

Bixby Planning Commission

Agenda

City Hall, Council Chambers | 116 West Needles, Bixby, Oklahoma

Monday | April 18, 2022 | 6:00 PM

Call to Order

Roll Call

Consent Agenda

1. **APPROVAL OF MINUTES** | Regular Scheduled Planning Commission Mtg. | March 11, 2022

Public Hearings

1. **Byrnes Mini-Storage**
Final Plat – BXPT-22.07
Applicant: Select Design
2. **151st & Harvard**
Comprehensive Plan Amendment – BXCP-22.01
Applicant: AAB Engineering, LLC
3. **151st & Harvard**
Rezone BXZO-22.02
Planned Unit Development BXPUD-22.04
Applicant: AAB Engineering, LLC
4. **Midland Complex**
Planned Unit Development BXPUD-22.03
Applicant: CEC Corporation
5. **Spartan Plaza**
Planned Unit Development BXPUD-22.02
Applicant: CEC Corporation

Old Business

New Business

Donna Crawford

Posted April 13, 2022, on or before 5pm

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: dcrawford@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

BIXBY PLANNING COMMISSION MINUTES

Tuesday | March 21,2022 | 6:00 PM

City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:00PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
JR Donelson (Chair)
Steve Hobbs
Lance Whisman

MEMBERS ABSENT: Josh Nave (Vice Chair)

Other Staff Present: Bixby Leadership Intern Visitors observed proceedings

1. **Approval of Minutes | Planning Commission Mtg. January 18, 2022**

Mr. Hobbs made motion to approve, Seconded by Mr. Holland

Mr. Holland – Yes

Mr. Whisman - Yes

Mr. Hobbs – Yes

Mr. Donelson - Yes

Motion Approved

Mr. Donelson announced all items have been posted and the next item is:

1. **Bixby Meadows | Final Plat BXPT-19.10 | AAB Engineering, LLC**

Planning Commission Secretary, Donna Crawford presented the staff report. Mr. Mohler addressed questions from the Commissioners.

RWD #6 to provide water. Applicant is in agreement with Staff recommendations.

Motion to approve with staff recommendations made by Mr. Holland, seconded by Mr. Whisman.

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

2. **Abby's Business Park | Preliminary Plat BXPT-22.03 | C. Joseph Watt, P.E.**

Planning Commission Secretary, Donna Crawford presented the staff report. Discussion regarding the sanitary sewer connection going south and the requirement of an eight foot tall masonry wall.

Applicant agrees with TAC and staff recommendations.

Mr. Richard Oltman of Bixby, OK. spoke on the proposed project.

Mr. Whisman made motion to approve with TAC and Engineering comments implemented, seconded by Mr. Holland.

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

3. **South Yale Meadows | Rezone (BXZO-22.01), Planned Unit Development (BXPUD-22.01)**

Chairman Donelson recused himself and Mr. Whisman took up the role as Chairman.

Planning Commission Secretary, Donna Crawford presented the staff report. Mr. Hobbs wanted to stress the importance of and bring attention of the Corridor Appearance District and the need to meet the requirements. Mr. Holland asked about pie-shaped lot widths and set-back requirements.

Mr. Crosby of Planning Design Group presented the project and discussed the lot widths, detention ponds, the amenity package, answered questions regarding the commercial lots and the power transmission lines. All commercial lots will need to have a Site Plan approval before permitting. Applicant in agreement with staff & TAC comments. Mr. Holland concerned with what uses will be allowed within the PUD and wants them listed.

Mr. Holland made motion to approve the Rezone, and the PUD, with the Use Units in the commercial areas be listed in the PUD and with all staff recommendations implemented, seconded by Mr. Hobbs.

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

4. **South Yale Meadows | Preliminary Plat BXPT-22.04 | Jr Donelson**

Mr. Hobbs made motion to approve with all staff and TAC comments implemented, seconded by Mr. Holland.

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Old Business – None

New Business - None

Meeting adjourned at 6:58 pm



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Monday, April 18, 2022
Name: Byrnes Mini-Storage PUD-77
RE: Byrnes Mini-Storage Final Plat BXPT-22.07
Planned Unit Development PUD-77
Location: 12355 South Memorial
STR: Section 1, Township 17N, Range 13E
Applicant: Select Design

Site Stats:

Acres: 3.46 +/-	Min. Lot Width: 170 ft
Number of Lots: 3	Number of Blocks: 1

Request:

Select Design/Ryan McCarty, is requesting Final Plat approval.

Existing Zoning; Use:

Office Light (OL); PUD-77

Abutting Zoning; Use:

North: (RM-3) Multi-Family; (OL) Office Light; PUD-81 & PUD-81B

West: (CS) Commercial Shopping; BXPUD-17.12

South: (RS-1)) Residential; Single-Family Dwellings

East: (RS-1)) Residential; Single-Family Dwellings



Exhibit A: City of Bixby Zoning Map

Staff Review

This application for Final Plat approval takes care of “housekeeping”. During Title work for the sale of this property it was discovered the Final Plat had not been filed with Tulsa County.

Per Ordinance 2127, shown recorded with Tulsa County Clerk on March 4, 2014, amending the Comprehensive Plan CPA-9 and approving BZ365, Light Office and PUD-77.

Per City Council minutes dated March 24, 2014, consideration to close certain Utility Easements within Lot 1, Block 1, Boardwalk on Memorial, the minutes reflect approval and Ordinance 2132 was filed March 28, 2014 with Tulsa County Clerk.

The Preliminary Plat was approved by Council on May 27, 2014.

Utilities/Site Area:

There is an existing 12" waterline that runs North/South along East side of South Memorial Drive. The water lines within the development are private.

Public Sanitary Sewer lines run East / West located south of the property. There is also an 8" line located East of the property running North / South.

Within the development, the stormwater flows to a dry stormwater detention facility.

Planning Review Comments:

Previously addressed

Engineering Review Comments:

Previously addressed

Public Comments:

No comments have been received at time of writing.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the Final Plat.

Attachments:

Exhibit A: City of Bixby Zoning Map
Exhibit B: Final Plat with Deed of Dedication
Exhibit C: Byrnes Mini-Storage PUD booklet
Exhibit D: Ordinance 2127
Exhibit E: Ordinance 2132
Exhibit F: Excerpt from City Council Meeting May 27, 2014

OWNER:
BOARDWALK SELF STORAGE, LLC
4512 E. 51ST ST. #100
TULSA, OK 74135
CONTACT: JARED JONES
PHONE: 918-609-0541
EMAIL: jjones@joneslvr.com

AN ADDITION SITUATED IN THE NW/4 OF SECTION 1,
T-17-N, R-13-E OF THE INDIAN BASE AND MERIDIAN,
BEING A RE-PLAT OF A PORTION OF "THE BOARDWALK ON
MEMORIAL" AND "LOT 11, BLOCK 2, SOUTHERN MEMORIAL
ACRES NO.2," TO THE CITY OF BIXBY, TULSA COUNTY,
STATE OF OKLAHOMA.

ZONE Y
FIRM MAP
NO. 40143C0432L

ZONE AE
FIRM MAP
NO. 40143C0432L

UNPLATTED

By: _____
City Manager - City Clerk

SOUTH MEMORIAL DRIVE

EXISTING 25' ACCESS ESMT BY PLAT

20' M.A.E. BY SEPARATE INSTRUMENT

26' M.A.E. BY SEPARATE INSTRUMENT

26' M.A.E. BY SEPARATE INSTRUMENT

THE BOARDWALK ON MEMORIAL

BLO
LO

12355 SO. MEMORIAL DR.

LOT 2

LOT 3

LOT 9

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
Doc. No.	RIGHT-OF-WAY
SO.	DOCUMENT NUMBER
R	SOUTH
PL	RADIUS
E	PLACE
SF	EAST
AC	SQUARE FEET
W	ACRE
DR.	WEST
NE	DRIVE
PUD	NORTHEAST
N	PLANNED UNIT DEVELOPMENT
M.A.E.	NUMBER
LNA	MUTUAL ACCESS EASEMENT
	LIMITS OF NO ACES

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

I, Michael Willis, 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 _____
Michael Willis, Tulsa County Clerk

Deputy

*Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.

This plat meets the Oklahoma minimum standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Surveyors.

BENCHMARK:
Flowline of Sanitary Sewer Manhole, located
18 feet South and 15 feet East of the
Northwest Corner of Lot 11, Block 2,
Southern Memorial Acres No. 2
Elevation: 598.42, NGVD29

BASIS FOR BEARINGS:
The basis for bearings is the North line
"The Boardwalk on Memorial", with an
assumed bearing of S 89°59'21"E.

FEMA FLOODPLAIN NOTE:
The subject property is contained in
Zone X 606.40 BFE
Map No. 40143C0432L
Date: October 16, 2012

PROPERTY DESCRIPTION

An Addition situated in a part of the NW/4, Section 1, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described by metes and bounds, by Charles K. Howard, LS 297, as follows, to-wit:

Beginning at the northeast corner of "The Boardwalk on Memorial", PUD 28; thence with an assumed bearing of S 89°59'21"E being the north line of "The Boardwalk on Memorial" a distance of 251.74 feet to the northwest corner o Lot 11, Block 2, Corrected plat of Southern Memorial Acres No. 2; thence continuing S 89°59'21"E an along the north line of said Lot 11, Block 2 a distance of 90.00 feet to the northeast corner of said Lot 11, Block 2; thence continuing along the north line of said Lot 11, Block 2 a distance of 206.32 feet; thence along a curve to the left, with a radius of 100.00 feet and a delta angle of 37°43'04" for 65.83 feet, with a chord bearing of S35°48'20"W and a chord distance of 64.65 feet; thence N 84°52'56"W a distance of 177.62 feet; thence S 00°24'08"W a distance of 35.00 feet; thence N 89°59'21"W a distance of 471.68 feet; thence N 00°00'59"E a distance of 170.00 feet to the north line of "The Boardwalk on Memorial"; thence S 89°59'21"E along the north line of "The Boardwalk on Memorial" a distance of 473.04 feet to the point of beginning and containing 3,4618 acres more or less.

R-13-E

121ST STREET SO.

[illegible]

131ST STREET SO.

SECTION 1
LOCATION MAP

SCALE: 1" = 2000'

SUBDIVISION CONTAINS:
AREA = 3.4616 ACRES 150,800 SF
NO. LOTS 3 BLOCKS 1

BYRNES MINI-STORAGES
PUD 77
Preparation date: March 30, 2022
SHEET 1 OF 3

DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS
BYRNES MINI-STORAGES
PUD NO. 77

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Boardwalk Self Storage, LLC is the owner in fee simple to the following described property in the City of Bixby, Tulsa County, Oklahoma, to-wit:

An Addition situated in a part of the NW/4, Section 1, T-17-N, R-15-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described by metes and bounds, by Charles K. Howard, L.S. 287, as follows, to-wit:

Beginning at the northeast corner of "The Boardwalk on Memorial", PUD 29; thence with an assumed bearing of S 89°59'21"E being the north line of "The Boardwalk on Memorial" a distance of 261.74 feet to the northwest corner of Lot 11, Block 2, Corrected plot of Southern Memorial Acres No. 2; thence continuing S 89°59'21"E and along the north line of said Lot 11, Block 2 a distance of 80.00 feet to the northeast corner of said Lot 11, Block 2; thence S 26°30'37"E and along the east line of said Lot 11, Block 2 a distance of 206.32 feet; thence along a curve to the left with a radius of 100.00 feet and a delta angle of 37°43'04" for 65.83 feet, with a chord bearing of S 35°48'20"W and a chord distance of 64.85 feet; thence thence N 54°52'56"W a distance of 177.62 feet; thence S 00°24'08"W a distance of 35.00 feet; thence N 89°59'21"W a distance of 471.88 feet; thence N 00°00'39"E a distance of 170.00 feet to the north line of "The Boardwalk on Memorial"; thence S 89°59'21"E and along the north line of "The Boardwalk on Memorial" a distance of 473.04 feet to the point of beginning and containing 3.4615 acres more or less.

and have caused the above-described land to be surveyed, staked, platted and subdivided into lots, blocks, reserve areas and streets, and have designated the same as "Byrnes Mini-Storage", an Addition to the City of Bixby, Tulsa County, Oklahoma (hereinafter sometimes referred to as the "Subdivision").

SECTION 1. PUBLIC COVENANTS

A. UTILITY EASEMENTS

The Owners hereby dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress into and upon said utility easements and rights-of-way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easement or rights-of-way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. WATER AND SANITARY SEWER SERVICE

In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:

The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on his lot and within the depicted street right-of-way and utility easement areas, if ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.

The Owners or its successors will be responsible for ordinary maintenance of public water mains and public sanitary sewer facilities, the owner will pay damage for relocation of such facilities or necessitated by the acts of the owner or his agents or contractors.

The City of Bixby or its successors through its agents and employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, including the "10' Restricted Water Line Easement", (to be used only for water lines) or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water facilities.

The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Bixby or its successors, and the owner of the lot agrees to be bound hereby.

C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.

3. Underground service cables and natural gas service lines to all buildings which may be located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot; provided that upon that the installation of such a service cable or a natural gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.

4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or natural gas service facilities so installed by it.

5. The owner of each lot in the Subdivision shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

1. The storm sewers will be privately owned and privately maintained.

2. The Helene V. Byrnes Foundation, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer systems for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

3. No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the Reserve "A" area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

4. The storm sewers shall be owned by and maintained, at the sole cost and expense, of the owner of the lot upon which the storm sewers are located.

5. In the event that the storm sewers are accepted by the City of Bixby, the City of Bixby or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by the acts of the owner of each lot or its agent or contractors.

6. The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. The alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

E. SURFACE DRAINAGE

1. Surface Drainage. Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements.

2. No property owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. No property owner shall modify or change the direction of drainage of surface stormwater from the original approved construction plans on file at the City of Bixby.

3. The property owner shall prevent the alteration of grade within all easement areas from their original contours (finish grade) and shall prevent any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.

4. The covenants set forth in this section shall be enforceable by any affected property owner and by the City of Bixby, Oklahoma.

F. OWNER RESPONSIBILITY WITHIN EASEMENTS.

The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service. The 4'-0" Existing Tree Preservation and Landscape Easement will be maintained by the property owner of the lot. Trees will remain unless they are determined dead by an arborist. A tree can be removed from the easement, once the arborist has determined it is dead.

G. LAND USE

All construction shall be strictly according to the ordinances of the City of Bixby, Oklahoma.

H. "RESERVE A", DETENTION POND.

1. The Stormwater drainage system shall be designed and constructed in accordance with the Adopted Ordinances, Resolutions standards and design requirements as adopted by the City of Bixby, as appropriate, and shall be so designed to collect and pass the runoff from a 100-year frequency flood under conditions of full urbanization. The 2, 5, 10, 50, 100 year flows shall be modeled and 500 year flow analyzed. The entire flow shall be confined within the said stormwater drainage systems.

2. The stormwater detention facility if required by City of Bixby adopted standards, shall be designed and constructed in accordance with said standards.

SECTION 2. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. DEVELOPMENT AREA A

LAND AREA:

Gross:	2,826 acres	123,110 square feet
Net:	2,826 acres	123,110 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Use Units allowed by right within the "D1" zoning district of the City of Bixby Zoning Code as well as Use Unit 18 mini-storage business use; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	0
MAXIMUM BUILDING FLOOR AREA	47,600 sf
MAXIMUM BUILDING HEIGHT (mini-storage buildings)	12 sf
MAXIMUM BUILDING HEIGHT (office building)	24 sf
F.A.R. (floor to area ratio)	0.387

MINIMUM BUILDING SETBACKS

Lot 1, Block 1	West	17.5 feet
	North	0 feet
	South	4 feet
	East	0 feet
Lot 2, Block 1	West	0 feet
	North	0 feet
	South	4 feet
	East	5 feet

STORMWATER DETENTION AREA

Minimum 12,311sf, 10% of the development area
Maximum 18,488sf, 15% of the development area

BUILDING WALL MATERIAL

Building walls and screening fences adjacent to the north, south and east property lines (adjoining RS-2 zoning) will be of masonry construction. The option is either brick or a split faced concrete block.

The east-facing ends of three (3) easternmost buildings adjoining RS-2 zoning and the west-facing ends of three (3) westernmost buildings (visible from RS-2 zoning), will be of masonry construction. Interior facing walls will be metal or masonry.

BUILDING DESIGN

The buildings in Development Area A will have shed roofs slanted inward to the development site, ensuring all roof drainage is directed into the internal storm water drainage system, and will not drain onto adjoining properties. The roof will not overhang adjacent property lines and the roof pitch will be between 1/12 and 4/12.

