



City of Bixby Planning Commission Meeting Agenda

Monday, August 15, 2022

6:00 PM

**Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

Call to Order

Chairman

Roll Call

Donna Crawford, Secretary

Consent Agenda

- 1) Approval of minutes from the July 18, 2022 Planning Commission Meeting.
Donna Crawford, Assistant City Planner
- 2) Discussion, consideration and possible vote to approve the "Southern Farms" Final Plat (BXPT-22.12 of BXPUD-21.11), located South of East 161st Street South and South Memorial Drive, Bixby, Oklahoma.
O.C. Walker, City Planner

Public Hearings

- 3) Discussion, consideration and possible vote to approve the Comprehensive Plan Amendment (BXCP-22.04), Rezone (BXZO-22.06) and Planned Unit Development (PUD-60, Major Amendment No 2.) for "Brisbane Office Park" located approximately 550 feet east of the southeast corner of East 111th Street South and South Mingo Road, Bixby, Oklahoma.
O.C. Walker, City Planner
- 4) Discussion, consideration and possible vote to approve Rezone (BXZO-22.05) and Specific Use Permit (BXSUP-22.01) for "River Run" located at 14633 South Memorial Drive, Bixby, Oklahoma.
O.C. Walker, City Planner
- 5) Discussion, consideration and possible vote to approve Preliminary Plat (BXPT-22.13) "Midland Addition Complex" situated on approximately 2.25 acre property located along Cabaniss Avenue, south of 151st Street, and north of Needles Avenue, Bixby, Oklahoma.
O.C. Walker, City Planner

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of August 12, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles, Bixby, Oklahoma.

Respectfully Submitted

OC Walker, City Planner

Persons who require a special accommodation to participate in this meeting should contact City Planner OC Walker: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: ocwalker@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a 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.



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: O.C. Walker, Development Service Director / City Planner
Date: Monday, August 15 2022
Name: Southern Farms
RE: Southern Farms Final Plat – BXPT-22.12 of BXPUD-21.11
Location: South side of East 161st Street South and South Memorial Drive
STR: Section 26, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC

Site Stats:

Acres: 20.529 +/-	No. Dwelling Units: 162	Min. Lot Width: 600 ft.	Min. Land Area DU: 8,400 sf	Min. DU: 1,000 sf
No. of Lots: 1	No. of Blocks: 1	Min. Lot Size: 20 ac	Max Bldg. Height: 35 ft. & 2 stories	1 st Floor Ext. Mat'ls: 75% Masonry

Request:

Tanner Consulting, LLC, is requesting Final Plat approval for Southern Farms BXPT-22.12, Development Area C.

Existing Zoning; Use:

Residential Single-Family (RS-3); Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant
(CS) Commercial Shopping; Vacant
East: (CG) Commercial General; Vacant
(RMH) Residential Manufactured Home; Mobile Home Park
(RS-3) Residential Single-Family; Vacant
South: (AG) Agriculture; Vacant
West: (RS-3) Residential Single-Family; Vacant



Exhibit A: City of Bixby Development Area Location Map

Staff Review:

The City Council approved Planned Unit Development BXPUD-21.11 on Oct. 25, 2021, which included the gated “cottage house community”. The gated “cottage house community” is a lower-density alternative to a traditional apartment living environment. The community consists primarily of detached dwellings, each with its own dedicated parking spaces and yard areas, with all dwellings located on a singular lot of record.

The following development standards shall apply to the “cottage house community”:

Access to large reserve area within Development Area B

Not less than 15% of the cottage house community shall be community amenity or courtyard areas

Courtyard areas shall be a minimum of 30ft. in width and located between rows of dwellings

No more than three (3) dwelling units may be attached

No more than 25% of total dwelling units may be attached

Unattached dwelling units shall maintain not less than 10ft. of separations from other units

A minimum of two (2) off-street parking spaces are required per unit, onsite or in a shared parking areas

Utilities/Site Area:

Water:

- There is a 12” water main running North/South on the East side of S. Memorial Drive.
- There is an 8” water main running North/South on the West side of S. Memorial Drive located at the Northeast corner of the property.
- There is a 12” water main running East/West on the North side of E. 161st Street South and it crosses to the SW/corner of the intersection.

Sanitary Sewer:

- There is a 21” sanitary sewer main running East/West on the South side of E. 161st Street South.

Planning Review Comments:

The Southern Farms development standards for the proposed Final Plat of Development Area C comply with the Planned Unit Development approved by Council on Oct.25, 2021. Also, the Developer shall incorporate the “cottage house community” design guidelines as noted in the PUD Development Standards on the Final Plat document prior to appearing before City Council.

Engineering Review Comments:

No comments have been received at the time of writing.

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

Staff recommends approval of the Final Plat subject to a list of conditions and they are as follows:

- Planning and Engineering comments implemented to the Plat before moving to Council
- Provide documentation and location of all Utility Easements on Final Plat prior to approval from City Council on September 12, 2022.
- Applicant also needs to revise language in the Deed of Dedication accordingly.

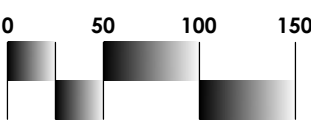
Exhibits: Exhibit A: City of Bixby Development Area Location Map
 Exhibit B: Final Plat by Tanner Consulting, LLC
 Exhibit C: Engineering Review Comments

BXPUD-21.11

Southern Farms

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

NORTH

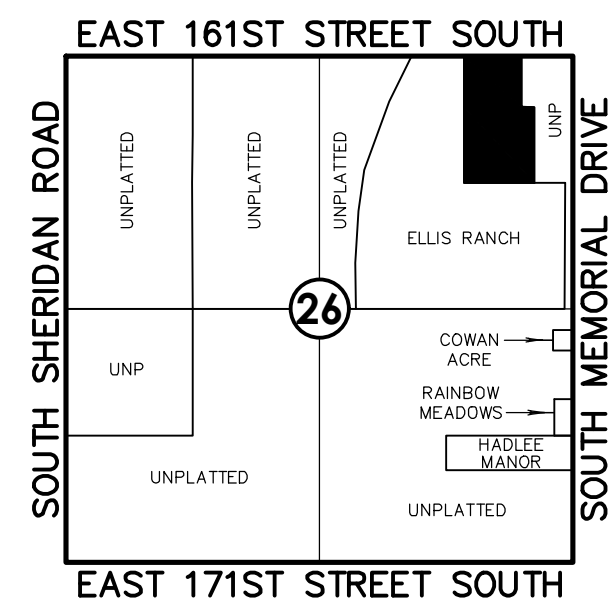


Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY
	EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOVT	GOVERNMENT
	LIMITS OF NO ACCESS
LNA	OVERLAND DRAINAGE EASEMENT
ODE	OVERHEAD
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
o	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

R 13 E



Location Map

Scale: 1"= 2000'



SUBDIVISION CONTAINS:

ONE (1) LOT
IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 20.529 ACRES

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (a) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 26;
 - (b) CHISELED 'X' FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 26;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.
4. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 161ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
 6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the City Council of the City of Bixby.

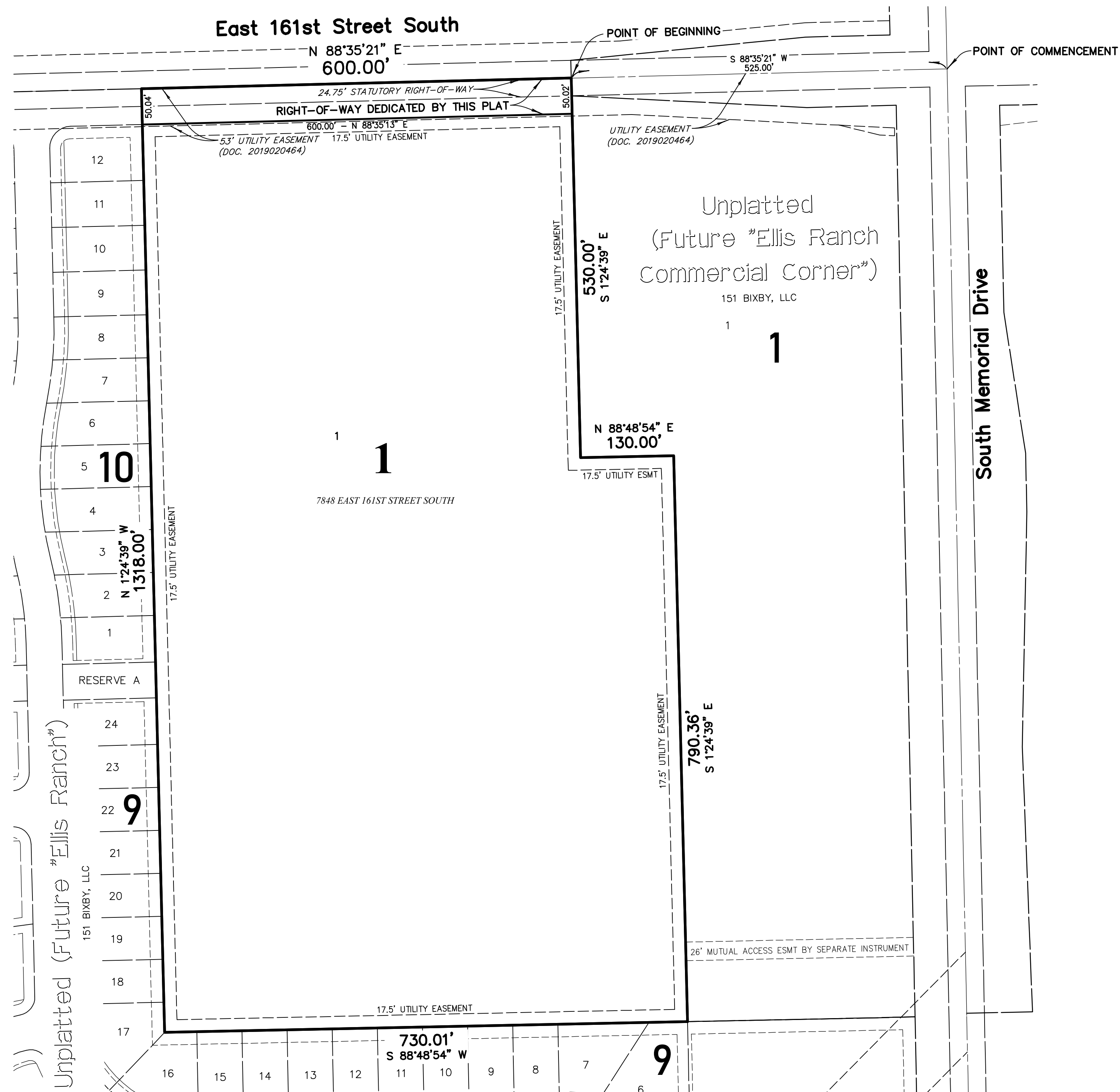
on _____

MAYOR—VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER—CITY CLERK

DATE OF PREPARATION: July 1, 2022



Southern Farms
SHEET 1 OF 3

Final Plat
BXPUD-21.11

Southern Farms

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

151 BIXBY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°35'21" WEST AND ALONG THE NORTH LINE OF THE NE/4, FOR A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°24'39" EAST FOR A DISTANCE OF 530.00 FEET; THENCE NORTH 88°48'54" EAST FOR A DISTANCE OF 130.00 FEET; THENCE SOUTH 1°24'39" EAST FOR A DISTANCE OF 790.36 FEET; THENCE SOUTH 88°48'54" WEST FOR A DISTANCE OF 730.01 FEET; THENCE NORTH 1°24'39" WEST, FOR A DISTANCE OF 1318.00 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 88°35'21" EAST AND ALONG THE NORTH LINE FOR A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 894,257 SQUARE FEET, OR 20.529 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 26;
- (2) CHISELED 'X' FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.

151 BIXBY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO ONE (1) LOT IN ONE (1) BLOCK AND STREETS AND HAS DESIGNATED THE SAME AS "SOUTHERN FARMS", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I. - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AS "EAST 161ST STREET SOUTH" AND FURTHER DEDICATES TO THE PUBLIC FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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 TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS, PROVIDED, HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPLACE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED, HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY ADJACENT TO THE SUBDIVISION AND DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES, INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES, SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS, AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF WATER, SEWER, ELECTRIC, COMMUNICATION, AND GAS SERVICES, AND THE OWNERS OF EACH LOT WITHIN THE SUBDIVISION AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SAID MAINS OR FACILITIES, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES, SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.
- THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- ALL WATER LINES, SANITARY SEWER LINES, AND STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.
- THE FOREGOING COVENANTS CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT OR SUBDIVIDED PART THEREOF WITHIN THE SUBDIVISION 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. NO OWNER OF A LOT OR SUBDIVIDED PART THEREOF SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM OR SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR SUBDIVIDED PART THEREOF. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED OWNER OF A LOT OR SUBDIVIDED PART THEREOF AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR SUBDIVIDED PART THEREOF SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

Final Plat
BXPUD-21.11

Southern Farms

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SECTION II. - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-21.11 ("161ST & MEMORIAL") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-21.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON OCTOBER 18, 2021, AND APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 25, 2021, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2366) APPROVED OCTOBER 25, 2021, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-21.11, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-21.11 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON OCTOBER 25, 2021.

A. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA C (ALL OF "SOUTHERN FARMS")

GROSS LAND AREA:	894,838 SF	20.543 AC
NET LAND AREA:	894,838 SF	20.543 AC
PERMITTED USES:	USE UNIT 6 SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS AND WITHIN A COTTAGE HOUSE COMMUNITY† AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.	
MAXIMUM NUMBER OF DWELLING UNITS:	162	
MINIMUM LOT WIDTH:	600 FT	
MINIMUM LOT SIZE:	20 AC	
MINIMUM LAND AREA PER DWELLING UNIT:	8,400 SF *	
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT **	
OFF-STREET PARKING AND YARD COVERAGE:	MINIMUM TWO (2) ENCLOSED OR UNENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.	
MINIMUM LIVABILITY SPACE:	1,000 SF ***	
MINIMUM BUILDING SETBACKS:		
FROM 161ST STREET SOUTH:	25 FT	
FROM DEVELOPMENT AREA A:	15 FT	
FROM DEVELOPMENT AREA B:	11 FT	

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT

FIRST FLOOR EXTERIOR MATERIALS: 75% MASONRY ****

- * MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
- ** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
- *** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
- **** MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, AND STUCCO. CEMENTITIOUS FIBER IS AN APPROVED ALTERNATIVE. MASONRY SHALL BE APPLIED TO A MINIMUM OF THREE (3) BUILDING SIDES. MINIMUM MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES.
- † SEE SECTION III.D. COTTAGE HOUSE COMMUNITY SUPPLEMENTAL DEVELOPMENT STANDARDS.

C. DEVELOPMENT STANDARDS FOR ALL PUD DEVELOPMENT AREAS

1. ACCESS AND CIRCULATION

STREETS SERVING 161ST & MEMORIAL ARE PROPOSED TO BE PUBLIC, WITH THE EXCEPTION OF THE GATED COTTAGE HOUSE COMMUNITY, WHICH WILL BE SERVED BY PRIVATE STREETS. HOWEVER, THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITHIN DEVELOPMENT AREA B WILL HAVE THE OPTION OF PRIVATE, GATED STREETS, PER THIS PUD. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED STREETS WITH REDUCED RIGHT-OF-WAY WIDTH AND NO SIDEWALKS, OR SIDEWALKS ON ONE SIDE OF THE STREET. ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

EXCEPT AS OTHERWISE PROVIDED IN THIS PUD, SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT.

2. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE ARTERIAL STREET FRONTAGE AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. ENTRY SIGNAGE WILL BE INTEGRATED WITH THE LANDSCAPED ENTRIES AND CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. RESIDENTIAL SIGNAGE SHALL OTHERWISE COMPLY AND ALL COMMERCIAL SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF. WITHIN DEVELOPMENT AREAS B AND C, THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS AND DWELLING UNITS CONTAINED WITHIN THE PLAT.

NO BUILDING PERMIT SHALL BE ISSUED WITHIN DEVELOPMENT AREA A UNTIL A SITE PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY STAFF AS BEING IN COMPLIANCE WITH THIS PUD.

WHEN FULLY PLATTED, NOT LESS THAN 18 ACRES OF 161ST & MEMORIAL SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS.

4. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION III. - ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEEES, TRANSFERREES, SUCCESSORS, AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED. IF ANY OWNER OF A LOT OR SUBDIVIDED PART THEREOF THE SUBDIVISION SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT OR SUBDIVIDED PART THEREOF WITHIN THE SUBDIVISION TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION III. ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR SUBDIVIDED PORTION THEREOF TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-21.11 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-21.11 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED HEREIN BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE, OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER/DEVELOPER. THE FAILURE OF THE OWNER/DEVELOPER OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY RESTRICTION, 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, COVENANTS, OR CONDITIONS.

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF BIXBY ZONING CODE AS THE SAME EXISTED ON OCTOBER 25, 2021, OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS
DAY OF , 2022.

151 BIXBY LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
[TITLE]
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF , 2022, PERSONALLY APPEARED , TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF 151 BIXBY LLC TO THE FOREGOING INSTRUMENT, AS ITS , AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 151 BIXBY LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "SOUTHERN FARMS", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS DAY OF , 2022.



BY: DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF , 2022, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC



City Of Bixby
P.O. Box 116
Needles, OK 74105
(8) 866-2222

Bixby Planning Department Final Plat Application

Project Name: Southern Farms
Project Case #: _____
TAC Hearing Date: _____ Location: 113 West Dawes Avenue
PC Hearing Date: _____ Location: 116 West Needles Avenue
CC Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:

Name: 151 Bixby, LLC Phone: (918) 298-6700
Email: puma74011@yahoo.com
Address: 10618 S. Winston Ct.
City/State: Tulsa, OK Zip: 74137

Applicant Information:

Name: Tanner Consulting, LLC Phone: (918) 745-9929
Email: eenyart@tannerbaitshop.com
Address: 5323 S. Lewis Ave.
City/State: Tulsa, OK Zip: 74105

If Applicant is other than Owner:

Indicate interest: Surveyor/Engineer/Planner/Consultant

Owner Consent Signature: _____

SIGN HERE

Date: 07/01/2022

Engineer Information:

Name: Tanner Consulting, LLC Phone: (918) 745-9929
Email: eenyart@tannerbaitshop.com
Address: 5323 S. Lewis Ave.
City/State: Tulsa, OK Zip: 74105

Surveyor Information:

Name: Tanner Consulting, LLC Phone: (918) 745-9929
Email: eenyart@tannerbaitshop.com
Address: 5323 S. Lewis Ave.
City/State: Tulsa, OK Zip: 74105

Property Information:

Address: W. of SW/corner 161st St. S. & Memorial Zip: 74008

Subdivision: unplatted Lot: N/A Block: N/A

SEC: 26 TWN: 17N RGE: 13E

Legal Description:

01. No Is subject tract located in the 100-year floodplain?
02. N/A If so, does this request encroach into the 100-year floodplain?
03. Note If so, please attach Elevation Certificate. **If applicable, EC will be provided as required at time of application for Floodplain Development Permit (Building Permit and/or Earth Change Permit).**

04. If Property is subject to a PUD:
PUD #: BXPUD-21.11 Other Case Number(s): _____

05. Type of Water Supply:
City Main: X Rural Water District: _____ Wells: _____

06. Type of Sanitation:
City Sewer: X Lagoon: _____ Septic: _____ Other: _____

07. Type of Street Surfacing Proposed:
Portland Cement: _____ Asphalt: _____ Other: 161st St. S. is existing

Area being platted:

08. 20.53 # of acres

09. 1 # of lots

10. 20.53 Average lot size

11. 678.5 Average lot width

Approval Letters:

12. _____ Electricity

13. _____ Natural Gas (ONG)

14. _____ Telephone

16. _____ Cable

17. _____ Other

Subdivision

Regulations Section

12-2-6.B requires

Release Letters for plat

filing, not application;
Will-Serve letters
submitted herewith

18. X Modifications or conditions required by Planning Commission or City Council incorporated on Final Plat and otherwise conforms to the preliminary plat **Any differences to be discussed**
19. X Meets provisions of Major Street and Highway Plan
20. X Meets provisions of Bixby Zoning Code
21. X Copies of Letters of Release from utility companies/Oklahoma Corporation Commission or others **As listed above; OCC certificate due prior to plat release for filing**
22. X Plans drawn 1" = 100' scale **Any other scale must comply with State Statutes**
23. X Location map drawn to 1" = 2000' scale **Represented on civil engineering plans and not on Final Plat; Waiver requested if/as required**
24. Note Ground elevations on property on or at 2' contour intervals **Not represented on Final Plat; Waiver requested if/as required**
25. X Proposed name of subdivision
26. X adjacent subdivisions shown
27. Note Zoning district boundary lines **Only this and existing phases represented; all future are "Unplatted". Waiver requested if/as required**
28. X Boundary lines of addition
29. Note All phases represented if a phased development
30. X Number of lots and the acreage platted
31. X Date of preparation
32. X North Point
33. X Legend and abbreviations used on the plat
34. Note Legal description/Point of Beginning & Word Document of Same
Property description included in Deed of Dedication/Covenants. Microsoft Word .docx file will be provided upon request (cf. Bixby Subdivision Regulations)

35. X Names and contact information of owner(s)/surveyor/engineer
36. X Location by Section/Township/Range/City/County/State
37. Note Bearings and distances to nearest established section corners or official monuments **Shown or otherwise meets State Statutes**
38. X Length of all arcs/radii/point of curvature/tangent bearings
39. X Names, widths and location of streets adjoining the plat or paralleling the exterior boundaries of the plat
40. X Nearest existing highways/streets/alleys
41. X Exact layout, location, and width of streets/alleys, names, angles of intersections
42. Note Line of Sight Triangles for corner lots **Line of sight triangles, definition construed as presumed intended, will always fall w/in customary B/Ls on plat, and thus are not individually represented**
43. X Existing watercourses/floodways/floodplains
44. X Existing permanent buildings
45. Note Large trees **If any, represented on civil engineering plans, and not on Final Plat; Waiver requested if/as required**
46. X Railway lines R-O-W
47. Note Existing utilities on or adjacent property, showing type/location/size **Easements for utilities represented, not utility lines; Waiver requested if/as required**
48. X Location and width of all easements and rights of ways
49. X Easements dimensioned from lot corners
50. Note Location of all pipelines/injection/oil or gas wells (active, inactive, plugged or abandoned) **these features represented, not features themselves; Waiver requested if/as required**
51. X Property offered for dedication
52. X Limits of No Access
53. X All reserve areas
54. X Area dedicated or temporarily reserved for public use with purpose indicated
55. Note Source of water distribution **As provided on this application form**
56. X Provisions for sewage disposal **As provided on this application form**
57. X Provisions for drainage and detention **See plat and civil engineering plans**
58. X Public areas
59. X Protective/restrictive covenants
60. X Proposed building and yard set-back lines
61. X Lot and Block dimensions in hundredths of a foot with bearings or angles to nearest second
62. X Lots and Blocks in numerical order
63. X Lot areas square foot or fractional acres on each lot or chart

(Checklist compiled from Title 11 Bixby Zoning Regulations (Ord. 272, 4-2-1974) and Title 12 Subdivision Regulations (Ord, 854, 9-9-2002).

Approval Requested: (Check all that apply)

64. X Final Plat \$775.00* Application review fee
(*or as specified in current approved fee schedule)
- \$: _____ Additional Fee* (\$120.00 per sign)
- \$: _____ Total Fees*
(*or as specified in current approved fee schedule)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 07/01/2022

Applicant – Do Not Write Below This Line

.....
BXFPT- _____

Application Date Received: _____ Received by: _____

Total Fees \$: _____ Date: _____ Receipt #: _____

PC Approval Date: _____ Approval Letters:

CC Approval Date: _____ Electricity: _____

Date City Signatures Issued: _____ Natural Gas (ONG): _____

Date Plat Recorded: _____ Telephone: _____

Plat Book/Page #: _____ Cable: _____

Other: _____



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: O.C. Walker, Development Service Director / City Planner

Date: Monday, August 15, 2022

Name: Brisbane Office Park, #2 Major Amendment

RE: Comprehensive Plan Amendment (BXCP-22.04), Rezone (BXZO-22.06) and Planned Unit Development (BXPUD-60)

Location: Approximately 550 feet east of the Southeast corner of East 111th Street South and South Mingo Road

STR: Section 31, Township 18N, Range 14E

Applicant: Select Design, Ryan McCarty

Request: Select Design is requesting a Comprehensive Plan Amendment (BXCP-22.04), Rezone (BXZO-22.06) and Planned Unit Development (BXPUD-60).

Description:

The applicant is requesting a Comprehensive Plan Amendment (BXCP-22.04). According to the Comprehensive Plan the property is currently designated as commercial Neighborhood and the Developer wants 2.412 acres (24%) of the land Rural Residential and 7.458 acres (76%) will be developed as Neighborhood Commercial. The property is currently zoned Agricultural (AG) and the Applicant would like the land rezoned to Office Light (OL) together with PUD 60, Major Amendment #2 to develop an office park with mini-storage.

According to the Zoning Ordinance, Office Light use is allowed by right, in order to develop mini-storage the application must be accompanied by a Major Amendment to the existing Planned Unit Development (PUD).

Existing Zoning; Use:

Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (RS) Signal Family Residential (Broken Arrow)

East: (AG) Agriculture; Vacant

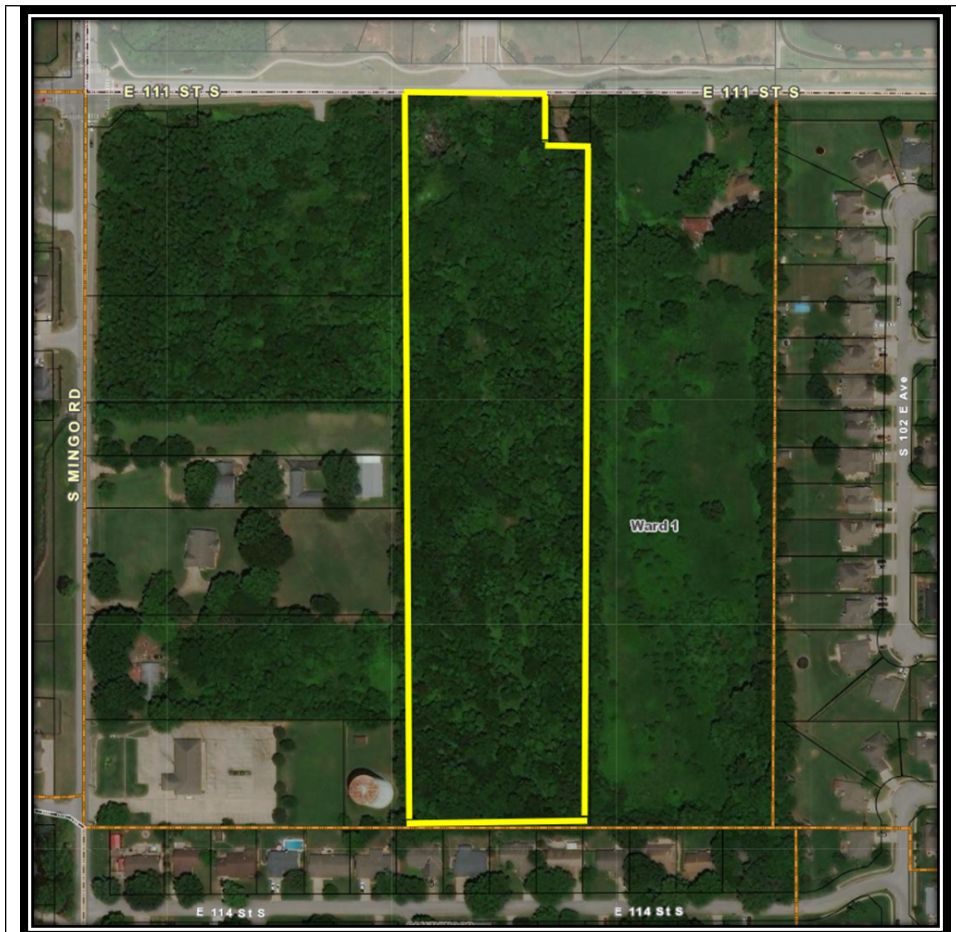
South: (RS) Signal family residential: Existing Subdivision

West: (CS) Commercial Shopping; Vacant: (AG) Agriculture; Three signal family residential houses and an existing church

Proposed Zoning; Uses:

(OL) Office Light; as specified in the attached PUD 60 - Major Amendment #2

Location: Approximately 550 feet east of the Southeast corner of East 111th Street South and South Mingo Road



Comprehensive Plan:

The Comprehensive Land Use map shows this area to be Neighborhood Commercial. With the Comp Plan Amendment application, the applicant is asking that 24% for Rural Residential and 76% be designated as Neighborhood Commercial together with a PUD 60 to allow for mini storage.

