



Tulsa Metropolitan Area  
Planning Commission

**Case :** The Estates at Tulsa Hills  
(Related to Z-7460)

**Hearing Date:** November 7, 2018

**Case Report Prepared by:**

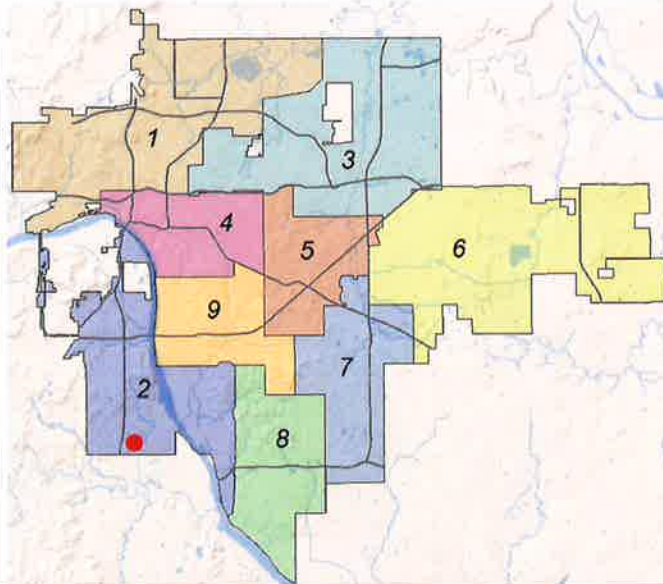
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Randy Branstetter

*Owner:* Estates at Tulsa Hills, LLC

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Preliminary Plat

39 lots, 3 blocks, 40.457 ± acres

*Location:* North of the northeast corner of  
West 91<sup>st</sup> Street South and South  
Maybelle Avenue

**Zoning:**

*Current:* AG (Agriculture)

*Proposed:* RS-1 with optional development  
plan (Z-7460)

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat

**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

## PRELIMINARY SUBDIVISION PLAT

### The Estates at Tulsa Hills - (CD 2)

North of the northeast corner of West 91<sup>st</sup> Street South and South Maybelle Avenue

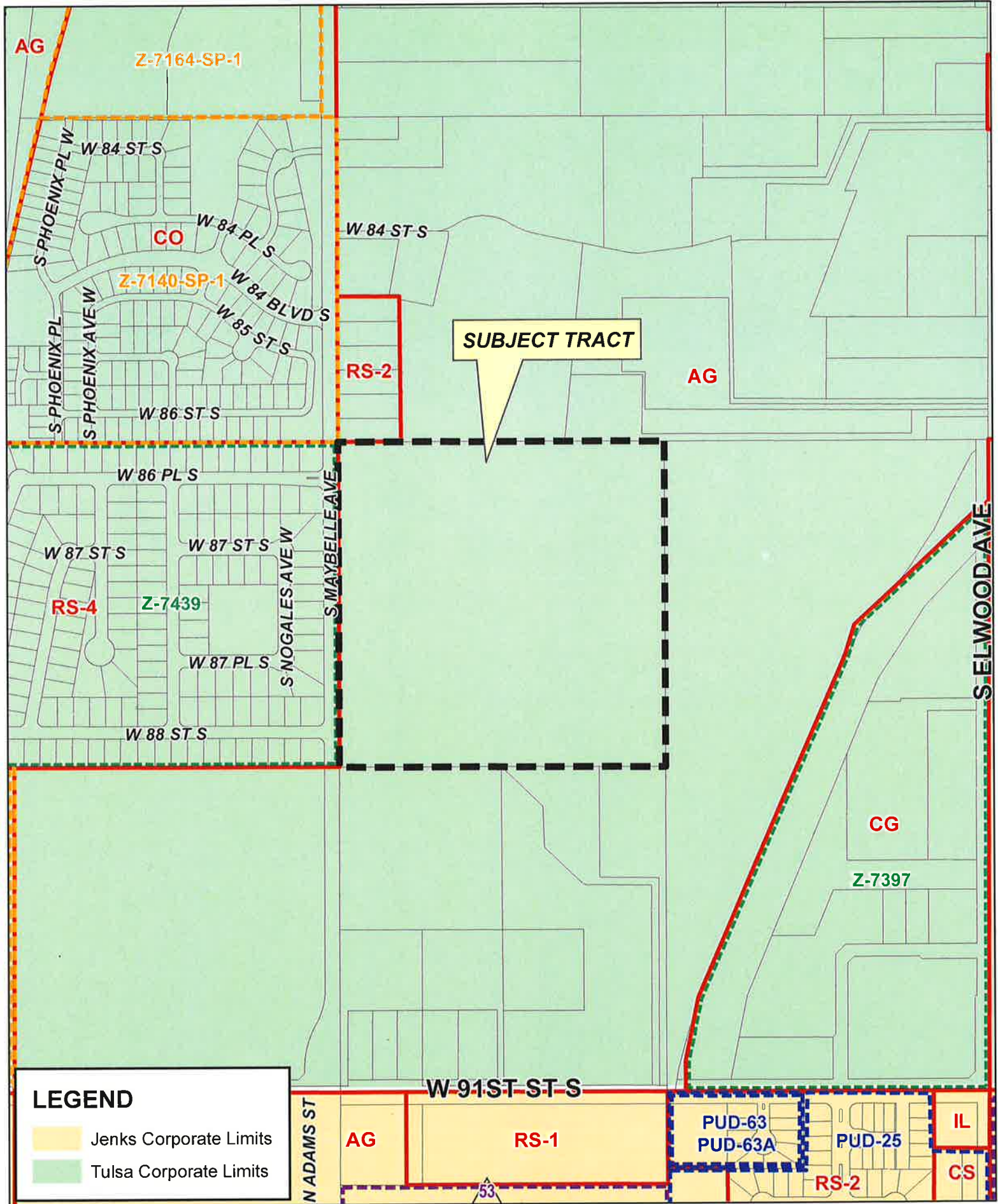
This plat consists of 39 lots, 3 blocks on 40.457 ± acres.

