

BIXBY PLANNING COMMISSION MINUTES

CITY HALL, COUNCIL CHAMBERS | 116 WEST NEEDLES, BIXBY, OKLAHOMA

Monday | December 15, 2020 | 6:00 PM

CALL TO ORDER 6:01 PM

ROLL CALL

Planning Commission Members	HERE	ABSENT
Spencer Pittman	H	A
Tom Holland	H	A
Joshua Nave (Vice Chair)	H	A
Lance Whisman	H	A
JR Donelson (Chair)	H	A
Other Staff Present: Jason Mohler, Development Services Director		

CONSENT AGENDA

a. **APPROVAL OF MINUTES** | Regular Scheduled Planning Commission Mtg. | November 16, 2020

b. **APPROVAL OF CALENDAR** | Approval of 2021 Planning Commission regularly scheduled calendar

c. **FINAL PLAT (BXPT-20.03) SOUTH MEMORIAL BUSINESS PARK**

Applicant | Tanner Consulting

Discussion and review of Final Plat *South Memorial Business Park (BXPT-20.03)*, 11.290 Acres, Fifteen (15) Lots, One (1) Block, in an undeveloped parcel for the purpose of professional and business office development, in Section Two (2), Township Seventeen (17), and Range Thirteen (13) in the City of Bixby.

General Location: West of South Memorial Drive and south of East 121st St. South

d. **FINAL PLAT (BXPT-18.06) ROBINSON RANCH II**

Applicant | Tanner Consulting

Discussion and review of the Final Plat of Robinson Ranch (BXPT-18.06), Four Hundred and Eighty-Three (483) Lots, One (1) Block, Eight (8) Reserves, 131.242 acres, zoned BXPUD-16.05 and RS-3, Section Twenty-Five (25), Township Seventeen (17), Range Thirteen (13) in the City of Bixby.

General Location: South of 161st St. & east of Memorial Drive in the City of Bixby, OK

e. FINAL PLAT (BXPT-20.06) CONRAD VILLAGE BLOCKS 8-15

Applicant | Tanner Consulting

Discussion and review of Final Plat *Conrad Village Blocks 8-15 (BXPT-20.06)*.

29.695 Acres, One Hundred and Fifteen (115) Lots, Eight (8) Blocks, and Six (6) Reserve areas. Zoned (RS-3) and BXPUD-16.04. Section Twenty-Three (23), Township Seventeen (17), Range Thirteen (13) in the City of Bixby.

General Location: North of 161st St. South and West of Memorial Dr.

Consent Approval Items a - e		
Motion: Josh Nave	Second: Tom Holland	
Notes:		
	YES	NO
Spencer Pittman		
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman		
JR Donelson (Chair)	Y	

PUBLIC HEARING

1. COMPREHENSIVE PLAN MINOR AMENDMENT (BXCP-20.04) PARKWAY 64

Applicant | Planning Design Group

Discussion and review of Comprehensive Plan Minor Amendment *Parkway 64*

(BXCP-20.04). A proposed Comprehensive Plan Minor Amendment to remove the proposed Parkway 64 from the Future Roadway Network Map and Parkway 64 text from the Bixby Comprehensive Plan.

Discussion of Item 1:		
Motion: No formal action required (confirmed by City Attorney)	Second:	
Notes:		
	YES	NO
Spencer Pittman		
Tom Holland		
Joshua Nave (Vice Chair)		
Lance Whisman		
JR Donelson(Chair)		

[J.R. Donelson exited the room for this discussion.](#)

[Jim Crosby with PDG represented OLT.](#)

[Bypass routes folks around downtown](#)

[R/W requirement dooms land that is developable today](#)

[Josh – “tug-o-war”, Memorial traffic relief vs quality rooftops now](#)

[Tom – no heart-burn either way](#)

2. LOT SPLIT/COMBO (BXLS-20.06) ATLAS BUILDING

Applicant | Select Design

Discussion and review of Lot Split/Combo *Atlas Building (BXLS-20.06)*.

A lot split and combo creating a parcel to facilitate parking for commercial development. Zoned (CS), Section One (1), Township Seventeen (17), Range Thirteen (13) in the City of Bixby.

General Location: South of 121st St. and East of Memorial Dr.

Approval of Item 1: BXLS-20.06 Atlas Building		
Motion: Tom Holland	Second: Josh Nave	
Notes:		
Staff presentation Kevin J. & Ryan M. present		
	YES	NO
Spencer Pittman		
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman		
JR Donelson(Chair)	Y	

3. SITE PLAN (BXSP-20.09) BOARDWALK PHASE II

Applicant | Select Design

Discussion and review of Site Plan *Boardwalk Phase II (BXSP-20.09)*.

A proposed Site Plan that is within Planned Unit Development PUD-81A

Located in Section One (1), Township Seventeen (17), Range Thirteen (13) in the City of Bixby.

General Location: North of 123rd St. and East of Memorial Drive.

Approval of Item 1: BXSP-20.09 Boardwalk Phase II		
Motion: Josh Nave	Second: Tom Holland	
Notes: Staff presentation Kevin J. & Ryan M. present		
	YES	NO
Spencer Pittman		
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman		
JR Donelson(Chair)	Y	

4. PRELIMINARY PLAT (BXPT-20.08) BIXBY VILLAGE

Applicant | Select Design

Discussion and review of Preliminary Plat *Bixby Village (BXPT-20.08)*.

19.89 Acres, Seventy-Two (72) Lots, Four (4) Blocks, and Four (4) Reserve Areas. Zoned BXPUD-19.06 and (RS-3). Section Twenty-Five (25), Township Seventeen (17), Range Thirteen (13) in the City of Bixby.

General Location: South of 16st St. and West of Mingo Rd.

Approval of Item 1: BXPT-20.08 Bixby Village		
Motion: J.R. Donelson	Second: Josh Nave	
Notes:		
Staff presentation Ryan M. present		
	YES	NO
Spencer Pittman		
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman		
JR Donelson(Chair)	Y	

DISCUSSION

❖ Mixed Use Zoning Code

Applicant | City of Bixby

Discussion, review, and possible recommendations on the proposed Mixed Use Code Language.

- SUP requirement for Mixed-Use is a good idea

ADJOURN: 7:12 PM