Project Overview:

The scope of this PUD Major Amendment #2 removes Reserve Area A and expands Development Area B. This Major Amendment #2 replaces the approved PUD 60 – Major Amendment #1 in its entirety. The PUD consists of two development areas:

- Development Area A (Office)
- Development Area B (Mini-Storage).

Development Area A (Office):

Acres: 2.412	Max Sq. Ft.: 42,409 SF
Number of Lots: 1 Lot	Max. Bldg. Height: 25 ft.

Development Area B (Mini-Storage):

Acres: 7.458	Max Sq. Ft.: 123,740 SF	Max. Bldg. Height: 15 Ft.
Number of Lots: 1 Lot	Number of Blocks: 1 Block	Reserve Areas: 1

Amenity Description:**Amenity for Brisbane Office Park are as follows:**

- Exterior walls (North facing towards Development Area A): The exterior walls of the structure, up to 12' in height, shall be 100% masonry
- Rock or cementitious material, provided, however, that the area of all windows and doors located within the exterior walls shall be excluded in the determination of the area of exterior walls
- Metal walls or roofs shall be allowed for all other structures within Development Area B
- A proposed apartment shall be allowed for the residence of an off-site property manager
- Along the southern boundary of Development Area B, a minimum 50' wide vegetative buffer shall be preserved
- Service equipment and areas shall be screened so the visual impacts of the functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary

Amenity Description (cont.):

- Screening materials for solid waste collection and loading areas shall be a wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use
- Along the western and eastern boundaries of the PUD, a 6' wooden fence shall be installed
- Hours of operation shall be limited from 9:00 a.m. to 6:00 p.m.
- A maximum of one (1) freestanding sign shall be allowed within Development Area A

Utilities/Site Area:

There is an existing 12" waterline that runs East/West along South side of East 111th Street South. There is an 8" Sanitary Sewer line that is located south of the property in the utility easement between the proposed Brisbane Office Park and Southwood East Subdivision. The development is proposing on-site detention in reserve area A.

Engineering Review Comments:

No Engineering comments have been received at this time.

Public Comments:

No comments have been received at time of writing.

Staff Comments:

Staff recommends that this item be approved as presented.

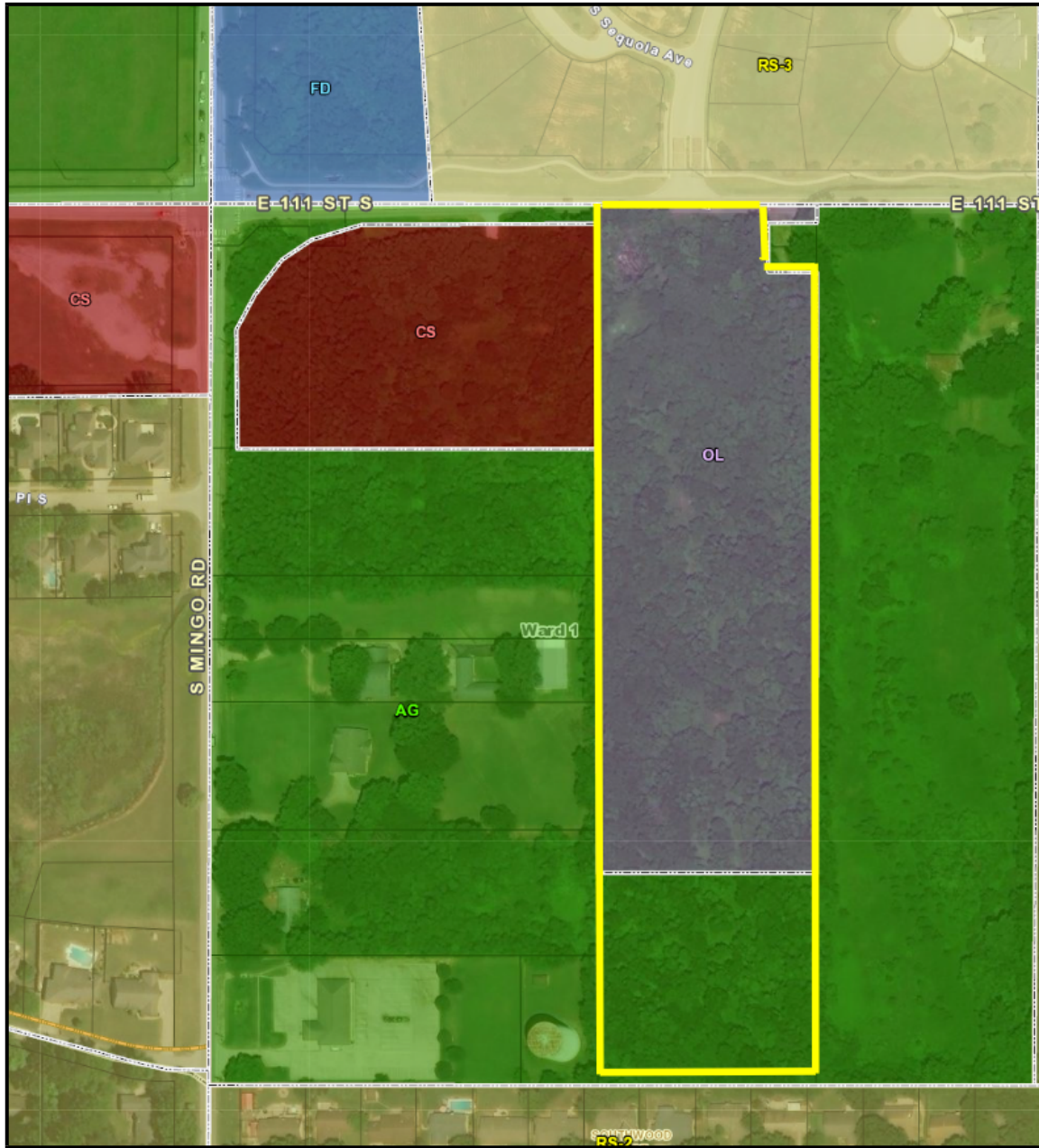


Exhibit A: City of Bixby Zoning Map

Attachments:

- Exhibit A: City of Bixby Zoning Map
- Exhibit B: PUD 60 Major Amendment #2
- Exhibit C: Survey
- Exhibit D: Aerial Map



Page 19 of 55

E 114th St S

**Planned Unit Development 60
Major Amendment #2**

BRISBANE OFFICE PARK

Bixby, Oklahoma

July 5, 2022



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I. Development Concept

Brisbane Office Park is a proposed mixed-use development requesting approval of Planned Unit Development – Major Amendment #2 to allow office and mini-storage on a 9.87-acre tract of undeveloped land within the City of Bixby. The site is approximately 550 feet east of South Mingo Road on the south side of 111th Street South. The property is located in the northwest quarter (NW/4) of Section 31, Township 18 North, Range 14 East, in Tulsa County, Oklahoma.

The scope of this PUD Major Amendment #2 removes Reserve Area 'A' and expands Development Area 'B'. This Major Amendment #2 replaces the originally approved PUD 60 – Major Amendment #1 in its entirety. The PUD consists of two development areas: Development Area A (Office) and Development Area B (Mini-Storage).

The property has public access along the north boundary (East 111th Street South). The property is bordered on the northwest by a vacant CS zoned corner lot, and on the west by three, large residential parcels, and one church. It should be noted that the houses on the three residential parcels are located nearer the west side of each parcel, with the back of the houses being between 300-450 feet from the subject property. To the south of the property is a small lot residential subdivision. Located on the east boundary is an AG zoned large lot residential property that is mostly undeveloped.

The property is relatively narrow in width, when compared to its depth. This PUD – Major Amendment #2, which divides the depth of the site into two development areas, represents an efficient development of the site with Office and Mini-Storage uses that have proven to be compatible with the types of uses that surround the site. Compatibility of the site with surrounding uses is enhanced by the development standards described in the following sections of this text.

Objectives:

- To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties
- To permit greater flexibility within the development to best utilize the physical features of the particular site
- To encourage the provision and preservation of meaningful open space
- To encourage integrated and unified design and function of the various uses comprising the planned unit development
- To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

Legal Description

THE WEST HALF (W/2) OF THE EAST TWENTY (20) ACRES OF LOT ONE (1), OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXHIBIT A
VICINITY MAP

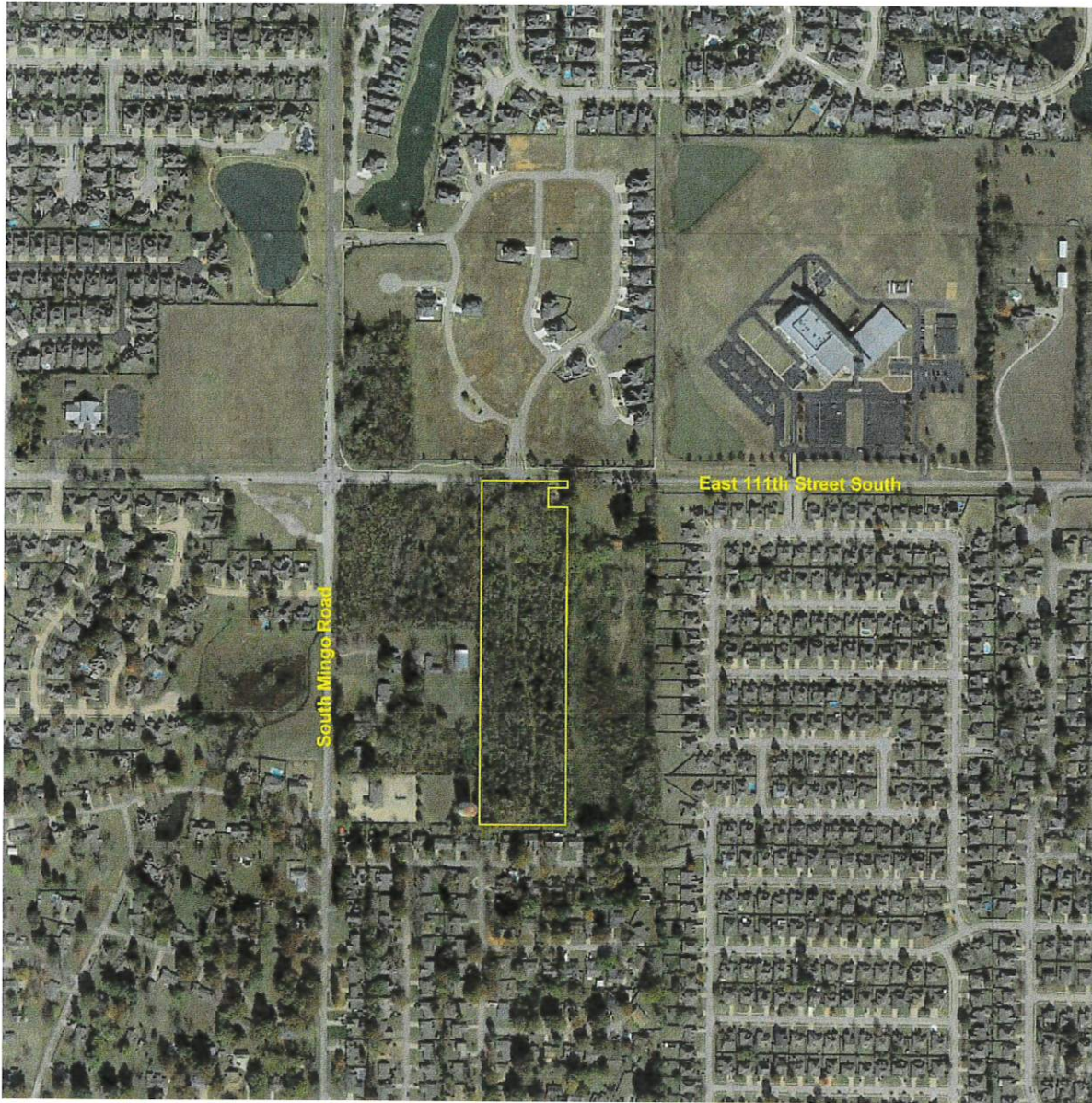


EXHIBIT B
AERIAL PHOTO



EXHIBIT C
CONCEPTUAL SITE PLAN
(NORTH)