B. DEVELOPMENT AREA B

LAND AREA:

Gross: (Includes 1/2 abutting ROW)	0.6356 acres	27,690 sf
Net:	0.6018 acres	26,215 sf

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Use Units allowed by right within the "RS-2" zoning district of the City of Bixby Zoning Code; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	65.83 lin.ft
MAXIMUM BUILDING FLOOR AREA	1 unit
MAXIMUM BUILDING HEIGHT	35 feet

MINIMUM BUILDING SETBACKS

Pursuant to Section 11-7B-4 Table 3, of the City of Bixby Zoning Code.

LANDSCAPE/GREEN AREA	minimum	3,932sf 15% gross land area
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C. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS

1. LANDSCAPED AREA AND SCREENING

a. Preliminary landscaping and screening area represented on Exhibit G of the PUD 77. Development Area A - Any building wall visible from an adjacent residential zoned property will be screened by a 6'-0" concrete block or brick wall. Screening any portion of the North or South property line will be accomplished by utilizing the exterior wall of the building, which will be either brick or split faced concrete block and/or a 6'-0" concrete block or brick wall and will be a substitute for a screening fence. This is shown on Exhibit G of PUD 77. There will be a 4'-0" landscape area south of the south building adjacent to the south property line. Constructing the south building 4'-0" north of the south property line will allow 14 trees situated along the south property line to remain. Development Area B - The existing trees and landscaping will remain on the site. No screening fences area required. The existing 6' wooden privacy fence west of this site on "The Boardwalk on Memorial" will be replaced with a concrete block wall similar to the existing wall on the east side of "The Boardwalk on Memorial."

b. A 4'-0" easement described as, "Existing Tree Preservation and Landscape Easement", will be shown on the south 4'-0" of the entire Development Area A.

c. Three trees are required along the west property line. Two trees are required along the east property line. One tree is required along the north property line. Eight trees are required along the south property line. A total of 24 trees, 6" in diameter or larger will be preserved on the site. The preserved tree credit will be equal to 48 trees. These are shown on Exhibit G of PUD 77. Fourteen trees area required and a 48 tree count is provided. No trees will be planted.

d. The south property line area will have a landscape area of 4'-0" x 723.62', which equals 2,894.48 sf. The total landscape area, including the detention area is 18,654.28 sf or 15.15% of Development Area "A".

e. Exhibit G of PUD 77 shows the landscape areas and percentages for each property line.

2. SIGNS

a. Signage shall comply with the PUD Chapter (Chapter 7-1). One (1) ground monument sign will be permitted in Development Area A and shall not exceed 15'-0" in height.

b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving rotating signs and movement shall be prohibited in this PUD for Development Areas A and B, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

3. LIGHTING

a. Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

a. There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

5. SITE GRADING

a. According to the adopted and effective FEMA floodplain maps, the site has some amount of Flood Zone "AE" 100 year floodplain along the north line of Development Area A. An Earth Change / Floodplain Development permit will be requested and will determine if and how much area is in the "AE" zone. The Earth Change / Floodplain Development permit will be approved by the Bixby City Council to allow site grading as proposed for this development. An Elevation Certificate by an Oklahoma Registered Professional Land Surveyor will be required prior to the issuance of a Building Permit / Floodplain Development Permit for the construction for the foundation of each building within Development Area A, with Elevation Certificate must demonstrate the 100-year Base Flood Elevation for the building site and the existing finished grade. A second Elevation Certificate will be required upon the completion of the foundation of each building in Development Area A prior to the issuance of a Building Permit / Flood Plain Development Permit for the balance of the building and must demonstrate the First Finish Floor of each structure's foundation is at least one (1) foot above the 100 year Base Flood Elevation. Alternately, the Elevation Certificate requirement may be avoided if the lot is fully removed from the adopted and effective FEMA floodplain maps at the time a building permit is sought.

The site will be graded so that storm water runoff flows to surface area drains located in the drive lanes, between the mini-storage buildings. The storm water will flow to a proposed dry storm water detention facility in the northeast portion of Lot 2. An existing French Drain located approximately 2.5 feet north of the south property line presently collects storm water runoff along the south line of Development Area A and directs it to the Fry Ditch. The French Drain will remain in place. Storm water runoff along the east boundary of Development Area A will be collected and directed to the proposed detention facility in the northeast portion of Lot 2. A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage requirements serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot. During construction on the property, the owner will provide adequate and reasonable erosion control methods, and after construction, will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. TOPOGRAPHY AND UTILITIES

- a. Topography. Topography of the Site is depicted on Exhibit F of PUD 77.
- b. Utilities. Water and sanitary sewer service will be provided by the City of Bixby. An existing water line is located on the east side of South Memorial Drive. A water line will be installed connecting the water line along South Memorial Drive to the existing water line along So. 85th Place. An existing sanitary sewer line is located running parallel to the south property line. A sanitary sewer line will be installed along the west property line and extended to the north property line. Storm water runoff will be collected in area inlets and piped to the on site detention facility.

7. ACCESS, CIRCULATION AND PARKING

- a. Access, traffic circulation and parking are depicted on Exhibit B of PUD 77. All drives and parking areas within the PUD shall be privately owned and maintained.
- b. There will be two (2) access gates along the west property line of Development Area A. One gate access to the Byrnes Mini-Storages is for customers. The 26' wide gated emergency-only ingress/egress through Lot 11, Block 2, Southern Memorial Acres No. 2 to South 85th Place E. will be accessed using a Knox-switch.
- c. Two (2) mutual access easements across "The Boardwalk on Memorial", will allow access to "Byrnes Mini-Storages". The mutual access easements will be filed at the Tulsa County Court House prior to the issuance of an occupancy permit for buildings in "Byrnes Mini-Storages".
- d. The access to the site, built un-built, So. 85th E. Ave. will not be allowed in the PUD.
- e. A 15 foot Roadway Easement, Doc.No. 2013018388, has been filed on Lot 12, Block 2, Southern Memorial Acres No. 2 allowing emergency access to South 85th E. Place. The south 20 feet of the existing Lot 11, Block 2, Southern Memorial Acres No. 2, which will be Lot 3, "Byrnes Mini-Storage", will be dedicated as a mutual access easement. Eighteen (18') feet of the proposed emergency ingress/egress will be located on Lot 3, Byrnes Mini-Storage and eight (8') feet located on Lot 11, Block 2, Southern Memorial Acres No. 2.
- f. Two (2) mutual access easements will allow cross access between Lots 1 and 2, Development Area A.

8. RESTRICTIVE COVENANTS ENFORCEMENT

- a. Restrictive covenants will be adopted and recorded for the PUD as platted. The hours of daily operation will be from 6:00 am to 10:00 pm. There will be no space used as a residential dwelling. A security system will be installed for the project to monitor client movement within the facility and serve as a deterrent for non clients.

SECTION 3. PRIVATE COVENANTS AND RESTRICTIONS.

Usage of the following words shall having the following meanings, unless the context clearly requires otherwise: "City" shall mean the City of Bixby; "lot" shall mean a lot in the Subdivision; "lot owner" shall mean a lot owner in the Subdivision; "plat" shall mean the accompanying plat of the Subdivision; and "zoning code" shall mean the City of Bixby Zoning Code.

For the purpose of providing an orderly development of the Subdivision and for maintaining conformity of the improvements therein, the following covenants and restrictions hereby are imposed upon the use and occupancy of the lots within the Subdivision.

A. Private Covenants and Restrictions Applicable to all Lots. The following standards shall apply to all lots of the Subdivision unless specifically modified or superceded by more specific provisions adopted by the Owner as hereinafter provided.

1. Mutual Access Easements. Mutual Access Easements, as depicted on the accompanying plat, are hereby established for the purposes of permitting vehicular and pedestrian access to and from all areas adjacent to and contained within the plat, and such easements shall be for the mutual use and benefit of each affected lot owner, their guests, and invitees, and shall be appurtenant to each affected lot. Provided, however, governmental agencies and suppliers of utilities shall have the reasonable use of the easements incidental to the provision of services within the lots within the plat.

2. Mutual Access Easement Maintenance.

The Helene V. Byrnes Foundation will be responsible for the maintenance of the Mutual Access Easement and any and all improvements situated in the Mutual Access Easement.

3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material, other than properly permitted paved parking, shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage in the easements or which may obstruct or retard the flow of water, and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible or for repairing or replacing any damaged parking lot paving.

4. No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage and/or other wastes shall not be kept except in approved sanitary containers. All equipment for the storage and/or disposal of such rubbish, trash, garbage or other wastes shall be fenced from view and kept in a clean and sanitary condition.

B. Duration, Amendment and Severability.

1. Duration. These restrictions shall remain in full force and effect until January 1, 2025, and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2. Amendment or Termination. The private covenants and restrictions contained in this Deed of Dedication may be amended, modified, changed or canceled by a written instrument signed and acknowledged by the Helene V. Byrnes Foundation, except Sections 1.A., 1.B., 1.C., 1.D., 1.E., 3.A.3., 3.B.2. and 3.B.4. and all of Sections 2 (PUD restrictions), which may be altered only with the written consent of the City of Bixby.

3. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an order, judgement or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

4. Enforcement. The restrictions herein set forth are covenants to run with the land shall be binding upon the Owner, its successors and assigns and all parties claiming under it, and otherwise shall be enforceable as set forth and shall be binding upon the Owner, its successors and assigns and all parties claiming under it. If the Owner, or its successors or assigns, shall violate any of the covenants herein, it shall be lawful for the City of Bixby, Oklahoma (as to the violation of the Covenants contained in Section 1), to maintain any action at law or in equity against the Owner to prevent the Owner from so doing, to compel compliance with the covenants, or to recover damages for such compliance with the covenant.

Any successor(s) in title to the lots within BYRNES MINI-STORAGES, to enforce any given restriction or covenant or condition at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants.

As owner we hereby certify that we have caused the land described in this plat to be surveyed, divided, mapped, granted, donated, conveyed, dedicated and access rights reserved as represented on the plat.

In witness whereof the owner have executed this Deed of Dedication on this _____ day of _____, 2022.

Boardwalk Self Storage, LLC

By: Jared Jones, Managing Member

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2022, personally appeared Jared Jones to me known to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My commission expires: _____

SURVEYORS CERTIFICATE

I, Josh Lamb, a Registered Land Surveyor in the State of Oklahoma, hereby certifies that I have fully complied with the requirements of this regulation and the subdivision laws of the State of Oklahoma governing surveying, dividing and mapping of the land; that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and, that the plat represents a survey made under my direct supervision.

WITNESS my hand and seal this _____ day of _____, 2022.

Josh Lamb, RLS #1678
C.A. No. 6036 Exp.Date: 6/30/2023

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2022, personally appeared Josh Lamb, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under me hand and seal the day and year last above written.

Notary Public

My Commission expires: _____

Byrnes Mini-Storages
Bixby, Oklahoma

June 1, 2013

Prepared For:

Helene V. Byrnes Foundation
12345 So. Memorial Dr., #108
Bixby, Oklahoma 74008

CITY OF BIXBY

FEB 21 2014

RECEIVED

By Enyat

Prepared By:

J.R. Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008

*Final As
Approved*

Byrnes Mini-Storages

Planned Unit Development Number 77

Introduction.

Byrnes Mini-Storages is planned for a Mini-Storage and Office development. The overall site totals 3.4616 acres. The site is located on the east side of South Memorial Drive and includes the east parcel of "The Boardwalk on Memorial" and Lot 11, Block 2, Southern Memorial Acres No.2. See Exhibit A, which is a Preliminary Plat of the Site.

As depicted on Exhibit B to this Planned Unit Development (PUD), the proposed PUD consists of two development areas. Development Area A will be used as Mini-Storage and Development Area B will remain residential. Development Area B will serve to provide a secondary, emergency only access drive for Development Area A. The legal description for this PUD is shown in Exhibit B1.

Zoning.

The Site, Development Area A currently consists of two parcels. The eastern parcel will be known as Lot 2, Block 1 and is presently zoned "AG", (Agriculture District). The western parcel will be known as Lot 1, Block 1 and is presently zoned "AG" and is a part of "The Boardwalk on Memorial", PUD 29A. An underlying zoning change is requested to "OL", (Office Low Intensity District). Development Area B will be known as Lot 3, Block 1 and is presently zoned "RS-2" (Residential District) and will remain "RS-2". Attached is Exhibit C, which is a map from INCOG that identifies the existing zoning of the site and surrounding area. All uses by right of "OL", (Office Low Intensity District) zoning will be allowed in Development Area A as well as Use Unit 16, mini-storage business use. All uses by right of "RS-2" will be allowed in Development Area B. The underlying zoning change application is case no. BZ-365.

The Comprehensive land-use Plan.

The Site is located within the jurisdiction of the Bixby Comprehensive Plan 2001-2020. The Helene V. Byrnes Foundation is requesting the Bixby Comprehensive Plan be modified to allow the "OL", Office Low Intensity District zoning classification be allowed on this property. It is presently defined as a residential area by the Comprehensive Plan.

Detailed Site Plan.

Prior to building permit issuance a Detailed Site Plan, adequate to demonstrate compliance with applicable standards and including details on proposed parking and landscape plans, shall be submitted for Planning Commission approval as required by the Zoning Code Section 11-71-8.B.5 and this PUD.

Site Soil Conditions

The Soil Survey of Tulsa County, Oklahoma list the soil for this site to be "Choska very fine loam". The site is nearly level and has moderately permeable soil.

Existing Easements in Development Area A.

The open space of the re-platted portion of "The Boardwalk on Memorial" will either abandon, vacate or modify existing utility easements filed with the "The Boardwalk on Memorial" plat. A modification / waiver for the 17.5' perimeter easement will be requested upon submittal of the preliminary plat.

Modifications to the Approved PUD.

Modifications to the approved Byrnes Mini-Storages, PUD 77 will be either a "Minor" or "Major" amendment to the PUD and will require Bixby City Council approval.

City Department Requirements.

Standard requirements of the City of Bixby Fire Marshal, City Engineer and City Attorney shall be met. The 30' standard of Use Unit 16 ministorage is reduced by this PUD to 26' wherever permitted by Fire Marshal.

Development Standards

A. DEVELOPMENT AREA A LAND AREA.

Gross:	2.826 acres	123,110 square feet
Net:	2.826 acres	123,110 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Use Units allowed by right within the "OL" zoning district of the City of Bixby Zoning Code as well as Use Unit 16 mini-storage business use; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	0
MAXIMUM BUILDING FLOOR AREA	47,600 square feet
MAXIMUM BUILDING HEIGHT (mini-storage buildings)	12 feet
MAXIMUM BUILDING HEIGHT (office building)	24 feet
F.A.R. (floor to area ratio)	0.387
MINIMUM BUILDING SETBACKS	
Lot 1, Block 1	West 17.5feet
	North 4feet
	South 4feet
	East 0feet
Lot 2, Block 1	West 0feet
	North 4feet
	South 4feet
	East 5feet

STORMWATER DETENTION AREA	Minimum 12,311 sf, 10% of the development area. Maximum 18,466sf, 15% of the development area.
BUILDING WALL MATERIAL	Building walls and screening fences adjacent to the north; south and east property lines (adjoining RS-2 zoning) will be of masonry construction. The option is either brick or a split faced concrete block. The east-facing ends of three (3) easternmost buildings adjoining RS-2 zoning and the west-facing ends of three (3) westernmost buildings (visible from RS-2 zoning), will be of masonry construction. Interior facing walls will be metal or masonry.

BUILDING DESIGN	The buildings in Development Area A will have shed roofs slanted inward to the development site, ensuring all roof drainage is directed into the internal storm water drainage system, and will not drain onto adjoining properties. The roof will not overhang adjacent property lines and the roof pitch will be between 1/12 and 4/12.
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**B. DEVELOPMENT AREA B
LAND AREA.**

Gross: (includes ½ abutting ROW)	0.6356 acres	27,690 square feet
Net:	0.6018 acres	26,215 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Use Units allowed by right within the "RS-2" zoning district of the City of Bixby Zoning Code; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	65.83 lin.ft.
MAXIMUM PROPOSED UNITS	1 units
MAXIMUM BUILDING HEIGHT	35 feet
MINIMUM BUILDING SETBACKS	

Pursuant to Section 11-7B-4 Table 3, of the City of Bixby Zoning Code.

