



City of Bixby Planning Commission Meeting Agenda

Tuesday, February 21, 2023

6:00 PM

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

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Public Hearings

- 1) Discussion, consideration, and possible vote to approve the City of Bixby Planning Commissioner Regular meeting minutes from January 17, 2023.

O.C. Walker, City Planner

- 2) Discussion, consideration, and possible vote to approve Major Amendment No. 1, to (BXPUD - 21.11) 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.

O.C. Walker, City Planner

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of February 17, 2023, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

O.C. Walker, City Planner

Persons who require a special accommodation to participate in this meeting should contact City Planner O.C. Walker: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: ocwalker@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

BIXBY PLANNING COMMISSION MINUTES

Tuesday | January 17, 2023 | 6:00 PM

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

CALL TO ORDER: 6:26 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
Jason Mohler
Josh Nave

MEMBERS ABSENT: Lance Whisman
Steve Hobbs

STAFF PRESENT: O.C. Walker, Director of Development Services
Gwen Plante, Assistant City Planner

Consent Agenda:

- 1. Approval of Minutes | Planning Commission meeting January 17, 2023.**
- 2. Cox Nursing Facility | Discussion, Consideration, and possible vote to approve Site Plan BXSP 23.02.**
- 3. Scooter's Coffee | Discussion, Consideration, and possible vote to approve Site Plan BXSP 23.01**

Interim Chairman Nave asked if there were any questions or comments on the Consent Agenda. Commissioner Holland made a motion to approve the consent agenda. Interim Chairman Nave seconded. The vote was recorded as follows:

Mr. Holland – Yes
Mr. Nave – Yes
Mr. Mohler – Yes

Motion Approved

Regular Agenda:

- 4. Scooter's Coffee | Discussion, Consideration, and possible vote to approve a Preliminary and Final Plat BXPT 23.01**

Mr. Walker gave a brief overview of the project. Commission Holland is concerned with the hardy board use on the building. Mr. Walker introduced Jimmy Cheek the applicant and franchise owner.

Mr. Nave asked the owner if the rendering was the exact veneer at each location. Mr. Cheek stated it was dependent on the location and requirements. Mr. Cheek asked the Commissioner if the black portion of the rendering needed to be masonry and The Commissioner's all agreed, Mr. Cheek said that would not be a problem to make that change.

Commissioner Holland made a motion to approve the Preliminary and Final plat with verification masonry used per our corridor district guidelines, seconded by Commissioner Mohler.

Mr. Holland – Yes

Mr. Mohler - Yes

Mr. Nave - Yes

Motion Approved

5. Perfect Food and Gas| Discussion, Consideration, and possible vote to approve a Preliminary Plat BXPT 23.02

Mr. Walker presented an overview of the project.

Commissioner Holland has concerns over screening between business and residential with the hours of operation.

Applicant Mark Capron answered questions from the Commissioners, that there would be a landscape plan during the site plan process. Mr. Capron also described where the detention would be on the site.

Commissioner Holland made a motion to approve the Preliminary Plat, seconded by Commissioner Mohler.

Mr. Holland – Yes

Mr. Mohler - Yes

Mr. Nave - Yes

Motion Approved

6. Rowan Grove II| Discussion, consideration, and possible vote to approve Final Plat BXPT 22.15.

Item was continued to the next Planning Commission Meeting.

7. Iris Memory Care | Discussion, consideration, and possible vote to approve Specific Use Permit BXSUP 23.01.

Bixby City Planner, Mr. O.C. Walker presented the staff report and introduced, Mr. David Krukell, Applicant and Owner of Iris Memory Care described the project and was available for any questions.

Commissioner Mohler made a motion to approve the Specific Use Permit, seconded by Commissioner Holland.

