Tulsa Metropolitan Area
Planning Commission**

**Preliminary Plat Staff Report
(Related to Z-7799 and CPA-116)**

Hearing Date: December 4, 2024
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

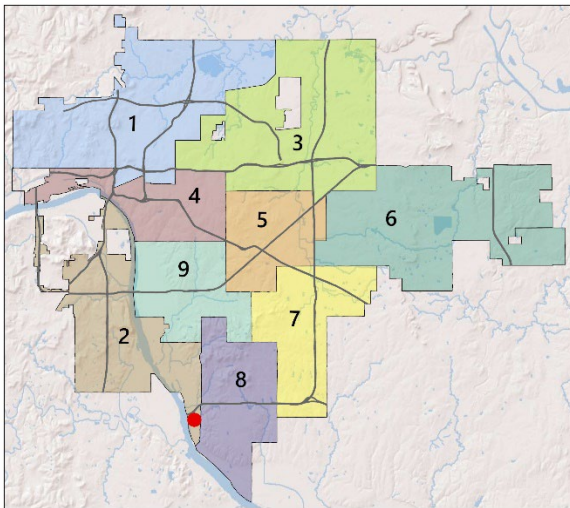
Applicant: Cottle Engineering Company, PLLC
Property Owner: Life Tabernacle LPC

Property Location

Southeast corner of East 101st Street South and South Florence Avenue

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Anthony Archie and District 8, Phil Lakin
County Commission: District 3, Kelly Dunkerley

Public Notice Required

Mailed Notice to adjacent property owners a minimum of 10 days in advance

Staff Recommendation

Staff recommends approval subject to conditions.

Request Summary

Platting a new subdivision named Rivergate 101.
Tract Size: ±9.58 acres

Zoning

Existing Zoning: RS-3/ AG
Existing Overlays: None
Proposed Zoning: OL

Use

Current Use: Detached House
Proposed Use: Office Park

Comprehensive Plan Considerations

Land Use

Land Use Plan: Existing: Neighborhood
Proposed: Multiple Use
Small Area Plans: None
Development Era: Late Automobile

Transportation

Major Street & Highway Plan:
South 101st Street South: Secondary Arterial
planitulsa Street Type:
South 101st E. Ave. : Multi-Modal Corridor
Transit: No Service.
Existing Bike/Ped Facilities: Sidewalks are present along S. Florence Ave.
Planned Bike/Ped Facilities: None.

Environment

Flood Area: Property contains FEMA 100 Year Floodplain, 500 Year Flood Plain and City of Tulsa Regulatory Floodplain.
Tree Canopy Coverage: 30-50%
Parks & Open Space:
Property is immediately West of existing Natural areas per the Comprehensive Plan

Detailed Staff Recommendation

The plat consists of 6 lots, 1 block, ±9.58 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: The proposed zoning for the lot is OL and all lot must meet those standards if approved. Please confirm that lot 6 has the required 50 feet of street frontage or revise plat to meet that standard.

Engineering Graphics

- Submit subdivision control data sheet with the final plat.
- In the plat subtitle add "City of Tulsa" before Tulsa County.
- Under the surveyor and engineer headings add the name of the surveyor/engineer and an email address.
- Provide the individual lot addresses on the face of the plat.
- In the Location Map add missing platted properties. Correct the section road name designators. Label all other land in the section as "unplatted". Label the location of the plat in Location Map as either "project location" or "site".
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Add 3501 to the coordinate system. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- We prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). All of this incorporated into a metes and bounds written legal description of the property.
- Provide on the face of the plat the date of the last survey site visit.
- Provide the date of preparation on the face of the plat.
- Graphically label the Point of Beginning on the face of the plat.
- Provide the distance associated with the bearing angle along the westside on the face of the plat.

Addressing

- Addresses will be assigned by the City of Tulsa and provided at a later date.
- Please confirm if the existing structure will be demolished and what lot it will be on if it is to remain.

Subdivision and Development Regulations Article 5: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Infrastructure improvements required will include a water main extension, possible sanitary sewer extension, roads, drives, & sidewalks with ADA compliance. Any elective detention pond design will also be permitted through the IDP process. Infrastructure improvements must be permitted through the IDP process. A permit application has not yet been received. A pre- development meeting was held on 07/29/2024.

Streets (transportation) (5-060)

- Provide dimensions for street ROWs that have been dedicated.
- Show LNAs along all Arterial Streets and provide language within the DoD.

Streets (fire) (5-060)

- Verify compliance with IFC 2018 Appendix D D103.1 for dead end fire access road turn around.