LANDSCAPE/GREEN AREA	minimum	3,932 sf 15% gross land area
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C. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS

1. LANDSCAPED AREA AND SCREENING

- a. Preliminary landscaping and screening area represented on Exhibit G, Development Area A - Any building wall visible from an adjacent residential zoned property will be screened by a 6'-0" concrete block or brick wall. Screening any portion of the North or South property line will be accomplished by utilizing the exterior wall of the building, which will be either brick or split faced concrete block and/or a 6'-0" concrete block or brick wall and will be a substitute for a screening fence. This is shown on Exhibit G. There will be a 4'-0" landscape area south of the south building adjacent to the south property line. Constructing the south building 4'-0" north of the south property line will allow 14 trees situated along the south property line to remain. Development Area B - The existing trees and landscaping will remain on the site. No screening fences area required. The existing 6' wooden privacy fence west of this site on "The Boardwalk on Memorial" will be replaced with a concrete block wall similar to the existing wall on the east side of "The Boardwalk on Memorial."
- b. A 4'-0" easement described as, "Existing Tree Preservation and Landscape Easement", will be shown on the south 4'-0" of the entire Development Area A.
- c. Three trees are required along the west property line. Two trees are required along the east property line. One tree is required along the north property line. Eight trees are required along the south property line. A total of 24 trees, 6" in diameter or larger will be preserved on the site. The preserved tree credit will be equal to 48 trees. These are shown on Exhibit G. Fourteen trees are required and a 48 tree count is provided. No trees will be planted.
- d. The south property line area will have a landscape area of 4'-0" x 723.62', which equals 2,894.48 sf. The total landscape area, including the detention area is 18,654.28 sf or 15.15% of Development Area "A".
- e. Exhibit G shows the landscape areas and percentages for each property line.

2. SIGNS

- a. Signage shall comply with the PUD Chapter (Chapter 7-I). One (1) ground monument sign will be permitted in Development Area A and shall not exceed 15'-0" in height.
- b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited in this PUD for Development Areas A and B, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

3. LIGHTING

- a. Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

- a. There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

5. SITE GRADING

- a. According to the adopted and effective FEMA floodplain maps, the site has some amount of Flood Zone "AE" 100 year floodplain along the north line of Development Area A. An Earth Change / Floodplain Development permit will be requested and will determine if and how much area is in the "AE" zone. The Earth Change/ Floodplain Development permit will be approved by the Bixby City Council to allow site grading as proposed for this development. An Elevation Certificate by an Oklahoma Registered Professional Land Surveyor will be required prior to the issuance of a Building Permit / Floodplain Development Permit for the construction for the foundation of each building within Development Area A, which Elevation Certificate must demonstrate the 100-year Base Flood Elevation for the building site and the existing finished grade. A second Elevation Certificate will be required upon the completion of the foundation of each building in Development Area A prior to the issuance of a Building Permit / Flood Plain Development Permit for the balance of the building and must demonstrate the First Finish Floor of each structure's foundation is at least one (1) foot above the 100 year Base Flood Elevation. Alternately, the Elevation Certificate requirement may be avoided if the lot is fully removed from the adopted and effective FEMA floodplain maps at the time a building permit is sought.

The site will be graded so that storm water runoff flows to surface area drains located in the drive lanes, between the mini-storage buildings. The storm water will flow to a proposed dry storm water detention facility in the northeast portion of Lot 2. An existing French drain located approximately 2.5 feet north of the south property line presently collects storm water runoff along the south line of Development Area A and directs it to the Fry Ditch. The French drain will remain in place. Storm water runoff along the east boundary of Development Area A will be collected and directed to the proposed detention facility in the northeast portion of Lot 2. A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage requirements serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot. During construction on the property, the owner will provide adequate and reasonable erosion control methods, and after construction, will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. TOPOGRAPHY AND UTILITIES

- a. Topography. Topography of the Site is depicted on Exhibit F.
- b. Utilities. Water and sanitary sewer service will be provided by the City of Bixby. An existing water line is located on the east side of South Memorial Drive. A water line will be installed connecting the water line along South Memorial Drive to the existing water line along So. 85th Place. An existing sanitary sewer line is located running parallel to the south property line. A sanitary sewer line will be installed along the west property line and extended to the north property line. Storm water runoff will be collected in area inlets and piped to the on site detention facility.

7. ACCESS, CIRCULATION AND PARKING

- a. Access, traffic circulation and parking are depicted on Exhibit B. All drives and parking areas within the PUD shall be privately owned and maintained.
- b. There will be two (2) access gates along the west property line of Development Area A. One gate access to the Byrnes Mini-Storages for is for customers. The 26' wide gated emergency-only ingress/egress through Lot 11, Block 2, Southern Memorial Acres No. 2 to South 85th Place E. will be accessed using a Knox-switch.
- c. Two (2) mutual access easements across "The Boardwalk on Memorial", will allow access to "Byrnes Mini-Storages". The mutual access easements will be filed at the Tulsa County Court House prior to the issuance of an occupancy permit for buildings in "Byrnes Mini-Storages".
- d. The access to the site, but un-built, So. 85th E. Ave. will not be allowed in the PUD.
- e. A 15 foot Roadway Easement, Doc. No. 2013018388, has been filed on Lot 12, Block 2, Southern Memorial Acres No. 2, allowing emergency access to South 85th E. Place. The south 20 feet of the existing Lot 11, Block 2, Southern Memorial Acres No.2, which will be Lot 3, "Byrnes Mini-Storage", will be dedicated as a mutual access easement. Eighteen (18') feet of the proposed emergency ingress/egress will be located on Lot 3, Byrnes Mini-Storage and eight (8') feet will be located on Lot 11, Block 2, Southern Memorial Acres No. 2.
- f. Two (2) mutual access easements will allow cross access between Lots 1 and 2, Development Area A.

8. RESTRICTIVE COVENANTS; ENFORCEMENT

- a. Restrictive covenants will be adopted and recorded for the PUD as platted. The hours of daily operation will be from 6:00 am to 10:00 pm. There will be no space used as a residential dwelling. A security system will be installed for the project to monitor client movement within the facility and serve as a deterrent for non clients.

9. SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD, preliminary plat and the construction drawings by the appropriate government agencies. The proposed development schedule is as follows :

- | | |
|--|------------|
| a. Earth Change Permit | 10/15/2013 |
| b. Preliminary Plat | 10/22/2013 |
| c. Approval of construction plans: | 12/1/2013 |
| d. Final Plat / Detailed Site Plan | 12/20/2013 |
| e. Installation of site erosion control: | 12/24/2013 |
| f. Begin site grading: | 1/5/2014 |
| g. Begin building construction: | 2/1/2014 |

Exhibits

Exhibit A.	Conceptual Preliminary Plat.
Exhibit B.	Conceptual Site Plan.
Exhibit B-1.	PUD Site Legal Description.
Exhibit C.	Existing Area Zoning.
Exhibit D.	FEMA Firm Map.
Exhibit E.	Aerial of the Site.
Exhibit F.	Topography of Site.
Exhibit G.	Landscape Plan.

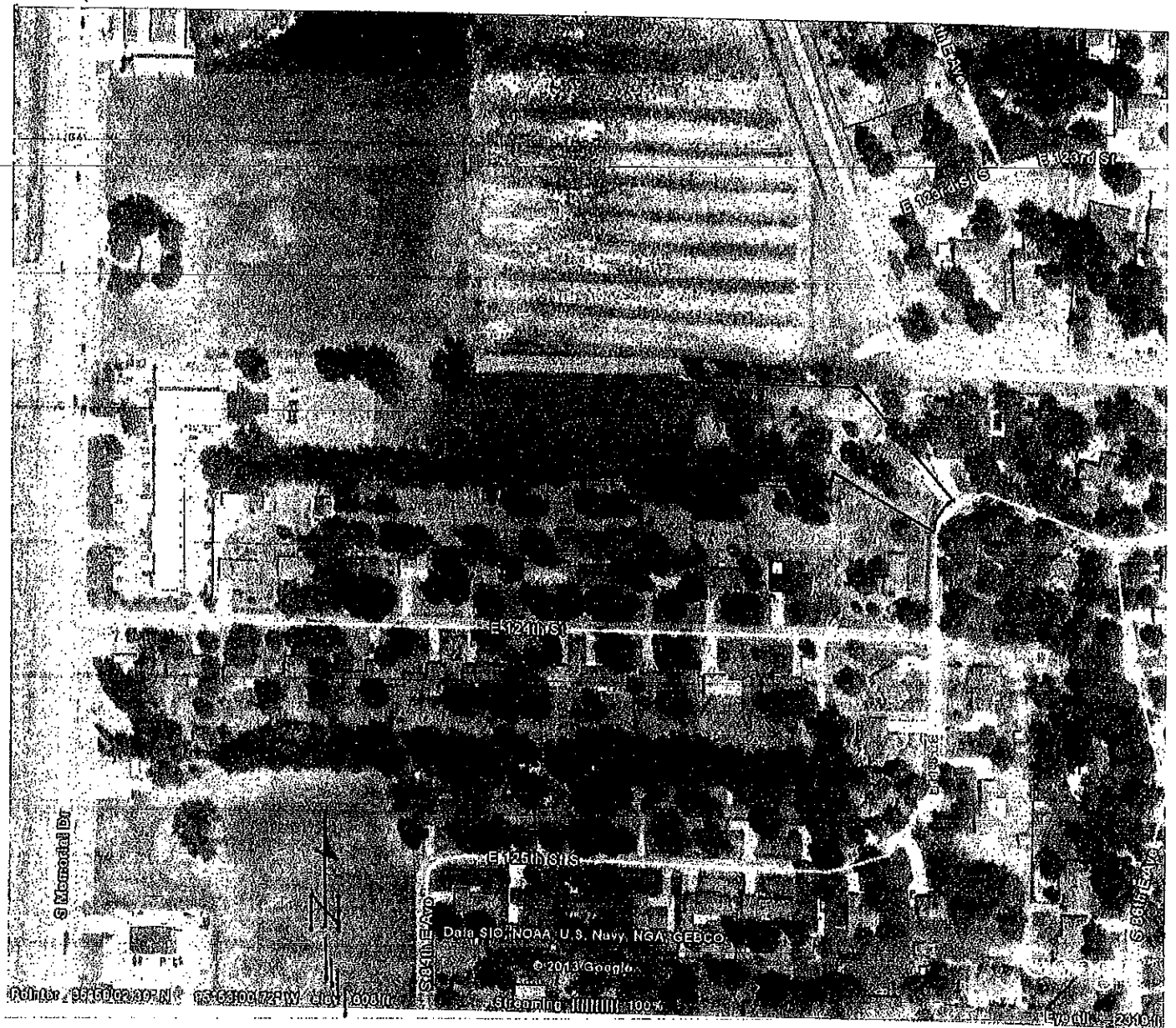
EXHIBIT B-1

PUD SITE LEGAL DESCRIPTION

A tract of land situated in a part of the NW/4 , Section 1, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described by metes and bounds, by Charles K. Howard, LS 297, as follows, to-wit:

Beginning at the northeast corner of "The Boardwalk on Memorial", PUD 29; thence with an assumed bearing of S 89°59'21"E being the north line of "The Boardwalk on Memorial" a distance of 251.74 feet to the northwest corner of Lot 11, Block 2, Corrected plat of Southern Memorial Acres No. 2; thence continuing S 89°59'21"E on along the north line of said Lot 11, Block 2 a distance of 90.00 feet to the northeast corner of said Lot 11, Block 2; thence S 26°30'37"E and along the east line of said Lot 11, Block 2 a distance of 206.32 feet; thence along a curve to the left with a radius of 100.00 feet and a delta angle of 37°43'04" for 65.83 feet, with a chord bearing of S35°48'20"W and a chord distance of 64.65 feet; thence N 54°52'56"W a distance of 177.62 feet; thence S 00°24'08"W a distance of 35.00 feet; thence N 89°59'21"W a distance of 471.88 feet; thence N 00°00'39"E a distance of 170.00 feet to the north line of "The Boardwalk on Memorial"; thence S 89°59'21"E and along the north line of "The Boardwalk on Memorial" a distance of 473.04 feet to the point of beginning and containing 3.428 acres more or less.

PUD SITE LEGAL DESCRIPTION



Byrnes Mini-Storages, Planned Unit Development No. 77

EXHIBIT E
AERIAL OF SITE

ENGINEER/SURVEYOR:
J.R. DOUGLASS, INC.
6000 S. MEMORIAL DR.
OFFICE 100
BAYVIEW, OKLAHOMA 73006
PHONE: 918-354-4400
C.A. NO. 544 EXP. 8-30-15

OWNER:
BYRNES V. BYRNES FOUNDATION
6000 S. MEMORIAL DR. 100
BAYVIEW, OKLAHOMA 73006
CONTRACT NO. 14026
PHONE: 918-354-4400
EVALY GILSON/CPMET

BYRNES MINI-STORAGES

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 1,
T-12-N, R-13-E OF THE BURNING MOUNT AND MEMORIAL
BANDS A DE-PLAY OF A PORTION OF THE BOUNDARIES ON
MEMORIAL AND LOT 12, BLOCK 2, SOUTHERN MEMORIAL
ACRES NO. 2, TO THE CITY OF BAYVIEW, TULSA COUNTY,
STATE OF OKLAHOMA.

PUB. NO. 77

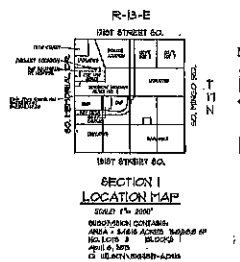
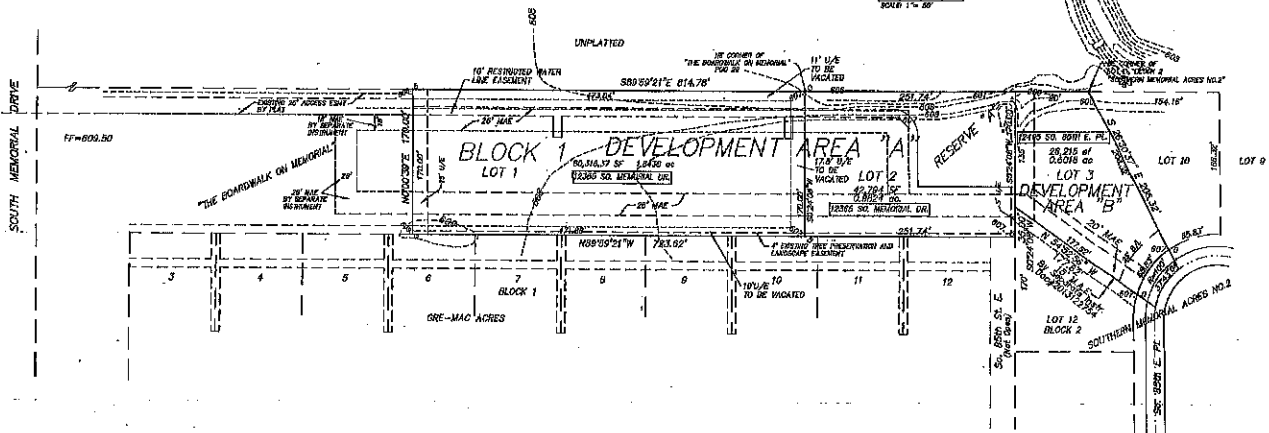


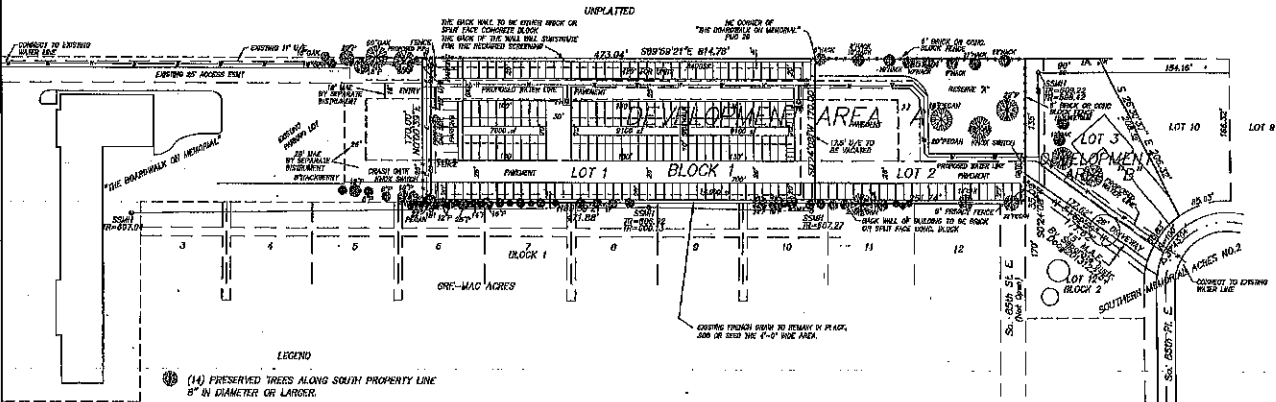
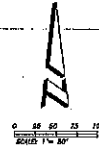
EXHIBIT F
TOPOGRAPHY