The Technical Advisory Committee (TAC) met on October 18<sup>th</sup>, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). Rezoning is being requested under (Z-7460) with an optional development plan to permit the use of private streets in the subdivision. The rezoning request must be approved and effective prior to the approval of a final plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Subdivision & Development Regulations require call boxes to be located 60 feet from the curb line of the public street from which the private street is accessed. Vehicle turn-around is required before the entrance gate that allows passenger vehicles to complete a turn-around completely outside of the right-of-way of the intersecting public street. Current street layout eliminates the possibility of future connections to the north, east, and south. Properties to each side are isolated by floodplain and will need emergency access through the subdivision. Staff recommends extending reserves to the edge of the subdivision to serve as a possible future connection. As a requirement of this project, South Maybelle Avenue is required to connect to West 91<sup>st</sup> Street. IDP for both the Maybelle project and the site must be approved prior to approval of final plat. Limits of No Access must be provided along South Maybelle Avenue. Provide width of Maybelle right-of-way and include filing information.
4. **Sewer/Water:** Main line extensions are required to serve the subdivision. Easements must align with approved IDP plans.
6. **Engineering Graphics:** Submit subdivision control data sheet with the final plat submittal. Add "City of Tulsa" to the plat subtitle before Tulsa County. Ensure accuracy of point of beginning and point of commencement and correct spelling. Provide information for surveyor and engineer on the face of the plat including name, address, phone, email address, and CA number with renewal date. Update location map to reflect only platted property boundaries and label all other property as unplatted.
7. **Stormwater, Drainage, & Floodplain:** All drainage structures must be contained within easements. Overland drainage easements are required for any outflow to offsite areas. Covenant language must include HOA maintenance of all drainage easements as well as Reserve C.
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 all other requirements of the Subdivision and Development Regulations.