Sidewalks (5-070)

- Provide sidewalk language within the DoD.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- Site includes FEMA Zone AE floodplain and regulatory floodway per FIRM Panel 40143C0364L. Per CoT atlas panel 56, no additional regulatory FP extends beyond federal FP bounds.
- Plot floodplain extents on face of plat for Zone A, Floodway, to show the Easements and reserves contain them. (WLD) Floodplain modifications will require a CLOMR to be submitted prior to IDP approval and a LOMR approved prior to closeout and any certificates of occupancy are issued.
- Floodplain revisions to be based only on updated certified topography can be addressed with a LOMA or LOMR depending on the structures/lots impacted.

Stormwater Management (5-100)

- Increases in discharge that are directed to the floodway can be conveyed to the Arkansas River through a 100yr system and relieve detention requirements. Any other points of discharge from the site must ensure that the peak discharge does not increase in fully developed conditions.

Sewage Disposal (5-130)

- It is unclear if lot 6 extends to 101st. If the tract to the west of lot 6 called out as 7/8 is part of lot 6 then the lot is considered to have access to the proposed sanitary sewer. Otherwise provide main extension to serve the lot.
- Lot 6 is not served by Sanitary sewer on the Utility layout sheet.

Water Supply(5-130)

- Confirm is 60-foot roadway dedication is public or private.
- Lots 3-5 abutting E 101st St has access to an existing 12-inch water line for water service connections which does not require a 6-inch waterline extension across those lots.
- If lot 6 cannot obtain frontage to E 101st St where the 12-inch water line exists for a water service connection than the extension of a looped water main line with an easement can be explored in more detail. (ADH)

Easements (5-150)

- Submit LOMC applications so OD/E reflect corrected FP. (WLD)
- Provide reserve language to review for Reserves A,B,C and D.
- Provide adequate easements for all public utility extensions. Specifically, if the sanitary sewer shown on the east side of Reserves C and D is public, it needs to be covered by an easement. Similar comment if the WL shown east of that SS is public, it will need an easement.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Land Use Plan Designation

Existing:

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often

acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed:

Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	School
East	RS-1	Neighborhood/Parks & Open Space	Vacant/ Stormwater Reserve Area
South	AG	Neighborhood	Residential
West	RS-3/AG	Neighborhood	Residential

Small Area Plans

The subject property is not in a Small Area Plan.

Development Era

The subject property is in an area designated as Late Automobile Era.

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan:

East 101st Street South is classified as a Secondary Arterial. The ultimate right-of-way dedication will be 50-feet to the Section line of East 101st Street South.

Comprehensive Plan Street Designation:

East 101st Street South is a Multi-Modal Corridor. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure establish in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: This property is not currently served by transit.

Existing Bike/Ped Facilities: Sidewalks exist on South Florence but will need to be constructed on East 101st Street South.

Arterial Traffic per Lane:

North (E 101st St S - 3,180 Vehicles per Lane)

East (S Yale Ave - 2,109 Vehicles per Lane)

South (E 121st St S - 4,804 Vehicles per Lane)

West (S Delaware Ave - 5,025 Vehicles per Lane)

Environmental Considerations

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Significant effort should be made to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The subject property is immediately west of a Natural area which serves as a private stormwater detention are serving the Chelsea Pond Neighborhood.

