

Notice and Agenda Work Session Meeting of The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
July 26, 2021, at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Agenda

1. Introduction of VFW Post 9126.

Jared Cottle

2. Discussion of 9-11 Memorial project at Washington Irving Park.

Friends of Irving Foundation

Notice of Posting

This Notice and Agenda was posted on the bulletin board July 23rd 2021, on or before 5:00 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
July 26, 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 07/12/21.
- b) Minutes for the City Council meeting dated 07/12/21.
- c) Request to approve recurring subscription fee of emergency reporting software by Emergency Reporting not to exceed \$6,913.87, funding from 2021-2022 Capital Improvement.

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](mailto:yadams@bixbyok.gov) (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.

- d) Consider and/or approve purchase order to R.K. Black, Inc. for FY22 capital purchase of three (3) Sharp Copiers for City Hall and Dawes Building in the amount of \$28,786.
- e) Consider and/or take action on approval of adjustments to existing fees charged by the City of Bixby, by its agencies, boards and departments.
- f) Discuss and/or take action on Resolution of support for 9-11 Memorial Expansion at Washington Irving Park to be completed by the Friends of Irving.
- g) Discuss and/or approve supplemental labor services contract Center for Employment Opportunities, Inc. (CEO).

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.

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](mailto:yadams@bixbyok.gov) (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.

Regular Agenda

1. Request to approve Ordinance Number 2344, approving the Petition for Annexation filed by 151 Bixby, LLC, for project known as, 135th & Mingo, for a tract of land situated in the 13500-block of South Mingo Road, Section Seven (7), Township Seventeen (17) North, Range Fourteen (14) East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, According to the United States Government survey thereof. Located in the general vicinity of the East 135th Street and South Mingo Road. Being more particularly described as follows in Exhibit A (attached).

Carolyn Back

2. Discussion and possible action to declare an emergency regarding Ordinance Number 2344 making it effective immediately upon passage and approval.

Carolyn Back

3. Discussion and possible action on Ordinance Number 2345, Bixby Comprehensive Plan – BXCP-21.06, Amendment to the Comprehensive Plan for 135th & Mingo, Low-Density Residential to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 44.301 acres (more or less) in Section 7, Township 17N, Range 14E, located 13500-Block of South Mingo Road, Bixby, Oklahoma.

Carolyn Back

4. Discussion and possible action to declare an emergency regarding Ordinance Number 2345 making it effective immediately upon passage and approval.

Carolyn Back

5. Discussion and possible action on Ordinance Number 2353, Tanner Consulting, LLC, 135th & Mingo, Rezone (BXZO-21.15) and Planned Unit Development (BXPUD-21.07), General location: 13500-Block of South Mingo Road, Bixby, Oklahoma.

Carolyn Back

6. Discussion and possible action to declare an emergency regarding Ordinance Number 2353 making it effective immediately upon passage and approval.

Carolyn Back

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7. Discussion and possible action On Ordinance Number 2346, Bixby Comprehensive Plan – BXCP-21.07, Amendment to the Comprehensive Plan for Rowan Grove Phase II, Low-Density Residential to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 36.68 acres (more or less) in Section 7, Township 17N, Range 14E, located Southeast corner of E. 131st Street South and South Mingo Road, Bixby, Oklahoma.

Carolyn Back

8. Discussion and possible action to declare an emergency regarding Ordinance Number 2346 making it effective immediately upon passage and approval.

Carolyn Back

9. Discussion and possible action for AAB Engineering, LLC, Rowan Grove, Rezone (BXZO-21.09), Planned Unit Development (BXPUD-21.06), and Preliminary Plat (BXPT-21.06), General location: East 131st Street South and South Mingo Road, Bixby, Oklahoma.

Carolyn Back

10. Consider and take action approving Ordinance Number 2352, AAB Engineering, LLC, Rowan Grove, Rezone (BXZO-21.09), and Planned Unit Development (BXPUD-21.06), General location: East 131st Street South and South Mingo Road, Bixby, Oklahoma.

Carolyn Back

11. Discussion and possible action to declare an emergency regarding Ordinance Number 2352 making it effective immediately upon passage and approval.

Carolyn Back

12. Discussion and possible action on Ordinance Number 2347, Bixby Comprehensive Plan – BXCP-21.08, Amendment to the Comprehensive Plan for Faubert, Rural Residential, High-Density Residential, and Commercial to Agricultural and Commercial, to allow for (AG) Agriculture and (CG) Commercial General zoning in the of City of Bixby. Development contains 77.6 acres (more or less) in Section 22, Township 17N, Range 13E, located 15802 South Sheridan Road, Bixby, Oklahoma.

Carolyn Back

13. Discussion and possible action to declare an emergency regarding Ordinance Number 2347 making it effective immediately upon passage and approval.

Carolyn Back

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](mailto:City_Clerk_Yvonne_Adams) (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.

14. Discussion and possible action on Ordinance Number 2348, Bixby Comprehensive Plan – BXCP-21.05, Amendment to the Comprehensive Plan for River Crest III, Mixed-Use to Low-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 13 acres (more or less) in Section 11, Township 17N, Range 13E, located East 131st Street and South 73rd East Ave, Bixby, Oklahoma.

Carolyn Back

15. Discussion and possible action to declare an emergency regarding Ordinance Number 2348 making it effective immediately upon passage and approval.

Carolyn Back

16. Discussion and possible action on Ordinance Number 2351, Planning Design Group, River Crest III, Rezone (BXZO-21.13) and Planned Unit Development (BXPUD-18.08MA). General location: East 131st Street & South 73rd East Avenue, Bixby, Oklahoma.

Carolyn Back

17. Discussion and possible action to declare an emergency regarding Ordinance Number 2351 making it effective immediately upon passage and approval.

Carolyn Back

18. Discussion and possible action for Tanner Consulting, LLC, River Crest Blocks 11-13, Preliminary Plat (BXPT-21.09). General location: East 131st Street & South 73rd East Avenue, Bixby, Oklahoma.

Carolyn Back

19. Discussion and possible action on Ordinance Number 2349, Bixby Comprehensive Plan – BXCP-21.04, Amendment to the Comprehensive Plan for Biggers Trust, Mixed-Use to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 120 acres (more or less) in Section 21, Township 17N, Range 13E, located East 151st Street and South Yale Ave, Bixby, Oklahoma.

Carolyn Back

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20. Discussion and possible action to declare an emergency regarding Ordinance Number 2349 making it effective immediately upon passage and approval.

Carolyn Back

21. Discussion and possible action on Ordinance Number 2350, Planning Design Group, Biggers Trust, Rezone (BXZO-21.14) and Planned Unit Development (BXPUD-21.05) . Appeal of Planning Commission decision. General location: East 151 Street South and South Yale Avenue, Bixby, Oklahoma.

Carolyn Back

22. Discussion and possible action to declare an emergency regarding Ordinance Number 2350 making it effective immediately upon passage and approval.

Carolyn Back

23. Discussion and possible action for Steve Wright / Castlerock Builders, Site Plan, BXSP-21.04. General location: 126th Street & Memorial Drive, located within the South Memorial Business Park, Bixby, Oklahoma.

Carolyn Back

24. Discussion and possible action on Ordinance Number 2354, Tanner Consulting, LLC, Deer Valley, Rezone (BXZO-21.16) and Major Amendment to Planned Unit Development (BXPUD-21.01-A), General location: Northwest corner (NW/c) of South 1611st Street South and South Yale Avenue, Bixby, Oklahoma.

Carolyn Back

25. Discussion and possible action to declare an emergency regarding Ordinance Number 2354 making it effective immediately upon passage and approval.

Carolyn Back

26. Discussion and possible action for, JR Donelson, Rachael Gardens, Rezone (BXZO-21.12), Planned Unit Development (BXPUD-21.08), and Preliminary Plat (BXPT-21.08), General location: Lots Five (5) through Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma.

Carolyn Back

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27. Discussion and possible action on Ordinance Number 2355, JR Donelson, Rachael Gardens, Rezone (BXZO-21.12) and Planned Unit Development (BXPUD-21.08), General location: Lots Five (5) through Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma

Carolyn Back

28. Discussion and possible action to declare an emergency regarding Ordinance Number 2355 making it effective immediately upon passage and approval.

Carolyn Back

29. City Manager's Report

Jared Cottle

30. New Business

Mayor or Vice-Mayor

31. Adjournment

Mayor or Vice-Mayor

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of July 23rd 2021, on or before 6:00 p.m., at City Hall, 116 W. 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 email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (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.

Bixby Public Works Authority Meeting

**Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008
July 26, 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 07/12/21.
- b. Approve Purchase Order to purchase AMR meters and appurtenances from Core and Main for \$50,000.
- c. Discuss and/or approve payment for emergency repair at the 126th Lift Station to L&L Construction for \$9,644.32.

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](mailto:yadams@bixbyok.gov) (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.

Regular Agenda

1. New Business

Chairman

2. Adjournment

Chairman

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of July 23rd 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Yvonne Adams

Secretary

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](mailto:yadams@bixbyok.gov) (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.

City of Bixby City Council Work Session Meeting Minutes

**Dawes Conference Room
113 W Dawes, Bixby, OK 74008
July 12th, 2021 5:00 P.M.**

The Special 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 July 9th on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 5:02 p.m. City Clerk Yvonne Adams called the roll and all members were present, except Councilor Girard.

Members Present

Guthrie
Founds
Crawford
Blair

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Carolyn Back, Dev. Serv. Dir.
Andy Choate, Assist. Police Chief
Joey Wiedel, Fire Chief
Yvonne Adams, City Clerk
Jon Wood, Parks Dir.

Mayor Guthrie said item #1 on the Work Session agenda is:
Discussion of vegetative maintenance program and City livestock.

Presented by: John Wood

This item was brought for discussion on the vegetative maintenance program and City livestock. City Manager Jared Cottle stated that Park Director John Wood did some research with a summary on locations at Fry Creek, Bixby Creek, and Haikey Creek with mowing cost and livestock maintenance. Jared continued to give council some background on the areas within each drainage area may require more or less of each animal depending on forage that is present with an average stocking rates in Eastern Oklahoma for goats are 6-8 and sheep 5-10 per acre. John gave council more details on prices ranges for this project. Jared stated that the goats and sheep that are located at the Bixhoma Lake has worked and content for now.

Discussion continued.
No action taken.

Mayor Guthrie said item #2 on the Work Session agenda is:

Update and discussion on water supply alternatives.

Presented by: Jared Cottle

This item was brought for discussion on water supply alternatives, City Manager Jared Cottle stated that this is something to look at for water alternatives, Jared gave council some background and more detail regarding different options with discussions on previous studies to explore options for improving treatment facilities and/or obtaining an alternate or supplemental water supply to the City of Tulsa.

Discussion continued.

No action taken

Adjournment was called at 5:32 p.m.

Mayor

Attest

City Clerk

City of Bixby City Council Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
July 12th, 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 June 25 on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:07 pm.

City Clerk Yvonne Adams called the roll and all members were present, except Councilor Girard.

Members Present

Guthrie
Blair
Crawford
Founds

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Andy Choate, Assist Police Chief
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 06/28/21.
- b) Minutes for the City Council meeting dated 06/28/21.
- c) Discuss and/or take action on request for Tier One (1) event status for 94.1 KXOJ Family Concert at Charley Young Event Park on August 6th, 2021.
- d) Discuss and/or approve IT services contract with Sharris Technologies for supplemental IT support.

- e) Approve Professional Services Agreement with Municipal Finance Services, Inc.
- f) Discuss and/or take action on purchasing unleaded gasoline for \$25,000.

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. Vice Mayor Blair asked to pull item "c" for discussion. Public Information Officer Bryan Toney gave council some detail regarding item "c".

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

Carried 4-0

Yes: Blair, Crawford, Founds, Guthrie.

No: None.

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

Discussion and possible action to adopt, amend, reject, or defer a resolution relating to \$7,500,000 general obligation bonds, series 2021; fixing the amount of bonds to mature each year, fixing the time and place the bonds are to be sold, and authorizing the clerk to give notice of said sale as required by law.

Presented by: Charles Barnes

Others that spoke: John Widman Hilborne and Weidman

This item was brought to council for possible action to adopt amend, reject or defer a resolution for general obligation bonds. Finance Director Charles Barnes gave council details of what this bond would be used for and asked for council's approval.

Discussion continued.

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

Carried 4-0

Yes: Crawford, Blair, Founds, Guthrie.

No: None.

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

Consider, discuss, and approve Ordinance Number 2343, Bixby Easement Closure (Bxec) number 21.03 *LABOUFF*. An easement closure of a utility easement in the rear yard of a property located in Section 25 Township 18 North Range 13 East in the City of Bixby. Property located at: 10521 South 92nd East Circle, Tulsa, Ok 74133 in Legacy Park II Amended.

Presented by: Justin Dowd

This item was brought before council for approval of Ordinance Number 2343 for an Easement Closure located at 10521 South 92nd East Circle, Tulsa Ok.

Discussion continued.

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

Carried 4-0

Yes: Blair, Founds, Crawford, Guthrie.

No: None.

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

Request to approve Emergency Clause for Ordinance Number 2343 and waiving second reading thereof.

Presented by: Justin Dowd

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

Carried 4-0

Yes: Founds, Blair, Crawford, Guthrie

No: None.

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

Discuss and/or take action on approval of Economic Development Agreement with Bixby Ice Cream Company, LLC.

Presented by: Jared Cottle

This item is for approval for Economic Development Agreement with Bixby Ice Cream Company, LLC. City Manager Jared Cottle stated that we would asked for approval.

Discussion continued.

Mayor Guthrie asked for a motion on item #4. Councilor Founds made motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 4-0

Yes: Founds, Blair, Crawford, Guthrie

No: None.

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

Discuss and/or take action on approval of proceeding with the design, advertising for bids, and establishing proportionate Excess Capacity fees for the South Mingo Interceptor Sewer.

Presented by: Jared Cottle

This item was brought to before council for approval of proceeding with the design, advertising for bids, and establishing proportionate Excess Capacity fees for the South Mingo Interceptor Sewer. City Manager Jared Cottle gave council some background details for their approval.

Discussion continued.

Mayor Guthrie asked for a motion on item #5. Vice Mayor Blair made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Blair, Crawford, Founds, Guthrie

No: None.

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

City Manager's Report

- Scheduled all summer series concerts are now Friday and Saturday.
- Red Dirt Rangers July 17th 7-9 pm.
- Wand Watkins Band on July 23rd 7-9 pm
- Dirt Box Wellers July 30th 7-9 pm.
- Full Flava King July 31st 7-9 pm

- Harvest Fest July 24th 10am-10pm
- KXOJ on August 26th 7-9 pm with live broadcast at noon.

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

New Business

Adjournment was called at 6:22 p.m.

Mayor

Attest

City Clerk

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Request to approve recurring subscription fee of emergency reporting software by Emergency Reporting not to exceed \$6,913.87, funding from 2021-2022 Capital Improvement.

INITIATOR: Joey Wiedel, Fire Chief

STAFF INFORMATION SOURCE: Joey Wiedel, Fire Chief

BACKGROUND: Bixby Fire Department has been using Emergency Reporting Software to manage personnel, pre-incident fire plans, fire hydrants and flow test, apparatus and equipment, and state and federal reporting, into one system. Emergency Reporting also integrates Google maps and CAD interface into the software. This software also provides analytics to base future management decisions. Currently, Glenpool and Jenks Fire Departments are utilizing this software and it allows these departments to share information for mutual aid responses (hydrant information, pre-incident plans, etc.). The recurring subscription fee is \$6,913.87 and will be funded from the fire department budget.

EXHIBITS: See Attached Quote.

KEY ISSUE: The authorization for recurring subscription fee of emergency reporting software for Bixby Fire Department.

Funding Source: From 2021-2022 Capital Improvement.

COUNCIL ACTION: Approve or disapprove the authorization for the recurring subscription fee of emergency reporting software for Bixby Fire Department.

RECOMMENDATION: Approve the authorization for the recurring subscription fee of emergency reporting software for Bixby Fire Department.

Meeting Date: 7-26-2021
Location: City



2200 Rimland Drive
Suite 305
Bellingham WA 98226
United States

Invoice

#INV2104891

7/6/2021

Make checks payable to: **BACKDRAFT OPCO, LLC**

Billing Address

Bixby Fire Department
116 W Needles Ave
Bixby OK 74008-4410
United States

Service Address

Bixby Fire Department (OK)
116 W Needles Ave
Bixby OK 74008-4410
United States

TOTAL

\$6,913.87

Due Date: 8/5/2021

Terms	Due Date	PO #	Billing Acct. No.
Net 30	8/5/2021		100273

Qty	Item	Notes	Start Date	End Date	Invoice Rate	Amount
1	CP-1 Fire & EMS Package		8/1/2021	7/31/2022	\$4,029.67	\$4,029.67
	Recurring subscription fee					
1	VP5 Vision Plus with Google Maps		8/1/2021	7/31/2022	\$1,035.00	\$1,035.00
	Recurring subscription fee					
1	FFP-6 Flat File Parser CAD Link Fee - Tier I		8/1/2021	7/31/2022	\$1,849.20	\$1,849.20
	Recurring subscription fee					

Mail payments to:

Backdraft OpCo, LLC
Dept 3980 PO Box 123980
Dallas, TX 75312-3980

Subtotal \$6,913.87

Tax Total (%) \$0.00

Invoice Total \$6,913.87

Payments/Credits (\$0.00)

Amount Due \$6,913.87

Questions? 844-752-6066 Option 3

Budgets & Pricing:
invoices@emergencyreporting.com

Account Balance & Payments:
payments@emergencyreporting.com

General Billing:
ar@emergencyreporting.com

PAY INVOICE



INV2104891

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or approve purchase order to R.K. Black, Inc. for FY22 capital purchase of three (3) Sharp Copiers for City Hall and Dawes Building in the amount of \$28,786.

INITIATOR: Charles Barnes

STAFF INFO. SOURCE Charles Barnes

BACKGROUND: The copiers in City Hall and the Dawes building are over five years old. Plus, the Development Services Department has requested their own copier. Under the Oklahoma State Purchasing bidding process, R. K. Black has offered the 3 Sharp MX-5071MFP Color Copiers, which retail for a total of \$80,000, for the bid price of \$28,786.