**SUBJECT TRACT**

**LEGEND**

- Jenks Corporate Limits
- Tulsa Corporate Limits



**THE ESTATES AT TULSA HILLS**

18-12 14

9.4





Subject Tract

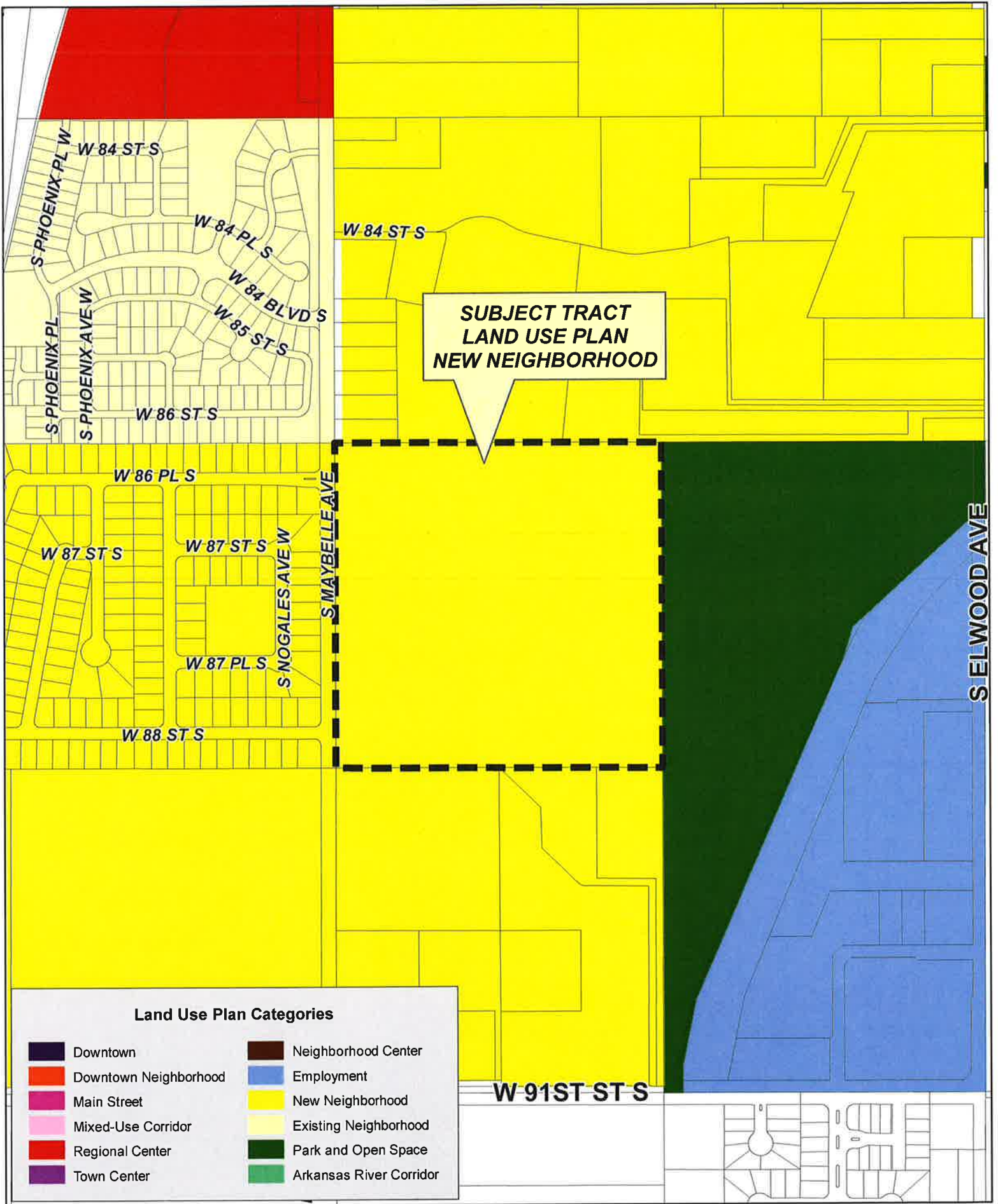
# THE ESTATES AT TULSA HILLS

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

Aerial Photo Date: February 2018

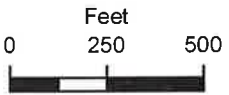


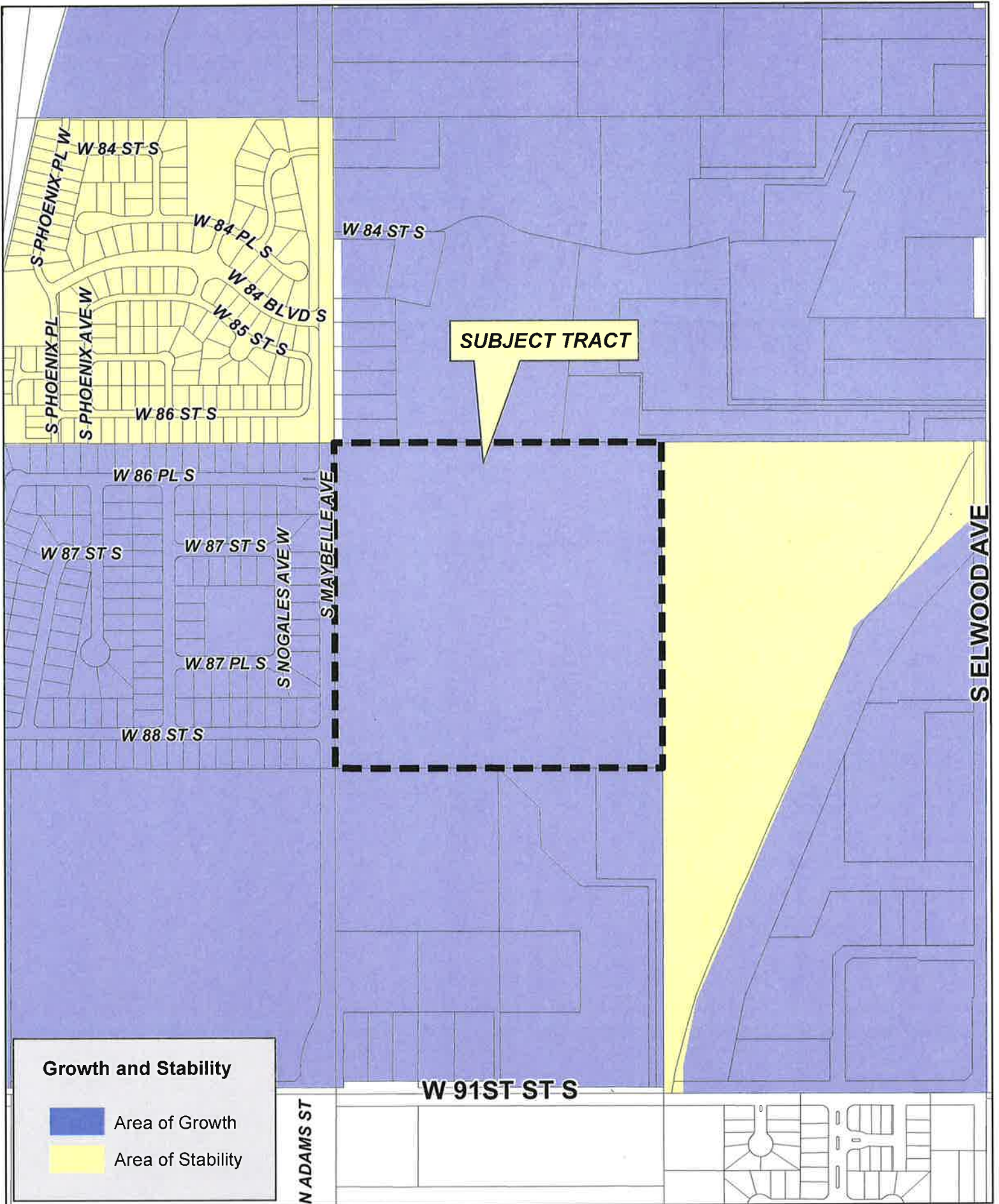
9.5



**SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD**

**W 91ST ST S**





**SUBJECT TRACT**

**Growth and Stability**

- Area of Growth
- Area of Stability



**THE ESTATES AT TULSA HILLS**

18-12 14



Lot Area Table

Table with columns: AREA (ACRES), AREA (SQ. FT.), and AREA (ACRES). Lists lot numbers and their corresponding areas.

Curve Table

Table with columns: CURVE #, LENGTH (FEET), RADIUS (FEET), DELTA (DEGREES), CHORD (FEET), and CHORD BEARS (FEET). Lists curve data for various lots.

Reserve Area "A" - Private Streets

Reserve Area "A" shall be used for... The Owner hereby grants to the City of Tulsa, Oklahoma... The City of Tulsa, Oklahoma, shall have the right to use the streets shown on this plat for public use...