PUB. NO. 77

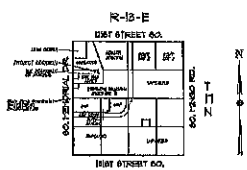
BYRNES MINI-STORAGES

ENGINEER/SURVEYOR
IN OCEAN, NC
STATE NO. 100000000000
OFFICE 1000
COUNTY: OCEAN, NC 28580
PHONE: 252-331-3000
CA NO. 100000000000

OWNER
HILBERT M. BYRNES FOUNDATION
2000 S. 10TH AVE. S.W.
BAYVIEW, OKLAHOMA 73009
CONTACT: BILL BLANCH
PHONE: 405-244-1000
EMAIL: BBLANCH@CSP.NET



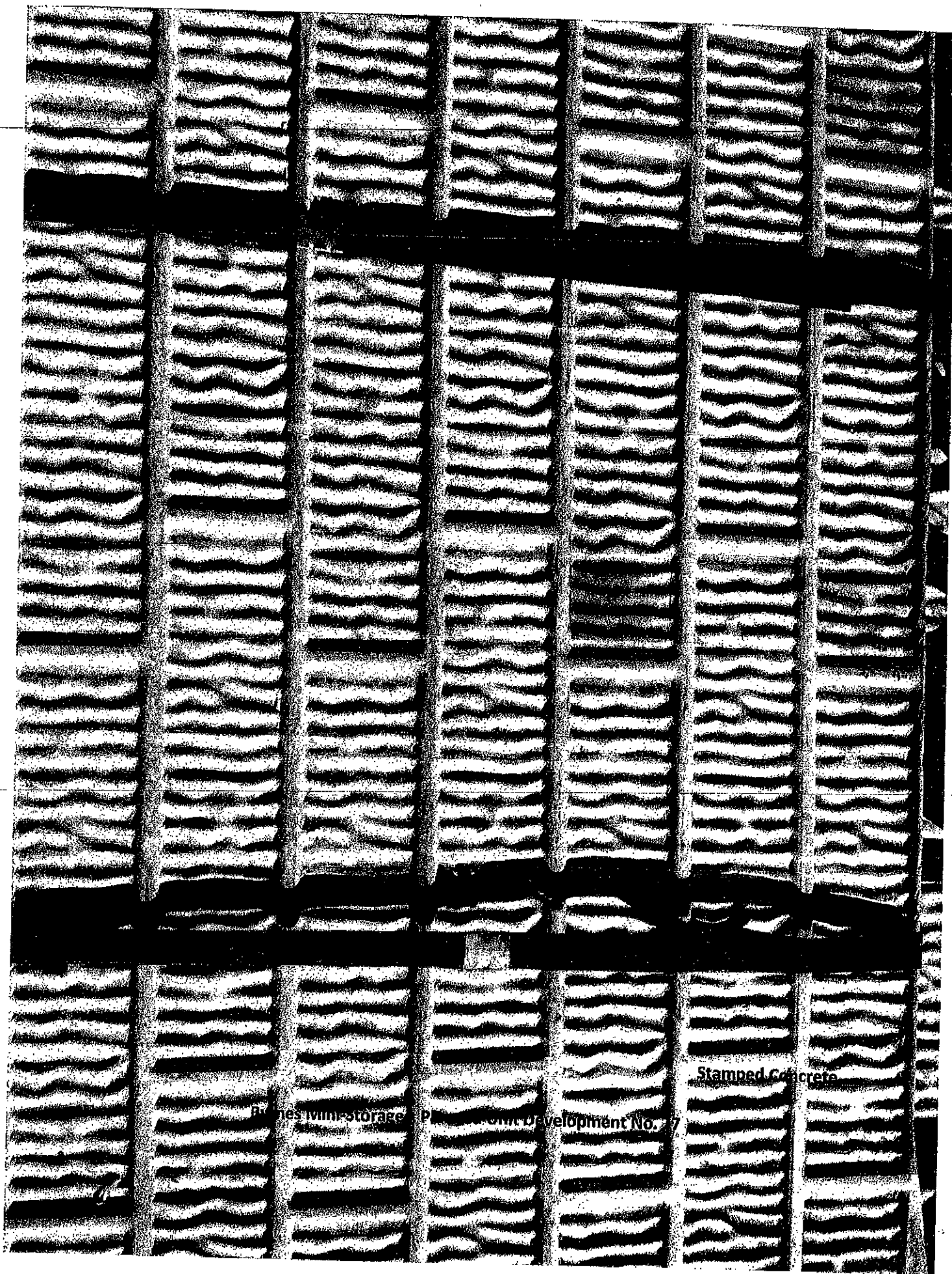
- LEGEND
- (1) (14) PRESERVED TREES ALONG SOUTH PROPERTY LINE
8" IN DIAMETER OR LARGER.
 - (2) (10) PRESERVED TREES ALONG NORTH PROPERTY LINE
8" IN DIAMETER OR LARGER.
 - (3) (2) PRESERVED TREES ALONG EAST PROPERTY LINE
8" IN DIAMETER OR LARGER.
 - (4) (24) PRESERVED TREES
 - (14) TREES REQUIRED AND THE 24 PRESERVED
TREES LARGER THAN 6" IS EQUAL TO 40 TREES.
- TREE DESIGNATIONS:
12"-12" DIAMETER P=PECAN 10" HICK=HICKBERRY



LANDSCAPE AREA, DEVELOPMENT AREA "A"
NORTH PROPERTY LINE 6,714.00 SF
EAST PROPERTY LINE W/ADJUNCTION AREA 10,283.52 SF
SOUTH PROPERTY LINE 2894.40 SF
WEST PROPERTY LINE 0.00 SF
TOTAL LANDSCAPE AREA 20,334.28 SF = 16.00X

LANDSCAPE AREA, DEVELOPMENT AREA "A"
RESIDENCE, TREES AND GRASS TO REMAIN.

EXHIBIT G
LANDSCAPE PLAN



Stamped Concrete

Business Storage Project Development No. 7



Tulsa County Clerk - PAT KEY
Doc # 2014016855 Page(s): 3
Recorded 03/04/2014 at 09:39 AM
Receipt # 457307 Fee \$17.00

South County Leader,
City of Bixby, Tulsa County, Oklahoma
, 2014)

RETURN TO:
City of Bixby
P.O. Box 70
Bixby, Ok 74008

ORDINANCE No. 2127

CITY OF BIXBY, OKLAHOMA

AN ORDINANCE AMENDING ORDINANCE NO 272, APPROVING BZ-365 AND OL (OFFICE LOW INTENSITY DISTRICT) ZONING WITH SUPPLEMENTAL ZONING, PLANNED UNIT DEVELOPMENT # 77, AMENDING THE COMPREHENSIVE PLAN PER BCPA-9, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the City Council of Bixby, Oklahoma:

SECTION 1. That the Comprehensive Plan Land Use Plan Map of the following described property, situated in the City of Bixby, County of Tulsa, State of Oklahoma:

A tract of land that is part of Lot 1 in Block 1 of "The Boardwalk on Memorial, an Addition to the City of Bixby, Tulsa County, Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: Starting at the Easternmost Southeast Corner of said Lot 1, said point shall also be the "Point of Beginning" of said tract of land; Thence N 89°59'21" W for 471.88'; Thence N 00°00'39" E for 170.00'; Thence S 89°59'21" E for 473.04'; Thence S 00°24'08" W for 170.00' to the "Point of Beginning" of said tract of land.

And

The East 256.23 feet of the North 170 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.
Property located: 12355 & 12365 S. Memorial Dr.

Be, and the same is hereby amended to remove the "Residential Area" specific land use designation.

SECTION 2. That the Zoning Classification of the following described property, situated in the City of Bixby, County of Tulsa, State of Oklahoma:

A tract of land that is part of Lot 1 in Block 1 of "The Boardwalk on Memorial, an Addition to the City of Bixby, Tulsa County, Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: Starting at the Easternmost Southeast Corner of said Lot 1, said point shall also be the "Point of Beginning" of said tract of land; Thence N 89°59'21" W for 471.88'; Thence N 00°00'39" E for 170.00'; Thence S 89°59'21" E for 473.04'; Thence S 00°24'08" W for 170.00' to the "Point of Beginning" of said tract of land.
And

The East 256.23 feet of the North 170 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.
Property located: 12355 & 12365 S. Memorial Dr.

Be, and the same is hereby amended to reflect the zoning of OL (Office Low Intensity District).

SECTION 3. That the Zoning Classification of the following described property, situated in the City of Bixby, County of Tulsa, State of Oklahoma:

A tract of land that is part of Lot 1 in Block 1 of "The Boardwalk on Memorial, an Addition to the City of Bixby, Tulsa County, Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: Starting at the Easternmost Southeast Corner of said Lot 1, said point shall also be the "Point of Beginning" of said tract of land; Thence N 89°59'21" W for 471.88'; Thence N 00°00'39" E for 170.00'; Thence S 89°59'21" E for 473.04'; Thence S 00°24'08" W for 170.00' to the "Point of Beginning" of said tract of land.

And

The East 256.23 feet of the North 170 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

And

Lot Eleven (11), Block Two (2), SOUTHERN MEMORIAL ACRES NO. 2, a Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat # 2794 thereof.

Property located: 12355 & 12365 S. Memorial Dr. and 12404 S. 85th E. Pl.

Be, and the same is hereby amended to reflect the Supplemental Zoning of Planned Unit Development (PUD) # 77 for "Byrnes Mini-Storages."

SECTION 4. That PUD 77 and its Outline Development Plan shall be subject to the development standards and conditions recommended by the City of Bixby Planning Commission in Case No. PUD 77, as set forth within the record and minutes of the Commission meeting of May 20, 2013, and approved by the City Council on the date of this ordinance.

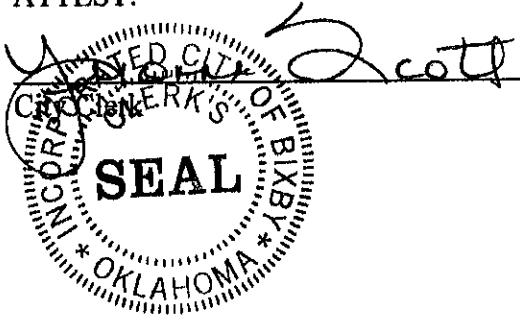
SECTION 5. That the Outline Development Plan for PUD 77, consisting of text and exhibits dated as received February 19, 2014, on file with the City Clerk and located in the office of the City Planning Department, be and the same are incorporated into this ordinance by reference.

SECTION 6. That all Ordinances or parts of Ordinances in conflict herewith be, and the same are hereby repealed.

Adopted by a 3:2:0 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of February, 2014.

Mayor *Ray Brown*

ATTEST:



APPROVED AS TO FORM:

City Attorney *Robert T. Boulden*

March 10, 2014 at 6:00 P.M.

CALL TO ORDER

MAYOR OR VICE-MAYOR

ROLL CALL

CITY CLERK

PLEDGE OF ALLEGIANCE

INVOCATION

CONSENT AGENDA

CITY CLERK'S REPORT

Consider and approve:

- a) Minutes for the Regular City Council meeting dated 02/24/2014.
- b) Proclamation proclaiming March 23-29, 2014 as "Arbor Week".
- c) Proclamation proclaiming March 28, 2014 as "Arbor Day".
- d) Denial of tort claim from David G. Smith.
- e) Sole source renewal of annual INCODE maintenance agreements for Call Center, Forms Overlay and Laserfiche Interface for \$3,853.17.
- f) Budget amendment to budget \$10,000 reimbursed from Oklahoma Emergency Management and for the expenditure of \$10,000 for various upgrades to Park Department's backhoe.
- g) Acknowledge receipt of Permit No. WL000072140081, Potable Water Line Extension to serve Quail Creek of Bixby, Facility No. 3007243.
- h) Acknowledge receipt of Permit No. SL000072140082, Sanitary Sewer Line Extension to Serve Quail Creek of Bixby, Facility No. S-20438.
- i) Acknowledge receipt of Permit No. SL000072140079, Sanitary Sewer Line Extension to Serve Quail Creek Villas of Bixby, Facility No. S-20438.

Easton	No
Guthrie	No
Bowen	Yes

Mayor Bowen said Item #3 on the Regular Agenda is:

Second Reading and discussion and consideration of an ordinance to amend Ordinance No. 272 to approve Comprehensive Plan Amendment BCPA-9, supplemental zoning PUD 77, and rezoning from AG to OL per BZ-365 for property located at 12355 and 12365 S. Memorial Dr. and 12404 S. 85th E. Pl.

Presented by: Erik Enyart

City Planner, Erik Enyart stated that this is the property to the south of the one we just considered, it is behind the Boardwalk on Memorial Shopping Center at 12355, this is a similar situation council has approved the PUD but not the ordinance, the ordinance is before you because we have the final PUD as approved by council. Vice-Mayor Easton asked Erik if this was the one we had the lengthy discussion on drainage; Erik stated yes. Vice-Mayor Easton asked Jared where are we at on this, City Engineer Jared stated since we are still in the PUD stage, the conversation is still where we left it and we don't have any additions design information.

Mayor Bowen asked for a motion on item #3. Councilman Todoroff made motion to approve, seconded by Vice-Mayor Easton. The vote was taken with the following results:

Carried 3-2

Todoroff	Yes
Easton	Yes
Loudermilk	No
Guthrie	No
Bowen	Yes

Mayor Bowen said Item #4 on the Regular Agenda is:

Discussion and consideration to approve applications for supplemental zoning PUD 82 and rezoning from AG to RS-2 per BZ-370 for approximately 18 acres in part of the SW/4 of the SW/4 of Section 35, T18N, R13E, addressed 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd.

Presented by: Erik Enyart

Others who spoke: Tom Wenrick of Wenrick Development Co, and Haynes Reynolds

City Planner, Erik Enyart stated there are 3 items on the agenda pertaining to this proposal; the first one is introduced as the application for rezoning and PUD, the ordinance and the emergency clause attachment those not ready, assuming approval we will bring those back to the next meeting. This PUD went to the Planning Commission on the 18th and did get a favorable recommendation, there were certain correction and modification, and conditions of approval to



South County Leader
City of Bixby, Tulsa County, Oklahoma
, 2014)

RETURN TO:
City of Bixby
P.O. Box 70
Bixby, Ok 74008

ORDINANCE No. 2132
CITY OF BIXBY, OKLAHOMA

AN ORDINANCE CLOSING A UTILITY EASEMENT IN SECTION 01, TOWNSHIP 17-NORTH, RANGE 13-EAST, IN THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, STATE OF OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 5717 THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, application has been made to close part of an easement in the City of Bixby, Oklahoma; and

WHEREAS, the request is reasonable and the City of Bixby, Oklahoma, has determined it will be in the best interest of its citizens that the concerned part of said easement be closed.

NOW THEREFORE, BE IT ORDAINED by the City Council of Bixby, Oklahoma:

SECTION 1. That the following described Utility Easement:

All of the Utility Easements platted and dedicated within Development Area B of Lot 1, Block 1, *The Boardwalk on Memorial*, a Subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat # 5717 thereof.
Property Located: 12345 S. Memorial Dr.

Be, and the same is hereby closed as a Utility Easement.

SECTION 2. That the City of Bixby retains the absolute right to reopen said easement without expense to the City of Bixby.

SECTION 3. The closing of said easement shall not affect the right to maintain, repair, reconstruct, operate, or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closure affect private ways existing by operation of law.

SECTION 4. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is hereby declared to exist for the preservation of the Public Peace, Health and Safety, by reason whereof this Ordinance shall take effect and be in force immediately upon its passage and publication.

Adopted by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014, with Emergency Clause voted upon separately.

Ray Borne
Mayor

Adopted as an Emergency Measure by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014.