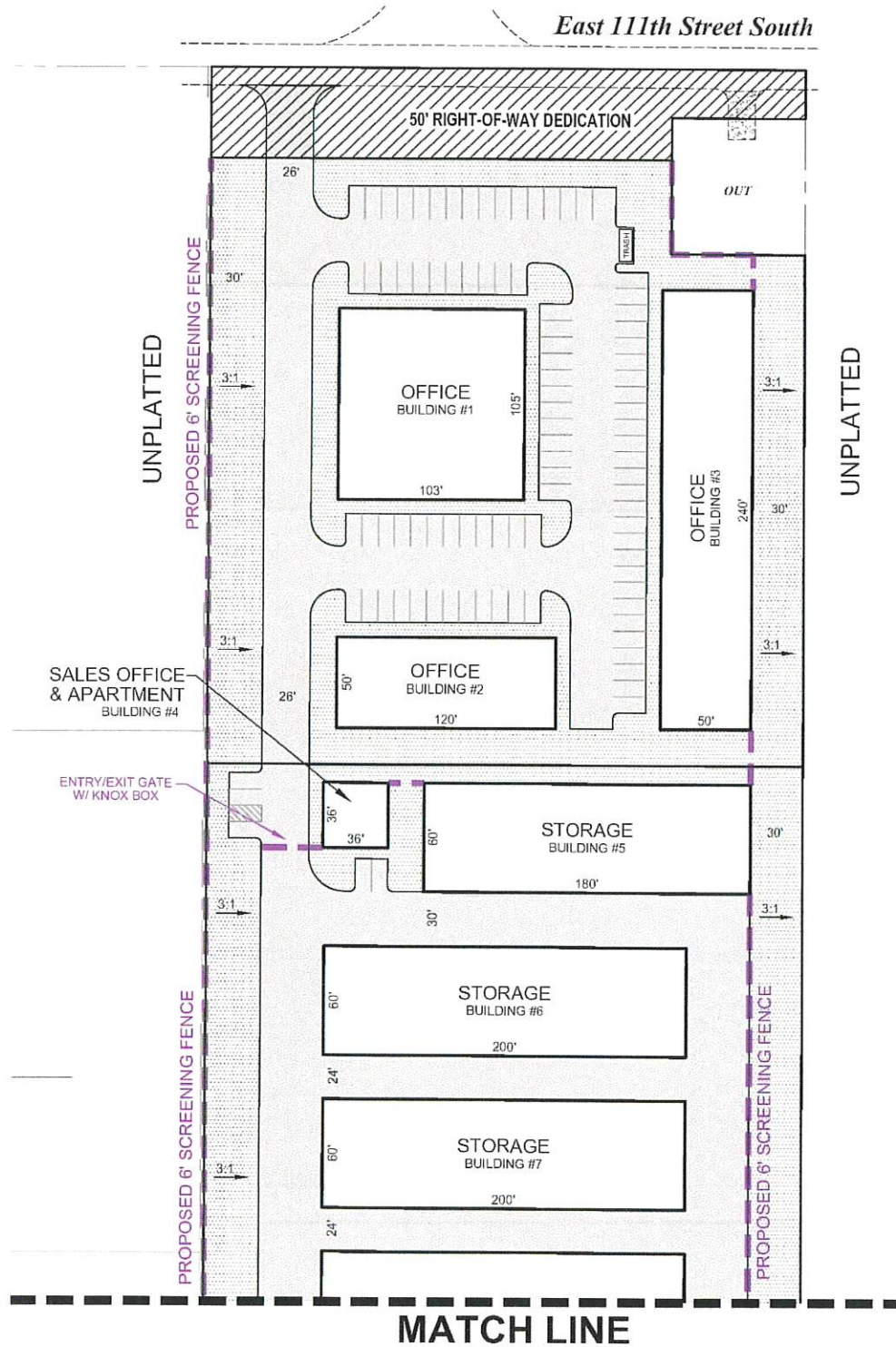


EXHIBIT C
CONCEPTUAL SITE PLAN
(SOUTH)

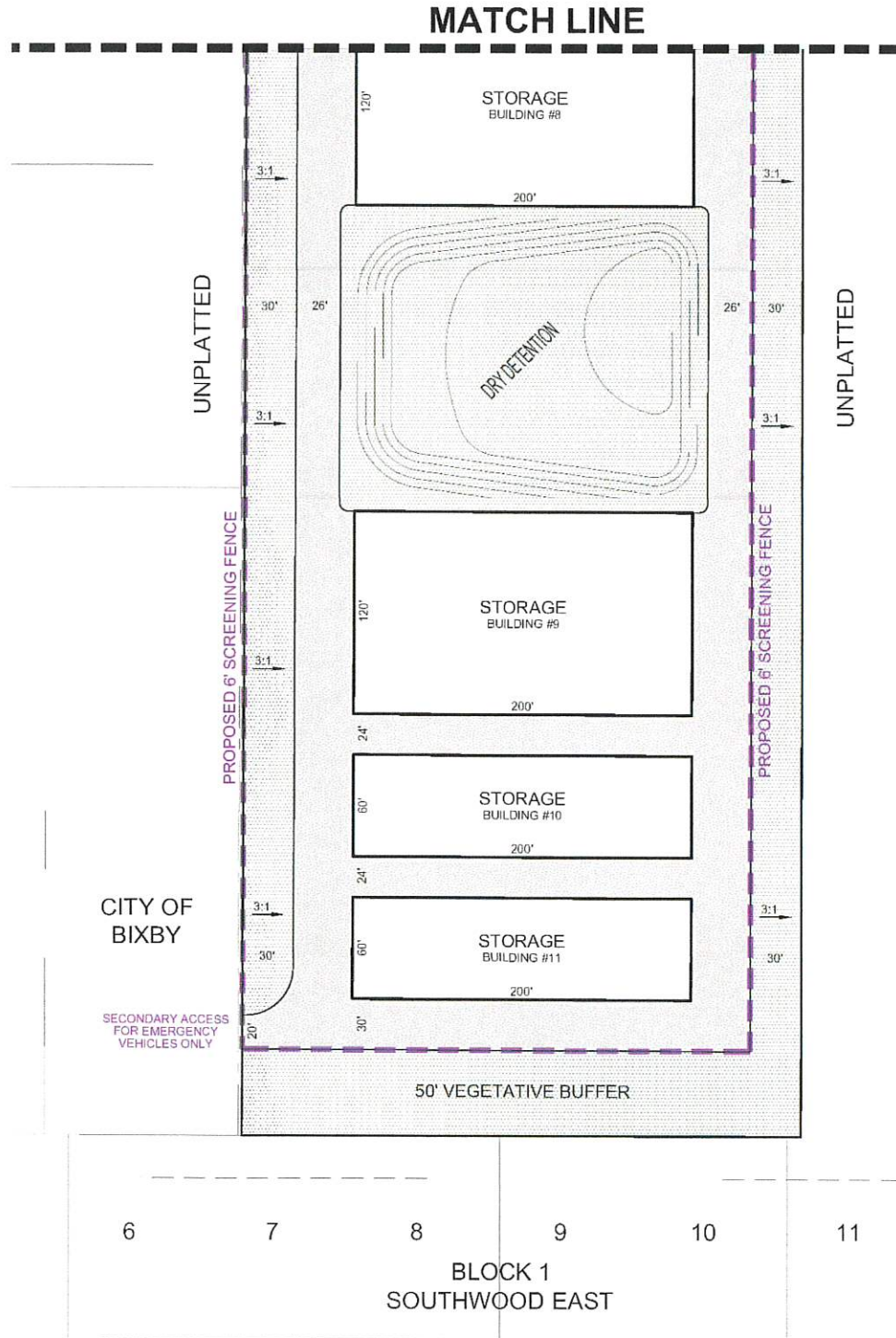


EXHIBIT D
CURRENT ZONING MAP

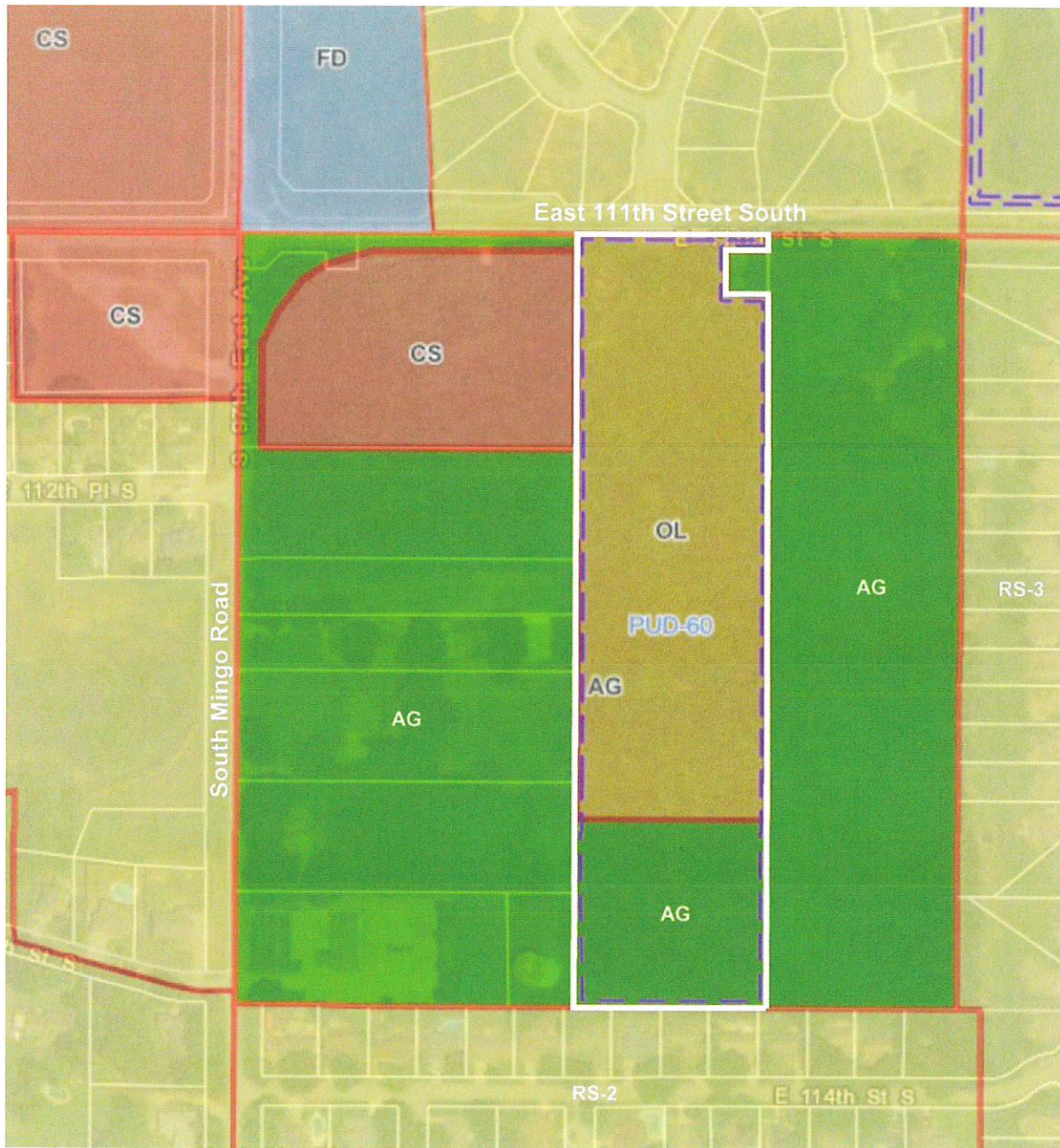
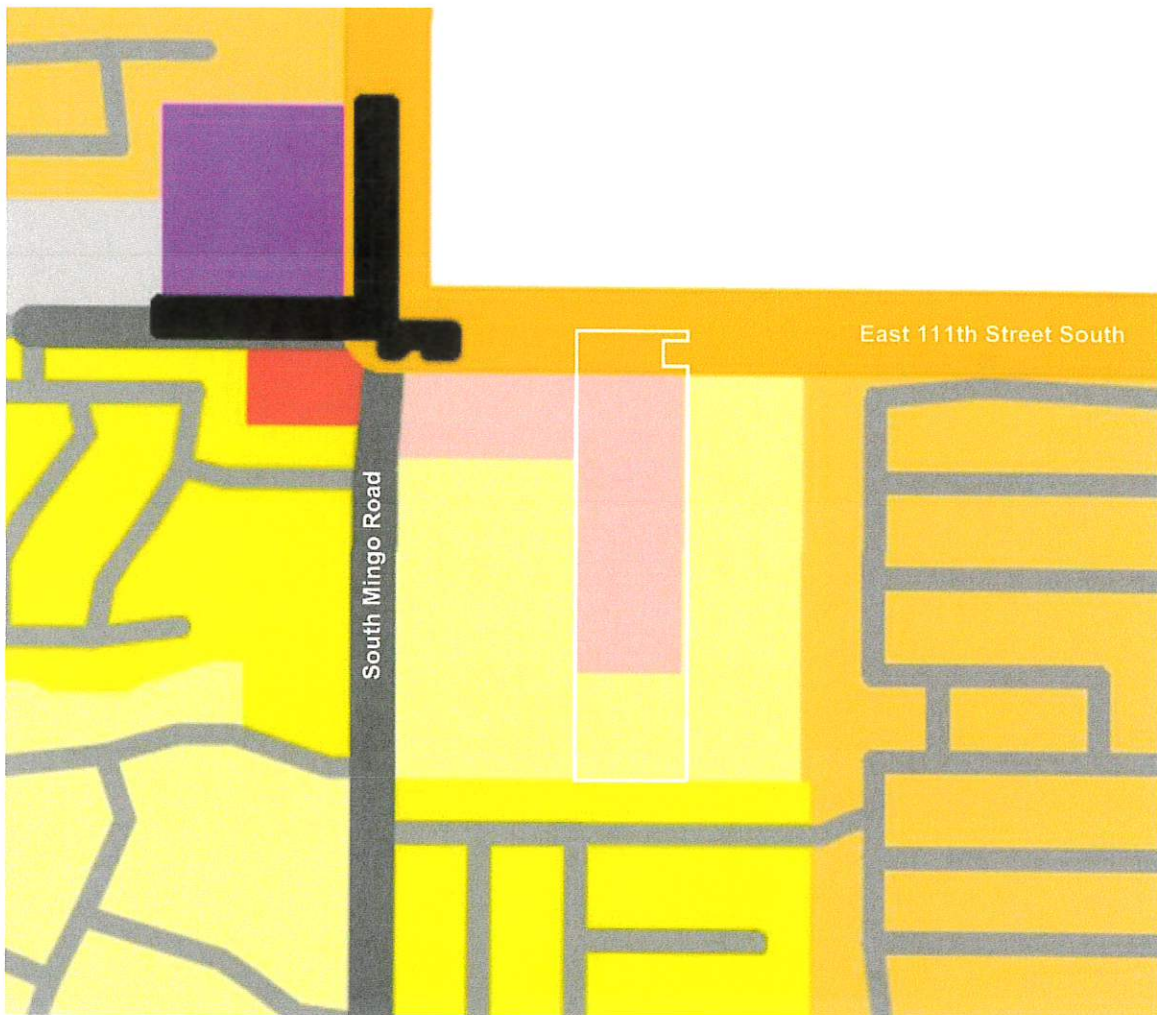