EXHIBITS: Quote and State of Oklahoma Contract #SW1034

KEY ISSUE: Purchase of 3 Sharp MX-5071MFP Color Copiers.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: Consent Agenda

MEETING DATE: 7/26/2021

MEETING: City

SHARP®



NASPO
ValuePoint
SUPPLIER PARTNER



State of Oklahoma

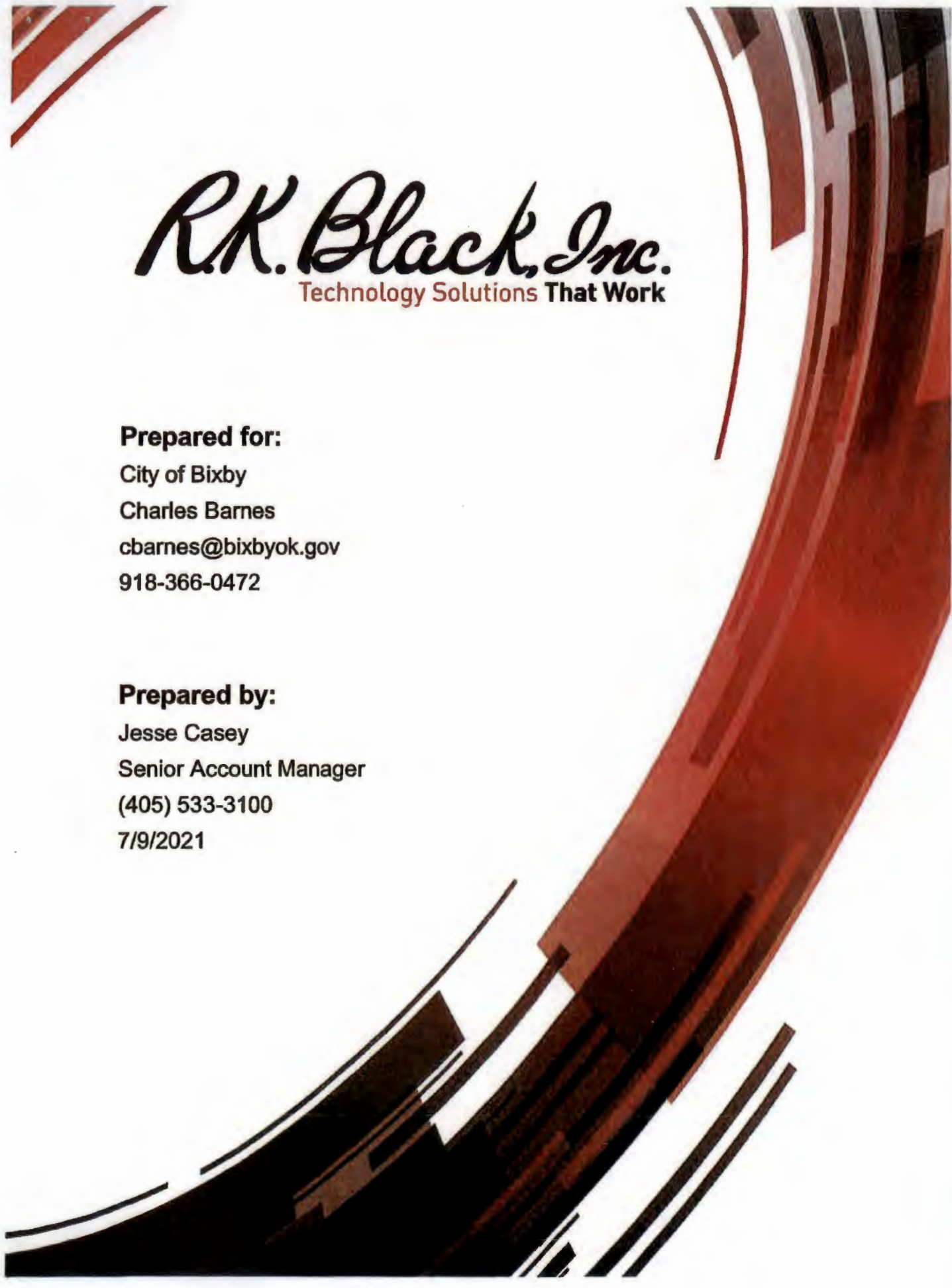
Copier, Printers and Related Devices Contract #SW1034
Contract Valid 2/24/21 – 12/31/21
NASPO ValuePoint Master Agreement #140603



Sharp Contact: Jack Coons
Government & Major Account Manager
(817) 909-0152 | CoonsJ@sharpsec.com

April 2021

Model	Description and Machine Compatibility	Retail Price	NASPO Contract Price
COLOR:			
MX-2651	26 PPM B&W / 26 PPM Full-Color Workgroup Document System	\$7,000.00	\$2,170.00
MX-3051	30 PPM B&W / 30 PPM Full-Color Workgroup Document System	9,625.00	2,983.75
MX-3551	35 PPM B&W / 35 PPM Full-Color Workgroup Document System	12,375.00	3,836.25
MX-4051	40 PPM B&W / 40 PPM Full-Color Workgroup Document System	15,125.00	4,688.75
MX-5051	50 PPM B&W / 50 PPM Full-Color Workgroup Document System	17,325.00	5,370.75
MX-6051	60 PPM B&W / 60 PPM Full-Color Workgroup Document System	19,525.00	6,052.75
MX-3071	30 PPM B&W / 30 PPM Full-Color Workgroup Document System	12,925.00	4,006.75
MX-3571	35 PPM B&W / 35 PPM Full-Color Workgroup Document System	15,675.00	4,859.25
MX-4071	40 PPM B&W / 40 PPM Full-Color Workgroup Document System	18,425.00	5,711.75
MX-5071	50 PPM B&W / 50 PPM Full-Color Workgroup Document System	20,625.00	6,393.75
MX-6071	60 PPM B&W / 60 PPM Full-Color Workgroup Document System	22,825.00	7,075.75
AR-SU1	Stamp Unit	180.00	95.40
MX-60ABD	Deluxe Copier Cabinet	250.00	132.50
MX-AMX2L	Sharp OSA Application Communication Module (Essentials Versions Only)	365.00	273.75
MX-AMX3L	Sharp OSA External Accounting Module (Essentials Versions Only)	200.00	150.00
MX-DE25N	1 x 550 Sheet Paper Feed Desk Unit	885.00	469.05
MX-DE26N	2 x 550 Sheet Paper Feed Desk Unit	1,130.00	598.90
MX-DE27N	3 x 550 Sheet Paper Feed Desk Unit	1,570.00	832.10
MX-DE28N	550+2100 Sheet Tandem Paper Drawer	2,000.00	1,060.00
MX-DE29N	1 x 550-sheet Paper Drawer (wheelchair access)	885.00	469.05
MX-EB11	Compact PDF Kit (3051/3551/4051/5051/6051)	600.00	390.00
MX-EB18	Wireless LAN Adapter	400.00	260.00
MX-EB19L	Compact PDF Compression Kit (2651/3051/3551/4051/5051/6051)	600.00	390.00
MX-EB20L	OCR Expansion Kit (2651/3051/3551/4051/5051/6051)	300.00	195.00
MX-FN27N	Inner Finisher 50 Sheet Stapler 500 Sheet Capacity	2,000.00	1,060.00
MX-FN28	1K Stacking Finisher (requires RB25N)	2,600.00	1,378.00
MX-FN29	1K Saddle Finisher (requires RB25N)	3,050.00	1,616.50
MX-FN30	3K Stacking Finisher (requires RB25N)	3,050.00	1,616.50
MX-FN31	3K Saddle Finisher (requires RB25N)	6,000.00	3,180.00
MX-FR62U	Data Security Kit (Commercial Version) (2651/3051/3551/4051/5051/6051/3071/3571/4071/5071/6071)	575.00	373.75
MX-FWX1L	Internet Fax Kit	570.00	302.10
MX-FX15	Facsimile Expansion Kit	1,360.00	720.80
MX-LC17N	3,000 Sheet Large Capacity Tray Requires DE25N/DE26N/DE27N /DE28N (Not compatible with 60ABD or DE29)	1,570.00	832.10
MX-LT10	Long Paper Tray (For use with Banner Paper)	210.00	111.30
MX-PF10	Bar Code Font Kit	625.00	331.25
MX-PK13L	Post Script Expansion Kit (Essentials Versions Only)	780.00	585.00
MX-PN14B	3 Hole Punch Module for FN27N	735.00	389.55
MX-PN15B	3 Hole Punch Module for FN28/29	735.00	389.55
MX-PN16B	3 Hole Punch Module for FN30/31	735.00	389.55
MX-PU10L	Direct Print Expansion Kit (Essentials Versions Only)	1,000.00	650.00
MX-RB25N	Paper Pass Unit Required with FN28/29/30/31	445.00	235.85
MX-TR19N	Exit Tray Unit (right side)	160.00	84.80
MX-TR20	Job Separator	55.00	29.15
MX-TU16	Center Exit Tray Unit (Required if Finisher not Installed)	80.00	42.40
MX-UT10	Utility Table	160.00	84.80
AR-D5133NT	15 AMP Power Filter (26-40 PPM Units)	150.00	97.50
AR-D5143NT	20 AMP Power Filter (50-60 PPM Units)	175.00	113.75



R.K. Black, Inc.

Technology Solutions That Work

Prepared for:

City of Bixby

Charles Barnes

cbarnes@bixbyok.gov

918-366-0472

Prepared by:

Jesse Casey

Senior Account Manager

(405) 533-3100

7/9/2021

Copyright

The report contained here in is the intellectual property of R.K. Black, Inc. and shall remain so throughout the project and after it's completion. Under the terms of the project agreement, R.K. Black, Inc. agrees to license City of Bixby to use this report to assist in the making of decisions related to their document technology environment.

City of Bixby shall not reproduce or redistribute any portion of this report without the expressed written consent of R.K. Black, Inc. Further, City of Bixby agrees to hold the contents of R.K. Black, Inc. proprietary report in the strictest of confidence and not to share the information with any other party.

This Proposal is valid for 30 days

7/9/2021

Charles Barnes

City of Bixby

116 W Needles Ave

Bixby, OK 74008

Dear Mr. Charles Barnes:

I would like to thank you for the opportunity to present you with the attached proposal, which describes RK Black's unique portfolio of products and services. It is RK Black's goal to understand and anticipate City of Bixby needs, and respond to those needs with unparalleled service, technology, efficiency and financial prudence.

Previously, we discussed the importance of RK Black providing the following:

- Objection 1 – Propose 3 new copiers to replace existing sharp copiers
- Objection 2 – Use state of Oklahoma Contract #SW1034 for Sharp Pricing
- Objection 3 – Provide fast reliable service with factory trained technicians

I want to confirm that the solution presented meets the financial needs of City of Bixby. Most importantly, I would like to continue the next step in establishing a long-term partnership between City of Bixby and RK Black.

If you should have any questions after our meeting, please do not hesitate to call me at (405) 533-3100. Thank you for your time and consideration.

Sincerely,



Jesse Casey

Senior Account Manager

CLIENT

BENEFITS AND ADVANTAGES

ONLY MARKET MEMBER OF PROS ELITE 100

PROs Elite 100 organizations are nationally recognized for their quality service delivery. Only one dealer in any market will earn PROs 100 elite recognition.

SKILLS & EXPERTISE

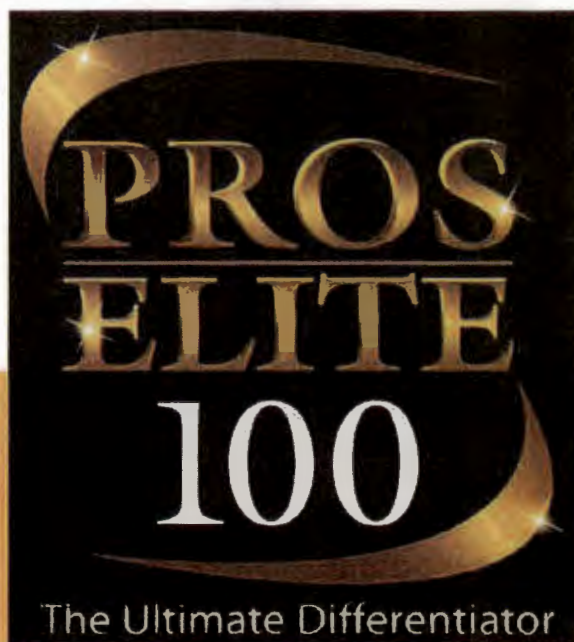
Our service results are continuously monitored and audited by the PROs proprietary Performance Improvement Virtual Operations Tool (PIVOT) to insure consistency of service delivery to our clients.

CERTIFICATIONS

We have earned certifications through demonstrated service excellence, year after year, to retain this Elite Service status. We are also certified experts in Managed Print Services to ensure digital output is managed to perfection.

ONGOING AUDITS

We are audited by PROs to ensure that we are properly staffed and trained to industry productivity standards to deliver the level of service they commit to their clients.



COMMITMENT

UPTIME

Our clients receive uptime in excess of 95% as a result of the dedication to technician training and servicing techniques audited by PROs.

REPLACEMENT PARTS

Our clients have the knowledge that their dealer has made the necessary investment in spare parts availability management techniques that insures they have the right parts on hand for 92% of all calls.

LOCAL

Our clients are doing business with a locally owned dealer, with local dispatch, local spare parts support, local warehousing and complete account management capabilities. This combined with their employees' service expertise and support tools, in the opinion of the Office Products Industry's Benchmark co-authors, is superior to manufacturer direct organizations and mega dealerships.

www.proselitedealers.com



WE DELIVER TECHNOLOGY SOLUTIONS THAT WORK

WHO ARE WE?

Locally owned for over 60 years. Chris Black, son of founder Bob Black, remains current President & CEO.



WHAT WE DO?

Provide solutions that work. Our fast, friendly and 100% Factory Trained Service Technicians handle your needs by guaranteed response times of 2, 4 or 6 hours (determined by your equipment).



EXCELLENCE

Recognized Annually by EVERY manufacturer we represent thru Service Excellence Awards.

OUR GUARANTEE

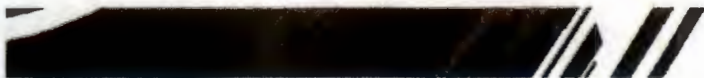
96% Up-Time and a Lemon Replacement Warranty

FREE LOANER

Down for 8 hrs or longer we will loan you one of ours!

QUARTERLY REVIEWS

Committed to developing a long-term partnership with your success top of mind!



Current Situation

Current Fleet	
Client Owned 2 Sharp MX-5070n	\$0/Mo.
Current Service Agreement ID#52158	\$119.60/Mo.
B&W Allowance	(5,000 Images/Mo /overages .0127
Color Allowance	500/ images/Mo. /Overages .1182/ Ave Mo Volume 8,300 (\$910.00
Current Service Agreement ID#53079	\$/58.18/Mo.
B/W Allowance	(6,000 Images/Mo/Overages .0077
Color Allowance	\$139.12/Mo/Billed per copy at .0524 (Ave volume 2655/Mo)
(Present Contract-\$, Include B/W Images/ and Overages billed @ \$0., A Cost Per Copy contract on all Color Images with Overage billed at \$0.)	

Monthly Service Expenditure \$1226.90/Mo

Proposed Solution

City of Bixby Refresh for 3 Sharp MX-5071 MFP's	
60 Month FMV Lease	\$ 618.90
Purchase Option for 3 Sharp MX-5071 MFP's (see below cost buy dept)	\$28,786.00
Water Department Billing: Purchase price \$9,798.50 or lease price \$210.67	
Admin: purchase price \$9,077.70 or lease price \$195.17	
Development Services: purchase price \$9,909.80 or lease Price \$213.06	
Proposed B/W Service for each MFP	\$32.50/Mo/5000 images/ overages .0065
Proposed Color Service for each MFP	\$23.50/Mo/500 images/overages .047
Service contract agreement for each copier: \$56.00 per month to include 5,000 blk and 500 color images. Black overages billed at .0065 and color overages billed at .047	

Total lease and service base monthly Expenditure \$797.74/Mo

Discounts included for Auto-Toner fulfillment and Automated Meter Collection. Does not include applicable taxes or any shipping charges

Financial Options

Purchase Option	Term (Months)	Amount
Purchase Option		\$28,786.00
FMV Lease Option	60 Months	\$ 618.90

Main Solution Components

Qty.	Item	Item Description
1	MX RB25N	Paper Pass Unit (required for MX-FN28/29/30/31)
1	MX 5071	Development Services
1	MX-LC17N	3,000 sheet Large Capacity Cassette(letter)
1	MX FN30	3K Stacking 65-sheet Staple Finisher
1	MX DE27N	Stand/3 x 550-sheet Paper Drawers
1	MX RB25N	Paper Pass Unit (required for MX-FN28/29/30/31)
1	MX FN30	3K Stacking 65-sheet Staple Finisher
1	MX DE27N	Stand/3 x 550-sheet Paper Drawers
1	MX 5071	Admin
1	MX RB25N	Paper Pass Unit (required for MX-FN28/29/30/31)
1	MX FX15	Fax Expansion Kit
1	MX FN30	3K Stacking 65-sheet Staple Finisher
1	MX DE27N	Stand/3 x 550-sheet Paper Drawers
1	MX 5071	Water Dept Billing

Thank you for your order. Your electronic signature, per the Electronic Signature Act, is considered equivalent to your signed and faxed signature, and allows you to accept and place your order. A copy of this acceptance and the attached quote or proposal document will be sent to your email address to complete your order acceptance. You are NOT required to electronically sign your order, and you may fax or scan/email your signed order to us if you prefer. If you have any questions, please feel free to contact us.

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

R.K. Black, Inc.

City of Bixby

Signature:

Jesse Casey

Signature:

Name:

Jesse Casey

Name:

Charles Barnes

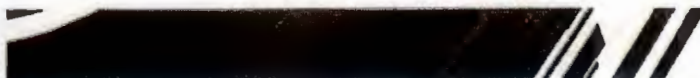
Title:

Senior Account Manager

Date:

Date:

7/9/2021



SERVICE AGREEMENT TERMS & CONDITIONS

AGREEMENT: You appoint us and we accept the appointment to provide the services described in this agreement with respect to the equipment listed on the face of this agreement under "Equipment" (the "Equipment"). You agree to all of the terms and conditions included herein and in any invoices that we send you under this agreement, which together are a complete statement of the parties' agreement regarding the Equipment (the "Agreement"). This Agreement will become effective upon signing by the parties.

TERM: The term of this Agreement begins on the latter of (i) the date of Equipment delivery to you, or (ii) the date that you sign this Agreement, and continues for 1 year. Upon expiration of the term, this Agreement will automatically renew for an additional 1 year term at prevailing rates in effect at the time of each renewal unless either party provides written notice of termination to the other party at least 30 days before the end of any such term. In the event of termination, you are responsible for providing us a final meter reading so we may issue a final invoice for service; you do not provide us a final meter reading, you agree to accept our estimate based on your typical usage over the previous six (6) months.

YOUR OBLIGATIONS: You agree to maintain the Equipment in a safe, suitable operating environment to include (a) clean, consistent and appropriate power; (b) temperature between 60 to 80 degrees Fahrenheit; (c) relative humidity between 50% & 80%; and (d) a reasonable amount of space for us to make any necessary inspections or repairs. You agree to maintain these conditions at your expense. You agree to (a) allow us access to the Equipment during our normal business hours, 8 am to 5 pm, Monday through Friday, excluding holidays ("Normal Business Hours"); (b) provide accurate Equipment meter readings when requested by us; and (c) to pay us for all services provided under this Agreement.

EQUIPMENT INSPECTION: We are responsible for inspecting each item of Equipment within 30 days of assuming service responsibility. If the inspection reveals that any item of Equipment is not in safe or normal operating condition, we will notify you within the next 30 days (or such shorter period as is necessary to avoid material risk of personal injury or property damage), and you will be responsible for bringing that item into safe and normal operating condition. If you request us to do so, we will make necessary repairs in accordance with our standard rates then in effect for such service. We will not be required to provide maintenance services for any item of Equipment that you do not maintain in a safe and normal operating condition.

GENERAL MAINTENANCE: If you selected the General Maintenance Plan, we will provide parts, labor, preventative maintenance & travel during our Normal Business Hours. General maintenance does not include toner, image and fusing kits, paper or staples. If, in our reasonable discretion, the Equipment needs chronic, excessive repair ("Nonconforming Equipment"), we will notify you and we will no longer be responsible for service under this Agreement.