Ray Borne
Mayor



Scott

APPROVED AS TO FORM:

Patricia T. Boudier
City Attorney

PUBLISHER'S AFFIDAVIT

PO# 03-01847 / ORD NO. 2132

PUBLICATION DATE(S)

04/03/14

CASE NUMBER: PO# 03-01847 / ORD NO. 2132

AD NO: 00179243

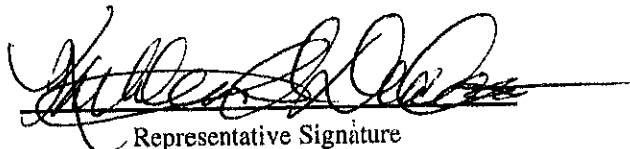
LEGAL NOTICE

STATE OF OKLAHOMA

COUNTY OF Tulsa

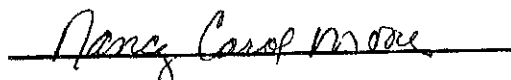
} SS

I, of lawful age, being duly sworn, am a legal representative of South County Leader of Bixby, Oklahoma, a weekly newspaper of general circulation in Tulsa, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1982 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications. That said notice, a true copy of which is attached hereto was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the ABOVE LISTED DATE(S)


Representative Signature

Subscribed to and sworn to me this 4th day of April, 2014.

Notary Public


Nancy Carol Moore

My commission number: 06011684

My commission expires: December 8, 2014

Customer #: 00009900

Customer: CITY OF BIXBY

Publisher's Fee: 100.80

NANCY CAROL MOORE
NOTARY PUBLIC
STATE OF OKLAHOMA
COMMISSION NO. 06011684
EXPIRES 12-8-2014

179243

Published In the South County Leader, Bixby, Tulsa County, Oklahoma, April 3, 2014.

ORDINANCE No. 2132

CITY OF BIXBY, OKLAHOMA

AN ORDINANCE CLOSING A UTILITY EASEMENT IN SECTION 01, TOWNSHIP 17-NORTH, RANGE 13-EAST, IN THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, STATE OF OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 5717 THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, application has been made to close part of an easement in the City of Bixby, Oklahoma; and

WHEREAS, the request is reasonable and the City of Bixby, Oklahoma, has determined it will be in the best interest of its citizens that the concerned part of said easement be closed.

NOW THEREFORE, BE IT ORDAINED by the City Council of Bixby, Oklahoma:

SECTION 1. That the following described Utility Easement:

All of the Utility Easements platted and dedicated within Development Area B of Lot 1, Block 1, The Boardwalk on Memorial, a Subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat # 5717 thereof.

Property Located: 12345 S. Memorial Dr.

Be, and the same is hereby closed as a Utility Easement.

SECTION 2. That the City of Bixby retains the absolute right to reopen said easement without expense to the City of Bixby.

SECTION 3. The closing of said easement shall not affect the right to maintain, repair, reconstruct, operate, or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closure affect private ways existing by operation of law.

SECTION 4. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is hereby declared to exist for the preservation of the Public Peace, Health and Safety, by reason whereof this Ordinance shall take effect and be in force immediately upon its passage and publication.

Adopted by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014, with Emergency Clause voted upon separately.

/s/ Ray Bowen
Mayor

Adopted as an Emergency Measure by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014.

/s/ Ray Bowen
Mayor

ATTEST:

APPROVED AS TO FORM:

/s/ Yvonne Scott
City Clerk

/s/ Patrick Boulden
City Attorney

**CITY COUNCIL MEETING
MUNICIPAL BUILDING
116 W. Needles Ave., Bixby, OK 74008
May 27, 2014 at 6:00 P.M.**

CALL TO ORDER

MAYOR EASTON

ROLL CALL

CITY CLERK

PLEDGE OF ALLEGIANCE

INVOCATION

CONSENT AGENDA

CITY CLERK'S REPORT

Consider and approve:

- a) Minutes for the Regular City Council meeting dated 05/12/2014.
- b) Minutes for the Work Session meeting dated 05/12/2014.
- c) Minutes for the Work Session meeting dated 05/05/2014.
- d) Resolution No. 2014-10: A resolution establishing the City of Bixby's annual Nine-One-One (9-1-1) Emergency Telephone Fee rate within the city limits for calendar year 2015 at its existing rate of five percent (5%).
- e) Accepting General Utility Easements from GF Investments for the North Wastewater Transfer Station Force Main.
- f) Accepting Storm Water Detention Easement from the Woodlake Assembly of God for the campus to be constructed on Mingo, south of 103rd Place South.
- g) Bay enclosure at the Street Maintenance Building for \$14,966 from American Overhead Door.
- h) Approve FY14 supplemental budget amendments to transfer \$68,856 from 2002 Revenue Bond Fund to the Water & Sewer Fund due to financial statements preparer's adjustments.

*Prelim
Plat*

City Planner Erik Enyart stated that we have one vacancy on the Planning Commission and two terms have expired on the 5th of this month. Mr. Whisman is up for a renewed term, and Mr. Hicks is here to fill one of the terms that expired on the 5th. Mayor Easton asked Mr. Hicks to give council some background history about himself. Mr. Hicks stated that he was born and raised here and he and his wife are heavily involved in the community, and Mr. Hicks stated that he is excited about being a part of this board.

Mayor Easton asked for a motion on item #8. Councilman Stewart made motion to approve, seconded by Vice Mayor Guthrie. The vote was taken with the following results:

Carried 4-1

Stewart	Yes
Guthrie	Yes
Loudermilk	Yes
Todoroff	No
Easton	Yes

Mayor Easton said item #9 on the Regular Agenda is:

Discussion and possible action to accept a right-of-way dedication for 126th St. S., west of Memorial Dr.

Presented by Erik Enyart

City Planner Erik Enyart explained that this was dedicated some years ago for a previous development. The form that was used include language says it's only easement essentially, so the tax parcel records still show that the Knopp estate own the street. One of the things this rededication will do will use the language that ensures that we own the street in all other cases as right-of-way. Councilman Todoroff asked the City Attorney Patrick Boulden if he has approved this. Patrick stated yes sir.

Mayor Easton asked for a motion on item #9. Councilman Todoroff made motion to approve, seconded by Councilman Loudermilk. The vote was taken with the following results:

Carried 5-0

Todoroff	Yes
Loudermilk	Yes
Stewart	Yes
Guthrie	Yes
Easton	Yes

Mayor Easton said item #10 on the Regular Agenda is:

Discussion and possible action to approve a **Preliminary Plat for "Byrnes Mini-Storages"** and certain Modifications/Waivers for approximately 3.4 acres consisting of part of Lot 1, Block 1, *The Boardwalk on Memorial*, part of the NW/4 of Section 01, T17N, R13E, and All of Lot 11, Block 2, *Southern Memorial Acres No. 2 Corrected*, addressed 12355 & 12365 S. Memorial Dr. and 12404 S. 85th E. Pl.

Presented by: Erik Enyart

City Planner Erik Enyart stated that preliminary went to the Planning Commission in March and the vote was 2:1:1, staff and Planning Commission recommendation is approval subject to the outstanding items being fixed and there are a few conditions of approval into drainage and floodplain those will need to be resolved as well.

Mayor Easton asked Erik if there were some alternations done to relief water standing on the property owners at the north end of their property, and the owner's providing and paying for that, Erik stated, yes that's correct. Mayor Easton asked Erik to explain.

City Planner Erik Enyart explained in previous conversations there was some concerns expressed about the drainage for the residential properties to the south of this, which has historian existing inadequate drainage issues, the current plan is to add drainpipes underneath the buildings to abut these residential properties which will allow for them to drain their own properties into it and which will go through the commercial development drainage system.

Mayor Easton asked **City Engineer Jared Cottle** of this current plan. Jared stated that he has handed council a site plan that show the lines that will be relieving the low points on the south side of the property, there are some minor points that will be worked out, but in general the main line runs east and west which is significantly lower than the back yards to the south, which should allow that water to drain in their system out to Fry Creek.

Mayor Easton asked if there were any properties owner here tonight, there were none.

Vice Mayor Guthrie asked if the property owners were aware of the changes being done; JR Donelson stated that the last time I spoke with them this wasn't the issue, they wanted a privacy wall and not see anything to the north, but nothing else was brought up in regards to their back yards and water standing in their back yards, but this would defiantly solve all their issues, if they have any issues with water standing in their back yards. JR stated that the water would go first into the storm sewer pipe then to the retention pond and into the Fry Creek, this will defiantly work.

Councilman Stewart stated that he did like this because you took a lot of time to protect the current home owners that are there yet allowing a businessman to built a business on his property.

Mayor Easton asked for a motion on item #10. Councilman Todoroff made motion to approve, seconded by Councilman Stewart. The vote was taken with the following results:

Carried 4-1

Todoroff

Stewart

Loudermilk

Guthrie

Yes

Yes

No

Yes



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Monday, March 18, 2022
Name: 151st & Harvard
RE: Comprehensive Plan Amendment (BXCP-22.01), Rezone (BXZO-22.02) and Planned Unit Development (BXPUD-22.04)
Location: Southeast corner (SE/c) East 151st Street South and Harvard Avenue
STR: Section 21, Township 17N, Range 13E
Applicant: AAB Engineering, LLC

Request:

AAB Engineering is requesting a Comprehensive Plan Amendment (BXCP-22.01), Rezone (BXZO-22.04) and Planned Unit Development (BXPUD-22.01).

Description:

The applicant is requesting a Comprehensive Plan Amendment (BXCP-22.01) keeping the Commercial Shopping (CS) but adding the Mixed Use and Residential (RS-3). Applying also for Rezone (BXZO-22.04) with supplemental zoning through Planned Unit Development (BXPUD-22.01).

With the Rezone to Mixed Use, Residential Single-Family (RS-3) and retaining a portion of the Commercial Shopping along East 151st Street, it assures compatibility with adjoining proximate properties.

The PUD will allow efficient use of the land and with the private, gated cottage style homes, the development provides a buffer between the proposed commercial uses and the larger lot single-family development to the south.

Existing Zoning; Use:

Commercial Shopping (CS); Vacant

Abutting Zoning; Use:

North: (CS) Bixby Public Elementary School

East: (AG) Agriculture; Church

South: (RS-2) Residential Single-Family Dwellings; Vacant

West: (AG) Agriculture; Vacant; (CS) Commercial Shopping; Vacant

Proposed Zoning; Uses:

(CS) Commercial Shopping; as specified in the attached PUD

(RS-3) Residential Single-Family; Single-Family Dwellings Gated Cottage Housing

Mixed Use; as specified in the attached PUD

Location:

Southeast corner (SE/c) East 151st Street South and Harvard Avenue

Comprehensive Plan:

The Comprehensive Land Use map shows this area to be Commercial Shopping (CS). With the Comp Plan Amendment application, the applicant is asking to retain Commercial Shopping along East 151st Street frontage but to add Mixed Use and Residential Single-Family dwellings with cottage homes.

Mixed Use designation denotes areas where multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and an active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. Should be pedestrian-oriented.

Project Overview:**Development Area A (Commercial):**

Acres: 12.4 +/-	Min. Lot Width: 150 ft	Max. Bldg. Height: 70 ft.
Number of Lots: 10	Number of Blocks: 1	Reserve Areas: 1

Development Area B (Mixed Use):

Acres: 3.2 +/-	Min. Lot Width: 150 ft
Number of Lots: 2	Max. Bldg Height: 70 ft

Development Area C (Cottage Home Community)

Acres: 15.8 +/-	Min. Lot Width: 50 ft	Min. Lot Area: 5,250 sf
Number of Lots: 98 - Gated	Max. Bldg. Height: 48 ft.	Min. Livability Space: 2000 sf *

*The balance of the livability space required by the code shall be considered fully met by the allocation of area within the Reserve areas.

Amenity Description:

The amenities for Reserve Area C include walking trails, community pool and clubhouse area.

Utilities/Site Area:

There is an existing 12" waterline that runs along the north boundary of the PUD. A new waterline will be constructed through the development.

An existing 8" sanitary sewer line is located at the northwest corner of the property. Some of the development will flow to this line with the remainder of the property being served by a recently constructed sewer line along the southern boundary.

The existing site contours indicate three drainage basins within the PUD area. Stormwater detention will be provided for each runoff area.

Engineering Review Comments:

N/A

Public Comments:

No comments have been received at time of writing.

Staff Comments:

Staff supports Planning Commission recommendation for approval of the requested Comprehensive Plan Amendment (BXCP-22.01), Rezone (BXZO-22.04) and Planned Unit Development (BXPUD-22.01).

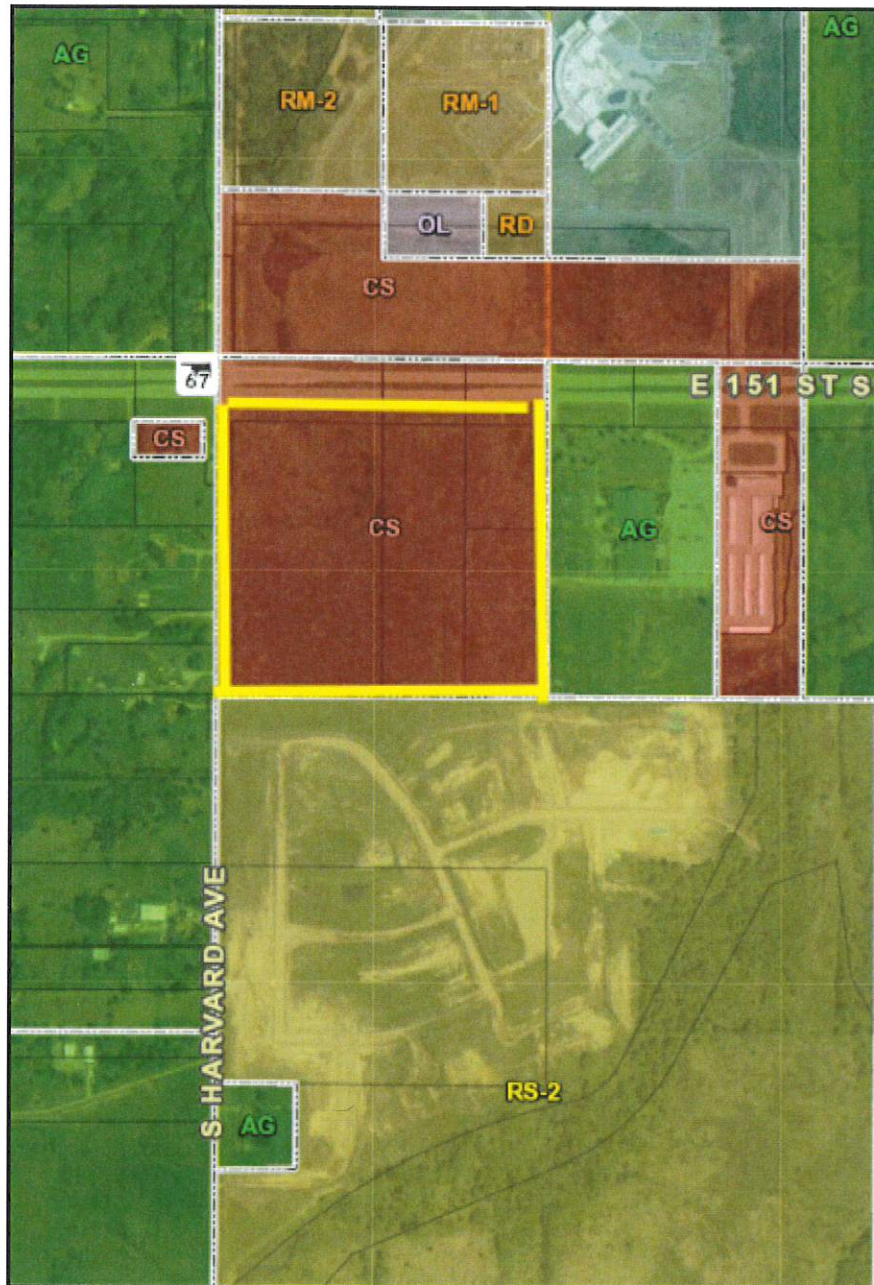


Exhibit A: City of Bixby Zoning Map

Attachments:

- Exhibit A: City of Bixby Zoning Map
- Exhibit B: PUD Booklet

151st & Harvard

Planned Unit Development No. BXPUD-22.04

Zoning Case BZ-000

March 1, 2022

April 8, 2022 (updated per City comments)

Owner:

Bixby Land Group LLC

P.O. Box 429

Catoosa, OK 74015-0429

Prepared By:

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063

Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

151st & Harvard is a proposed multi-use development located on the southeast corner of 151st Street South and South Harvard Avenue in Bixby, Oklahoma. Exhibit B shows the areas that surround the PUD. The PUD overlays of an existing commercial zoned parcel; see Exhibit C for existing zoning map. This PUD is being requested in conjunction with an application for zoning change to RS-3 for a portion of the proposed development. The project proposes commercial pad sites on the 151st or Highway 67 frontage. The existing traffic signal at 151st & Harvard makes access for these commercial lots safe and efficient. A larger commercial retail lot is also envisioned adjacent to Harvard. The easternmost development area is proposed as a Veterinary facility. The middle portion of the site is planned as stormwater detention and mixed-use. The area along the south boundary of the property is proposed as a cottage home community. The location of this area is too far from 151st to be commercial, and the demand for office space does not exist within the planning horizon. Thus, a private gated, cottage home style use provides an excellent buffer in between the proposed commercial uses and the larger lot single family development to the south while meeting an immediate demand in the housing market.

