

Notice and Agenda Work Session Meeting of The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
March 22, 2021, at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Agenda

1. Discussion on Park and City-wide beverage service and pouring rights.

Jared Cottle

2. Discussion on 111 Cabaniss Remodeling.

Jared Cottle

3. Discussion on Downtown Sidewalk Café and Carryout Licensing.

Jared Cottle

Notice of Posting

This Notice and Agenda was posted on the bulletin board this 19th day of March 2021, on or before 3:00 p.m., at City Hall, 116 West Needles, Bixby Oklahoma.

Respectfully submitted,
Yvonne Adams, City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: yadams@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 Council Meeting Agenda

Municipal Building
116 W. Needles Ave., Bixby, OK 74008
March 22nd, 2021 at 6:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Pledge of Allegiance

Invocation

Consent Agenda

City Clerk's Report

Consider and approve:

- a) Minutes for the Work Session meeting dated 03/08/21.
- b) Minutes for the City Council meeting dated 03/08/21.
- c) Consider and/or approve purchase to Bob Howard Dodge in the amount of \$28,635 for one new patrol unit.
- d) Approve purchase order in the amount of \$25,744.29 to EST for materials testing services for the 121st and Memorial Widening Project.

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams \(yadams@bixbyok.gov\)](mailto:yadams@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf 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.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chamber.

Regular Agenda

1. Discussion and possible approval of Ordinance Number 2328, Bixby Comprehensive Plan-21.03, Amendment to the Comprehensive Plan in the southeast corner of 141st & Lewis to reconfigure the Commercial corner geometry in Section 17, Township 17N, Range 13E, located South of 141st Street South and East of South Yale Ave.

Jared Cottle

2. Request to approve Emergency Clause for Ordinance No. 2328 and waiving second reading thereof.

Jared Cottle

3. Consider and take action on Ordinance No. 2326 annexing the Northwest quarter of Section 17, Township 17, North Range 13 East, Tulsa County, into the City Limit of Bixby, Oklahoma, said parcel containing 160 acres. Location: 141 and So Lewis.

Phil Frazier

4. Request to approve Emergency Clause for Ordinance No. 2326 and waiving second reading thereof.

Phil Frazier

5. Discussion and possible approval of Ordinance Number 2329, Bixby Comprehensive Plan-21.01, Amendment to the Comprehensive Plan for *The Retreat*, Commercial to Medium Density Residential, to allow for RS-3 (Residential Single Family) zoning in the southeast corner of Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

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6. Request to approve Emergency Clause for Ordinance No. 2329 and waiving second reading thereof.

Jared Cottle

7. Discussion and possible approval of Ordinance number 2330 Bixby Zoning-21.01, Rezoning for *The Retreat*, proposed amendment to a zoning district in the City of Bixby, from Agriculture to (RS-2.5 and RS-3) Residential Single Family, to allow for a Residential Development in Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

8. Request to approve Emergency Clause of Ordinance No. 2330 and waiving second reading thereof.

Jared Cottle

9. Discussion and possible approval of Ordinance number 2331 Bixby Planned Unit Development-21.01, Planned Unit Development for *The Retreat*, containing Four (4) Development Areas, 160.422 acres, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

10. Request to approve Emergency Clause for Ordinance number 2331 and waiving second reading thereof.

Jared Cottle

11. Discussion and possible approval of Bixby Preliminary Plat (BXPT) number 21.01, for *The Retreat*, 160.422 acres, containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

12. Discussion and possible approval of Ordinance number 2332 Minor Amendment to the Bixby Planned Unit Development - 2332 Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

Jared Cottle

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13. Request to approve Emergency Clause for Ordinance number 2332 and waiving second reading thereof.

Jared Cottle

14. Discuss and/or take action on awarding contract to Cherokee Pride Construction for the Haikey Creek 2019 Flood Damage Rehabilitation Project.; Cherokee Pride Construction submitted the lowest and best bid of \$1,391,021.

Bea Aamodt

15. Discussion and recommendation on non-housing community development needs for the City of Bixby. The City of Bixby is planning to submit a FY 2021 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating on receiving approximately \$98,160.13 in Tulsa County FY 2021 CDBG funds from the U.S. Department of Housing and Urban Development.

Justin Dowd

16. Discussion and recommendation on non-housing community development needs for the City of Bixby and 2021 Community Development Block Grant (CDBG) funds.

Justin Dowd

17. Consider, discuss, and approve Ordinance Number 2327, Bixby Easement Closure (BXEC) number 21.01 ALLEN. An easement closure of a utility easement in the side yard of a property located in Section 12 Township 17 Range 13 in the City of Bixby.

Justin Dowd

18. Request to approve Emergency Clause for Ordinance number 2327 and waiving second reading thereof.

Justin Dowd

19. City Manager's Report

Jared Cottle

20. New Business

Mayor or Vice-Mayor

21. Adjournment

Mayor or Vice-Mayor

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Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of March 19th 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles, Bixby Oklahoma.

Respectfully Submitted

Yvonne Adams
City Clerk

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Bixby Public Works Authority Meeting

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

March 22nd, 2021

Time: 6:00 P.M. or immediately Following the City Council Meeting

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

Secretary's Report

Consider and approve:

- a. Minutes for Bixby Public Works Authority regular meeting 03/08/21.

Regular Agenda

1. New Business

Chairman

2. Adjournment

Chairman

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Respectfully Submitted

Yvonne Adams

City Clerk

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City of Bixby City Council Work Session Meeting Minutes

**Dawes Conference Room
113 W Dawes, Bixby, OK 74008
March 08, 2021 5:00 P.M.**

The Work Session agenda for the regularly scheduled meeting of the City of Bixby was posted on the bulletin board at City Hall, 116 W. Needles Avenue, Bixby, Oklahoma on March 5th on or before 4:00 p.m.

Mayor Guthrie called the meeting to order at 5:03 p.m. City Clerk Yvonne Adams called the roll and all members were present.

Members Present

Blair
Girard
Easton
Guthrie
Crawford

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Jennifer Rush, Events Coord
Joey Wiedel, Fire Chief
Yvonne Adams, City Clerk

Mayor Guthrie said item #1 on the Work Session agenda is:
Presentation of responses to the Privett & Midland Additions Request for Proposals.

Presented by: Jared Cottle

Proposed projects from the Roberts Partners, The Flats @151st and The Bixby Market were each brought back to council with updated presentations from the previous meeting for council's feedback with questions and concerns regarding their individual proposed projects. Council had questions regarding roof lines, parking spaces and landscaping features with these proposed projects, representatives gave council more details concerning their questions.

Discussion continued.
No action taken.

Adjournment was called at 6:01 p.m.

Mayor

Attest

City Clerk

City of Bixby City Council Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
March 8th, 2021 6:00 P.M.**

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on March 5th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:09 pm.

City Clerk Yvonne Adams called the roll and all members were present.

Members Present

Blair
Girard
Easton
Guthrie
Crawford

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Ike Shirley, Police Chief
Bea Aamodt, Public Works
Jennifer Rush, Events Coord
John Wood, Parks Director
Yvonne Adams, City Clerk

Pledge of Allegiance

Invocation was given by Phil Frazier.

Mayor Guthrie said Item #1 on the Consent Agenda is:

City Clerks Report

Consider and approve:

- a) Minutes of the City Council Regular meeting minutes dated 02/22/21.
- b) Minutes for the City Council meeting dated 02/22/21.
- c) Arbor Day Proclamation dated for March 26, 2021.
- d) Arbor Week Proclamation dated for March 21-27, 2021.
- e) Oklahoma Municipal Assurance Group (OMAG) Recognition Program.
- f) Consider and/or approve re-adoption of the City of Bixby City Council Handbook originally adopted March 30, 2015.

- g) Acknowledge receipt of Permit No. WL000072210095, Facility No 3007243, Tyler Neafus Potable Water Line Replacement.
- h) Approve payment of \$62,385 to Tri-Star for emergency snow removal services.
- i) Discuss and/or take action on acceptance of a General Utility Easement granted by the Ahmad Moradi-Araghi Family Trust for construction of the Yale Heights Off-site Sanitary Sewer.
- j) Discuss and/or take action on adopting the Haikey Creek Flood Protection Project – Levee Operations & Maintenance (O&M) Manual.
- k) Discuss and/or take action on adopting the Haikey Creek Flood Protection Project – Levee Emergency Preparedness Plan.
- l) Authorize waiver of Park Reservation Fees for American Heart Association to utilize Washington Irving Park as a virtual walk venue for the Tulsa Heart Walk scheduled 04/11-04/17/2021.
- m) Authorize waiver of Park Reservation Fees for Home Builder Association of Greater Tulsa (HBA of Tulsa) for 04/14/2021 event at Charley Young Event Park.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chambers.

The first item to come before the council meeting was the Consent Agenda. Councilor Blair asked for discussion on Item J & K. These items involves FEMA requires a formal adoption of the Operation and Maintenance Plan and item K also requires a formal adoption of a Levee Emergency Preparedness Plan which the City Manager explained.

Mayor Guthrie asked for a motion on the Consent Agenda. Councilor Blair made motion to approve seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Blair, Crawford, Girard, Easton, Guthrie.

No: None.

Councilor Girard enter back into the council chambers after the vote on item E.

Mayor Guthrie said item #1 on the Regular Agenda is:

Discuss and/or take action on approval of Economic Development Agreement with Brick Brothers Pizza.

Presented by: Jared Cottle

Jared Cottle and Phil Frazier explained to City Council the Economic Development Agreement which has been prepared pursuant to previous discussions and City Work Sessions regarding an Economic Development Agreement with tax incentive for Brick Brothers Pizza. The Agreement was reviewed and discussed.

Mayor Guthrie asked for a motion on item #1. Councilor Girard made motion to approve, seconded by Vice Mayor Easton. The vote was taken with the following results:

Carried 5-0

Yes: Girard, Easton, Crawford, Blair, Guthrie.

No: None.

Mayor Guthrie said on Item #2 on the Regular Agenda is:

Discuss and/or take action on directing Staff and City Attorney to initiate contract negotiations on the Privett Addition Request for Proposal.

Presented by: Jared Cottle

Counsel discussed RFP proposals which have been submitted by two competing parties under project names, "The Flats" and "Roberts Partners". Discussion began with Councilman Blair noting preference for The Flats although expressing some concern with respect to lack of parking and the balance between commercial and residential. Councilman Girard expressed an interest in receiving more for each of the parties on the respective proposals. He stated an interest in more retail generated sales tax businesses. Councilman Girard also expressed concern about the lack of parking. Additionally, Councilman Girard expressed concern for the appearance on Washington Street and asked that the developers respect the view of residents on the north side of the project.

Councilman Easton announced that with the change in roofline from the previous presentation, as well as the possibility of total brownstone exterior, he was expressing his preference for The Flats. He also expressed concern about the lack of parking and suggested that any agreement alleviate parking issues as much as possible.

Councilman Crawford also expressed concern about parking and expressed that to be his main concern regarding approval of the RFP as presented by The Flats. He also expressed an interest in increasing commercial activity and an interest in a uniform brownstone exterior.

Mayor Guthrie stated he was leaning toward approval of The Flats but, like others, he was concerned about the lack of parking and the exterior presentation. He also expressed interest for a change in the roofline and preference for a brownstone exterior such as was shown of the Owasso project. Mayor Guthrie also suggested that street improvement for parking and resurfacing be included within the project.

Council reviewed the proposal and discussed the particulars of the presentation as to cost in investment within the community as well as benefits, including sales tax revenue, to be received by the community based upon the presentation.

Paul Blair made a motion for approval of The Flats RFP and included direction to the City Manager and City Attorney to commence negotiations for an agreement with The Flats pursuant to their RFP proposal with suggested modifications as suggested by Council.

Mayor Guthrie asked for a motion on item #2. Councilor Blair made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Blair, Crawford, Girard, Easton, Guthrie.

No: None.

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

Discuss and/or take action on directing Staff and City Attorney to initiate contract negotiations on the Midland Addition Request for Proposal.

Presented by: Jared Cottle

The City received only one response to RFP for the Midland Addition project. That proposal was by "Marketplace" and involved only Phase 1. Councilman Easton expressed concern about the construction of the building which is to be renovated under the Marketplace proposal and expressed concern that Council did not receive enough information to know how the proposal could be completed or if it could be completed. Councilman Blair also expressed concern as to whether he received or had enough information to make a knowledgeable vote.

Mayor Guthrie expressed concern as to whether the building, with its known structural uniqueness, could be converted and renovated as proposed and if not, why not.

Dean Brown was asked to speak on behalf of the Marketplace, Phase 1, and said that they would be happy to go forward with continuing discussions regarding concerns of Council and to determine with certainty that the project can be completed as proposed.

Upon conclusion discussion, Council agreed that the concept as presented was desirable and met with the plans as envisioned by the Council as to use for the property.

Councilman Crawford made a motion to continue with discovery and negotiations regarding the project and asked the City Attorney and City Manager to become directly involved with Paul Brown in an effort to address concerns by Council regarding feasibility of the project. Council also within the motion expressed encouragement and enthusiasm for the project.

Mayor Guthrie asked for a motion for item #3. Councilor Crawford made motion to approve, seconded by Councilor Blair. The vote was taken with the following results:

Carried 5-0

Yes: Crawford, Blair, Girard, Easton, Guthrie.

No: None.

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

Motion to enter into Executive Session:

Mayor Guthrie

- a) *Confidential communications and discussions among the City Council and its attorney concerning potential litigation regarding the Downtown Streetscape Project schedule and claims by Paragon. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes Section 307.B.4*
- b) *Confidential communications and discussions among the City Council and its attorney concerning potential litigation regarding the 2019 CIRP North Asphalt Rehabilitation project by H&G Paving Contractors, Inc. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes Section 307.B.4.*
- c) *Discussion on status of ongoing litigation with Hoey Construction, consideration of factual circumstances, legal position and recommendation of City Attorney. Authority: Title 25 OS Sec 307 B.4 Open Meeting Act.*

Mayor Guthrie

Mayor Guthrie read the Executive Session items and asked for a motion to enter into Executive Session. Vice Mayor Easton made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Easton, Crawford, Girard, Blair, Guthrie.

No: None.

Mayor Guthrie said on Item #5 on the Regular Agenda is:

Motion to exit executive session and reconvene in open session.

Presented by: Mayor Guthrie

No action taken in executive session.

Mayor Guthrie asked for a motion to exit Session. Councilor Girard made motion to approve, seconded by Councilor Blair. The vote was taken with the following results:

Carried 5-0

Yes: Girard, Blair, Crawford, Easton, Guthrie.

No: None.

Mayor Guthrie said on Item #6 on the Regular Agenda is:

Discuss and/or take action on Change Order No. 1 on the Downtown Streetscape Project.

Presented by: Mayor Guthrie

Mayor Guthrie asked for a motion on item #6. Councilor Crawford made motion to approve with City staff to continue negotiations with Paragon, seconded by Councilor Blair. The vote was taken with the following results:

Carried 5-0

Yes: Crawford, Blair, Girard, Easton, Guthrie.

No: None.

Mayor Guthrie said on Item #7 on the Regular Agenda is:

Approve termination and final acceptance of the 2019 CIRP North Asphalt Project; final contract amount is \$111,541.81.

Presented by: Bea Aamodt

Mayor Guthrie asked for a motion on item #7. Councilor Blair made motion to approve termination by mutual agreement with H&G Paving Contractors, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Blair, Crawford, Girard, Easton, Guthrie.

No: None.

Mayor Guthrie said on Item #8 on the Regular Agenda is:

Direct City Attorney on any action to be taken for Hoey Construction matter.

Presented by: Mayor Guthrie

Mayor Guthrie asked for a motion on item #8. Mayor Guthrie made motion directing the City Attorney to prepare and present a 12.O.S.1101 offer to Hoey Construction, seconded by Councilor Blair. The vote was taken with the following results:

Carried 5-0

Yes: Guthrie, Blair, Crawford, Girard, Easton.

No: None.

Mayor Guthrie said on Item #9 on the Regular Agenda is:

City manager's Report

Fire Chief Joey Wiedel gave council new and exciting news regarding the new ladder truck that was part of the 2016 Bond issue and he thank the City Council and the citizens for their continued support.

Mayor Guthrie said on Item #10 on the Regular Agenda is:

New Business

There being none.

Adjournment was called at 8:35 pm.

Mayor

Attest

City Clerk

CONSENT ITEM COMMENTARY

ITEM TITLE: Consider and/or approve purchase to Bob Howard Dodge in the amount of \$28,635.00 for one new patrol unit.

INITIATOR: Chief Ike Shirley

STAFF INFORMATION SOURCE: Angela Williams

BACKGROUND: The new patrol unit will replace one patrol unit that was totaled due to an officer involved collision. Vehicle deemed a total loss, insurance has reimbursed the city a total of \$14,750.00 for the unit. The new patrol unit will be purchased through state contract pricing and paid for out of the insurance reimbursement and balance funded through capital.

EXHIBITS: Quote

KEY ISSUE: Vehicle Purchase

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve purchase of new patrol unit through Bob Howard Dodge.

ITEM NO: _____

MEETING DATE: 3/22/2021

MEETING: CITY



March 17, 2021

**BOB HOWARD
CHRYSLER JEEP DODGE**

Asst. Chief Andy Choate

Bixby Police Department

116 W. Needles

Bixby OK 74008

RE: 2021 Dodge Charger Police Pursuit Sedan

Dear Assy. Chief Choate:

Attached are the specifications for the 2021 Dodge Charger Police V-8 RWD Pursuit Sedans.

Pricing as follows is per the State of Oklahoma Vehicle Contract SW035.

Item # 1000009350

Police Pursuit Vehicles -- CARS

2021 Dodge Charger Police Pursuit Sedan RWD

BASE		\$25,715.00
OPTIONS ADD:		
'X5X9	Vinyl Rear Bench Seat	120.00
GXQ	Additional Keys (total of 8)	150.00
LSA	Security Alarm	150.00
EZH	5.7L V-8 HEMI MDS VVT Engine	Included
LNK	L.H LED Spot Lamp	Included
JPS	Power Driver Seat	Included
UAG	7.0" UConnect Radio with Bluetooth	Included
XAC	Back Up Camera	Included
LMG	Automatic Headlamps	Included
NHA	H.D. Engine Oil Cooler; H.D. Engine Cooling; H.D. Transmission Oil Cooler	Included
NZ5	High Speed Engine Controller	Included
GX4	Keyless GO	Included

GUK	Exterior Mirrors Remote and Heated	Included
JPS	6 Way Power Driver Seat	Included
BDH	Ready Alert Braking	Included
AXR	Secure Park	Included
NHM	Speed Control and Tilt/Telescopic Steering Wheel	Included
PNT	Paint Doors and Roof WHITE per photos	2500.00
TOTAL VEHICLE PRICE		\$28,635.00

COLOR: PX8 Pitch Black

INTERIOR: X5X9 Black Front H. D. Cloth Bucket Seats with Vinyl Rear Bench

Thank you and if there are any questions please contact me.



Tom Ayers

Governmental / Fleet Sales Manager

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve purchase order in the amount of \$25,744.29 to EST for materials testing services for the 121st and Memorial Widening Project

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: EST is providing the materials testing for the 121st and Memorial Widening Project
Testing will include:

- Soils, Aggregates, Concrete, Asphalt

EXHIBITS: Proposal

KEY ISSUE: required materials testing.

COUNCIL ACTION: Approve purchase order.

RECOMMENDATION: Approve purchase order.

ITEM NO: _____

MEETING DATE: 03-22-21

MEETING: Council

PROJECT: E 121st Street S. Memorial to 85th E. Avenue
 CONTRACT ID: TR46-1703
 LENGTH: _____
 LOCATION: Tulsa County



RT MILES: 25		PER SAMPLE / TEST										SUBTOTALS	
TEST METHOD	NAME OF TEST	UNIT	AMOUNT	TECH TRAVEL TIME	TECH TIME (ONSITE)	TECH RATE \$65 X TIME	\$REPORT	MILES	MILES X RATE/MILE	TOTAL ADDTL.	TOTAL PER SAMPLE	NUMBER OF SAMPLES	TOTAL
AASHTO T168	ASPHALT SAMPLES	PER TEST	\$ 345.00	0.50									
OHD L-26	EXTRACTION	PER TEST	INCLUDED										
AASHTO T30	GRADATION	PER TEST	INCLUDED										
AASHTO T209	RICE	PER TEST	INCLUDED										
OHD L-14	SPECIFIC GRAVITY OF LAB MOLDED SPECIMENS	PER TEST	INCLUDED										
AASHTO T-312	MAKING SUPERPAVE LAB MOLDS	PER TEST	INCLUDED										
OHD L-14	SPECIFIC GRAVITY OF ROADWAY CORES	PER TEST	\$ 63.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 152.13	5	\$760.65
OHD L-14	JOINT DENSITY	PER TEST	\$ 25.00	0.50	1.00	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 114.13	15	\$1,711.95
AASHTO T176	SAND EQUIVALENT	PER TEST	\$ 88.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 177.13	2	\$364.26
AASHTO T23	MAKING AND CURING CONCRETE IN THE FIELD	SET OF 4	\$ 138.00	0.50	1.00	\$ 82.50	\$ 20.00	25.00	\$14.13	\$116.63	\$ 252.63	10	\$2,526.30
AASHTO T119	SLUMP OF FRESH HYDRAULIC CONCRETE	INCLUDED	INCLUDED										
AASHTO T162	ENTRAINED AIR TEST OF FRESH CONCRETE	INCLUDED	INCLUDED										
AASHTO T309	TEMPERATURE OF FRESH CONCRETE	INCLUDED	INCLUDED										
AASHTO T22	BREAKING CONCRETE CYLINDERS IN THE LAB	INCLUDED	INCLUDED										
AASHTO T23	MAKING AND CURING CONCRETE IN THE FIELD	SET OF 5	\$ 170.00			\$ -							
AASHTO T119	SLUMP OF FRESH HYDRAULIC CONCRETE	INCLUDED	INCLUDED										
AASHTO T162	ENTRAINED AIR TEST OF FRESH CONCRETE	INCLUDED	INCLUDED										
AASHTO T309	TEMPERATURE OF FRESH CONCRETE	INCLUDED	INCLUDED										
AASHTO T22	BREAKING CONCRETE CYLINDERS IN THE LAB	INCLUDED	INCLUDED										
	CLSM MAKING SPECIMENS	SET OF 3	\$ 51.00										
AASHTO T119	CONCRETE SLUMP, TEMP., AND AIR IN THE FIELD	PER TEST	\$ 72.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 161.13	20	\$3,222.60
AASHTO T162	SLUMP OF FRESH HYDRAULIC CONCRETE	INCLUDED	INCLUDED										
AASHTO T162	ENTRAINED AIR TEST OF FRESH CONCRETE	INCLUDED	INCLUDED										
AASHTO T309	TEMPERATURE OF FRESH CONCRETE	INCLUDED	INCLUDED										
AASHTO T-180	MOISTURE DENSITY RELATIONSHIP (MOD. PROCTOR)	PER TEST	\$ 184.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 273.13	1	\$273.13
AASHTO T89	MOISTURE DENSITY RELATIONSHIP (PROCTOR)	PER TEST	\$ 126.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 214.13	9	\$3,372.95
AASHTO T89	LIQUID LIMIT	PER TEST	\$ 33.00				\$ 20.00			\$20.00	\$ 53.00	8	\$424.00
AASHTO T89	PLASTIC LIMIT	PER TEST	\$ 30.00				\$ 20.00			\$20.00	\$ 50.00	8	\$400.00
AASHTO T310	NUCLEAR DENSITY TESTING OF SOIL & AGG	PER SHOT	\$ 25.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 114.13	20	\$2,282.60
AASHTO T27	SIEVE ANALYSIS OF SOILS - NO HYDROMETER	PER TEST	\$ 65.00				\$ 20.00			\$20.00	\$ 65.00	8	\$960.00
AASHTO T27	SIEVE ANALYSIS OF AGGREGATE	PER TEST	\$ 100.00	0.50	0.50	\$ 55.00	\$ 20.00	25.00	\$14.13	\$89.13	\$ 189.13	40	\$7,565.20

TESTING TOTAL

\$25,744.29

INCLUSIONS: Services performed from our Tulsa office/lab. Technician will only be available during testing, and testing estimated is only for those items listed above. Testing will be billed on a per test basis for actual work performed. Roadway cores to be provided by contractor. The above quantities of testing are taken from the Site Manager Sampling Checklist for this project.

EXCLUSIONS: Traffic Control. Prices for Asphalt Mix Designs, Concrete Mix Designs, and Soil Stabilization Designs are also available upon request. Any testing not specifically stated in this estimate.



City Council | Agenda Commentary

March 22, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance Number 2328, Bixby Comprehensive Plan-21.03, Amendment to the Comprehensive Plan in the Northwest quarter of Section 17, Township 17N, Range 13E to reconfigure the Commercial corner geometry located South of 141st Street South and East of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests a reconfiguration of the Commercial corner at the southeast corner of the intersection of 141st Street and Yale Ave.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment request *BXCP-21.03, reconfiguring the Commercial corner area on the southeast corner of 141st and Yale.*

Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2021

ORDINANCE NO. 2328

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MINOR AMENDMENT TO THE 2018 COMPREHENSIVE PLAN AS LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17), 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; ALTERING THE SHAPE AND SIZE OF THE COMMERCIAL LAND USE AREA TO THE PROPOSED BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 88°40'50" ALONG THE NORTH LINE THEREOF, A DISTANCE OF 309.64 FEET; THENCE SOUTH 01°19'10" EAST, A DISTANCE OF 662.91 FEET; THENCE SOUTH 88°49'50" WEST; A DISTANCE OF 310.82 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 01°13'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 662.91 FEET TO THE POINT OF BEGINNING, (BXCP-21.03); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 2267 be and the same is now amended and the following described, to-wit:

AMENDMENT OF THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE" INCLUDING:

ALTERING THE SHAPE AND SIZE OF THE COMMERCIAL LAND USE AREA AT THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17), 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.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation

of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Friday, March 12, 2021
RE: **COMPREHENSIVE PLAN AMENDMENT | (BXCP-21.03)**
Commercial Corner – 141st & Lewis

Applicant | AAB Engineering

REQUEST: The applicant requests approval of the Comprehensive Plan Amendment (BXCP-21.03)
EXISTING ZONING: (AG) Agriculture & (CS) Commercial Shopping
LOCATION: Southeast corner of 141st Street and Lewis Ave
STR: Section 17, Township 17, Range 13
EXISTING FUTURE LAND USE: Commercial wrapped by Medium Density Residential.
PROPOSED CHANGE: Change to the shape and size of the Commercial Land Use area.
PUBLIC INPUT: No input at the time of this report.
FUTURE LAND USE: Commercial wrapped by Medium Density Residential.

ATTACHMENTS:

1. Bixby 2030 Comprehensive Plan – Clip of Future Land Use Map
2. Proposed Amendment of Commercial area.

STAFF RECOMMENDATION: The proposed Comp Plan Amendment meets the intent of the current FLUM and modifies the shape of the commercial area to accommodate proposed design for the adjacent single-family residential area.

Comprehensive Plan Application



City of Bixby

APPLICATION TO THE CITY OF BIXBY FOR OF A COMPREHENSIVE PLAN AMENDMENT

CASE NUMBER: BXCP - 21.03 ~~Case number~~

SELECT CURRENT MAP DESIGNATION (C) | SELECT REQUESTED LAND USE (R)

FUTURE LAND USE | RESIDENTIAL

LAND USE INTENSITY

☐ RURAL AGRICULTURE (UNINCORPORATED)

☐ AGRICULTURAL

☐ RURAL RESIDENTIAL

☐ LOW DENSITY RESIDENTIAL

☒ R MEDIUM DENSITY RESIDENTIAL

☐ MEDIUM-HIGH DENSITY RESIDENTIAL

☐ HIGH DENSITY RESIDENTIAL

☐ MIXED USE

☐ RESIDENTIAL MANUFACTURED HOME PARK

FUTURE LAND USE | COMMERCIAL | OTHER

LAND USE INTENSITY

☐ NEIGHBORHOOD COMMERCIAL

☒ C COMMERCIAL

☐ INDUSTRIAL

☐ PUBLIC / INSTITUTIONAL

☐ RECREATIONAL / OPEN SPACE

☐ FLOOD DISTRICT

☐ WATER

PROPERTY INFORMATION:

Property Location: Southeast corner of 141st & Lewis

Legal Description: Unplatted - see attached Location Map & Legal Description

Parcel number: 97317-73-17-16110 Subdivision _____ Lot _____ Block _____

*If unplatted: Attach legal description and electronic legal description in WORD format

Project Details (Include purpose of project, why the request, new proposal, etc.):

Reduction of the Commercial Future Land Use designation at the corner.

Applicant (Name & Business): AAB Engineering, LLC

Address: P.O. Box 2136

City: Sand Springs State: OK

Zip: 74063 Phone: 918-514-4283

Email: jason@aabeng.com

Property Owner(s) of Record: D & LP Family LLC C/O Mark Perkins

Address: P.O. Box 1527

City: Tulsa State: OK

Zip: 74101 Phone: _____

Email: _____

SIGNATURE OF APPLICANT: J. C. Mohler

DATE: 2/5/21

(TYPE OR PRINT NAME OF APPLICANT SIGNING): Jason C. Mohler

☐ CHECK IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

(PRINT NAME OF OWNER(S) SIGNING): _____

DO NOT WRITE IN THIS BOX

BXCP- _____ DATE RECEIVED: _____

RECEIVED BY: _____ RECEIPT # _____

PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

FEES: BASE FEE + ADDITIONAL \$300

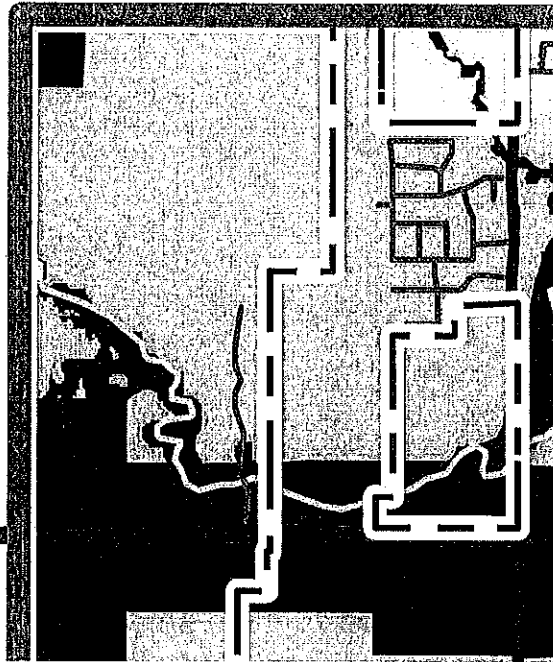
TOTAL:

Commercial → Med. Dens. Res Minor → \$400

141 St

ay Creek

151 St



Legend

Future Land Use

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

Density (du/ac.)

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

Future Land Use

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

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

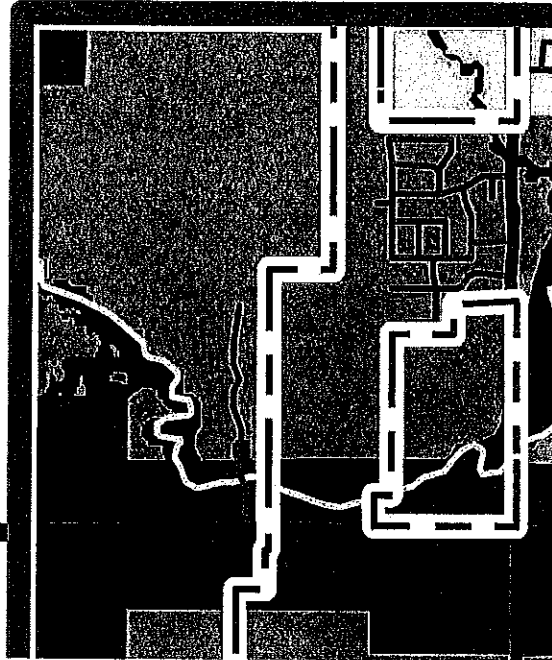
Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

BIXBY 2030 COMPREHENSIVE PLAN CLIP OF FLUM

141 St

ay Creek

151 St



Legend

Future Land Use

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

Density (du/ac.)

