

# City Council Meeting Minutes

City Hall Municipal Building  
116 W. Needles Ave., Bixby, OK 74008  
January 23, 2023 at 6:00 PM

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 January 20, 2023, on or before 5:00 p.m.

## Call to Order

Mayor Guthrie called the City Council Meeting to order at 6:09pm.

## Roll Call

Shannon Duran, City Clerk, called the roll and the following were present:

### Members Present

Mayor Guthrie  
Vice Mayor Blair  
Councilor Founds  
Councilor Girard  
Councilor Revelis

### Staff Present

Jared Cottle, City Manager  
Shannon Duran, City Clerk  
Phil Frazier, City Attorney  
Charles Barnes, Finance Director  
Bea Aamodt, Public Works Director  
OC Walker, City Planner  
Todd Blish, Police Chief  
Mike Butler, Fire Chief  
Justin Dowd, City Engineer  
Bryan Toney, Public Information Officer

## Pledge of Allegiance

## Invocation

## Consent Agenda

- 1) Minutes for the Work Session dated 1/9/23.
- 2) Minutes for the City Council Meeting dated 1/9/23.

- 3) Discuss and/or take action to approve a request for a permit fee waiver from Bixby Public Schools for a project located at 601 South Riverview Drive, Bixby, Oklahoma, 74008.
- 4) A Resolution authorizing the City Treasurer to enter into a banking agreement with Armstrong Bank of Bixby, Oklahoma.
- 5) Discuss and/or take action on purchasing unleaded gasoline and diesel for \$25,000.
- 6) Discuss and/or approve Change Order Request #2 for the East Fry Trail Project, a total of \$111,936.

Mayor Guthrie said Item 1-6 on the Consent Agenda is up for discussion and consideration. Councilor Revelis and Councilor Girard request to pull Item 4 from the Agenda for discussion. Charles Barnes speaks on this item. As Armstrong is a new bank in town, it is our opportunity to interact with them. This is a housekeeping matter to enter into an agreement with Armstrong bank,

Vice Mayor Blair requests to pull Item 6 from the Agenda for discussion.

Bea Aamodt speaks on the change order item. The contractor's excavation bid was insufficient, so we had to extend it to cover the work. The project is almost finished. The quantity should have been increased and was not on the engineer's estimate. In the future, the council requests to try to catch these errors on bids in the beginning so they can be eliminated ahead of time.

Mayor Guthrie asks for a motion to approve items 1-6 on the Consent Agenda. Councilor Founds made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried:5-0

Ayes: Founds, Revelis, Girard, Blair, Guthrie

Nays: 0

## **Regular Agenda**

- 1) Discussion, consideration, and possible vote to hear an appeal for Planned Unit Development (BXPUD - 21.11), Major Amendment No. 1 for the 161st Street and Memorial project (Ellis Ranch), which is located on the Southwest corner of East 161st Street South and South Memorial Drive, Bixby, Oklahoma, 74008. Ordinance No. 2431

Mayor Guthrie said Item 1 on the Regular Agenda is up for discussion and consideration.

Item presented by OC Walker

Others who spoke: Zach Rhoades

Mayor Guthrie says this item should not be on the Agenda as an Ordinance and will proceed as to the appeal on the Planning Commission's decision for the Planned Unit Development (BXPUD-21.11) for the 161st Street and Memorial project (Ellis Ranch). This item appeared before the Planning Commission on the amendment to the PUD motion and failed due to a 2-2 vote. If the appeal is approved, then it will go back to the Planning Commission. Zach Rhoades requests to go back to the Planning Commission on the PUD. The developer would like the opportunity to go back to the Planning Commission to make changes to the original approved PUD in 2022.

Mayor Guthrie asks for a motion to approve item 1. Councilor Founds made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried:4-1

Ayes: Revelis, Founds, Girard, Blair

Nays: 0  
Abstain-Guthrie

- 2) Discussion, consideration, and possible vote for approval of an emergency clause for Ordinance No. 2431, making it effective immediately upon passage and approval.

Mayor Guthrie states this item is stricken from the Agenda since Item 1 was not heard as an Ordinance and only heard on the Appeal.

- 3) Discussion, consideration, and possible vote to approve a Rezone (BXZO - 22.10) and Planned Unit Development (BXPUD - 22.10) for Alderwood Estates located one-half mile West of South Harvard Avenue and one-quarter mile South East of 151st Street South, Bixby, Oklahoma, 74008. Ordinance No. 2429.