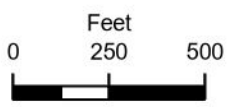
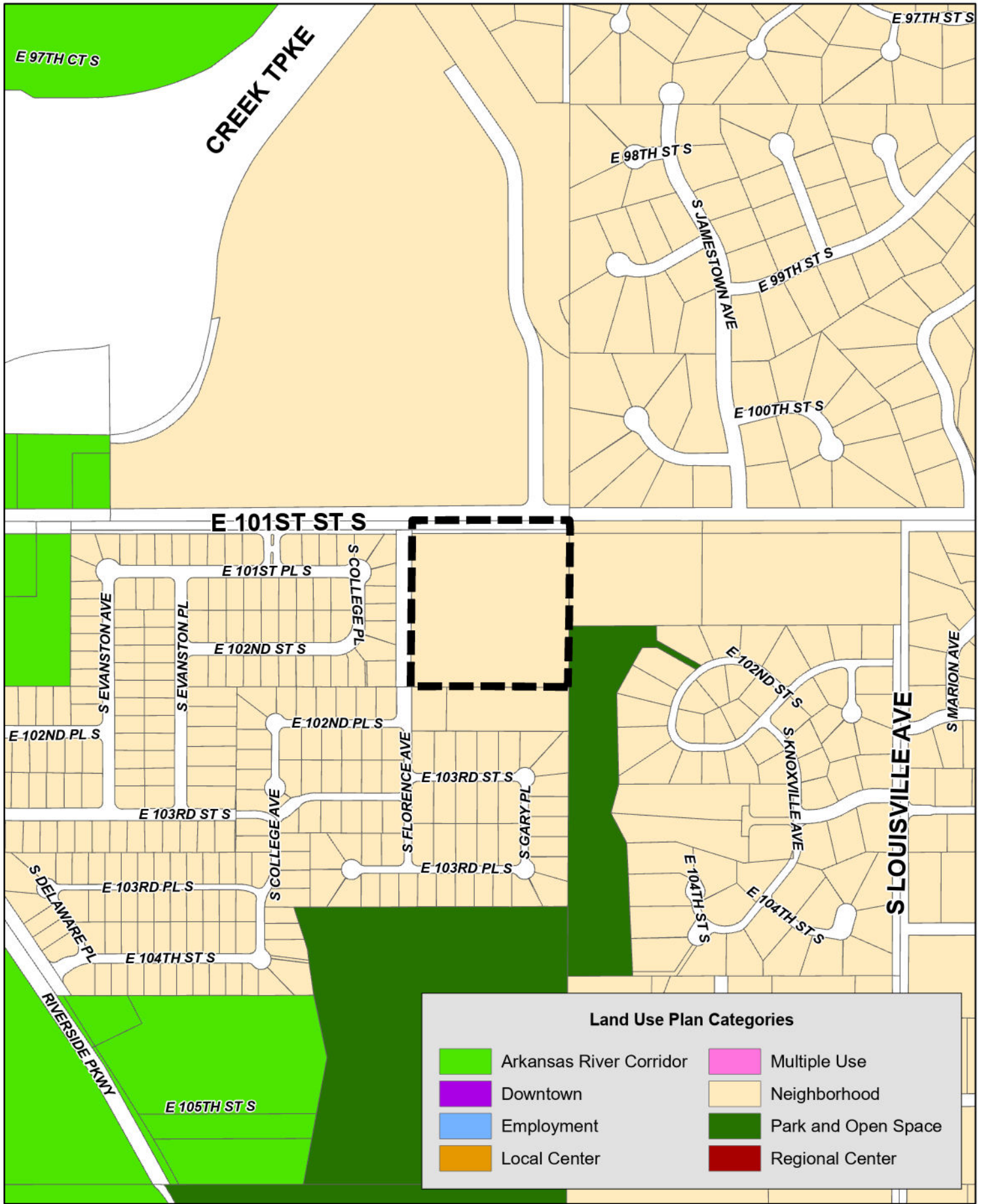
Exhibits

Case map

Aerial (small scale)

