City of Bixby
Planning Commission
Meeting Agenda

Monday, November 21, 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) Minutes from the October 17, 2022 Planning Commission Regular Meeting
Gwen Plante, Project Coordinator

Public Hearings

2) Discussion, consideration and possible vote to approve a Planned Unit Development (BXPUD 19.06) Major Amendment No. 1 to Bixby Village located South of 161st Street South and East of Riverview Drive, 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 November 21, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

O.C. 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 / City Planner

Date: Monday November 21, 2022

Name: Bixby Village

RE: Planned Unit Development Major Amendment No. 1 (BXPUD-19.06)
Bixby Village Subdivision

Location: South of 161st Street South and East of Riverview Drive

STR: Section 25, Township 17N, Range 13E

Applicant: Tanner Consulting, LLC

Request:
For approval of the Planned Unit Development Amendment No. 1 (BXPUD-19.06) with no change to the current zoning of (RS-3) Single Family Residential.

Description:
The recorded plat contained less common open space than originally contemplated by the PUD conceptual Site Plan and contained development standards which do not align property with current plans. The proposed Major Amendments are as follows:

- The new builder desires to convert two (2) lots at the entrance to a neighborhood park with playground, splash pad, community mailbox and shade structures.
- The newly expanded common open space area within the subdivision is proposed to convert to livability space and distribute evenly to each of the lots within the subdivision, potentially allowing larger homes and/or permitted accessory buildings.
- The developer requests cementitious fiber as an approved masonry alternative
- Lastly, the builder desires to explicitly allow within the PUD a model home to be used as temporary sales office with temporary parking pad.

Site Stats:

Acres: 19.89 +/-	Min. Lot Width: 60 ft.	Max. Residential Bldg. Floor Area: 8,400 Sq. Ft.
Max. # D/U: 80	Min. Land Area per D/U: 8,400 Sq. Ft.	Min. Lot Size: 1,800 Sq. Ft. Single Story 2,000 Sq. Ft. Two Story

Request:
For approval of the Planned Unit Development Amendment No. 1 (BXPUD-19.06) with no change to the current zoning of (RS-3) Single Family Residential.

Existing Zoning; Use:
Residential Single-Family (RS-3); Vacant

Abutting Zoning; Use:
North: (AG) Bixby High School
East: (RS-3) Single Family Dwellings
South: (AG) Vacant
West: (RS-3) Single Family Dwelling

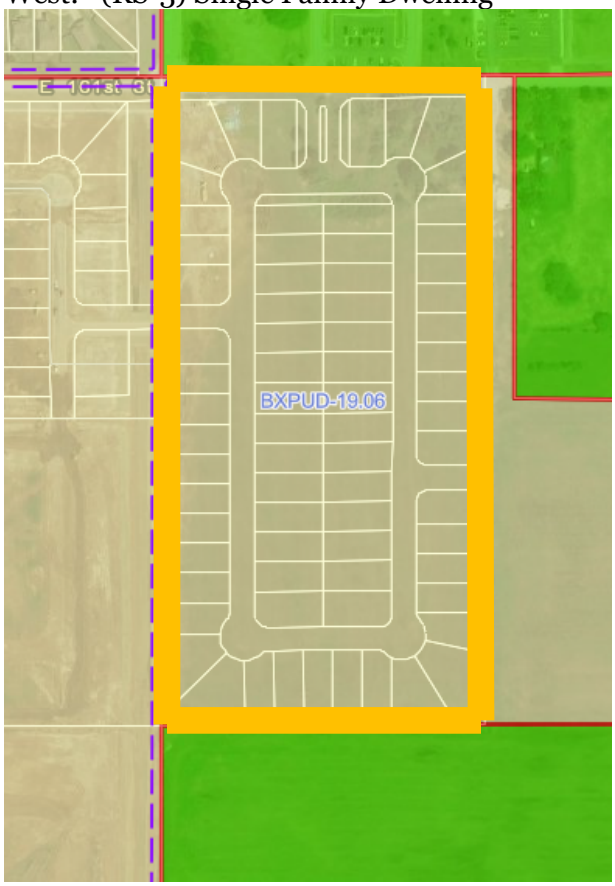

Figure 1: City of Bixby Zoning Map

Utilities/Site Area:
Bixby Village is fully served by public water, sanitary sewer, and all other necessary utilities.

Planning Review Comments:

1. Shall comply with BXPUD 19.06 Major Amendment No. 1

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:

1. Staff supports Planning Commission recommendation for approval of the requested for a Major Amendment No. 1 to BXPUD - 19.06 with Planning and Engineering comments implemented to the PUD booklet before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Bixby Village Major Amendment No. 1 PUD Booklet

BIXBY VILLAGE

An Amendment to BXPUD-19.06

20 acres at the southeast corner of East 161st Street South and
South Riverview (Chris Harris Jr. Road)

Bixby, Oklahoma

Owner
Taber Built Homes, LLC
c/o Ideal Homes
1320 N. Porter
Oklahoma City, OK 73071
(405) 689-5443

Applicant/Consultant
Tanner Consulting, LLC
Attn.: Erik Enyart
5323 South Lewis Avenue
Tulsa, OK 74105
eenyart@tannerbaitshop.com

October 04, 2022

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I. PROPERTY DESCRIPTION

Bixby Village consists of 20 acres located at the southeast corner of East 161st Street South and South Riverview (Chris Harris Jr. Road), in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

> ALL OF “BIXBY VILLAGE”, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7037).