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

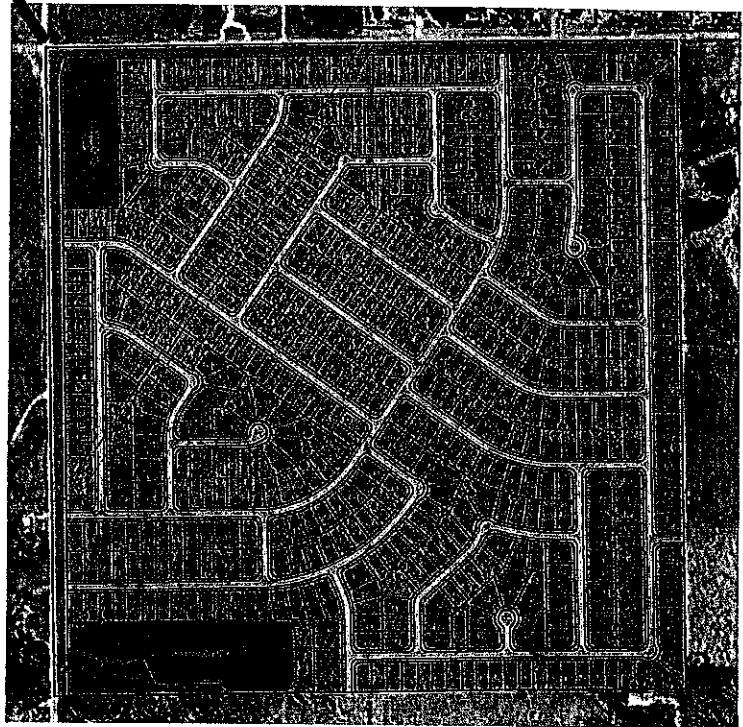
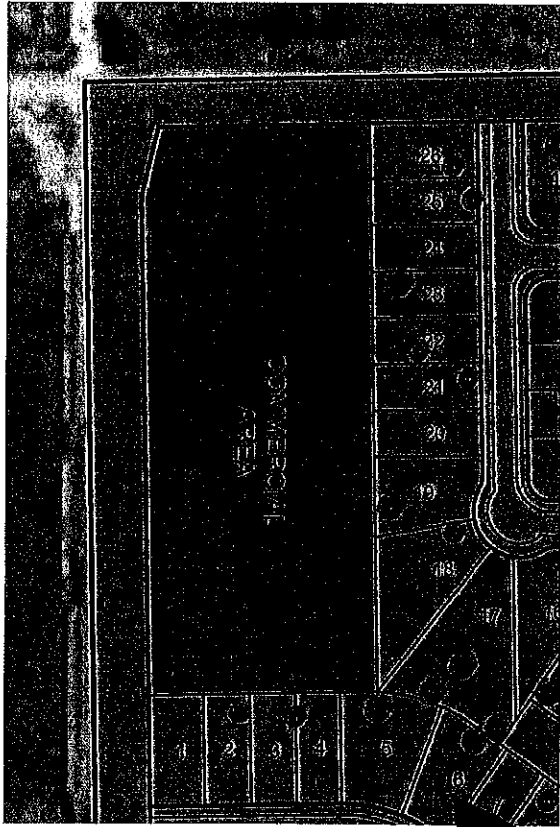
Future Land Use

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

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

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

BIXBY 2030 COMPREHENSIVE PLAN PROPOSED AMENDMENT



LEGAL DESCRIPTION – DEVELOPMENT AREA A

Comprehensive Plan Amendment

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

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH $88^{\circ}40'50''$ EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 309.64 FEET; THENCE SOUTH $01^{\circ}19'10''$ EAST, A DISTANCE OF 662.91 FEET; THENCE SOUTH $88^{\circ}40'50''$ WEST, A DISTANCE OF 310.82 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH $01^{\circ}13'04''$ WEST ALONG SAID WEST LINE, A DISTANCE OF 662.91 FEET TO THE POINT OF BEGINNING. CONTAINING 205,658 SQUARE FEET OR 4.72 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17) BEING NORTH $88^{\circ}40'50''$ EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 5, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

ORDINANCE NO. 2326

ANNEXING CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF
BIXBY, OKLAHOMA

WHEREAS, on February 26, 2021, the City of Bixby, Oklahoma, received a Petition for Annexation of certain property set forth in Exhibit "A" attached into the City's corporate limits from Mark Perkins, on behalf of D&LP Family, LLC.

WHEREAS, said Petition for Annexation was filed pursuant to the provisions of 11 O.S. Sec. 21-105 by the owners of more than three-fourths (3/4) of said property. That no registered voters residing on said property appear in protest.

WHEREAS, Notice of the hearing before the Bixby City Council was published for two consecutive weeks prior to said hearing as required by 11 O.S. Sec. 21-105.

WHEREAS, the Bixby City Council approves said Petition for Annexation into the City of Bixby, Oklahoma corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, that said property described in Exhibit "A" attached hereto is hereby annexed into the corporate limits of the City of Bixby, Oklahoma.

EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety of the residents of the City of Bixby and, for such reason, this ordinance shall take effect immediately from and after its passage and approval.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: YES, NO, ABSTAINING, ABSENT, on this day of , 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to-wit: YES, NO, ABSTAINING, ABSENT, on this day of , 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

EXHIBIT A

The Northwest Quarter (NW/4) of Section 17, Township 17 North, Range 13 East, containing approximately 160 acres more or less and located at the Southeast corner of the intersection of 141st Street and South Lewis Avenue in Bixby, Oklahoma.



City Council | Agenda Commentary

March 22, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance Number 2329, Bixby Comprehensive Plan-21.01, Amendment to the Comprehensive Plan for The Retreat, Commercial to Medium Density Residential, to allow for Residential Single Family zoning in the southeast corner of Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests a modifying the Comprehensive Plan to show Residential rather than Commercial use on the northwest corner of 161st Street and Yale Ave.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment request *BXCP-21.01, to show Residential rather than Commercial use on the northwest corner of 161st Street and Yale Ave..*

ORDINANCE NO. 2329

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2018 COMPREHENSIVE PLAN AS LOCATED IN SECTION TWENTY-ONE (21), 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; REMOVING THE PROPOSED "COMMERCIAL" AND "NEIGHBORHOOD COMMERCIAL" DESIGNATIONS AND AMENDING THEM TO "MEDIUM DENSITY RESIDENTIAL", (BXCP-21.01); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 2267 be and the same is now amended and the following described, to-wit:

AMENDMENT OF THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE" INCLUDING:

REMOVAL OF PROPOSED "COMMERCIAL" AND "NEIGHBORHOOD COMMERCIAL" DESIGNATIONS AND AMENDING THEM TO "MEDIUM DENSITY RESIDENTIAL" FROM SECTION TWENTY-ONE (21), 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.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: City of Bixby, Planning Department
Date: Thursday, March 18, 2021
RE: ***THE RETREAT***
Location: Yale Ave. and 161st St. – NW corner
Applicant: Tanner Consulting LLC

REQUEST: **COMPREHENSIVE PLAN MAP AMENDMENT**
(BXCP-21.01) A major amendment is being requested to a change the **SOUTHEAST** corner of the property designations from Commercial and Neighborhood Commercial to Medium Density Residential.

REZONING
(BXZO-21.01)
Agriculture to Single-Family Residential

PLANNED UNIT DEVELOPMENT (PUD)
The Retreat (BXPUD 21.01)

PRELIMINARY PLAT
(BXPT-21.01)
Master Plan: 417 lots on 160.422 acres
▪ Phase 1: 228 lots on 93.800 acres
▪ Phase 2: 190 lots on 66.622 acres

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2.5, RS-3) Single-Family Residential within PUD

AREA: 160.422 Acres Total

STR: Section 21, Township 17N, Range 13E

EXISTING USE: Agriculture - Vacant

PROPOSED USE: Master Planned Residential Subdivision – An average lot width of 90 ft. wide, 70 ft. wide, 65 ft. wide, and 55 ft. wide single-family lots in their respective distinct neighborhood styles.

REQUESTED COMPREHENSIVE PLAN MAP AMENDMENT:

A major amendment to the Comprehensive Plan map is being requested to change the **SOUTHEAST** corner from "Commercial" and "Neighborhood Commercial" designations to "Medium Density Residential" designation to allow for zoning change (BXZO-21.01 (RS-2.5, RS-3)).

REQUESTED ZONING CHANGES:

Rezoning from Agricultural (AG) to Residential Single-Family (BXZO-21.01 (RS-2.5, RS-3)).

Planned Unit Development discussion for *The Retreat* (BXPUD-21.01)

STAFF REVIEW

ANNEXATION: Approved 02.22.2021

PROPOSED COMPREHENSIVE PLAN AMENDMENT

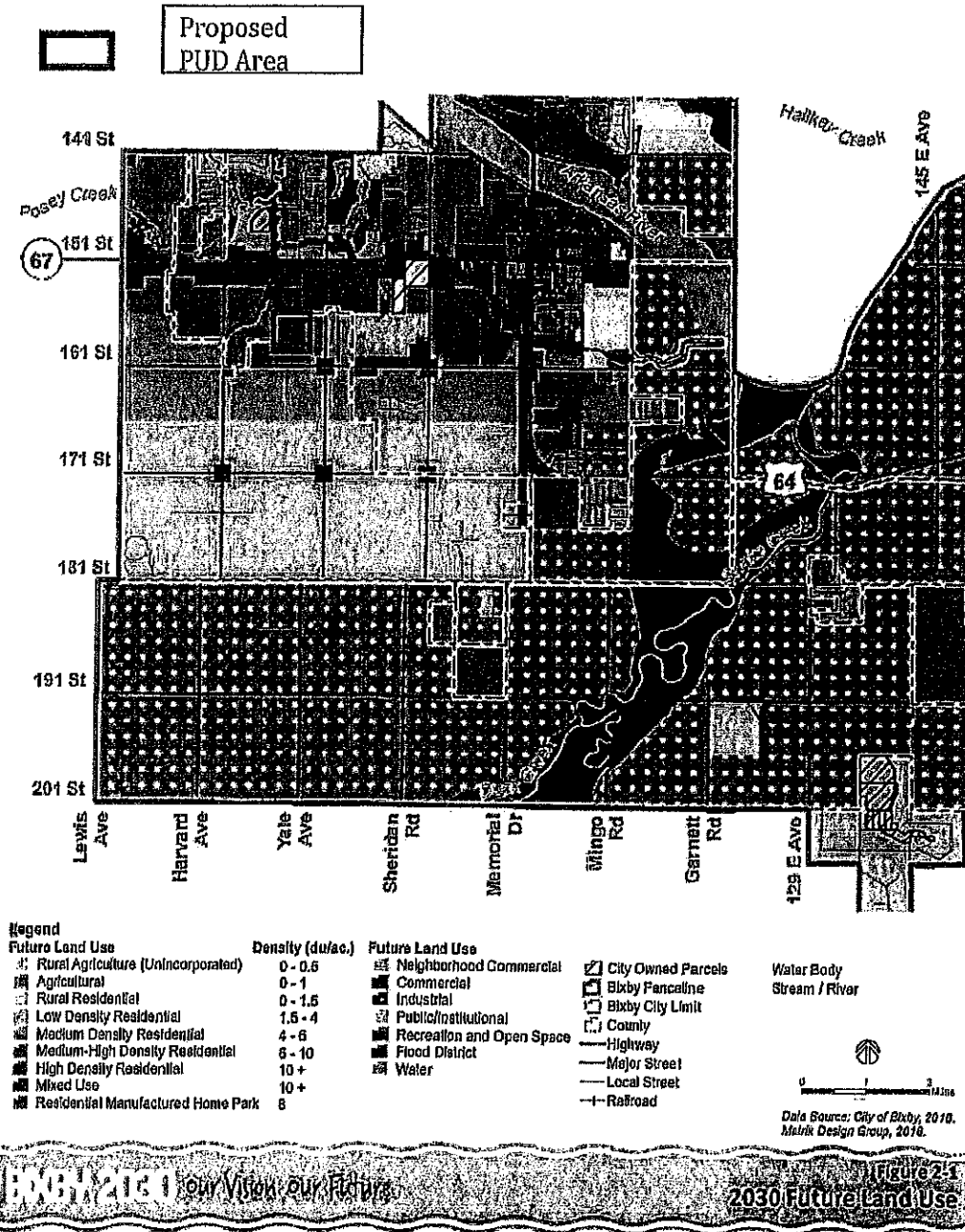
A major amendment to the Comprehensive Plan map is required to a change from Medium-Density Residential and Commercial to Medium-Density Residential to allow for zoning change (BXZO-21.01 (RS-2.5 and RS-3)).

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Blxby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

As depicted on Figure 1: The only area on the map to be amended is the small commercial corner depicted in red on the Comprehensive Plan Map.

EXISTING COMPREHENSIVE PLAN: Medium Density Residential and Commercial

Figure 1: Comprehensive Plan 2030 Future Land Use designation



SURROUNDING LAND USE:

North: Mixed-Use

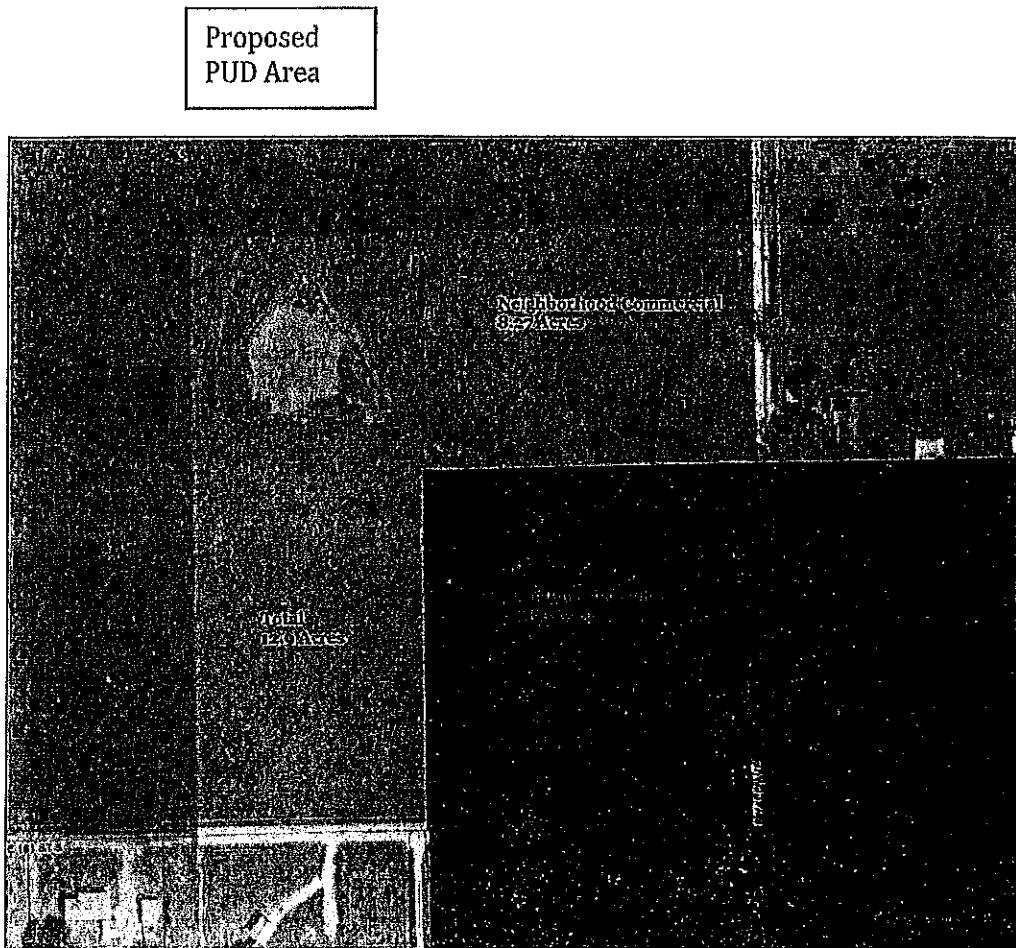
East: Low Density Residential, Commercial, and Neighborhood Commercial

South: Low Density Residential, Commercial, and Neighborhood Commercial

West: Medium-Density Residential

EXISTING ZONING MAP: AGRICULTURAL

Figure 2: Existing zoning for surrounding areas.



SURROUNDING ZONING AND CURRENT USE:

North: (AG) Agricultural; undeveloped agriculture

East: (AG) Agricultural; Community Services (Church)

South: (AG) Agricultural; Single-family residential

West: (AG) Agricultural; undeveloped agriculture

DEVELOPMENT STANDARDS: 160.422 acres, Residential Single-Family (RS-2.5 and RS-3). All uses permitted by right in Residential Single-Family zoning.
Use Unit: 1 – Areawide Uses; 6 – Single-Family Dwelling

	RS-2.5	RS-3	PUD Dev A	Dev B
<i>Building Height</i>	48 ft.	48 ft.	35 ft.**	35 ft.**
<i>Minimum Lot Width</i>	70 ft.	65 ft.	55 ft. (avg)	65 ft. (Sec III.C.)
- <i>Front Yards</i>	35 ft.	35 ft.	20 ft (Sec III.C.)	20 ft (Sec III.C.)
- <i>Rear Yards</i>	25 ft.	20 ft.	15 ft.	20 ft.
- <i>Side Yards</i>	10/5 ft.	5 ft.	5/10 ft. (Sec. III.C.)	5/10 ft. (Sec. III.C.)
<i>Min Land Area per DU</i>	9,600 sf.	8,400 sf.	8,400 sf.*	9,600 sf*

Please see PUD for *Supplemental Development Standards (Section III.C.)* for more detailed information.

Figure 3: The Retreat Master Plan

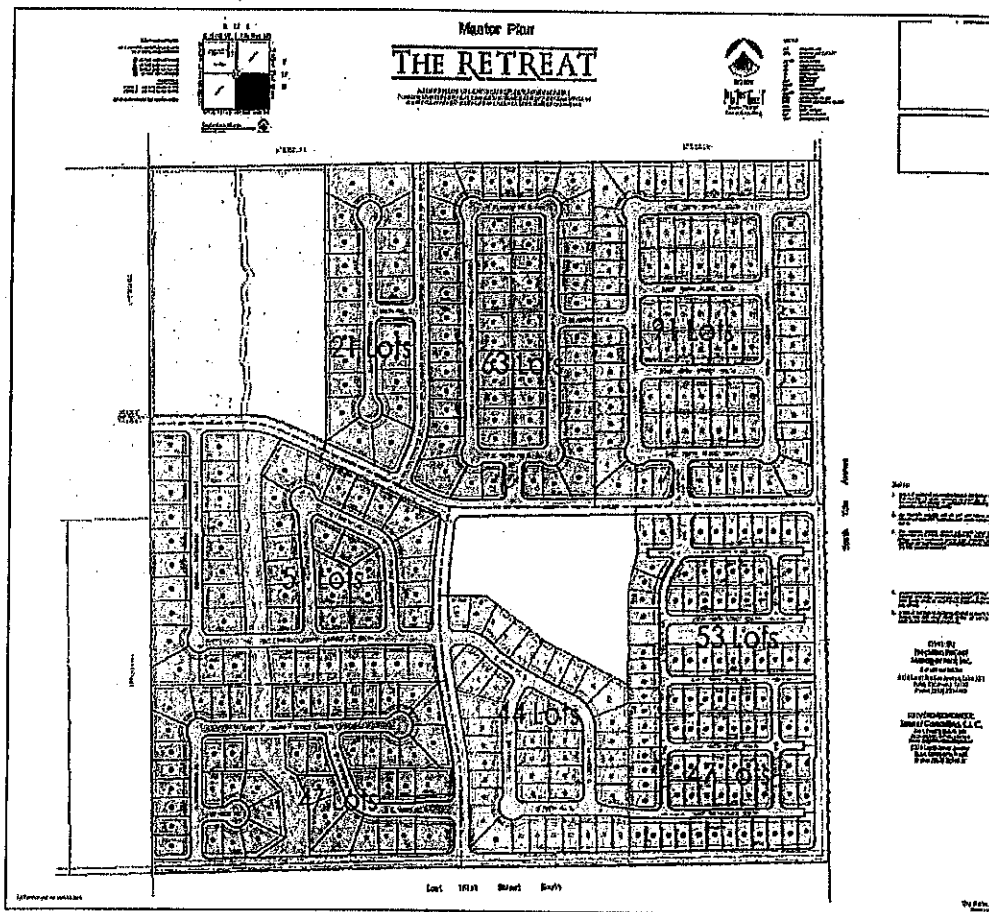
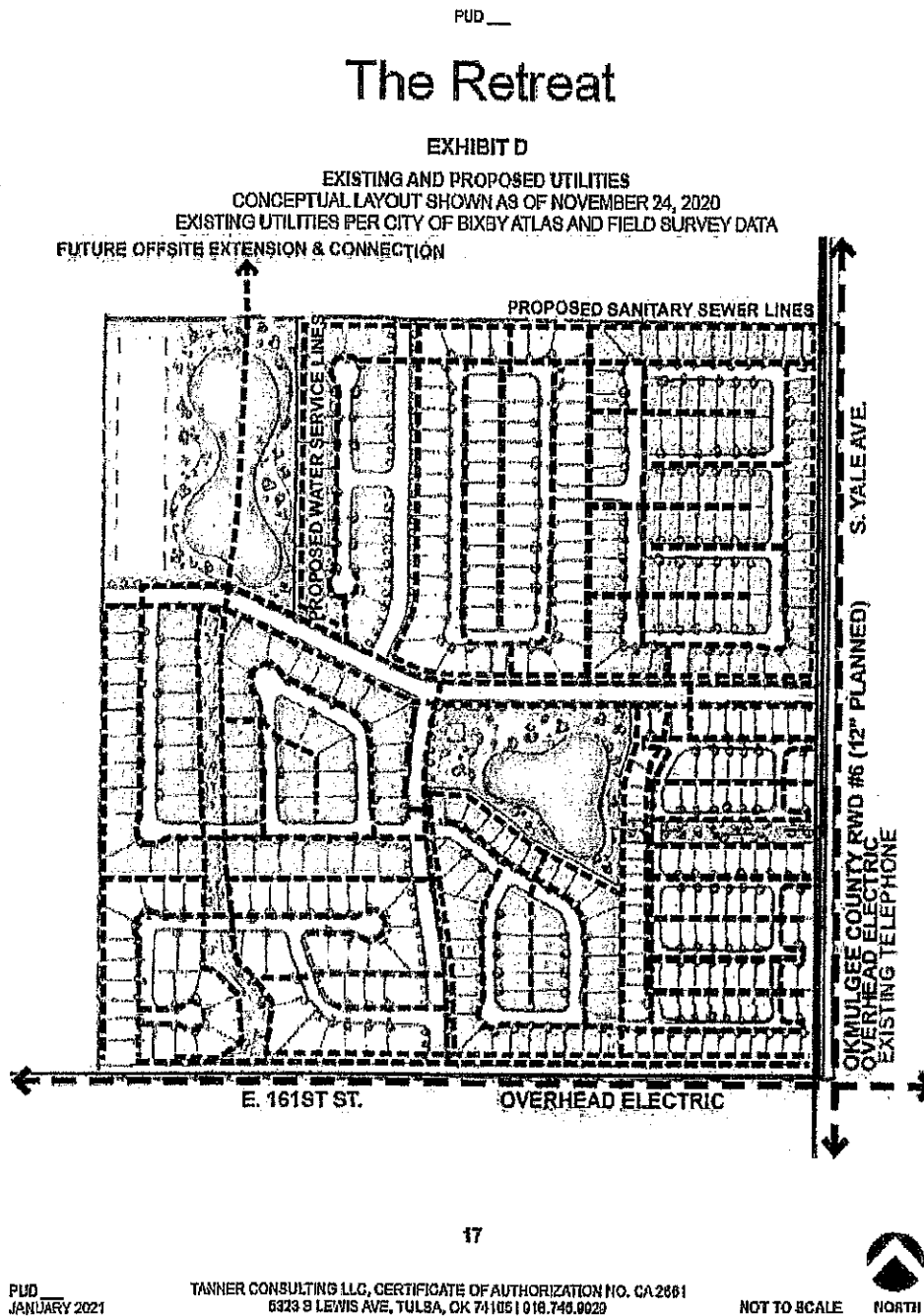


Figure 4: Conceptual Utility Plan



PRELIMINARY PLAT (PHASE 1):

Discuss and consider possible action, including approval, approval with modifications, continued to a certain date, or denial of a request by Precision Project Management, Inc. Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Preliminary Plat of The Retreat Phase I, a subdivision of approximately 93.800 acres, more or less, with 228 lots. Part of Planned Unit Development PUD No. BXCP-21.01, with RS-2.5 Residential Single Family and RS-3 Residential Single-Family zoning.

Utilities/Site Area: The subdivision is proposed to be served by Okmulgee County Rural Water District #6 Water and City of Bixby Sewer with the Developer extension of the utility line. Windstream, ONG, AEP, Cox, AT & T, BTC, BPS, Creek County RWD #2, Central Electric and OG&E have all been notified.

STAFF COMMENTS:

1. Discussion regarding the topography of the property with storm water draining to the North West toward the Posey Creek tributary
2. Water will be provided by Okmulgee RWD #6 and smaller line along Yale Avenue being replaced with a 12" line. Sewer Line being extended to meet up with a proposed development or the line at 151st crossing
3. Discussion on the Parkway 64 alignment modification approved by City Council
4. Two gates desirable, one by the collector street, with one emergency gate for the "Gated" portion of development.
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PUBLIC COMMENTS: No comments at time of this report

STAFF RECOMMENDATION:

- Planning Commission make a recommendation for approval to City Council based on the proposed Comprehensive Plan map amendment and zoning changes will allow the proposed PUD to take place and align well with the surrounding land use and future land use.
- Planning Commission make recommendation for approval to City Council based on the Preliminary Plat conforming with the proposed Comprehensive Plan map amendment and the Subdivision Regulations standards, requirements, and principles, and be in compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

No roadwork and/or utility work shall begin until the city has received approved DEQ permits. All Performance, Maintenance, and Statutory Bonds are in place, sanitary sewer, water mains, storm sewer, and roads. The Infrastructure Inspector will need to do daily inspections as needed when construction starts on the utilities and roads.

ATTACHMENTS:

The Retreat Planned Unit Development dated January 2021

1. Preliminary Plat:
2. Master Plan dated March 5, 2021
3. Conceptual Utility Plan dated January 8, 2021
4. Preliminary Master Plat Deed of Dedication and Restrictive Covenants dated January 5, 2021

Comprehensive Plan Application



City of Bixby

APPLICATION TO THE CITY OF BIXBY FOR OF A COMPREHENSIVE PLAN AMENDMENT

CASE NUMBER: _____

SELECT CURRENT MAP DESIGNATION (C) | SELECT REQUESTED LAND USE (R)

FUTURE LAND USE | RESIDENTIAL

LAND USE INTENSITY

☐ 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

FUTURE LAND USE | COMMERCIAL | OTHER

LAND USE INTENSITY

☒ NEIGHBORHOOD COMMERCIAL

☒ COMMERCIAL

☐ INDUSTRIAL

☐ PUBLIC / INSTITUTIONAL

☐ RECREATIONAL / OPEN SPACE

☐ FLOOD DISTRICT

☐ WATER

PROPERTY INFORMATION:

Property Location: Northwest corner 161st St. S. + Yale Ave.

Legal Description: SE 1/4 Section 21, T-17-N, R-13-E, Tulsa County, Oklahoma

Parcel number: 97321-73-21-482 Plat name* (if applicable): N/A

*If unplatted: Attach legal description and electronic legal description in WORD format

Project Details (include purpose of project, why the request, new proposal, etc.):

See request letter

Applicant (Name & Business): Tanner Consulting, LLC Address: 5323 S. Lewis Ave
City: Tulsa State: OK Zip: 74105 Phone: (918) 745-9929
Email: eeeyat@tannerconsulting.com

Property Owner(s) of Record: MPR Family II LLC Address: 920 Guinda St.
City: Palo Alto State: CA Zip: 94301 Phone: N/A
Email: N/A

SIGNATURE OF APPLICANT: [Signature]

DATE: 03/15/2021

(TYPE OR PRINT NAME OF APPLICANT SIGNING)

Erik Eayart

request letter & fees paid 1/5/2021

CHECK IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

- owner's authorization covered in

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

purchase agreement

(PRINT NAME OF OWNER(S) SIGNING)

(private)

DO NOT WRITE IN THIS BOX

BXCP- _____ DATE RECEIVED: _____

RECEIVED BY: _____

RECEIPT # _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

FEES: BASE FEE + ADDITIONAL _____

TOTAL: _____



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929

Friday, March 5, 2021

Bixby City Council and
Bixby Planning Commission
PO Box 70
Bixby, OK 74008

**Re: "The Retreat" – Northwest corner 161st Street South and South Yale Avenue;
Comprehensive Plan Amendment**

Dear Mayor and Councilors, Chair and Commissioners:

Our firm has prepared a master plan for "The Retreat", a single-family residential development of the 160.422 acres at the northwest corner of 161st Street South and South Yale Avenue. The Retreat features four (4) distinct neighborhood styles connected by streets, sidewalks, trails, and ample, connected open space Reserve Areas. Neighborhood styles include larger, "Reserve" lots with typically 90' lot widths, "Estate" lots with customarily 70' lot widths, "Villas" lots with customarily 65' lot widths, and "Gated Cottage" lots with typically 55' lot widths.

The site is not presently within the Bixby City Limits; the annexation request from the owner is pending processing and consideration by the Bixby City Council.