TOTALCARE COVERAGE: If you selected the TotalCare Plan, you will receive the General Maintenance services plus a reasonable supply of toner (based on your typical monthly copier volume & manufacturer's projected toner yield). You are responsible for purchasing your own paper and staples. Upon request, we will ship you toner in quantities consistent with your actual usage. Toner remains our property until used in the Equipment. If we determine in our reasonable discretion that you have requested an excessive amount of toner, we reserve the right to reduce the amount to be shipped or to charge you for the excess toner, in which case you agree to pay us for the excess toner at our normal retail price. Upon termination of this Agreement, you agree to return unused toner or to pay us for it at our normal retail price.

CONNECTIVITY & LINE FILTER: If you selected the Annual Connectivity Option, we will provide 1 year of Connectivity Support beyond the initial installation. Annual Connectivity Support includes installation and configuration of workstations or servers for print / scan / fax software, reinstallation, troubleshooting of compatibility issues, and end user training. Annual Connectivity Support does not include any network transport media issues, server or workstation operating system configuration or modification, custom integration with any third party software or hardware support for any workstation not physically located at your site. If you purchased a Line Filter, your rights and remedies relating to your use of the Line Filter are provided by the manufacturer warranty.

CHARGES: We will invoice you in advance on a periodic basis for the amount listed on the face of this Agreement under "Base Price", and in arrears for any Black & White or Color image at exceed the number of images included, if any, in the Base Price, at the "per image" rate specified under "Overage". For purposes of this Agreement, 2-sided images and/or images on paper larger than legal size (8.5" X 14") will count as two images. Charges for maintenance services not covered by this Agreement will be invoiced at our standard parts and labor rates in effect at the time the service is performed. Images made on loaner equipment will be charged at the rate listed on the face of this Agreement. Sales Tax: You agree to pay sales tax on service billings as required by Oklahoma law. Freight: You agree to pay freight for supplies provided to you under a TotalCare Plan at a rate equal to 3% of the sum of the Base and Overage amounts invoiced. We have any delinquent invoices for products or services that we sell or lease to you, we may refuse to provide service to you and/or terminate this Agreement and any other Agreement that we have with you. You agree to pay us all costs of collection, including reasonable attorneys' fees. Delinquent invoices will bear interest at the rate of 1.5% per month until paid.

SERVICE EXCLUSIONS: We may decline to provide maintenance services with respect to the following: (a) any service for Equipment not identified on the face of this Agreement under "Equipment" or not subsequently approved by us in writing for coverage under this Agreement; (b) any Nonconforming Equipment; (c) any maintenance or repair service to be provided by you; (d) Equipment that you have moved to a location deemed unreasonable by us; (e) any service or downtime caused by (i) a condition that was triggered or subject to a product recall, (ii) a design modification or instruction provided by you or your representative, (iii) your failure to fulfill your responsibilities under this Agreement, (iv) the failure of anyone other than us to comply with or follow instructions or recommendations, (v) your combining the Equipment with any incompatible item, (vi) any alteration or improper storage, handling, use or maintenance of any part of the Equipment by anyone other than us, (vii) design or manufacturing defects in any items, (viii) anything external to the Equipment not being serviced by us including, without limitation, a building structural deficiency, power surge, fluctuation or failure, and air conditioning failure, or (ix) anything beyond our reasonable control other than service necessitated by normal Equipment usage.

DEFAULT & REMEDIES: If you default in the performance of any of your obligations under this Agreement or any other agreement with us, we may (a) enforce this Agreement, (b) recover damages for the default, and (c) exercise any other remedy available to us. If we refer this Agreement to an attorney for collection, you agree to pay our reasonable attorneys' fees and actual costs and expenses of collection. You agree that any delay or failure by us to enforce our rights under this Agreement does not prevent us from enforcing our rights at a later time. No remedy set forth in this paragraph is intended to be exclusive. Each remedy will be cumulative but only to the extent necessary for us to recover from you what you owe us.

DISCLAIMER OF WARRANTY / LIMITATION OF LIABILITY: WE EXPRESSLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE RELATING TO THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR RELATED TO THE LINE FILTER, INCLUDING WITHOUT LIMITATION THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU AGREE THAT WE WILL NOT BE RESPONSIBLE TO PAY YOU ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES FOR ANY DEFAULT BY US UNDER THIS AGREEMENT.

THIRD PARTY SOFTWARE: Despite any other terms and conditions of the Agreement, you agree that this Agreement does not provide service for any third party software that may be delivered with or installed on the Equipment. You agree that your use of such third party software is governed by the terms and conditions of the end user license agreement for the third party software.

ASSIGNMENT: You will not assign any of your rights or obligations under this Agreement without our prior written consent, which will not be unreasonably withheld. We may assign our rights and obligations under this Agreement without obtaining your permission. This Agreement will inure to the benefit of and be binding upon the successors and permitted assigns of the parties. This Agreement, together with any invoices we send you, constitutes the entire Agreement of the parties with respect to its subject matter. This Agreement supersedes any and all other agreements, oral or written, between the parties regarding the subject matter of this Agreement.

CONSENT TO LAW, JURISDICTION & VENUE: This Agreement, including amendments and related invoices, will be governed by and construed in accordance with Oklahoma law, without giving effect to any principle of conflicts of law or choice of law. The parties agree that the venue for any legal action arising out of this Agreement will be in Oklahoma County, Oklahoma. If any provision of this Agreement is declared unenforceable, the other provisions herein will remain in effect.

DISPUTE RESOLUTION: Either party will have the right to cause any dispute between us to be resolved by binding arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association or the rules of such other recognized third party as the parties may agree. The decision to refer a dispute to arbitration will not preclude either of us from seeking appropriate injunctive relief in court if necessary to prevent irreparable harm. The prevailing party in any legal or arbitration proceeding will be entitled to recover all of its costs and expenses including reasonable attorneys' fees.

Client Initials:

Date:

/ /

Connectivity

R.K. Black, Inc. Agreement – Example Services Covered

Print Troubleshooting and Maintenance

- Corrupted printer driver
- Driver installation due to computer updates
- Driver installation due to new workstation
- Due to change in printing formatting, templates
- Unable to print
- Due to print jobs stuck in queue

Network Scan Troubleshooting and Maintenance

- New Server Installation or update
- New employees or additional users
- Due to change in computer name
- Due to change in virus scan software
- Due to change in user account or password
- Due to new operating system updates

R.K. Black, Inc. Agreement Details

With Agreement

- Help Desk Support - INCLUDED
- Network Troubleshooting - INCLUDED
- Scanning Issues - INCLUDED
- Printer Driver Updates - INCLUDED

Without Agreement

- Help Desk Support - INCLUDED
- Network Troubleshooting - \$150.00 per hour (min. 1 hr)
- Scanning Issues - \$150.00 per hour (min. 1 hr)
- Printer Driver Updates - \$150.00 per hour (min. 1 hr)

R.K. Black, Inc. Agreement Details

Copiers (C) Printers (P) Scanners (S)	Total Equipment Covered	Rate (Per Service Agreement)	Billed (Monthly or Quarterly)	Total Cost (Monthly or Quarterly)
3 Sharp MX5071	3	50.00	Monthly	50.00 per month
Grand Total				50.00 per month

*Excludes Wide Format Printers

Accept ☐ Decline ☐

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or take action on approval of adjustments to existing fees charged by the City of Bixby, by its agencies, boards and departments.

INITIATOR: Director of Finance Charles Barnes
City Manager Jared Cottle

STAFF INFO. SOURCE Director of Finance Charles Barnes
City Manager Jared Cottle

BACKGROUND: Adjustments need to be approved for various fees to cover the increased costs of these items and services. Council formally adopted authorized and existing fees and preset fines charged by the City of Bixby, its agencies, boards and departments. This agenda item is to request Council approve these adjustments to specific fees for FY22.

EXHIBITS: Table of modified fees for Development Services and AMR meters.

KEY ISSUE: Approve adjustments to fees by City Council.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: Consent

MEETING DATE: 7/26/2021

MEETING: City

AMR meter charges	Updated July 1, 2021	
Water Meter Size	Inside City Limits	Outside City Limits
3/4 inch or less in size	\$235.00	\$235.00
1 inch	\$360.00	\$360.00
1 1/2 inch	\$750.00	\$750.00
2 inch	\$875.00	\$8,875.00
2" Compound	\$1,800.00	\$1,800.00
3" Compound	\$2,500.00	\$2,500.00
4" Compound	\$3,200.00	\$3,200.00
6" Compound	\$5,000.00	\$5,000.00
2" R900i Turbine	\$860.00	\$860.00
3" R900i Turbine	\$1,200.00	\$1,200.00
4" R900i Turbine	\$1,600.00	\$1,600.00
6" R900i Turbine	\$2,700.00	\$2,700.00
Replace AMR Antenna	\$35.00	\$35.00
Replace damaged AMR (caused by customer)	Cost as listed above	Cost as listed above
Data extraction from AMR meter		

OTHER ZONING AND DEVELOPMENT RELATED FEES	Updated July 1, 2021
Comprehensive Plan Minor Amendment	\$400.00
Comprehensive Plan Major Amendment	\$500.00
Cell Tower Upgrade	\$350.00
Zoning Clearance Permit	\$50.00
Site Plan	\$300.00
Corridor Appearance District Waiver	\$100.00
Right-of-way or Easement Closing -Existing	\$1,000.00
Right-of-way or Easement Closing - propopsed construction	\$1,000.00
Right-of-way or Easement Closing - General	\$1,000.00
Curb Cut/ Street Cut	\$75.00
Encroachment	\$1,000.00
Landscape Plan Alt. Compliance	\$75.00
Annexation / Deannexation	\$225.00
PUD Requirement Waiver	\$100.00
Request Agenda Placement (when Public Notice is required)	\$100.00
Request Agenda Placement (no Public Notice is required)	\$50.00
Sign posting of Public Notice	\$120.00

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on Resolution of support for 9-11 Memorial Expansion at Washington Irving Park to be completed by the Friends of Irving.

INITIATOR:

Jared Cottle

STAFF INFORMATION SOURCE:

Jared Cottle

BACKGROUND: In March of this year, the Friends of Irving presented a conceptual design for expanding the 9-11 Memorial at Washington Irving Park. At that time, Staff committed to incorporate their work into current and future projects related to both Washington Irving Park and the North River Access Park.

Their efforts will include both fund-raising and labor to complete the work. In affirmation of their recruitment efforts, they have requested a Resolution of Support from the Council.

EXHIBITS: Resolution
Conceptual project design exhibits

KEY ISSUE: 9-11 Memorial at Washington Irving Park

COUNCIL ACTION: Approve Resolution supporting 9-11 Memorial at Washington Irving Park to be completed by the Friends of Irving.

RECOMMENDATION: Approve Resolution supporting 9-11 Memorial at Washington Irving Park to be completed by the Friends of Irving.

ITEM NO: _____

MEETING DATE: 07-26-2021

MEETING: Council



July 7, 2021

To whom it may concern:

None of us can get the image out of our minds of the tragedy on September 11, 2001, at the World Trade Center. This disaster on our homeland affected all of us personally and changed our lives forever.

That is why the Friends of Irving Foundation worked so hard and ingeniously to get a 26-foot twisted steel beam from the wreckage shipped from New York City to our own Washington Irving Park and Arboretum in Bixby. This acquisition and transportation was all donated.

Since then a memorial to honor those lost in the disaster was created in the park and has been visited by many. The beam is the centerpiece and the memorial has a path with plaques describing the timeline and events of that day. Every year on September 11 a remembrance program is led by the Daughters of the American Revolution and the Friends of Irving Foundation Board. All this was made possible by generous donations in 2002.

We are approaching the 20th anniversary of this fateful event and would like to enhance this memorial with additional granite plaques and pathways to honor victims of the Pentagon and Pennsylvania attacks which occurred the same day. These plaques will have information at what happened at these locations as well as a plaque detailing the response of our country to Osama Bin Laden. To accomplish this we need to raise \$15,000 by September 1.

All donations will be greatly appreciated and those donors giving \$250 or more will be listed as patrons on a plaque at the memorial site. Please make your tax deductible gift payable to the Friends of Irving Foundation and mail to P. O. Box 368, Bixby, OK 74008. If you have any questions about this project, please call Walter Gund at 918-629-5598.

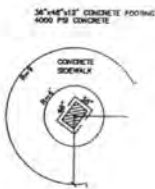
We believe you will want to contribute to this memorial and continue the documentation of these events so we will never forget this tragedy in our country's history.

Sincerely,

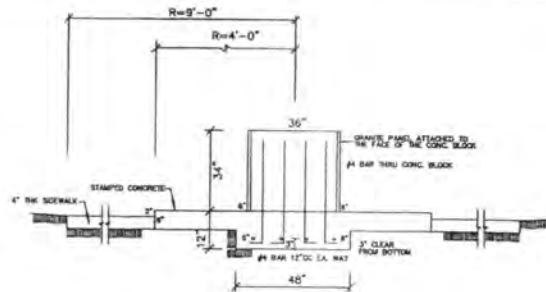
Friends of Irving Foundation

*THE FRIENDS OF IRVING FOUNDATION, INC. is a non-profit corporation.
All contributions are tax deductible in accordance with Tax Code 501(c)(3).*

THE FRIENDS OF IRVING FOUNDATION, INC. • P. O. Box 368 • BIXBY, OKLAHOMA 74008 • (918) 629-5598



(A) FOOTING DETAIL
PROPOSED MONUMENT
NO SCALE

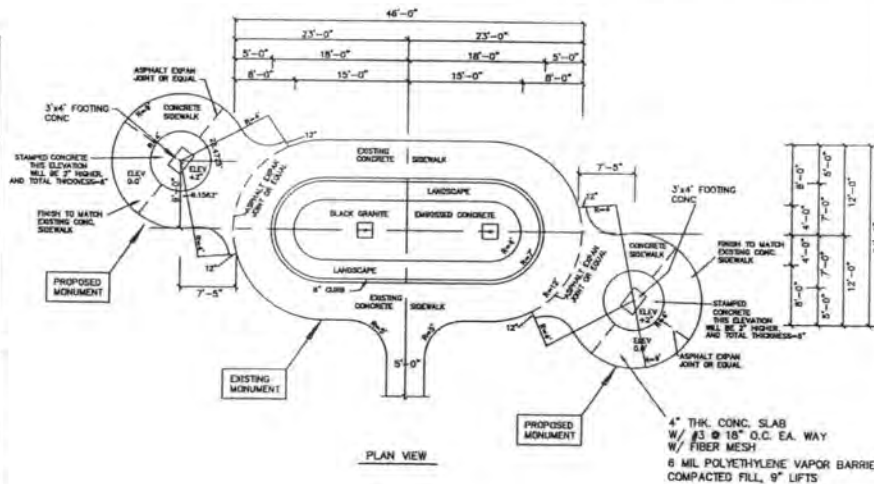
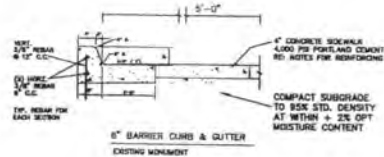


(B) CONCRETE BLOCK DETAIL
PROPOSED MONUMENT
NO SCALE

GENERAL NOTES:

1. CODE: INTERNATIONAL BUILDING CODE, 2015.
2. FOOTING DESIGNS ARE BASED UPON BEARING VALUE OF 1500 PSF
3. MAX. SLUMP, 5" FOR FOOTINGS, GRADE BEAMS & SLAB.
4. PROVIDE CURING FOR CONCRETE IN ACCORDANCE W/ ACI 308-71
5. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
6. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
7. REINFORCEMENT SHALL COMPLY WITH ASTM A615, GRADE 60.
8. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH AISI SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
9. STRUCTURAL STEEL SHAPES, PLATES AND BARS SHALL COMPLY WITH ASTM A36.
10. ALL BOLTS SHALL COMPLY WITH ASTM A307.
11. ALL WELDING SHALL CONFORM TO AWS D11.
12. ALL CONCRETE SHALL BE 4000 PSI AT 28 DAYS.

FOR CURBS, WALKS, STEPS AND FLATWORK.



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DATE OF REVIEW		WASHINGTON IRVING PARK MEMORIAL	
OWNER'S FILE COPY ONLY		CITY OF BIXBY, OK.	
DESIGNED BY		PLANNED & ENGINEERED BY	JR DONELSON, INC.
CHECKED BY		DESIGN BY	JR DONELSON, INC.
DATE		DATE	11/1/2020
REVISION	BY	DATE	
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RESOLUTION NO. 2021-__

WHEREAS, the Friends of Irving desire to construct additions to the 9-11 Memorial located at the Washington Irving Park; and,

WHEREAS, the Friends of Irving will be raising funds and volunteer help to complete the work, and the Bixby City Council desires to encourage their efforts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, of the CITY of BIXBY, OKLAHOMA, that the City approves of their efforts and will incorporate their work in both current and future project planning and construction.

Approves the _____ day of July 2021.