Mayor Guthrie said Item 3 on the Regular Agenda is up for discussion and consideration.

Item presented by O.C. Walker

Others who spoke: Barrett Rosenbaum, Mark McGuire, Richard Killilea, Chad Bland

Requesting a rezone from Agriculture to RS-3. The council was hoping for a different location for detention on the property and would like to see a commercial frontage as this property is along 151st. Comp plan and zoning. The council inquired of the applicant about the rezone and PUD. The council stated their concerns as this is a heavy corridor area we are using for future development for commercial sales dollars that would go back to the city. The applicant states they will have trails, parks, and playgrounds throughout the subdivision. The applicant states nine total areas, five detention areas, and reserve areas that could be placed in Phases 1-3. Posey Creek cannot be disturbed, so they plan to have a detention facility with benches towards the back of the area. Richard Killilea spoke about his concerns about this development and provided the council with a handout attached to these minutes for reference. Chad Bland speaks on concerns about Posey Creek, the runoff due to the development, and how it may affect his property. Kenneth Jones signed up to speak but chose not to speak on this item. The council has concerns about the density at this location. The council would like to know exactly where the amenities will be in the development. Councilor Girard suggests communicating with the neighbors about the development that may affect their property.

Mayor Guthrie asks for a motion to approve a rezone and PUD in item 3. Councilor Revelis made a motion to approve. The Council made no second motion on this item. The vote was taken with the following results:

Mayor Guthrie says the Motion dies due to the lack of a second Motion.

Ayes: Revelis  
Nays: 0

Mayor Guthrie asks for a Motion to deny item 3. The Council made no motion to deny.

Mayor Guthrie asks for a Motion to continue item 3. Councilor Founds made a motion to approve, seconded by Councilor Girard. The vote was taken with the following results:

Carried on a Motion to Continue  
Ayes: Founds, Girard, Revelis, Blair Guthrie  
Nays: 0

- 4) Discussion, consideration, and possible vote for approval of an emergency clause for Ordinance No. 2429 making it effective immediately upon passage and approval.

Mayor Guthrie says there will be no action taken on Item 4 since the Motion to continue was passed in Item 3 on the Agenda.

- 5) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT - 22.21) for Alderwood Estates located one-half mile West of South Harvard Avenue and one-quarter mile South East of 151st Street South, Bixby, Oklahoma, 74008.

Mayor Guthrie says there will be no action taken on Item 5 since the Motion to continue was passed in Item 3 on the Agenda.

- 6) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT - 22.19) for Quail Creek Office Park located West of 121st Street South and one-quarter mile West of South Memorial Drive, Bixby, Oklahoma, 74008.

Mayor Guthrie said Item 6 on the Regular Agenda is up for discussion and consideration.

Item presented by O.C. Walker

Others who spoke: Barrett Rosenbaum

The council clarifies that the address should be listed as West of 121st Street South and one-quarter mile South of Memorial Drive. Entrance to Quail Creek. This PLAT will over plat the existing plat of creek commons property into six commercial properties. Of the six commercial buildings, 2 are two stories and the other four are single stories which will mimic the same buildings at 101st and Yale.

Mayor Guthrie asks for a motion to approve item 6. Mayor Guthrie made a motion to approve, seconded by Councilor Girard. The vote was taken with the following results:

Carried:5-0

Ayes: Guthrie, Girard, Founds, Revelis, Blair

Nays: 0

- 7) Discussion, consideration, and possible vote to approve a Preliminary and Final Plat (BXPT - 23.01) for Scooter's Coffee located at 14801 South Memorial Drive, Bixby, Oklahoma, 74008.

Mayor Guthrie said Item 7 on the Regular Agenda is up for discussion and consideration.

Item presented by O.C. Walker

Others who spoke: Chrissy Cheek

Preliminary/Final Plat for Scooters coffee. There will be two businesses at this location: The Scooters coffee building will go in first, and the second building will be announced later. The applicant is present and gave the council an update as to the coffee shop and the location where exits will exist on the property.