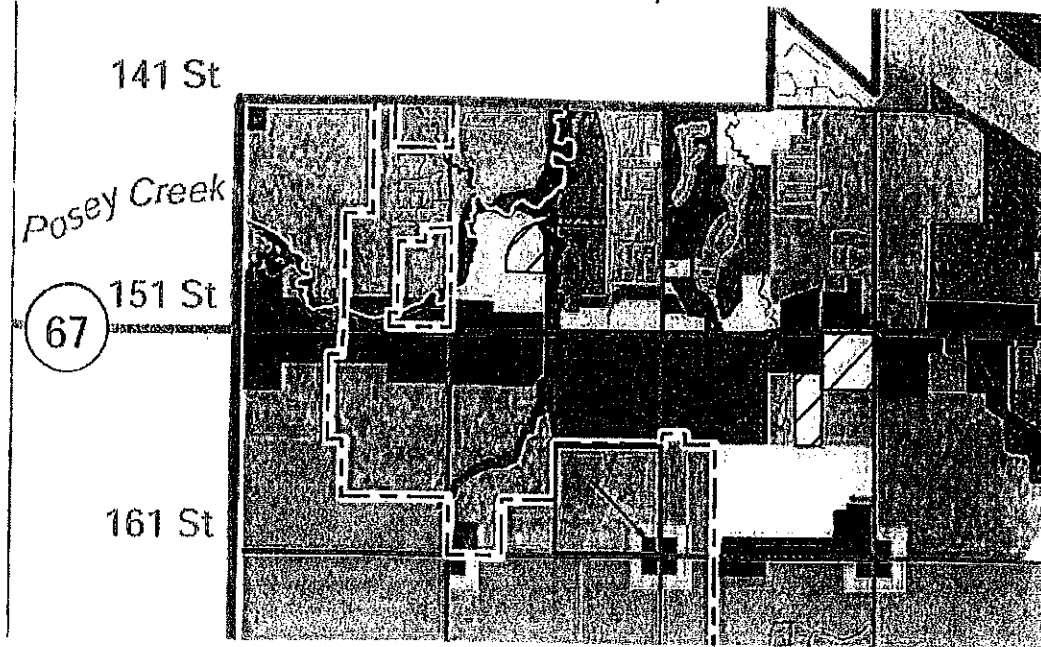
We have prepared applications for rezoning, Planned Unit Development (PUD), Comprehensive Plan Amendment, and Preliminary Plat. The City of Bixby 2018 Comprehensive Plan 2030 Future Land Use map provides that the requested underlying RS-2.5 and RS-3 zoning districts and the densities as proposed by the PUD are in accordance with the "Medium Density Residential" future land use designation. However, as the site is entirely dedicated to single-family residential, southeastern portion of the property is not presently consistent with the current "Commercial" or "Neighborhood Commercial" designations. Therefore, by this letter, we respectfully request an amendment to the Comprehensive Plan to redesignate such areas as "Medium Density Residential." The concerned area of the map is reproduced at the end of this letter.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,

Erik Enyart, AICP, CFM

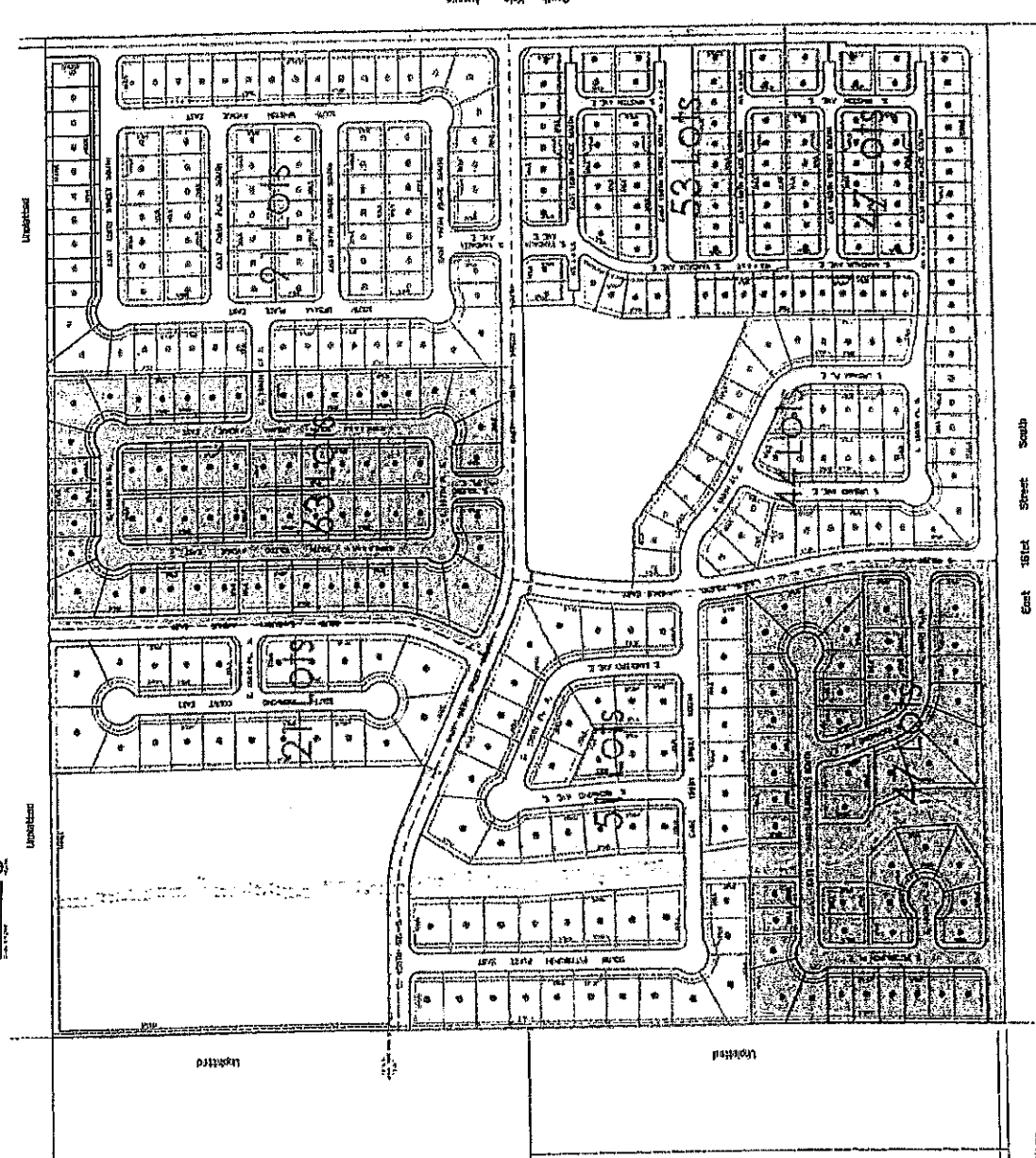
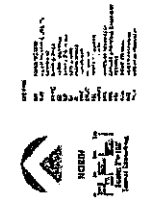
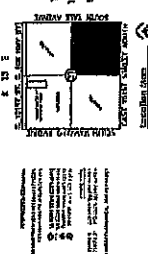
Excerpt from 2018 Comprehensive Plan Future Land Use map



Master Plan

THE RETREAT

THE RETREAT is a 100-acre master plan for a new residential development. The plan includes a total of 1,000 lots, including 500 single-family lots and 500 townhome lots. The development is located in the South Yola Avenue area of the City of South Yola, Georgia. The plan is subject to the approval of the City of South Yola and the Georgia Department of Transportation.



OWNER:
Precision Project Management, Inc.
3737 Peachtree Road, Suite 300
Atlanta, Georgia 30327
Phone: (404) 251-2121

DESIGNER:
TERRACE CONSULTING, L.L.C.
1000 Peachtree Road, Suite 1000
Atlanta, Georgia 30329
Phone: (404) 251-2121

The City of South Yola

MAST 001-001-001-001

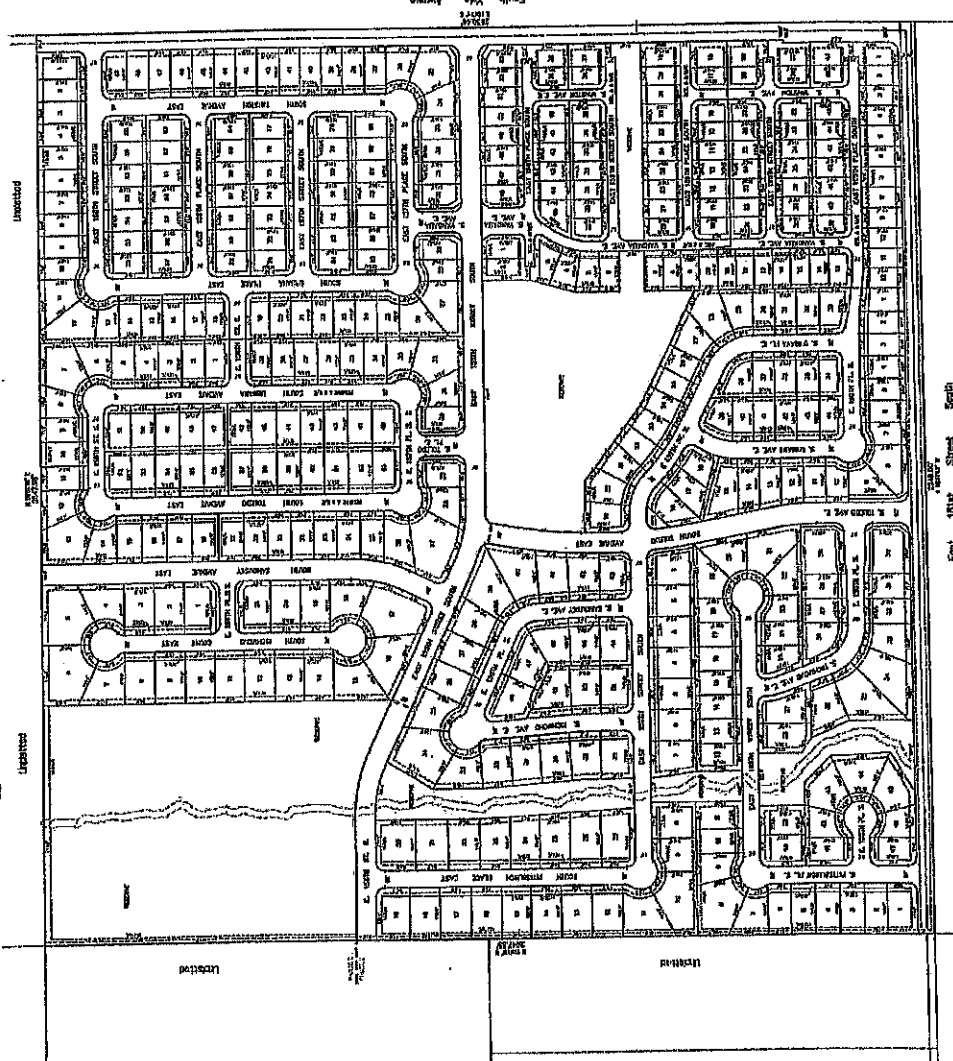
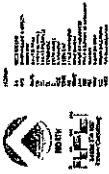
Preliminary Master Plat

THE RETREAT

ALL INFORMATION CONTAINED HEREIN IS UNOFFICIAL AND FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.



Legend:
Proposed
Existing



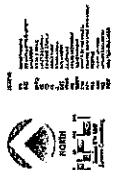
OWNER:
THE PHOENIX
PLANNING DEPARTMENT
CITY OF PHOENIX
150 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 505-325-1234

DESIGNER:
KIMBERLY J. HARRIS
KIMBERLY J. HARRIS & ASSOCIATES, L.L.C.
2511 South Central Expressway
PHOENIX, ARIZONA 85034
PH: 352-441-1400

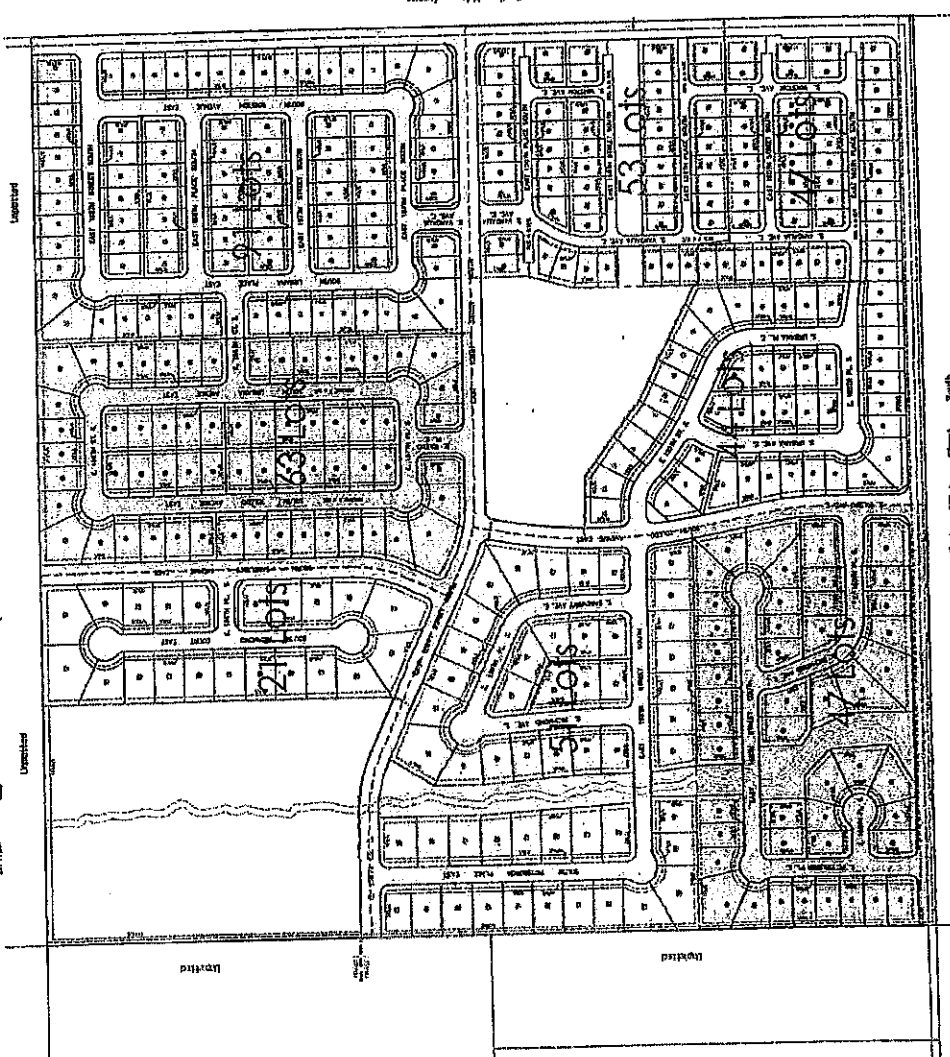
Not To Scale

Master Plan

THE RETREAT



THE RETREAT
A COMMUNITY OF
LUXURY HOMES
IN THE HEART OF
THE COUNTRY



THE RETREAT
A COMMUNITY OF
LUXURY HOMES
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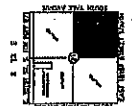
OWNER:
Piedmont Village
Arlington, VA 22204
Phone: 703-241-1111
Fax: 703-241-1112

DEVELOPER:
Piedmont Village, LLC
Arlington, VA 22204
Phone: 703-241-1111
Fax: 703-241-1112

THE RETREAT
A COMMUNITY OF
LUXURY HOMES
IN THE HEART OF
THE COUNTRY



THE RETREAT
Conceptual Utility Plan



Legend

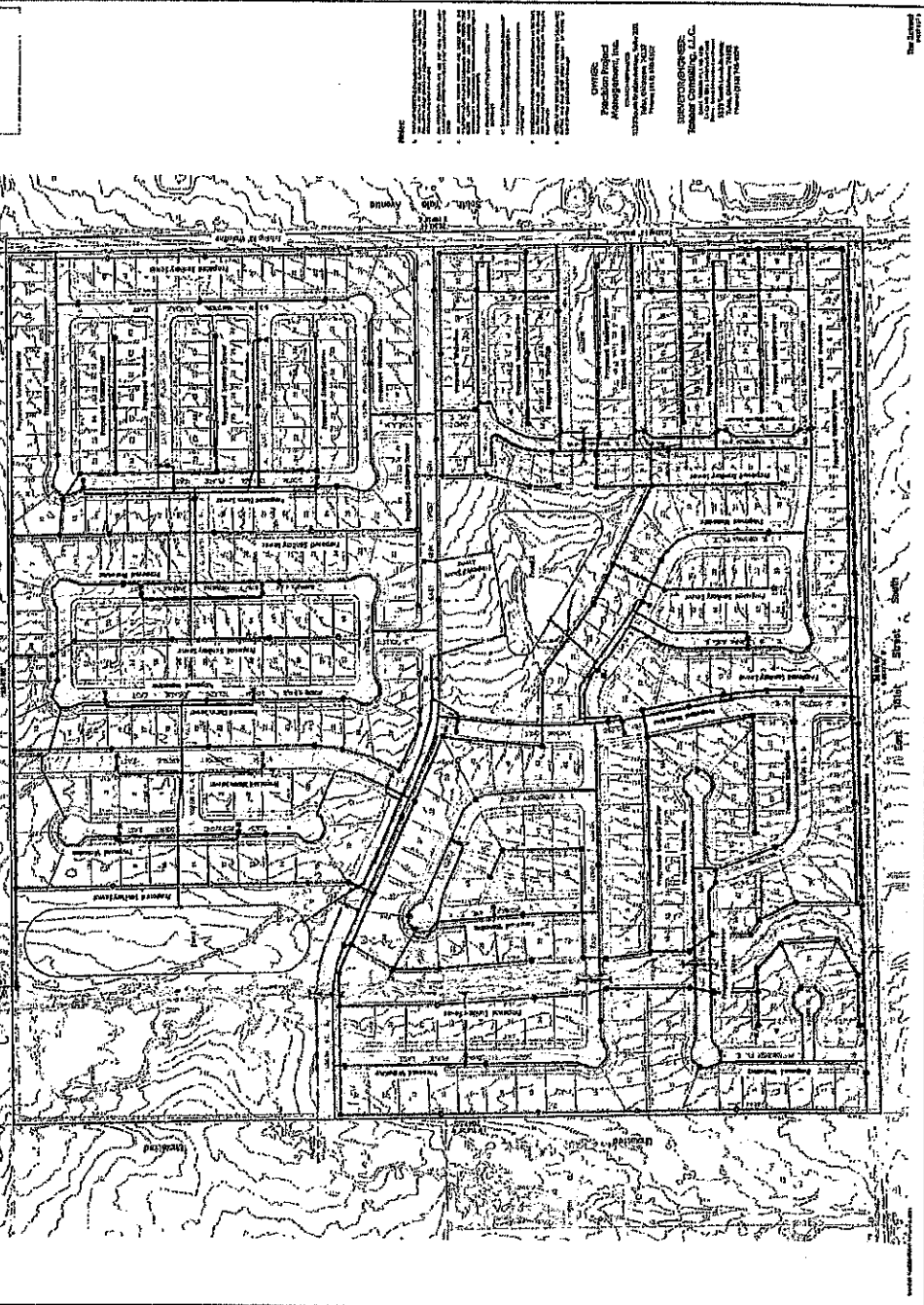
Scale

North Arrow

Legend

Scale

North Arrow



THE RETREAT

Conceptual Utility Plan

HKS

HKS

HKS

HKS

HKS

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City Council | Agenda Commentary

March 22, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2330 Bixby Zoning-21.01, Rezoning for The Retreat, proposed amendment to a zoning district in the City of Bixby, from Agriculture to (RS-2.5 and RS-3) Residential Single Family, to allow for a Residential Development in Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests that the Agriculture zoning be modified to (RS-2.5 and RS-3) Residential Single Family on the northwest corner of 161st Street and Yale Ave.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of amending the zoning from Agriculture to (RS-2.5 and RS-3) Residential Single Family in accordance with request *BXZO-21.01 on the northwest corner of 161st Street and Yale Ave.*

ORDINANCE NO 2330

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM AN AG CLASSIFICATION TO RS-2.5 AND RS-3 CLASSIFICATIONS (BXZO-21.01); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

OVERALL TRACT

THE RETREAT CONSISTS OF 160.422 ACRES LOCATED AT THE NORTHWEST CORNER OF EAST 161ST STREET SOUTH AND SOUTH YALE AVENUE IN THE CITY OF BIXBY, OKLAHOMA, AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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.

DEVELOPMENT AREA A (RS-3) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 50.641 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST (NE/4 SE/4) OF SECTION TWENTY-ONE (21), 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.

DEVELOPMENT AREA B (RS-2.5) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 109.781 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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, LESS AND EXCEPT THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND LESS AND EXCEPT THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4).

Located at or near the Northwest corner of East 161st Street South and South Yale Avenue, be and the same is now designated and re-zoned from AG | Agriculture to Single-Family Residential (RS-2.5 RS-3).

Be, and the same is hereby amended to reflect the Supplemental Zoning of Planned Unit Development (BXPUD-21.01) for "THE RETREAT."

Section 2. That BXPUD-21.01 and its Outline Development Plan shall be subject to the development standards and conditions approved by the City Council on the date of this ordinance.

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least a four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: City of Bixby, Planning Department
Date: Thursday, March 18, 2021
RE: ***THE RETREAT***
Location: Yale Ave. and 161st St. – NW corner
Applicant: Tanner Consulting LLC

REQUEST: **COMPREHENSIVE PLAN MAP AMENDMENT**
(BXCP-21.01) A major amendment is being requested to a change the **SOUTHEAST** corner of the property designations from Commercial and Neighborhood Commercial to Medium Density Residential.

REZONING
(BXZO-21.01)
Agriculture to Single-Family Residential

PLANNED UNIT DEVELOPMENT (PUD)
The Retreat (BXPUD 21.01)

PRELIMINARY PLAT
(BXPT-21.01)
Master Plan: 417 lots on 160.422 acres
▪ Phase 1: 228 lots on 93.800 acres
▪ Phase 2: 190 lots on 66.622 acres

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2.5, RS-3) Single-Family Residential within PUD

AREA: 160.422 Acres Total

STR: Section 21, Township 17N, Range 13E

EXISTING USE: Agriculture - Vacant

PROPOSED USE: Master Planned Residential Subdivision – An average lot width of 90 ft. wide, 70 ft. wide, 65 ft. wide, and 55 ft. wide single-family lots in their respective distinct neighborhood styles.

REQUESTED COMPREHENSIVE PLAN MAP AMENDMENT:

A major amendment to the Comprehensive Plan map is being requested to change the **SOUTHEAST** corner from "Commercial" and "Neighborhood Commercial" designations to "Medium Density Residential" designation to allow for zoning change (BXZO-21.01 (RS-2.5, RS-3)).

REQUESTED ZONING CHANGES:

Rezoning from Agricultural (AG) to Residential Single-Family (BXZO-21.01 (RS-2.5, RS-3)).

Planned Unit Development discussion for *The Retreat* (BXPUD-21.01)

STAFF REVIEW

ANNEXATION: Approved 02.22.2021

PROPOSED COMPREHENSIVE PLAN AMENDMENT

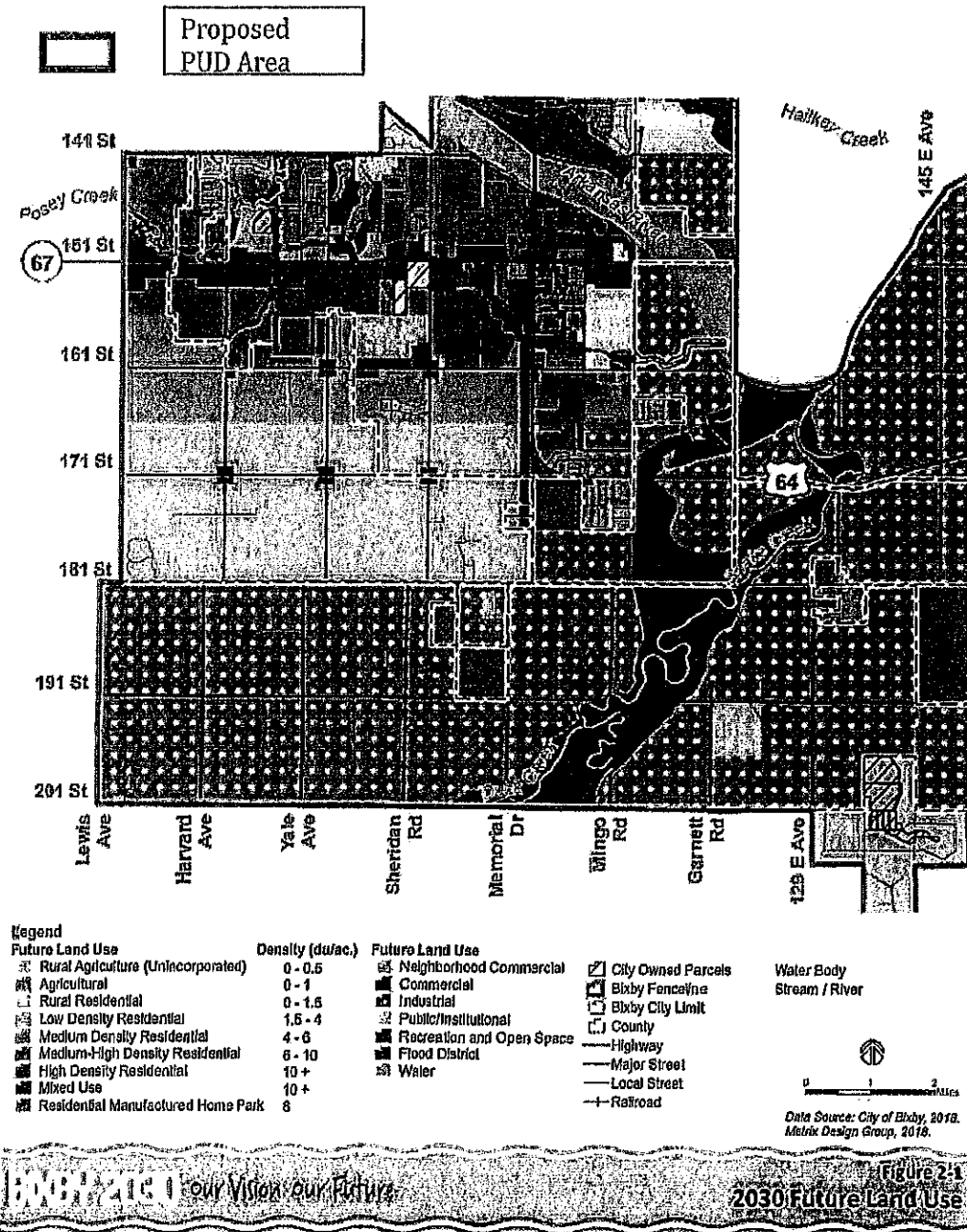
A major amendment to the Comprehensive Plan map is required to a change from Medium-Density Residential and Commercial to Medium-Density Residential to allow for zoning change (BXZO-21.01 (RS-2.5 and RS-3)).

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Blxby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

As depicted on Figure 1: The only area on the map to be amended is the small commercial corner depicted in red on the Comprehensive Plan Map.

EXISTING COMPREHENSIVE PLAN: Medium Density Residential and Commercial

Figure 1: Comprehensive Plan 2030 Future Land Use designation



SURROUNDING LAND USE:

North: Mixed-Use

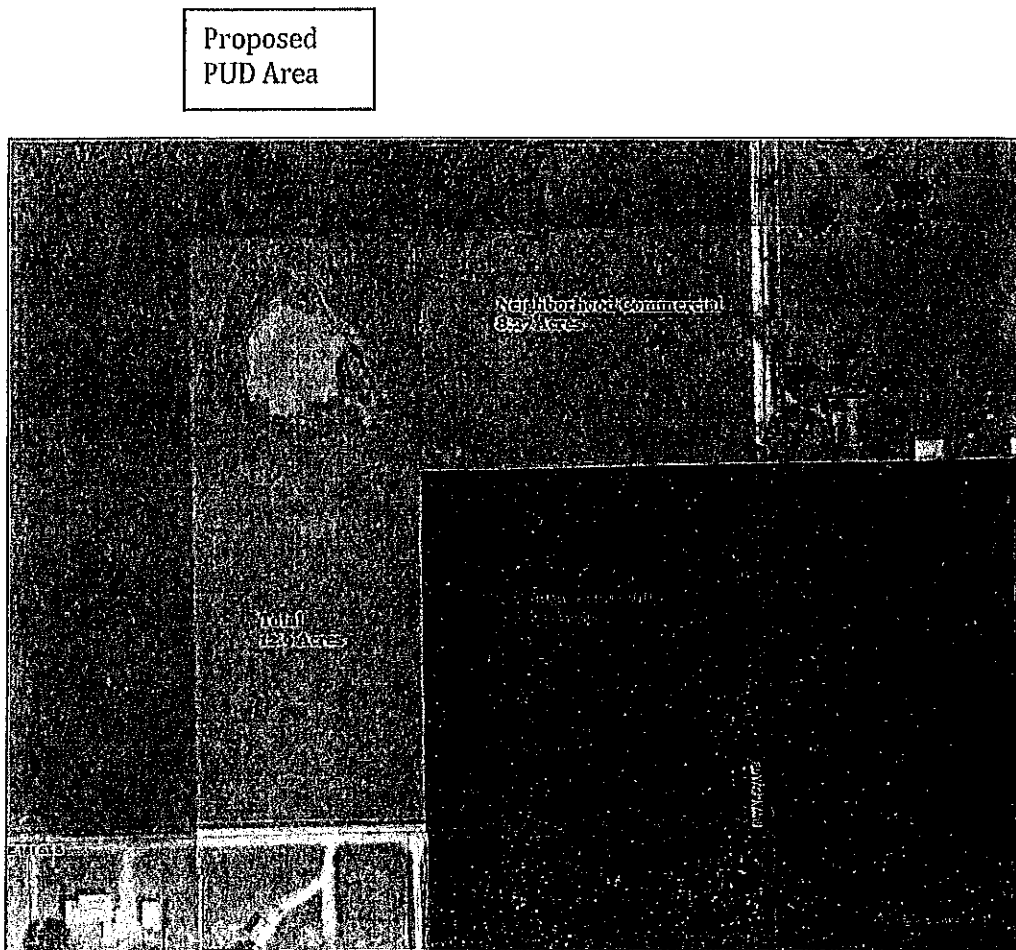
East: Low Density Residential, Commercial, and Neighborhood Commercial

South: Low Density Residential, Commercial, and Neighborhood Commercial

West: Medium-Density Residential

EXISTING ZONING MAP: AGRICULTURAL

Figure 2: Existing zoning for surrounding areas.

**SURROUNDING ZONING AND CURRENT USE:**

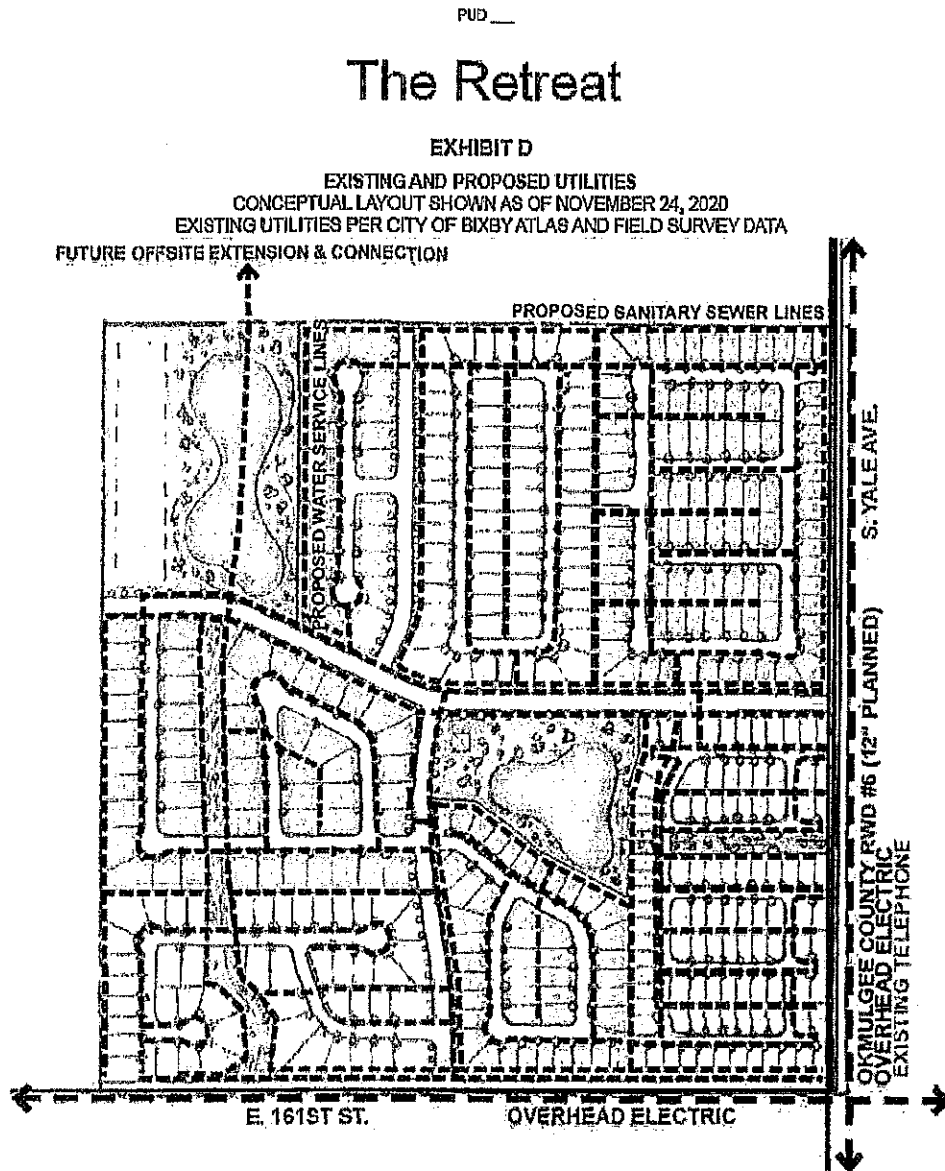
North: (AG) Agricultural; undeveloped agriculture

East: (AG) Agricultural; Community Services (Church)

South: (AG) Agricultural; Single-family residential

West: (AG) Agricultural; undeveloped agriculture

Figure 4: Conceptual Utility Plan



PUD _____
JANUARY 2021

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2681
6323 S LEWIS AVE, TULSA, OK 74105 | 018.745.0020

NOT TO SCALE



PRELIMINARY PLAT (PHASE 1):

Discuss and consider possible action, including approval, approval with modifications, continued to a certain date, or denial of a request by Precision Project Management, Inc. Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Preliminary Plat of The Retreat Phase I, a subdivision of approximately 93.800 acres, more or less, with 228 lots. Part of Planned Unit Development PUD No. BXCP-21.01, with RS-2.5 Residential Single Family and RS-3 Residential Single-Family zoning.