CITY of BIXBY, OKLAHOMA

By: _____

Mayor

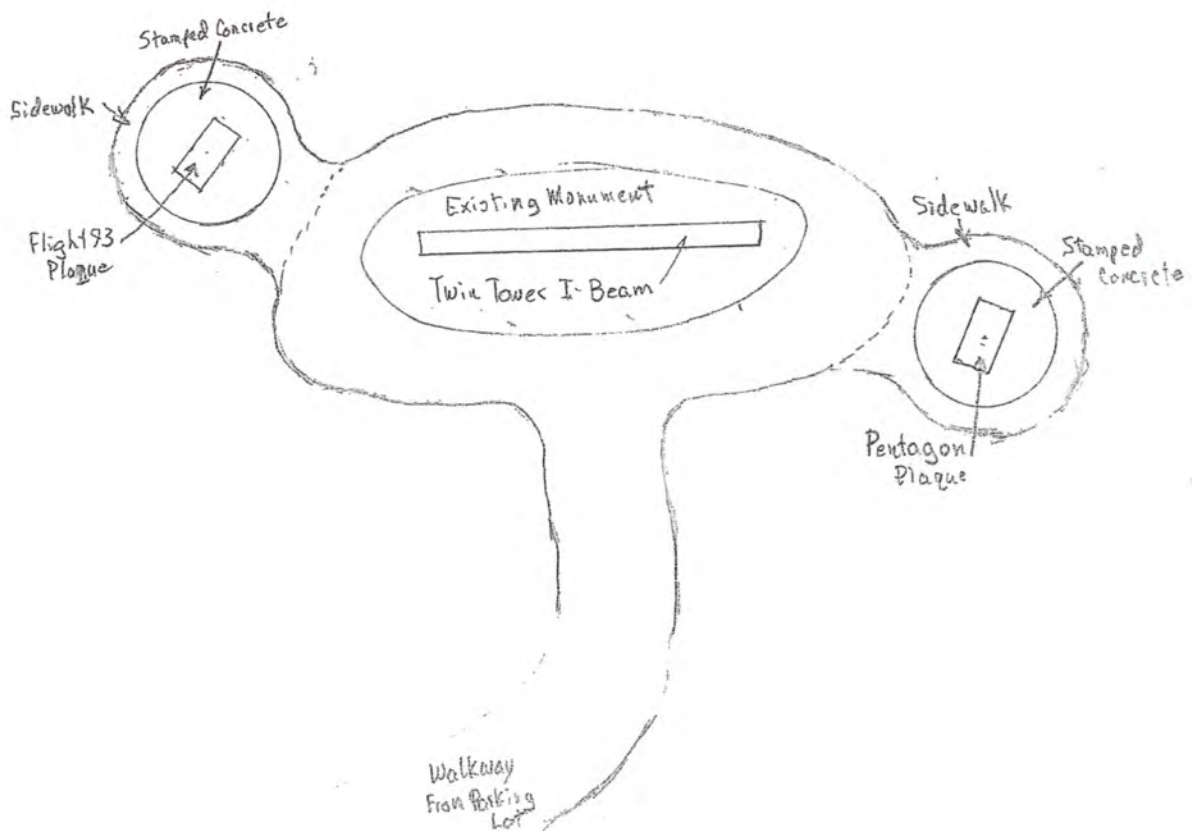
Clerk (seal)

Approved s to Form:

City Attorney



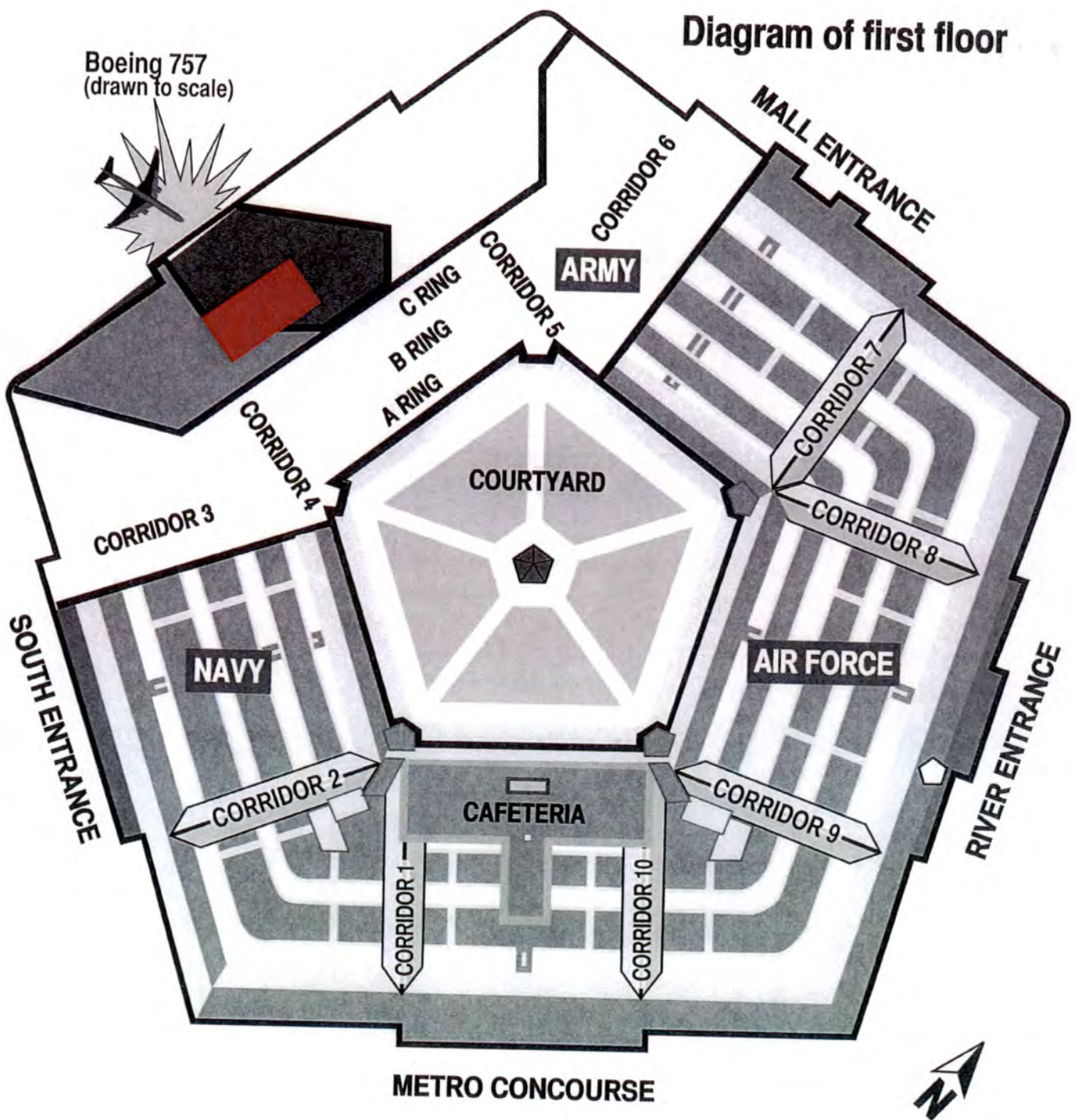
NOT TO SCALE



9:37 AM

American Airlines Flight 77 crashes into the western face of the Pentagon consisting mainly of newly renovated unoccupied offices. 184 lives were lost.

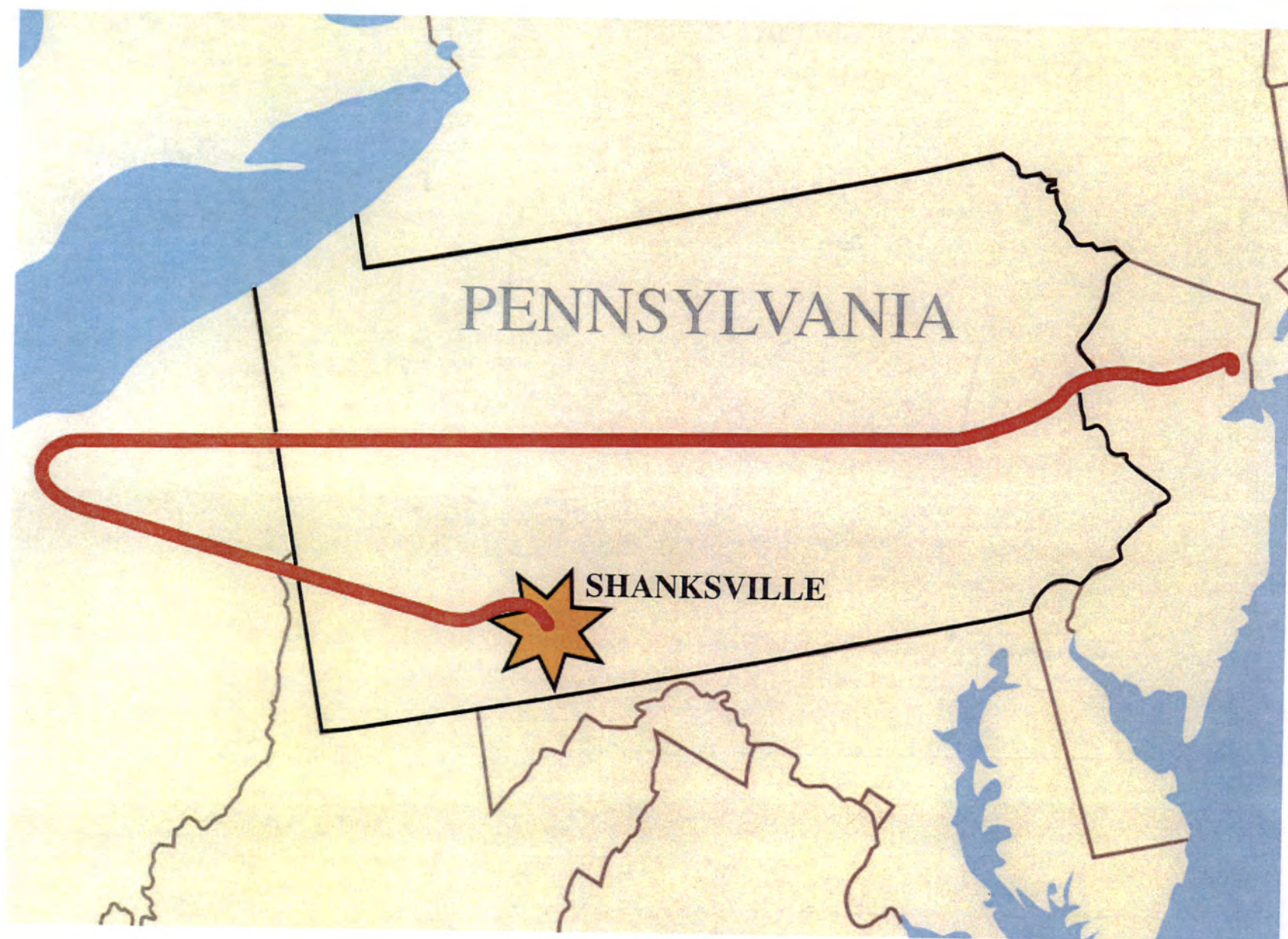
Diagram of first floor



10:03 AM

We honor the first citizen heroes of the 21st Century, the passengers and crew of UAL Flight 93. Their legacy will endure as future generations will be reminded of their honor and courage. Their actions prevented the plane from crashing into either the White House or Capital Building. 40 lives were lost.

“Let’s Roll”



CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve supplemental labor services contract Center for Employment Opportunities, Inc. (CEO).

INITIATOR:

Jared Cottle

STAFF INFORMATION SOURCE:

Jared Cottle

BACKGROUND: With the increasing maintenance requirements related to the additional Public improvements in the Downtown River District – as well as continually increasing growth of Streets and Drainage assets, the addition of a standing supplemental labor crew will help both the Parks and the Streets & Drainage departments keep their full-time personnel focused on core departmental functions.

Center for Employment Opportunities, Inc. (CEO) has a local, Bixby representative and can cost effectively provide these services. The work items that they will perform generally includes:

- Light landscaping
- Litter removal
- Trash collection
- Cleaning park facilities

- Mowing and landscaping
- Drainage & ditch litter removal and cleanout
- Special projects, including:
 - Armstrong Street channel maintenance and repair
 - Debris removal for drainage channels
 - Storm water detention pond maintenance – landscaping and debris removal
 - Street paving repairs including concrete curbs and flatwork

The proposal is based an hourly rate, dependent on crew size.

Staff and the City Attorney has reviewed the Agreement up for consideration.

EXHIBITS: Agreement with CEO

KEY ISSUE: Supplemental Labor Services Agreement with CEO

COUNCIL ACTION: Approve Supplemental Labor Services Agreement with CEO

RECOMMENDATION: Approve Supplemental Labor Services Agreement with CEO

ITEM NO: _____

MEETING DATE: 07-26-2021

MEETING: Council

**AGREEMENT
BETWEEN
CENTER FOR EMPLOYMENT OPPORTUNITIES, INC.
AND
CITY OF BIXBY**

THIS AGREEMENT (the "Agreement") is entered into as of this 01 day of July, 2021 by and between Center for Employment Opportunities, Inc. ("CEO") and the City of Bixby (also referred to herein as "Counterparty").

WHEREAS, CEO provides comprehensive employment services for people with criminal convictions;

WHEREAS, the Counterparty desires to have CEO provide the services described below;

NOW, THEREFORE, CEO and Counterparty hereby enter into this AGREEMENT under the following terms and conditions:

- A. TERM:** The term of this Agreement shall be from July 01, 2021 ("Commencement Date") and end on June 30, 2022 ("Termination Date"), subject to the additional termination provisions below, unless extended or renewed by mutual written agreement.
- B. CEO's RESPONSIBILITIES:** Subject to the terms of this Agreement, CEO shall:
 - 1. Provide the services set forth in the Scope of Services, attached in Exhibit A ("CEO Services").
 - 2. Except as otherwise provided herein, CEO shall have sole responsibility for staffing all work crews and projects, including but not limited with respect to the number of crew members and which individuals are selected to work on any particular day.
- C. COUNTERPARTY'S RESPONSIBILITIES:** Subject to the terms of this Agreement, Counterparty shall provide the services set forth in the Scope of Services, attached in Exhibit B ("Counterparty Services").
- D. PAYMENT TERMS:**
 - 1. For the term of this Agreement, Counterparty shall pay CEO an amount in accordance with Exhibit C.
 - 2. CEO shall invoice by or on the 20th of the month.
 - 3. Counterparty shall pay CEO within ten (10) days of the date of the invoice.
 - 4. Should there be disagreement about any invoice, the parties shall work together in good faith to come to a resolution within five (5) business days.
- E. TERMINATION:** The obligations and liabilities of CEO and Counterparty under this Agreement may be terminated as follows: (i) either party may terminate this Agreement in the event of a material breach of this Agreement if such breach is not cured within 30 calendar days after the breaching party receives written notice of such breach ("Cure Period"); (ii) CEO may

unilaterally terminate this Agreement upon fifteen (15) calendar days' written notice to Counterparty; and (iii) this Agreement shall terminate immediately upon the mutual written agreement of both parties to such termination. The balance of any invoiced fees accrued through the date of termination shall be paid by Counterparty to CEO within ten (10) days of receipt of the final invoice. Such rights to terminate shall not be exclusive of any other rights or remedies that may be available to either party. All notices of breach and cure must be sent to the addresses for the parties as set forth herein.

- F. DESIGNATION OF PROGRAM CONTACTS:** CEO and Counterparty hereby each designate an individual or individuals within their respective organization to act as Program Liaisons to coordinate the implementation of the commitments made under this Agreement.

For CEO, the Program Liaison is Christopher Linder.

For Counterparty, the Program Liaison will be Jared Cottle, City Manager.

These Program Liaisons will endeavor to contact each other promptly in the event any issue arises during the implementation of these commitments.

- G. NOTICES:** Notices and other communications hereunder will be in writing and will be delivered personally or sent by next business day, first class mail, certified mail, or registered mail, and by electronic mail, as follows:

If to Counterparty: City of Bixby
Attn: Jared Cottle
City Manager
116 W Needles
P.O. Box 70
Bixby, OK 74008
Email: jcottle@bixbyok.gov

If to CEO: Center for Employment Opportunities, Inc.
Attn: Samra Haider
Executive Director, National
50 Broadway, Suite 1604
New York, NY 10004
Email: shaider@ceoworks.org

Copy to: Yuri Okumura, General Counsel
yokumura@ceoworks.org

- H. CONFIDENTIALITY:** The Parties acknowledge that over the course of this Agreement that the Counterparty may be provided with, and have access to: confidential, non-public and/or proprietary information of CEO which concerns its business, services, operations, ideas or plans; information regarding CEO's computer, data and telephone systems, networks and protocols, business processes, business plans, techniques, data of any kind; information regarding CEO employees' skills and/or abilities; any information relating to CEO business partners and affiliates; names and contact information of key persons within organizations that partner or otherwise work with CEO; names and contact information of key personnel in private and public funding organizations that provide funds, grants, or other types of donations to CEO; participant data; participant lists; financial statements and information; sales data; performance data;

proprietary business information of any sort; research or development projects or results; grant and funding information (including but not limited to contact lists); cost and pricing information; and other information relating to the business that is not known to the general public that is or has been conveyed to Counterparty by any format or means including, but not limited to, written, typed, magnetic, electronically or orally transmitted (the "Confidential Information").

Counterparty agrees to keep confidential and not to disclose any such Confidential Information provided pursuant to this Agreement absent prior written consent from CEO to make such disclosure, provided, however, that Confidential Information may be disclosed to the extent required by law, legal process or governmental authority. This restriction shall not apply if the Confidential Information: (a) was known by the party prior to receipt from the other party; (b) was generally available to the public; or (c) was lawfully acquired from third parties who have a right to disclose such information.

- I. CEO PROPERTY:** Counterparty specifically covenants and agrees to immediately deliver to CEO any and all CEO property which Counterparty may possess or have within Counterparty's control upon termination of this Agreement or upon request.
- J. INDEPENDENT CONTRACTOR STATUS:** The parties hereby agree that neither party's subcontractors, employees, or agents shall be deemed to be employees or agents of the other party, it being understood that each party shall be solely responsible for withholding or payment of all federal, state and local personal income taxes, social security taxes, unemployment and disability insurance, and all other payroll taxes and obligations with respect to such party's respective employees and agents.
- K. INJUNCTIVE RELIEF:** Counterparty hereby agrees and understands that CEO shall suffer irreparable harm if Counterparty breaches the terms of this Agreement and that monetary damages shall be inadequate to compensate CEO for any breach thereof. Accordingly, Counterparty agrees that, in addition to any other remedies or rights, CEO shall have the right to obtain an injunction to enforce the terms of this Agreement without the necessity of posting any bond, undertaking, or other security, and without the necessity of showing actual damages or that monetary damages would not afford an adequate remedy.
- L. NON-SOLICITATION:** During the term of this Agreement and for a period of six months after any termination hereof, other than with respect to program participants, Counterparty will not, directly or indirectly: (i) induce or attempt to induce any CEO employee to leave the employ of CEO; (ii) in any way interfere with the relationships between CEO and any such employee; or (iii) employ or otherwise engage as an employee, independent contractor or otherwise any such employee. CEO's mission is to assist program participants to gain permanent employment. In the event that Counterparty desires to employ a program participant, Counterparty agrees to notify the CEO Program Liaison referenced herein prior to approaching participant. CEO agrees to facilitate any such employment transition.
- M. ASSIGNMENT/MODIFICATION:** The obligations or rights under this Agreement may not be assigned, subcontracted, or transferred without prior written consent of an authorized representative of the other party. Any modifications to this Agreement must be mutually agreed upon by the parties.
- N. SEVERABILITY:** If one or more provisions of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision(s) of the Agreement; provided, however, that the parties shall attempt in good faith to reform the Agreement in a manner consistent with the intent of any such ineffective

provision of the purpose of carrying out such intent. In addition, the parties agree that a court of competent jurisdiction is expressly authorized to modify any such unenforceable provision, instead of severing it in its entirety, in order to carry out the intention and agreement of the parties as embodied herein. If any provision is held void, invalid, or unenforceable with respect to particular circumstances, it shall nevertheless remain in full force and effect in all other circumstances.

- O. FAXED/ELECTRONIC SIGNATURES:** The Agreement may be signed in two or more counterparts, all of which, when taken together, shall be deemed one instrument. Faxed, emailed, photocopied, e-signed, and scanned signatures will be considered valid as originals.
- P. CONSTRUCTION:** The captions and headings in the Agreement shall not affect its meaning. Such captions and headings are provided for convenience only. The parties agree that no provision of this Agreement shall be construed in favor of, or against, any of the parties hereto because any such party drafted the Agreement or caused it to be drafted, or because any such provision is inconsistent with any prior draft.
- Q. WAIVER:** If either party waives any breach of any provision of this Agreement, such party shall not thereby be deemed to have waived any preceding or succeeding breach of the same provision or of any other provision of this Agreement.
- R. GOVERNING LAW:** This Agreement shall be governed by the laws of the State of Oklahoma except where the Federal supremacy clause requires otherwise. The parties agree that any dispute, controversy, or claim, arising out of, or relating to, the Agreement, shall be brought only in the federal and state courts located in the North Eastern District of the State of Oklahoma, and hereby waive to the fullest extent permitted by applicable law any objection to the maintenance of any action or proceeding in any such court.
- S. ENTIRE AGREEMENT:** This Agreement, along with any attachments, constitute(s) the entire understanding between the parties and there are no other agreements or understandings between the parties relating to the subject matter hereof.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties affirm they understand and agree to the terms herein described by executing this Agreement as of the date(s) written below.