Mayor Guthrie asks for a motion to approve item 7. Vice Mayor Blair made a motion to approve, seconded by Councilor Girard. The vote was taken with the following results:

Carried:5-0

Ayes: Blair, Girard, Founds, Revelis, Guthrie

Nays: 0

- 8) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT - 23.02) for Perfect Food and Gas located on the Northeast corner of 161st Street South and Memorial Drive, Bixby, Oklahoma, 74008.

Mayor Guthrie said Item 8 on the Regular Agenda is up for discussion and consideration.  
Item presented by O.C. Walker  
Others who spoke: Applicant present

O.C. Walker provides Council with a 6-page Staff Report (Attached to these minutes for reference hereto)

Mayor Guthrie asks for a motion to approve item 8. Vice Mayor Blair made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried:4-1  
Ayes: Blair, Revelis, Girard, Founds  
Nays: 0  
Abstain: Guthrie

- 9) Discussion, consideration, and possible vote to approve a Specific Use Permit (BXSUP - 23.01) for Iris Memory Care (Heritage Port of Tulsa) located at 9494 East 101st Street South, Bixby, Oklahoma, 74008.

Mayor Guthrie said Item 9 on the Regular Agenda is up for discussion and consideration.  
Item presented by O.C. Walker  
Others who spoke: David Krukiel

OC Walker advises the council about the Specific Use Permit. The use is allowed here this specific use permit is a transfer of ownership. The facility is already existing at this location, so the only changes will be ownership and cosmetic upgrades.

Mayor Guthrie asks for a motion to approve item 9. Vice Mayor Blair made a motion to approve, seconded by Councilor Founds. The vote was taken with the following results:

Councilor Girard exits the meeting before the vote is taken. Councilor Girard was not present at the time the vote was taken.

Carried:4-0  
Ayes: Blair, Founds, Revelis, Guthrie  
Nays: 0

Mayor Guthrie calls for a recess on the Regular Agenda and calls the Bixby Public Works Agenda.

Time 7:31 pm.

Reconvene to regular Agenda at 7:33 pm

Mayor Guthrie calls the City Manager's Report and returns to call Item 10.

- 10) Motion to enter into Executive Session:

a. *Discussion on negotiations and/or purchase for certain real properties at 211 North Cabaniss, owned by Tulsa County, et al: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.*

- b. *Discussion on negotiations and/or purchase for certain real properties at 124 E. Dawes Ave., owned by Dawes 124 Bixby LLC: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.*

Mayor Guthrie said Item 10 on the Regular Agenda is a motion to enter Into Executive Session.

Mayor Guthrie asks for a motion to enter into Executive Session. Councilor Founds made a motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried:5-0

Ayes: Founds, Blair, Girard, Revelis, Guthrie

Nays: 0

Time: 7:36 pm.

Council enters Executive Session.

Time: 8:39 pm.

Council returns

Mayor Guthrie says no action was taken during the Executive Session.

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

Carried:5-0

Ayes: Founds, Blair, Girard, Revelis, Guthrie

Nays: 0

- 11) Consider and/or take action, if necessary, on the purchase of certain real property at 211 North Cabaniss, owned by Tulsa County, et al.

Mayor Guthrie says no action taken on this item.

- 12) Consider and/or take action, if necessary, on the purchase of certain real property at 124 E. Dawes Ave., owned by Dawes 124 Bixby LLC.

Mayor Guthrie says no action taken on this item.

- 13) City Manager's Report

City Manager Jared Cottle gave an update on upcoming events within the City of Bixby.

- Ground Breaking on the New Fire Station
- North River Access Park: Survey to take place over the next few weeks for community input.
- New Municipal Building and BPWA Building update: Estimated completion 12-18 months
- Nixle Alerts: Sign up for updates.

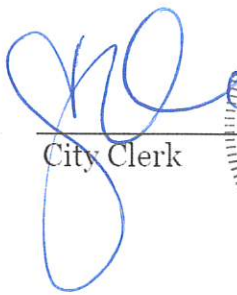
- 14) New Business

In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

Mayor Guthrie says no new business to discuss.

- 15) Adjournment

An adjournment was called at 8:42 pm.