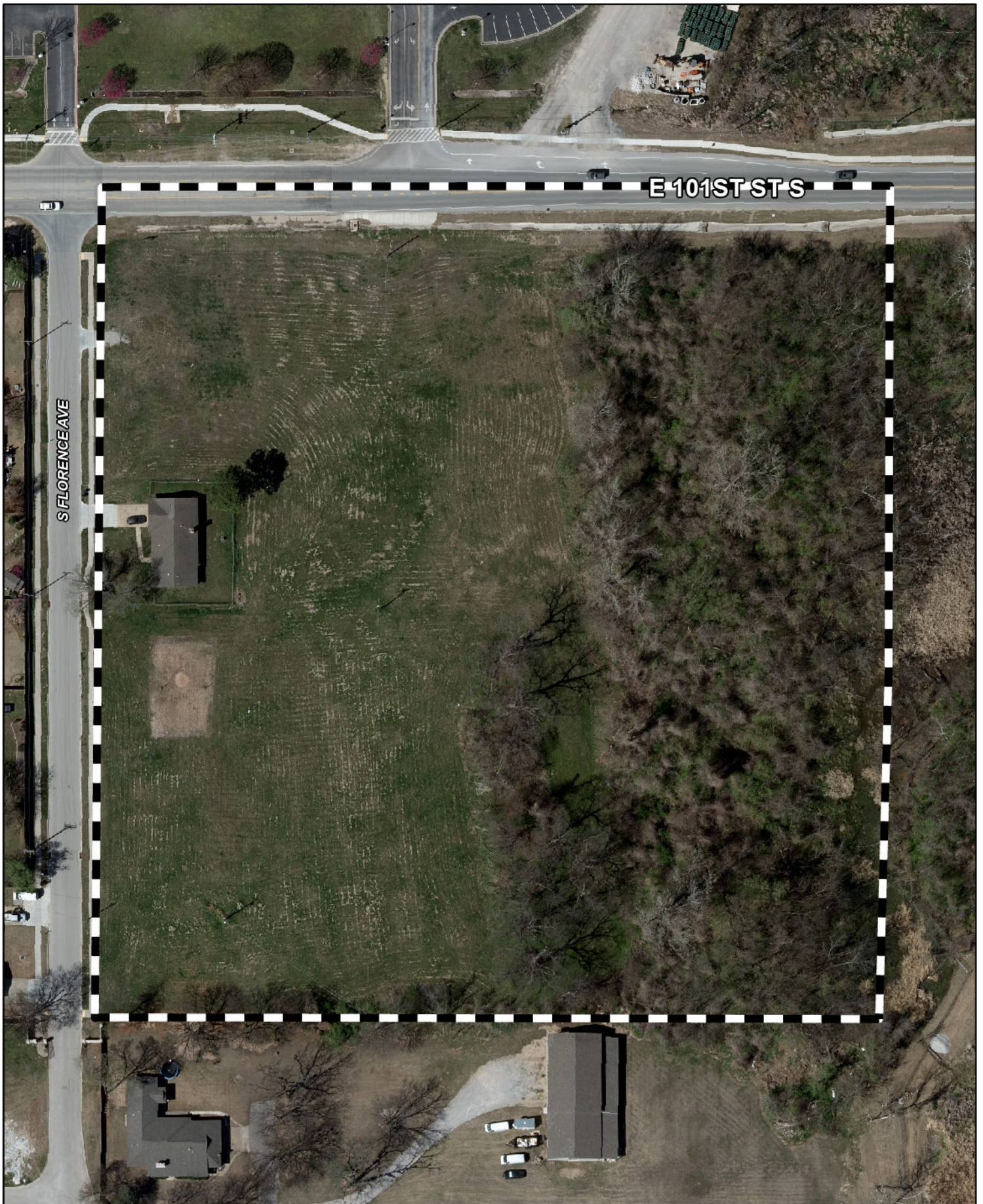
Aerial (large scale)

Land Use Plan Map



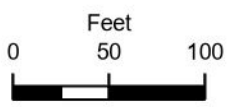
Subject Tract





E 101ST ST S

S FLORENCE AVE



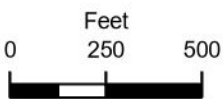
 Subject Tract