The proposed PUD Concept shows 7 commercial lots and 1 mixed-use lot. The cottage home area would be served by private streets and allow a maximum of 98 residential units. The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code to create the density desired but still ensure a quality of product that will endure for years to come.

Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

Development Area A Standards (Commercial)

Gross Land Area 12.4 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the CS district, including all uses customarily accessory thereto plus Use Unit 15.

Minimum Lot Width 150 ft.

Maximum Number of Lots 10

Minimum Setbacks

Front yards 50 ft.

Rear yards 10 ft.

Maximum Building Height: 70 ft.

Development Area B Standards (Mixed Use)

Gross Land Area 3.2 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the proposed Mixed Use district, including all uses customarily accessory thereto. Such Mixed Use shall be subject to the Site Plan approval process.

Minimum Lot Width 150 ft.

Maximum Number of Lots 2

Minimum Setbacks

Front yards 50 ft.

Rear yards 10 ft.

Maximum Building Height: 70 ft.

Development Area C Standards (Cottage Home Community)

Gross Land Area 15.8 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the RS-4 district, including all uses customarily accessory thereto.

Minimum Lot Width 50 ft.

Minimum Lot Area 5,250 sf.

Minimum Livability Space 2000 sf.*

Maximum Number of Lots 98

Minimum Setbacks

Front yards	15 ft.
Rear yards	20 ft.
Side yard (One Sides)	5 ft.

Maximum Building Height: 48 ft.

*The balance of the livability space required by the code shall be considered fully met by the allocation of area within Reserve areas.

Reserve Areas

Reserve Area 'A' shall be established by the owner for the construction of stormwater detention serving Development Areas A & B. Additional Reserve Areas within Development Area C will be provided for stormwater detention, private streets and amenities. Reserve Area 'A' shall be conveyed to the commercial Property Owner's Association which shall be responsible for the maintenance of all improvements contained within that reserve. The Reserve Areas within Development Area C shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within those reserve areas.

Private Streets

All streets within Development Area C of the PUD will be privately maintained by the Homeowner's Association. All streets shall be constructed according to the City of Bixby minor residential public street standards provided that a minimum reserve width within Development Area C shall be 30'. Streets shall be constructed with a minimum width of 26' face of curb to face of curb. Streets shall be gated provided all such gates meet the access requirements of the City of Bixby Fire Marshal.

Drainage & Utilities

The existing site contours indicate three drainage basins within the PUD area. Stormwater detention will be provided for each runoff area.

An existing 12" waterline runs along the north boundary of the PUD. A new waterline will be constructed through the development. The proposed extensions will provide fire protection and water service to the development.

An existing 8" sanitary sewer line is located at the northeast corner of the property. Some of the development will flow to this line with the remainder of the property being served by a recently constructed sewer line along the southern boundary of the PUD.

Other utility services are currently provided to the site and will continue to be provided via underground services.

Access and Circulation

All streets within the development will largely conform with the attached conceptual site plan. The primary entry to the gated portion of the PUD will be derived from a public street connecting 151st to Harvard. A rear frontage road (aka backage road) will be constructed behind the commercial pads sites. This road will provide cross access between parcels and connectivity to Harvard. The street within Development Area C will be private as noted above. Gates will be constructed to limit public access to cottage home community and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Bixby Fire Marshal.

Sidewalks shall be constructed by the developer along the public streets. Sidewalks will not be required within Development Area C. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.

Architectural Requirements

All residential cottage homes constructed within Development Area C shall have a minimum first floor square footage of 1,100 square feet. All residential homes shall be constructed with a minimum of 75% masonry (brick, stone or stucco) to the first-floor top plate, excluding windows, covered porches, and patios. Cementitious fiber is an approved alternative. Masonry shall be applied to a minimum of three building sides.

Commercial properties shall conform to the City of Bixby appearance corridor district requirements.

Amenities for Cottage Home Community

The proposed amenities for Reserve Area C include walking trails around the stormwater Reserves along with a community pool and clubhouse area. Sidewalks along the public streets provide walkability to businesses within the overall PUD area.

Environmental Analysis

The Tulsa County Soils survey defines the onsite soils primarily as Dennis Silt Loam, Dennis-Pharoah Complex and Okemah Silt Loam. These soils are generally somewhat poorly drained but provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a detailed soils analysis during the design phase of the project.

The attached Exhibit E depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

Schedule of Development

Development Construction is expected to

begin in fall of 2022.

EXHIBIT A – LEGAL DESCRIPTIONS

151ST & HARVARD PUD - OVERALL

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°49'21" EAST A DISTANCE OF 50.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HARVARD AVENUE; THENCE NORTH 01°09'56" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 249.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 67; THENCE NORTH 89°11'21" EAST, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 1274.25 FEET; THENCE SOUTH 01°09'55" EAST A DISTANCE OF 1072.29 FEET; THENCE SOUTH 89°05'18" WEST A DISTANCE OF 1274.25 FEET, TO THE EAST LINE OF THE FUTURE 50 FEET SOUTH HARVARD RIGHT OF WAY LINE; THENCE NORTH 01°09'56" WEST, ALONG SAID FUTURE RIGHT-OF-WAY LINE, A DISTANCE OF 824.62 FEET TO THE POINT OF BEGINNING. CONTAINING 1,409,018 SQUARE FEET OR 32.35 ACRES.

151ST & HARVARD PUD – DEVELOPMENT AREA A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 250.00 FEET; THENCE NORTH 88°49'21" EAST A DISTANCE OF 50.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HARVARD AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 67 AND THE POINT OF BEGINNING; THENCE NORTH 89°11'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1274.25 FEET; THENCE SOUTH 01°09'55" EAST A DISTANCE OF 421.33 FEET; THENCE SOUTH 89°59'41" WEST A DISTANCE OF 271.07 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 08°33'12" EAST, A CHORD LENGTH OF 74.72 FEET, AND A CURVE DISTANCE OF 75.07 FEET; THENCE NORTH 01°00'19" WEST, A DISTANCE OF 48.69 FEET; THENCE SOUTH 88°59'41" WEST, A DISTANCE OF 551.36 FEET; THENCE SOUTH 00°51'00" EAST, A DISTANCE OF 272.80 FEET; THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 463.05 FEET TO THE EAST LINE OF THE FUTURE 50 FEET RIGHT- OF-WAY OF SOUTH HARVARD AVENUE; THENCE NORTH 01°09'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 574.82 FEET TO THE POINT OF BEGINNING. CONTAINING 541,854 SQUARE FEET OR 12.44 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE NW/4 BEING SOUTH 01°09'56" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2022, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

151ST & HARVARD PUD – DEVELOPMENT AREA B

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 824.86 FEET; THENCE NORTH 89°09'00" EAST A DISTANCE OF 513.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'00" WEST, A DISTANCE OF 272.80 FEET; THENCE NORTH 88°59'41" EAST, A DISTANCE OF 551.36 FEET; THENCE SOUTH 01°00'19" EAST, A DISTANCE OF 48.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; A CHORD BEARING OF SOUTH 44°04'20" WEST, A CHORD LENGTH OF 318.63 FEET, AND A CURVE DISTANCE OF 354.04 FEET; THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 326.49 FEET TO THE POINT OF BEGINNING. CONTAINING 139,991 SQUARE FEET OR 3.21 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE NW/4 BEING SOUTH 01°09'56" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2022, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

151ST & HARVARD PUD – DEVELOPMENT AREA C

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

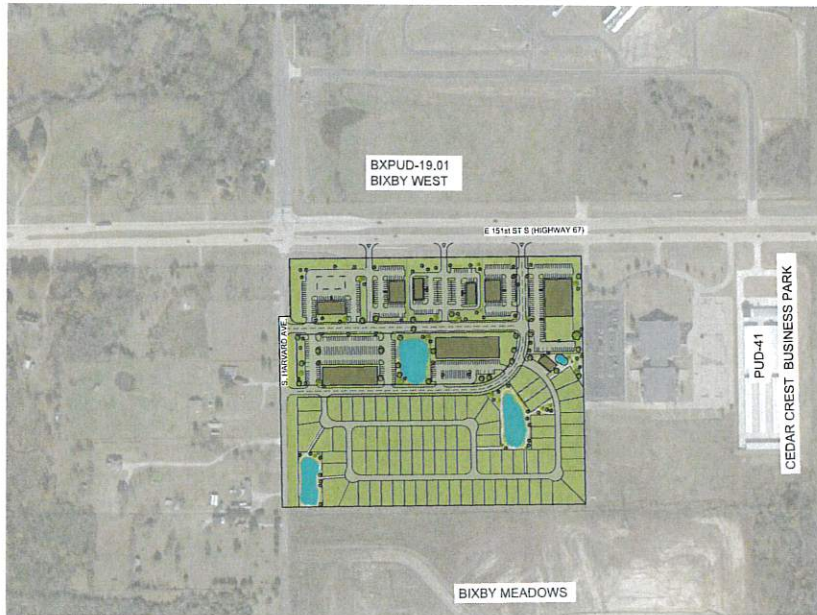
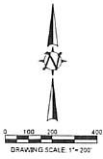
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 824.86 FEET; THENCE NORTH 89°09'00" EAST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°09'00" EAST, A DISTANCE OF 789.54 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; A CHORD BEARING OF NORTH 53°37'51" EAST, A CHORD LENGTH OF 261.44 FEET, AND A CURVE DISTANCE OF 278.97 FEET; THENCE NORTH 88°59'41" EAST, A DISTANCE OF 271.07 FEET; THENCE SOUTH 01°09'55" EAST, A DISTANCE OF 650.97 FEET; THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 1274.23 FEET TO THE EAST LINE OF THE FUTURE 50 FEET RIGHT-OF-WAY OF SOUTH HARVARD AVENUE; THENCE NORTH 01°09'56" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 499.71 FEET TO THE POINT OF BEGINNING. CONTAINING 685,921 SQUARE FEET OR 15.75 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE NW/4 BEING SOUTH 01°09'56" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2022, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

Exhibit B
Surrounding Areas for

151st & Harvard



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 PO Box 2115 Sand Springs, OK 74083
 OK 74083-0215
 OK 74083-0215
 OK 74083-0215
 Office: (516) 514-4235 Fax: (516) 514-4236

Exhibit C
Existing and Proposed Zoning for
151st & Harvard



SHEET LEGEND

	EXISTING BUILDINGS
	EXISTING ROADS AND SIDEWALKS
	EXISTING WATER FEATURES
	PROPOSED WATER FEATURES

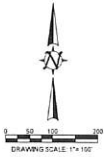
AAB Engineering, LLC, 151st St & Highway 57, Bixby, OK 73008



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2118, 24th Street, OK 73008
OK 73008
OK 73008
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit D
Conceptual Site Plan for

151st & Harvard



SHEET LEGEND

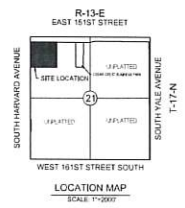
- DEVELOPMENT AREA 1
12.4 ACRES
- DEVELOPMENT AREA 2
9.2 ACRES
- DEVELOPMENT AREA 3
16.5 ACRES



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2111 Sand Springs, OK 74063
OK 74063
OK 74063
Office: (918) 514-4235 Fax: (918) 514-4235

Exhibit E
Existing Topographic and Aerial for

151st & Harvard



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 PG Box 2158 Seaford Springs, OR 97138
 OR 60618 Exp. June 30, 2022
 AS 6462202 Exp. Dec. 31, 2022
 Office (503) 756-4210 Fax (503) 756-4238



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Monday April 18, 2022
Name: Midland Addition Complex
RE: Planned Unit Development BXPUD-22.03
Location: Approximately 2.25-acre property located along Cabaniss Avenue, south of 151st Street, and north of Needles Avenue.
STR: Section 24, Township 17N, Range 13E
Applicant: CEC Corporation

Request:

For approval of the Planned Unit Development (BXPUD-22.03) with no change to the current zoning of (CH) Commercial High Density.

Description:

The Midland Addition Complex plans to be a statement piece and will serve as the front door to Downtown Bixby. The goal is to not only draw people in but to get them to stay with a walkable work, play, and live environment.

Midland Complex is a proposed mixed-use project. The PUD allows between 4 and 8 Class A commercial/retail space, a minimum of 100 apartments, and a public parking garage with a minimum of 300 stalls.

The proposed structure will be a (4) four-story building. Apartments, commercial retail and parking garage will occupy ground floor (approximately 95,000 SF). The second floor will contain additional parking and apartments (approximately 81,500 SF). The third floor will contain apartments and public outdoor space (approximately 85,500 SF). The fourth floor will contain apartments (approximately 61,000 SF).

Existing Zoning:
Commercial High Density (CH)

Abutting Zoning:

North	Industrial Light (IL), Commercial General (CG), Commercial High Density (CH)
South	Commercial High Density (CH)
East	Commercial High Density (CH), Industrial Light (IL)
West	Commercial General (CG)

Proposed Zoning:

No change to zoning, requesting supplemental zoning Planned Unit Development (PUD)

Legal Description:

Part of lots 1-9, Block 6, Midland Addition, also known as 116 East 151st Street, and 101 and 111 West McKennon Avenue, Bixby, Oklahoma

And

Lot 1-6, and 18-28, Block 9, Midland Addition, also known as 100, 104, and 112 West McKennon Avenue and 125 West Needles Avenue, Bixby, Oklahoma

Comprehensive Plan:

The proposed PUD aligns with the Comprehensive Land Use map. The Comprehensive Land Use map indicates this location to be Mixed Use. Multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. The area is pedestrian-oriented and located at focal points.

Site Stats:

Acres: 2.25 +/-	Max Bldg Height: 4 stories or 55 ft
--------------------	--

Permitted Uses:

Use Unit 8	Multi-Family Dwelling
Use Unit 10	Off Street Parking Areas
Use Unit 11	Office and Studios
Use Unit 12	Entertainment /Eating Establishments *
Use Unit 13	Convenience Goods and Services
Use Unit 14	Shopping Goods and Services
Use Unit 19	Hotel, Motel and Recreation Facilities (Brewpub Use Only)**
Use Unit 20	Commercial Recreation, Intensive

* Other than Drive-Ins

** Eating and drinking establishment (restaurant) with a small brewery on the premise which produces beer, ale, or other malt beverage and the majority of beverage produced is consumed on the premises.

Utilities/Site Area:

Water : Existing 12" and 6" water lines

Sanitary Sewer : Existing City sanitary sewer

Storm Sewer : Existing storm sewer lines

Engineering Comments:

N/A

Public Comments:

None received at time of writing

Staff Comments:

Primary entrances to the apartments shall be through the parking garage, not a public sidewalk. Residential units are permitted on the ground floor.

Owners are required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.

No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council

Proposed landscaping shall follow the design standards and criteria that are established in City of Bixby Chapter 12 landscape requirements. Should the development not allow for these standards to be met, the Midland Complex project proposes the required number of trees be planted in city parks, per City guidance and approval, prior to occupancy.

Staff supports approval of the Planning Commission and recommendation for City Council review and approval.