Mr. Mohler - Yes

Mr. Holland – Yes

Mr. Nave - Yes

Motion Approved

Old Business – None

New Business – None

Meeting adjourned at 6:51 pm

Josh Nave, Interim Chair

O.C. Walker, Secretary

CITY OF BIXBY

*P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)*

Development Services – Engineering Memo

To: OC Walker, Development Services Director

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
Gwen Plante, Assistant City Planner
File

Date: December 6, 2022

Re: **BXPUD-21.11 Major Amendment #1 – 161st & Memorial**

Amendment Comments:

1. Typically, a 15-foot utility easement is granted along beyond the street right-of-way. With a minimum front yard setback of 14-feet, the home would be located within the utility easement; re: Section IV.D
2. There seems to be text missing after the first sentence (i.e. "...or 50% of the street frontage of Development Area A..."). What area shall be screened? Re: Section IV.F
3. Per City Code, an 8-foot masonry wall shall be utilized when placed along a residential area with certain operational hours. Operational hours should be included in the PUD language to protect those living in Southern Farms.
4. Fire access shall be maintained to Southern Farms; re: Exhibit B

161ST & MEMORIAL

An Amendment to BXPUD-21.11

122.180 acres at the southwest corner of East 161st Street South and
South Memorial Drive

Bixby, Oklahoma

Owner

Ellis Ranch Land Fund, LLC
& 151 Bixby LLC
c/o Ideal Homes
1320 N. Porter
Oklahoma City, OK 73071
(405) 689-5443

Applicant/Consultant

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

February 15, 2023

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I. PROPERTY DESCRIPTION

161st & Memorial consists of 122.180 acres located at the southwest corner of East 161st Street South and South Memorial Drive, in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°36'36" WEST AND ALONG THE SOUTH LINE OF THE NE/4, FOR A DISTANCE OF 72.18 FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°36'36" WEST AND CONTINUING ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2173.07 FEET; THENCE NORTH 1°57'28" WEST FOR A DISTANCE OF 485.00 FEET; THENCE NORTH 1°53'18" EAST FOR A DISTANCE OF 537.00 FEET; THENCE NORTH 6°47'18" EAST FOR A DISTANCE OF 435.00 FEET; THENCE NORTH 18°32'19" EAST FOR A DISTANCE OF 760.00 FEET; THENCE NORTH 24°56'19" EAST FOR A DISTANCE OF 525.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4; THENCE NORTH 88°35'21" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1150.00 FEET; THENCE SOUTH 1°35'16" EAST FOR A DISTANCE OF 24.75 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 161ST STREET SOUTH; THENCE SOUTH 87°09'19" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 328.99 FEET; THENCE NORTH 88°34'51" EAST AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 124.47 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE; THENCE SOUTH 1°11'06" EAST, ALONG THE WEST RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF THE NE/4, FOR A DISTANCE OF 2588.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,322,178 SQUARE FEET OR 122.180 ACRES.

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

II. DEVELOPMENT CONCEPT

“161st & Memorial” is a mixed use Planned Unit Development (PUD) of 122.180 acres located at the southwest corner of East 161st Street South and South Memorial Drive in the City of Bixby, Oklahoma. 161st & Memorial proposes a variety of uses, with commercial areas centered at the intersection transitioning to a gated cottage house community, transitioning to a detached single family neighborhood. As planned, the generous open space areas necessary for stormwater drainage and detention will doubly serve as linear parks with sidewalks and/or trails connecting each end of the neighborhood. Streets and pedestrian accessways, consisting of sidewalks and/or trails, will connect the entire village and create a walkable, cohesive neighborhood.

III. PROJECT HISTORY AND SCOPE

Planned Unit Development (PUD) No. BXPUD-21.11 (“161st & Memorial”) was originally recommended for approval by the Bixby Planning Commission on October 18, 2021 and approved by the Bixby City Council on October 24, 2021. Also approved along with the PUD was an amendment to the Bixby Comprehensive Plan and a rezoning from AG to RS-3 and CG. Three (3) Preliminary Plats, corresponding to the 3 development areas, were approved by the Planning Commission June 21, 2022 and by the City Council June 27, 2022. The Final Plat of “Southern Farms” (PUD Development Area C) was approved by the Planning Commission August 15, 2022 and by the City Council September 12, 2022, and the plat was filed of record November 14, 2022 (Plat No. 7063).