RIVERGATE 101

18-13 29

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2022





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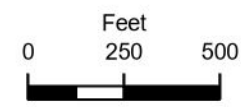
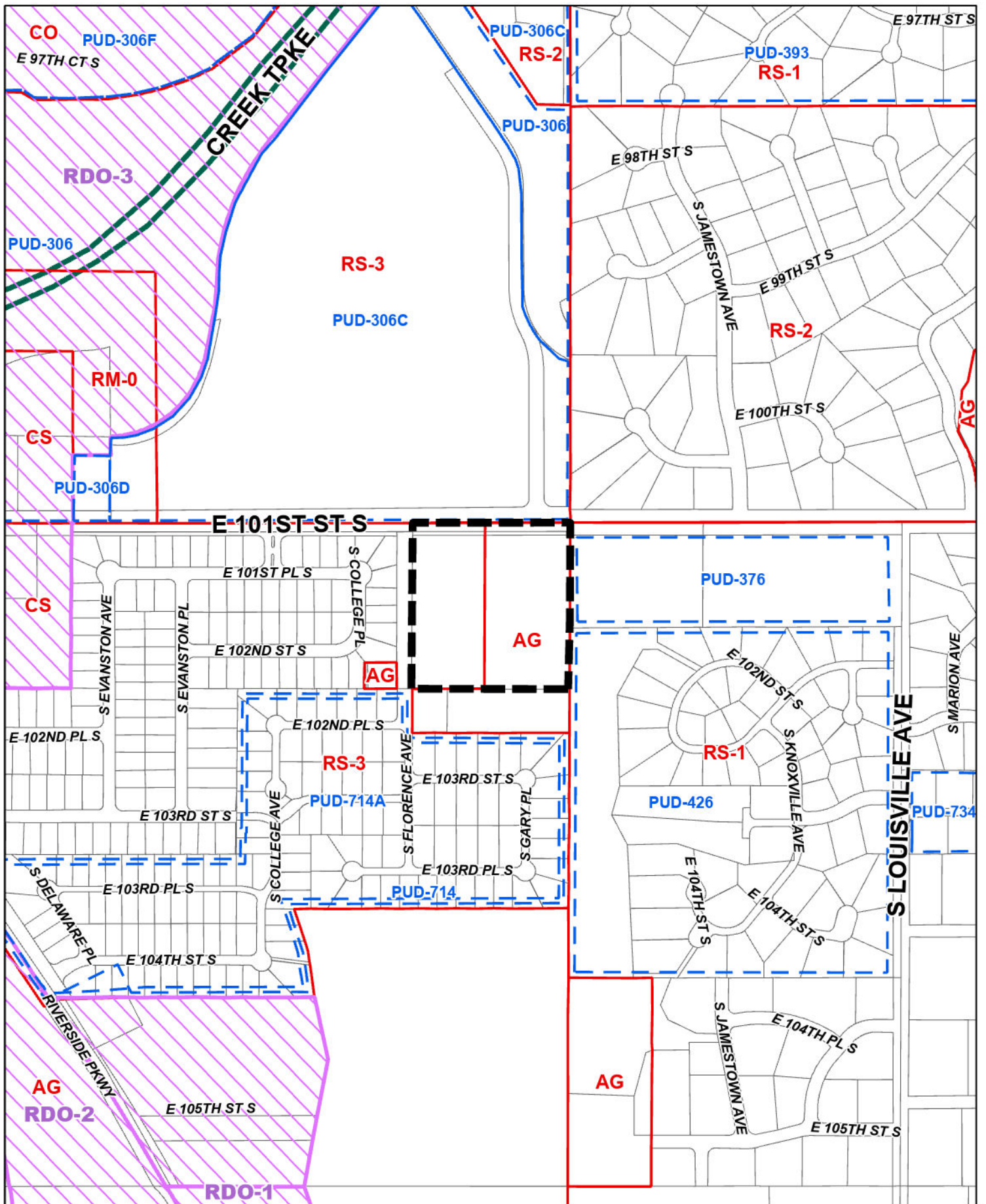
RIVERGATE 101