Reserve Area "C" - Overland Drainage Easement

The Owner does hereby dedicate to the public a general drainage easement... The Owner does hereby dedicate to the public a general drainage easement for the purpose of collecting and conveying storm water...

CALL OK! EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE SUSPECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES BEFORE YOU DIG. CONTACT OKLAHOMA ONE-CALL 1-800-252-6543

Table with columns: BY, DATE, REVISION. Lists revisions to the plan.

THE ESTATES AT TULSA HILLS

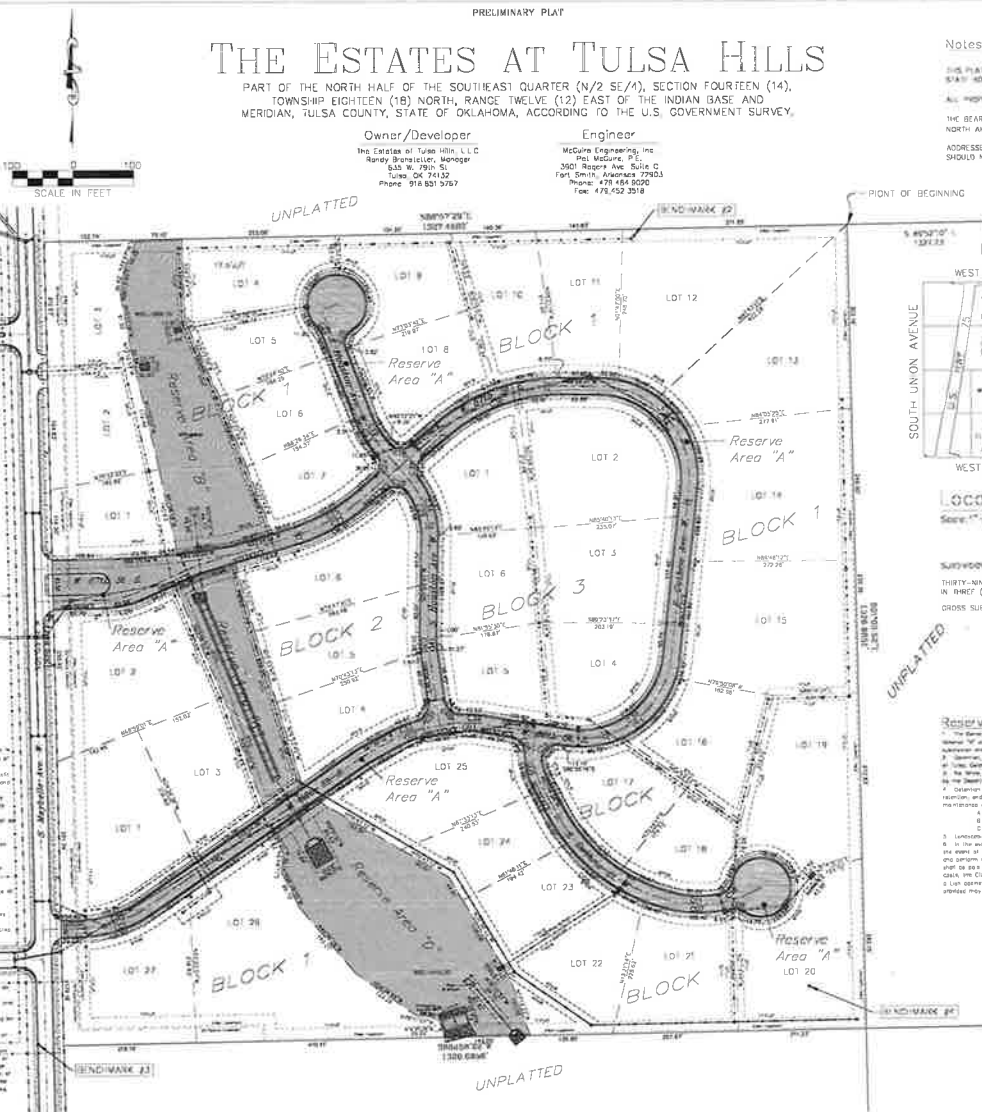
PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4), SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.