CENTER FOR EMPLOYMENT OPPORTUNITIES, INC.

By _____

Name:

Title:

Date: _____

CITY OF BIXBY

By _____

Name:

Title:

Date: _____

EXHIBIT A
CEO SERVICES

This Exhibit summarizes CEO's services under the Agreement.

During the term of this Agreement, CEO agrees to:

1. Perform the following Scope of Work services:

CEO will provide one (1) transitional work crew comprised of five to seven (5-7) participants and one (1) Site Supervisor working Monday through Friday for six and a half (6.5) hours a day. This crew will be split between the Department of Parks and Recreation and Department of Public Works at the discretion of the City of Bixby.

The allocation of time between the Department of Parks and the Department of Public Works will vary and discretion regarding allocation of crew time will rest solely with the City of Bixby. The following is a general schedule and is subject to change at the City's discretion.

Generally, for the first 3 hours, the CEO crew will work for the Department of Parks and Recreation to provide the following services:

- Light landscaping
- Litter removal
- Trash collection
- Cleaning park facilities

The crews will begin work at the downtown parks, then move to Bently Park, and finally across the river to Washington Irving Memorial Park.

In the afternoon, the CEO crews will work with the Department of Public Works to provide the following services:

- Mowing and landscaping
- Drainage & ditch litter removal and cleanout
- Special projects that utilize the same staffing and equipment outlined in this agreement

Some of these special projects may include

- Armstrong Street channel maintenance and repair
- Debris removal for drainage channels
- Storm water detention pond maintenance – landscaping and debris removal
- Street paving repairs including concrete curbs and flatwork

For paving or channel repairs, any additional tools and materials required will be provided by the City. No additional staffing or equipment will be required.

CEO will provide the crew with a van, trailer, light landscaping equipment (to include rakes, shovels, string trimmers, blowers, trash bags, and other hand tools), trash bags, and safety equipment such as steel toed boots, gloves, goggles, and reflective vests.

Special projects beyond of this scope of work can be negotiated on an as needed basis and may require an amendment to this contract to reflect additional staffing and/or equipment needs.

2. Perform all outreach, recruitment, and enrollment for program participants.
3. CEO has the exclusive right to terminate or suspend participants who fail to adhere to CEO's employment program policies.
4. Receive work assignments from Counterparty and communicate with such personnel about the work to be performed prior to performance and about the progress of the work during performance.
5. Comply with any and all requests from Counterparty to remove an individual from a work crew. In connection with such requests, designated program liaisons will meet to discuss surrounding circumstance of removal and future status of the individual on the CEO work crew at Counterparty work site.
6. Screen all program participants for their employment eligibility and fitness to work and provide compensation directly from CEO in accordance with applicable minimum wage laws.
7. Provide one work crew consisting of:

One (1) crew supervisor

Five to seven (5-7) participant crew members

for six and a half (6.5) hours a day, Monday through Friday, excluding holidays, to perform services and assignments agreed upon between CEO and Counterparty.

8. Provide CEO participants transportation to and from work sites at the beginning and end of every workday.
9. Provide basic safety equipment including vests, steel-toed work boots, safety goggles and other items for crew members.
10. Supervise the work of any CEO work crew during working hours.

The parties shall mutually agree in good faith to a timetable for completion of any services.

EXHIBIT B

COUNTERPARTY SERVICES

Counterparty shall provide the services below:

1. Counterparty shall provide work assignments to CEO in a timely manner.
2. Counterparty agrees to provide regular feedback and communication to CEO, which shall be at least monthly.
3. Counterparty shall timely notify CEO of any issues that occur involving CEO crews at the work site
4. Counterparty shall provide all equipment needed by CEO to perform CEO services, other than basic safety equipment (e.g. boots, gloves, goggles, vests) that CEO already provides.

EXHIBIT C
PAYMENT SCHEDULE & BUDGET

Counterparty shall pay CEO at the based on the rates specified in the following schedule:

Supervisors	Crew Size	Daily Rate
1	7	\$770
1	6	\$660
1	5	\$550

The estimated contract amount of this Agreement is \$200,000.00



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

Staff Agenda Commentary

July 26, 2021

Item Titles(s):

135th and Mingo Annexation. Located: 13500-block of South Mingo Road, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Petition for Annexation request and Legal Exhibit(s)

Background:

07.26.21 Comp Plan Future Land Use Map Amendment – on City Council for action

Project Overview:

# of Acres	44.301 (+/-)
Bixby Water	12" west side of Mingo (running N/S)
Bixby Sanitary Sewer	15" gravity main from west side of Rowan Grove (located north of site)
Bixby Stormwater	Will drain into the improved old Fry Creek Ditch Channel

Exhibits:

Exhibit A: Letter of Consent and Petition for Annexation 04.05.2021

Key Issue:

Approval

Recommendation:

Staff recommends accepting the Request for Annexation from 151 Bixby, LLC for project known as 135th and Mingo.

LETTER OF CONSENT AND PETITION FOR ANNEXATION

Date: 04/05/2021

Mayor and City Council
City of Bixby
PO Box 70
Bixby, OK 74008

Dear Mayor and Council:

I (We), 151 Bixby LLC, sole owner(s) of the following described real property, do hereby consent to and petition annexation of said property into the City of Bixby, Tulsa and Wagoner Counties, State of Oklahoma.

Property legal description:

TWO TRACTS OF LAND THAT IS A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 7; THENCE NORTH 88°32'06" EAST AND ALONG THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 448.66 FEET; TO A POINT AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE NORTH 5°03'53" WEST AND ALONG THE EAST LINE THEREOF A DISTANCE OF 62.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 5°03'53" WEST AND ALONG THE EAST LINE OF SAID TRACT OF LAND, FOR A DISTANCE OF 475.96 FEET; THENCE CONTINUING ALONG SAID EAST LINE AND ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°00'11", A CHORD BEARING AND DISTANCE OF NORTH 37°56'12" EAST FOR 272.81 FEET, FOR AN ARC DISTANCE OF 300.21 FEET; THENCE NORTH 87°15'23" EAST FOR A DISTANCE OF 483.15 FEET; THENCE NORTH 1°09'11" WEST FOR A DISTANCE OF 232.78 FEET TO A POINT ON THE NORTH LINE OF THE S/2 N/2 S/2 NW/4 OF SAID SECTION 7; THENCE NORTH 88°33'53" EAST AND ALONG SAID NORTH LINE FOR

A DISTANCE OF 1573.53 FEET TO THE NORTHEAST CORNER OF SAID S/2 N/2 S/2 NW/4; THENCE SOUTH 1°27'20" EAST AND ALONG THE EAST LINE OF NW/4 OF SAID SECTION 7 FOR A DISTANCE OF 928.57 FEET; THENCE SOUTH 88°32'06" WEST PARALLEL WITH THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 2200.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,900,090 SQUARE FEET OR 43.620 ACRES.

AND

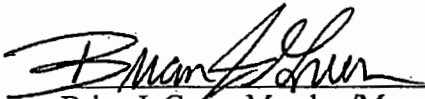
BEGINNING AT THE SOUTHWEST CORNER OF SAID NW/4 SECTION 7; THENCE NORTH 1°09'04" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 137.00 FEET; THENCE NORTH 88°32'06" EAST FOR A DISTANCE OF 211.86 FEET TO POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE SOUTH 5°03'53" EAST AND ALONG SAID WEST LINE FOR A DISTANCE OF 137.27 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 88°32'06" WEST AND ALONG SAID SOUTH FOR A DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 29,666 SQUARE FEET OR 0.681 ACRES.

I (We) are requesting* a AG Zoning Classification for said property which will be used for the following purposes: to be rezoned and developed single-family residential.

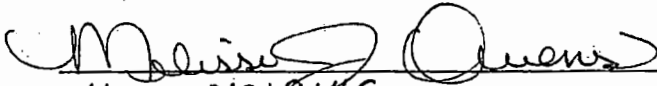
**(The City Council may assign a comparable zoning classification as exists currently in unincorporated Tulsa or Wagoner County in accordance with Zoning Code Section 11-1-4.B)*

Property Owner(s) Signature(s):


Brian J. Green Member/Manager

04-05-2021
Date

NOTARY


Notary 01018145
Expires 11/29/2021



Enclosures: Plat of Survey or County Assessor's parcel map
Copy of deed(s)

ORDINANCE NO. 2344

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

WHEREAS, on April 05, 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 Brian J. Green, on behalf of 151 Bixby, 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

TWO TRACTS OF LAND THAT ARE PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 7; THENCE NORTH 88°32'06" EAST AND ALONG THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 448.66 FEET; TO A POINT AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDER FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE NORTH 5°03'53" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 62.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 5°03'53" WEST AND ALONG THE EAST LINE OF SAID TRACT OF LAND, FOR A DISTANCE OF 475.96 FEET; THENCE CONTINUING ALONG SAID EAST LINE AND ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°00'11", A CHORD BEARING AND DISTANCE OF NORTH 37°56'12" EAST FOR 272.81 FEET, FOR AN ARC DISTANCE OF 300.21 FEET; THENCE NORTH 87°15'23" EAST FOR A DISTANCE OF 483.15 FEET; THENCE NORTH 1°09'11" WEST FOR A DISTANCE OF 232.78 FEET TO A POINT ON THE NORTH LINE OF THE S/2 N/2 S/2 NW/4 OF SAID SECTION 7; THENCE NORTH 88°33'53" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1573.53 FEET TO THE NORTHEAST CORNER OF SAID S/2 N/2 S/2 NW/4; THENCE SOUTH 1°27'20" EAST AND ALONG THE EAST LINE OF NW/4 OF SAID SECTION 7 FOR A DISTANCE OF 928.57 FEET; THENCE SOUTH 88°32'06" WEST PARALLEL WITH THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 2200.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,900,090 SQUARE FEET OR 43.620 ACRES

AND

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW/4 SECTION 7; THENCE NORTH 1°09'04" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 137.00 FEET; THENCE NORTH 88°32'06" EAST FOR A DISTANCE OF 211.86 FEET TO POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE SOUTH 5°03'53" EAST AND ALONG SAID WEST LINE FOR A DISTANCE OF 137.27 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 88°32'06" WEST AND ALONG SAID SOUTH FOR A DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 29,666 SQUARE FEET OR 0.681 ACRES.



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

Staff Report

To: City of Bixby, City Council
From: Carolyn Back, Development Services Director/City Planner
Date: Monday, July 26, 2021
RE: Comprehensive Plan - 2030 Future Land Use Map Amendment to allow RS-3 zoning and density
Location: 13500 block of South Mingo Road
(135th & Mingo)
Acres: 43.620 acres
STR: Section 7, Township 17N, Range 14E
Applicant: Tanner Consulting, LLC

Request:
Comprehensive Plan Amendment from Low Density Residential and Medium Density Residential to Medium Density Residential.

Existing Zoning; Use:
Agriculture (AG); Vacant

Abutting Zoning; Use:
North: Agriculture (AG); Vacant and Haikey Diversion Channel (AG)
East: Agriculture (AG); Vacant and Haikey Creek Levee
South: Agriculture (AG); Vacant
West: Agriculture (AG); Vacant and Haikey Diversion Channel

Proposed Zoning; Use:
Single-Family Residential (RS-3); Single-Family Dwellings



Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.06) that is consistent with surrounding property and will blend with the adjacent property.

Public Comments: No comments have been received at time of this report.

Staff Comments:

1. Staff recommends approval of the requested Comprehensive Plan Amendment from Low Density Residential and Medium Density Residential to Medium Density Residential.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Fire flow aerial exhibit by Tanner Consulting, LLC.
Exhibit B: Property Legal Description provided by Tanner Consulting, LLC.
Exhibit C: Excerpt from 2018 Comprehensive Plan, Future Land Use Map by Tanner Consulting, LLC.

Test #3 (6-4-18)
Static: 90 psi
Residual: 24 psi
Pitot: 19 psi
Flow: 731 gpm

Test #3 Gauge Hydrant

Test #3 Flow Hydrant

Test #2 Gauge Hydrant

Test #2 Flow Hydrant

Test #2 (6-4-18)
Static: 99 psi
Residual: 24 psi
Pitot: 22 psi
Flow: 787 gpm

Si Memorial Dr.

E. 161st St



20118 TRACT DESCRIPTION

TWO TRACTS OF LAND THAT ARE PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINS 1,900,090 SQUARE FEET OR 43.620 ACRES.

AND

TRACT 2: BEGINNING AT THE SOUTHWEST CORNER OF SAID NW/4 SECTION 7; THENCE NORTH 1°09'04" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 137.00 FEET; THENCE NORTH 88°32'06" EAST FOR A DISTANCE OF 211.86 FEET TO POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE SOUTH 5°03'53" EAST AND ALONG SAID WEST LINE FOR A DISTANCE OF 137.27 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 88°32'06" WEST AND ALONG SAID SOUTH FOR A DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 29,666 SQUARE FEET OR 0.681 ACRES.

Excerpt from 2018 Comprehensive Plan Future Land Use map



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

ORDINANCE NO. 2345

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2030 FUTURE LAND USE MAP IN THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE", FOR 135th AND MINGO, CONTAINING 43.620 ACRES, MORE OR LESS, IN SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; REMOVING THE "LOW-DENSITY RESIDENTIAL" DESIGNATION AND AMENDING TO "MEDIUM-DENSITY RESIDENTIAL", (BXCP-21.06); 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. 2345 and the Future Land Use Map in the 2018 Comprehensive Plan for the following described real property, to-wit:

EXHIBIT A

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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1°27'20" EAST AND ALONG THE EAST LINE OF NW/4 OF SAID SECTION 7 FOR A DISTANCE OF 928.57 FEET; THENCE SOUTH 88°32'06" WEST PARALLEL WITH THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 2200.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,900,090 SQUARE FEET OR 43.620 ACRES

Located at the 13500-Block of South Mingo Road, Bixby, Oklahoma, be and the same is now redesignated from "Low-Density Residential," to "Medium-Density Residential."

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 ____ day of July ____ 2021.

Brian Guthrie
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 July ____ 2021.

Brian Guthrie
Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

Yvonne Adams
City Clerk

APPROVED:

Phil Frazier

City Attorney



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

Staff Agenda Commentary July 26, 2021

Item Title(s):

135th and Mingo- Rezone (BXZO-21.15) from Agriculture (AG) to Residential Single-Family (RS-3) with supplemental zoning through BXPUD-21.07. Located: 13500-block of South Mingo Road, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.26.21 Comp Plan Future Land Use Map Amendment – on City Council for action

Project Overview:

# of Acres	44.301 (+/-)	Min Lot Width	65 ft.
# of Lots	180 per PUD	Min Lot Size	6900 SF
# of Blocks	None Specified	Avg Dwelling Units	None Specified
# of Phases	None Specified	Min Land Area	8400 per DU

Amenities: This development will have access to an extensive open space network connecting to existing and future trails, linear parks, regional parks such as Washington Irving Memorial Park and Arboretum, Harmony Bridge, Bentley Park and the Fry Creek Ditch trail system.

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the 135th and Mingo Rezone and the PUD per Planning Commission recommendation and Staff comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: 135th & Mingo

RE: Planned Unit Development (BXPUD-21.07) and Rezone (BXZO-21.15)
(NOTE: Annexation – (Tanner Consulting, LLC on 07.26.21 Agenda)

Location: 13500-block of South Mingo, Bixby, Oklahoma 74008
44.301 Acres (+/-)

STR: Section 7, Township 17N, Range 14E

Applicant: Tanner Consulting, LLC

Request:

The applicant is requesting a rezone (BXZO-21.15) from Agriculture (AG) to Residential Single-Family (RS-3) with supplemental zoning through BXPUD-21.07.

Existing Zoning; Use:

Agriculture (AG); Agriculture

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant, Residential Single-Family; Vacant

East: (AG) Agriculture; Vacant

South: (AG) Agriculture; Agriculture Uses A&M-OSU College

West: (RS-3) Residential Single-Family; Single-Family dwellings

Proposed Zoning; Use:

Residential Single-Family (RS-3) dwellings

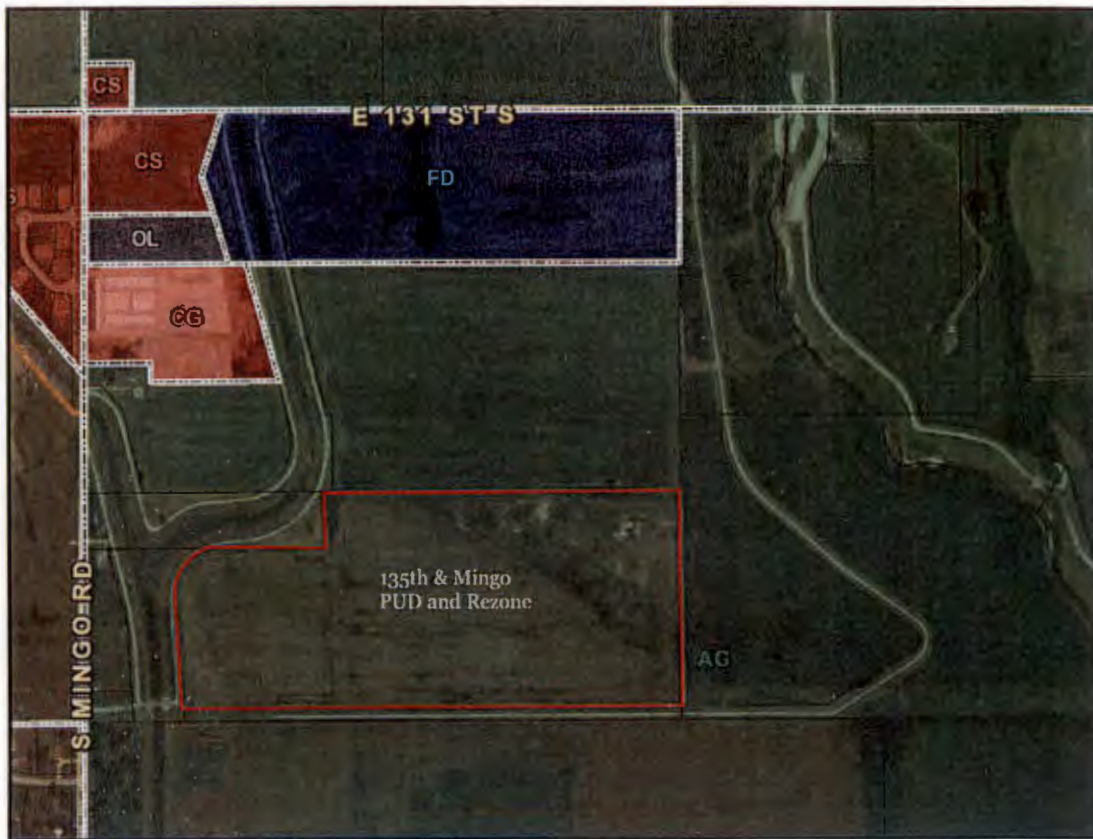


Figure 1: City of Bixby Zoning Map

Site Stats: Acres: 44.301 +/-

Number of Lots: 180 per PUD

Minimum Lot Size: 6,900 SF

Minimum Lot Width: 65 FT

Minimum Land Area per D/U: 8,400 SF

Minimum Dwelling Sq. Ft: Not Available

Minimum Yard Setbacks:

Front – 25 ft

Rear – 20 ft

Side (interior) – 5 ft

Side Abutting Street – 10 ft Dwelling / 20ft Garage

Other Bulk and Area Requirements: As required within RS-3 District

Although our Zoning Code (11-7I-5.A.1.b & 11-7B-4.A.1 - Table 2) would permit 229 lots this PUD restricts the development to 180 lots and this PUD will impose higher development standards.