18-13 29

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Subject Tract

RIVERGATE 101

18-13 29



PLAT No.

PRELIMINARY PLAT RIVERGATE 101

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER

LIFE TABERNACLE UPC
3720 W. 61st ST.
TULSA, OKLAHOMA 74132
PH# 918-445-1347

REGISTERED LAND SURVEYOR:

ATLAS LAND OFFICE, INC
202 S. MAIN
WAGONER, OK 74467
C.A. NO. 8060, exp. 06-30-26
PH# 918-485-9987

REGISTERED PROFESSIONAL ENGINEER:

COTTLE ENGINEERING COMPANY, PLLC
938 N. COUNTRY MEADOW LN.
SKIATOOK, OKLAHOMA 74070
C.A. NO. 5014, exp. 06-30-26
PH# 918-344-5899

LOT SUMMARY

BLOCKS 1
LOTS 6

TRACT AREA:

417,081.45 SQ. FT.
9.58 ± ACRE

NOTES:

1. VERTICAL DATUM BASED ON NAVD88 GPS DATA.
2. HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT THE WEST 30 FEET THEREOF.

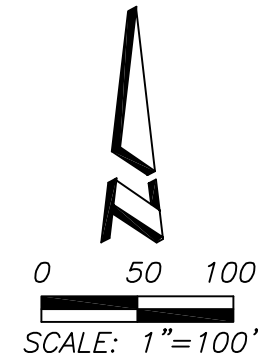
CERTIFICATE

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

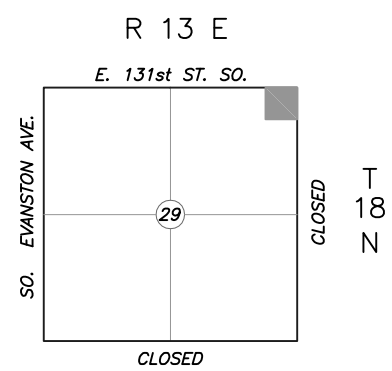
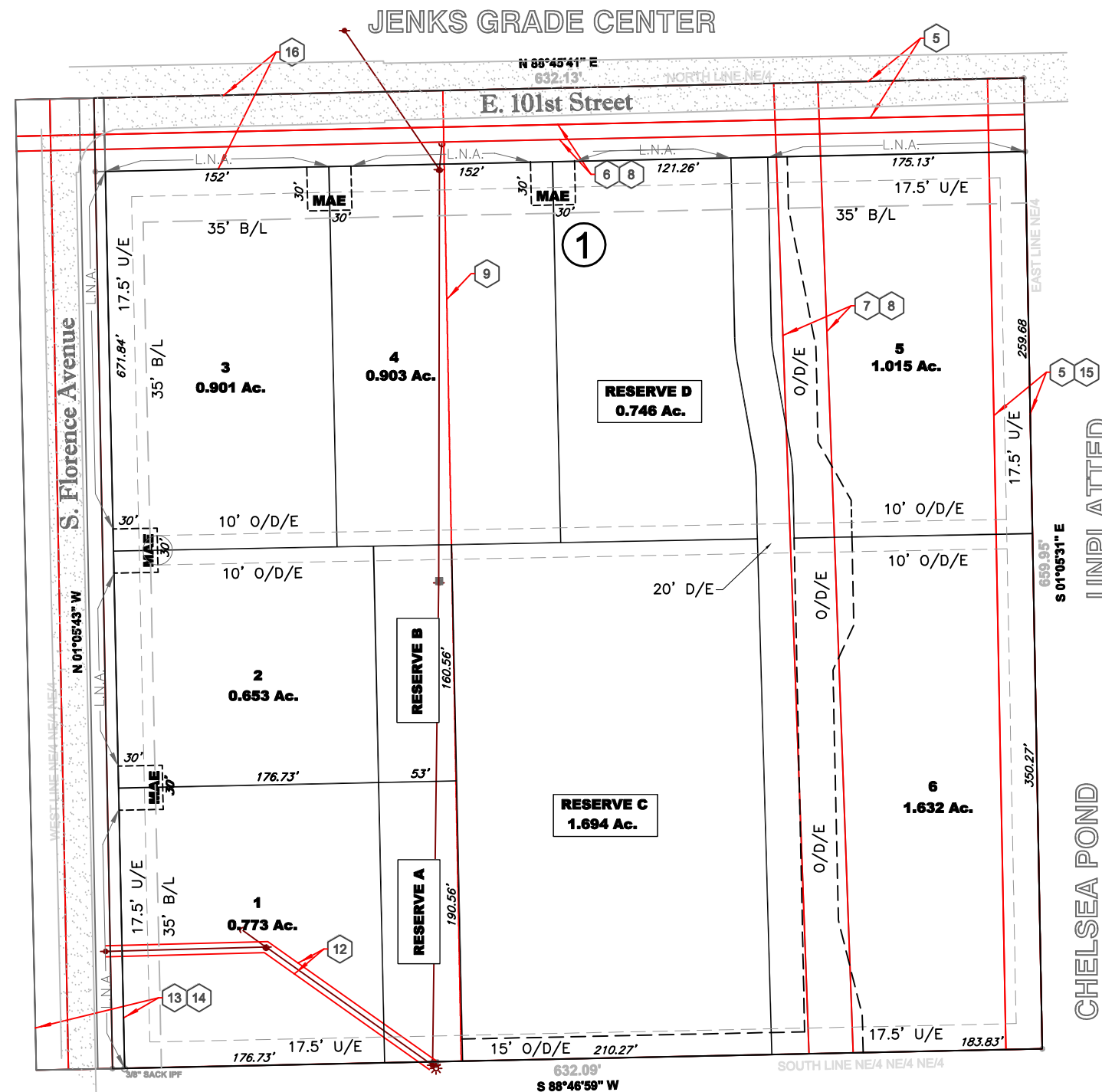
I, _____, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____
Tulsa County Clerk

Deputy



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date: _____
TMAPC/INCOG	
COUNTY ENGINEER	
Tulsa County Commissioner	Approval Date: _____
CHAIRMAN	
The approval of this Final Plat will expire one year from the date of County Commissioners approval if not filed in the Office of the County Clerk before that date.	



**SECTION 7
LOCATION MAP**
SCALE: 1"= 2000'

LEGEND

BUILDING LINE	B/L
UTILITY EASEMENT	U/E
DRAINAGE EASEMENT	D/E
OVERLAND DRAINAGE EASEMENT	O/D/E
MUTUAL ACCESS EASEMENT	MAE
LIMITS OF NO ACCESS	L.N.A.
LIMITS OF ACCESS	L.A.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCEMENT	P.O.C.

- 5 STATUTORY SECTION LINE ROAD EASEMENT
- 6 EASEMENT TO TULSA COUNTY - BOOK 1277, PAGE 249 (1938)
- 7 EASEMENT TO TULSA COUNTY - BOOK 1277, PAGE 288 (1936) (TO BE VACATED WITH THIS PLAT)
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- 9 PSO BLANKET EASEMENT - BOOK 2475, PAGE 435 (1954) (TO BE VACATED OR RELOCATED WITH THIS PLAT)
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- 13 DEED OF DEDICATION - BOOK 4092, PAGE 1776 (1973) (TO BE VACATED WITH THIS PLAT)
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PLAT NO.	PAGE
	1 OF 1