Since the Preliminary Plat of “Ellis Ranch” (204 lots; PUD Development Area B) was approved, a new owner has acquired the property and a new design has been prepared, with greater emphasis on integrated neighborhood design and more generous amenity plans. As reflected on the revised Exhibit B “Conceptual Site Plan,” planned amenities include a pool and clubhouse, park and playground, sports field, catch and release fishing ponds, approximately 7,200 feet of internal walking trails, and butterfly gardens throughout the approximately 40 acres of open space. As an additional amenity, streets will be private and gated. The new design conceptually shows 227 lots, the additional lots achieved in part by introducing a mixture of 55'-wide lots with the 60'-wide lots.

This PUD Amendment proposes to allow a mixture of 55'-wide lots within Development Area B with certain guarantees for amenities, relax minimum dwelling unit size from 1,700 square feet to 1,000 square feet, allow within Development Area A Use Unit 16 self-storage with specific design standards to ensure superior quality, and explicitly allow within the PUD a model home to be used as a temporary sales office with temporary expanded parking pad.

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

IV. AMENDED DEVELOPMENT STANDARDS

- A. Within Section III.A. Development Standards, the following are the amended development standards for permitted uses:

“Permitted Uses: Uses permitted as a matter of right and in the CS Commercial Shopping Center District (except as specified below); dry cleaning/laundry within Use Unit 15; self storage within Use Unit 16; golf, frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities, NEC within Use Unit 20; and uses customarily accessory to permitted uses. Excluded uses: All uses classified as “sexually oriented” within the City of Bixby Zoning Code (Section 11-7D-6), mega events, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana dispensaries within Use Unit 13.”

- B. Within Section III.A. Development Standards, the following is the amended Minimum Building Setback from Development Area B and C boundaries:

Minimum Building Setbacks:	
From Development Area B and C Boundaries:	10 FT **

****** *Plus 2 feet setback for each 1 foot of building height exceeding 15 feet. Use Unit 16 Self Storage with masonry exterior building walls 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.*

- C. Within Section III.A. Development Standards, the following are the amended Minimum and Maximum Parking Ratios:

Minimum and Maximum Parking Ratios:	Per Zoning Code ***
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“*** *Minimum and maximum parking may be modified if a site plan is submitted to and approved by the Bixby Planning Commission. Use Unit 16 self storage shall have a minimum parking ratio of one (1) space per 10,000 SF of building floor area and no maximum parking.*”

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

“Use Unit 6 detached single-family dwellings on individual lots and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space. During the period of initial home sales, one (1) detached single-family dwelling shall be permitted to be used as a model home with temporary sales office, “Office (performing services to residential areas)””

as an accessory use to the residential subdivision as provided within Bixby Zoning Code Section 11-7I-4.B.1.a.”

- E. Within Section III.B. Development Standards, the following are the amended development standards for Minimum Lot Width, Minimum Lot Size, and Minimum Dwelling Size:

Minimum Lot Width †:	55 FT
Minimum Lot Size:	5,500 SF
Minimum Yard Setbacks:	
Front Yard:	<u>15 FT; 20 FT <u>Garage</u></u>
Minimum Dwelling Size:	1,000 SF

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

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

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

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

- G. Within Section IV.B. Access and Circulation, the following is the amended second paragraph:

“Streets serving 161st & Memorial shall be private. are proposed to be public, with the exception of the gated cottage house community, which will be served by private streets. However, the single family residential development within Development Area B will have the option of private, gated streets, per this PUD. Whether public or private, The 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. 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.”

- H. Within Section IV.F. Platting and Site Plan Requirements, the following is the amended second paragraph:

“No building permit shall be issued within Development Area A until a site plan has been submitted to and approved by the City of Bixby staff as being in compliance with this PUD. Use Unit 16 Self Storage shall not exceed 50% of the gross land area or 50% of the street frontage of Development Area A, shall be screened along Development Area C by a 6-foot minimum height masonry fence or a masonry exterior self storage building wall, and otherwise perimeter fencing shall consist of decorative metal security fencing, and shall substantially conform to the designs as represented on Exhibit J.”