Exhibits:

Exhibit A: City of Bixby Zoning Map

Exhibit B: PUD Booklet for Midland Addition Complex dated April 8, 2022

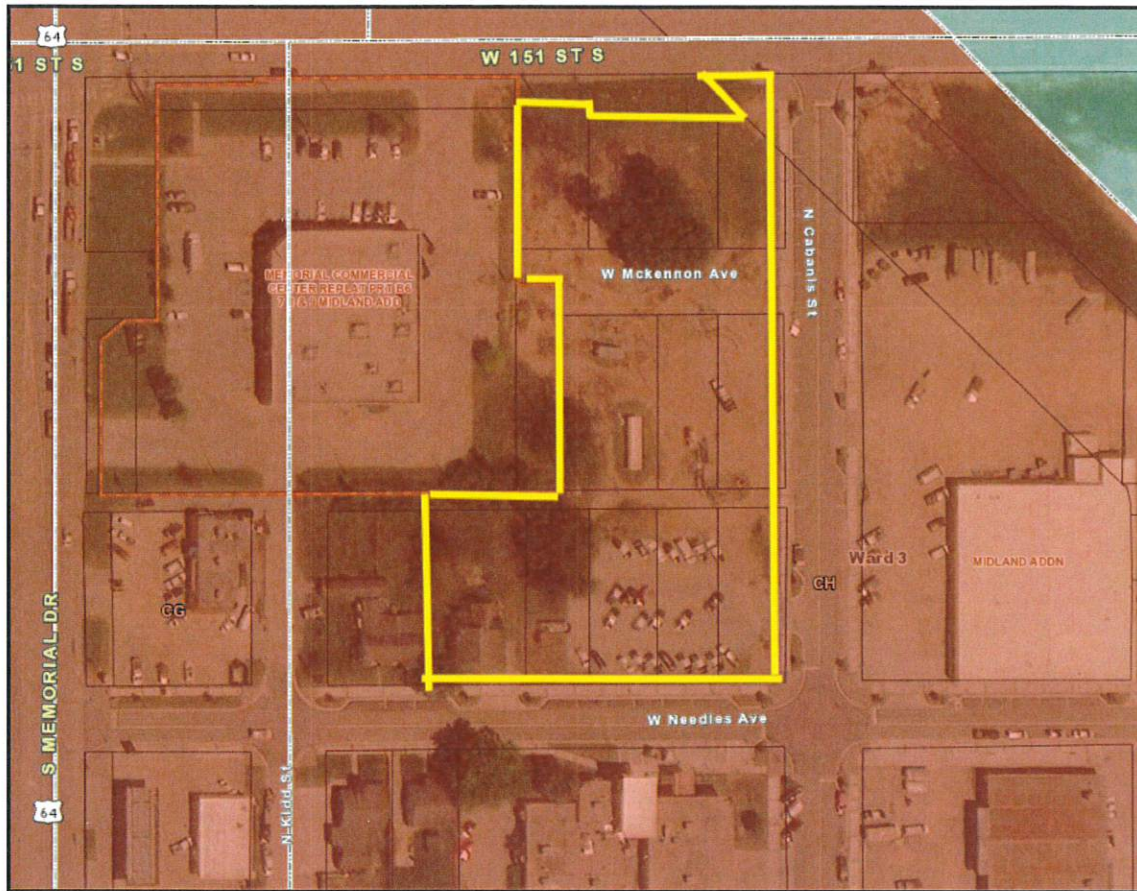


Exhibit A: City of Bixby Zoning Map

April 2022

**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

Midland Addition Complex

BIXBY, OKLAHOMA

OWNER/DEVELOPER:

Iconik Bixby Apartments, LLC
ATTN: Leon Victor Whitmore III, Joel Thompson
Precision Equity
10125 S. Sheridan Road, Suite G
Tulsa, OK 74133
Telephone: (918) 340-7993
Email: info@precisionequity.com

PREPARED BY:

ANDY BLANKENSHIP, P.E.
CEC CORPORATION
4617 E. 91ST STREET SOUTH
TULSA, OK 74137
Telephone: (918) 900-6255
Email: andy.blankenship@connectcec.com



CITY OF BIXBY
DEVELOPMENT SERVICES

APR 08 2022
RECEIVED

April 2022

Midland Addition Complex
Planned Unit Development

INTRODUCTION:

1. The Title of the Planned Unit Development:

MIDLAND ADDITION COMPLEX PLANNED UNIT DEVELOPMENT;

2. The Owner/Developer:

Iconik Bixby Apartments, LLC
ATTN: Leon Victor Whitmore III, Joel Thompson
Precision Equity
10125 S. Sheridan Road, Suite G
Tulsa, OK 74133

3. General Location of the Planned Unit Development:

An approximately 2.25-acre property located along Cabaniss Avenue, south of 151st Street, and north of Needles Avenue.

4. A brief description of the Planned Unit Development concept:

The Midland Addition Complex plans to be a statement piece and will serve as the front door to Downtown Bixby. The goal is to not only draw people in but get them to stay. We plan to provide Downtown Bixby with a walkable work, play, and live environment.

Midland Addition Complex is a proposed mixed-use facility. We are requesting approval of a Planned Unit Development to allow between 4 and 8 Class A commercial/retail space, a minimum of 100 apartments, and a public parking garage with minimum of 300 stalls. The property lies within the Downtown Overlay and Memorial Corridor Districts and will comply with their associated standards. The 2.25-acre tract is largely undeveloped land within the City of Bixby. Historically, the Bixby Police Department have used the south side of the property as a parking lot which is planned to be removed. An existing residential home is in the southwest corner and is planned to be removed.

The proposed structure will be a four-story building. Apartments, commercial retail and parking garage will occupy the ground floor (approximately 95,000 SF). The second floor will contain additional parking and apartments (approximately 81,500 SF). The third floor will contain apartments and public outdoor space (approximately 85,800 SF). The fourth floor will contain apartments (approximately 61,000 SF).

April 2022

The selected property is currently zoned CH "High Density Commercial". The CH District is designed to accommodate high intensity commercial and related uses in areas designated high intensity by the comprehensive plan. The proposed development is within the city limits, so all standards for building design will be met. The structure will have a zero lot line construction on all sides.

5. Legal Description:

Part of lots 1-9, Block 6, Midland Addition, Tulsa County, Oklahoma, also known as 116 East 151st Street, and 101 & 111 West McKennon Avenue, Bixby

And

Lots 1-6, and 18-28, Block 9, Midland Addition, Tulsa County, Oklahoma, also known as 100, 104 and 112 West McKennon Avenue and 125 West Needles Avenue, Bixby, Tulsa County, State of Oklahoma, according to the recorded plat thereof

6. The existing zoning:

The existing zoning is "CH" – High Density Commercial.

Attachments

- Exhibit A – Vicinity Map
- Exhibit B – Conceptual Site Plan
- Exhibit C – Current Zoning Map
- Exhibit D – Comprehensive Plan

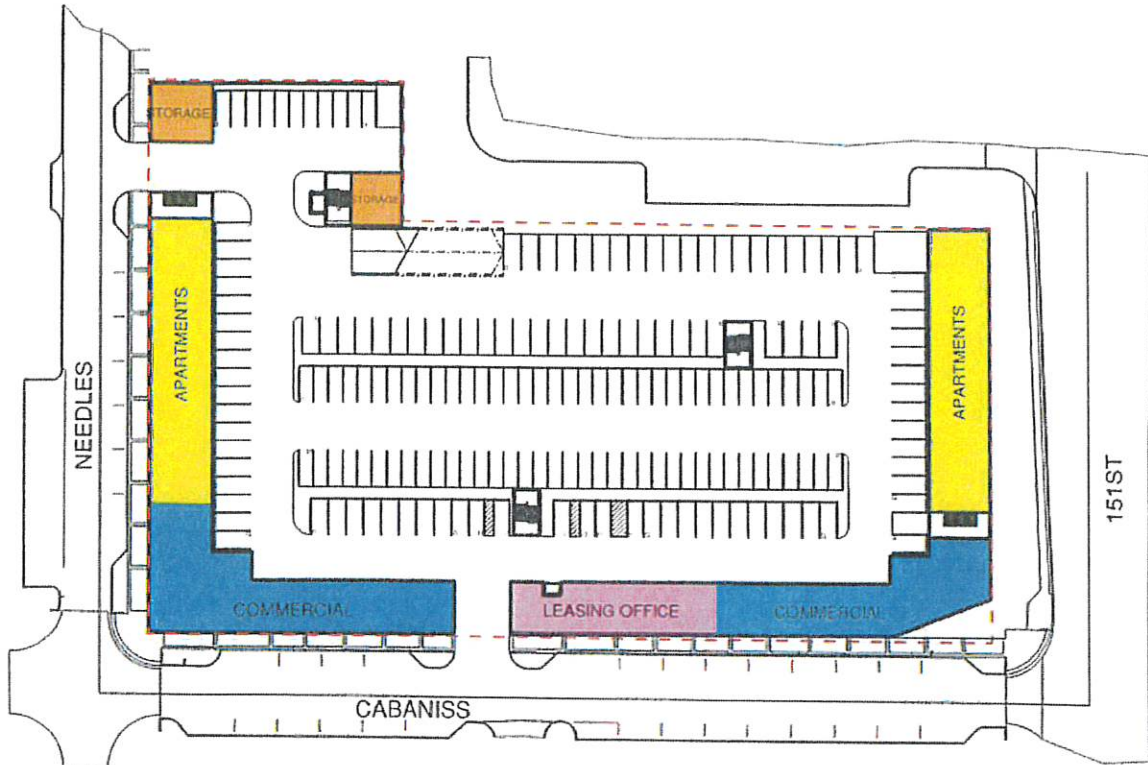
April 2022

EXHIBIT A
Vicinity Map



April 2022

EXHIBIT B
Conceptual Site Plan



CONCEPTUAL SITE PLAN

April 2022

EXHIBIT C

Current Zoning Map

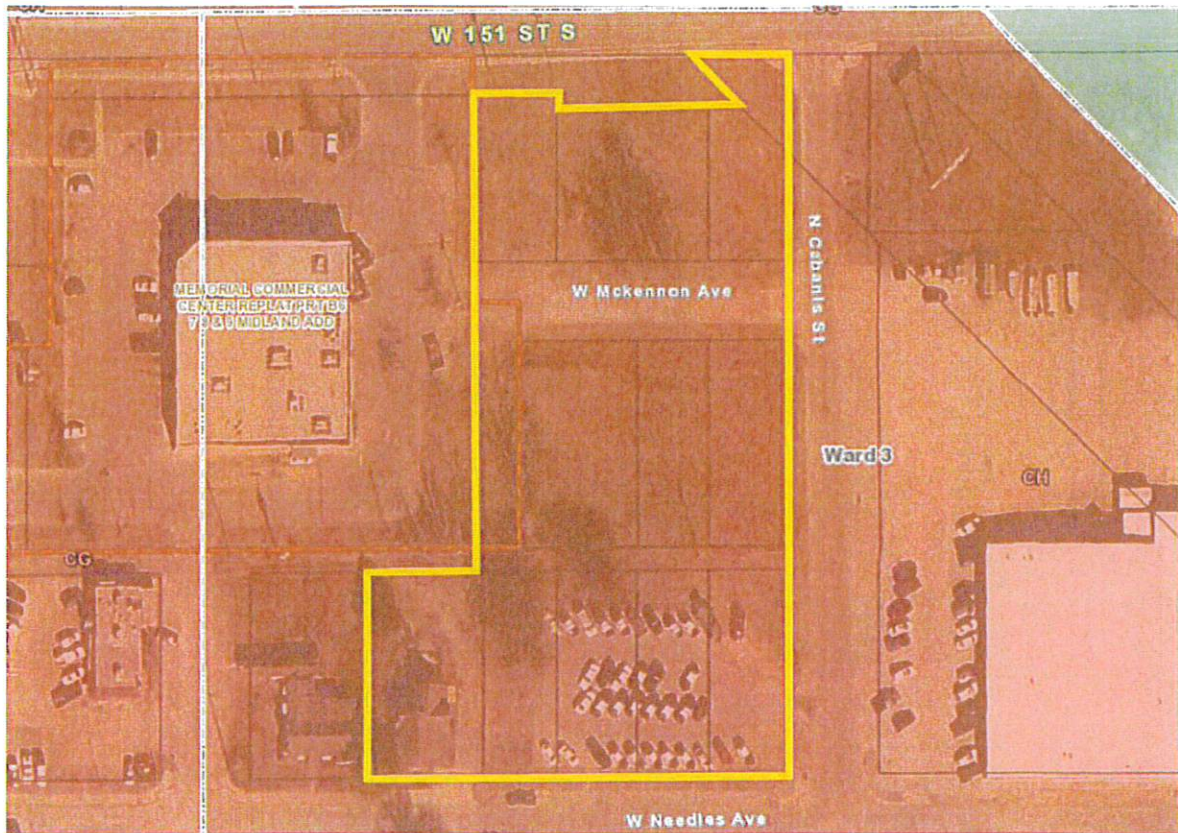


EXHIBIT D
Bixby Comprehensive Plan



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

	City Owned Parcels
	Bixby Fenceline
	Bixby City Limit
	County
	Highway
	Major Street
	Local Street
	Railroad

GENERAL PROVISIONS:

Midland Addition Complex -- a mixed use development with Class A commercial/retail space, apartments, and parking garage. The proposed building on the Conceptual Site Plan is approximately 323,300 SF.

Gross Lot Area (Prior to right-of-way dedication): 97,812 SF (2.25 AC)

Net Lot Area (After right-of-way dedication): 97,812 SF (2.25 AC)

Zoning: CH

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the CH district except any Sexually Oriented Business, (as defined by Zoning Code Section 11-7D-6) and medical marijuana dispensaries within Use Unit 13. "Stacking" of uses customarily found in a mixed-use development shall also be allowed.

- Use Unit 8: Multi-family dwelling
- Use Unit 10: Off street parking areas
- Use Unit 11: Offices and studios
- Use Unit 12: Entertainment establishments and eating establishments other than drive-ins
- Use Unit 13: Convenience goods and services
- Use Unit 14: Shopping goods and services
- Use Unit 19: Hotel, motel and recreation facilities (Brewpub Use Only)**
- Use Unit 20: Commercial recreation; Intensive

****Brewpub:** An eating and drinking establishment (restaurant) with a small brewery on the premises which produces beer, ale, or other malt beverage, and where the majority of the beer, ale, or other malt beverage produced is consumed on the premises. On-site retail sales and/or wholesaling of produced beer, ale, or other malt beverage for off-site consumption is permitted, with appropriate State and City licenses. Annual production shall be limited to 3,000 barrels. Brewing waste and/or byproducts of the brewing process shall be removed from the property within 24 hours of completion of the brewing cycle.

*****Mixed-Use:** A pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, or entertainment uses into one space. Ground floor apartments are permitted within this use.

Minimum Building Setbacks: 0 feet

Maximum Building Height: 4 stories or 55 feet

Screening: No internal screening of differing uses within the boundaries of the PUD is required.

Operations Restrictions: Permitted uses shall have slight or no objectionable emission of odors produced by business operations.

1. Building Form Standards:

- a. The following deviations from the Downton Overlay District are allowed:
 - i. Primary entrances to the apartments shall be through the parking garage not a public sidewalk.
 - ii. Distance between entries is not applicable.
 - iii. Building length may be up to 450'-0" maximum.
 - iv. Residential units are permitted on the ground floor.
 - v. Ground floor heights shall be 11'-0" minimum for apartments.
 - vi. Ground floor heights shall be 14'-0" minimum for commercial spaces.

2. Façade:

- a. The following deviations from the Downtown Overlay District are allowed:
 - i. Variations in wall plane not less than 1'-0".
 - ii. Ground floor transparency shall be 55% of façade for exterior walls, except apartment exterior walls.
 - iii. Ground floor transparency shall be 10% of façade between 0'-0" and 11'-0" for apartment exterior walls.

3. Site Standards:

- a. The following deviations from the Downton Overlay District are allowed:
 - i. Rear setback 0'-0" minimum.

4. Screening:

- a. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
- b. Screening materials for solid waste collection and loading areas shall be six-foot tall privacy fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

5. Parking:

- a. Required parking for a particular use may be located and maintained anywhere within the Property subject to each parking space being a maximum of 600 feet from any building entry.
- b. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
- c. Up to 80% of the parking spaces required for a brewpub (evening entertainment after 5:00 PM) may be provided and used jointly by offices and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.
- d. The compact car allowance for the facility is 45%.

6. Lighting:

- a. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development.
- b. The mounting height of each pole fixture shall not exceed 20' as measured from the pavement to the light fixture.
- c. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

7. Signage:

- a. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.
- b. Wall and canopy signs shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of the building wall to which the sign or signs are affixed.
- c. No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

8. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

9. Topography and Existing Soils:

- a. Topographic Analysis – The elevation slopes from west to east.
- b. Slope Analysis – Slopes vary from 1.5% to 4%.
- c. Soil Analysis – Approximately 81% of the soils on site are Choska very fine sandy loam. The remaining soils are Latanier clay.
- d. Drainage Analysis – The project will comply with all City of Bixby drainage standards including providing on-site storm water detention. Drainage is generally from west to east. The entire project lies within a FEMA Zone X Flood Plain.