Owner/Developer

The Estates at Tulsa Hills, L.L.C. Randy Pennington, Manager 333 W. 19th S. Tulsa, OK 74137 Phone: 918.551.9175

Engineer

McGuire Engineering, Inc. Paul McGuire, P.E. 300 Rogers Ave., Suite C Fort Smith, Arkansas 72903 Phone: 479.184.5000 Fax: 479.532.3518



Notes

THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF SURVEYORS AND PROFESSIONAL ENGINEERS AND SURVEYORS. ALL PROPERTY CORNERS ARE SET JUNE NINE NINETEEN WITH WILSON CAP LUMBER DISK MARKERS. THE BEARING SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLAIN COGNATE 1911 NORTH ZONE EPOCH NORTH AMERICAN DATUM (NAD 83). THE NORTH LINE OF THE NORTHEAST QUARTER (N/4 SE/4) ADDRESS SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



SUBDIVISION DATA: THIRTY-NINE (39) LOTS IN BLOCK (3) BLDG45. GROSS SUBDIVISION AREA: 40.457 ACRES.

Final Plat Endorsement of Approval form with fields for Approval Date, City Engineer, Mayor, and City Attorney.

Reserve Area "B" & "C" Stormwater Detention Easement. The Owner does hereby dedicate to the public a stormwater detention easement... The City of Tulsa, Oklahoma, shall have the right to use the streets shown on this plat for public use...

APPROVED FOR IDP PERMIT ONLY. MICHAEL LING, PE. INFRASTRUCTURE DEVELOPMENT MANAGER. CITY OF TULSA.



City of Tulsa



Table with columns: DRAWN BY, APPV. BY, HORIZ. SCALE, VERT. SCALE, DATE, JOB NO., IDP NUMBER, ATLAS PAGE NO.



CONCEPTUAL UTILITY PLAN

# THE ESTATES AT TULSA HILLS

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE 1/4), SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.

Owner/Developer

Engineer

The Estates at Tulsa Hills, LLC  
Henry Brantley, Manager  
630 W. 75th St.  
Tulsa, OK 74127  
Tel: 487-5877

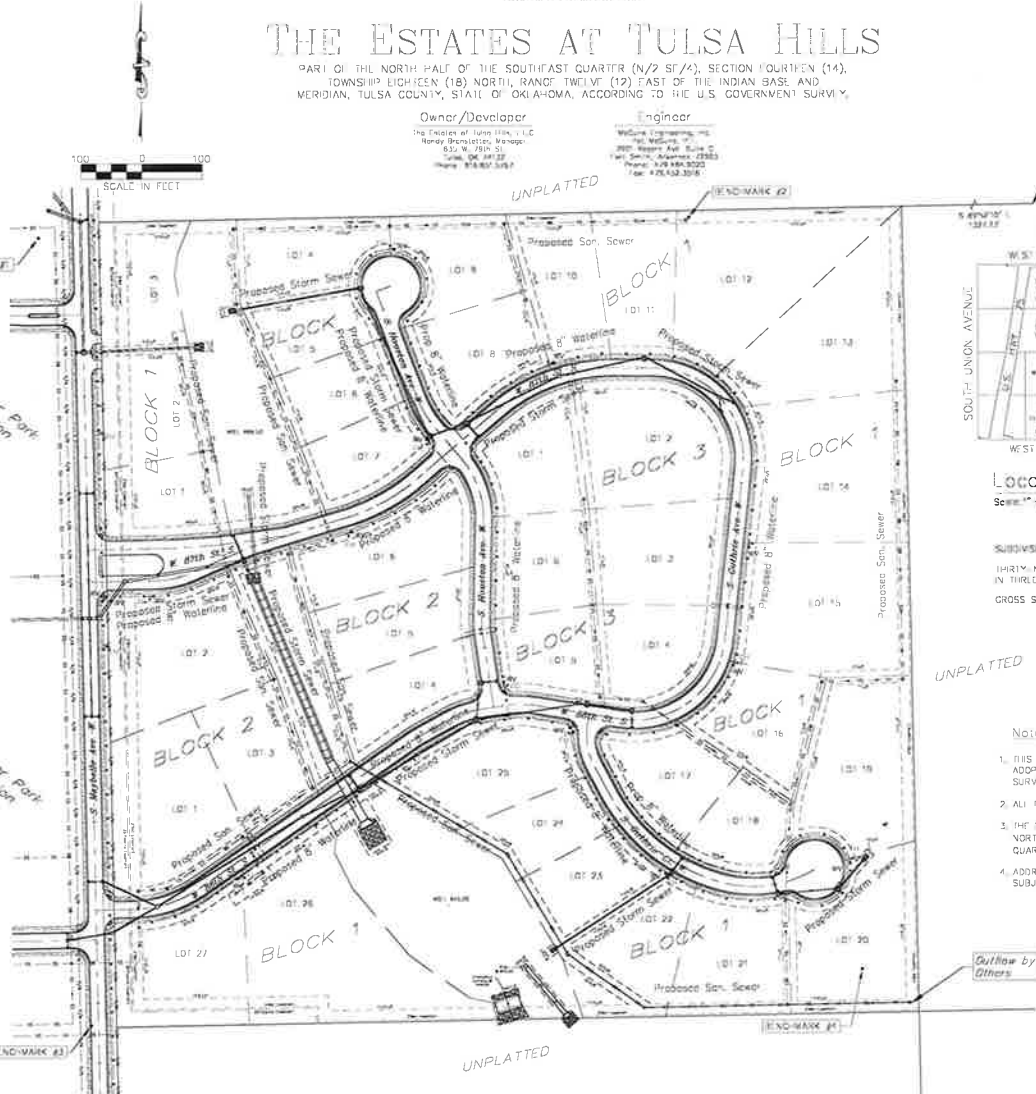
McGuire Engineering, Inc.  
1901 Rogers Ave., Suite C  
Tulsa, Oklahoma 74119  
Tel: 487-8822  
Fax: 487-5328