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1. Discussion regarding the topography of the property with storm water draining to the North West toward the Posey Creek tributary
2. Water will be provided by Okmulgee RWD #6 and smaller line along Yale Avenue being replaced with a 12" line. Sewer Line being extended to meet up with a proposed development or the line at 151st crossing
3. Discussion on the Parkway 64 alignment modification approved by City Council
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PUBLIC COMMENTS: No comments at time of this report

STAFF RECOMMENDATION:

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2. Master Plan dated March 5, 2021
3. Conceptual Utility Plan dated January 8, 2021
4. Preliminary Master Plat Deed of Dedication and Restrictive Covenants dated January 5, 2021



City of Bixby Application for Rezoning

Applicant: Tanner Consulting, LLC
 Address: 5323 S. Lewis Ave., Tulsa, OK 74105
 Telephone: (918) 745-9929 Cell Phone: - Email: ccoyne@tannerconsulting.com

Property Owner: MPR Family II, LLC If different from Applicant, does owner consent? Yes
 Property Address: Northwest corner 161st St. S. & Yale Ave.
 Existing Zoning: AG Requested Zoning: RS-2.5/3 Existing Use: vacant/agricultural
 Proposed Use: single-family residential Use Unit #: N/A

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

see attached Exhibit "A" for RS-2.5 and RS-3 descriptions

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: Engineer/Planner

Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

BILL ADVERTISING CHARGES TO: Tanner Consulting, LLC

5323 S. Lewis Ave., Tulsa, OK 74105 (NAME)
 (ADDRESS) (CITY) (ZIP) (PHONE) (918) 745-9929

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

Signature: [Signature] Date: 12/08/2020

APPLICANT - DO NOT WRITE BELOW THIS LINE

BZ- _____ Date Received _____ Received By _____ Receipt # _____
 Planning Commission Date _____ City Council Date _____

_____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action _____ City Council Action _____
 DATE / VOTE _____ DATE / VOTE _____
 STAFF REC. _____ ORD. NO. _____
 Building Permit # _____ Case Reference # _____

CITY OF BIXBY

JAN 5 2021

RECEIVED

Exhibit "A"
17003 The Retreat, Bixby, OK
Rezoning Descriptions

RS-2.5:

THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) OF SECTION TWENTY-ONE (21), 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.

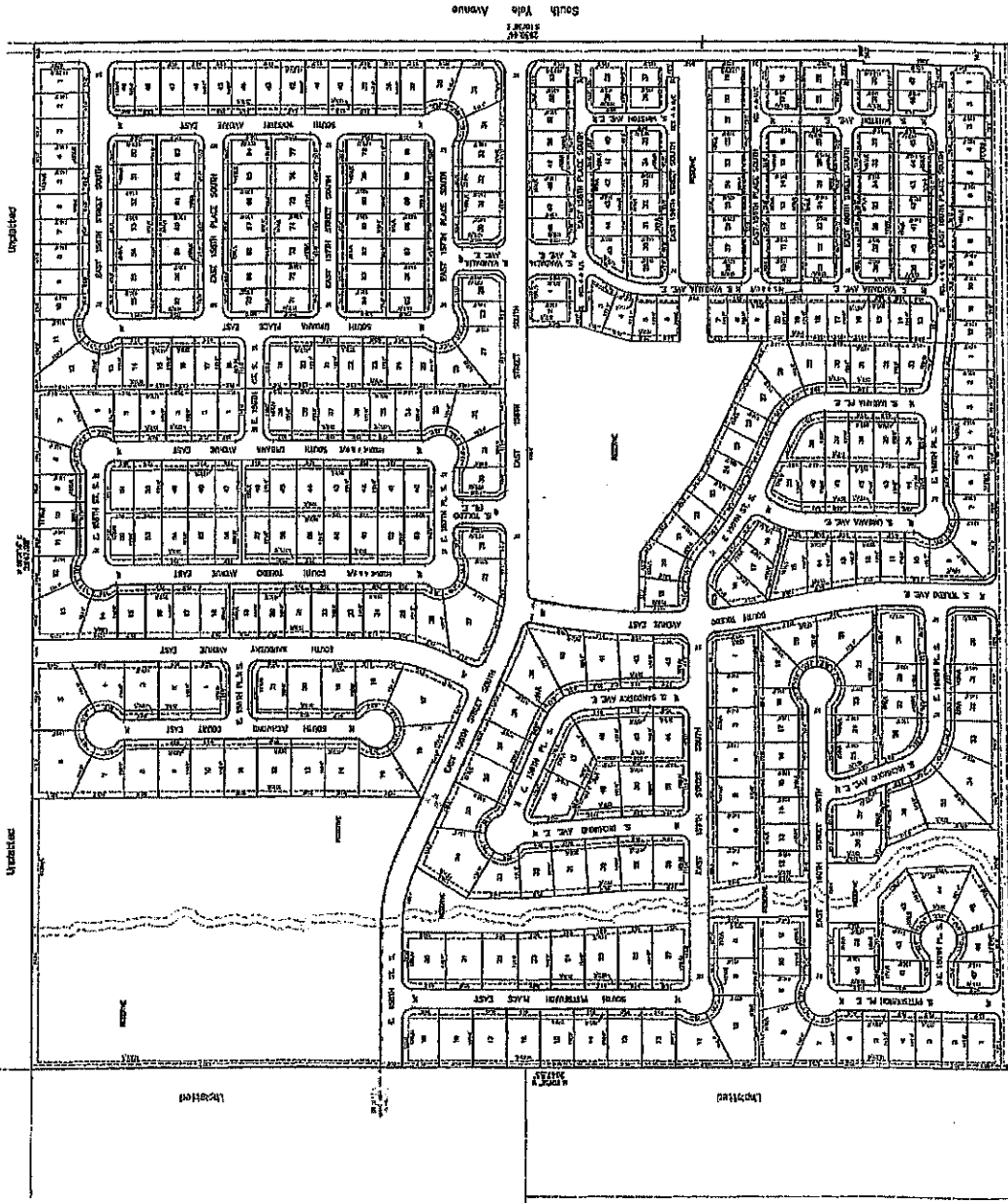
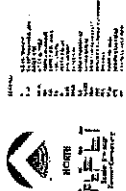
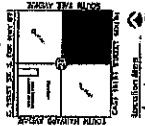
RS-3:

THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION TWENTY-ONE (21), 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.

Preliminary Master Plat

THE RETREAT

ALL LOT LINES SHOWN ARE BASED ON THE SURVEY OF THE PROPERTY BY THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A REVIEW OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS FOUND THAT THE RECORDS ARE CORRECT. THE SURVEYOR HAS CONDUCTED A REVIEW OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS FOUND THAT THE RECORDS ARE CORRECT.



OWNER:
Preston Real Estate Management, Inc.
1000 South 10th Street, Suite 202
Tulsa, Oklahoma 74106
Phone: (918) 438-1234

SURVEYOR:
Tanner Consulting, LLC
1234 South 10th Street, Suite 202
Tulsa, Oklahoma 74106
Phone: (918) 438-1234

The Retreat
10/1/10

THE RETREAT

[illegible][illegible]

of the 1980s. The 1980s saw a significant increase in the number of people who were employed in the service sector, which was a major factor in the growth of the economy. The 1980s also saw a significant increase in the number of people who were employed in the manufacturing sector, which was a major factor in the growth of the economy. The 1980s also saw a significant increase in the number of people who were employed in the agricultural sector, which was a major factor in the growth of the economy.

DIVISION
Precision Project
Management, Inc.
 10000 South Main Street, Suite 101
 Tulsa, Oklahoma 74117
 Phone: (918) 734-4357

SURVEYOR DESIGN INC.
Tanner Consulting, LLC
1401 W. 4th Ave., Suite 100
11000 Midway Road, Suite 100
4443 Sunset Lakeside Apartments
2406, N. 10th St. Apt 202
3000, 10th St. Apt 202

The Internet

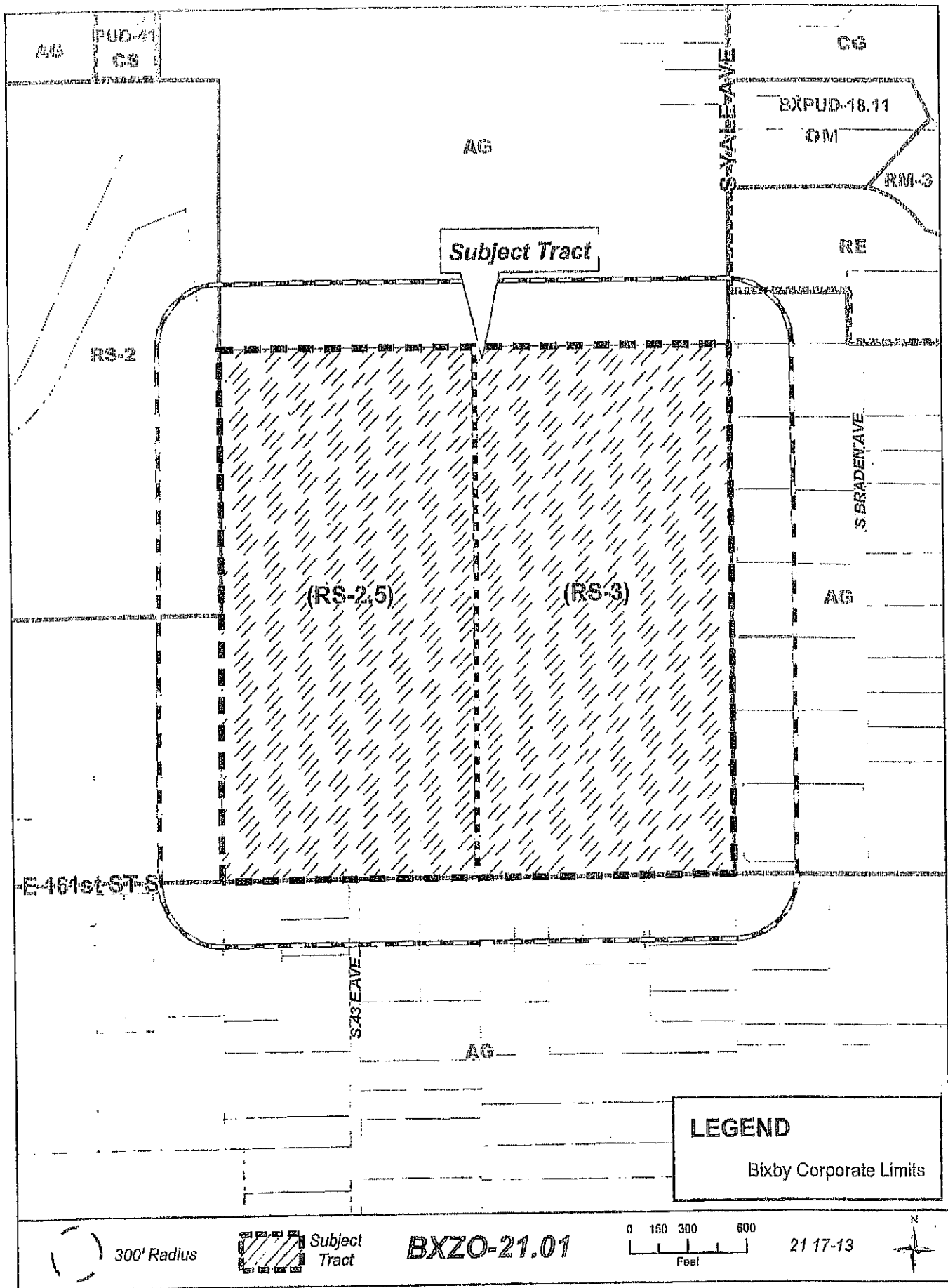
Exhibit "A"
17003 The Retreat, Bixby, OK
Rezoning Descriptions

RS-2.5:

THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) OF SECTION TWENTY-ONE (21), 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.

RS-3:

THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION TWENTY-ONE (21), 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.





City Council | Agenda Commentary

March 22, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2331 Bixby Planned Unit Development-21.01, Planned Unit Development for The Retreat, containing Four (4) Development Areas, 160.422 acres, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The annexation of this parcel into the City of Bixby was approved at the regularly scheduled City Council meeting on February 22, 2021 with an emergency clause approval.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Staff Report (Including PUD)

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Planned Unit Development request *BXPUD-21.01, The Retreat* per Planning Commission and Staff comments, pending review and approval by City Attorney.

ORDINANCE NO. 2331

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING BXPUD-21.01, REZONING A TRACT OF LAND, AT THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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., FROM AN AG CLASSIFICATION TO RS-2.5 AND RS-3 CLASSIFICATIONS (BXZO-21.01);AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY;AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

DEVELOPMENT AREA A (RS-3) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 50.641 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST (NE/4 SE/4) OF SECTION TWENTY-ONE (21), 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.

DEVELOPMENT AREA B (RS-2.5) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 109.781 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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, LESS AND EXCEPT THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND LESS AND EXCEPT THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4).

Located at or near Northwest corner of East 161st Street South and South Yale Avenue in Bixby Oklahoma, having been submitted as a Planned Unit Development (PUD), BXPUD-21.01, for further development as a Planned Unit, Development Area A and Development Area B, be and the same is designated and supplementary rezoned as BXPUD-21.01

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: City of Bixby, Planning Department
Date: Thursday, March 18, 2021
RE: *THE RETREAT*
Location: Yale Ave. and 161st St. – NW corner
Applicant: Tanner Consulting LLC

REQUEST: **COMPREHENSIVE PLAN MAP AMENDMENT**
(BXCP-21.01) A major amendment is being requested to a change the **SOUTHEAST** corner of the property designations from Commercial and Neighborhood Commercial to Medium Density Residential.

REZONING
(BXZO-21.01)
Agriculture to Single-Family Residential

PLANNED UNIT DEVELOPMENT (PUD)
The Retreat (BXPUD 21.01)

PRELIMINARY PLAT
(BXPT-21.01)
Master Plan: 417 lots on 160.422 acres
▪ Phase 1: 228 lots on 93.800 acres
▪ Phase 2: 190 lots on 66.622 acres

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2.5, RS-3) Single-Family Residential within PUD

AREA: 160.422 Acres Total

STR: Section 21, Township 17N, Range 13E

EXISTING USE: Agriculture - Vacant

PROPOSED USE: Master Planned Residential Subdivision – An average lot width of 90 ft. wide, 70 ft. wide, 65 ft. wide, and 55 ft. wide single-family lots in their respective distinct neighborhood styles.

REQUESTED COMPREHENSIVE PLAN MAP AMENDMENT:

A major amendment to the Comprehensive Plan map is being requested to change the **SOUTHEAST** corner from "Commercial" and "Neighborhood Commercial" designations to "Medium Density Residential" designation to allow for zoning change (BXZO-21.01 (RS-2.5, RS-3)).

REQUESTED ZONING CHANGES:

Rezoning from Agricultural (AG) to Residential Single-Family (BXZO-21.01 (RS-2.5, RS-3)).

Planned Unit Development discussion for *The Retreat* (BXPUD-21.01)

STAFF REVIEW

ANNEXATION: Approved 02.22.2021

PROPOSED COMPREHENSIVE PLAN AMENDMENT

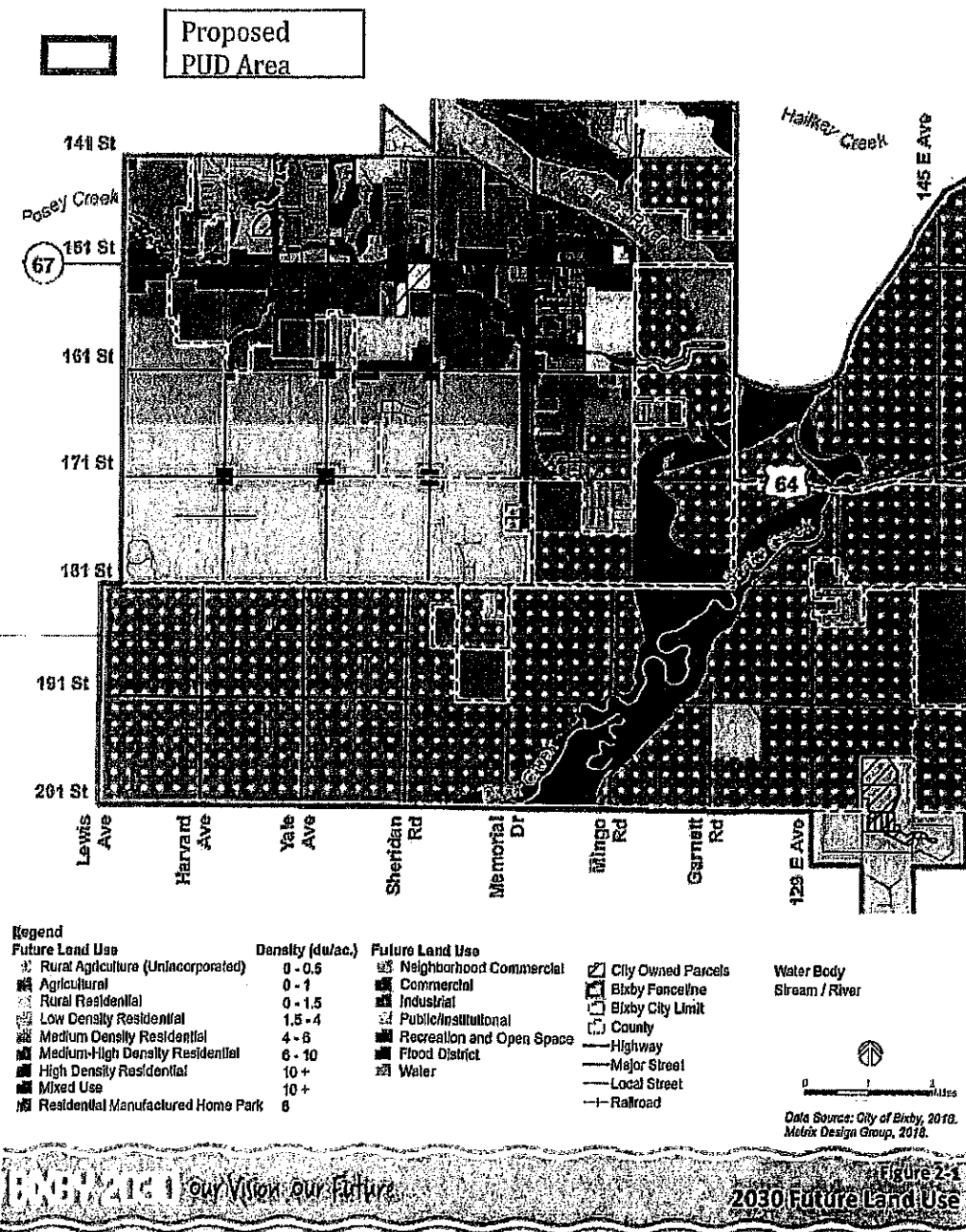
A major amendment to the Comprehensive Plan map is required to a change from Medium-Density Residential and Commercial to Medium-Density Residential to allow for zoning change (BXZO-21.01 (RS-2.5 and RS-3)).

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/oc</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

As depicted on Figure 1: The only area on the map to be amended is the small commercial corner depicted in red on the Comprehensive Plan Map.

EXISTING COMPREHENSIVE PLAN: Medium Density Residential and Commercial

Figure 1: Comprehensive Plan 2030 Future Land Use designation



SURROUNDING LAND USE:

North: Mixed-Use

East: Low Density Residential, Commercial, and Neighborhood Commercial

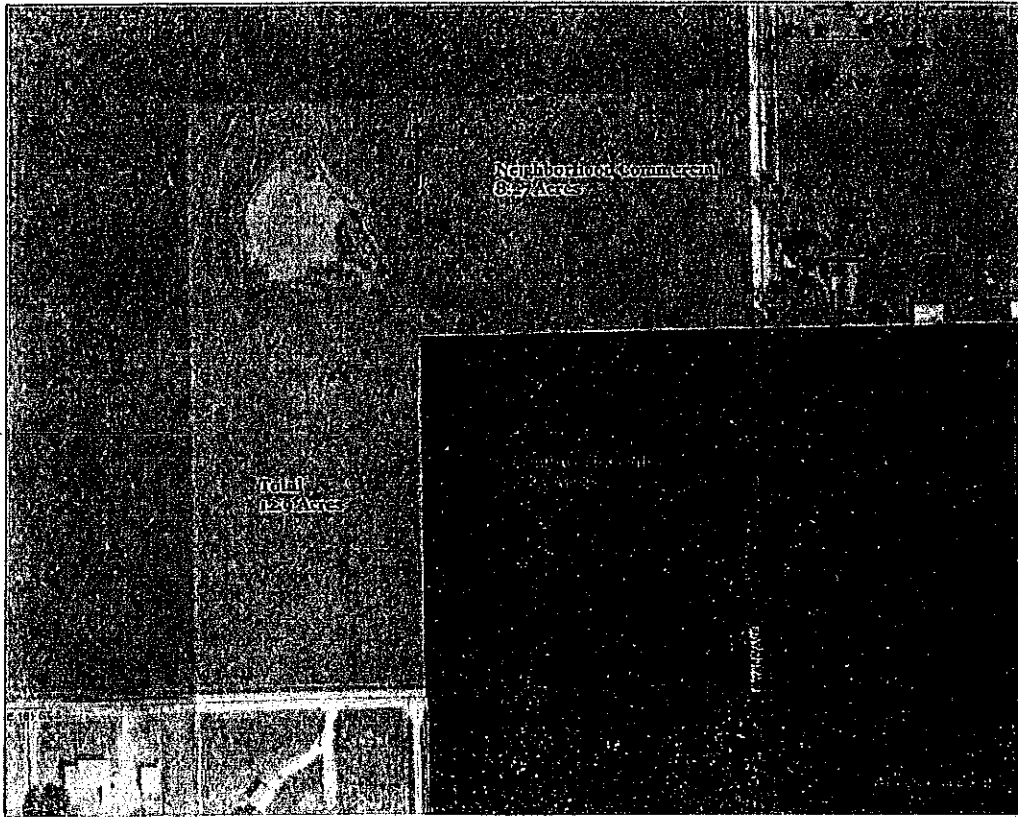
South: Low Density Residential, Commercial, and Neighborhood Commercial

West: Medium-Density Residential

EXISTING ZONING MAP: AGRICULTURAL

Figure 2: Existing zoning for surrounding areas.

Proposed
PUD Area



SURROUNDING ZONING AND CURRENT USE:

North: (AG) Agricultural; undeveloped agriculture

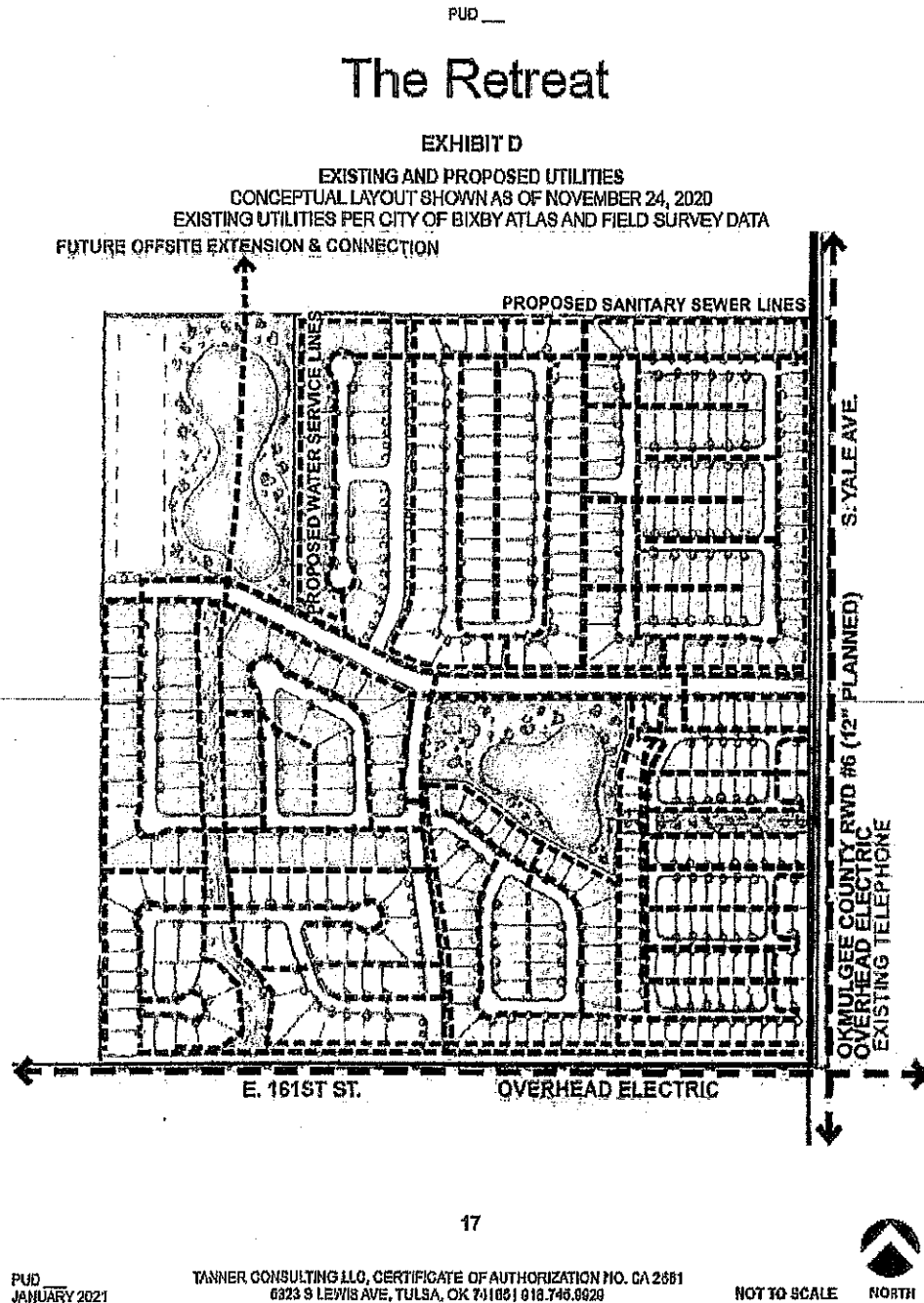
East: (AG) Agricultural; Community Services (Church)

South: (AG) Agricultural; Single-family residential

West: (AG) Agricultural; undeveloped agriculture

Use Unit: 1 - Areawide Uses; 6 - Single-Family Dwelling

Figure 4: Conceptual Utility Plan



PRELIMINARY PLAT (PHASE 1):

Discuss and consider possible action, including approval, approval with modifications, continued to a certain date, or denial of a request by Precision Project Management, Inc. Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Preliminary Plat of The Retreat Phase I, a subdivision of approximately 93.800 acres, more or less, with 228 lots. Part of Planned Unit Development PUD No. BXCP-21.01, with RS-2.5 Residential Single Family and RS-3 Residential Single-Family zoning.

Utilities/Site Area: The subdivision is proposed to be served by Okmulgee County Rural Water District #6 Water and City of Bixby Sewer with the Developer extension of the utility line. Windstream, ONG, AEP, Cox, AT & T, BTC, BPS, Creek County RWD #2, Central Electric and OG&E have all been notified.

STAFF COMMENTS:

1. Discussion regarding the topography of the property with storm water draining to the North West toward the Posey Creek tributary
2. Water will be provided by Okmulgee RWD #6 and smaller line along Yale Avenue being replaced with a 12" line. Sewer Line being extended to meet up with a proposed development or the line at 151st crossing
3. Discussion on the Parkway 64 alignment modification approved by City Council
4. Two gates desirable, one by the collector street, with one emergency gate for the "Gated" portion of development.
5. East Central Electric indicated they have a main feeder line and will be able to provide power to the development.

PUBLIC COMMENTS: No comments at time of this report

STAFF RECOMMENDATION:

- Planning Commission make a recommendation for approval to City Council based on the proposed Comprehensive Plan map amendment and zoning changes will allow the proposed PUD to take place and align well with the surrounding land use and future land use.
- Planning Commission make recommendation for approval to City Council based on the Preliminary Plat conforming with the proposed Comprehensive Plan map amendment and the Subdivision Regulations standards, requirements, and principles, and be in compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

No roadwork and/or utility work shall begin until the city has received approved DEQ permits. All Performance, Maintenance, and Statutory Bonds are in place, sanitary sewer, water mains, storm sewer, and roads. The Infrastructure Inspector will need to do daily inspections as needed when construction starts on the utilities and roads.

ATTACHMENTS:

The Retreat Planned Unit Development dated January 2021

1. Preliminary Plat:
2. Master Plan dated March 5, 2021
3. Conceptual Utility Plan dated January 8, 2021
4. Preliminary Master Plat Deed of Dedication and Restrictive Covenants dated January 5, 2021



City of Bixby Application for PUD

Applicant: Tanner Consulting LLC
Address: 5323 S. Lewis Ave., Tulsa, OK 74105
Telephone: (918) 745-9929 Cell Phone: - Email: renyart@tannerbaitsshop.com

Property Owner: MPR Family II, LLC If different from Applicant, does owner consent? YES
Property Address: Northwest corner 161st St. S. & Yale Ave.
Existing Zoning: AG Requested Zoning: R3-2.5/3A Existing Use: vacant / agricultural
Proposed Use: single-family residential Use Unit #: N/A

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

See attached Exhibit "A"

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, Indicate interest: Engineer / Planner
Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO
Are 5 copies of the PUD text and exhibits package attached? ☒ YES ☐ NO

Application for: ☒ PUD ☐ Major Amendment ☐ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: Tanner Consulting, LLC

5323 S. Lewis Ave., Tulsa, OK 74105 (NAME) (918) 745-9929
(ADDRESS) (CITY) (ZIP) (PHONE)

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

Signature: [Signature] Date: 12/08/2020

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action _____ City Council Action _____
DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

CITY OF BIXBY

Exhibit "A"
17003 The Retreat, Bixby, OK
PUD Boundary Description

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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.