  
City Clerk





Mayor

[illegible]

## **ALDERWOOD ESTATES**

- **Richard Killilea      2606 E. 151<sup>st</sup> St. S.**
- **Questions & Concerns About Alderwood Estates**
- **Thank Mark McGuire for meeting with me Q&A**
- **That said, I'm still concerned about the scope development / impact on 151<sup>st</sup> and Harvard**
- **YELLOWSTONE: John Dutton / Beth Dutton**
- **Losing my country/farm land to development**
- **220 high density homes ¼ acre lots vs. 1 acre at Whispering Lane just West & Bixby Meadows**
- **House size 1,600 vs. 2,500 TRACT vs LUXURY**
- **"Multi Family" High Density Zone**
- **Houses only 10 ft. apart and 35 ft high**
- **Lots along my property line: 125' wide / 60' deep**
- **See Handouts & PLAT**
- **VISUALIZE sitting on my porch looking out at what was trees and pasture**
- **NOW VISUALIZE the back wall to this room is a string of houses 10' apart**
- **How many trees will be removed leaving open baren space**
- **CONCERNED about my property VALUE**
- **EAGLES....call something Paradise, Kiss it Goodby....what will Bixby look like in 10 years ?**
- **I guess living in the Country is disappearing**
- **I can only consider if you were me, how would you feel**
- **THANK YOU**

Item 5  
Attachment

## Preliminary Plat

## A SUBMISSION TO THE

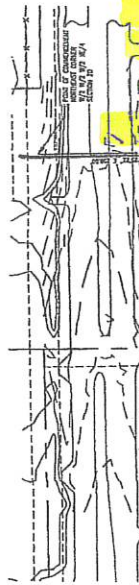
Owner / Developer

Engineer/Supervisor

## PHASE 1 LOT SUMMARY



DA BUILDING LINE  
LWA LIMITS OF NO ACCESS  
ACC LIMITS OF ACCESS  
F/E FENCE & LANDSCAPE EASEMENT  
L/E UTILITY EASEMENT





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

## Staff Report

**To:** City of Bixby, Planning Commission  
**From:** O.C. Walker, Development Services Director/City Planner  
**Date:** Monday, January 17, 2023  
**Name:** Perfect Food and Gas, Bixby  
**RE:** Perfect Food and Gas, Bixby – Preliminary Plat (BXPT-23.02)  
**Location:** Northeast corner of 161<sup>st</sup> Street South and South Memorial Drive  
**STR:** Section 24, Township 17N, Range 13E  
**Applicant:** Wallace Design Collective

### Site Stats:

|                          |                              |                       |
|--------------------------|------------------------------|-----------------------|
| Acres:<br>3.83 ac +/-    | Min. Lot Width:<br>518.14'   | DU/acre:<br>N/A       |
| Number of Lots:<br>1 Lot | Number of Blocks:<br>1 Block | Reserve Areas:<br>N/A |

### Request:

Wallace Design Collectives is requesting Preliminary Plat approval for Perfect Food and Gas, Bixby.

### Existing Zoning; Use:

Commercial General (CG), Vacant

### Abutting Zoning; Use:

North: (IL) Light Industrial

East: (IL) Light Industrial, (RS-3) Single Family Residential

South: (AG) Agriculture, Single Family Dwellings

West: (CS) Commercial Shopping, Church

Item 8  
Handout -  
# pages



**Figure 1:** City of Bixby Zoning Map

### Staff Review

The applicant is requesting a Preliminary Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties for this development.

#### Utilities/Site Area:

**Water:** 12' is running North/South along Memorial Drive

**Sanitary Sewer:** 4" is running North/South along Memorial Drive

**Stormwater:** 53" is running North/South along Memorial Drive

#### Planning Review Comments:

- Provide the name of the adjacent subdivisions

**Engineering Review Comments:** None received at the time of writing this report.

**Public Comments:** No comments have been received at the time of writing. Plats are not noticed.

#### Staff Comments:

1. Staff recommends this item be approved subject to Preliminary Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

**Figures:** Figure 1: City of Bixby Zoning Map

**Attachments:** Exhibit A: Preliminary Plat by Wallace Design Collective

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA,  
BEING PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH,

**Perfect Food and Gas 1, Inc.**  
OWNER:  
5834 S 78th E Ave  
Tulsa, Oklahoma 74148  
Phone: (405) 962-5394  
perfectfoodandgas.com

**Wallace Design Collective, P.C.**  
ENGINEER:  
123 North Miller Luther King Jr Blvd.  
Tulsa, Oklahoma 74103  
Phone: (818) 994-5393  
wallacedesigncollective.com