EXHIBIT E

2030 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 +
8

Future Land Use

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

EXHIBIT F
CONCEPTUAL BUILDING ELEVATION



(SALES OFFICE / APARTMENT)

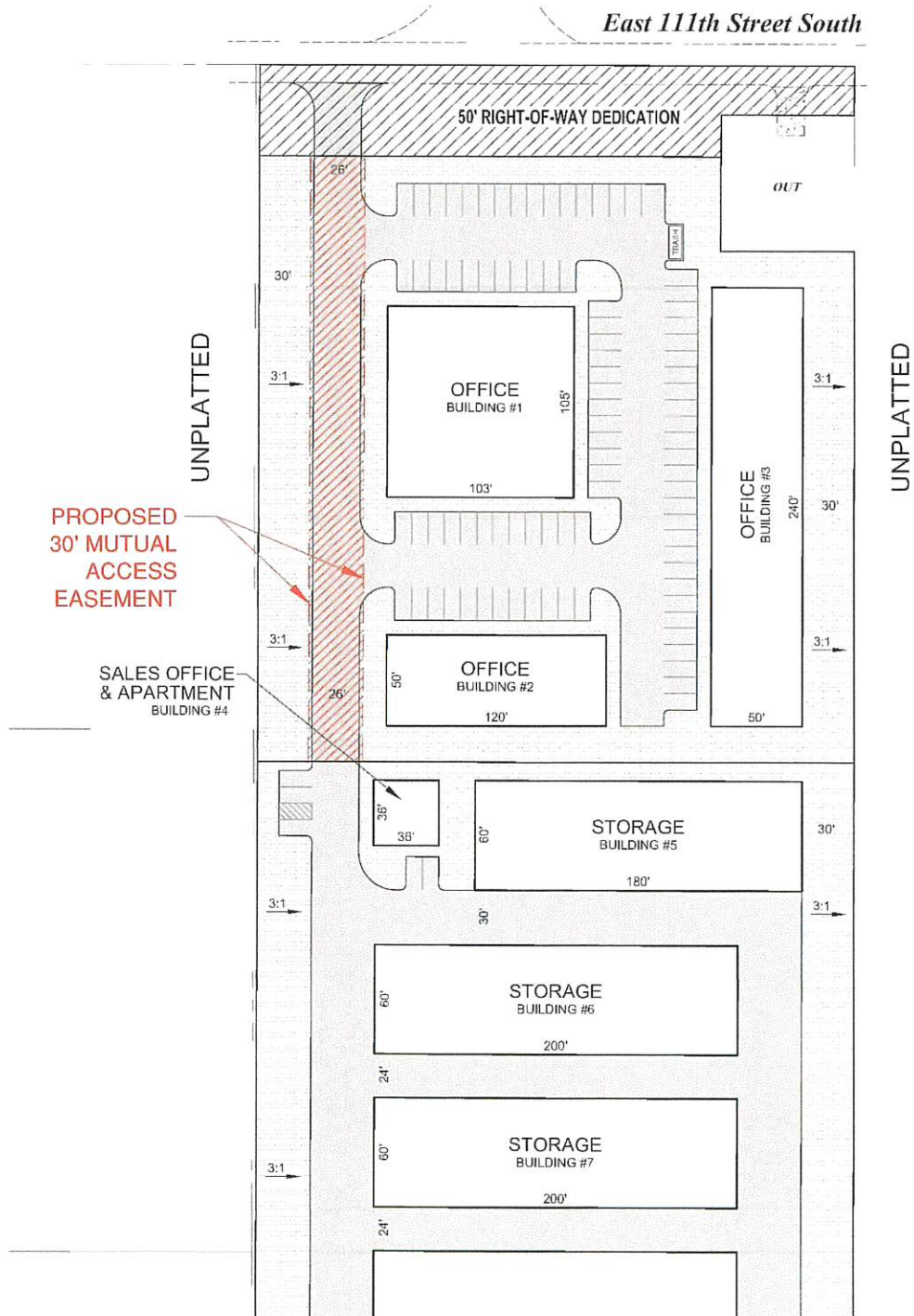


(STORAGE FACILITY – NORTH FACE)

EXHIBIT G
SIGNAGE CONCEPT



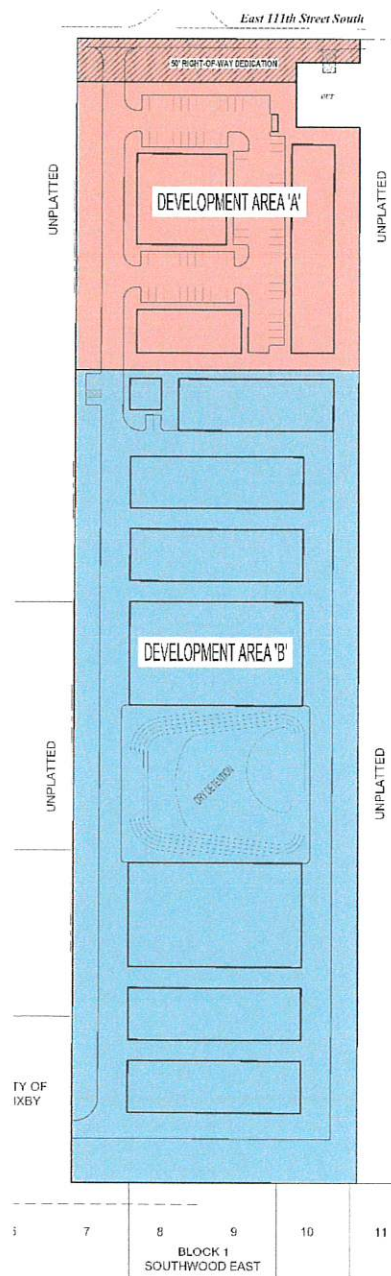
EXHIBIT H
MUTUAL ACCESS EASEMENT



II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Office	120,747.5	2.77	28	OL
B	Mini-Storage	309,351.9	7.10	72	OL
TOTAL		430,099.4	9.87	100	



DEVELOPMENT AREA - A

Office – the proposed buildings shown on the Conceptual Site Plan are approximately 29,000 SF.

Gross Lot Area (prior to right-of-way dedication): 120,747.5 SF (2.77 AC)

Net Lot Area (after right-of-way dedication): 106,021.9 SF (2.43 AC)

Zoning: OL

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the OL district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7C-2).

- Use Unit 1: Areawide Uses
- Use Unit 10: Off Street Parking Areas
- Use Unit 11: Office and studios

Maximum Building Square Footage: 42,409 SF

Based on maximum 0.40 F.A.R. per Bixby City Code 11-7C-4.

Minimum Building Setbacks:

From the west boundary: 10 feet

From the south boundary (north boundary of Development Area B): 0 feet

From the north boundary: 50 feet *

From the east boundary: 10 feet **

* 100 feet from centerline of East 111th Street South

** To the distance, add 1 foot for each 1 foot of building height exceeding 18 feet

Maximum Building Height: 25 feet

DEVELOPMENT AREA - B

Mini-Storage – the proposed buildings shown on the Conceptual Site Plan are approximately 108,00 SF.

Gross Lot Area: 309,351.9 SF (7.10 AC)

Zoning: OL

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the OL district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7C-2).

- Use Unit 16: Mini-Storage

Maximum Building Square Footage: 123,740 SF

Based on maximum 0.40 F.A.R. per Bixby City Code 11-7C-4.

Minimum Building Setbacks:

From the west boundary: 10 feet

From the south boundary: 80 feet

From the north boundary (south boundary of Development Area A): 0 feet

From the east boundary: 10 feet

Maximum Building Height: 15 feet

Building Material Requirements:

1. EXTERIOR WALLS (North facing towards Development Area A): The exterior walls of the structures, up to 12' in height, shall be one hundred percent (100%) masonry: rock or cementitious material, provided, however that the area of all windows and doors located in said exterior walls shall be excluded in the determination of the area of exterior walls.
2. Metal walls and roofs shall be allowed for all other structures within Development Area B.

On-site Manager & Apartment:

A proposed apartment shall be allowed for the residence of an off-site property manager.

III. General Provisions

A. Landscaping:

Per Chapter 12 of the City of Bixby Zoning Ordinance, and additional requirements as follows:

1. Along the southern boundary of Development Area B, a minimum 50' wide vegetative buffer shall be preserved.

B. Screening:

1. 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.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.
3. Along the western and eastern boundaries of the PUD, a six-foot wooden fence shall be installed.

C. Parking:

Per Chapter 10 of the City of Bixby Zoning Ordinance.

D. Operations Restriction:

Hours of operations shall be limited from 9:00 AM to 6:00 PM.

E. Lighting:

1. 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.
2. If light poles are proposed within the development, 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.
3. The mounting height of each fixture light shall not exceed 20' as measured from the pavement to the light fixture.

F. Signage:

1. A maximum of one (1) freestanding sign shall be allowed within Development Area A. (Refer to Exhibit G – Signage Concept)
2. Freestanding sign is subject to a maximum height limit of thirty feet (20') and shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of street frontage. Only one side of double-faced signs shall be included in the computation of display surface area.
3. 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.
4. 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.
5. Directional signs are subject to a maximum height limit of eight feet (8') and may not exceed 32 square feet of "total" display area.
6. 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.

G. 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.

H. Topography and Existing Soils:

The property generally slopes from west to east and includes a small, farm pond near the east property line. Elevations range from 676 feet to 653 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site which consists of:

- 56.5% - Okay loam, 3 to 5 percent slopes
- 22.2% - Okay loam, 1 to 3 percent slopes
- 21.3% - Okay loam, 3 to 5 percent slopes, eroded

I. Drainage:

The entire property is currently covered with existing trees and vegetation. The developed property will follow existing drainage patterns where possible and include an on-site detention facility to mitigate runoff as required. 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.

J. Vehicular Access and Circulation:

All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on East 111th Street South and South Mingo Road (emergency vehicle access only), and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.

K. Emergency Vehicle Access & Mutual Access Easement:

A fire apparatus road (20' wide) shall be established and maintained for emergency vehicles. Pavement striping, signage, etc. shall be submitted to and approved by the Fire Marshal. For the benefit of each property owner, a mutual access easement shall be prepared and duly filed of record at the Tulsa County Clerk's Office. (Refer to Exhibit H – Mutual Access Easement)

L. Detailed Site Plan and Landscape Plan Review:

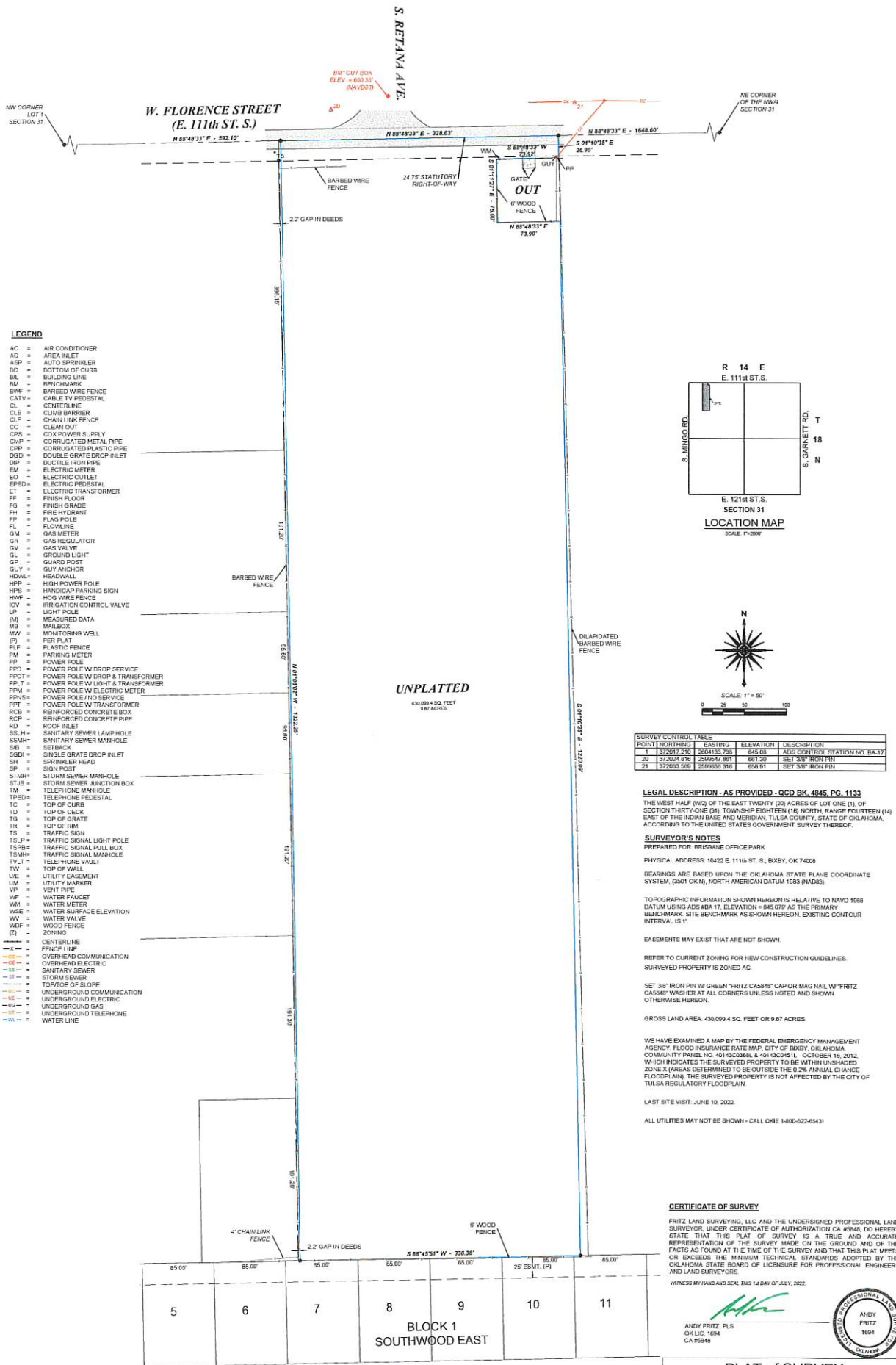
No building permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Marshal, City Engineer, City Planner and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

M. Requirement to Plat:

No certificate of occupancy 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.