Staff Review

The applicant is requesting a rezone (BXZO-21.15) to Residential Single-Family (RS-3) with supplemental zoning through BXPUD-21.07. With this Rezone to Residential Single-Family, it assures compatibility with adjoining proximate properties.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses. With the availability of public sanitary sewer and public water through extensions within the site and via adjacent developments, the site can support densities consistent with RS-3 zoning.

135th & Mingo is proposed as a Planned Unit Development (PUD) to satisfy the requirement for a Residential Single-Family (RS-3) development. This development will have access to an extensive open space network connecting to existing and future trails, linear parks, regional parks such as Washington Irving Memorial Park and Arboretum, Harmony Bridge, Bentley Park and the Fry Creek Ditch trail system.

There is an Annexation running concurrently with this application scheduled for the July 26th, 2021 City Council hearing.

The rezone will also put in action an update to the Comprehensive Plan, 2030 Future Land Use Map and an application has been submitted and scheduled to be heard in our quarterly City Council Comprehensive Plan Amendment reviews during their July 26, 2021 hearing.

Utilities/Site Area: There is a 12" water main running North/South on the West side of South Mingo Road. A 15" gravity sanitary sewer is being extended along the West side of Rowan Grove and Rowan Grove II and will be extended to service this proposed development. The stormwater will drain to the improved Old Fry Creek Ditch channel constructed as a part of the Haikey Creek Flood Protection Project.

Public Comments: No comments have been received at time of this staff report being written.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Rezone (BXZO-21.15) from Agriculture (AG) to Residential Single-Family (RS-3) and the supplemental zoning through (BXPUD-21.07) PENDING City Council approval of the Petition for Annexation and Comprehensive Plan, 2030 Future Land Use Map, as the proposed uses should be amenable to surrounding densities and types of uses anticipated in the area.

Attachments: Exhibit A: Tract Description-Tanner Consulting, LLC
Exhibit B: BXPUD-21.07 by Tanner Consulting, LLC, June 2021

20118 TRACT DESCRIPTION

TWO TRACTS OF LAND THAT ARE PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND

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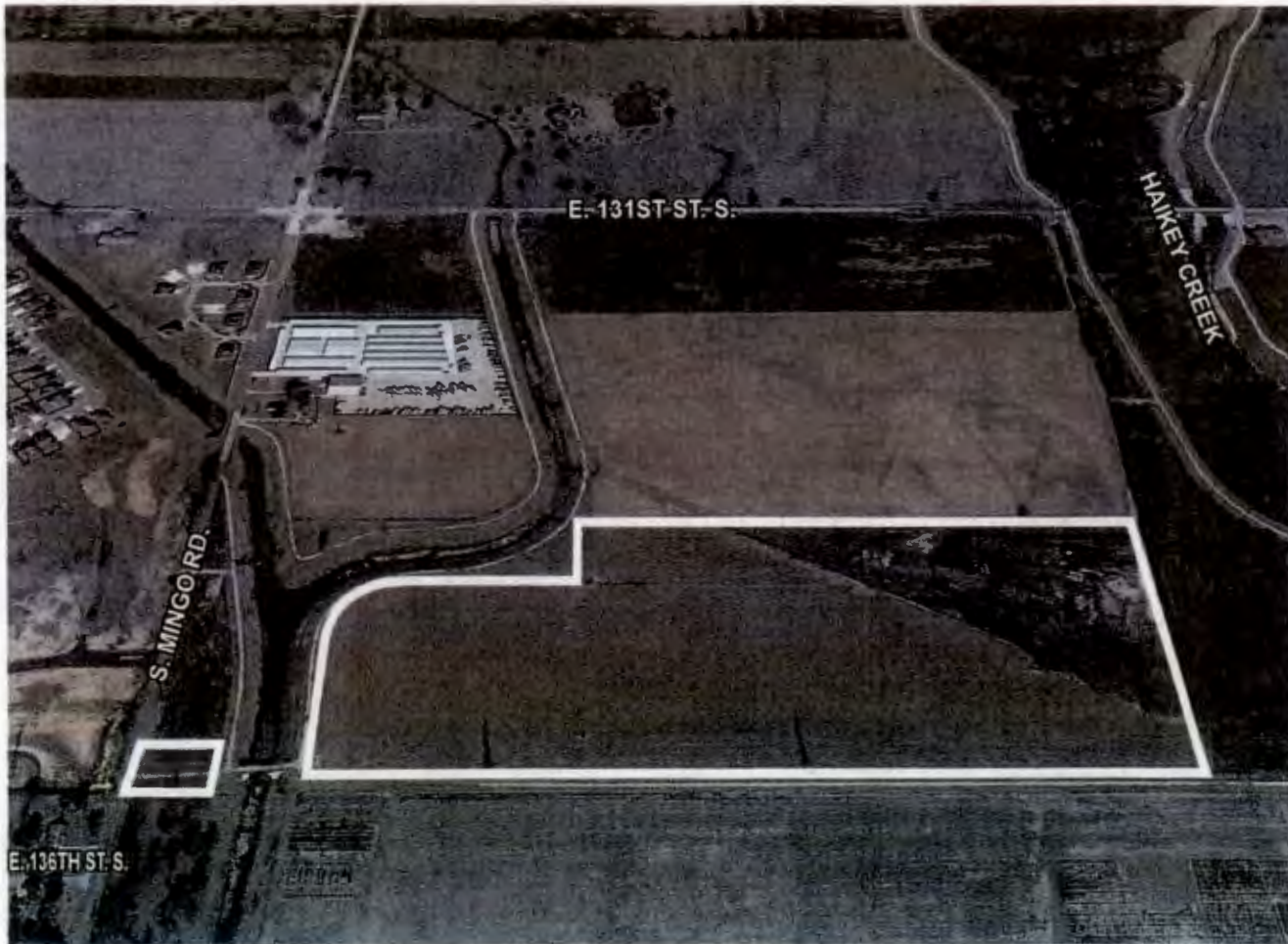
SAID TRACT CONTAINS 29,666 SQUARE FEET OR 0.681 ACRES.

Exhibit A

PUD 21.07

135TH & MINGO

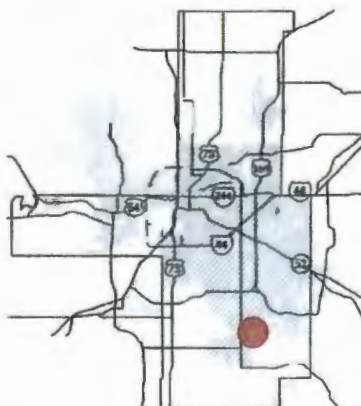
A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 44.301 ACRES
LOCATED AT THE 13500-BLOCK OF SOUTH MINGO ROAD
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



JUNE 2021

OWNER/DEVELOPER:
151 BIXBY LLC
10618 S WINSTON CT
TULSA, OK 74137
918-298-6700

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



Location Map
Scale: 1" = 3000'



T
17
N

Exhibit B



NORTH

PUD _____
JUNE 2021

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2861
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

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I. PROPERTY DESCRIPTION

135th & Mingo consists of 44.301 acres located at the 13500-block of South Mingo Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

TWO TRACTS OF LAND THAT ARE PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINS 1,900,090 SQUARE FEET OR 43.620 ACRES.

AND

TRACT 2: BEGINNING AT THE SOUTHWEST CORNER OF SAID NW/4 SECTION 7; THENCE NORTH 1°09'04" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 137.00 FEET; THENCE NORTH 88°32'06" EAST FOR A DISTANCE OF 211.86 FEET TO POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE SOUTH 5°03'53" EAST AND ALONG SAID WEST LINE FOR A DISTANCE OF 137.27 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 88°32'06" WEST AND ALONG SAID SOUTH FOR A DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 29,666 SQUARE FEET OR 0.681 ACRES.

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."

II. DEVELOPMENT CONCEPT

135th & Mingo is a single-family residential Planned Unit Development (PUD) of 44.301 acres located at the 13500-block of South Mingo Road in the City of Bixby, Oklahoma. 135th & Mingo is uniquely positioned with immediate access to an extensive open space network connecting to existing and future trails, linear parks, regional parks, and the Arkansas River. The Haikey Creek Flood Protection Project not only removes the site as part of roughly 300 acres from the Regulatory Floodplain but its rights-of-way add critical linkages for future trails connecting to regional recreational facilities such as Haikey Creek Park, the Liberty Trail in Broken Arrow, Washington Irving Memorial Park and Arboretum, Harmony Bridge, Bentley Park, and the Fry Creek Ditch trail system.

135th & Mingo is proposed as a PUD to satisfy the requirement for same when amending the Bixby Comprehensive Plan, in accordance with Bixby Zoning Code Section 11-5-2. 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 site to RS-3 Single-Family Residential District. Proposed zoning is reflected on Exhibit G of this PUD.

The City of Bixby 2018 Comprehensive Plan 2030 Future Land Use map provides that the requested underlying RS-3 zoning district and the densities as proposed by this PUD are in accordance with the "Medium Density Residential" future land use designation within the larger, westerly portions of the site. An easterly portion of the site, however, is designated "Low Density Residential." Due to the availability of public sanitary sewer and public water (through extensions within this site and via adjacent developments), the site can support densities consistent with RS-3 zoning. Therefore, the "Low Density Residential" designation is 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 H 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." 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 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit 229 lots with the proposed straight RS-3 zoning, this PUD will restrict the development to 180 lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards than if developed with straight residential zoning.

135TH & MINGO

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



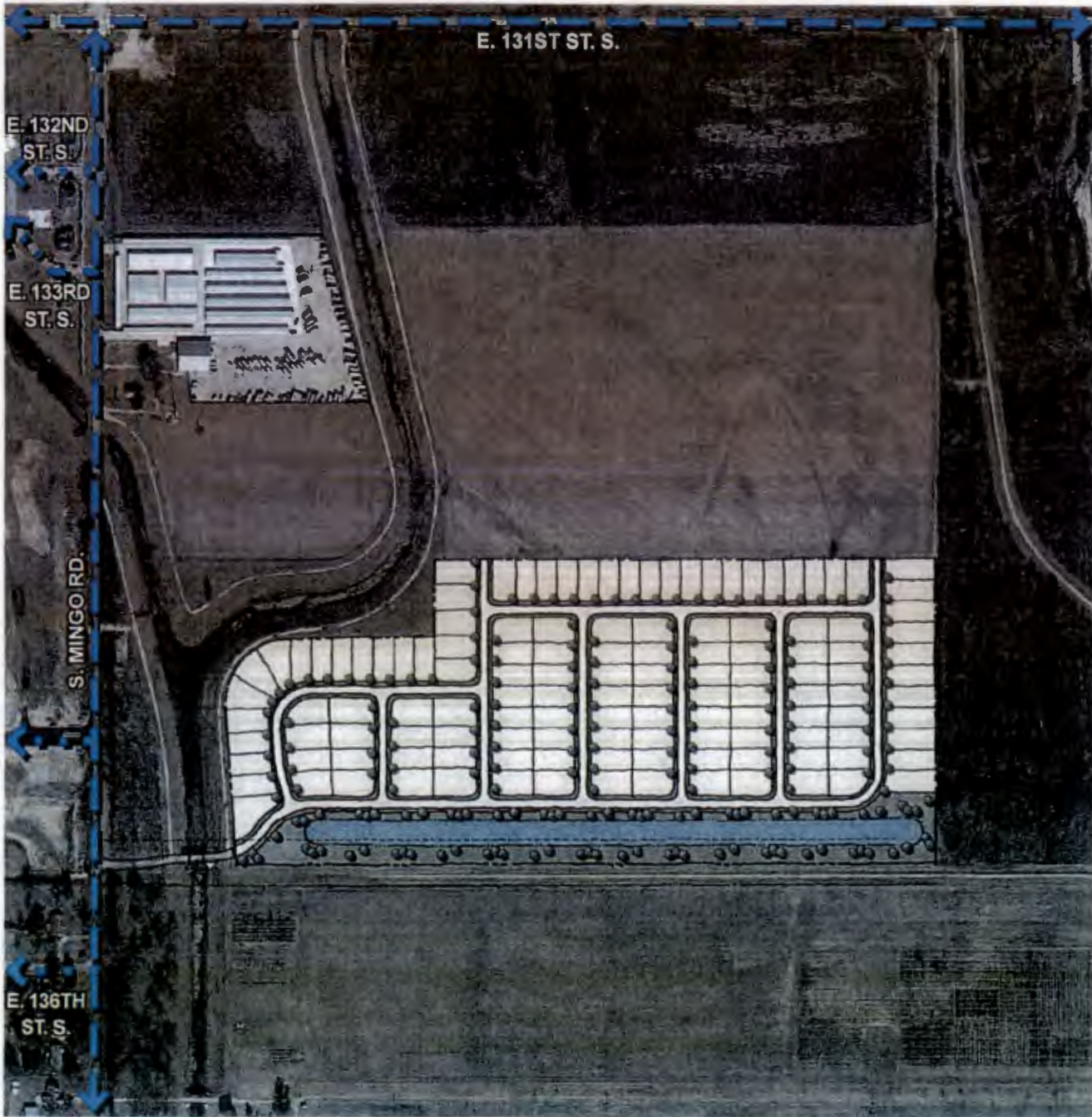
PUD ____

135TH & MINGO

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED JUNE 4, 2021



III. DEVELOPMENT STANDARDS

Gross Land Area:	1,929,756 SF	44.301 AC
Net Land Area:	1,929,756 SF	44.301 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:	180	
Minimum Lot Width †:	65 FT	
Minimum Lot Size:	6,900 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:	4,000 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT Dwelling; 20 FT Garage	
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 11-7I-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 11-7I-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.

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-3 zoning to the west across Mingo Road in the latest "Willow Creek" phase. RM-2 zoning exists in unincorporated Tulsa county in anticipation of the "Windrush II" subdivision. RE zoning is to the southwest across Mingo Road and corresponds with "Southwood South Addition." Commercial zoning is located to the northwest at the intersection of 131st Street South and Mingo Road. Existing zoning patterns are represented on Exhibit F of this PUD. The surrounding area currently consists of vacant/agricultural land and existing residential subdivisions, but several tracts in the general area are in various stages of zoning approval and platting (e.g. "Rowan Grove," Rowan Grove II," "Windrush II," and "Willow Creek").

IV.B. ACCESS AND CIRCULATION: As designed, the subdivision will have its principal point of access to South Mingo Road corresponding to the existing roadway just north of the half-Sectionline. Stub streets are proposed to the north to connect to stub street to be plated in the second phase of "Rowan Grove". Right-of-way will be dedicated for the South Mingo Road Arterial Street frontage. All other streets within the subdivision will be local, minor residential streets.

Streets serving 135th & Mingo are proposed to be public, but will have the option of private, gated streets, per this PUD. 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 rights-of-way. 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.

Within the boundary of the 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.

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: 135th & Mingo will connect to a 12" waterline located along the west side of the South Mingo Road frontage. Waterlines will further connect to waterlines being designed and constructed within Rowan Grove and Rowan Grove II. 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.

Sanitary sewer will be extended to serve the site. A 15" gravity sanitary sewer is being extended along the west side of Rowan Grove and Rowan Grove II toward the intersection of 131st Street South and Mingo Road. Similarly, a 15" gravity sanitary sewerline is proposed to be extended through 135th & Mingo to the extent needed to serve the entire site. Elsewhere within 135th & Mingo, 8" sewerlines will be extended to serve each lot. Sanitary sewer and waterline extensions to and throughout the project will be designed during the platting stage.

The site will drain to the improved Old Fry Creek Ditch channel, constructed as a part of the overall Haikey Creek Flood Protection Project. As the channel system is designed for full urbanization, onsite stormwater detention is not required. Within the site, a drainage channel is presently shown on the Exhibit B Conceptual Site Plan to facilitate drainage and provide fill needed for the balance of the site. Final drainage designs 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 relatively flat and primarily drains to the remnants of the Old Fry Creek Ditch # 1 at the southeastern corner of the site.

As represented on Exhibit F "FEMA Floodplain Map," the property is located almost entirely within Zone AE, the 100-year (1% Annual Chance) Floodplain, including portions within the Floodway. However, the Haikey Creek Flood Protection Project will result in the approval of a Letter Of Map Revision (LOMR), currently pending FEMA approval. The LOMR will be finalized before residential homes are constructed.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Wynona Silty Clay Loam, 0-1% slopes, Radley Silt Loam, 0-1% slopes, Choska Very Fine Sandy Loam, 0-1% slopes, and Latanier Clay, 0-1% slopes. Development constraints associated with these soil types, 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 typography are shown on Exhibit D 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.

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.