**Geotitles LLC**  
SURVEYOR:  
PO Box 33012  
Tulsa, Oklahoma 74133  
Phone: (818) 949-1054  
geotitlesllc.com  
CD-2504-04-144, DOWNSIDE 5260203

**OWNER:**  
Perfect Food and Gas 1, Inc.  
5834 S 78th E Ave  
Tulsa, Oklahoma 74145  
Phone: (405) 962-3384  
Vikas Hegral  
perfectionfoodandgas@yahoo.com

**ENGINEER:**  
Wallace Design Collective, P.C.  
123 North Martin Luther King Jr Blvd,  
Tulsa, Oklahoma 74103  
Phone: (918) 594-5938  
A. NICOLE WATTS, P.E. NO. 2151  
OK C.A. NO. 148, EXPIRES 05/30/2023

**OWNER:**  
Perfect Food and Co.  
5834 S 78th E  
Tulsa, Oklahoma  
Phone: (405) 962-  
Tulsa Perfection  
perfectfoodandco.com

|    | NOTES                                                                                                                                                                                                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | THIS PLAN MEETS THE OILGAMA MINIMUM STANDARDS FOR THE PRACTICE OF PROFESSIONAL PLANNING AS ADOPTED BY THE OILGAMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL PLANNERS.                                  |
| 2. | ADDRESSES SHOWN ON THIS PLAN ARE ACCORDING TO THE PLAT WAS FILED WITH THE OILGAMA DEPARTMENT OF REVENUE. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION. |

**FLOOD ZONE NOTE**  
THE PROPERTY DESCRIBED HEREIN HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 46060002, MAP REVISED: OCTOBER 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

**BASIS OF BEARINGS**  
THE BASIS OF BEARING IS BASED ON THE WEST LINE OF SECTION 24, T-33-N, R-12-E, AS BEING N01°19'23"W.

| SITE DATA         |                                  |
|-------------------|----------------------------------|
| EXISTING ZONING:  | CG                               |
| TOTAL ACREAGE:    | 2.83 ACRES (187,001 SQUARE FEET) |
| NUMBER OF BLOCKS: | 1                                |
| NUMBER OF LOTS:   | 1                                |

| UTILITY SERVICE PROVIDERS |                      |
|---------------------------|----------------------|
| WATER                     | CITY OF BEEBY        |
| SEWER                     | CITY OF BEEBY        |
| ELECTRIC                  | OSGE                 |
| TELEPHONE                 | BT TELEPHONE COMPANY |
| GAS                       | OKLAHOMA NATURAL GAS |

**MONUMENTATION**

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

**LINE LEGEND**

|      |                        |
|------|------------------------|
| ———— | PROPOSED BOUNDARY      |
| ———— | PROPOSED RIGHT-OF-WAY  |
| ———— | PROPOSED LOT LINE      |
| ———— | PROPOSED BUILDING LINE |
| ———— | PROPOSED EASEMENT LINE |
| ———— | PROPOSED CENTER LINE   |

[illegible]

| ZONING REQUIREMENTS              |          |
|----------------------------------|----------|
| GENERAL COMMERCIAL DISTRICT (CQ) |          |
| • FLOOR AREA RATIO (FAR%)        | 0.75     |
| • FRONTAGE (FEET)                | 100 FEET |
| • SETBACK (ANTERIOR)             | 50 FEET  |

| ABBREVIATIONS |                     |
|---------------|---------------------|
| ACC           | ACCESS              |
| B/A           | BUILDING LINE       |
| BOOK & PAGE   | BOOK & PAGE         |
| LNA           | LIMITS OF NO ACCESS |
| PB            | POINT OF BEGINNING  |
| POB           | POINT-OF-BEGINNING  |
| ROW           | RIGHT-OF-WAY        |
| U/E           | UTILITY EASEMENT    |

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| <b>Benchmark 1</b> | COAST GUARD<br>NORTHWEST CORNER<br>ELEVATION 608.17           |
| <b>Benchmark 2</b> | S&P ROAD CAP "A" ONLY<br>NORTHWEST CORNER<br>ELEVATION 609.26 |

**Benchmark 2**  
 34° 38' 54" N  
 122° 57' 49" W  
 ELEVATION: 600.21'

**Benchmark 1**  
 NORTHING: 34538.004  
 EASTING: 252143.177  
 ELEVATION: 1005.11'

**FINAL PLAT**

**CERTIFICATE OF APPROVAL**

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

\_\_\_\_\_  
MAYOR - VICE MAYOR

This plat is submitted for the above purposes as authorized by the City Manager of the City of Suwanee.