IV. Anticipated Construction Schedule

Construction shall commence within 6 months from the date this PUD is approved by City Council.



BRISBANE OFFICE PARK – PUD 60 MAJOR AMENDMENT #2

Legal Description

THE SOUTH 320 FEET OF THE WEST HALF (W/2) OF THE EAST TWENTY (20) ACRES OF LOT ONE (1), OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.





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: O.C. Walker, Development Service Director / City Planner
Date: Monday, August 15, 2022
Name: River Run
RE: Rezone (BXZO-22.05) and Specific Use Permit (BXSUP-22.01)
Location: 14633 South Memorial Drive
STR: Section 13, Township 17N, Range 13E
Applicant: Eller & Detrich, Lou Reynolds

Request:
The Applicant is requesting to apply for a Rezoning (BXZO-22.54) and Specific Use Permit (BXSUP-22.01) applications.

Description:
The applicant is requesting to rezone (BXCP-22.05) from Commercial Shopping (CS) to General Commercial (CG). The application is also accompanied with (BXSUP – 2201) a Specific Use Permit to allow a drinking establishment (Bar) with video and arcade games.

Existing Zoning; Use:
Commercial Shopping (CS); Restaurant and Retails

Abutting Zoning; Use:
North: (CS) Commercial; Vacant
East: (CS) Commercial; Apartments
South: (CS) Commercial; Market South Second Resub Market
West: (IL) Industrial; Surfaces (Granite Supplier)

Proposed Zoning; Uses:

(CG) Commercial General accompanied with (BXSUP – 22.01) a Specific Use Permit to allow a drinking establishment (Bar).

Location: 14633 South Memorial Drive, Bixby, Oklahoma

Comprehensive Plan:

In accordance with the City of Bixby's Comprehensive Plan Commercial General is a used by right , together with a Specific Use Permit will allow a drinking establishment (Bar) to be located on the site that will also have video and arcade games.

Utilities/Site Area:

The building is existing and has all utilities available on site.

Engineering Review Comments:

No engineering comments at this time.

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

1. Staff recommends this item be approved as presented.

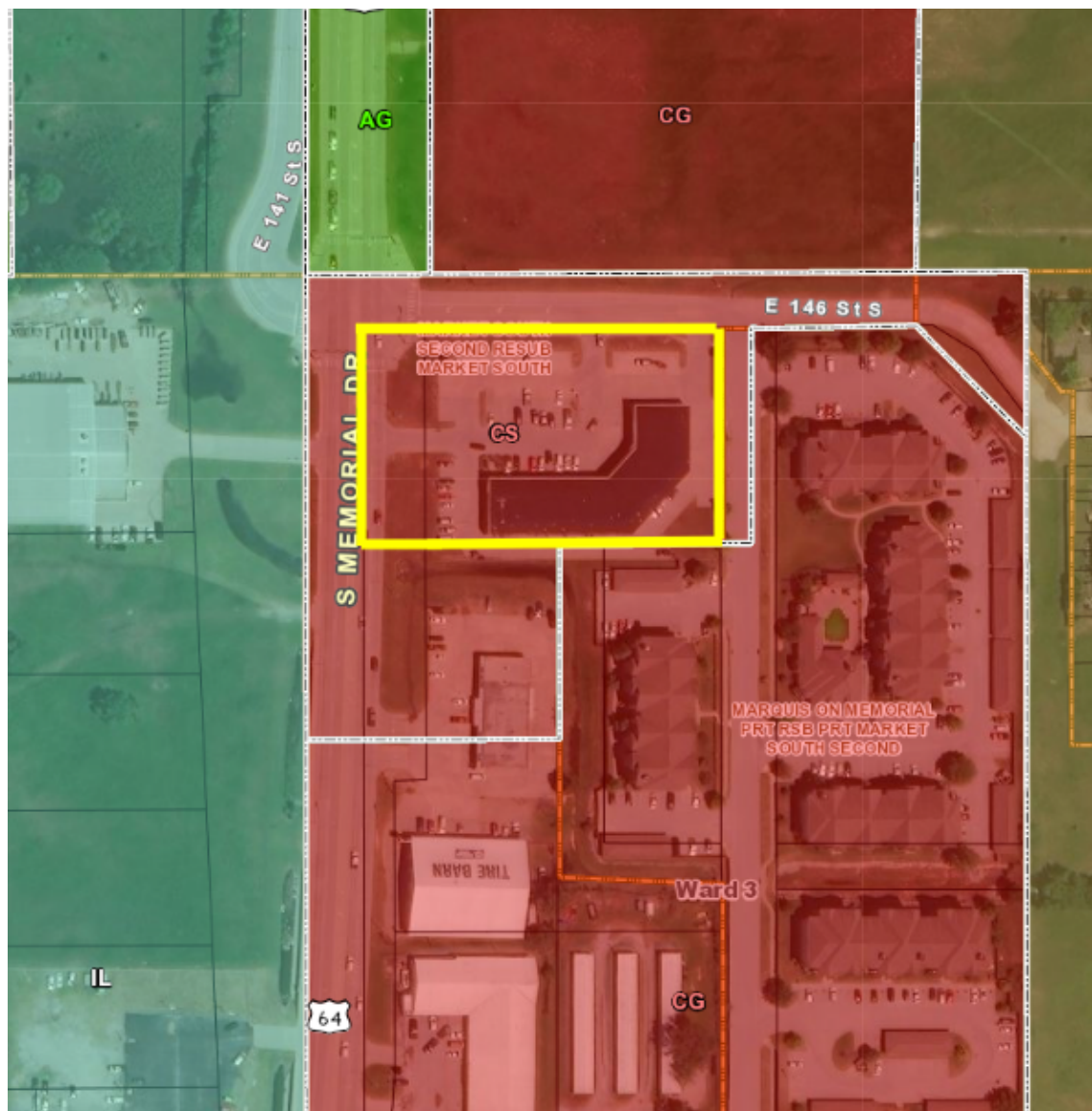


Exhibit A: City of Bixby Zoning Map

Attachments:

Exhibit A: Zoning Map

S Memorial Dr

E 146th St S

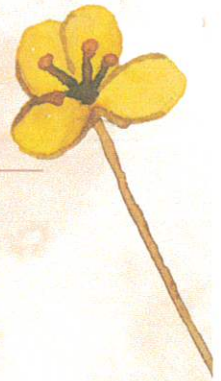
PECAN VAL

MARKET SOUTH SECOND RESUB MARKET
SOUTH

S Memorial Dr

S 82nd East Ave

MARK ADDN



Business Overview

The Onyx Bar & Grill
14605 S. Memorial Dr.
Date : August 9, 2022

Business Goals

Food and Family Entertainment
for all ages

Products & Services

Offering top of the line sports simulators
such as golf basketball football baseball
dodgeball soccer etc
pool tables and darts Are also going to
be available with live music and karaoke
small dance floor for all ages to enjoy

Brief Description

Simulators are high tech System
that enables you to Practice
sports indoor in a Virtually
simulated environment It's
computerized setup is designed
to mimic the real game.

Menu

Drinks

Pepsi products, Draft IPA
Coors,Budlight,Budweiser,
mixed cocktails drinks,
wine,Liquor

Baked Potato loaded

Classic hamburger	Shrimp cocktail	Potato chips
Chicken fingers	cheese sticks	French fries
chicken sandwiches	Loaded Nachos	Onion rings
pretzel cheeseburger sliders	Blooming onion	Okra
club & BLT classic sandwiches	wings	Fried green beans
Smoked salmon with white rice and mango salsa	Taboli	
Tilapia with white rice and mango salsa	Mixed Fruit	
House & Caesar salad	Sherbet ice cream	
Broccoli cheese soup	Cheese cake	
Tortilla soup		

CITY OF BIXBY
DEVELOPMENT SERVICES

AUG 10 2022
RECEIVED



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: O.C. Walker, Development Services Director/City Planner
Date: Monday, August 15, 2022
Name: Midland Addition Complex
RE: Midland Addition Complex – Preliminary Plat (BXPT-22.13)
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, Andy Blankenship

Site Stats:

Acres: 2.36 +/-	Min. Lot Width: 315 ft.	DU/acre: 2.36 ac.	Min. Dwelling Sq. Ft: 323,000 sq. ft.
Number of Lots: 1 Lot	Number of Blocks: 1 Block	Reserve Areas: 1 Area	

Request:

CEC Corporation, Andy Blankenship, is requesting Preliminary Plat approval for the Midland Addition Complex.

Existing Zoning; Use:

Commercial High Density (CH); Vacant

Abutting Zoning; Use:

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

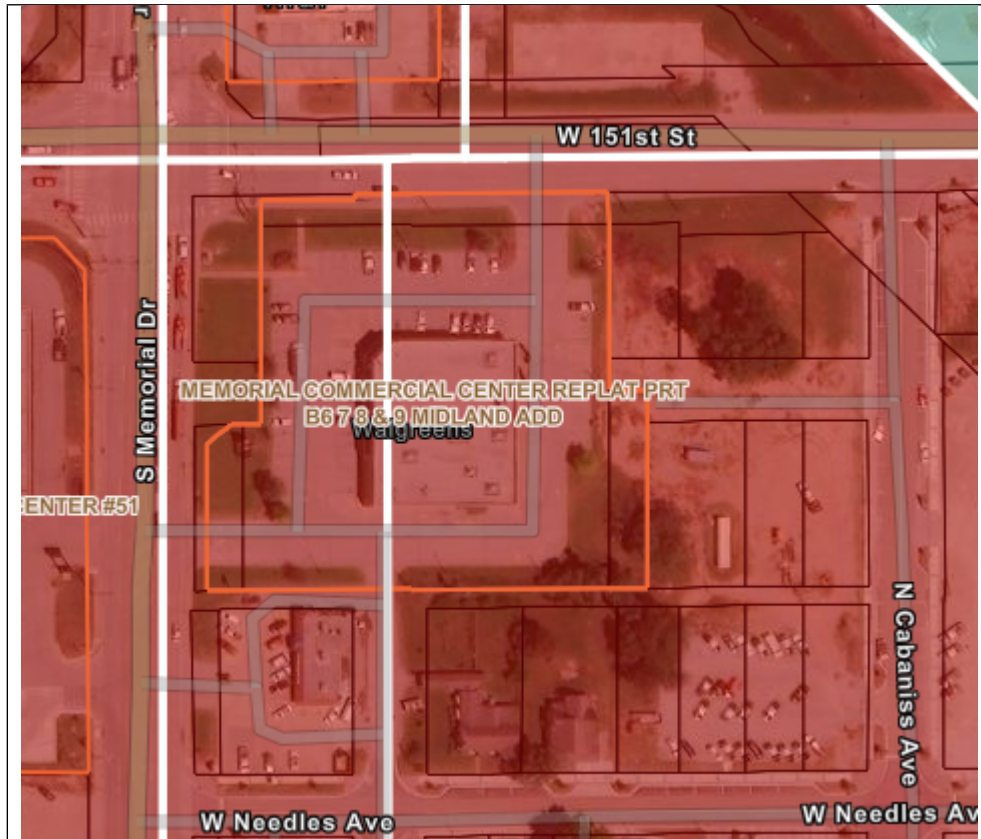


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting Preliminary Plat approval for Midland Addition Complex. The 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 within a walkable, work, play, and live environment. The proposed development is consistent with development patterns on adjacent and surrounding properties and adds to the core of the Downtown area.

Utilities/Site Area:

Water: Existing 6", 8" and 12" Water Lines

Sanitary Sewer: Existing City of Bixby Sanitary Sewer

Storm Sewer: Proposed underground detention facility.

Planning Review Comments:

1. The project is proposing an underground detention facility in the Reserve area on the Primary Plat.
2. Add names to adjacent subdivisions to plat

Engineering Review Comments:

Staff has not received Engineering comments at this time.