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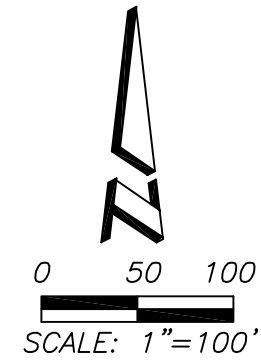
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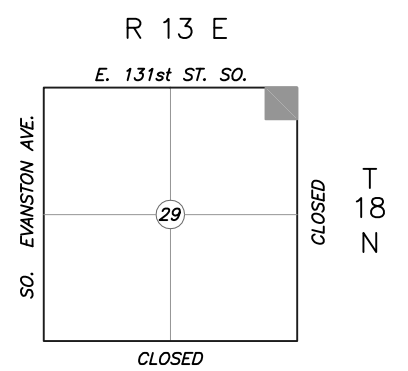
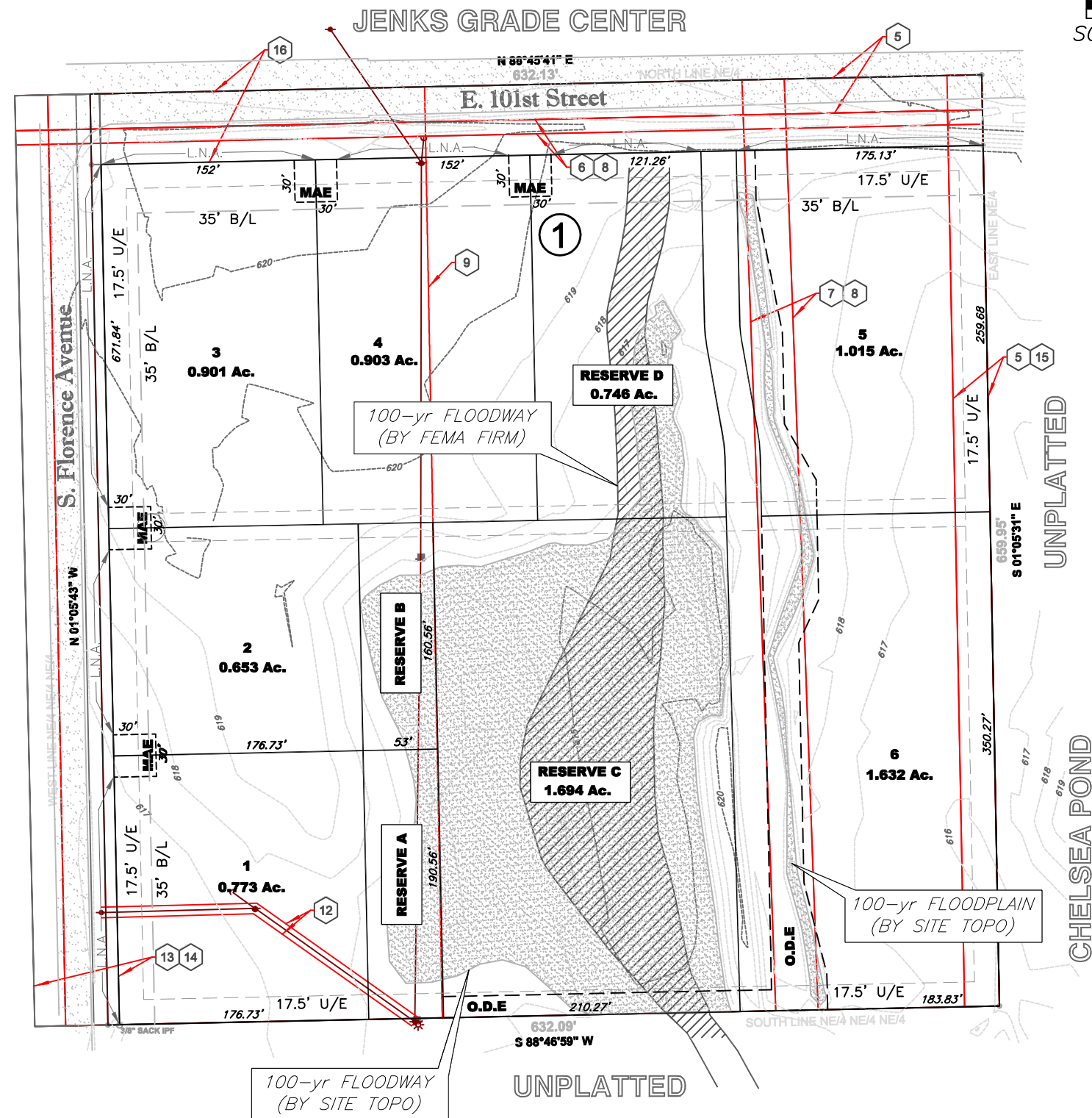
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Dated the _____ day of _____
Tulsa County Clerk