\_\_\_\_\_  
CITY MANAGER - CITY CLERK

**CERTIFICATE**

I hereby certify that all real estate taxes imposed in the County of San Diego and State of California for the year 2005, have been paid as reflected by the County Tax Rolls. The amount of taxes paid is \$100,000.00 per tract for the amount of 500 acres.

The certificate is valid for the period of 30 days from the date of issuance.

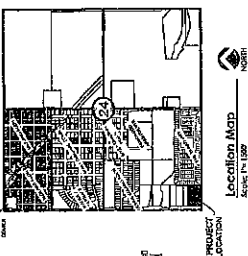
This certificate is subject to the terms and conditions set forth in the San Diego County Assessor's Office, 2200 Camino del Rio South, Suite 100, San Diego, CA 92108.

\_\_\_\_\_ seems to have received the amount of the security deposit.

Date: \_\_\_\_\_  
John A. FORTINGALL  
Tulsa County Treasurer

By: \_\_\_\_\_  
County

PRELIMINARY PLAT  
12/6/2022  
SHEET 1 OF 2



# CONCEPTUAL UTILITY PLAN

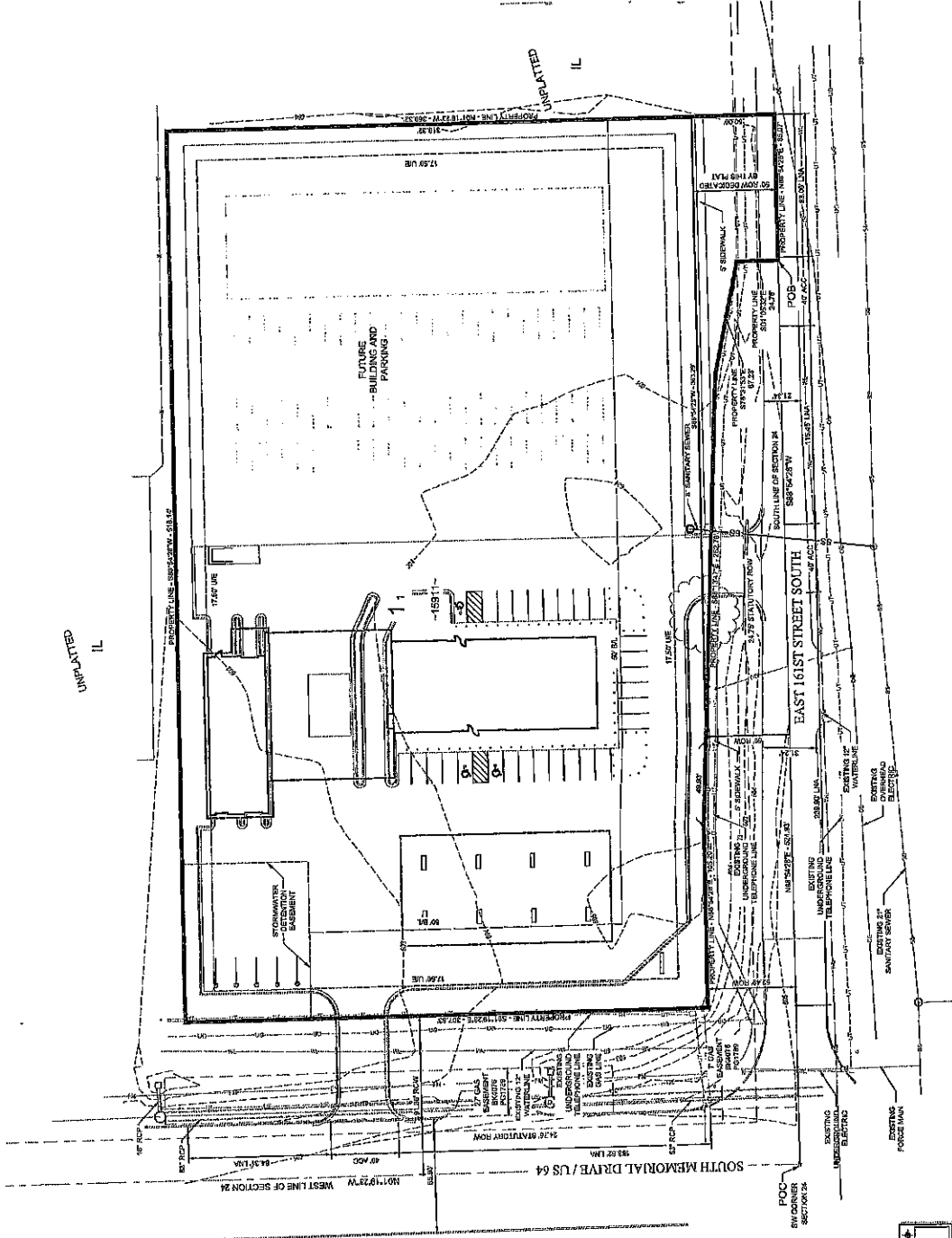
## PERFECT FOOD AND GAS

BEING PART OF THE SW/4 OF THE SE/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN

**OWNER:**  
Perfect Food and Gas 1, Inc.  
5834 S 78th E Ave  
Tulsa, Oklahoma 74145  
Phone: (405) 962-5394  
perfectfoodandgas@yahoo.com

**ENGINEER:**  
Wallace Design Collective, P.C.  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma 74103  
Phone: (918) 546-4555  
A. Wallace, P.E., License No. 1511  
C. Wallace, P.E., License No. 1512  
www.wallacedesigncollective.com

**SURVEYOR:**  
Geodeca, LLC  
PO Box 39012  
Tulsa, Oklahoma 74103  
Phone: (918) 546-4064  
C. Wallace, P.E., License No. 1511  
R. Wallace, P.E., License No. 1512



**Benchmark 1**  
EASTING 430.000  
NORTHING 430.000  
ELEVATION 430.000

**Benchmark 2**  
EASTING 430.000  
NORTHING 430.000  
ELEVATION 430.000



# 161<sup>st</sup> and Memorial – A Planned Unit Development of 122.180 Acres located at the Southwest corner of 161<sup>st</sup> Street South and Memorial Drive, Bixby, 74008

## PUD Dated September 2021

- 122.180 acres
- 162 Dwelling units
- Minimum Lot Width 60 Ft
- Minimum Livability Space 1,000 SF