City of Bixby Application for PUD

Applicant: Tanner Consulting LLC
Address: 5323 S. Lewis Ave., Tulsa, OK 74105
Telephone: (918) 745-9929 Cell Phone: - Email: renyart@tannerbaitsshop.com
Property Owner: MPR Family II, LLC If different from Applicant, does owner consent? YES
Property Address: Northwest corner 161st St. S. + Yale Ave.
Existing Zoning: AG Requested Zoning: RS-2.5(3) PUD Existing Use: vacant / agricultural
Proposed Use: single-family residential Use Unit #: N/A

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

See attached Exhibit "A"

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate interest: Engineer / Planner
Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO
Are 5 copies of the PUD text and exhibits package attached? ☒ YES ☐ NO
Application for: ☒ PUD ☐ Major Amendment ☐ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: Tanner Consulting, LLC
5323 S. Lewis Ave., Tulsa, OK 74105 (NAME) (918) 745-9929
(ADDRESS) (CITY) (ZIP) (PHONE)

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

Signature: [Signature] Date: 12/08/2020

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL

PC Action _____ City Council Action _____
DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

CITY OF BIXBY

Exhibit "A"
17003 The Retreat, Bixby, OK
PUD Boundary Description

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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.

PUD ____

The Retreat

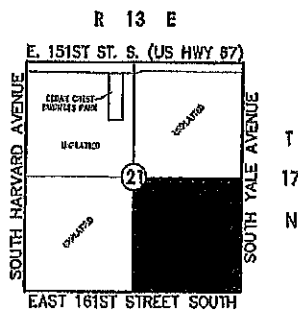
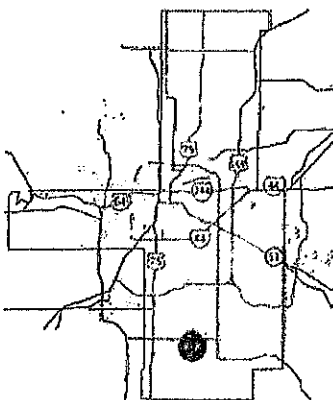
APPROXIMATELY 160.422 ACRES LOCATED AT THE NORTHWEST CORNER
OF EAST 161ST STREET SOUTH AND SOUTH YALE AVENUE, TULSA COUNTY, OKLAHOMA



JANUARY 2021

OWNER/DEVELOPER:
ASHER HOMES
9125 SOUTH BRADEN AVENUE
SUITE 201
TULSA, OK 74137
918-970-8102

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM



Location Map
Scale: 1"=2000'



PUD ____
JANUARY 2021

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

CITY OF BIXBY

JAN 5 2021

RECEIVED



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I. PROPERTY DESCRIPTIONS

The Retreat consists of 160.422 acres located at the northwest corner of East 161st Street South and South Yale Avenue in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Development Area A consists of 50.641 acres and is more particularly described with the following statement:

THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-ONE (21), 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.

Development Area B consists of 109.781 acres and is more particularly described with the following statement:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), 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, LESS AND EXCEPT THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND LESS AND EXCEPT THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4).

II. DEVELOPMENT CONCEPT

The Retreat is a master planned, single-family residential development of 160.422 acres located at the northwest corner of East 161st Street South and South Yale Avenue in the City of Bixby, Oklahoma. The Retreat features four (4) distinct neighborhood styles connected by streets, sidewalks, trails, and ample, connected open space Reserve Areas. Neighborhood styles include larger, "Reserve" lots with typically 90' lot widths, "Estate" lots with customarily 70' lot widths, "Villas" lots with customarily 65' lot widths, and "Gated Cottage" lots with typically 55' lot widths.

The Retreat is proposed as a Planned Unit Development (PUD) in order to enable the use of private, gated streets, the unique mix of neighborhood styles, and flexibility on development standards for Development Area A. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan."

As outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

A companion application is being filed to rezone the west half of the site to RS-2.5 Single-Family Residential District with the east half to be rezoned to RS-3 Single-Family Residential District. This zoning pattern will allow an appropriate transition between the lower density RS-2 zoning abutting to the west to the RS-3 zoning proposed for the east half of the site. Further, the Conceptual Site Plan shows a density transition from west to east, with lower-density (larger lot) neighborhoods primarily occupying the west half of the site and transitioning to the higher-density neighborhoods (smaller lots, more consistent with RS-3 zoning) primarily located within the east half of the site. Proposed zoning is reflected on Exhibit H of this PUD.

The City of Bixby 2018 Comprehensive Plan Future Land Use map provides that the requested underlying RS-2.5 and RS-3 zoning districts and the densities as proposed by this PUD are in accordance with the Medium Density Residential future land use designation. The "Commercial" and "Neighborhood Commercial" designations are requested by a companion Comprehensive Plan Amendment request to be redesignated Medium Density Residential, so that the entire site is fully consistent with the Comprehensive Plan. Exhibit I is an excerpt of the current Future Land Use map including the site.

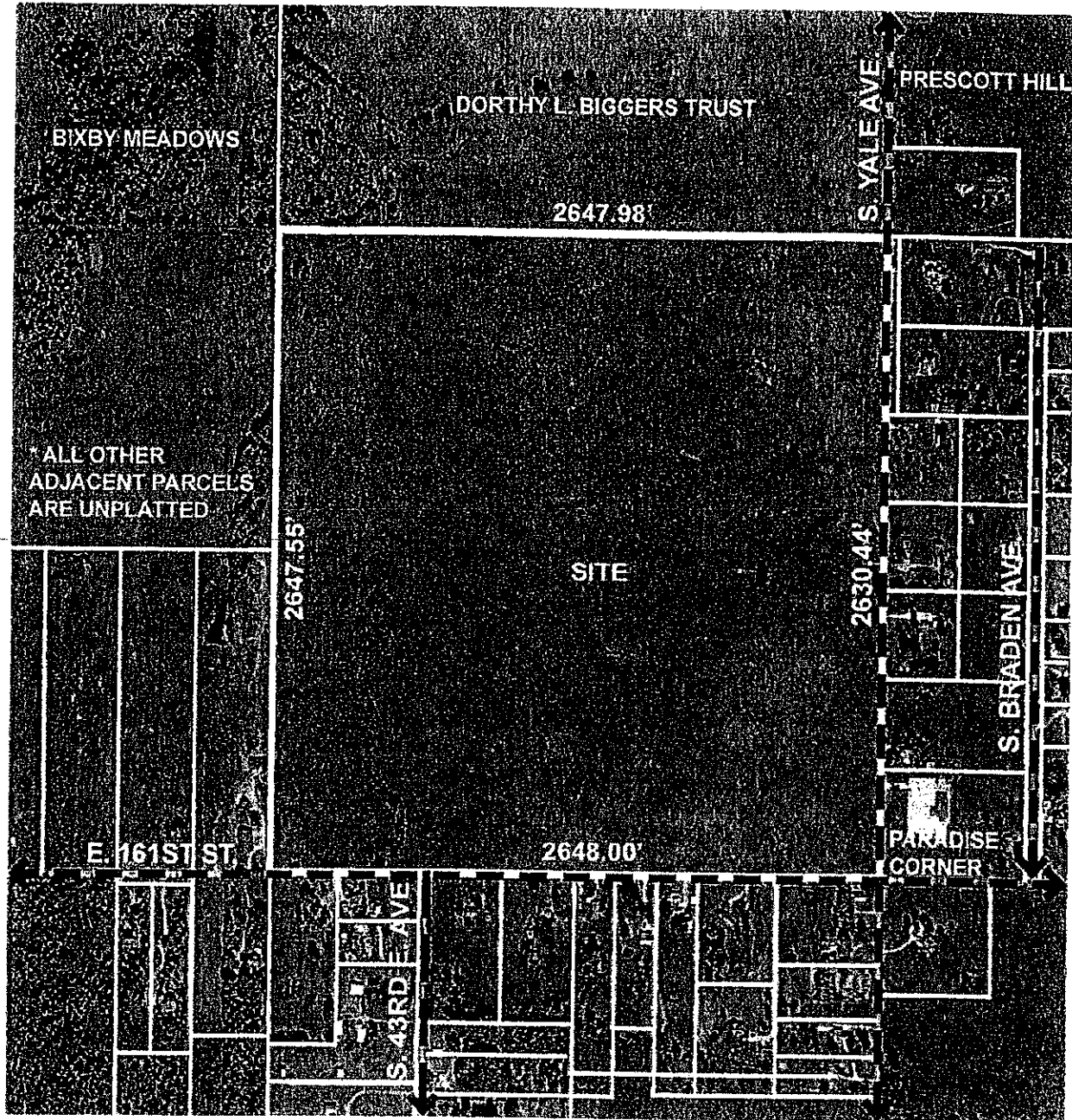
The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the design features is provided on Exhibit B "Conceptual Site Plan." Exhibit C reflects Development Areas A and B along with proposed underlying zoning. The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Although Zoning Code Sections 11-71-5.A.1.b and 11-7B-4.A.1 Table 2 would permit 779 lots with the proposed straight RS-2.5 and RS-3 zoning, this PUD will restrict the development to 480 lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (lot widths and areas exceeding underlying zoning in Development Area B, minimum dwelling size and masonry requirements in Development Area A, requirements for minimum open space preservation for neighborhood amenities, limitation on maximum dwelling units, etc.) than if developed with straight residential zoning.

The Retreat

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

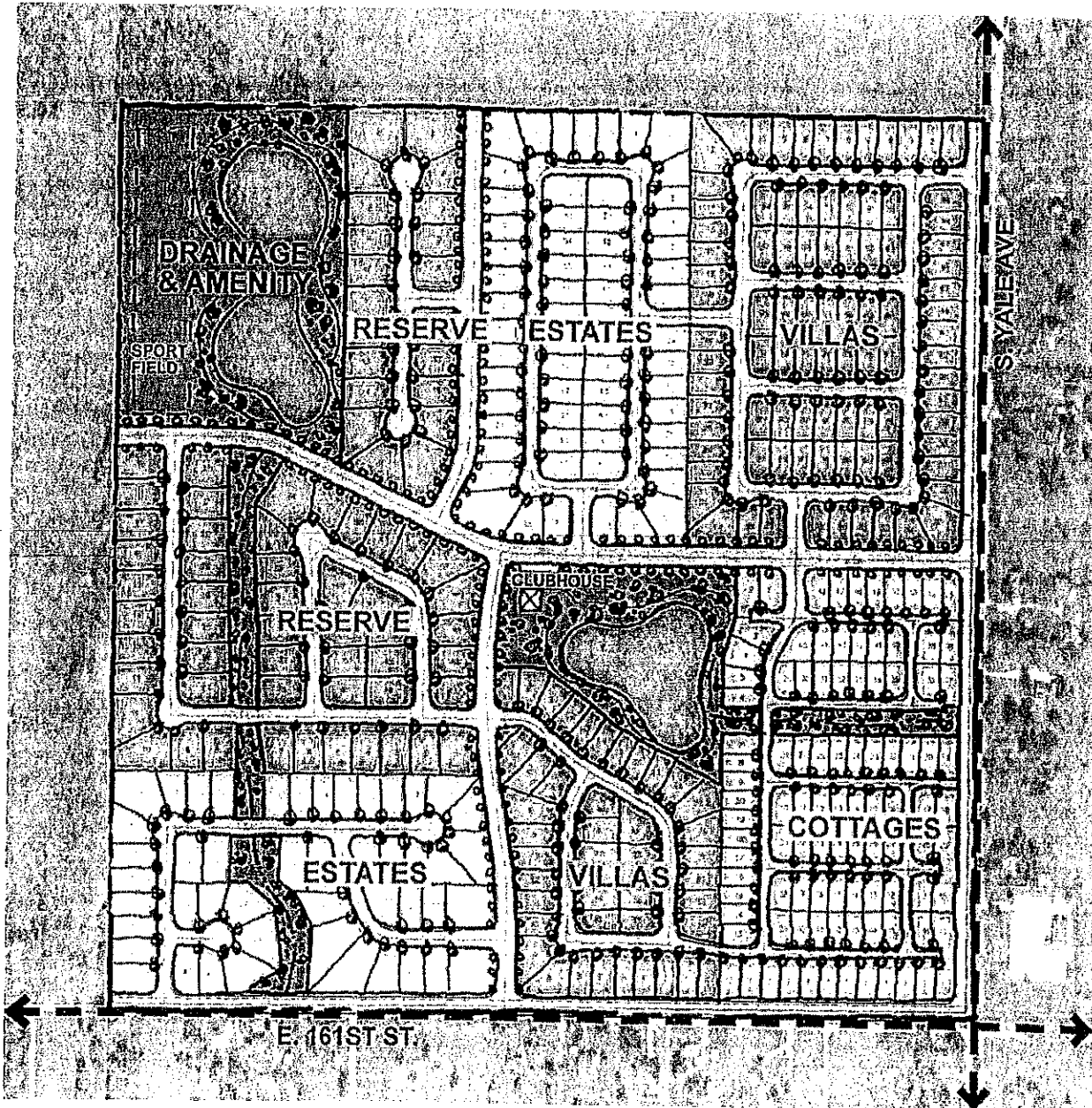


PUD ____

The Retreat

EXHIBIT B

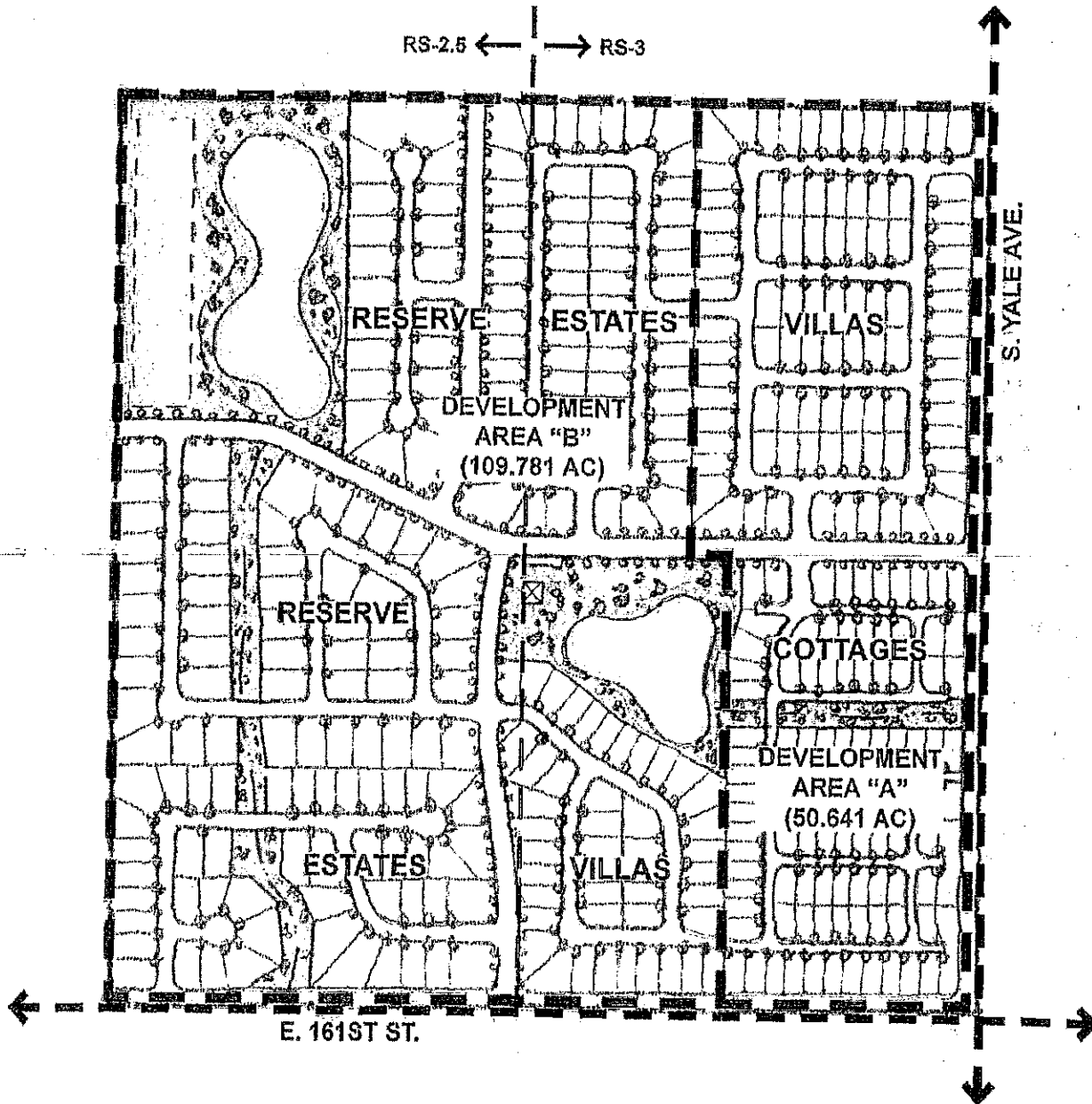
CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT DATED NOVEMBER 24, 2020



The Retreat

EXHIBIT C

DEVELOPMENT AREAS
CONCEPTUAL LAYOUT DATED NOVEMBER 24, 2020



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

Gross Land Area:	2,205,932 SF	50.641 AC
Net Land Area:	2,205,932 SF	50.641 AC
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.		
Maximum Number of Lots:	220	
Minimum Lot Width †:	55 FT	
Minimum Lot Size:	5,500 SF	
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 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	2,500 SF *** ††	
Minimum Yard Setbacks		
Front Yard:	20 FT ††	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT : 20 FT ††	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,800 SF	
First Floor Exterior Materials:	100% 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.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

†† See Section III.C. Residential Lot Ratios and Supplemental Development Standards.

III.B. DEVELOPMENT AREA B:

Gross Land Area:	4,782,058 SF	109.781 AC
Net Land Area:	4,782,058 SF	109.781 AC
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.		
Maximum Number of Lots:	260	
Minimum Lot Width †:	65 FT : 90 FT ††	
Minimum Lot Size:	6,900 SF : 12,000 SF ††	
Minimum Land Area per Dwelling Unit:	9,600 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
Minimum Livability Space	4,000 SF ***	
Minimum Yard Setbacks		
Front Yard:	20 FT : 25 FT ††	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT : 20 FT ††	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* 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.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

†† See Section III.C. Residential Lot Ratios and Supplemental Development Standards.

III.C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS:

The following ratios and residential bulk and area development standards shall apply:

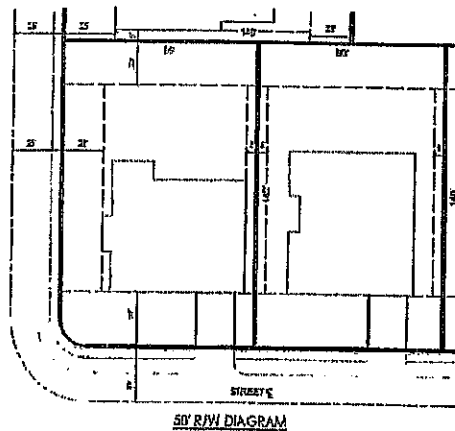
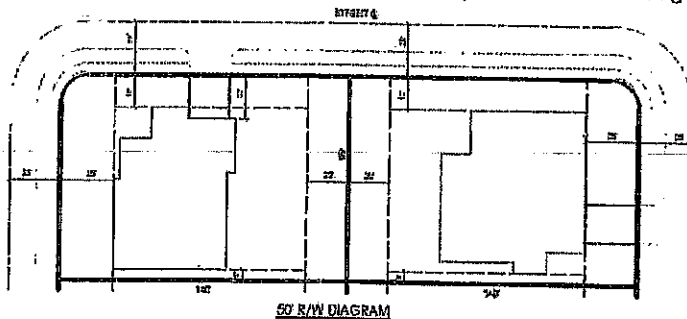
Reserve Lots:

Minimum lot type ratio:	10% of Development Area B
Maximum lot type ratio:	50% of Development Area B
Minimum lot width:	90 FT
Minimum lot size:	12,000 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	25 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	20 FT
Where rear yard backs to rear yard	15 FT
Garage facing side street:	20 FT

* 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.

**In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



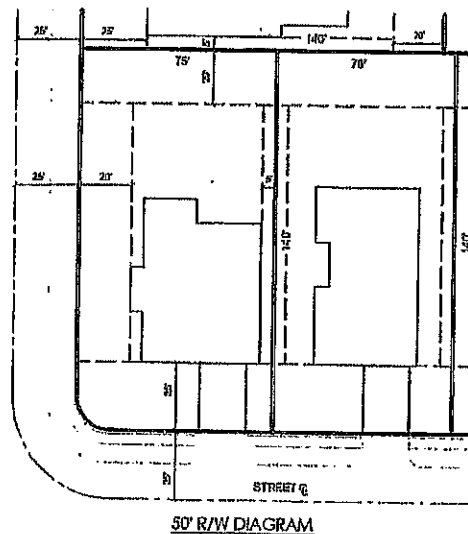
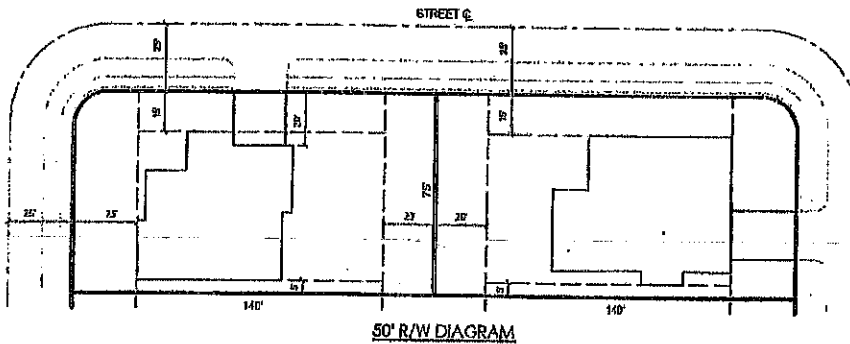
Estate Lots:

Minimum lot type ratio:	10% of Development Area B
Maximum lot type ratio:	50% of Development Area B
Minimum lot width:	70 FT
Minimum lot size:	9,500 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	25 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	20 FT
Where rear yard backs to rear yard	15 FT
Garage facing side street:	20 FT

* 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.

** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



Villas Lots:

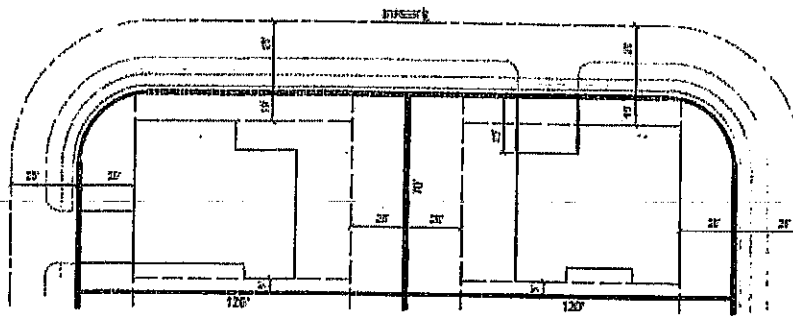
Minimum lot type ratio:	N/A *
Maximum lot type ratio:	65% of Development Area B
Minimum lot width:	65 FT
Minimum lot size:	7,200 SF
Minimum livability open space per dwelling:	4,000 SF **
Minimum Yard Setbacks: ***	
Front Yard:	20 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	15 FT
Where rear yard backs to rear yard	10 FT
Garage facing side street:	20 FT

* A minimum of 15% of Development Area B shall consist of either Villas Lots or Gated Cottage lots, or some combination thereof.

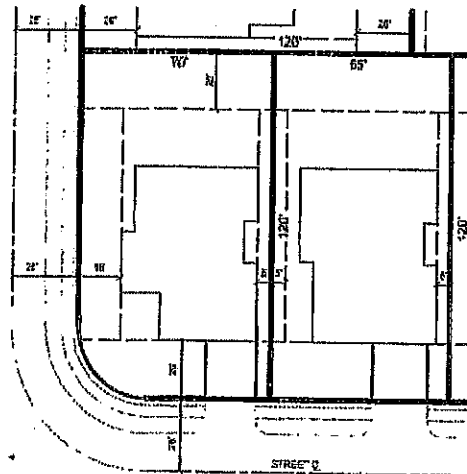
** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

*** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



50' R/W DIAGRAM



50' R/W DIAGRAM

Gated Cottage Lots:

Minimum lot type ratio:

N/A *

Maximum lot type ratio:

45% of Development Area B

Minimum lot width:

55 FT

Minimum lot size:

5,500 SF

Minimum livability open space per dwelling: 2,500 SF **

2,500 SF **

Minimum Yard Setbacks:

Front Yard:

20 FT

Rear Yard:

15 FT

Side Yard Not Abutting a Street:

5 FT

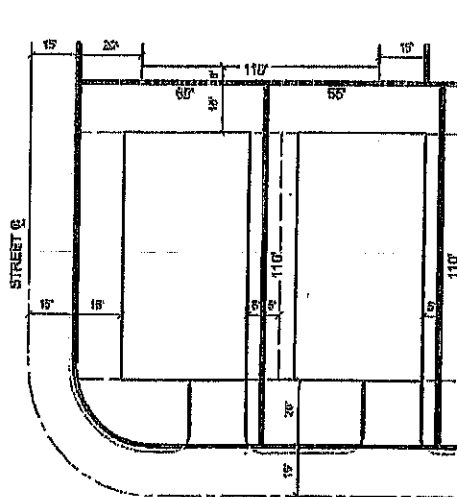
Side Yard Abutting a Street:

Where rear yard backs to side yard 15 FT (no attached garage shall face side street)

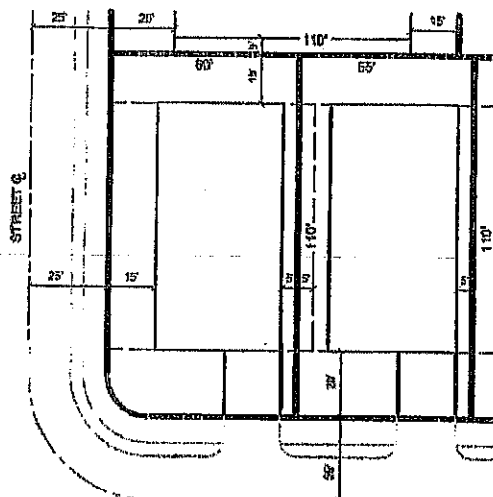
Where rear yard backs to rear yard 10 FT (no attached garage shall face side street)

- * A minimum of 15% of Development Area B shall consist of either Villas Lots or Gated Cottage lots, or some combination thereof.
- ** Each lot shall contain not less than 2,200 SF of livability open space. The balance required shall be established by plat within reserve areas with restrictive covenants preserving the areas as perpetual open space and guaranteeing access to all Gated Cottage lots.

Note: Written Development Standards take precedence over diagrams.

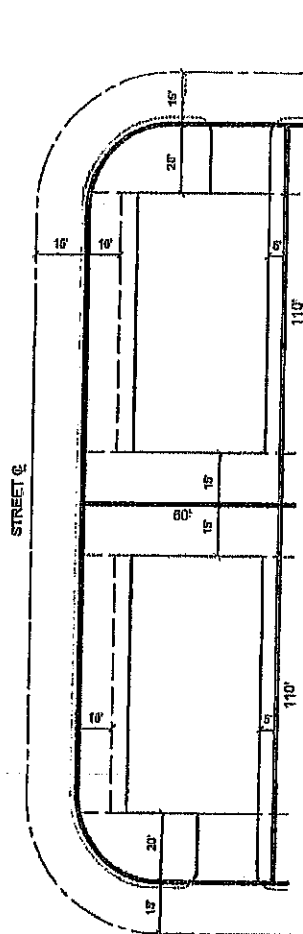


30' R/W DIAGRAM

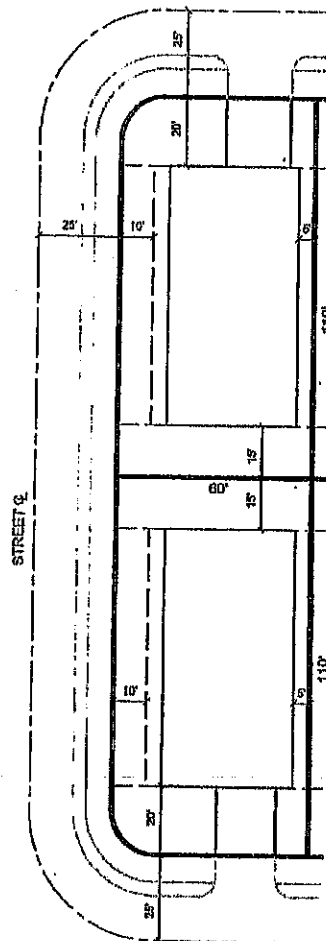


50' R/W DIAGRAM

Gated Cottage Lots (Continued):



30' R/W DIAGRAM



50' R/W DIAGRAM

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

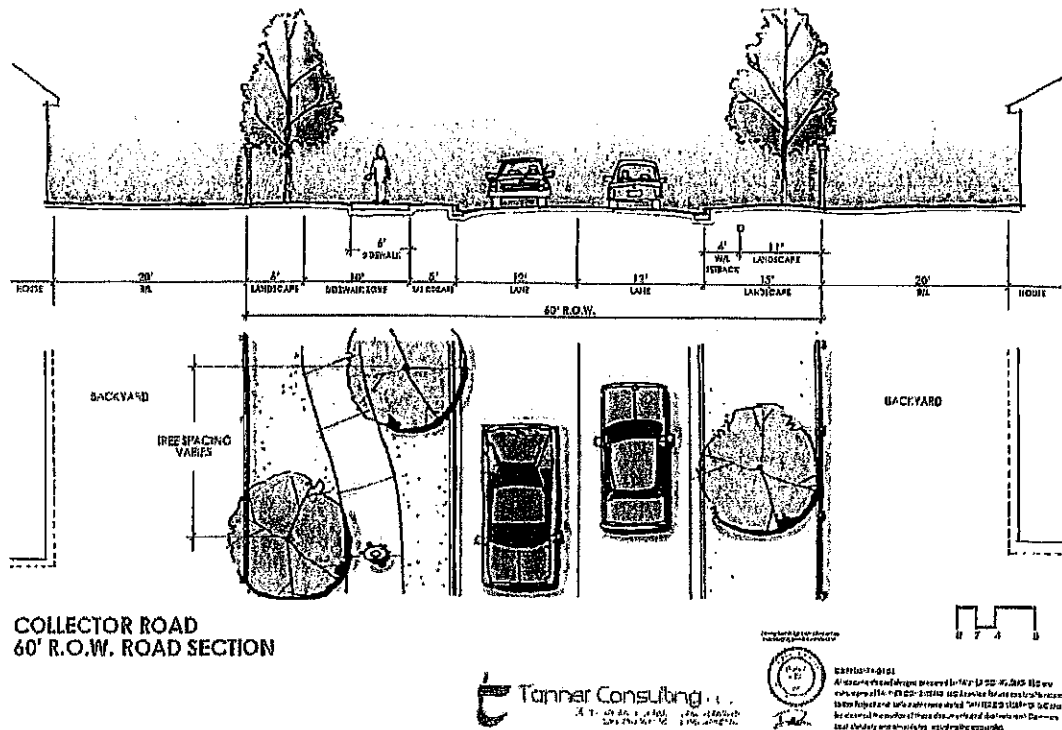
IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG and is vacant/agricultural. The surrounding area is primarily zoned AG in unincorporated Tulsa County and within the Bixby City Limits, with RS-2 zoning abutting to the west. Existing zoning patterns are represented on Exhibit G of this PUD. The surrounding area currently consists of vacant/agricultural land and rural residential tracts, but several large tracts in the general area are in various stages of zoning approval and platting (e.g. "Bixby Meadows," the Dorothy L. Biggers Trust tract, "Yale Village of Bixby," "Prescott Hill").