Deputy



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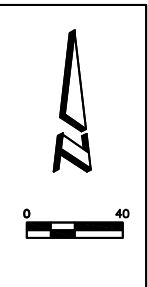
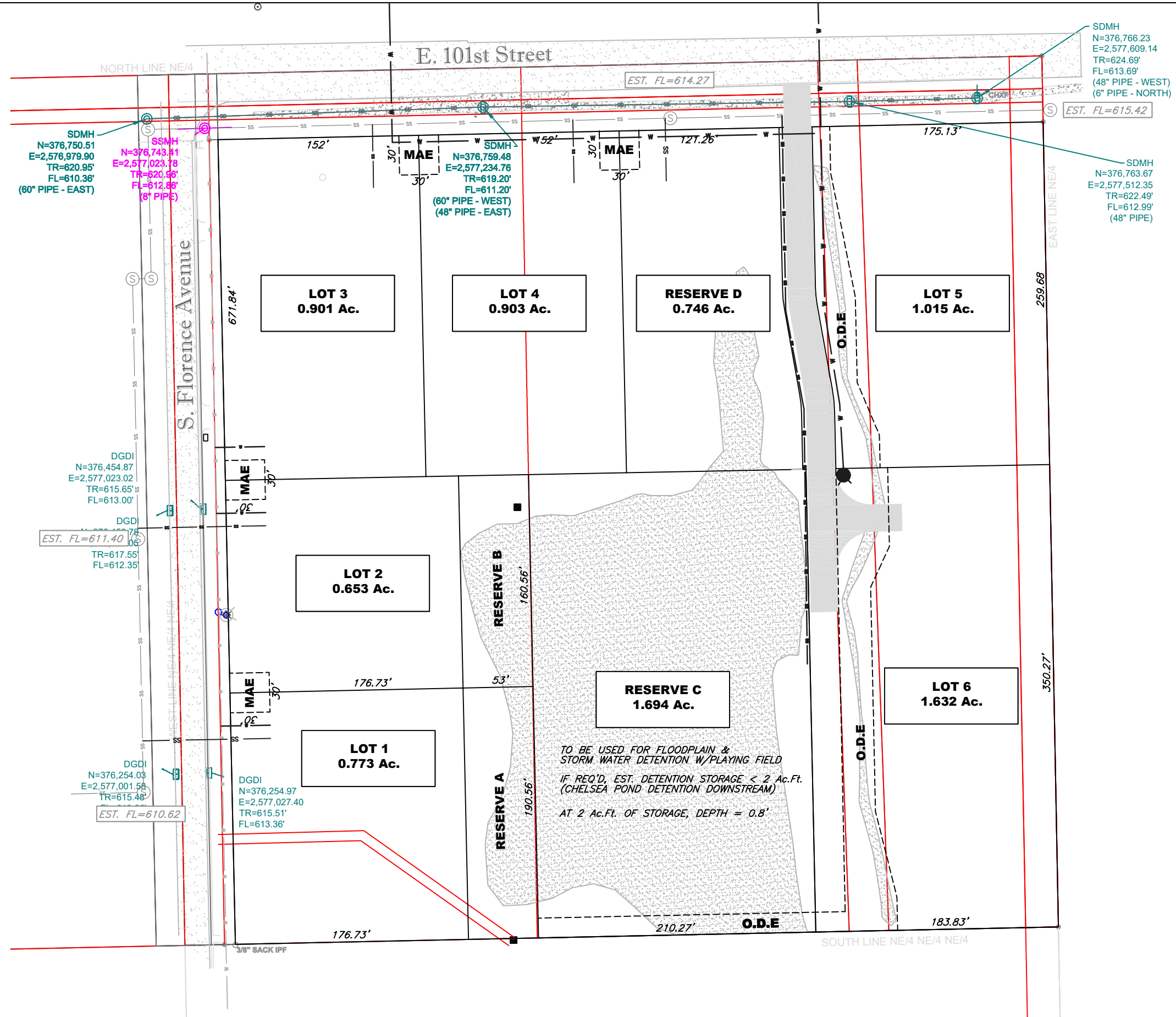
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RIVERGATE 101 UTILITY LAYOUT
ALT. 2

GOTTLIE ENGINEERING COMPANY, PLLC
938 N. COUNTRY MEADOW LANE
DALLAS, TEXAS 75243-1899
(972) 344-1899
C.A. No. 9014 - Exp. 6/30/24



SHEET:

C.1