Lot Area Table

AREA LABEL	AREA (ACRES)	AREA LABEL	AREA (ACRES)
BLOCK 1 LOT 01	0.889	BLOCK 1 LOT 11	1.000
BLOCK 1 LOT 02	0.889	BLOCK 1 LOT 12	1.000
BLOCK 1 LOT 03	0.889	BLOCK 1 LOT 13	1.000
BLOCK 1 LOT 04	0.889	BLOCK 1 LOT 14	0.889
BLOCK 1 LOT 05	0.889	BLOCK 1 LOT 15	0.889
BLOCK 1 LOT 06	0.889	BLOCK 1 LOT 16	0.889
BLOCK 1 LOT 07	0.889	BLOCK 1 LOT 17	0.889
BLOCK 1 LOT 08	0.889	BLOCK 1 LOT 18	0.889
BLOCK 1 LOT 09	0.889	BLOCK 1 LOT 19	0.889
BLOCK 1 LOT 10	0.889	BLOCK 1 LOT 20	0.889
BLOCK 1 LOT 11	0.889	BLOCK 1 LOT 21	0.889
BLOCK 1 LOT 12	0.889	BLOCK 1 LOT 22	0.889
BLOCK 1 LOT 13	0.889	BLOCK 1 LOT 23	0.889
BLOCK 1 LOT 14	0.889	BLOCK 1 LOT 24	0.889
BLOCK 1 LOT 15	0.889	BLOCK 1 LOT 25	0.889
BLOCK 1 LOT 16	0.889	BLOCK 1 LOT 26	0.889
BLOCK 1 LOT 17	0.889	BLOCK 1 LOT 27	0.889
BLOCK 1 LOT 18	0.889		
BLOCK 1 LOT 19	0.889		
BLOCK 1 LOT 20	0.889		
BLOCK 1 LOT 21	0.889		
BLOCK 1 LOT 22	0.889		
BLOCK 1 LOT 23	0.889		
BLOCK 1 LOT 24	0.889		
BLOCK 1 LOT 25	0.889		
BLOCK 1 LOT 26	0.889		
BLOCK 1 LOT 27	0.889		