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Preliminary Plat subject to Planning and Engineering comments implemented to the Plat before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat



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

BXPT-22.13

Bixby Planning Department Preliminary Plat Application

Project Name: Midland Addition Complex - Preliminary Plat
Project Case #: _____
TAC Hearing Date: _____ Location: 113 West Dawes Avenue
PC Hearing Date: _____ Location: 116 West Needles Avenue
CC Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:

Name: Iconik Bixby Apartments, LLC Phone: 918-340-7993
Email: info@precisionequity.com
Address: 10125 S. Sheridan Road, Suite G
City/State: Tulsa, OK Zip: 74133

Applicant Information:

Name: CEC Corporation - Andy Blankenship Phone: 918-663-9401
Email: andy.blankenship@connectcec.com
Address: 1300 S Main St.
City/State: Tulsa, OK Zip: 74119

If Applicant is other than Owner:

Indicate interest: Civil Engineer

Owner Consent Signature: [Signature] Date: 7/5/2022

Engineer Information:

Name: CEC Corporation Phone: 918-663-9401
Email: andy.blankenship@connectcec.com
Address: 1300 S Main St.
City/State: Tulsa, OK Zip: 74119

Surveyor Information:

Name: White Surveying Company Phone: 918-663-6924
Email: randy@whitesurvey.com
Address: 9936 E. 55th Place
City/State: Tulsa, OK Zip: 74145

CITY OF BIXBY
DEVELOPMENT SERVICES

JUL 05 2022
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Property Information:

Address: _____ Zip: _____

Subdivision: _____ Lot: _____ Block: _____

SEC: 24 TWN: 17 RGE: 13

Legal Description:

01. No Is subject tract located in the 100-year floodplain?
02. N/A If so, does this request encroach into the 100-year floodplain?
03. N/A If so, please attach Elevation Certificate.

04. If Property is subject to a PUD:
PUD #: Midland Addition Complex Other Case Number(s): _____

05. Type of Water Supply:
City Main: ☒ Rural Water District: _____ Wells: _____

06. Type of Sanitation:
City Sewer: ☒ Lagoon: _____ Septic: _____ Other: _____

07. Type of Street Surfacing Proposed:
Portland Cement: _____ Asphalt: ☒ Other: _____

Area being platted:

08. 2.36 # of acres

09. 1 # of lots

10. _____ Average lot size

11. _____ Average lot width

Approval Letters:

12. _____ Electricity
13. _____ Natural Gas (ONG)
14. _____ Telephone
15. _____ Cable
17. _____ Other

18. Yes Meets Comprehensive Plan Projections
19. Yes Meets provisions of Major Street Plan
20. Yes Meets provisions of Bixby Zoning Code
21. No Plans drawn 1" = 100' scale 1" = 40' scale
22. Yes Location map drawn to 1" = 2000' scale showing the proposed subdivision within the section along with all major platted subdivisions within the section
23. Yes Ground elevations on property on or at 2' contour intervals
24. N/A Existing finish contours in one foot (1') intervals
25. N/A All phases represented if a phased development
26. Yes Proposed name of subdivision
27. Yes Adjacent subdivisions shown with names
28. N/A Zoning district boundary lines
29. Yes Boundary lines of addition with approximate acreage
30. Yes Date of preparation
31. Yes North Point
32. Yes Legal description/Point of Beginning & Word Document of Same
33. Yes Names & contact information of owner(s)/surveyor/engineer
34. Yes Location by Section/Township/Range/City/County/State
35. Yes Location of section and corporation lines

36. N/A Existing watercourses/floodways/floodplains
37. N/A Regulatory flood boundaries, regulatory flood elevation and lowest habitable floor elevation.
38. Yes Existing large trees
39. N/A Railway lines R-O-W
40. Yes Name, location, and width of streets adjacent to the property
41. Yes Nearest existing highways/streets/alleys
42. N/A Location and width of existing or proposed layout of streets/alleys
43. N/A Line of Sight Triangles for corner lots
44. Yes Existing utilities and other underground structures on or adjacent to property, showing type/location/size
45. N/A Location of all pipelines/injection/oil or gas wells (active, inactive, plugged or abandoned)
46. Yes Location and width of existing and proposed easements
47. N/A Layout, names, widths, and sizes of proposed drainage channels, reserve areas, wooded areas, power transmission lines and poles, and any other significant items
48. Yes Location and principal dimensions areas to be reserved for public use
49. Yes Source of water distribution
50. Yes Provisions for sewage disposal
51. Yes Provisions for drainage and detention
52. N/A Proposed yard set-back lines
53. Yes Locations and proposed lot dimensions
54. Yes Lot areas square foot or fractional acres on each lot or chart
55. N/A Proposed public areas
56. Yes Existing permanent buildings
57. Yes A preliminary engineering plan prepared by an engineer illustrating the locations of the water distribution system, the wastewater system, storm water system, streets and other proposed improvements

(Checklist compiled from Title 11 Bixby Zoning Regulations (Ord. 272, 4-2-1974) and Title 12 Subdivision Regulations (Ord. 854, 9-9-2002).

Approval Requested: (Check all that apply)

58. ☐ Sketch Plat: \$150.00* (Sketch plat application is voluntary.)
59. ☒ Preliminary Plat: \$1,000.00* Application review fee
(*or as specified in current approved fee schedule)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 7-5-22

Applicant - Do Not Write Below This Line

.....
BXPPT-_____

Application Date Received: _____ Received by: _____

Total Fees \$: _____ Date: _____ Receipt #: _____

PC Approval Date: _____

CC Approval Date: _____

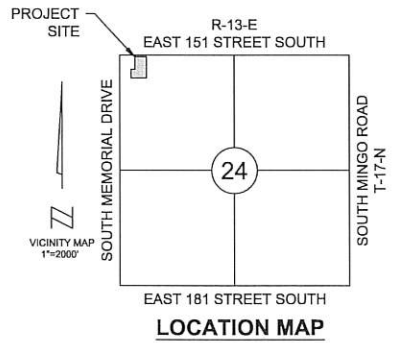
Date City Signatures Issued: _____ Date Plat Recorded: _____

Plat#

Book/Page #:

PRELIMINARY PLAT
MIDLAND ADDITION COMPLEX

PART OF THE NORTHWEST QUARTER (NW/4) OF
SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST
WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF 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
(918) 340-7993

SURVEYOR
WHITE SURVEYING COMPANY
9936 E. 55th PLACE
TULSA, OK 74145
(918) 663-6924

ENGINEER
CEC CORPORATION
1300 S. MAIN ST
TULSA, OK 74119
(918) 663-9401

LEGAL DESCRIPTION

A tract of land contained within the Northwest Quarter (NW/4) of Section Twenty Four (24), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Meridian, within the City of Bixby, Tulsa County, State of Oklahoma being more particularly described as follows:

All of Lot 2, Block 1, Midland Addition, part of Lot 9 and all of Lots 1-8, Block 6, Midland Addition AND all of Lots 1-7 and Lots 18-28 of Block 9 Midland Addition, Tulsa County, State of Oklahoma, according to the recorded plat thereof

AND

A section of West McKennon Avenue approximately 50 feet wide by 206 feet long

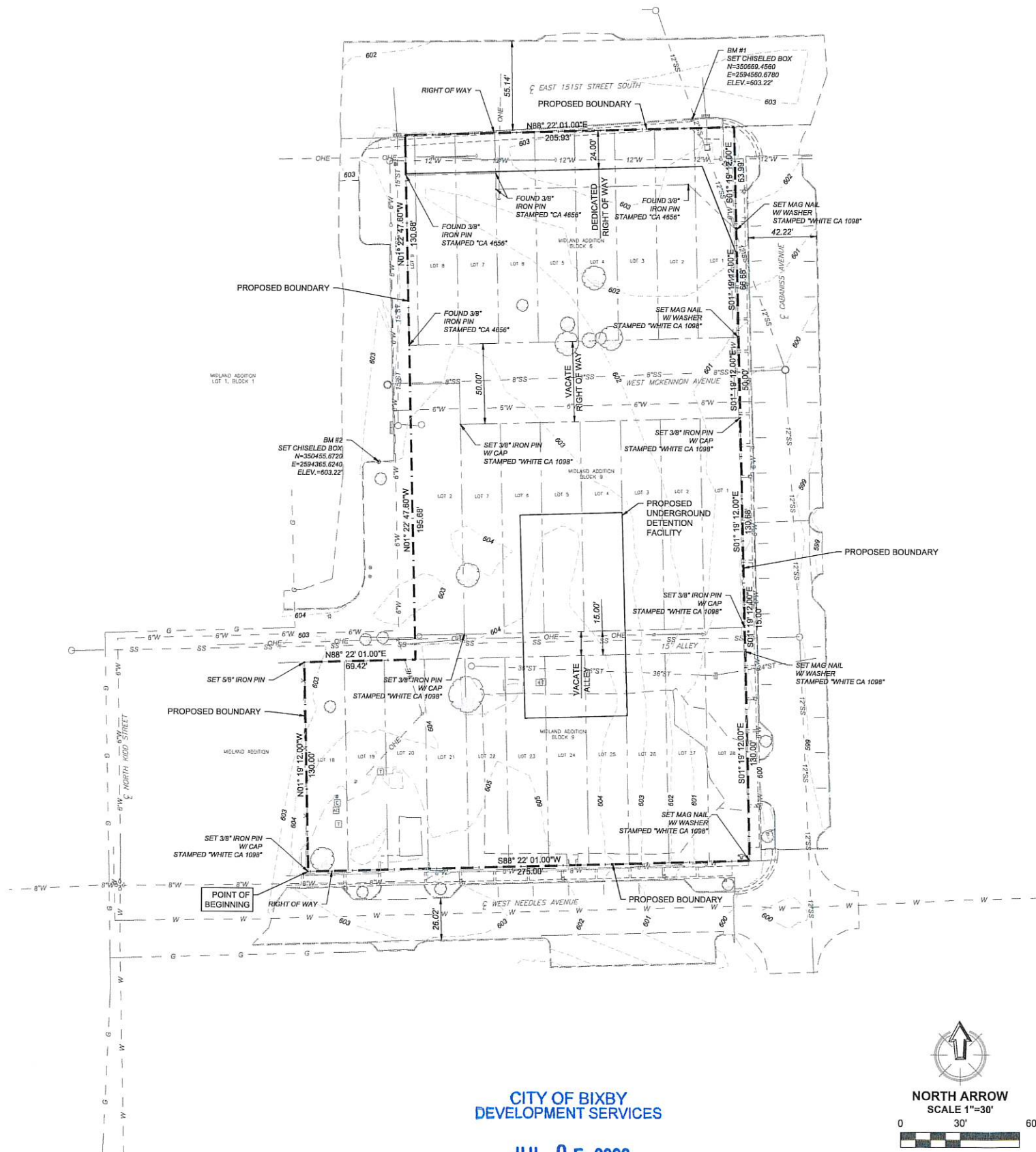
AND

A section of 15' wide alley approximately 275 feet long

More descriptively described in metes and bounds as follows:

Beginning at the southwest corner of Lot 18, Block 9 of Midland Addition, said point being on the North Right-of-Way line of West Needles Avenue; thence N 01°19'12.00" W along west line of Lot 18 for a distance of 130.00 feet to the northwest corner of said Lot 18; thence N 88°22'01.00" E along the north line of Lots 18, 19 and 20 for a distance of 69.42 feet, said point being on the south line of above mentioned 15' alley; thence N 01°22'47.60" W for a distance of 195.68 feet to a point on the south line of Lot 9, Block 6; thence continuing N 01°22'47.60" W for a distance of 130.68 feet to a point on north line of said Lot 9; thence N 88°22'01.00" E along said north lines of Lots 1-9 of Block 6 a distance of 205.93 feet to a point on the northeast corner of lot 1; thence S 01°19'12.00" E along the east line of said Lot 1 a distance of 63.99 feet; thence continuing S 01°19'12.00" E along the east line of said Lot 1 a distance of 66.68 feet to the southeast corner of said Lot 1, said point also being on the North Right-of-Way line of West McKennon Avenue; thence continuing S 01°19'12.00" E a distance of 50.00 feet to a point on the south Right-of-Way line of West McKennon Avenue, said point also being the northeast corner of Lot 1, Block 9; thence continuing S 01°19'12.00" E along the East line of Lot 1 a distance of 130.68 feet to the southeast corner of Lot 1, said point also being on the North line of a 15.00 foot Alley; thence continuing S 01°19'12.00" E a distance of 15.00 to a point on the South line of a 15.00 foot Alley, said point also being the northeast corner of Lot 28, Block 9; thence continuing S 01°19'12.00" E along the East line of Lot 28 a distance of 130.00 feet to the southeast corner of lot 28, said point also being on the North Right-of-Way line of West Needles Avenue; thence S 88°22'01.00" W along the North Right-of-Way line of West Needles Avenue a distance of 275.00 feet to the point of beginning.

Said Tract containing 102,901.12 square feet or 2.36 acres, more or less.