135TH & MINGO

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 4, 2021

EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA



LEGEND

- PROPOSED WATER SERVICE SYSTEM
- PROPOSED SANITARY SEWER SYSTEM

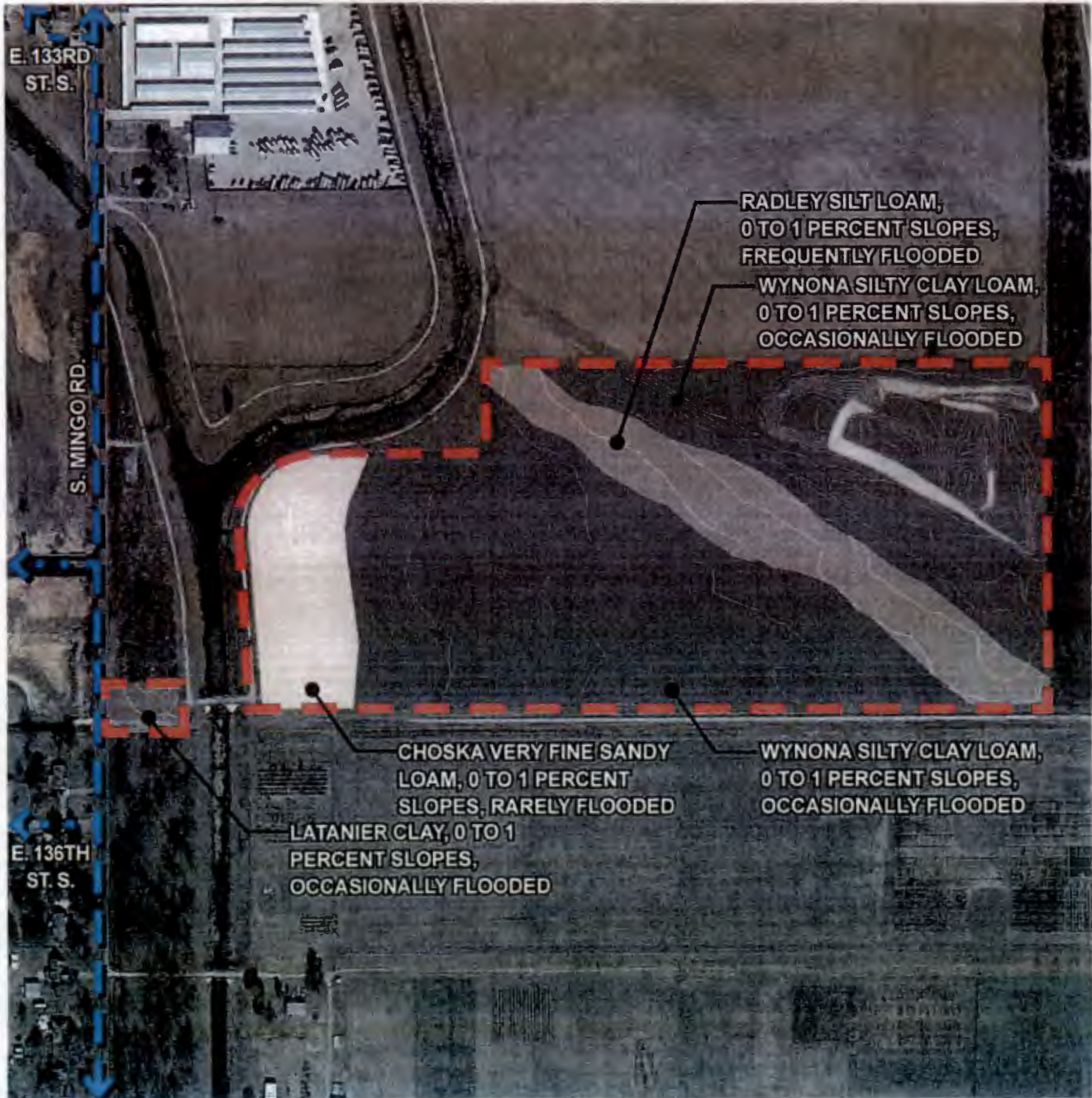
9

135TH & MINGO

EXHIBIT D

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 4, 2021
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY

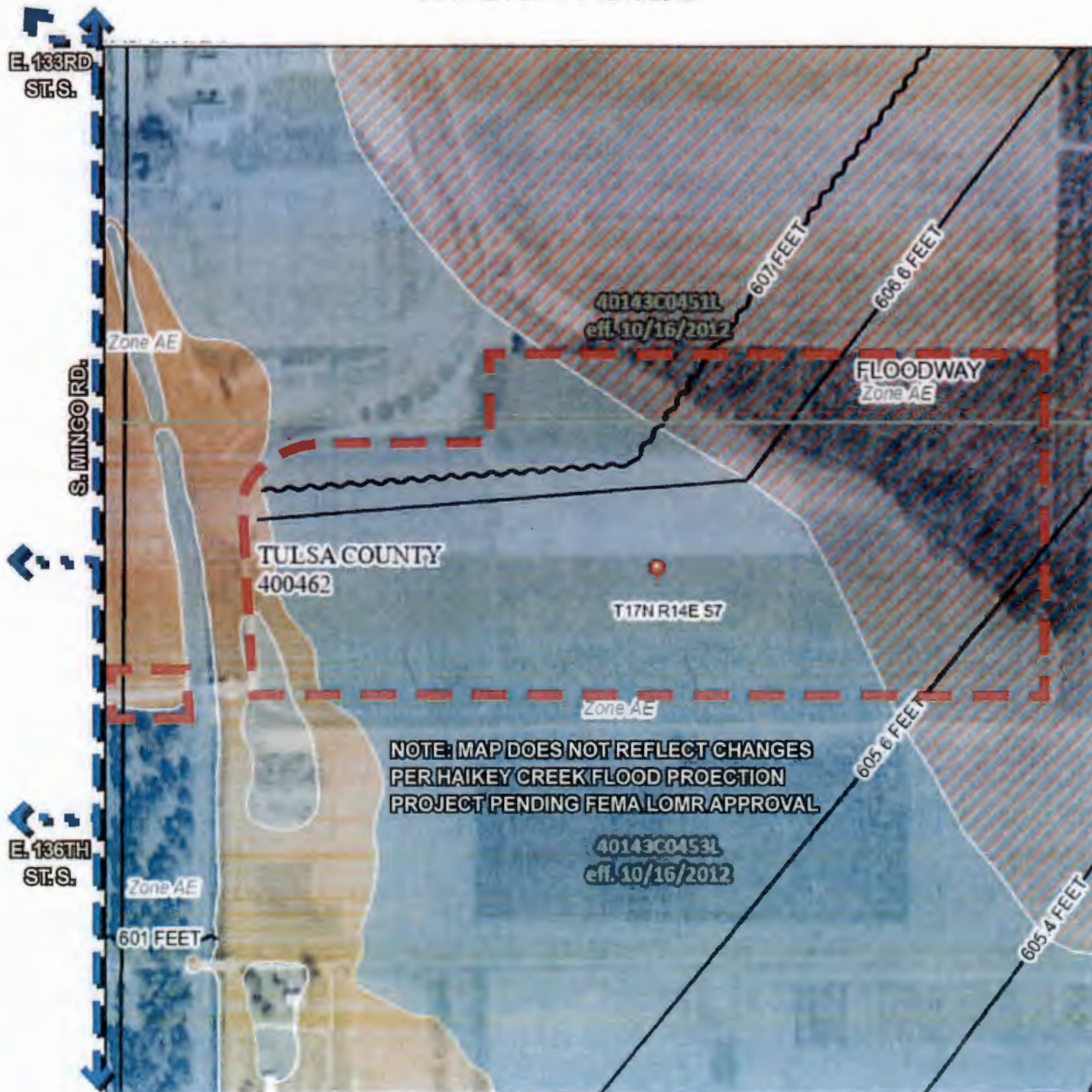


135TH & MINGO

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0451L & NO. 40143C0453L,
BOTH EFFECTIVE 10/16/2012



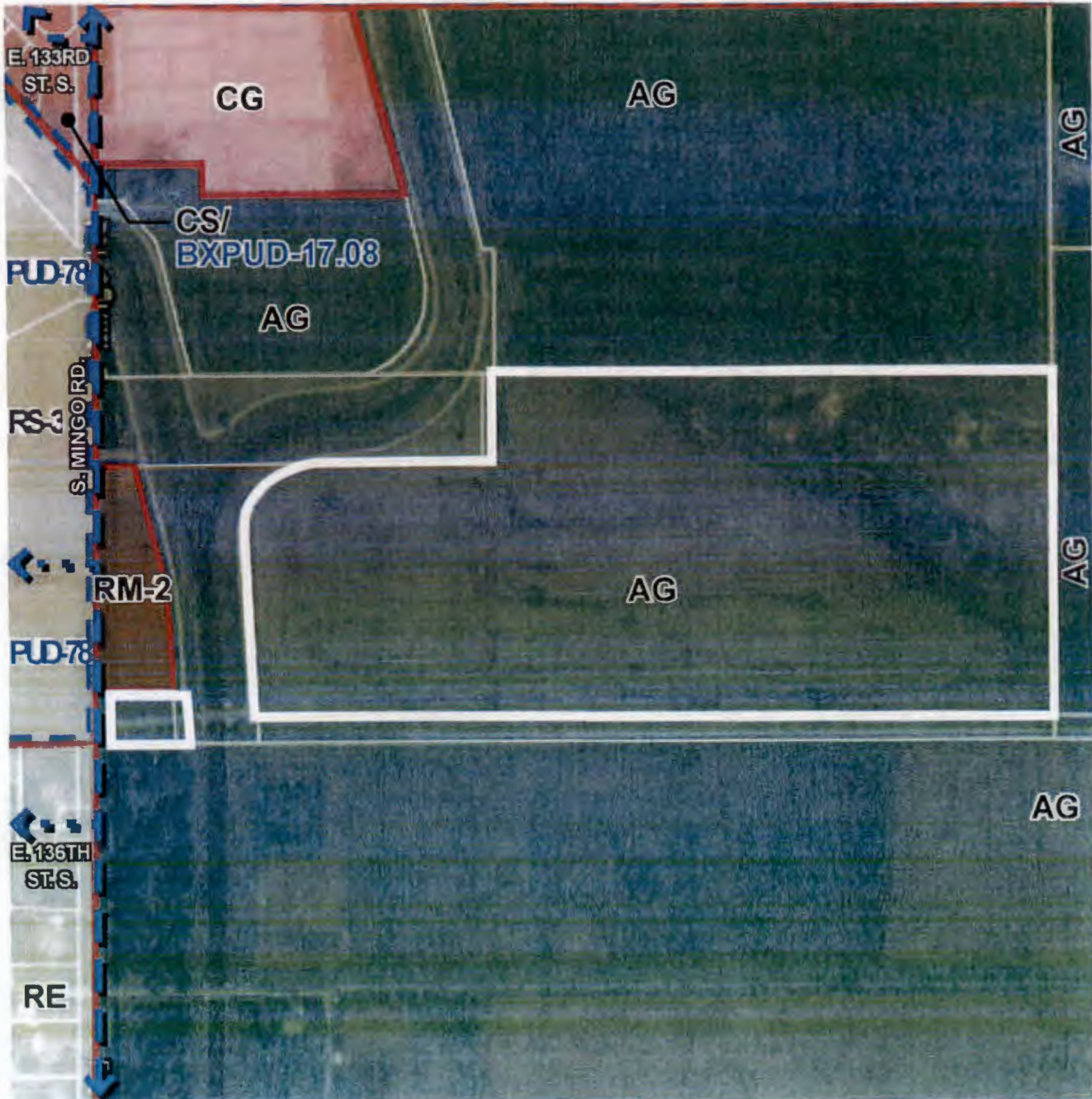
PUD ____

135TH & MINGO

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JUNE 4, 2021

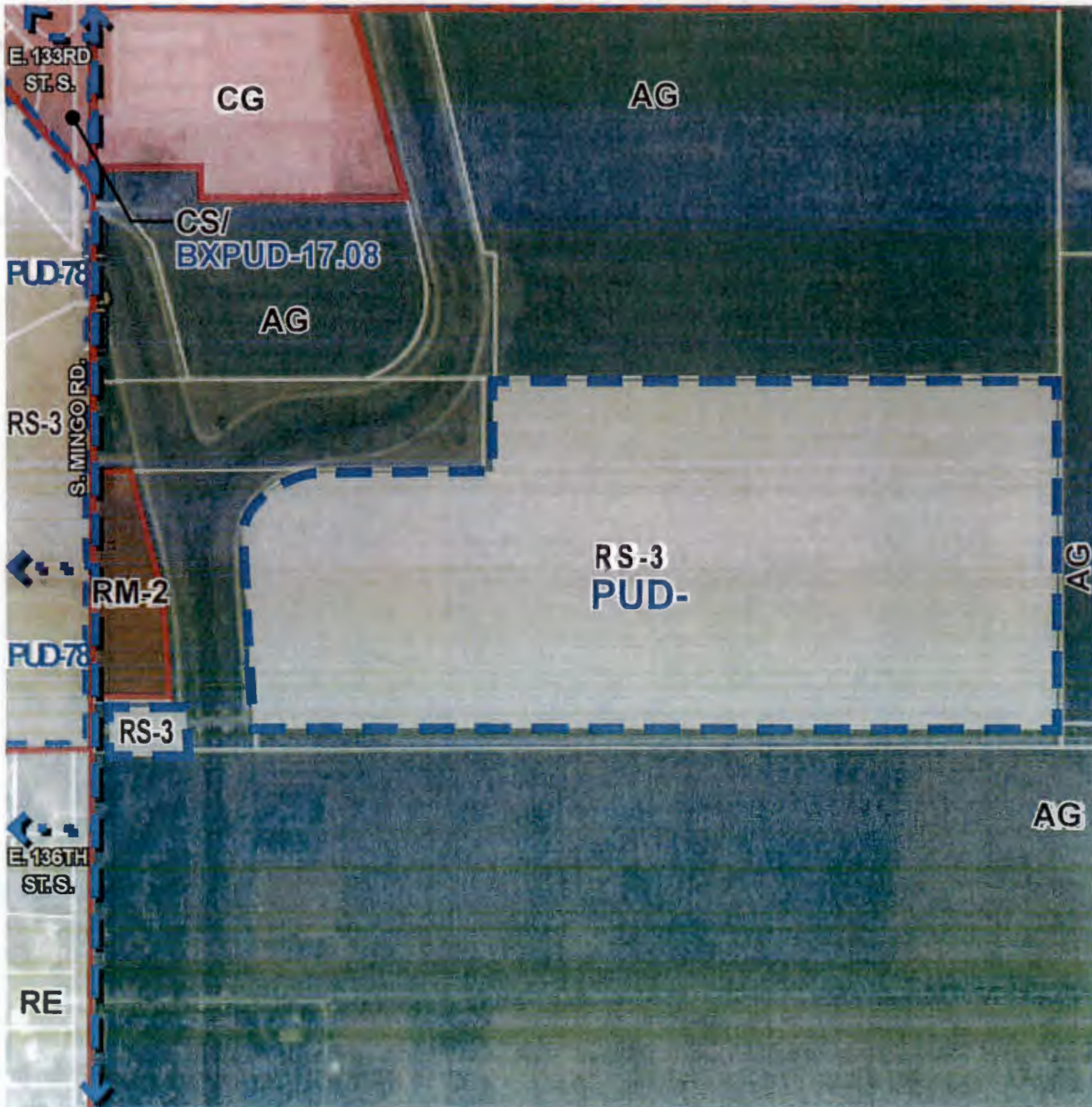


135TH & MINGO

EXHIBIT G

PROPOSED ZONING MAP

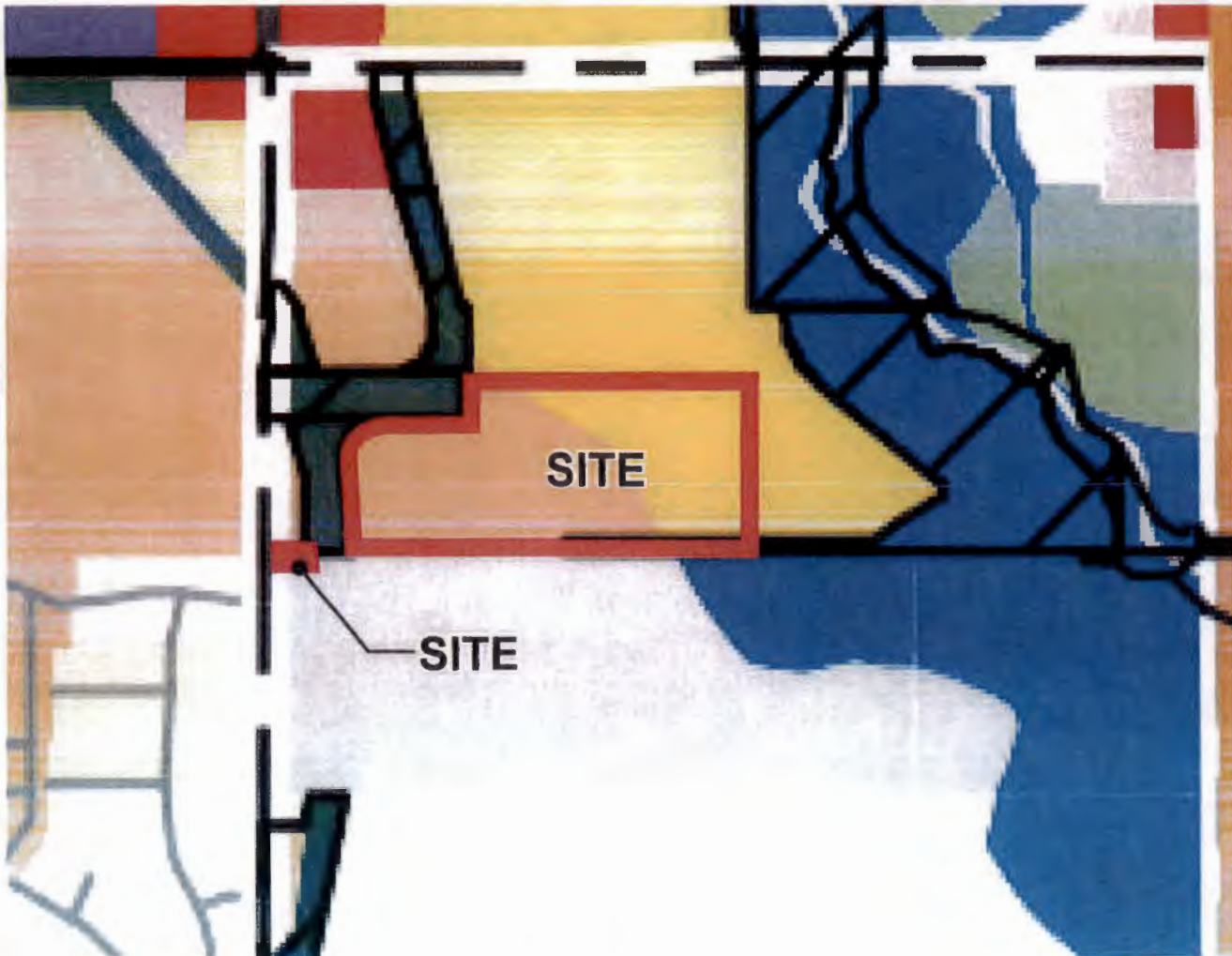
DATA OBTAINED FROM INCOG GIS, ACCESSED JUNE 4, 2021 & MODIFIED



135TH & MINGO

EXHIBIT H

COMPREHENSIVE PLAN MAP CITY OF BIXBY 2018 COMPREHENSIVE PLAN



Legend

Future Land Use

Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

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 Fence Line
Bixby City Limit
County
Highway
Major Street
Local Street
Railroad

Water Body
Stream / River

Published in the Tulsa Business & Legal News,
City of Bixby, Tulsa County, Oklahoma _____, 2021

ORDINANCE No. 2353

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM AG (AGRICULTURE) TO RS-3 (RESIDENTIAL SINGLE-FAMILY) CLASSIFICATION (BXZO-21.15) AND SUPPLEMENTAL PLANNED UNIT DEVELOPMENT ZONING (BXPUD-21.07); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. That Ordinance No. 2353 be and the same is now amended and the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Located at the 13500-Block of South Mingo Road, Bixby, Oklahoma, BXZO-21.15 and BXPUD-21.07, be and the same is now rezoned from AG (Agriculture) to RS-3 (Residential Single-Family) classification.

