

BIXBY PLANNING COMMISSION MINUTES

Monday | July 18, 2022 | 6:00 PM

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

CALL TO ORDER: 6:04 PM

Roll Call was taken

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

MEMBERS ABSENT: None

Mr. Donelson recognized and welcomed Mr. O.C. Walker, Development Services Director/City Planner, to the City of Bixby.

Consent Agenda:

1. Approval of Minutes | Planning Commission meeting June 21, 2022

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

Mr. Holland – Yes

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Nave- Yes

Mr. Whisman - Abstain

Motion Approved

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

Regular Agenda:

1. The Preserve | Comprehensive Plan Amendment BXCP-22.03 | Tanner Consulting, LLC

Planning Commission Secretary, Donna Crawford reported to the Planning Commission that City Council approved the amendment on July 11, 2022 and this item was incorrectly placed on the agenda.

Mr. Donelson asked if there are any comments from any of the members. Mr. Nave expressed appreciation for the applicant's willingness to compromise and include a commercial area of development.

With that, Mr. Donelson went on to the next item.

2. The Preserve | Rezone BXZO-22.04, Planned Unit Development BXPUD-22.05 | Tanner Consulting, LLC

Planning Commission Secretary, Donna Crawford presented the staff report.

Discussion ensued on the lack of revisions that were brought up in the June 21, 2022 meeting. After a lengthy discussion on lot widths, type of lot ratios, masonry requirements, and the responsibility of the maintenance of the Open Spaces within the development, the required revisions per the motion to approve are as follows:

A separate document is to be filed with Tulsa County regarding the HOA being responsible for maintenance of the "Open Spaces" within The Preserve.

Masonry shall be at 75% with the sides and rear of structures to be 100% masonry

Cottage lots to have gated verbiage in the Deed of Dedication

Reserve lots changed to Estates Lots:

Min. lot type ratio – 10%

Max. lot type ratio – 50%

Min. lot width – 100ft

Min. dwelling Sq. Ft. – 2,500

Estates lots changed to Reserve Lots:

Min. lot type ratio – 15%

Max. lot type ratio – 65%

Min. lot width – 70ft

Min. dwelling sq. ft. – 2,200

Villas Lots:

Min. lot type ratio – 25%

Max. lot type ratio – 65%

Min. lot width – 65ft

Min. dwelling sq. ft. – 1,650

Cottage Lots (Gated):

Min. lot type ratio - 5%

Max. lot type ratio – 10%

Min. lot width – 60ft

Min. dwelling size sq. ft. – 1,500

Mr. Nave made the motion to approve with notes as recorded by staff seconded by Mr. Holland

Mr. Donelson – Yes

Mr. Holland – Yes

Mr. Hobbs - Yes

Mr. Nave – Yes

Mr. Whisman - Yes

Motion Approved

Mr. Donelson announced the next item and then recused himself. Mr. Nave also recused himself from the Council Chambers. Mr. Holland took over.

3. Kingdom Office Center| Comprehensive Plan Amendment BXCP-22.02 | JR Donelson, Inc.

Planning Commission Secretary, Donna Crawford presented the staff report and explained the current zoning is Commercial General (CG), Comprehensive Land Use Map indicates Commercial Shopping (CS) but the application to rezone is to Industrial Light (IL)

Mr. Humphrey, a Bixby resident at 400 W. Tucson, expressed his concerns about the odors that will be emitted into the area if a cannabis grow house is allowed to set up a business at this location. Mr. Humphry also expressed concern about storm water.

Mr. Jarrod Hicks owner/developer presented his plans for the development. Mr. Hicks also agreed to have language in the lease agreement concerning odors being emitted, and time of operations regarding the required 8' masonry wall if a business is operating between the hours of 10 pm and 7 am. Mr. Hicks also indicated he will work with Mr. Humphrey on any storm water issues that arise from the Kingdom Office Center development.

Mr. Whisman made motion to approve with staff recommendations and language needed in the minutes to reflect discussion about the 8ft. masonry wall possibility. Seconded by Mr. Hobbs

Mr. Whisman – Yes

Mr. Holland – Yes

Mr. Hobbs – Yes

Motion Approved

4. Kingdom Office Center | Rezone BXZO-22.03 | JR Donelson. Inc.

Planning Commission Secretary, Donna Crawford explained the current zoning is Commercial General (CG) and the rezone request is for Industrial Light (IL)

Mr. Holland made a motion to approve with staff recommendations, seconded by Mr. Hobbs

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Whisman - Yes

Motion Approved

5. Kingdom Office Center | Preliminary Plat BXPT-22.05 | JR Donelson, Inc.

Planning Commission Secretary, Donna Crawford read the staff report. The applicant is working with JR Donelson and Bill Smith on complying with FEMA's requirements for storm water. The applicant is in agreement with staff recommendations.

Mr. Whisman made a motion to approve with staff recommendations, seconded by Mr. Hobbs

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Whisman– Yes

Motion Approved

At 7:37 pm Mr. Donelson and Mr. Nave returned to Council Chambers

Old Business – None

New Business - None

Mr. Holland made the motion to adjourn, seconded by Mr. Whisman

Meeting adjourned at 7:38 pm