IV.B. ACCESS AND CIRCULATION: As designed, the subdivision will have three (3) points of access to South Yale Avenue and two (2) points of access to East 161st Street South, along with one (1) Collector stub street to the west and 1 to the north. East-west and north-south Collector Streets are proposed. Rights-of-way will be dedicated for the South Yale Avenue and East 161st Street South Arterial Street frontages. All other streets within the subdivision will be local, minor residential streets.

Streets serving The Retreat are proposed to be public, with the exception of the Gated Cottage lot neighborhood and certain other neighborhoods, which will be served by private, gated streets. As phases develop, however, all neighborhoods will have the option of private, gated streets, per this PUD. Collector Streets will not be gated. 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.

The 2018 Comprehensive Plan narrative on Page 4-4 and Figure 4-1 Future Roadway Network map on Page 4-5 propose the "Parkway 64" bypass roadway bisecting the site. A Comprehensive Plan Amendment request filed by others on the adjacent development site to the north may result in the removal of the "Parkway 64" from the Comprehensive Plan entirely, or for that development tract only. By Amendment to the Comprehensive Plan if necessary, or by reasonable interpretation of the Plan, we propose to construct a Parkway/Collector street system which essentially aligns with Parkway 64, within our development. The Parkway/Collector concept in the following figure is a variation from the standard Collector street section, and proposes 24' of paving, offset within a 60'-wide right-of-way, allowing an extra width, 6'-wide, often meandering sidewalk/trail on one side and generous landscaping on both sides. The Parkway/Collector street design does not allow driveway connections or on-street parking and minimizes street intersections. Together with the complete street design elements, these features will allow for efficient traffic movement and safe, walkable streets.

Figure 1 Parkway/Collector Street Concept



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. Sidewalks/trails along the Parkway/Collector streets shall be constructed by the developer.

Limits of No Access (LNA) will be imposed by the future plat along both the South Yale Avenue and East 161st Street South frontages, except at approved street intersection(s). Parkway/Collector streets will also have LNAs Imposed.

IV.C. 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. Signage shall otherwise comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A 6" Okmulgee County Rural Water District # 6 waterline is located within the site and along the west side of the South Yale Avenue frontage; It is in the process of being replaced with a 12" waterline. Sanitary sewer will be extended to serve the site. The nearest gravity sanitary sewer is an 8" sewerline located at the northeast corner of "White Hawk Storage," and the current

plan is to extend sewer along the Posey Creek tributary to an 18" sewerline crossing under State Highway 67. Sanitary sewer and waterline extensions to and throughout the project will be designed during the platting stage. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

Drainage and stormsewer are in design and are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit D of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is moderately sloped and primarily drains to the northwest to a tributary of Posey Creek.

As represented on Exhibit F "FEMA Floodplain Map," the property is located within Unshaded Zone X, outside of the 500-year (0.2% Annual Chance) Floodplain, with the exception of a small portion in Shaded Zone X, the 500-year Floodplain (non-regulatory) at the northwest corner of the site and corresponding to the Posey Creek tributary.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Dennis-Pharoah Complex, 1-3% slopes (59.8% of site), Radley Silt Loam, 0-1% slopes (14.4% of site), Dennis Silt Loam, 1-3% slopes (13.4% of site), Okemah-Parsons-Pharoah Complex, 0-1% slopes (11.8% of site) and Dennis-Radley Complex, 0-12% slope (0.6% of site). Development constraints associated with this soil type, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit E of this PUD.

IV.F. 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. The plat will also serve as the site plan for all residential lots contained within the plat.

When fully platted, not less than 15% or 24 acres of The Retreat shall be preserved as open space for the enjoyment of the residents.

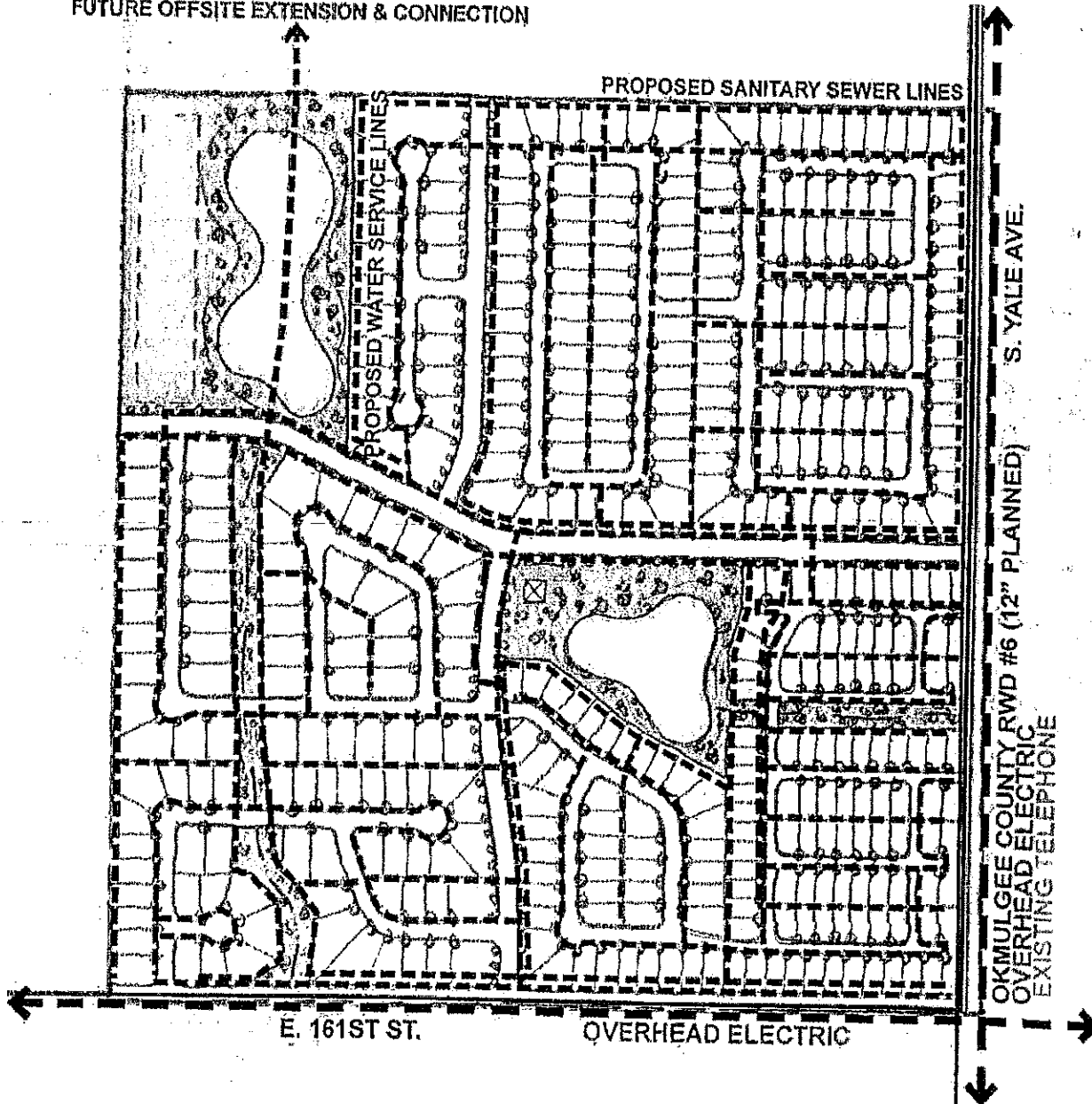
IV.G. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.H. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

The Retreat

EXHIBIT D

EXISTING AND PROPOSED UTILITIES
 CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 24, 2020
 EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA
 FUTURE OFFSITE EXTENSION & CONNECTION



The Retreat

EXHIBIT E

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED NOVEMBER 24, 2020
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY

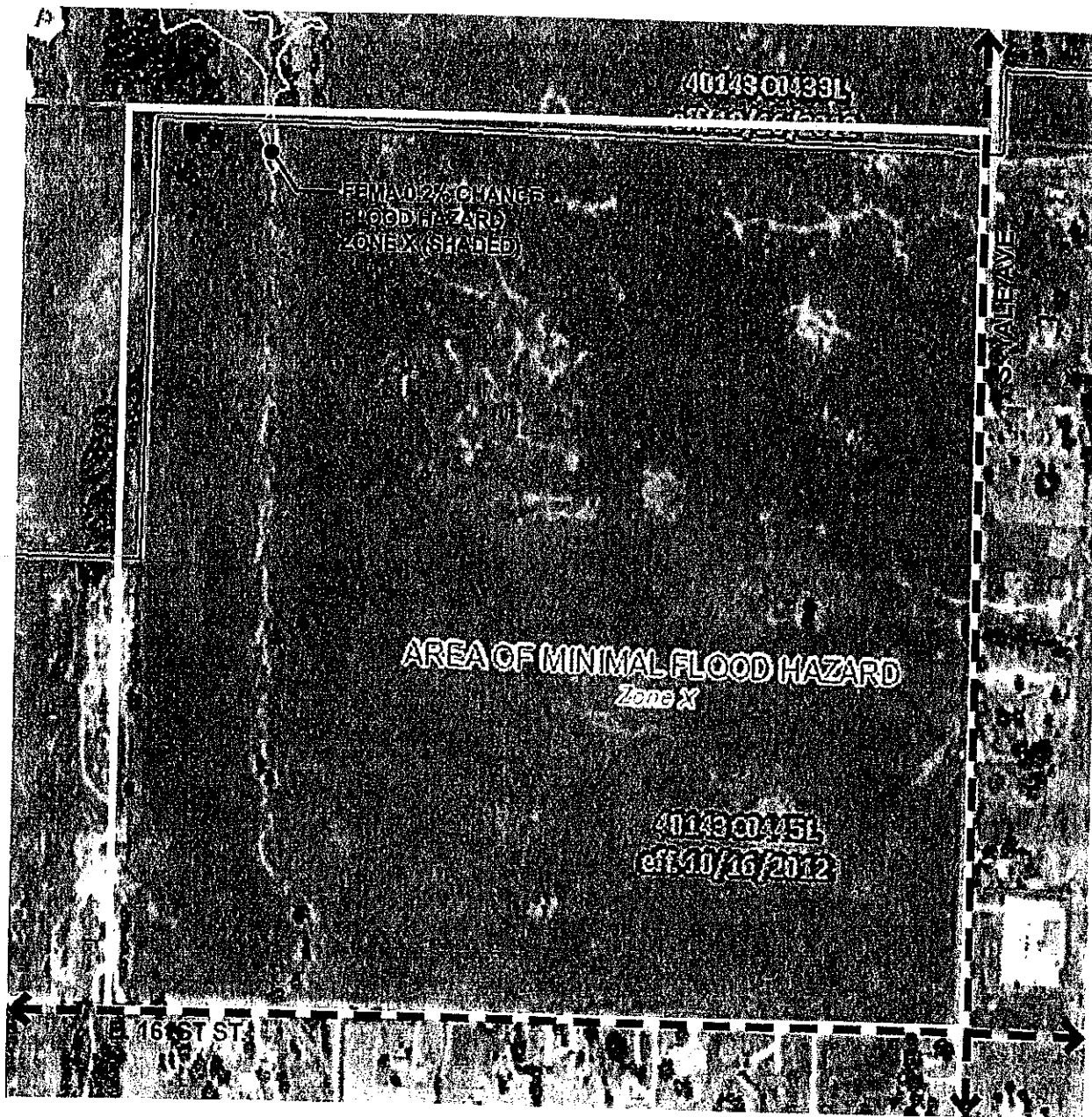


The Retreat

EXHIBIT F

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0445L, EFFECTIVE 10/16/2012

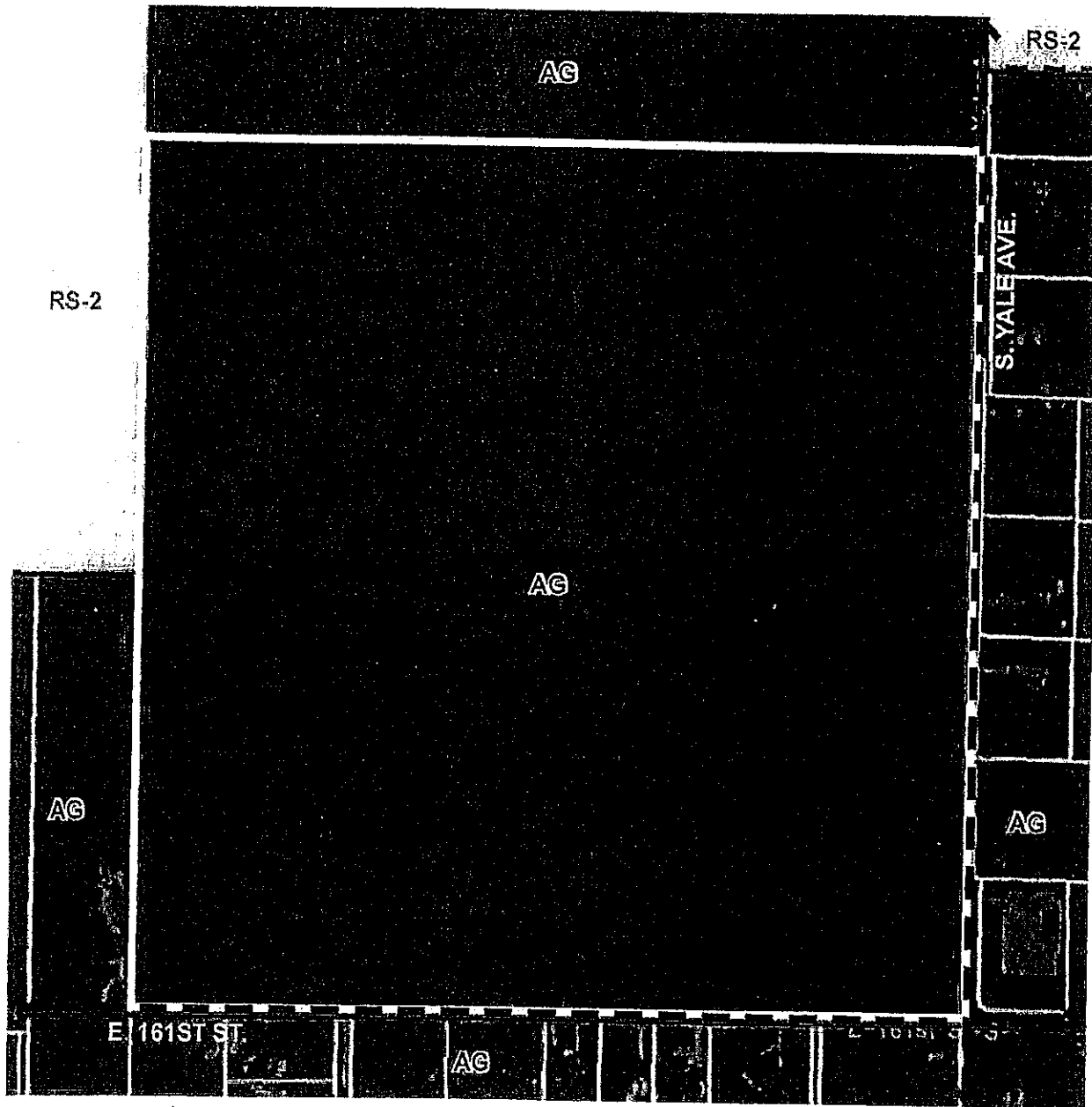


The Retreat

EXHIBIT G

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED NOVEMBER 18, 2020



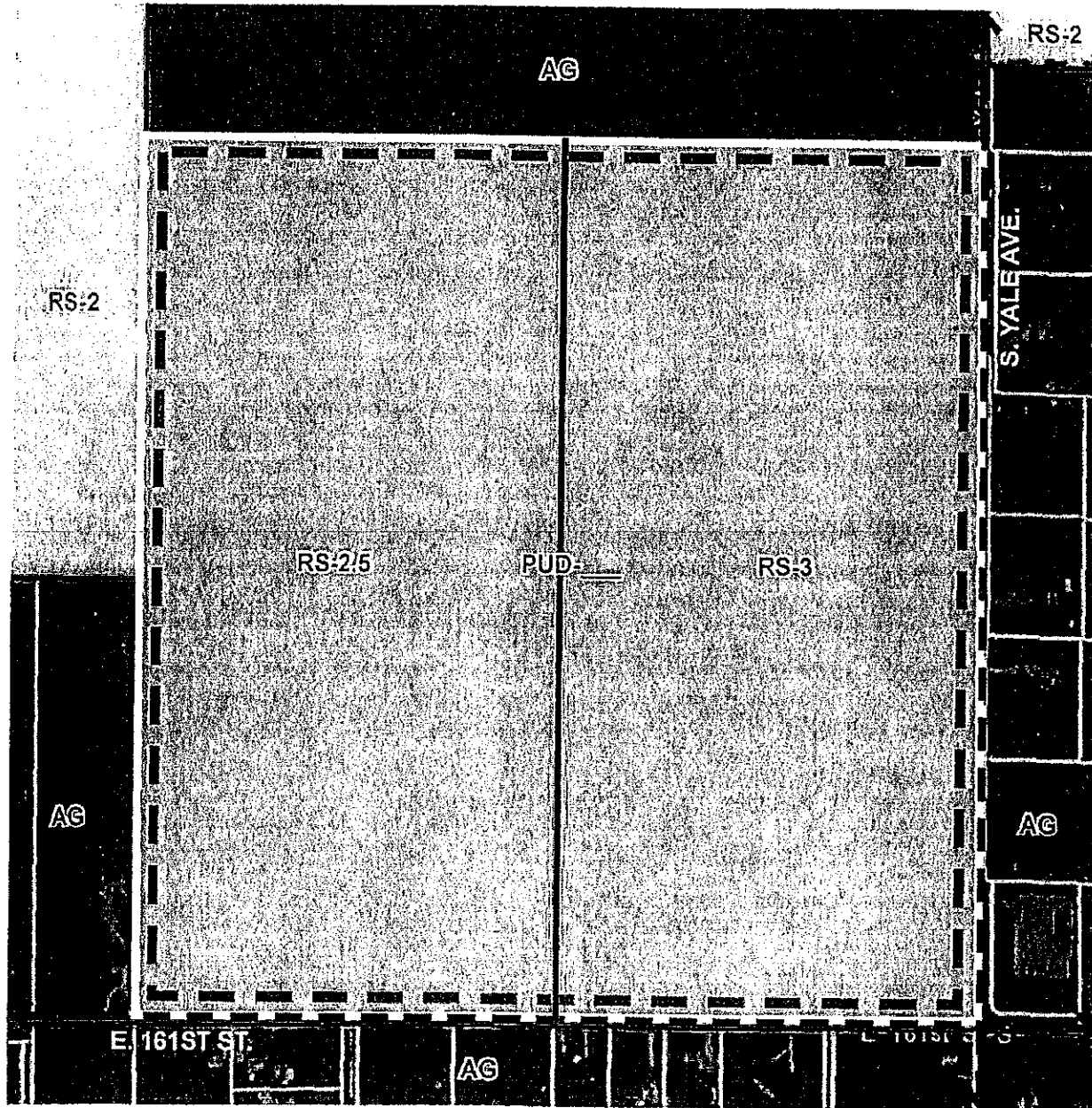
PUD ____

The Retreat

EXHIBIT H

PROPOSED ZONING MAP

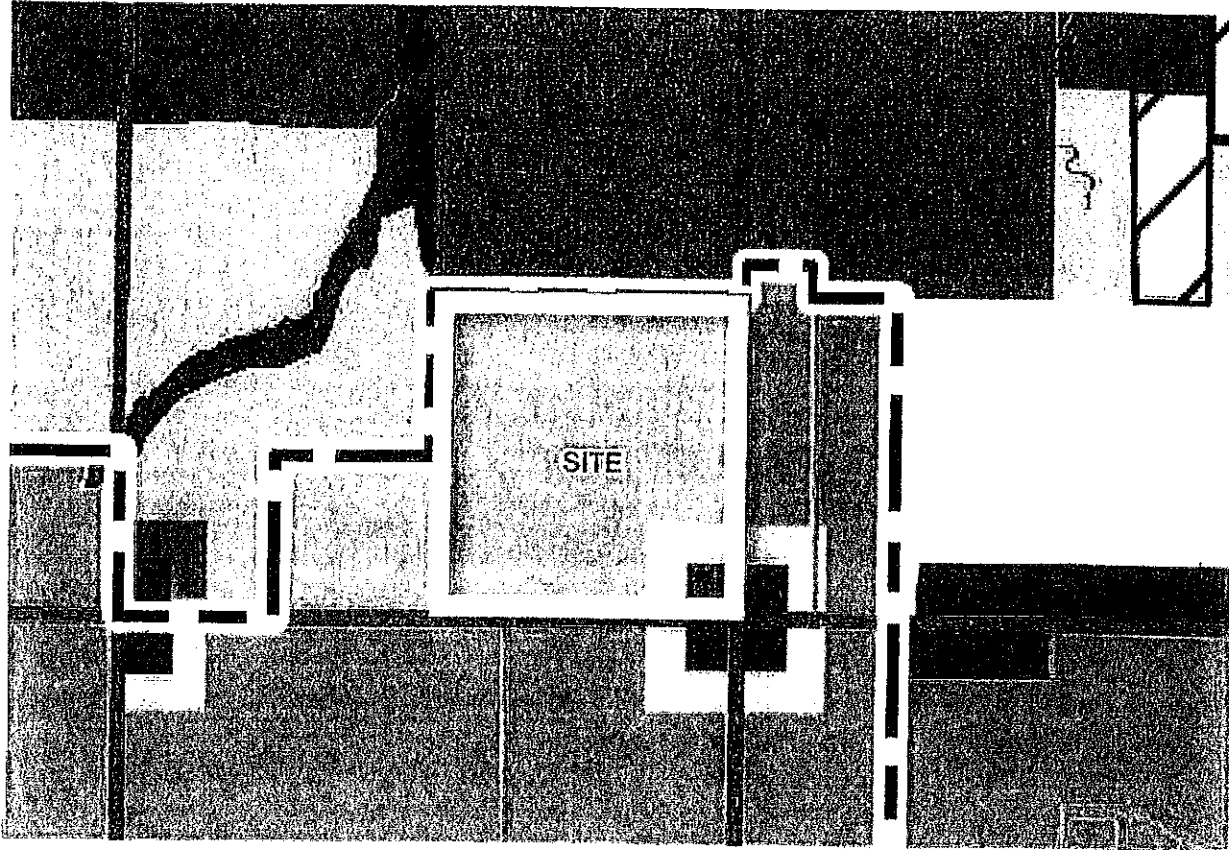
DATA OBTAINED FROM INCOG GIS, ACCESSED NOVEMBER 18, 2020 & MODIFIED



The Retreat

EXHIBIT I

COMPREHENSIVE PLAN MAP BIXBY 2030 COMPREHENSIVE PLAN



Legend

Future Land Use

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

Density (du/ac.)

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

Future Land Use

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



City Council | Agenda Commentary

March 22, 2021

ITEM TITLE(S):

Discussion and possible approval of Bixby Preliminary Plat (BXPT) number 21.01, for The Retreat, 160.422 acres, containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code, Subdivision Regulations*

BACKGROUND:

The applicant requests a Preliminary Plat approval for The Retreat, a 160.422 acre development a Preliminary Plat containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of Preliminary Plat for The Retreat *on the northwest corner of 161st Street and Yale Ave.*



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: City of Bixby, Planning Department
Date: Thursday, March 18, 2021
RE: *THE RETREAT*
Location: Yale Ave. and 161st St. – NW corner
Applicant: Tanner Consulting LLC

REQUEST: **COMPREHENSIVE PLAN MAP AMENDMENT**
(BXCP-21.01) A major amendment is being requested to a change the **SOUTHEAST** corner of the property designations from Commercial and Neighborhood Commercial to Medium Density Residential.

REZONING
(BXZO-21.01)
Agriculture to Single-Family Residential

PLANNED UNIT DEVELOPMENT (PUD)
The Retreat (BXPUD 21.01)

PRELIMINARY PLAT
(BXPT-21.01)
Master Plan: 417 lots on 160.422 acres
▪ Phase 1: 228 lots on 93.800 acres
▪ Phase 2: 190 lots on 66.622 acres

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2.5, RS-3) Single-Family Residential within PUD

AREA: 160.422 Acres Total

STR: Section 21, Township 17N, Range 13E

EXISTING USE: Agriculture - Vacant

PROPOSED USE: Master Planned Residential Subdivision – An average lot width of 90 ft. wide, 70 ft. wide, 65 ft. wide, and 55 ft. wide single-family lots in their respective distinct neighborhood styles.

REQUESTED COMPREHENSIVE PLAN MAP AMENDMENT:

A major amendment to the Comprehensive Plan map is being requested to change the **SOUTHEAST** corner from "Commercial" and "Neighborhood Commercial" designations to "Medium Density Residential" designation to allow for zoning change (BXZO-21.01 (RS-2.5, RS-3)).

REQUESTED ZONING CHANGES:

Rezoning from Agricultural (AG) to Residential Single-Family (BXZO-21.01 (RS-2.5, RS-3)).

Planned Unit Development discussion for *The Retreat* (BXPUD-21.01)

STAFF REVIEW

ANNEXATION: Approved 02.22.2021

PROPOSED COMPREHENSIVE PLAN AMENDMENT

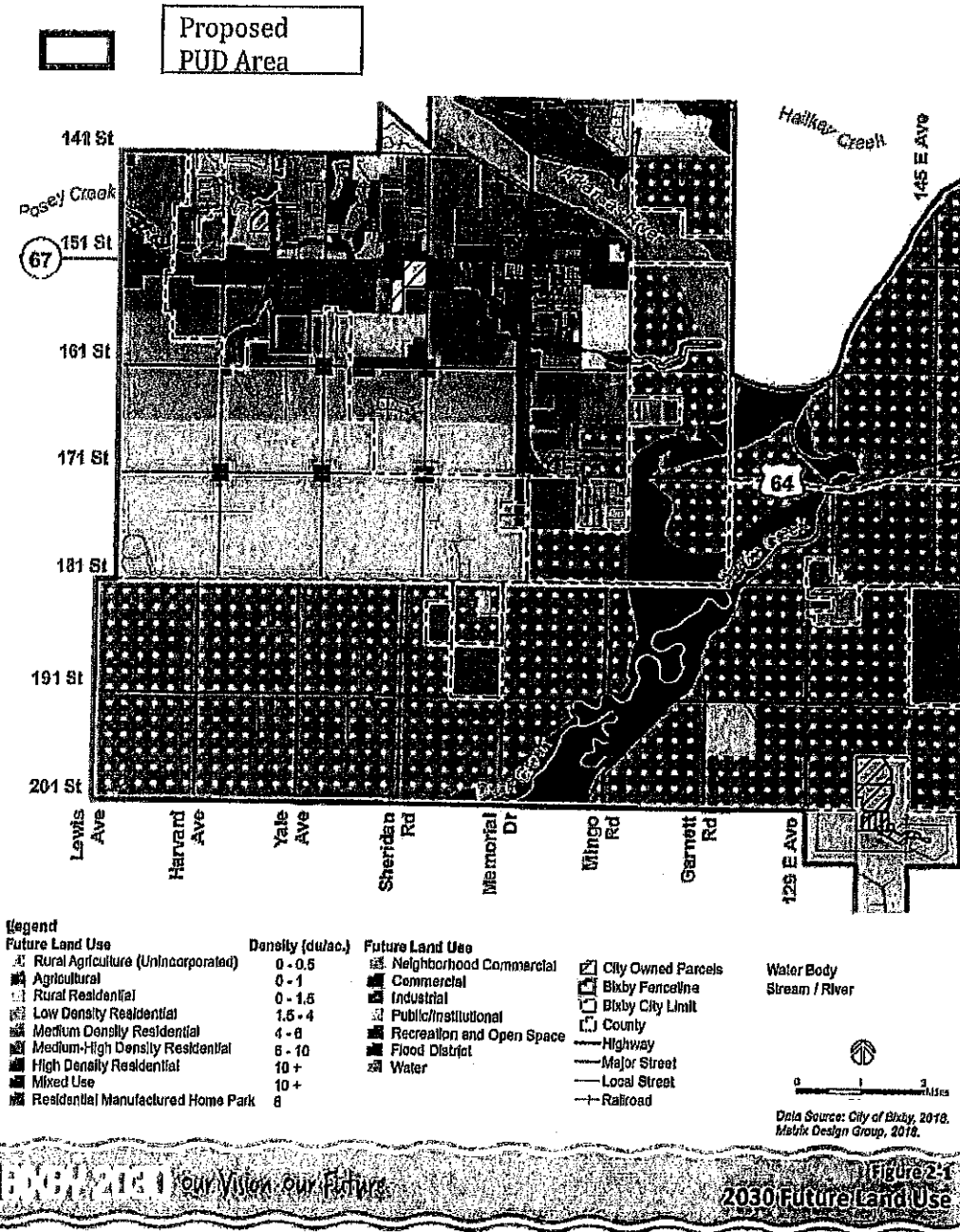
A major amendment to the Comprehensive Plan map is required to a change from Medium-Density Residential and Commercial to Medium-Density Residential to allow for zoning change (BXZO-21.01 (RS-2.5 and RS-3)).

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

As depicted on Figure 1: The only area on the map to be amended is the small commercial corner depicted in red on the Comprehensive Plan Map.

EXISTING COMPREHENSIVE PLAN: Medium Density Residential and Commercial

Figure 1: Comprehensive Plan 2030 Future Land Use designation



SURROUNDING LAND USE:

North: Mixed-Use

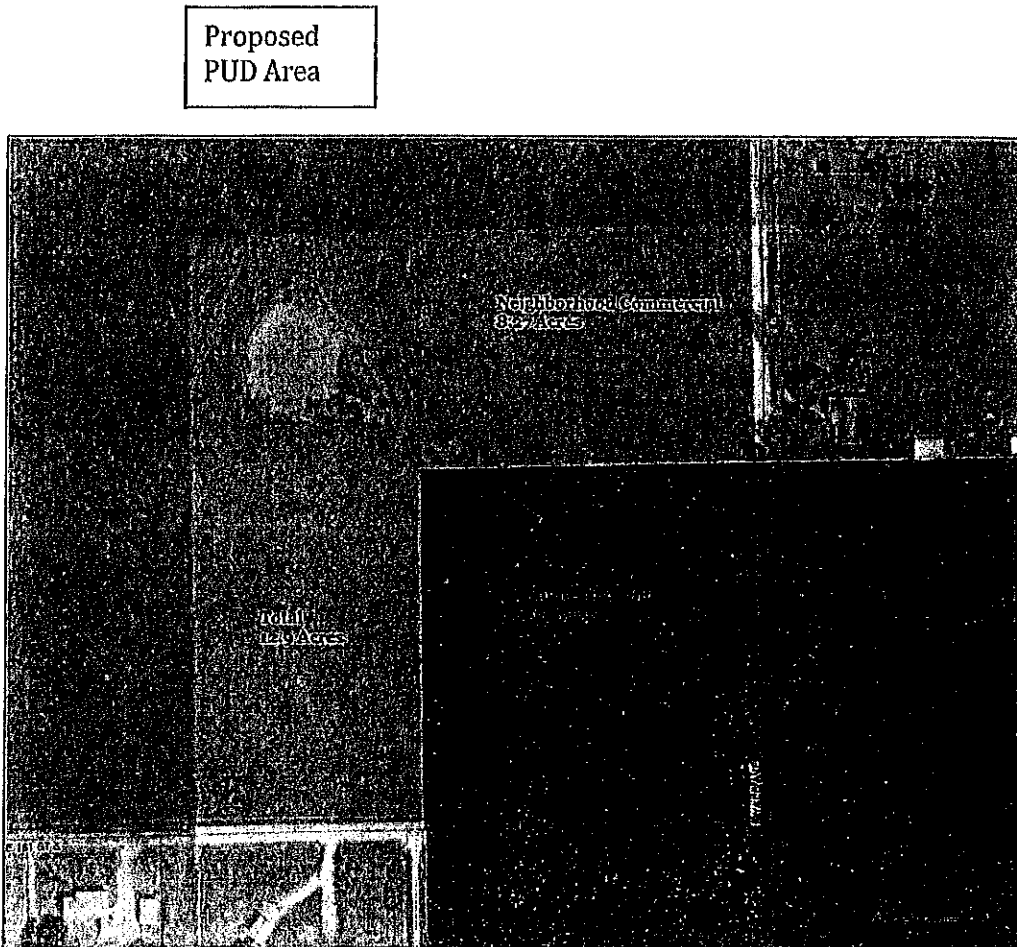
East: Low Density Residential, Commercial, and Neighborhood Commercial

South: Low Density Residential, Commercial, and Neighborhood Commercial

West: Medium-Density Residential

EXISTING ZONING MAP: AGRICULTURAL

Figure 2: Existing zoning for surrounding areas.