- I. Within Section IV.F. Platting and Site Plan Requirements, the following is added as the fourth paragraph:

“Parking serving neighborhood amenities may be permitted partially within the street right-of-way and landscaping required for such off-street parking may be relocated elsewhere within the contiguous common open space. For improved visibility of neighborhood amenities, fencing serving Use Unit 5 neighborhood facilities may be four (4) feet in height and may be transparent.”

- J. Within Section IV.H. Schedule of Development, the following is the updated schedule:

“Development of Development Area C of the project is expected to commence in **early 2023**. Development of Development Area B is expected to commence **later** in 2023 and be phased and completed as market conditions permit. Development of Development Area A is expected to commence in 2024, beginning with self-storage, and be phased and completed as market conditions permit.”

- K. The following Exhibit J is added to the PUD.

161st & Memorial

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED FEBRUARY 14, 2022

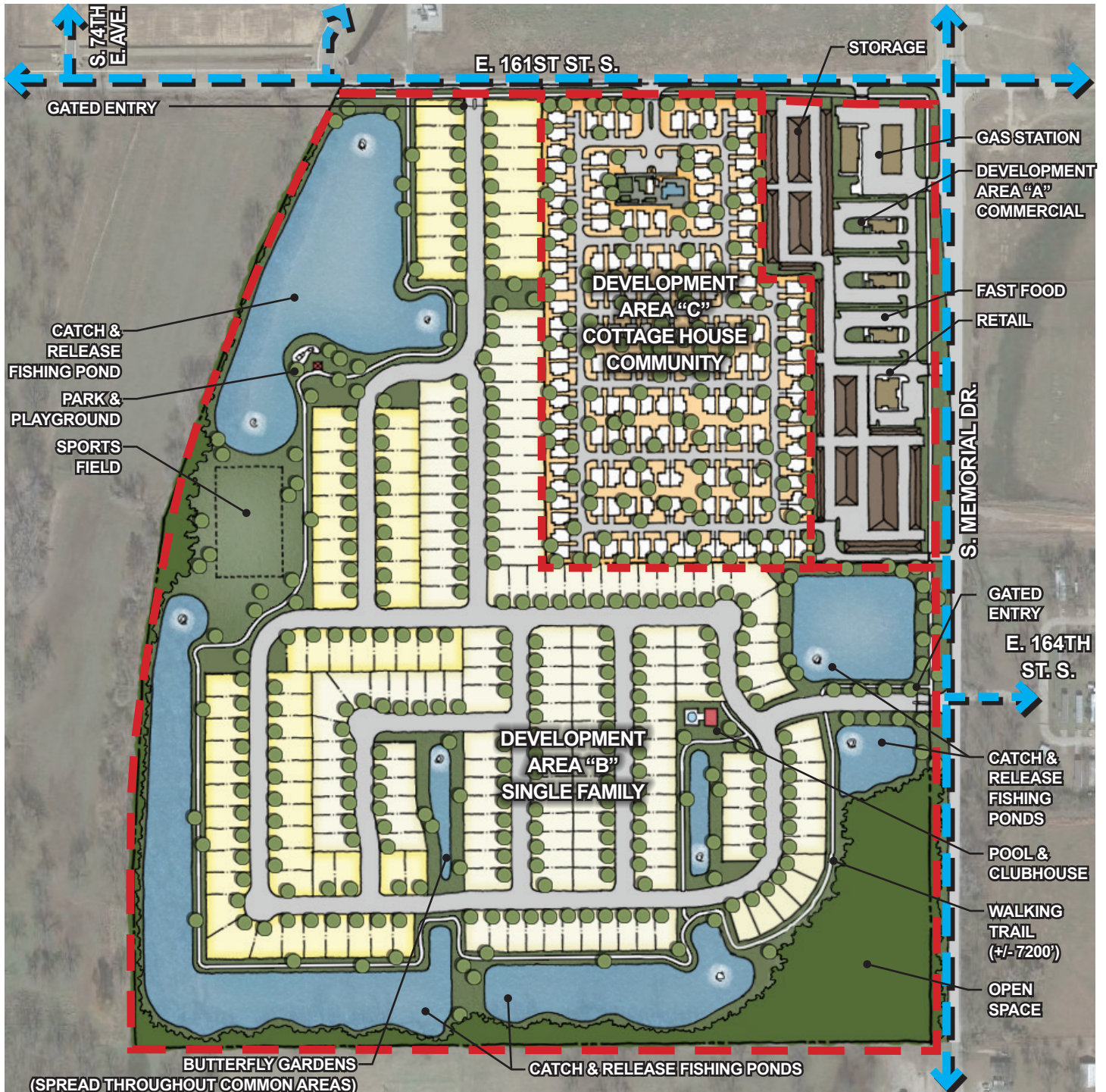


EXHIBIT B

161st & Memorial

EXHIBIT J

SELF STORAGE TYPICAL ELEVATIONS

CONCEPTUAL ELEVATIONS SHOWN AS OF FEBRUARY 7, 2023



EXHIBIT J

BXPUD-21.11
MAJOR AMENDMENT #1
FEBRUARY 2023

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

NOT TO SCALE





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

Staff Report

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Service Director/City Planner
Date: Tuesday, February 20, 2023
Name: 161st and Memorial
RE: Planned Unit Development (BXPUD-21.11), Major Amendment No. 1
Location: Southwest corner of East 161st Street South and South Memorial Drive, Bixby, Oklahoma
STR: Section 26, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC

Relevant information:

On January 17, 2023, the Bixby City Council voted 4-0 to approve an appeals process for the 161st and Memorial project (Ellis Ranch). The appeal will allow this item to be held by the Planning Commission which will make a recommendation to the Bixby City Council. On February 1, 2023, the City of Bixby met with the project architect and civil engineer to discuss strategies to move the project forward. It was determined that the Developer would provide a detailed overview of all the amenities. On February 15, 2023, the Planning Staff received the revised PUD document. The revised amenities are listed below:

- Swimming pool and clubhouse
- Park and Playground
- Sports field
- Catch and release fishing ponds
- 7,200 linear foot walking trail
- Butterfly garden throughout the 40 acres of open space
- Streets will be private and gated
- No sidewalks or sidewalks on one side of the street

- Islands will be landscaped
- Gates shall meet the City of Bixby's Fire Code

Appeals from the City of Bixby's Planning Commission:

On December 19, 2023, the City of Bixby's Planning Commission discussed and considered (BXPUD – 21.11) Major Amendment No. 1 to Planned Unit Development for the 161st and Memorial Project formerly known as Ellis Ranch. The applicant requested the following:

- Reduce the amount of square footage from 1,700 Square to 1,000 Square Feet
- Requesting to use the back of the storage facility to serve as a screening wall versus installing a separate masonry fence
- Increase the number of lots from 204 to 225 lots
- Decrease lot width sizes to range from 55' to 60'
- A model home to be used as a temporary sales office with a temporarily expanded parking pad
- Use unit 15 (CS) Commercial Shopping Center District Excluded uses: dry cleaners/laundry
- Use Unit 16 shall allow self-storage, in addition to Frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities
- Northeast corner of Use Unit 20, and uses customarily accessories to permitted uses. Excluded uses: all uses classified as "sexually oriented" within the City of Bixby Zoning Code
- Provide a minimum of two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard

During the meeting, Commissioner Nave made a motion to approve the Planned Unit Development with all the requested changes. The motion failed two "Yes" votes and two "no" votes.

Request:

For the approval of the Planned Unit Development (BXPUD-21.11), Major Amendment No. 1 with no change to the current zoning of Commercial General Density (CG) and Single Family (RS-3).