LEGEND									
		EXISTING		PROPOSED		EXISTING		PROPOSED	
PROPERTY LINE	---	---	---	---	---	---	---	---	---
EASEMENT	---	---	---	---	---	---	---	---	---
RIGHT-OF-WAY	---	---	---	---	---	---	---	---	---
ROADWAY CENTERLINE	---	---	---	---	---	---	---	---	---
ROADWAY C&G	---	---	---	---	---	---	---	---	---
WATERLINE	---	---	---	---	---	---	---	---	---
WATERLINE FIRE	---	---	---	---	---	---	---	---	---
WATERLINE SERVICE	---	---	---	---	---	---	---	---	---
SAN. SWR. LINE	---	---	---	---	---	---	---	---	---
SAN. SWR. FORCE MAIN	---	---	---	---	---	---	---	---	---
STORM SEWER LINE	---	---	---	---	---	---	---	---	---
TELE. UNDERGROUND	---	---	---	---	---	---	---	---	---
FIBER OPTIC CABLE	---	---	---	---	---	---	---	---	---
POWER UNDERGROUND	---	---	---	---	---	---	---	---	---
POWER OVERHEAD	---	---	---	---	---	---	---	---	---
GAS LINE	---	---	---	---	---	---	---	---	---
FENCE LINE	---	---	---	---	---	---	---	---	---
5' CONTOURS	---	---	---	---	---	---	---	---	---
1' CONTOURS	---	---	---	---	---	---	---	---	---
TOP OF BANK	---	---	---	---	---	---	---	---	---
TOE OF SLOPE	---	---	---	---	---	---	---	---	---
FLOWLINE	---	---	---	---	---	---	---	---	---
HP BREAK LINE	---	---	---	---	---	---	---	---	---
WATER SPIGOT	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
WATER METER	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
WATER VALVE	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
SPRINKLER CONTROL VALVE	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
SPRINKLER HEAD	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
FIRE HYDRANT	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
GAS METER	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
GAS VALVE	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
UTILITY CLEANOUT	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
UTILITY MANHOLE	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
UTILITY MARKER	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
DOWNSPOUT/ROOF DRAIN	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
POWER POLE	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
GUY WIRE	---	---	---	---	---	---	---	---	---
ELECTRIC SERVICE CONNECTION	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
ELECTRIC PEDESTAL	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
LIGHT POLE	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
PULL BOX	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
FIBER OPTIC PEDESTAL	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
BENCHMARK	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
CONTROL POINT	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
WHEELSTOP	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
ADA SIGN	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
ADA SYMBOL	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
BOLLARD	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

CITY OF BIXBY
DEVELOPMENT SERVICES
JUL 05 2022
RECEIVED



CJC Architects, Inc.
1401 S Denver Ave, Suite B, Tulsa, OK 74119
918-582-7129
cjcarchitects.com



Revision	By	Date



ICONIK BIXBY
125 W NEEDLES AVE
BIXBY, OKLAHOMA 74008

**ICONIK BIXBY
APARTMENTS LLC**
10125 S SHERIDAN ROAD UNIT G
TULSA, OK 74133

**UTILITY PLAN
EXHIBIT**

Drawn: CJC Project Number: 2134

Checked: 5/19/2022 - 1:28 PM

Scale: 1"=40'

Sheet Number: 1

NOT FOR CONSTRUCTION

NOT ISSUED

1

Page 53 of 55

W 151st St

S Memorial Dr

MEMORIAL COMMERCIAL CENTER REPLAT PRT
B678 & 9 MIDLAND ADD

Walgreens

CENTER #51

N Cabaniss Ave

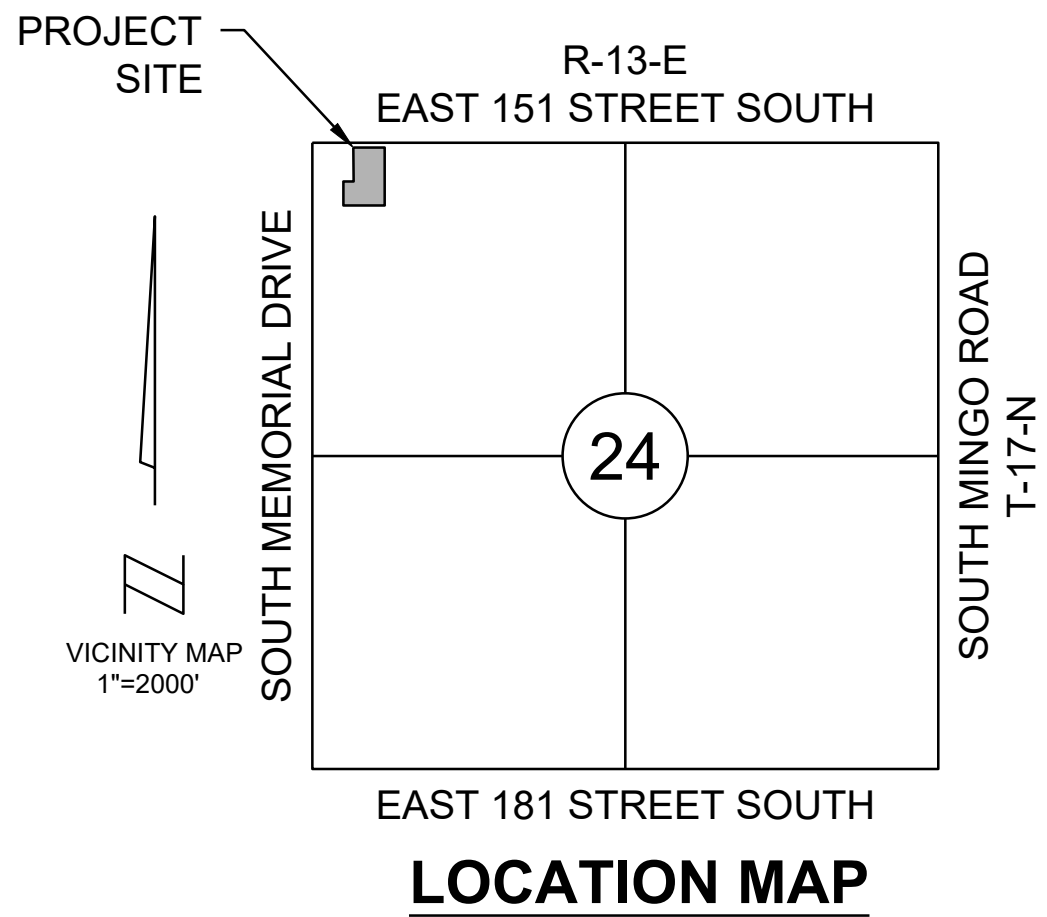
W Needles Ave

W Needles Ave

PRELIMINARY PLAT

MIDLAND ADDITION COMPLEX

PART OF THE NORTHWEST QUARTER (NW/4) OF
SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST
WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF 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
(918) 340-7993

SURVEYOR

WHITE SURVEYING COMPANY
9936 E. 55th PLACE
TULSA, OK 74145
(918) 663-6924

ENGINEER

CEC CORPORATION
1300 S. MAIN ST
TULSA, OK 74119
(918) 663-9401

LEGAL DESCRIPTION

A tract of land contained within the Northwest Quarter (NW/4) of Section Twenty Four (24), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Meridian, within the City of Bixby, Tulsa County, State of Oklahoma being more particularly described as follows :

All of Lot 2, Block 1, Midland Addition, part of Lot 9 and all of Lots 1-8, Block 6, Midland Addition AND all of Lots 1-7 and Lots 18-28 of Block 9 Midland Addition, Tulsa County , State of Oklahoma, according to the recorded plat thereof

AND

A section of West McKennon Avenue approximately 50 feet wide by 206 feet long

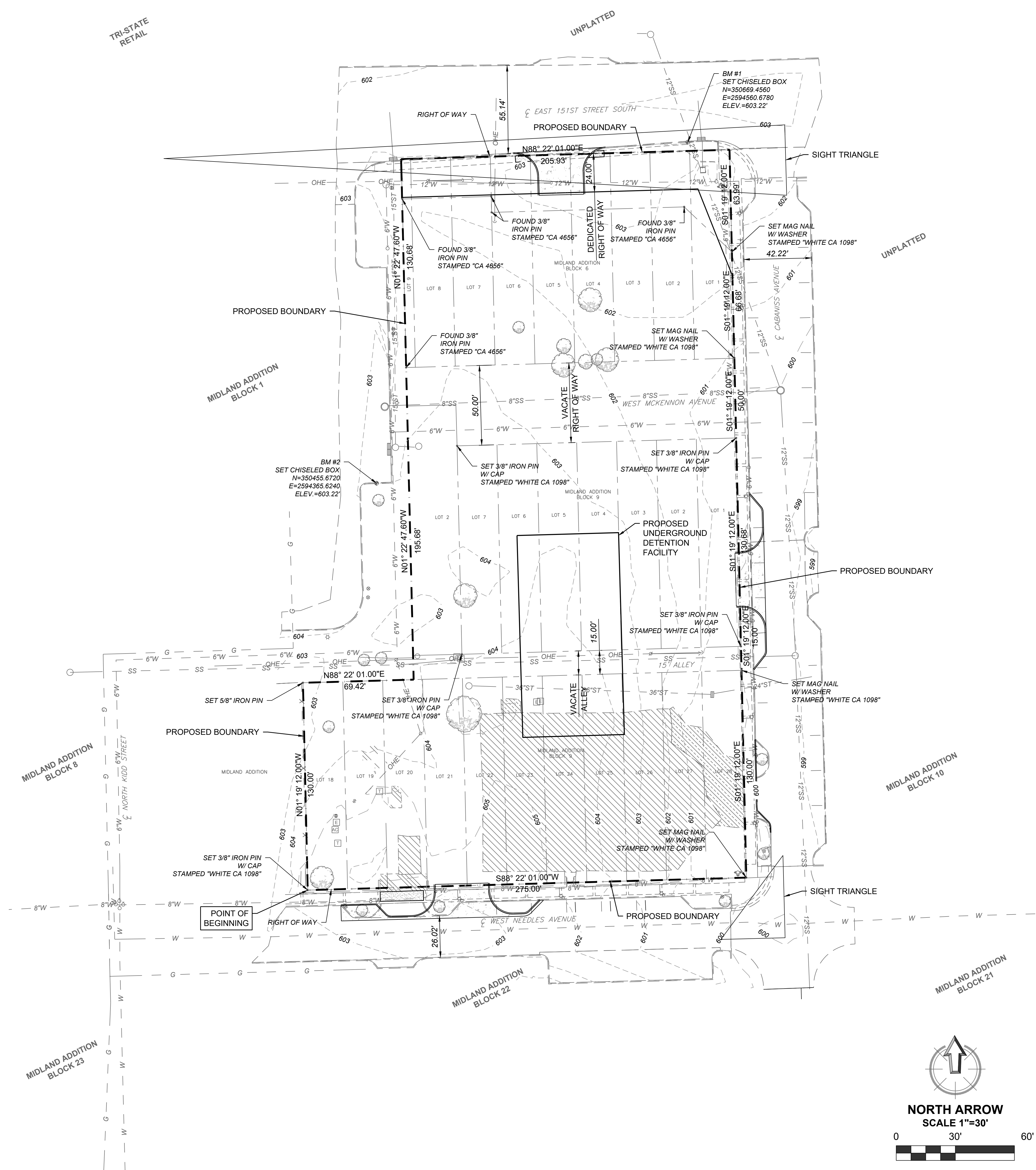
AND

A section of 15' wide alley approximately 275 feet long

More descriptively described in metes and bounds as follows :

Beginning at the southwest corner of Lot 18, Block 9 of Midland Addition, said point being on the North Right-of-Way line of West Needles Avenue; thence N 01°19'12.00" W along west line of Lot 18 for a distance of 130.00 feet to the northwest corner of said Lot 18; thence N 88°22'01.00" E along the north line of Lots 18, 19 and 20 for a distance of 69.42 feet, said point being on the south line of above mentioned 15' alley; thence N 01°22'47.60" W for a distance of 195.68 feet to a point on the south line of Lot 9, Block 6; thence continuing N 01°22'47.60" W for a distance of 130.68 feet to a point on north line of said Lot 9; thence N 88°22'01.00" E along said north lines of Lots 1-9 of Block 6 a distance of 205.93 feet to a point on the northeast corner of lot 1; thence S 01°19'12.00" E along the east line of said Lot 1 a distance of 63.99 feet; thence continuing S 01°19'12.00" E along the east line of said Lot 1 a distance of 66.68 feet to the southeast corner of said Lot 1, said point also being on the North Right-of-Way line of West McKennon Avenue; thence continuing S 01°19'12.00" E a distance of 50.00 feet to a point on the south Right-of-Way line of West McKennon Avenue, said point also being the northeast corner of Lot 1, Block 9; thence continuing S 01°19'12.00" E along the East line of Lot 1 a distance of 130.68 feet to the southeast corner of Lot 1, said point also being on the North line of a 15.00 foot Alley; thence continuing S 01°19'12.00" E a distance of 15.00 to a point on the South line of a 15.00 foot Alley, said point also being the northeast corner of Lot 28, Block 9; thence continuing S 01°19'12.00" E along the East line of Lot 28 a distance of 130.00 feet to the southeast corner of lot 28, said point also being on the North Right-of-Way line of West Needles Avenue; thence S 88°22'01.00" W along the North Right-of-Way line of West Needles Avenue a distance of 275.00 feet to the point of beginning.

Said Tract containing 102,901.12 square feet or 2.36 acres, more or less.



LEGEND					
EXISTING		PROPOSED		EXISTING	PROPOSED
PROPERTY LINE	---	---	---	WATER SPIGOT	⊗
EASEMENT	---	---	---	WATER METER	⊗
RIGHT-OF-WAY	---	---	---	WATER VALVE	⊗
ROADWAY CENTERLINE	---	---	---	SPRINKLER CONTROL VALVE	⊗
ROADWAY C&G	---	---	---	SPRINKLER HEAD	⊗
WATERLINE	---	---	---	FIRE HYDRANT	⊗
WATERLINE FIRE	---	---	---	FIRE DEPARTMENT CONNECTION	⊗
WATERLINE SERVICE	---	---	---	GAS METER	⊗
SAN. SWR. LINE	---	---	---	GAS VALVE	⊗
SAN. SWR. FORCE MAIN	---	---	---	UTILITY CLEANOUT	⊗
STORM SEWER LINE	---	---	---	UTILITY MANHOLE	⊗
TELE. UNDERGROUND	---	---	---	UTILITY MARKER	⊗
FIBER OPTIC CABLE	---	---	---	DOWNSPOUT/ROOF DRAIN	⊗
POWER UNDERGROUND	---	---	---		
POWER OVERHEAD	---	---	---		
GAS LINE	---	---	---		
FENCE LINE	---	---	---		
5' CONTOURS	---	---	---		
1' CONTOURS	---	---	---		
TOP OF BANK	---	---	---		
TOE OF SLOPE	---	---	---		
FLOWLINE	---	---	---		
HP BREAK LINE	---	---	---		

EXISTING	PROPOSED
POWER POLE	⊗
GUY WIRE	---
ELECTRIC SERVICE CONNECTION	SVC
ELECTRIC PEDESTAL	E
LIGHT POLE	⊗
PULL BOX	PB
TELEPHONE PEDESTAL	T
FIBER OPTIC PEDESTAL	FO
BENCHMARK	⊗
CONTROL POINT	CP
WHEELSTOP	---
ADA SIGN	---
ADA SYMBOL	---
BOLLARD	---