SURROUNDING ZONING AND CURRENT USE:

North: (AG) Agricultural; undeveloped agriculture

East: (AG) Agricultural; Community Services (Church)

South: (AG) Agricultural; Single-family residential

West: (AG) Agricultural; undeveloped agriculture

PLANNED UNIT DEVELOPMENT BXPUD-21.01

DEVELOPMENT STANDARDS: 160.422 acres, Residential Single-Family (RS-2.5 and RS-3).

All uses permitted by right in Residential Single-Family zoning.

Use Unit: 1 – Areawide Uses; 6 – Single-Family Dwelling

	RS-2.5	RS-3	PUD Dev A	Dev B
<i>Building Height</i>	48 ft.	48 ft.	35 ft.**	35 ft.**
<i>Minimum Lot Width</i>	70 ft.	65 ft.	55 ft. (avg)	65 ft. (Sec III.C.)
- <i>Front Yards</i>	35 ft.	35 ft.	20 ft (Sec III.C.)	20 ft (Sec III.C.)
- <i>Rear Yards</i>	25 ft.	20 ft.	15 ft.	20 ft.
- <i>Side Yards</i>	10/5 ft.	5 ft.	5/10 ft. (Sec. III.C.)	5/10 ft. (Sec. III.C.)
<i>Min Land Area per DU</i>	9,600 sf.	8,400 sf.	8,400 sf.*	9,600 sf*

Please see PUD for *Supplemental Development Standards (Section III.C.)* for more detailed information.

Figure 3: The Retreat Master Plan

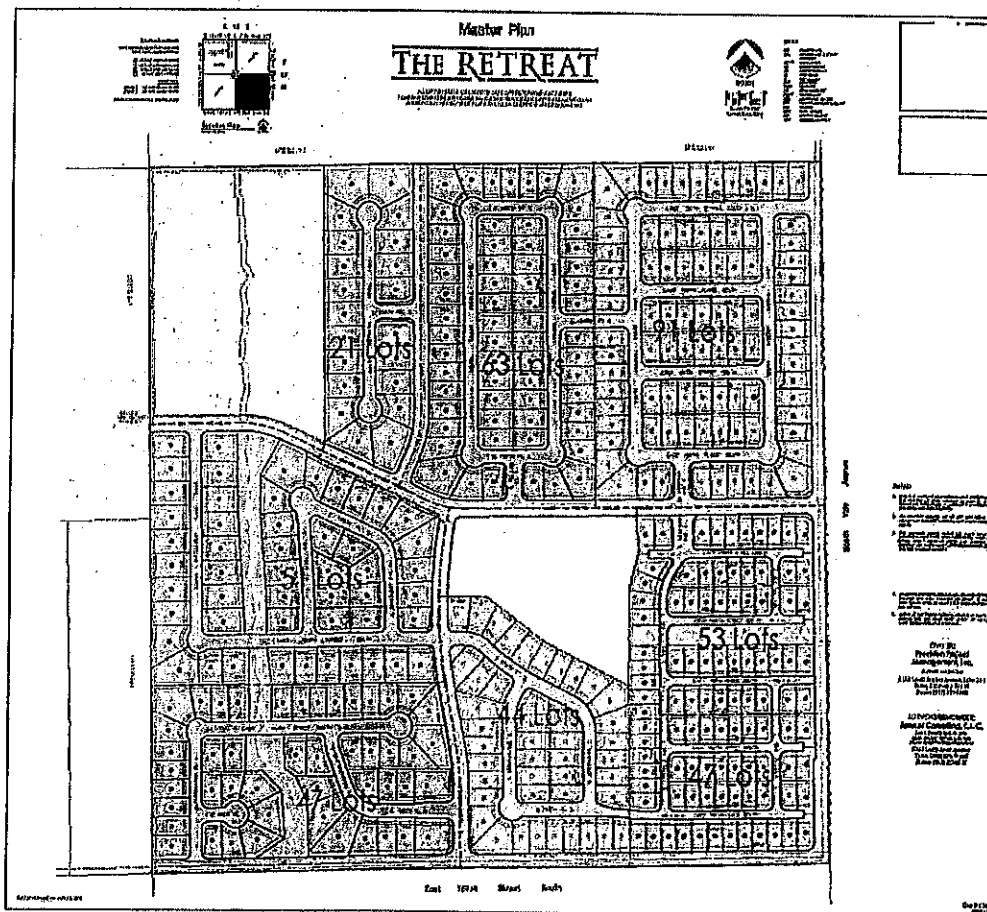
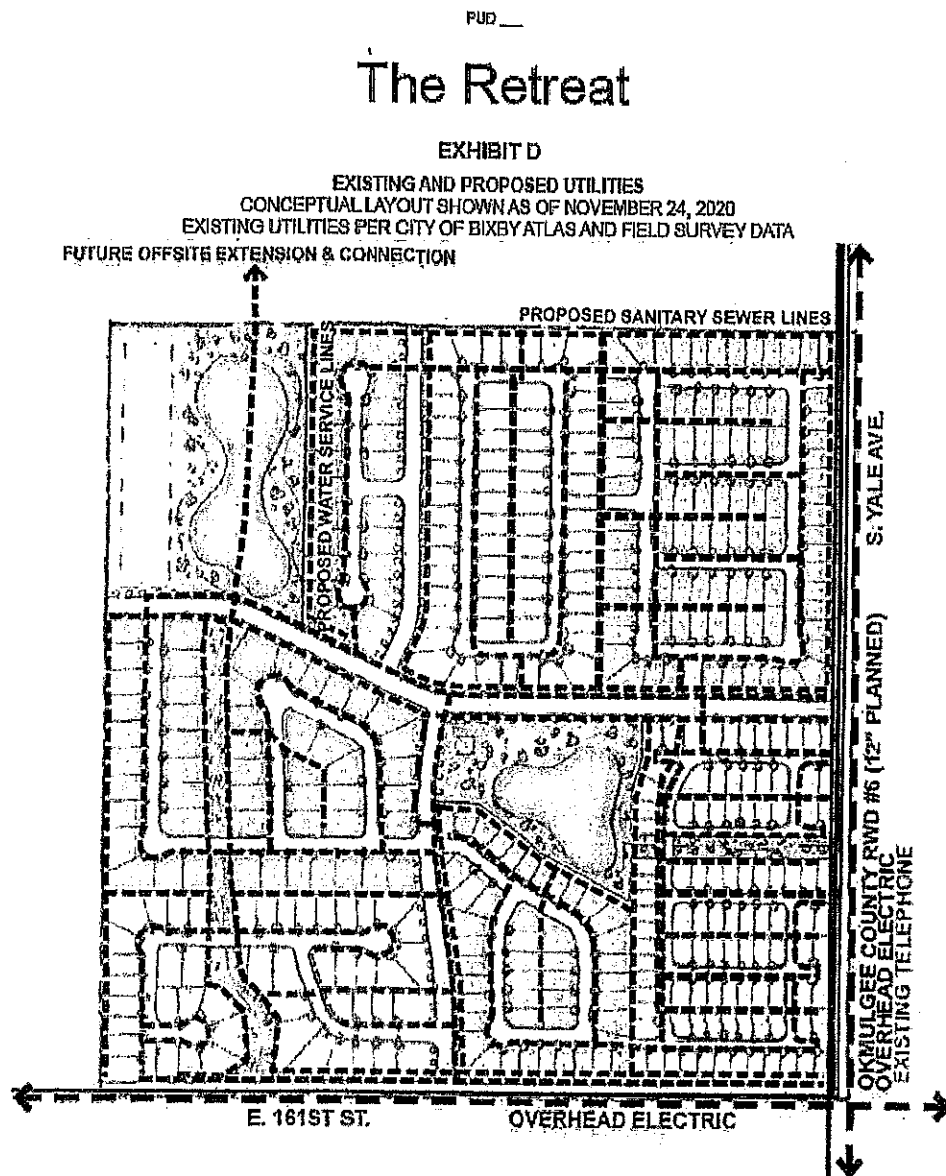


Figure 4: Conceptual Utility Plan



17

PUD ____
JANUARY 2021

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA2681
6323 S LEWIS AVE, TULSA, OK 74106 | 918.745.0929

NOT TO SCALE



PRELIMINARY PLAT (PHASE 1):

Discuss and consider possible action, including approval, approval with modifications, continued to a certain date, or denial of a request by Precision Project Management, Inc. Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Preliminary Plat of The Retreat Phase I, a subdivision of approximately 93.800 acres, more or less, with 228 lots. Part of Planned Unit Development PUD No. BXCP-21.01, with RS-2.5 Residential Single Family and RS-3 Residential Single-Family zoning.

Utilities/Site Area: The subdivision is proposed to be served by Okmulgee County Rural Water District #6 Water and City of Bixby Sewer with the Developer extension of the utility line. Windstream, ONG, AEP, Cox, AT & T, BTC, BPS, Creek County RWD #2, Central Electric and OG&E have all been notified.

STAFF COMMENTS:

1. Discussion regarding the topography of the property with storm water draining to the North West toward the Posey Creek tributary
2. Water will be provided by Okmulgee RWD #6 and smaller line along Yale Avenue being replaced with a 12" line. Sewer Line being extended to meet up with a proposed development or the line at 151st crossing
3. Discussion on the Parkway 64 alignment modification approved by City Council
4. Two gates desirable, one by the collector street, with one emergency gate for the "Gated" portion of development.
5. East Central Electric indicated they have a main feeder line and will be able to provide power to the development.

PUBLIC COMMENTS: No comments at time of this report

STAFF RECOMMENDATION:

- Planning Commission make a recommendation for approval to City Council based on the proposed Comprehensive Plan map amendment and zoning changes will allow the proposed PUD to take place and align well with the surrounding land use and future land use.
- Planning Commission make recommendation for approval to City Council based on the Preliminary Plat conforming with the proposed Comprehensive Plan map amendment and the Subdivision Regulations standards, requirements, and principles, and be in compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

No roadwork and/or utility work shall begin until the city has received approved DEQ permits. All Performance, Maintenance, and Statutory Bonds are in place, sanitary sewer, water mains, storm sewer, and roads. The Infrastructure Inspector will need to do daily inspections as needed when construction starts on the utilities and roads.

ATTACHMENTS:

The Retreat Planned Unit Development dated January 2021

1. Preliminary Plat:
2. Master Plan dated March 5, 2021
3. Conceptual Utility Plan dated January 8, 2021
4. Preliminary Master Plat Deed of Dedication and Restrictive Covenants dated January 5, 2021



City of Bixby Application for Plat Approval

Applicant: Tanner Consulting, LLC
Address: 5323 S. Lewis Ave., Tulsa, OK 74105
Telephone: (918) 745-9929 Cell Phone: - Email: eenyart@tannerconsulting.com
Property Owner: MPR Family II, LLC c/o Precision Project Management, Inc.
Property Address: 9128 S. Braden Ave., Ste. 201, Tulsa, OK 74137
Legal Description: see attached plat

Existing Zoning: AG CRS-2.5, RS-3, & PUD requested
Existing Use: Vacant / agricultural Use Unit #: N/A

APPROVAL REQUESTED: (Check all that apply)

- ☐ SKETCH PLAT: A sketch plat application is voluntary. Application review fee is \$150.00.
☒ PRELIMINARY PLAT: Application review fee is \$350.00.
☐ FINAL PLAT: Application review fee is \$350.00.

PROPOSED SUBDIVISION / PLAT NAME: The Retreat

ENGINEER'S NAME: Tanner Consulting, LLC ADDRESS: 5323 S. Lewis Ave. Tulsa, OK 74105
PHONE NUMBER: (918) 745-9929 EMAIL: eenyart@tannerconsulting.com
SURVEYOR'S NAME: - Same - ADDRESS: - Same -
PHONE NUMBER: - Same - EMAIL: - Same -

Area being platted: 160.422 acres. Number of lots: 417 Average lot size: 6050:13,500 SF (typ)
Is property subject to a PUD? pending PUD # pending Other Case Number(s): -

Type of Water Supply: ☐ City Main ☒ Rural Water District ☐ Wells
Type of Sanitation: ☒ City Sewer ☐ Lagoon ☐ Septic System ☐ Other
Type of Street surfacing Proposed: ☐ Portland Cement ☒ Asphalt ☐ Other

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate interest: Engineer / Surveyor / Planner
Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

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

Signature: [Signature] Date: 01/05/2021

* FOR STAFF USE ONLY *

Application Received: _____ By: _____
Application Fee Amount: _____
Date Fee Paid: _____ Rept. #: _____
Planning Commission Approval Date: _____
City Council Approval Date: _____
Date City Signatures Issued: _____
Date Plat Recorded: _____ Plat #: _____

APPROVAL LETTERS:

Electricity: _____
Natural Gas (ONG): _____
Telephone: _____
Cable: _____
Other: _____

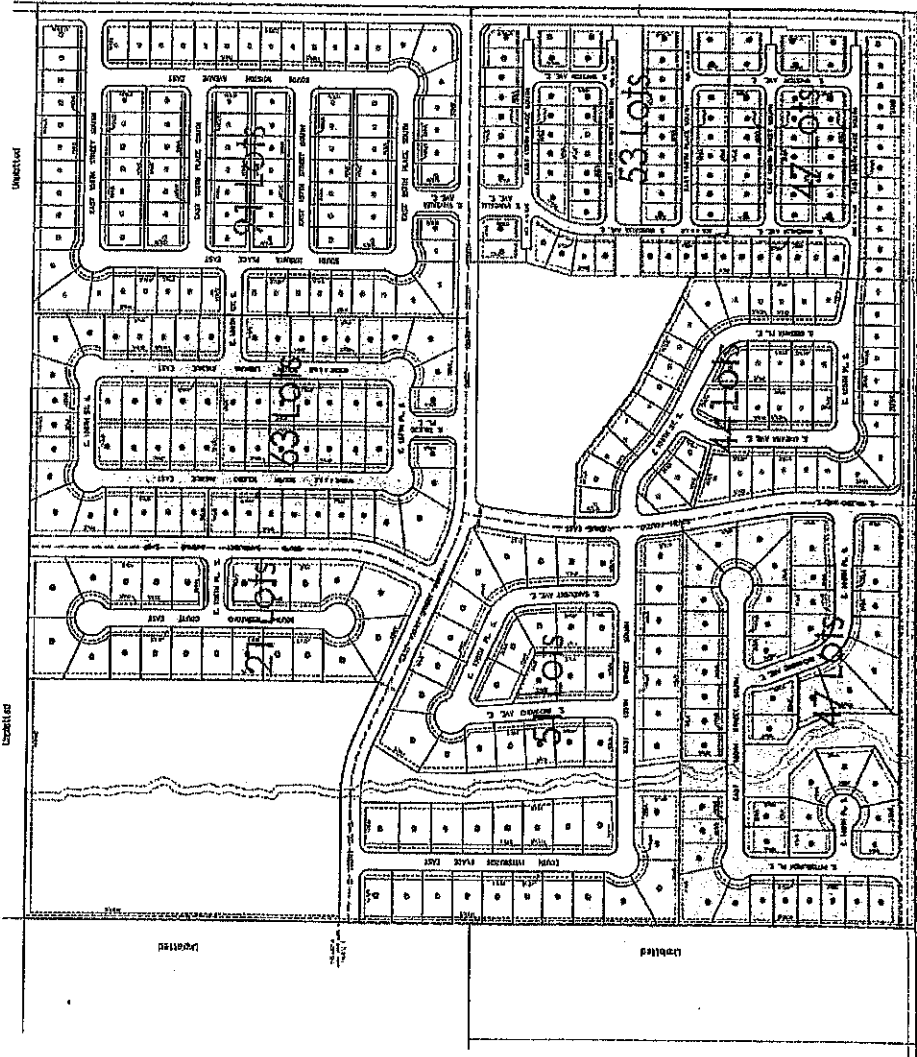
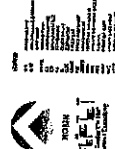
Master Plan

THE RETREAT

ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE DEVELOPER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DEVELOPER IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THIS MASTER PLAN. THE DEVELOPER IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THIS MASTER PLAN.



Legend:
 1. Proposed Residential Development
 2. Existing Residential Development
 3. Existing Commercial Development
 4. Existing Industrial Development
 5. Existing Public Facilities
 6. Existing Natural Resources
 7. Existing Wetlands
 8. Existing Flood Hazard Areas
 9. Existing Airport
 10. Existing Airports



OWNER:
 The Retreat
 Management, Inc.
 10000 South 10th Avenue
 Suite 100
 Miami, FL 33156
 Phone: (305) 555-1234
 Fax: (305) 555-1235

DESIGNER:
 Sunset Development
 Sunset Development, LLC
 10000 South 10th Avenue
 Suite 100
 Miami, FL 33156
 Phone: (305) 555-1234
 Fax: (305) 555-1235

THE RETREAT



City Council | Agenda Commentary

March 22, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2332 Minor Amendment to the Bixby Planned Unit Development - Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Zoning Code*

BACKGROUND:

The applicant requests the following modifications to the PUD29-A:

1. Lifting of restrictions on Use Unit 15 to allow construction of an exterior storage facility at the east end of Boardwalk on Memorial.
2. Modification of the south building setback line to 0', corresponding to the storage building alignment constructed on the adjacent property
3. Modification of the east building setback line to 0' to allow construction of an office building immediately adjacent to the next door storage facility,

The applicant was directed by Staff to meet with and advise adjacent property owners of the project proposal.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the PUD Minor Amendment request for Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), pending review and approval by City Attorney.

(Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma
_____, 2021.)

ORDINANCE NO. 2332

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING A MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) NUMBER PUD-29A; SUPPLEMENTALLY REZONING OF A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF; FROM COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY TO COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY WITH EXPANDED USES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF; FROM COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY TO COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY WITH EXPANDED USES TO ALLOW FOR PREVIOUSLY EXCLUDED USE UNIT AND MODIFICATIONS TO BUILDING SETBACK LINES

Located at or near 12345 South Memorial Drive #120 in Bixby, Oklahoma, having been submitted as a Minor Amendment to an existing Planned Unit Development (PUD), PUD-29A, for further development as a planned unit, be and the same is now designated and supplementary rezoned as BXPUD-21.03.

Section 2. That BXPUD-21.03 shall be subject to the development standards and conditions recommended by the City of Bixby Planning Commission in Case No. BXPUD-21.03, as set forth within the record and minutes of the Planning Commission meeting of March 22, 2021, and approved by the City Council on March 22, 2021.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this Ordinance shall take effect and be in force immediately upon its passage.

Section 4. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March, 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least a four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March, 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Thursday, March 18, 2021
RE: **BOARDWALK ON MEMORIAL**
Location: **12345 So. Memorial Dr.#120, Bixby, OK 74008**
LOT ONE (1), BLOCK ONE (1) THE BOARDWALK ON
MEMORIAL

Applicant | Select Design | Ryan McCarty

REQUEST: **PLANNED UNIT DEVELOPMENT 29A (PUD)**
(BXPUD 21.03) A minor amendment is being requested to a
modify restrictions on the **EAST** approximately **100'** as
follows:

- Allow for 1,350 SF of enclosed storage within the Commercial Shopping (CS) District. PUD29- A currently excludes this use from Use Unit 15 – other Trades and Services.
- Decrease minimum building setback distance from adjacent residential zoning
- Decrease minimum building setback distance from adjacent PUD-77 zoning to the east.

EXISTING ZONING: **Commercial Shopping (CS) | Office Low-Density**

PROPOSED ZONING: **Commercial Shopping (CS) | Office Low-Density**
with expanded uses

AREA: 3.11

STR: SECTION 1, TOWNSHIP 17N, RANGE 13E

EXISTING USE: Parking

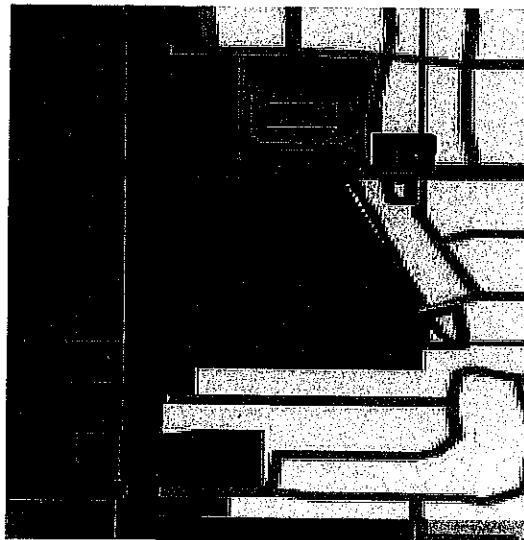
PROPOSED USE: Office and enclosed storage.

PUBLIC INPUT: No comments at time of this report. Notices not required.

BACKGROUND INFORMATION:

The property was previously platted as Lot 1, Block 1 of The Boardwalk on Memorial with underlying zoning Commercial Shopping (CS) District and Office Low-Density (OL) District provided by PUD 29-A, approved by the Bixby Planning Commission on April 21, 2003 and Bixby City Council on April 28, 2003. The original platted lot has been split in the past and the property outlined in this amendment is the western portion of said lot which contains 3.11 acres. The remaining property (to the east) shall not be made part of this amendment. The property has 192.2 feet of frontage on the east side of South Memorial Drive approximately 0.3" miles south of East 121st Street South.

COMPREHENSIVE PLAN: MIXED USE, COMMERCIAL, LOW DENSITY RESIDENTIAL



SURROUNDING LAND USE:

NORTH: CS (COMEMRCIAL SHOPPING),
RM-3 (HIGH DENSITY RESIDENTIAL)

SOUTH: CS, OFFICE LIGHT (OL)

WEST: CG (COMMERCIAL GENERAL)

EAST: OFFICE LIGHT (OL)

STAFF COMMENTS:

STAFF REPORT: BOARDWALK ON MEMORIAL | 3/18/2021 | PAGE 2 OF 3

1. Coordination with adjacent property owners required
2. Building finishes must meet Corridor Appearance standards
3. Utility easement vacation will not permitted on areas east of the Minor Amendment
4. Storm water management must be addressed in the Site Plan and Building Permit applications

PUBLIC COMMENTS: No comments at time of this report

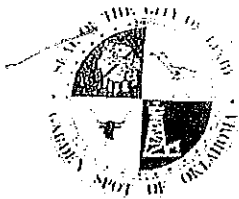
STAFF RECOMMENDATION:

- Planning Commission make a recommendation for approval to City Council provided Applicant has coordinated with adjacent land owners to review the project scope and building finishes.

ATTACHMENTS:

Application for PUD Amendment, including:

- Vicinity Map
- Aerial Photograph
- Design Survey
- Plat Exhibit
- Conceptual Site Plan
- Conceptual Floor Plan
- Current Zoning Map
- Development Standards



City of Bixby Application for PUD

Applicant: Select Design / Ryan McCarty
Address: P.O. Box 548 Bixby, OK 74008
Telephone: 918-798-8356 Cell Phone: _____ Email: rmccarty.selectdesign@gmail.com

Property Owner: 12345 S. Memorial, LLC If different from Applicant, does owner consent? YES
Property Address: 12345 S. Memorial Dr., Suite 120 Bixby, OK 74008
Existing Zoning: CS / PUD 29-A Requested Zoning: PUD 29-B Existing Use: Office / Rest
Proposed Use: Office / Storage Use Unit #: _____

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

SEE ATTACHED

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate interest: Consultant
Is subject tract located in the 100 year floodplain? ☒ YES ☐ NO
Are 5 copies of the PUD text and exhibits package attached? ☒ YES ☐ NO
Application for: ☐ PUD ☐ Major Amendment ☒ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: Karen Breneman
12345 S. Memorial Dr., Suite 120 Bixby, OK 74008 (NAME)
(ADDRESS) (CITY) (ZIP) 918-803-7038 (PHONE)

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

Signature: [Signature] Date: 1/18/2021

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____
____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL

PC Action _____ City Council Action _____
DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

Legal Description (General Warranty Deed – Document #2016008461)

LOT ONE (1), BLOCK ONE (1), THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT SHALL ALSO BE THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N 89°59'21" W FOR 471.88 FEET; THENCE N 00°00'39" E FOR 170.00 FEET; THENCE S 89°59'21" E FOR 473.04 FEET; THENCE S 00°24'08" W FOR 170.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

Planned Unit Development No. 29-B

THE BOARDWALK ON MEMORIAL

Minor Amendment to PUD 29-A

City of Bixby, Oklahoma

March 16, 2021

Select
design

DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8358

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I. Development Concept

The property was previously platted as Lot 1, Block 1 of The Boardwalk on Memorial with underlying zoning Commercial Shopping (CS) District and Office Low-Density (OL) District provided by PUD 29-A, approved by the Bixby Planning Commission on April 21st, 2003 and Bixby City Council on April 28th, 2003. The original platted lot has been split in the past and the property outlined in this amendment is the western portion of said lot which contains 3.11 acres. The remaining property (to the east) shall not be made part of this amendment. The property has 192.2 feet of frontage on the east side of South Memorial Drive approximately 0.3 miles south of East 121st Street South.

Objectives:

1. Allow for 1,350 SF of enclosed storage within the Commercial Shopping (CS) District. PUD 29-A currently excludes this use from Use Unit 15 – Other Trades and Services.
2. Decrease the minimum building setback distance from adjacent residential zoning along the easternmost south boundary of Lot 1. If this proposal is approved, a request will be made to vacate a portion of the existing 10' utility easement along the easternmost south boundary and adjacent to the northern boundary of Lot 5 and 6, Block 1 of Gre-Mac Acres.
3. Decrease the minimum building setback distance from adjacent PUD-77 zoning to the east.

Legal Description (General Warranty Deed – Document #2016008461)

LOT ONE (1), BLOCK ONE (1), THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO

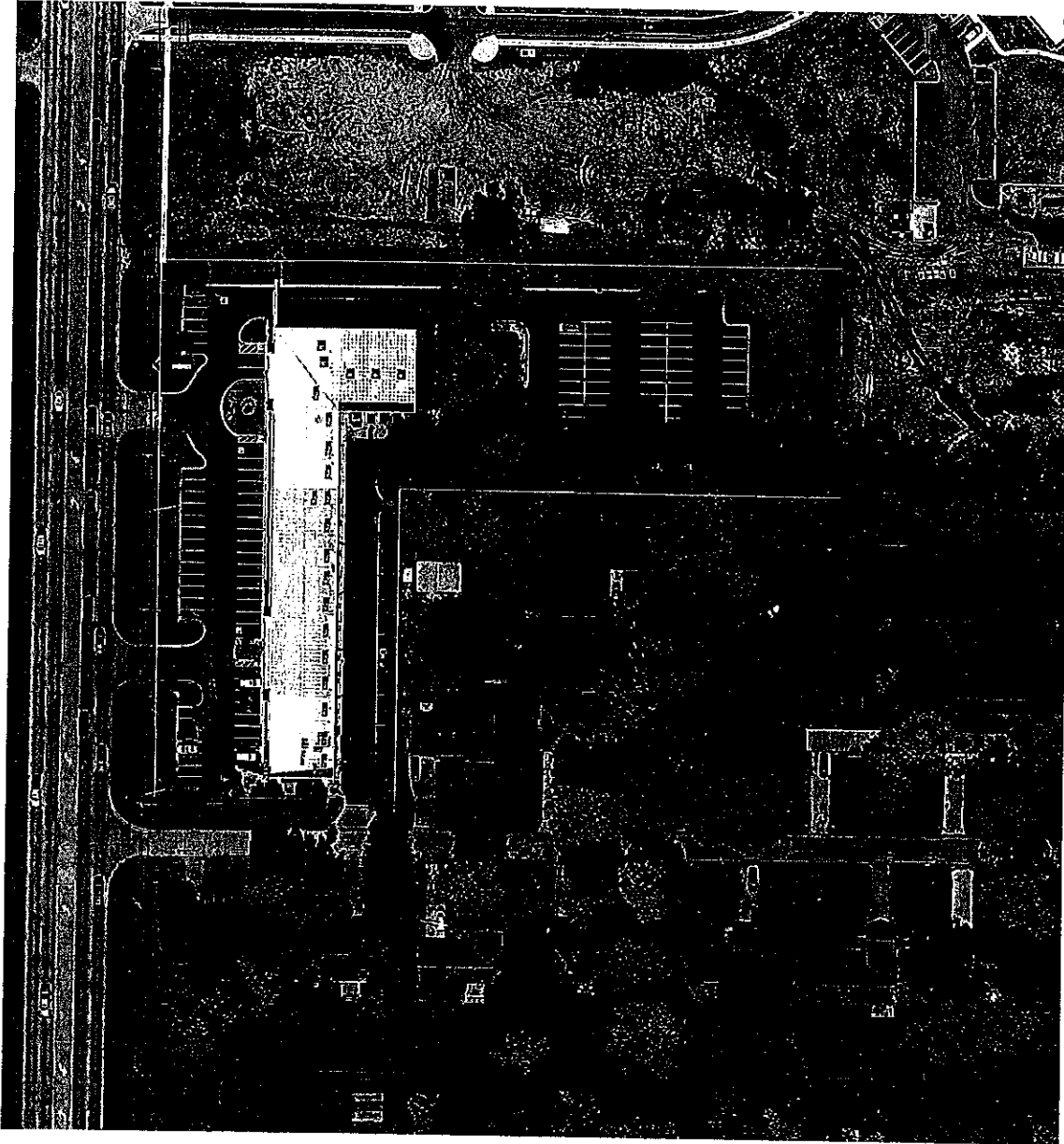


EXHIBIT C

DESIGN SURVEY

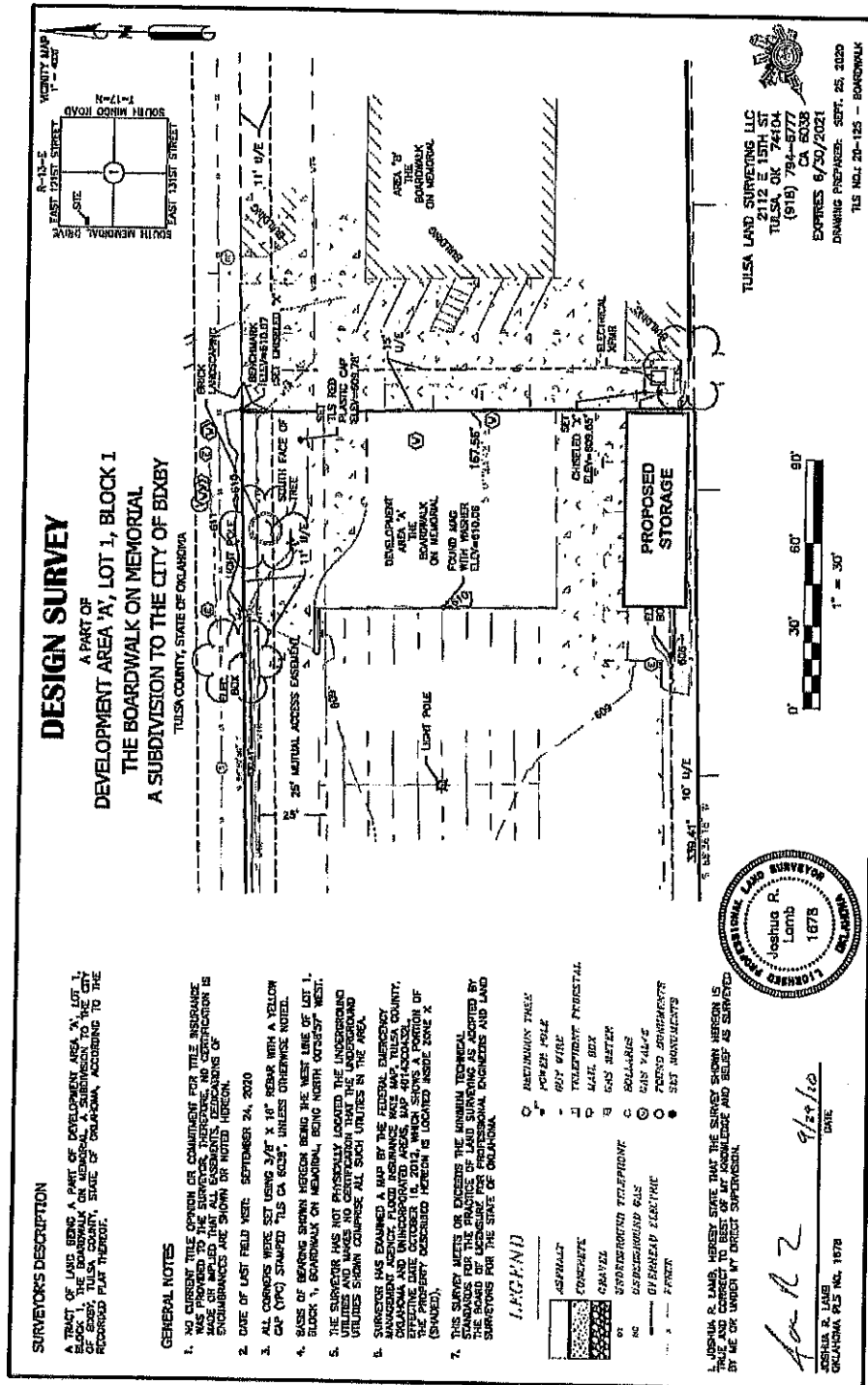


EXHIBIT D
PLAT EXHIBIT

The Boardwalk on Memorial

A SUBDIVISION OF A PART OF THE
N/2 OF THE SW/4 OF THE NW/4
AND
A RESUBDIVISION OF A PART OF
LOT 2 ^{IN} BLOCK 1 OF 'GRE-MAC ACRES'
SECTION 1, T-17-N, R-13-E
CITY OF BUGY, TULSA COUNTY, OKLAHOMA

5717

FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED
BY THE CITY ENGINEER OF THE CITY OF DENVER
ON 10/26/2015
BY [Signature] ENGINEER - ICE DENVER
THIS APPROVAL IS VOID IF THE ENGINEER SIGNATURE
IS NOT ENDORSED BY THE CITY MANAGER OR
CITY CLERK.
BY [Signature] CITY MANAGER - CITY CLERK

PUD 29-B BOUNDARY
(135,435 SF / 3.11 AC)

Planned Unit Development Number 29-A

131ST STREET
Location Map

5717

Owner

04	FINAL PLAT CERTIFICATE OF APPROVAL HARBOR DISTRICT THAT THE PLAT WAS APPROVED BY THE CITY OF SAN FRANCISCO.
05	WALTON - FIRE MARSHAL
06	THE APPROVAL IS VOID IF THE AFORE SAID PLAT IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.
07	CITY MANAGER - CITY OF SAN

EAST 124TH STREET SOUTH
 SOUTH—WAY DERIVED
 BY THE MAC ADAMS PLAT
 MAPS 2553

Legend

ACC = ACCESS POINTED
B/L = BUILDING LINE
LMS = LIMITS OF NO ACCESS
2/3 = 2/3

Documentation
ALL CORNERS WERE SET USING A 3/8"X1" IRON PIPE WITH A YELLOW CAP STAMPED "ACK 13 1139".