Curve Table

CURVE	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD (C)	CHORD BEARING
1	129.80	215.00	53°31'30"	122.1021	124.01
2	48.24	135.00	26°29'27"	47.9257	47.86
3	41.48	135.00	18°52'38"	40.8206	42.26
4	33.19	23.00	87°24'42"	33.9745	30.35
5	50.89	115.00	26°30'17"	47.9344	48.71
6	269.02	315.00	48°55'55"	207.9831	260.42
7	108.49	215.00	26°35'31"	89.9134	101.77
8	21.74	25.00	44°48'28"	17.8537	21.05
9	257.09	50.00	94°30'58"	217.6025	21.02
10	27.91	185.00	68°21'14"	23.8745	28.15
11	81.05	185.00	24°05'48"	87.9213	80.44
12	243.64	285.00	48°38'51"	209.7727	235.29
13	30.43	85.00	70°30'32"	17.4479	30.28
14	22.85	23.00	108°10'07"	23.9257	35.82
15	267.17	185.00	69°45'25"	237.0222	238.82
16	275.82	185.00	92°46'42"	212.9200	244.81
17	224.22	215.00	40°47'01"	189.8708	218.22
18	16.16	23.00	90°04'01"	16.1422	22.55
19	45.14	135.00	19°08'36"	40.2727	44.33
20	38.83	24.31	88°50'22"	17.1128	33.42
21	250.96	50.00	94°34'52"	209.9545	22.07
22	11.90	27.00	23°34'43"	11.3700	11.86
23	30.18	105.00	19°08'36"	27.3733	34.82
24	18.00	23.00	89°20'07"	18.0478	25.45
25	24.80	335.00	21°17'40"	207.9828	124.17
26	83.08	185.00	22°54'30"	77.9847	85.34
27	148.39	360.00	21°24'38"	160.9837	135.80
28	38.87	23.00	98°49'04"	38.1744	37.40
29	85.53	135.00	22°58'37"	82.9545	83.78
30	21.22	185.00	08°27'13"	03.7243	22.18
31	54.48	23.00	80°33'47"	38.9074	51.36
32	40.97	168.43	13°58'09"	40.8206	42.86
33	198.29	185.00	53°13'30"	172.6791	108.71
34	84.48	185.00	27°45'31"	82.9545	83.78
35	34.47	23.00	88°52'38"	08.7174	31.34
36	207.87	285.00	42°47'01"	189.8708	188.81
37	225.67	135.00	93°46'42"	212.9200	200.30
38	718.69	135.00	87°46'42"	570.0231	182.48
39	42.33	185.00	14°48'02"	40.3847	42.41
40	34.48	23.00	80°33'47"	38.9074	51.34
41	22.27	135.00	09°27'13"	03.7243	22.25



POINT OF COMMENCEMENT  
NORTHEAST CORNER N/2 SE 1/4  
SECTION 14, T18N-R12E



Location Map  
Scale: 1" = 300'

SUBDIVISION CONTAINS:  
THIRTY-NINE (39) LOTS  
IN THREE (3) BLOCKS  
GROSS SUBDIVISION AREA: 70.457 ACRES

Notes

- THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3801), NORTH AMERICAN DATUM (NAD 83), THE NORTH LINE OF THE NORTH-WEST QUARTER BEING N 88°45'4" E.
- ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FINAL PLAT  
ENDORSEMENT OF APPROVAL

City of Tulsa Planning Commission  
Approved Date: \_\_\_\_\_

CITY ENGINEER  
\_\_\_\_\_  
Deputy of the City of Tulsa, Oklahoma  
Approval Date: \_\_\_\_\_

CHAIRMAN  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
ATTEST: CITY CLERK  
\_\_\_\_\_  
CITY ATTORNEY  
\_\_\_\_\_

I, the undersigned, do hereby certify that I have reviewed the plan and find it to be in accordance with the laws of the State of Oklahoma.

APPROVED  
FOR IDP PERMIT ONLY

MICHAEL LIND, PE DATE  
INFRASTRUCTURE DEVELOPMENT MANAGER  
CITY OF TULSA



CALL: OKIE!

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE REPECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL (800) 368-5841.

SOUTHWESTERN BELL TELEPHONE COMPANY  
Cox Communications  
OKLAHOMA NATURAL GAS COMPANY  
AMERICAN ELECTRIC POWER COMPANY

BY DATE	REVISION

City of  
Tulsa



DRAWN BY: SLW	
APPV. BY: PDM	
HORIZ. SCALE: 1" = 100'	
VERT. SCALE: N/A	IDP NUMBER: 17473
DATE: SEP 2016	ATLAS PAGE NO: 11010
JOB NO:	SHEET 1701 OF 02

b.b