10. Drainage:

The redeveloped site will follow existing drainage patterns where possible. The final drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

11. Vehicular Access and Circulation:

- a. All private driveways and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on North Cabaniss Avenue and East Needles Avenue, and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.
- b. Delivery vehicles shall be limited to bobtail trucks only. No semi-trucks allowed.

12. Landscaping:

This site / building form does not allow for the development to meet the City of Bixby Chapter 12 landscape requirements for street yards. In lieu of providing this street yard with its landscape provisions, the Midland project proposes the following landscape options.

- a. Required number of trees for this development shall be planted in city parks, per city guidance and approval, prior to occupancy.
- b. Required number of trees for this development shall be planted in adjacent Spartan Entertainment Plaza, prior to occupancy.

April 2022

13. Detailed Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the PUD detailed site plan and landscape plan approval.

14. Anticipated Construction Schedule:

Construction is scheduled to begin Summer 2022 and be completed by Summer 2024.



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Monday April 18, 2022
Name: Spartan Entertainment Plaza
RE: Planned Unit Development BXPUD-22.02
Location: Approximately 1.60-acre property bounded by Cabaniss Avenue on the west, 151st Street to the north, Armstrong Street to the east, and Needles Avenue to the south
STR: Section 24, Township 17N, Range 13E
Applicant: CEC Corporation

Request:

For approval of the Planned Unit Development (BXPUD-22.02) with no change to the current zoning of Commercial High Density (CH) and Industrial Light (IL).

Description:

A mixed use concept with the potential for hospitality, entertainment, family sporting amenities and museum or historical feature with opportunities for restaurants or eating establishments. The area is designed to maximize sales tax revenue by attracting reoccurring patrons to the Downtown River District.

Existing Zoning:

Commercial High Density (CH)
Industrial Light (IL)

Abutting Zoning:

North	Industrial Light (IL), Commercial General (CG), Industrial Medium Density (IM)
South	Commercial High Density (CH)
East	Commercial High Density (CH), Industrial Light (IL)
West	Commercial High Density (CH)

Proposed Zoning:

No change to zoning, requesting supplemental zoning Planned Unit Development (PUD)

Location:

Legal description is Part of Lot 15, Block 10, Midland Addition, according to the recorded plat.

Comprehensive Plan:

The proposed PUD aligns with the Comprehensive Land Use map. The Comprehensive Land Use map indicates this location to be Mixed Use. Multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. The area is pedestrian-oriented and located at focal points.

Site Stats:

Acres: 1.60 +/-	Max Bldg Height: 26 ft
--------------------	---------------------------

Permitted Uses:

Use Unit 10	Off Street Parking Areas
Use Unit 11	Office and Studios
Use Unit 12	Entertainment /Eating Establishments *
Use Unit 13	Convenience Goods and Services
Use Unit 14	Shopping Goods and Services
Use Unit 19	Hotel, Motel and Recreation Facilities (Brewpub Use Only)**
Use Unit 20	Commercial Recreation, Intensive

* Other than Drive-Ins

** Eating and drinking establishment (restaurant) with a small brewery on the premise which produces beer, ale, or other malt beverage and the majority of beverage produced is consumed on the premises.

Utilities/Site Area:

Water : Existing 12" and 6" water lines

Sanitary Sewer : Existing City sanitary sewer

Storm Sewer : Existing storm sewer lines

Engineering Comments:

N/A

Public Comments:

None received at time of writing

Staff Comments:

Proposed building form shall follow the design standards and criteria that are established within the Bixby Downtown Overlay Standards.

Permitted uses shall have a slight or no objectionable emission of odors produced by business operations.

Owners are required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.

Proposed landscaping shall follow the design standards and criteria that are established in City of Bixby Chapter 12 landscape requirements. Should the development not allow for these standards to be met, the Spartan Entertainment Plaza project proposes the required number of trees be planted in city parks, per City guidance and approval, prior to occupancy.

Staff supports approval of the Planning Commission and recommendation for City Council review and approval.

Exhibits:

Exhibit A: City of Bixby Zoning Map

Exhibit B: PUD Booklet for Spartan Entertainment Plaza dated April 8, 2022

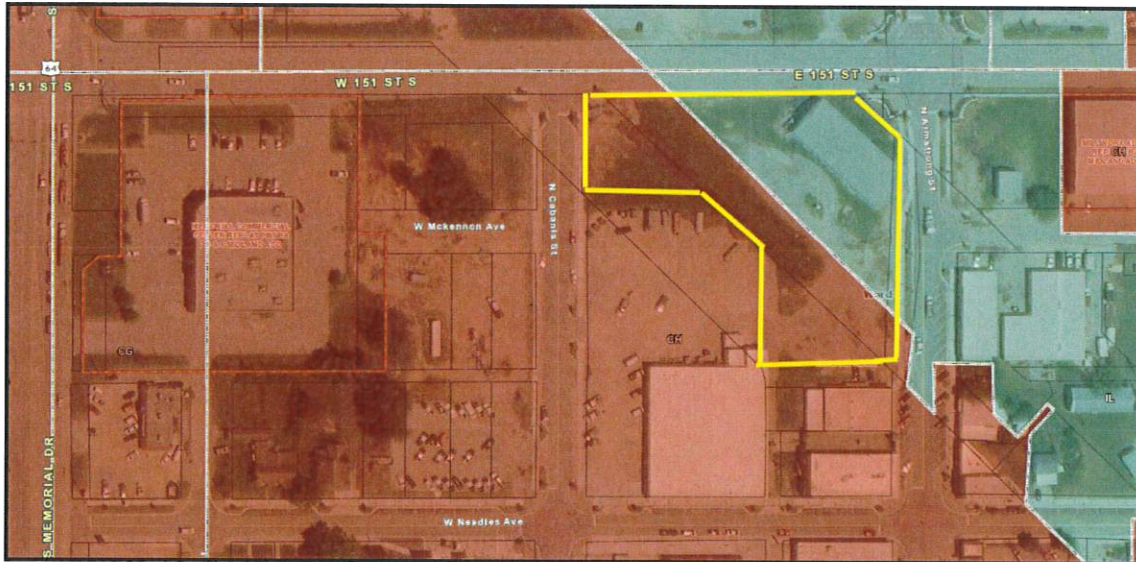


Exhibit 1: City of Bixby Zoning Map

April 2022

**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

Spartan Entertainment Plaza

BIXBY, OKLAHOMA

OWNER/DEVELOPER:

**RDC Properties, LLC
ATTN: Josh McFarland
116 S. First Street
Jenks, OK 74037**

PREPARED BY:

**ANDY BLANKENSHIP, P.E.
CEC CORPORATION
4617 E. 91ST STREET SOUTH
TULSA, OK 74137
(918) 900-6255**



**CITY OF BIXBY
DEVELOPMENT SERVICES**

APR 08 2022

RECEIVED

April 2022

Spartan Entertainment Plaza
Planned Unit Development

INTRODUCTION:

1. The Title of the Planned Unit Development:

SPARTAN ENTERTAINMENT PLAZA PLANNED UNIT DEVELOPMENT;

2. The Owner/Developer:

RDC Properties, LLC
ATTN: Josh McFarland
116 S. First Street
Jenks, OK, 74037

3. General Location of the Planned Unit Development:

An approximately 1.60-acre property bounded by Cabaniss Avenue on the west, 151st Street to the north, Armstrong Street to the east, and Needles Avenue to the south.

4. A brief description of the Planned Unit Development concept:

Located across the street from Bentley Baseball Park, this entertainment destination will provide family entertainment for athletes and their families as well as any guest entering the Downtown River District. This plaza is designed to maximize sales tax revenue by attracting reoccurring patrons to the District. Some examples of developments that could be incorporated into this space include:

- 18-hole putt putt course
- Batting cages
- Restaurants
- Hotel
- Museum

The selected property is currently zoned CH "High Density Commercial" and IL "Industrial Light District". The CH District is designed to accommodate high intensity commercial and related uses in areas designated high intensity by the comprehensive plan. The IL District is designed to provide areas suitable for manufacturing, wholesaling, warehousing and other industrial activities which have no objectionable environmental influences. The proposed development is within the city limits, so all standards for building design will be met. Historically, the property has been undeveloped with an abandoned building on the northeast corner. The building is planned to be removed as a part of this project.

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5. Legal Description:

Part of lot 15, Block 10, Midland Addition, Tulsa County, Oklahoma, State of Oklahoma, according to the recorded plat thereof.

6. The existing zoning:

The existing zoning is "CH" – High Density Commercial and "IL" – Industrial Light District

Attachments

- Exhibit A – Vicinity Map
- Exhibit B – Current Zoning Map
- Exhibit C – Comprehensive Plan
- Exhibit D – Building Renderings

April 2022

EXHIBIT A
Vicinity Map



April 2022

EXHIBIT B
Current Zoning Map

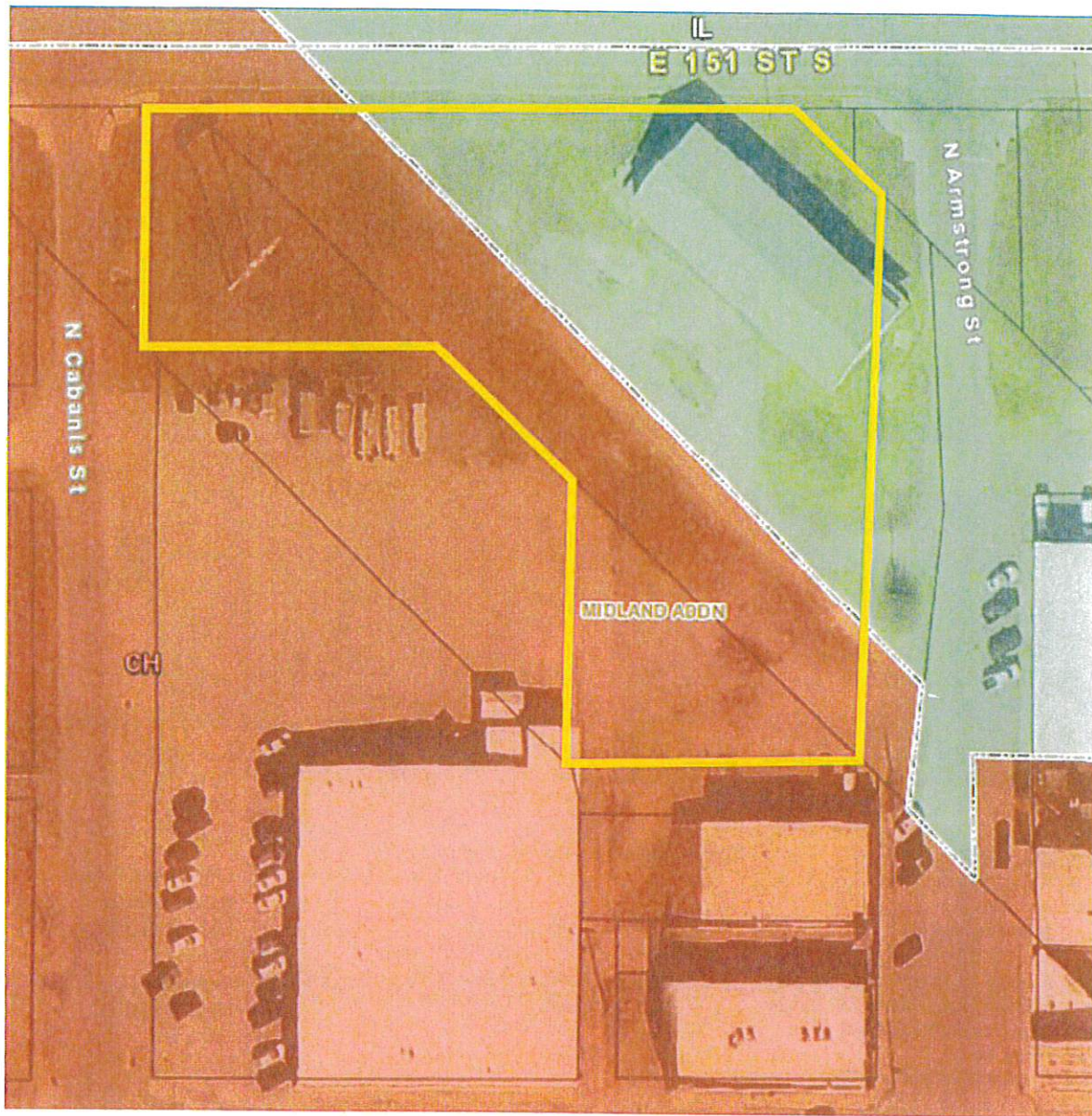


EXHIBIT C
Bixby Comprehensive Plan



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

	City Owned Parcels
	Bixby Fenceline
	Bixby City Limit
	County
	Highway
	Major Street
	Local Street
	Railroad

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EXHIBIT D
Building Renderings



April 2022

GENERAL PROVISIONS:

Spartan Entertainment Plaza – The proposed building shown on the renderings is approximately 2,500 SF.

Gross Lot Area (Prior to right-of-way dedication): 69,783 SF 1.60 AC)

Net Lot Area (After right-of-way dedication): 69,783 SF (1.60 AC)

Zoning: CH, IL

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the CH district except any Sexually Oriented Business, (as defined by Zoning Code Section 11-7D-6) and medical marijuana dispensaries within Use Unit 13. "Stacking" of uses customarily found in a mixed-use development shall also be allowed.

- Use Unit 10: Off street parking areas
- Use Unit 11: Offices and studios
- Use Unit 12: Entertainment establishments and eating establishments other than drive-ins
- Use Unit 13: Convenience goods and services
- Use Unit 14: Shopping goods and services
- Use Unit 19: Hotel, motel and recreation facilities (Brewpub Use Only)**
- Use Unit 20: Commercial recreation; intensive

**Brewpub: An eating and drinking establishment (restaurant) with a small brewery on the premises which produces beer, ale, or other malt beverage, and where the majority of the beer, ale, or other malt beverage produced is consumed on the premises. On-site retail sales and/or wholesaling of produced beer, ale, or other malt beverage for off-site consumption is permitted, with appropriate State and City licenses. Annual production shall be limited to 3,000 barrels. Brewing waste and/or byproducts of the brewing process shall be removed from the property within 24 hours of completion of the brewing cycle.

Minimum Building Setbacks: 0 FT

Maximum Building Height: 26 FT

Screening: No internal screening of differing uses within the boundaries of the PUD is required.

Operations Restrictions: Permitted uses shall have slight or no objectionable emission of odors produced by business operations.

1. Building Form Standards:

Proposed building form shall follow the design standards and criteria that are established within the Bixby Downtown Design Overlay Standards (September 2020).

2. Site Standards:

- a. The following deviations from the Downtown Overlay District are allowed:
 - i. Rear setback 0'-0" minimum.

3. Screening:

- a. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
- b. Screening materials for solid waste collection and loading areas shall be six-foot tall privacy fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

4. Parking:

- a. Required parking for a particular use may be located and maintained anywhere within the Property subject to each parking space being a maximum of 600 feet from any building entry.
- b. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
- c. Up to 80% of the parking spaces required for a brewpub (evening entertainment after 5:00 PM) may be provided and used jointly by offices and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.

5. Lighting:

- a. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development.
- b. The mounting height of each pole fixture shall not exceed 20' as measured from the pavement to the light fixture.
- c. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted

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to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

6. Signage:

- a. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.
- b. Wall and canopy signs shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of the building wall to which the sign or signs are affixed.
- c. No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

7. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

8. Topography and Existing Soils:

- a. Topographic Analysis – The elevation slopes from east to west.
- b. Slope Analysis – Slopes vary from 1.5% to 4%.
- c. Soil Analysis – Approximately 91% of the soils on site are Choska very fine sandy loam. The remaining soils on site are Latanier Clay.
- d. Drainage Analysis – The project will comply with all City of Bixby drainage standards including providing on-site storm water detention. Drainage is generally from east to west. The entire project lies within a FEMA Zone X Flood Plain.

9. Drainage:

The redeveloped site will follow existing drainage patterns where possible. The final drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

10. Vehicular Access and Circulation:

- a. All private driveways and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on Armstrong Street and Cabaniss Avenue, and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.

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- b. Delivery vehicles shall be limited to bobtail trucks only. No semi-trucks allowed.

11. Landscaping:

Proposed landscaping shall follow the design standards and criteria that are established in City of Bixby Chapter 12 landscape requirements. Should the development not allow for these standards to be met, the Spartan Entertainment Plaza project proposes the following landscape option.

- a. Required number of trees for this development shall be planted in city parks, per city guidance and approval, prior to occupancy,

12. Detailed Site Plan and Landscape Plan Review:

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