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
CONTAINING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825

It hereby certifies that all real estate taxes involved in this plan have been paid or reflected by the current tax rolls. Security as required has been provided in the amount of \$ 5,000.00 per lot to receive an affidavit to be applied to 20 0277 acres. This certificate is NOT to be construed as payment of 20 0277 acres in full but is given in order that this plan may be filed no later than 20 02 taxes may extend the amount of the security deposit.

Dated August 19, 2003
Dennis Sauter
Eagle County Treasurer
ID: [Signature]

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CONCEPTUAL SITE PLAN



EXHIBIT F
CONCEPTUAL FLOOR PLAN

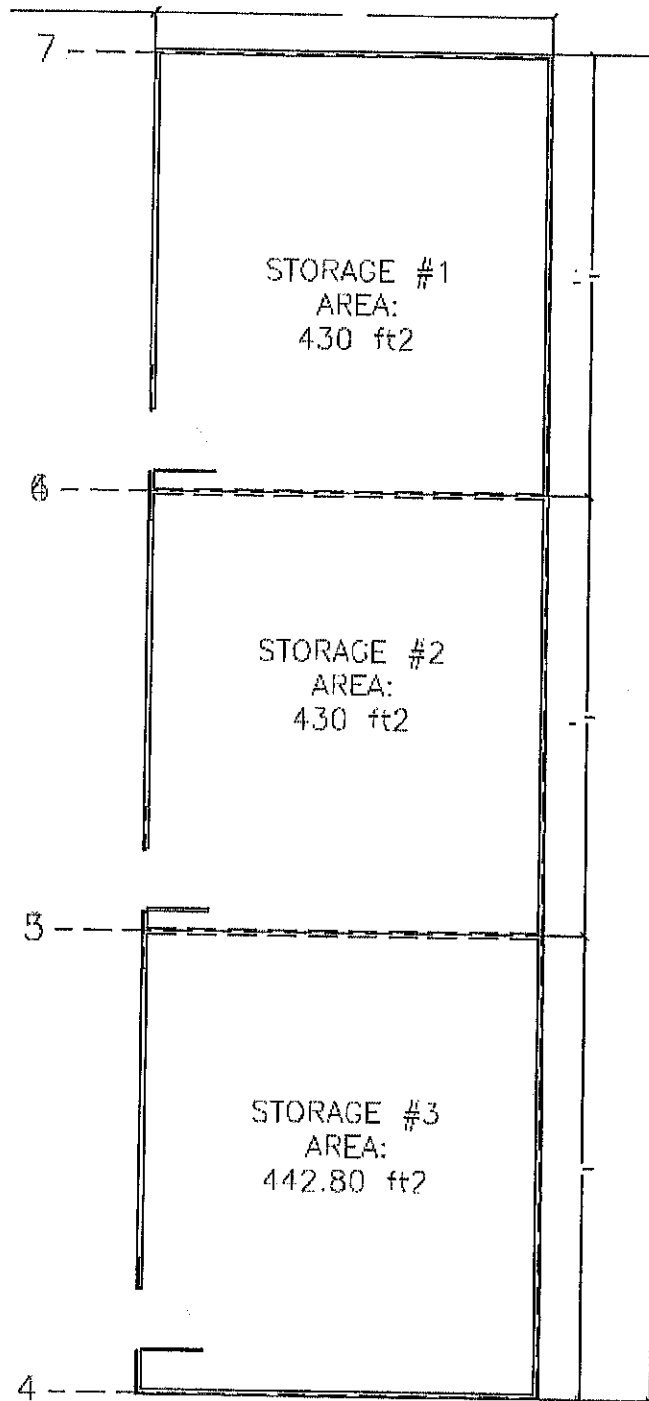


EXHIBIT G
CURRENT ZONING MAP



II. Development Standards

Land Area: 135,435 SF (3.11 AC)

Zoning: Shopping Center District (CS)

Permitted Uses:

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 12 – RESTAURANTS

- Allowed in the northern 140' of the west 280' of said development area

USE UNIT 13 – CONVENIENCE GOODS AND SERVICES

USE UNIT 14 – SHOPPING GOODS AND SERVICES

USE UNIT 15 - OTHER TRADES AND SERVICES

Excluded Uses:

- Adult entertainment establishments

Maximum floor area: 30,000 square feet

Maximum building height: 1 story / 25 feet

Minimum building setbacks:

From centerline of 124th Street: 50 feet

From centerline of Memorial Drive: 115 feet

From north boundary: 25 feet

From residential boundary along the north line of Block 1 of Gre-Mac Acres: ** 0 feet

From all other residential boundaries: 45 feet

From common boundaries within PUD (east line of Lot 1 / west line of Lot 2): ** 0 feet

** Denotes change from previously approved PUD

Parking ratio:

Office and Commercial Use: 1 parking space per 225 square feet

Restaurant: 1 parking space per 100 square feet

Minimum landscaped area: 15% of net area (20,315 square feet)

- A. Building Design Limitations: The buildings shall be constructed in substantial accordance with the Corridor Appearance District.
- B. Operational Limitations:
- Business hours shall be limited to the period of 6:00 a.m. to 10:00 p.m.
 - Restaurant patrons shall not be seated outdoors after 9:00 p.m. and indoors after 10:00 p.m.
 - Alcoholic beverages shall not be served after seating hours
 - Noise levels for outside dining area shall be kept to a minimum
 - Any outdoor music must be limited to background music only, no loud event music will be permitted.
- C. Lighting: Parking area lighting shall be a maximum height of 12 feet and limited to shielded fixtures designed to direct light downward and away from residential properties.
- D. Signs: Existing signs shall remain in place as permitted within previously approved PUD 29-A. Wall signs shall be based on the 2 square feet per lineal foot of wall, with no signs on the east of south facing walls.
- E. Building Material Requirements:
1. OFFICE & COMMERCIAL / RESTAURANT USE

EXTERIOR WALLS: The exterior walls of the structure 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.

AWNINGS, CANOPIES AND OVERHANGS: Structural awnings are encouraged at the ground level to enhance articulation of the structures.
 2. STORAGE USE

EXTERIOR WALLS: The exterior walls of the structure shall be one hundred percent (100%) metal 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.
- F. Utilities: All proposed utility lines shall be located underground.

III. Anticipated Construction Schedule

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

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on awarding contract to Cherokee Pride Construction for the Haikey Creek 2019 Flood Damage Rehabilitation Project.; Cherokee Pride Construction submitted the lowest and best bid of \$1,391,021

INITIATOR:

Bea Aamodt, Director

STAFF INFORMATION SOURCE:

Justin Dowd, Engineer

BACKGROUND: The Haikey Creek 2019 Flood Damage Rehabilitation Project includes repairs to the Haikey Creek Diversion and Flood Reduction Channels, and incorporated the a Sag Pipe to alleviate channel drainage issues. Previous Bids were rejected by Council. All three bids were in gross excess of the Engineer's Estimate. Two were disqualified for using the wrong bid form and/or failing to acknowledge the addenda.

The Project was re-bid. Staff limited the work to flood damage and the sag pipe and did not include any dredging or rip rap reinforcement of the channel slope toe.

Three contractors submitted bids.

Cherokee Pride submitted the **lowest and best bid** at \$1,391,021.

FEMA has approved reimbursement of \$251,378.25 for this project. TCVA has approved reimbursement of \$237,294.75 for this project.

EXHIBITS: Bid tabulation

KEY ISSUE: 2019 Flood Damage Repair

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

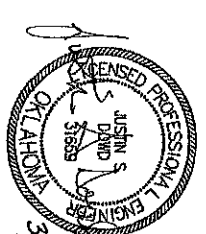
MEETING DATE: 3-22-2021

MEETING: Council

Project: Haikley Creek Flood Damage Rehabilitation
City Project No.: FM29-2001
Bid Date: March 9, 2021
Date: March 10, 2021

				Engineer's Estimate		Cherokee Price Construction, Inc. P.O. Box 28 Sapulpa, OK 74067		C-P Integrated Services, Inc. 3007 NW 63rd St, Ste 205 Oklahoma City, OK 73116		Meridian Contracting, Inc 17500 S Sooner Rd Norman, OK 73071		
Item No.	Spec. No.	Item	Qty.	Bid Unit	Bid Unit Price	Total Price	Bid Unit Price	Total Price	Bid Unit Price	Total Price	Bid Unit Price	Total Price
Base Bid - Schedule A - Haikley Creek 2019 Flood Damage General Pay Quantities												
1	201(A)	Cleaning and Grubbing	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 240,000.00	\$ 240,000.00	\$ 25,000.00	\$ 25,000.00	\$ 100,000.00	\$ 100,000.00
2	220	SWPPP Documentation and Management	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00	\$ 40,000.00	\$ 40,000.00	\$ 25,000.00	\$ 25,000.00
3	221(C)	Temporary Silt Fence	1	LS	\$ 60,000.00	\$ 60,000.00	\$ 28,000.00	\$ 28,000.00	\$ 18,000.00	\$ 18,000.00	\$ 75,000.00	\$ 75,000.00
4	221(K)	Temporary Fiber Log	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 4,000.00	\$ 4,000.00	\$ 25,000.00	\$ 25,000.00	\$ 40,000.00	\$ 40,000.00
5	641	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 100,000.00	\$ 100,000.00	\$ 25,000.00	\$ 25,000.00	\$ 154,000.00	\$ 154,000.00
6	642(B)	Construction Staking Level II	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 33,000.00	\$ 33,000.00	\$ 65,000.00	\$ 65,000.00
						\$ 301,000.00	\$ 306,000.00	\$ 166,000.00				\$ 469,000.00
Base Bid - Schedule B - Haikley Creek Sag Pipe												
7	202(H)	Earthwork	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 60,000.00	\$ 60,000.00	\$ 43,000.00	\$ 43,000.00	\$ 61,223.00	\$ 61,223.00
8	205(A)	Type A Salvage Top Soil	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00
9	230(A)	Solid Slab Sodding	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 60,000.00	\$ 60,000.00	\$ 1,000.00	\$ 1,000.00
10	242	(P) Stabilized Construction Exst	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 15,000.00	\$ 15,000.00	\$ 3,500.00	\$ 3,500.00
11	509(B)	Class A Concrete	20	CY	\$ 600.00	\$ 12,000.00	\$ 750.00	\$ 15,000.00	\$ 1,500.00	\$ 30,000.00	\$ 1,100.00	\$ 22,000.00
12	509(C)	Class C Concrete	65	CY	\$ 310.00	\$ 20,150.00	\$ 400.00	\$ 26,000.00	\$ 550.00	\$ 35,750.00	\$ 275.00	\$ 17,875.00
13	601(H)	Type IV Grouted Riprap	121	SY	\$ 75.00	\$ 9,075.00	\$ 90.00	\$ 10,890.00	\$ 150.00	\$ 18,150.00	\$ 220.00	\$ 26,620.00
14	611(A)	(SP) Precast Conc Rnd 5' Dia Manhole	4	EA	\$ 4,500.00	\$ 18,000.00	\$ 4,000.00	\$ 16,000.00	\$ 5,500.00	\$ 22,000.00	\$ 7,500.00	\$ 30,000.00
15	611(A)	(SP) Precast Conc Rnd 6' Dia Manhole	2	EA	\$ 5,300.00	\$ 10,600.00	\$ 2,000.00	\$ 4,000.00	\$ 8,000.00	\$ 16,000.00	\$ 8,200.00	\$ 16,400.00
16	611(B)	(SP) Adrtl. Depth Precast Rnd 5' Manhole	10	VF	\$ 300.00	\$ 3,000.00	\$ 200.00	\$ 2,000.00	\$ 300.00	\$ 3,000.00	\$ 310.00	\$ 3,100.00
17	611(G)	COT STD 771 - Standard Drop Inlet	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 4,500.00	\$ 9,000.00	\$ 8,000.00	\$ 16,000.00	\$ 12,000.00	\$ 24,000.00
18	613(M)	Culvert End Treatment	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00	\$ 67,500.00	\$ 67,500.00	\$ 5,000.00	\$ 5,000.00
19	SPECIAL	12" Perforated Drain	51	LF	\$ 25.00	\$ 1,275.00	\$ 40.00	\$ 2,040.00	\$ 117.00	\$ 5,967.00	\$ 80.00	\$ 4,960.00
20	SPECIAL	Remove, salvage, and replace grouted riprap to a depth of 18-inches	92	SY	\$ 60.00	\$ 5,520.00	\$ 100.00	\$ 9,200.00	\$ 65.00	\$ 6,980.00	\$ 200.00	\$ 18,400.00
21	SPECIAL	Horizontal Bore and Pipe (Complete in Place)	40	LF	\$ 1,300.00	\$ 52,000.00	\$ 500.00	\$ 20,000.00	\$ 1,000.00	\$ 40,000.00	\$ 4,000.00	\$ 160,000.00
						\$ 305,620.00	\$ 258,130.00	\$ 393,347.00				\$ 418,708.00
Alternate 1 - Schedule B - Haikley Creek Sag Pipe												
22	SPECIAL	36" Corrugated Polypropylene Pipe (water tight joints)	1,015	LF	\$ 130.00	\$ 131,950.00	\$ 80.00	\$ 81,280.00	\$ 101.05	\$ 102,565.75	\$ 75.00	\$ 76,125.00
						\$ 131,950.00	\$ 81,280.00	\$ 102,565.75				\$ 76,125.00
Alternate 2 - Schedule B - Haikley Creek Sag Pipe												
23	SPECIAL	36" PVC C900 DR-25 Pressure Class 165 PSI	1,015	LF	\$ 130.00	\$ 131,950.00	\$ 150.00	\$ 152,250.00	\$ 165.00	\$ 167,475.00	\$ 175.00	\$ 177,625.00
						\$ 131,950.00	\$ 152,250.00	\$ 167,475.00				\$ 177,625.00
Add Alternate 1 - Schedule B - Haikley Creek Sag Pipe												
24	SPECIAL	Buoyancy Mitigation	1	LS	\$ 15,200.00	\$ 15,200.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 37,000.00	\$ 37,000.00
						\$ 15,200.00	\$ 20,000.00	\$ 25,000.00				\$ 37,000.00
Base Bid - Schedule C - Haikley Creek 2019 Flood Damage Repair												
25	202(A)	Silt Removal	1,729	CY	\$ 10.00	\$ 17,290.00	\$ 20.00	\$ 34,580.00	\$ 30.00	\$ 51,870.00	\$ 38.00	\$ 65,702.00
25	202(E)	Select Borrow - Slope Repair (Labor and Material Only)	22,157	CY	\$ 10.00	\$ 221,570.00	\$ 14.00	\$ 310,198.00	\$ 11.00	\$ 243,727.00	\$ 38.00	\$ 841,986.00
25	202(E)	Select Borrow - Toe Repair (Labor and Material Only)	3,187	CY	\$ 10.00	\$ 31,870.00	\$ 14.00	\$ 44,618.00	\$ 11.00	\$ 35,057.00	\$ 20.00	\$ 63,740.00

26	230(A)	Solid Slab Sodding	25,140	SY	\$	3.00	\$	75,420.00	\$	3.00	\$	75,420.00	\$	7.00	\$	175,980.00	\$	3.00	\$	75,420.00			
27	303(A)	Aggregate Base Type A	3	CY	\$	48.00	\$	144.00	\$	100.00	\$	300.00	\$	500.00	\$	1,500.00	\$	50.00	\$	150.00			
28	402(E)	Access Roads (TBSC Type "E")	683	SY	\$	10.00	\$	6,830.00	\$	1,315.00	\$	9,145.00	\$	36.80	\$	24,967.80	\$	19.00	\$	12,977.00			
29	501(E)	Flowable Fill (CLSM Backfill)	48	CY	\$	176.00	\$	8,448.00	\$	2,600.00	\$	12,000.00	\$	250.00	\$	12,000.00	\$	290.00	\$	12,000.00			
30	508(D)	Class C Concrete	3	SY	\$	320	\$	960.00	\$	1,800.00	\$	5,400.00	\$	350.00	\$	1,050.00	\$	800.00	\$	2,400.00			
32	601(G)	Rip Rap for Structures	1,800	SY	\$	80	\$	144,000.00	\$	2,300.00	\$	4,140.00	\$	195.00	\$	351,000.00	\$	68.00	\$	122,400.00			
Base Bid - Schedule D - Heiley Creek 2019 Flood Damage Mitigation																							
35	509(D)	Class C Concrete	2	CY	\$	320.00	\$	640.00	\$	1,000.00	\$	2,000.00	\$	1,250.00	\$	2,500.00	\$	800.00	\$	1,600.00			
36	511(B)	Epoxy Coated Reinforcing Steel	125	LB	\$	1.25	\$	156.25	\$	100.00	\$	12,500.00	\$	40.00	\$	5,000.00	\$	5.00	\$	625.00			
37	601(G)	Rip Rap Around Structures	831	SY	\$	60.00	\$	49,860.00	\$	30.00	\$	24,930.00	\$	195.00	\$	162,045.00	\$	175.00	\$	145,425.00			
38	613(A)	18" Reinforced Concrete Pipe (RCP)	83	LF	\$	135.00	\$	11,205.00	\$	1,500.00	\$	124,500.00	\$	109.00	\$	9,047.00	\$	160.00	\$	13,280.00			
39	613(M)	Culvert End Treatment	1	EA	\$	4,000.00	\$	4,000.00	\$	25,500.00	\$	25,500.00	\$	25,000.00	\$	7,500.00	\$	5,000.00	\$	5,000.00			
40	Special	COT STD 770 - Standard Drop Inlet - Design #2	1	EA	\$	3,500.00	\$	3,500.00	\$	5,000.00	\$	5,000.00	\$	7,500.00	\$	7,500.00	\$	8,000.00	\$	8,000.00			
Base Bid - Allowance																							
41	Special	Allowance	1	LS	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00			
Base Bid (A+B+C+D)																							
							\$	1,232,513.25								\$	2,289,832.00						
Base Bid + Alt 1							\$	1,364,463.25								\$	1,820,186.55						
Base Bid + Alt 2							\$	1,364,463.25								\$	1,985,095.80						
Add Alt 1							\$	15,200.00								\$	26,000.00						
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 3/10/2021

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Discussion and recommendation on non-housing community development needs for the City of Bixby. The City of Bixby is planning to submit a FY 2021 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating on receiving approximately \$98,160.13 in Tulsa County FY 2021 CDBG funds from the U.S. Department of Housing and Urban Development.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Claudia Brierre, INCOG

BACKGROUND: The City of Bixby is planning to submit a FY 2021 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating on receiving approximately \$98,160.13 in Tulsa County FY 2021 CDBG funds from the U.S. Department of Housing and Urban Development. Citizens are requested to participate in the Public Hearing and express their views on community development needs and on the allocation of these funds within the City of Bixby approved project area.

In order to receive federal funding, these projects have to meet the goals of the CDBG program. One of those goals is that new projects have to benefit residential neighborhoods that have a majority of low to moderate-income households. In 2016, an income survey was conducted as identified in the attached project area map otherwise described as diagonal distance (along old railroad right-of-way) from 151st (one-half a block east of Armstrong Street) to Riverview Drive south (one-half a block past 5th Street) then to the southeast corner of 151st Street and Riverview Drive. The results of the survey are applicable through 2021. The City of Bixby proposes to do projects in your neighborhood such as new sidewalks and drainage improvements. Ultimately, it will benefit roughly 40 square blocks of people and the Bixby Public Schools.

The Bixby City Council, the CDBG Urban County Policy Committee, and the INCOG staff in developing the 2021 Bixby Urban County CDBG Metro Cities application will consider recommendations received. Comments or suggestions, where feasible, may be incorporated into the application to be submitted to the Tulsa County by April 2, 2021.

Anyone requiring special accommodations pursuant to The Americans with Disabilities Act should notify Yvonne Adams, City Clerk at (918) 366-4430.

EXHIBITS: Map showing project area

KEY ISSUE: Consider recommendations

RECOMMENDATION: Staff recommends consideration

ITEM NO: _____

MEETING DATE: 03-22-2021

MEETING: City Council

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Discussion and recommendation on non-housing community development needs for the City of Bixby and 2021 Community Development Block Grant (CDBG) funds.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Claudia Brierre, INCOG

BACKGROUND: The City of Bixby has been a member of the Tulsa County CDBG Urban County since the Urban County was formed in 2008. The CDBG Program provides federal funds to eligible units of local governments to address community development needs. CDBG regulations permit counties who meet the threshold of a total combined population of 200,000 or more (excluding metropolitan cities) to qualify as an urban county to receive a direct federal allocation of CDBG funds.

The City of Bixby is submitting a FY 2021 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating an allocation of \$98,160.13 in Tulsa County FY 2021 CDBG funds from the U.S. Department of Housing and Urban Development.

EXHIBITS: 2021 CDBG Resolution

KEY ISSUE: Approval of Resolution

RECOMMENDATION: Staff recommends approval of the resolution

ITEM NO: _____

MEETING DATE: 03-22-2021

MEETING: City Council

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2021 TULSA COUNTY URBAN COUNTY**

RESOLUTION

WHEREAS, the Housing and Community Development Act of 1974, as amended (24 U.S.C. 93-383 et seq.), (the "Act"), provides that Community Development Block Grant, ("CDBG"), funds may be used for the support of activities that provide decent housing and suitable living environments and expanded economic opportunities principally for persons of low- and moderate-income; and,

WHEREAS, CDBG Regulations 24 CFR 570.307(a) allow counties having a total combined population of 200,000 or more from the unincorporated areas and participating incorporated areas to qualify as an urban county; and,

WHEREAS, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, authorized the Secretary of Housing and Urban Development, as a representative of the United States of America, to grant to Tulsa County funds and administrative responsibility for the Tulsa County CDBG Urban County program; and

WHEREAS, a Cooperation Agreement between Tulsa County and the City has been executed for the purpose of participation in the Tulsa County Urban County Community Development Block Grant Program for Federal Fiscal Years 2020-2022; and,

NOW THEREFORE, BE IT RESOLVED by the Bixby City Council that the City of Bixby desires to obtain assistance in addressing community development needs and hereby requests the Tulsa County CDBG Urban County program to provide assistance.

NOW THEREFORE, BE IT FURTHER RESOLVED by the Bixby City Council that the City of Bixby affirms its commitment to take all action within its power to facilitate the receipt of the assistance of community development funds, and upon receipt to administer said grant by the rules and regulations established by the United States of America, the State of Oklahoma, Tulsa County and all empowered agencies thereof.

ADOPTED this ____ day of _____, 2021, at a regularly scheduled meeting of the governing body, in compliance with the Open Meeting Act, 25 O.S. §§ 301-314 (2001).

Brian Guthrie, Mayor
(Type) Name and Title of Chief Elected Official

Signature of Chief Elected Official
Attest:

(S E A L)

Subscribed and sworn to before me _____, 20 ____

Clerk Signature

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, discuss, and approve Ordinance Number 2327, Bixby Easement Closure (Bxec) number 21.01 *ALLEN*. An easement closure of a utility easement in the side yard of a property located in Section 12 Township 17 Range 13 in the City of Bixby.

Request to approve Emergency Clause for Ordinance number 2327 and waiving second reading thereof.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: City Code, GIS, Southwood South Addition Plat, Record Drawings, and TAC Meeting

BACKGROUND: Ms. Allen is selling her home. During the closing process, the surveyor found her home encroached into the easement on the Southwest side of the property. In an effort to clean up the title, and close on the property, Ms. Allen submitted an Easement Closure application. The application proposes closing a portion of the easement in which the house sits. City staff ran this application through TAC, and received sign-off signatures from all utilities. If the Easement Closure is approved by City Council, Ms. Allen will need to go through district court in order to have the easement vacated since the City can only close an easement.

EXHIBITS: Ordinance Number 2327

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the easement closure Bxec-21.01 *ALLEN*

ITEM NO: _____

MEETING DATE: 03-22-2021

MEETING: City Council

ORDINANCE Number 2327

AN ORDINANCE CLOSING A UTILITY EASEMENT BEING PART OF LOT FIVE (5), BLOCK SEVEN (7) OF SOUTHWOOD SOUTH ADDITION, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, AND DECLARING AN EMERGENCY.

WHEREAS Roberta Allen has requested the closure of a Utility Easement described below to accommodate proposed improvements to the property; and,

WHEREAS the City of Bixby, Oklahoma, has determined that the utility easement is no longer needed to the property or adjacent properties due to the utility connections that have occurred since the access was dedicated; and,

WHEREAS, the various utility companies have been notified and have no objection to the same; and,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, as follows:

The following described property, to wit:

A TRACT OF LAND BEING A PART OF LOT FIVE (5) BLOCK SEVEN (7) SOUTHWOOD SOUTH ADDITION, PLAT NO. 3250, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE N 63°38'00"E, FOR A DISTANCE OF 33.85 FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING ON THE NORTH LINE OF A 15' WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT OF LOT 5 BLOCK 7 SOUTHWOOD SOUTH ADDITION; THENCE, ALONG THE NORTH LINE SAID UTILITY EASEMENT N 89°56'02"E FOR A DISTANCE OF 38.87 FEET; THENCE S 20°10'41"W FOR A DISTANCE OF 13.62 FEET; THENCE, N 69°33'24"W FOR A DISTANCE OF 36.47 FEET TO THE POINT OF BEGINNING. THIS LEGAL DESCRIPTION WAS PREPARED BY GERALD W. BAKER, PLS #1701 ON MARCH 4TH, 2021. THE BASIS OF BEARING FOR THE LEGAL DESCRIPTION IS THE SOUTH LINE OF LOT 5 BLOCK 7, SOUTHWOOD SOUTH ADDITION, HAS A BEARING OF N 89°56'02"E

IS HEREBY CLOSED TO AS A UTILITY EASEMENT.

Approved this _____ day of _____, 2021

Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council.

Emergency Clause ruled upon separately this _____ day of _____, 2021

CITY OF BIXBY, OKLAHOMA

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

City of Bixby BPWA Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
March 8th, 2021 6:00 P.M.**

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on March 5th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 8:35 pm.

City Clerk Yvonne Adams called the roll and all members were present.

Members Present

**Blair
Girard
Easton
Crawford
Guthrie**

Staff Present

**Jared Cottle, City Manager
Phil Frazier, City Attorney
Jason Mohler, Dev. Service
Ike Shirley, Police Chief
Charles Barnes, Finance Dir.
Bea Aamodt, Pubic Works
John Wood, Parks Dir.
Yvonne Adams, City Clerk**

Mayor Guthrie said Item #1 on the BPWA Consent Agenda is:

CITY CLERKS REPORT

Consider and approve:

- a) Minutes for the Bixby Public Works Authority meeting dated 02/22/21.

Mayor Guthrie asked for a motion on the BPWA consent agenda. Councilor Blair made motion to approve, seconded by Vice Mayor Easton. The vote was taken with the following results:

Carried 5-
Yes: Blair, Easton, Crawford, Easton, Guthrie.
No: None.

Mayor Guthrie said on Item #1 on the Regular BPWA agenda is:

New Business

There being none.

Adjournment was called at 8:35 p.m.

MAYOR

ATTEST

CITY CL