- Minimum Building Setbacks:
  - 161<sup>st</sup> ST S. 25 FT
  - Development area A 15 FT
  - Development area B 11 FT
- Minimum Land Area per Dwelling Unit 8,400 Square Feet
- 2 stories and 35 Ft
- First Floor Exterior Material is 75% masonry
- Other Bulk and Area Requirements as required within the RS-3 District

## PUD Dated November 2022

- 122.180 acres
- 204 Dwelling Units
- A mixture of 55' wide lots with the 60' wide lots
- Minimum Yard Setbacks 14 Ft / 20 FT with Garage
- Convert two (2) Residential Lot into a Neighborhood Park
- Development Area "A" Use Unit 16 self-storage with specific design standards to ensure superior quality
- Explicitly allow within the PUD a model home to be used temporary sale office with a temporarily expanded parking pad
- Potentially allowing for cementitious fiber as an approved masonry alternative. The motion was to allow cementitious fiber as a masonry option with a max of 25%.
- Minimum Lot Size of 5,500 square feet
- AG to RS3 and CG
- Use Unit 16 not to exceed 50% gross land area or 50% of street frontage of Development area "A" – shall be screened along Development area "C" by 6 FT min Wood Stockade Fence

## PUD Dated December 2022

- 122.180 acres
- 225 Dwelling Units
- 55' lot with no % in the range
- No more than 30% of the homes can obtain more than 40% cementitious material
- Minimum Front Yard Setback 15 Feet, 20 ft. with Garage
- Minimum Building Setbacks 10 Ft. for Development Areas "B" and "C".
- Reduce the square footage from 1,700 sq. ft. to 1,000 sq. ft.
- Increase the number of lots from 204 to 225
- Storage building as screening with a zero lot line
- Minimum Dwelling Size: 1,000 Sq. Ft. Development Area C
- A 6-foot minimum height masonry fence or a masonry exterior self-storage building wall
- Use Unit 16 Self Storage with masonry exterior building wall may have a 0 ft. building setback, provided all building code requirements are met and all roof drainage is directed interior to Development Area "A"