The above described property will hereinafter be referred to as the “Site” or “Subject Property.”

II. DEVELOPMENT CONCEPT

"Bixby Village" is a single-family residential subdivision containing seventy-two (72) lots located at the southeast corner of East 161st Street South and South Riverview (Chris Harris Jr. Road), in the City of Bixby, Oklahoma.

The recorded plat contained less common open space than originally contemplated by the PUD Conceptual Site Plan and contained development standards which do not align properly with current plans. The new builder desires to convert two (2) lots at the entrance to a neighborhood park with playground, splashpad, community mailbox, and shade structures. Secondly, as provided within the Bixby Zoning Code, the newly expanded common open space area within the subdivision is proposed to be converted to livability space and distributed evenly to each of the lots within the subdivision, potentially allowing larger homes and/or permitted accessory buildings. Thirdly, the new builder requests cementitious fiber as an approved masonry alternative. Finally, the new builder desires to explicitly allow within the PUD a model home to be used as a temporary sales office with temporary expanded parking pad.

III. PROJECT HISTORY AND SCOPE

Planned Unit Development (PUD) No. BXPUD-19.06 ("Bixby Village") was originally recommended for approval by the Bixby Planning Commission on December 16, 2019 and approved by the Bixby City Council on January 13, 2020. The subdivision plat of "Bixby Village" was filed of record June 10, 2022 as Plat No. 7037 in the records of the County Clerk of Tulsa County.

This PUD Amendment is a request to commemorate the conversion of two (2) residential lots to Use Unit 5 neighborhood park use, take the expanded common open space area and distribute it evenly as livability space to each of the lots within the subdivision as provided in Bixby Zoning Code Section 11-7I-5.C, potentially allowing larger homes and/or permitted accessory buildings, specify that cementitious fiber as an approved masonry alternative, and explicitly allow within the PUD a model home to be used as a temporary sales office with temporary expanded parking pad.

Unless specifically modified herein, the approved permitted uses and development standards of the original PUD shall remain in full force and effect.

IV. AMENDED DEVELOPMENT STANDARDS

A. Within Section III. Development Standards, the following are the amended development standards for Permitted Uses:

> "Use Unit 6 detached single-family dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space. During the period of initial home sales, one (1) detached single-family dwelling shall be permitted to be used as a model home with temporary sales office, "Office (performing services to residential areas)" as an accessory use to the residential subdivision as provided within Bixby Zoning Code Section 11-7I-4.B.1.a."

B. Within Section III. Development Standards, the following are the amended development standards for Minimum Livability Space:

> "3,555 SF ***
> …..
> *As provided within Section 11-7I-5.C of the Bixby Zoning Code, a pro rata credit of 445 SF of livability space has been applied to each of the 72 lots within "Bixby Village", Plat No. 7037, from the 32,103 SF of common open space located within Reserves 'A', 'B', 'C', and 'D' and Lots 1 and 28 of Block 4 of the Subdivision. The 3,555 SF remaining balance of minimum required livability space shall be located on each lot.*"

C. Within Section III. Development Standards, the following are the amended development standards for Off-street Parking and Yard Coverage:

> "Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard. ******"

Add Asterisk text as follows: "****** Temporary model home with sales office may exceed maximum front yard driveway coverage and may have reduced livability space until dwelling is converted to single-family home and sold. Temporary paving shall then be removed and yard area finished per all applicable PUD Development Standards."

D. Within Section IV.F. Platting and Site Plan Requirements, the following is added as the second paragraph:

"Lots One (1) and Twenty-Eight (28), Block Four (4), together with Reserve 'D', all within "Bixby Village", shall be used as a permitted Use Unit 5 neighborhood park with playground and splashpad, community mailbox, and shade structures, subject to site plan approval by City of Bixby Staff. Parking may be permitted partially within the street right-of-way and

landscaping required for such off-street parking may be relocated elsewhere within the contiguous common open space. Changes to specified improvements shall require a Minor Amendment to BXPUD-19.06."

E. Within Section IV.G. Standards Pertaining to Dwellings, the following is the amended development standards:

"All single family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within the Development Standards. Exterior finish shall include exterior surface of any foundation, including stem walls, but shall exclude windows, doors, and beneath covered patios and porches. Masonry shall mean brick, natural or manufactured stone, or stucco, provided that cementitious fiber is an approved masonry alternative. Within the front yard of each dwelling, the builder shall plant and the lot owner shall maintain or replace a minimum of one (1) landscaping tree with a minimum caliper of 2" upon planting. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document."

Exhibit “A”

22197 Bixby Village

PUD Amendment Boundary Description

ALL OF “BIXBY VILLAGE”, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7037).