Description:

161st and Memorial is a mixed-use Planned Unit Development (PUD) of 122.180 acres. This project proposes a variety of uses, with commercial areas centered at the intersection transitioning to a gated cottage house community, transitioning to a detached single-family neighborhood. As planned, the generous open space areas necessary for storm-water drainage and detention will doubly serve as liner parks with sidewalks and/or trails connecting each of the neighborhoods. Streets and pedestrian access ways, consisting of sidewalks and/or trails, will connect the entire village and create a walkable, cohesive neighborhood.

Site Stats:

Acres: 122.180 +/-	Min. Lot Width: 55 ft. to 60 ft.	Max. Nonresidential Bldg. Floor Area: 1,000 Sq. Ft. to 1,700 Sq. Ft.
Max. # D/U: 227 Units	Min. Land Area per D/U: 8,400 per RS-3	Min. Lot Size: 5,500 Sq. Ft.

Request:

Tanner Consulting, LLC is requesting a Major Amendment to Planned Unit Development (BXPUD – 21.11), Major Amendment No. 1. The subject property is zoned Residential Single-Family (RS-3) and Commercial Shopping (CS).

Existing Zoning; Use:

Residential Single-Family (RS-3); and Commercial Shopping (CS) and BXPUD – 21.11; Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant

(CS) Commercial Shopping (CS); Vacant

East: (AG) Agriculture; Vacant

(CH) Commercial Shopping; Vacant

(RMH) Residential Manufactured Home; Mobile Home Park

South: (AG) Agriculture; Vacant

West: (AG) Agriculture; Vacant



Figure 1: City of Bixby Zoning Map

Staff Review

Staff Report: BXPUD 21.11 MAJOR AMENDMENT NO. 1|161ST AND MEMORIAL | 02.20.2023 |

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The applicant is requesting a Major Amendment to Planned Unit Development (BXPUD 21.11), 161st and Memorial redevelopment project. Tanner and Consultants would like to request Major Amendment changes as follows:

- In case the number of lots in Development Area B is from 204 Lots to 225 Lots
- Provide a mixture of lot widths that range from 55' to 60' wide lots
- Development Area A is Use Unit 16 self-storage with specific design standards to ensure superior quality and explicitly allow the PUD
- A model home to be used as a temporary sales office with a temporarily expanded parking pad
- Use unit 15 (CS) Commercial Shopping Center District Excluded uses: dry cleaners/laundry
- Use Unit 16 shall allow self-storage, in addition to golf, Frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities
- Northeast corner of Use Unit 20, and uses customarily accessories to permitted uses. Excluded uses: all uses classified as "sexually oriented" within the City of Bixby Zoning Code
- Provide a minimum of two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard

No building permit shall be issued within Development Area A until a site plan has been submitted to and approved by the City of Bixby staff as complying with this PUD. Use unit 16 Self Storage shall not exceed 50% of the gross land area or 50% of the street frontage of Development A. Shall be screened along Development Area C.

Utilities/Site Area:

- There is a 12" water main and a 12" gravity sanitary sewer main running North/South on the East side of Memorial Drive.
- There is an 8" water main running North /South on the West side of South Memorial Drive located at the Northeast corner of the property
- There is a 12" water main running East/West on the North side of East 161st Street South and it crosses to the Southwest corner of the intersection
- There is a 21" sanitary sewer main running East/West on the South side of East 161st Street South

Planning Review Comments:

1. Any use which abuts a residential development and is accessed between the hours of ten o'clock (10:00 p.m.) and seven o'clock (7:00 a.m.)
2. For separation there shall be screened by the erection and maintenance of an eight (8') screening wall made of masonry, masonry-like product, stucco, stone, concrete tilt-up panels, or some combination thereof
3. Provide a 15' utility easement for all front yards, not the proposed 14' UE.

Engineering Review Comments: Please see Engineering Comments dated December 6, 2022.

Public Comments: No comments have been received at the time of writing.

Staff Comments:

1. This item should be approved as presented.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: 161st and Memorial PUD Booklet