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 _____ 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

TWO TRACTS OF LAND THAT ARE PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: COMMENCING SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 7; THENCE NORTH 88°32'06" EAST AND ALONG THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 448.66 FEET; TO A POINT AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDER FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE NORTH 5°03'53" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 62.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 5°03'53" WEST AND ALONG THE EAST LINE OF SAID TRACT OF LAND, FOR A DISTANCE OF 475.96 FEET; THENCE CONTINUING ALONG SAID EAST LINE AND ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°00'11", A CHORD BEARING AND DISTANCE OF NORTH 37°56'12" EAST FOR 272.81 FEET, FOR AN ARC DISTANCE OF 300.21 FEET; THENCE NORTH 87°15'23" EAST FOR A DISTANCE OF 483.15 FEET; THENCE NORTH 1°09'11" WEST FOR A DISTANCE OF 232.78 FEET TO A POINT ON THE NORTH LINE OF THE S/2 N/2 S/2 NW/4 OF SAID SECTION 7; THENCE NORTH 88°33'53" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1573.53 FEET TO THE NORTHEAST CORNER OF SAID S/2 N/2 S/2 NW/4; THENCE SOUTH 1°27'20" EAST AND ALONG THE EAST LINE OF NW/4 OF SAID SECTION 7 FOR A DISTANCE OF 928.57 FEET; THENCE SOUTH 88°32'06" WEST PARALLEL WITH THE SOUTH LINE OF SAID NW/4 FOR A DISTANCE OF 2200.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,900,090 SQUARE FEET OR 43.620 ACRES

AND

TRACT 2: BEGINNING AT THE SOUTHWEST CORNER OF SAID NW/4 SECTION 7; THENCE NORTH 1°09'04" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 137.00 FEET; THENCE NORTH 88°32'06" EAST FOR A DISTANCE OF 211.86 FEET TO POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 2, 2011, AT DOCUMENT #20111016116, COUNTY OF TULSA RECORDS; THENCE SOUTH 5°03'53" EAST AND ALONG SAID WEST LINE FOR A DISTANCE OF 137.27 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 88°32'06" WEST AND ALONG SAID SOUTH FOR A DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 29,666 SQUARE FEET OR 0.681 ACRES.



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

Staff Report

To: City of Bixby, City Council

From: Carolyn Back, Development Services Director/City Planner

Date: Monday, July 26, 2021

RE: Comprehensive Plan - 2030 Future Land Use Map Amendment.
Allow for Phase II of the Rowan Grove single-family residential development.

Location: Southeast corner of 131st & Mingo
(Rowan Grove Phase II)

Acres: 36.68 acres

STR: Section 7, Township 17N, Range 14E

Applicant: AAB Engineering, LLC.

Request:
Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential

Existing Zoning; Use:
Agriculture (AG); Vacant

Abutting Zoning; Use:
North: Flood District (FD); (Tulsa County Zoning Designation); Vacant
East: Agriculture (AG); Vacant and Haikey Creek Levee
South: Agriculture (AG); Vacant
West: Agriculture (AG); Haikey Diversion Channel

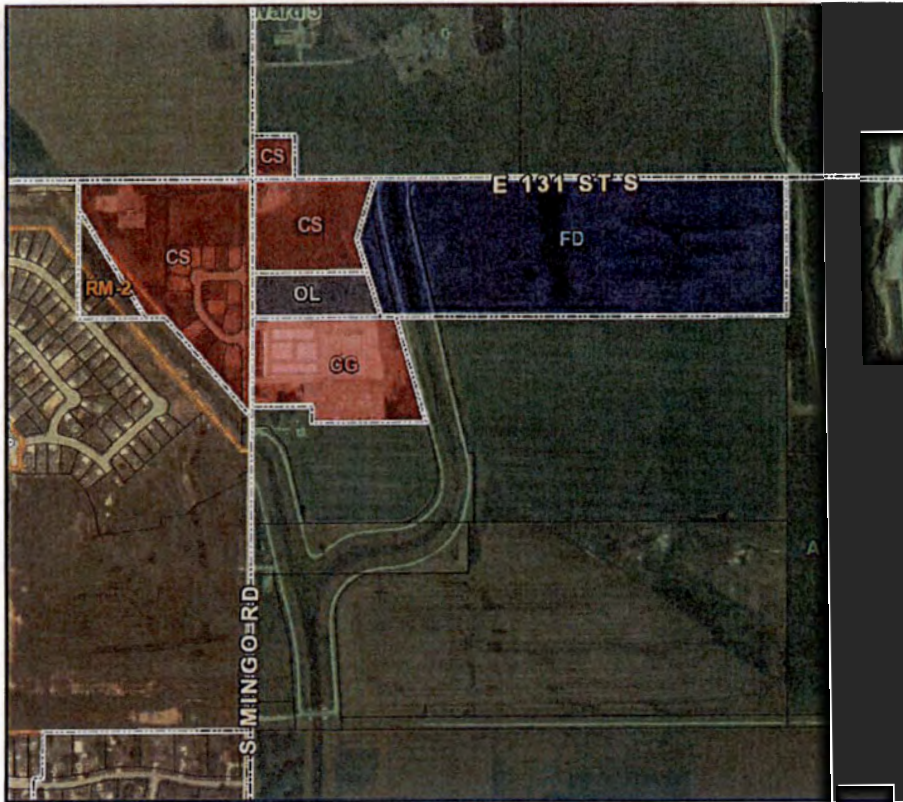


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.07) that is consistent with surrounding property and will blend with the adjacent property.

Public Comments: No comments have been received at time of this report.

Staff Comments:

1. Staff recommends City Council approval of the requested Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: 2030 Future Land Use Map Exhibit by AAB Engineering, LLC.
Exhibit B: Rowan Grove II Legal Description



Legend

Future Land Use

Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

Density (du/ac.)

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

Water Body
Stream / River



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.

BIXBY 2030

our Vision. our Future.

Figure 2-1
2030 Future Land Use

ROWAN GROVE II LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) AND THE SOUTH HALF OF GOVERNMENT LOT ONE (S/2 LOT 1) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT ONE (1); THENCE SOUTH 01°09'28" EAST ALONG THE WESTERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 661.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF GOVERNMENT LOT ONE (1); THENCE NORTH 88°35'35" EAST ALONG THE NORTHERLY LINE OF SAID SOUTH HALF OF GOVERNMENT LOT ONE (1), A DISTANCE OF 907.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°35'35" EAST ALONG SAID NORTHERLY LINE OF THE SOUTH HALF OF GOVERNMENT LOT ONE (1), AND THE NORTHERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4), A DISTANCE OF 1727.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4), THENCE SOUTH 01°27'24" EAST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) AND THE EAST LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 990.50 FEET TO THE SOUTHEAST CORNER OF SAID OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4); THENCE SOUTH 88°33'59" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 1542.48 FEET; THENCE NORTH 01°09'05" WEST, A DISTANCE OF 330.45 FEET; THENCE SOUTH 88°34'35" WEST, A DISTANCE OF 27.98 FEET; THENCE NORTH 14°57'46" WEST, A DISTANCE OF 679.72 FEET TO THE POINT OF BEGINNING. CONTAINING 1,597,860 SQUARE FEET OR 36.68 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE WESTERLY LINE OF GOVERNMENT LOT 1 ASSUMED TO BE SOUTH 01°09'28" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 21, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

ORDINANCE NO. 2346

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2030 FUTURE LAND USE MAP IN THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE", FOR ROWAN GROVE II, CONTAINING 36.68 ACRES, MORE OR LESS, IN SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; REMOVING THE "LOW-DENSITY RESIDENTIAL" DESIGNATION AND AMENDING TO "MEDIUM-DENSITY RESIDENTIAL", (BXCP-21.07); 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. 2346 and the Future Land Use Map in the 2018 Comprehensive Plan for the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Located southeast of the Southeast corner of East 131st Street South and South Mingo Road, Bixby, Oklahoma, be and the same is now redesignated from "Low-Density Residential," to "Medium-Density Residential."

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 ____ day of July ____ 2021.

Brian Guthrie
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 July ____ 2021.

Brian Guthrie
Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

Yvonne Adams
City Clerk

APPROVED:

Phil Frazier
City Attorney

ROWAN GROVE II LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) AND THE SOUTH HALF OF GOVERNMENT LOT ONE (S/2 LOT 1) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT ONE (1); THENCE SOUTH 01°09'28" EAST ALONG THE WESTERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 661.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF GOVERNMENT LOT ONE (1); THENCE NORTH 88°35'35" EAST ALONG THE NORTHERLY LINE OF SAID SOUTH HALF OF GOVERNMENT LOT ONE (1), A DISTANCE OF 907.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°35'35" EAST ALONG SAID NORTHERLY LINE OF THE SOUTH HALF OF GOVERNMENT LOT ONE (1), AND THE NORTHERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4), A DISTANCE OF 1727.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4), THENCE SOUTH 01°27'24" EAST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) AND THE EAST LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 990.50 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4); THENCE SOUTH 88°33'59" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 1542.48 FEET; THENCE NORTH 01°09'05" WEST, A DISTANCE OF 330.45 FEET; THENCE SOUTH 88°34'35" WEST, A DISTANCE OF 27.98 FEET; THENCE NORTH 14°57'46" WEST, A DISTANCE OF 679.72 FEET TO THE POINT OF BEGINNING. CONTAINING 1,597,860 SQUARE FEET OR 36.68 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE WESTERLY LINE OF GOVERNMENT LOT 1 ASSUMED TO BE SOUTH 01°09'28" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 21, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.



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

Staff Agenda Commentary

July 26, 2021

Item Title(s):

Rowan Grove II - Rezone (BXZO-21.09) from Agriculture (AG) to Residential Single-Family (RS-3) with supplemental zoning through BXPUD-21.06. Located: Southeast of the Southeast corner of South Mingo Road and East 131st Street South, Bixby, Oklahoma

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.26.21 Comp Plan Future Land Use Map Amendment – on City Council for action

Project Overview:

# of Acres	36.68 (+/-)	Min Lot Width	See attached PUD
# of Lots	See attached PUD	Min Lot Size	See attached PUD
# of Blocks	See attached PUD	Avg Dwelling Units	None Specified
# of Phases	None Specified	# of Reserve Areas	See attached PUD

Amenities: To be disclosed by applicant at the hearing

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Rowan Grove II Rezone and Major Amendment to the PUD per Planning Commission recommendation and Staff comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Project: Rowan Grove

RE: Rezone to Residential Single-Family (RS-3) (BXZO-21.09)
Planned Unit Development (BXPUD-21.06) Major Amendment #1

Location: Southeast of the Southeast corner of South Mingo Road and East 131st
Street South, Bixby, Oklahoma 74008
36.68 Acres (+/-)

STR: Section 7, Township 17N, Range 14E

Applicant: AAB Engineering, LLC

Request:

Rezone (BXZO-21.09) from Agriculture (AG) to Residential Single-Family (RS-3) with supplemental zoning through BXPUD-21.06.

Existing Zoning; Use:

Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (RS-3) Single-Family; Vacant

East: (AG) Agriculture; Vacant

South: (AG) Agriculture; Vacant

West: (AG) Haikey Creek Diversion Channel

Proposed Zoning; Use:

Residential Single-Family; Single-Family Dwellings

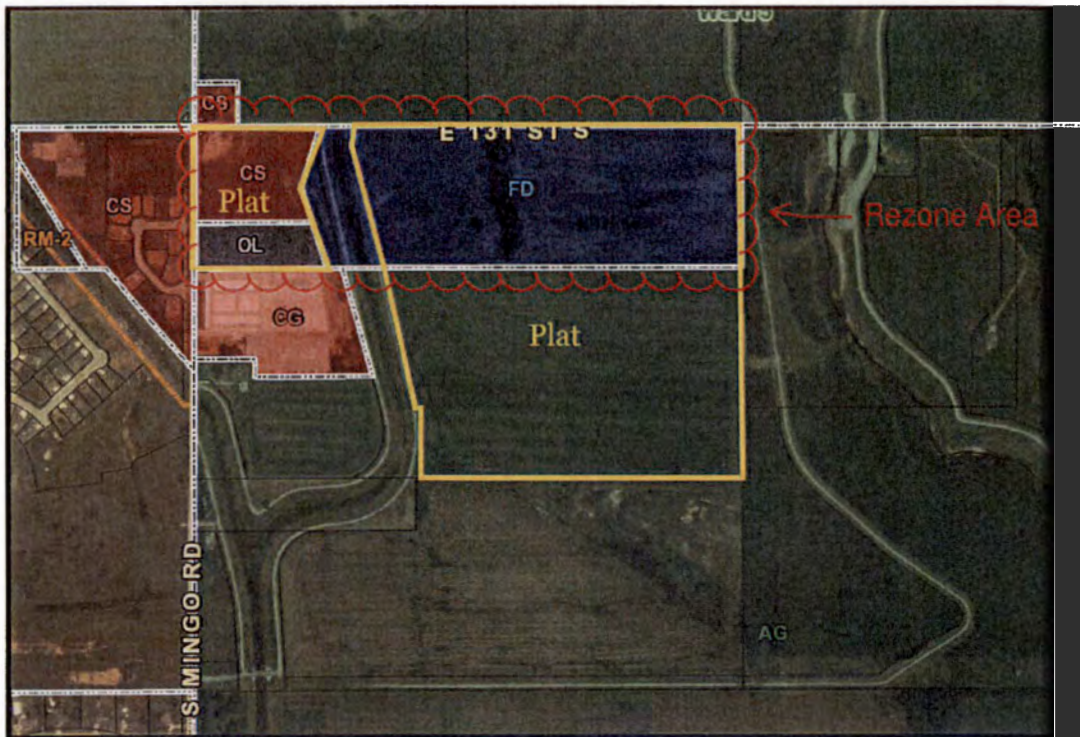


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO 21.09) from Agriculture (AG) to Residential Single-Family (RS-3) which is consistent with surrounding developments. The project will be developed along RS-3 bulk and area requirements except as modified by the Planned Unit Development (PUD) BXPUD-21.06.

A Comprehensive Plan Amendment application has been submitted and scheduled to be heard in our quarterly City Council reviews during their July 26, 2021 hearing.

Planned Unit Development (BXPUD-21.06)

Major Amendment #1

Site Stats

Acres:	36.00 +/-
Development Area A:	4.13 +/- (commercial)
Development Area B:	5.52 +/- (gated - residential)
Development Area C:	27.37 +/- (traditional – residential)
Number of Lots:	
Development Area A:	4
Development Area B:	24
Development Area C:	248
Lot Width:	
Development Area A:	150 ft
Development Area B:	50 ft
Development Area C:	60 ft

Minimum Land Area per D/U:	
Development Area A:	N/A
Development Area B:	8,400 SF
Development Area C:	8,400 SF

Minimum Yard Setbacks:	
Development Area A:	Front – 50 ft Rear – 10 ft
Development Area B:	Front – 20 ft Rear – 20 ft Side (each)-5 ft
Development Area C:	Front – 25 ft Rear – 20 ft Side (each)-5 ft

Permitted Uses:

- Uses permitted as a matter of right in the CS Commercial Shopping Center District

Utilities/Site Area: An existing 16" waterline runs North/South along West side of South Mingo Road to be extended to serve the proposed development. A 10" sanitary sewer line along the West side of Mingo Road, to be extended along Mingo, with an approved Department of Environmental Quality Permit to construct for the extensions of water and the sanitary sewer. Stormwater will discharge directly to the Hailey Creek Diversion Channel. Fee-In-Lieu of onsite detention is proposed.

Engineering Comments: Please see attached memo dated July 6, 2021

Public Comments: No comments received at time of this report.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested zoning from Agriculture (AG) to Residential Single-Family (RS-3) with the supplemental zoning of BXPUD-21.07 as the applicant's proposed use is amenable to surrounding densities and types of use.
2. Staff recommends excluding: All uses classified as "sexually oriented" within the City of Bixby Zoning Code (Section 11-7D-6)
3. Development Area B gates will be constructed to the requirements of the City of Bixby Fire Marshal and infrastructure in Development Area B will be privately maintained.
4. Staff supports Planning Commission recommendation for approval of the requested Preliminary Plat and PUD with Staff and Engineering comments implemented before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat dated May 13, 2021
Exhibit B: Rowan Grove PUD dated May 11, 2021

OVERALL LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTHWEST QUARTER (NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH $01^{\circ}26'24''$ EAST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 660.41 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4); THENCE SOUTH $01^{\circ}27'24''$ EAST ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) AND THE EAST LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 990.50 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4); THENCE SOUTH $88^{\circ}33'59''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 1542.48 FEET; THENCE NORTH $01^{\circ}09'05''$ WEST, A DISTANCE OF 330.34 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT ONE (1); THENCE SOUTH $88^{\circ}34'35''$ WEST ALONG SAID SOUTH LINE, A DISTANCE OF 27.95 FEET; THENCE NORTH $14^{\circ}57'46''$ WEST, A DISTANCE OF 679.83 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID GOVERNMENT LOT ONE (1); THENCE NORTH $14^{\circ}57'58''$ WEST, A DISTANCE OF 556.57 FEET; THENCE NORTH $01^{\circ}26'14''$ WEST, A DISTANCE OF 119.95 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1); THENCE NORTH $88^{\circ}36'41''$ EAST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1) AND THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1857.61 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT ONE (1); THENCE NORTH $88^{\circ}36'41''$ EAST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1), A DISTANCE OF 590.88 FEET; THENCE SOUTH $01^{\circ}26'48''$ EAST, A DISTANCE OF 172.75 FEET; THENCE SOUTH $14^{\circ}57'58''$ EAST, A DISTANCE OF 502.31 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1); THENCE SOUTH $88^{\circ}35'35''$ WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 711.64 FEET TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT ONE (1); THENCE NORTH $01^{\circ}09'28''$ WEST ALONG SAID WESTERLY LINE A DISTANCE OF 661.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT ONE (1) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Exhibit A

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVEN (7); THENCE NORTH 88°36'41" EAST ALONG SAID SECTION SEVEN (7) A DISTANCE OF 24.75 FEET; THENCE SOUTH 01°09'10" EAST, A DISTANCE OF 24.75 FEET TO A POINT ON THE STATUTORY RIGHT OF WAY OF EAST 131ST STREET SOUTH; ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 88°36'41" ALONG SAID STATUTORY RIGHT OF WAY, A DISTANCE OF 30.00 FEET; THENCE SOUTH 43°43'46" WEST, A DISTANCE OF 42.51 FEET TO A POINT ON THE STATUTORY RIGHT OF WAY OF SOUTH MINGO ROAD EAST; THENCE NORTH 01°09'10" WEST ALONG SAID STATUTORY RIGHT OF WAY, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACTS CONTAIN 3,2109,973 SQUARE FEET OR 73.69 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHWEST QUARTER BEING SOUTH 01°26'24" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON MAY 12, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

Rowan Grove

**Planned Unit Development No. BXPUD-20.02
Zoning Case BZ-385
April 7, 2020
Major Amendment #1
May 11, 2021**

**Owner:
Rowan Grove LLC
5711 E 71st St. South
Tulsa, OK 74136**

**Prepared By:
AAB Engineering, LLC**



Engineering • Surveying • Land Planning

**PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288**

Development Concept

Rowan Grove is a proposed multi-use development located on the southeast corner of South Mingo Road and 131st Street South in Bixby, Oklahoma. Exhibit B shows the areas that surround the PUD. The PUD is a Planned Unit Development overlay of an existing FD, CS, & OL zoned parcel; see Exhibit C for existing zoning map. This PUD is being requested in conjunction with an application for zoning change to RS-3 & CS which closely mirror the proposed development areas. The project proposes several commercial lots at the hard corner of the intersection and along the 131st Street frontage as well as two different residential products. The first product is located south of the commercial lots and proposes a small lot gated community. This area will be comprised of 50' wide lots and is intended to be a low maintenance development option for families looking for an upscale home with smaller yards. The larger residential portion of the project proposes a 60' and 65' lot width mix of more traditional lot sizes. The residential portions of the project will be developed along RS-3 bulk and area requirements except as modified by this PUD while the commercial portions will follow the CS guidelines. The existing site is largely vacant land that is currently within the 100 year floodplain of Haikey Creek and is split by the Old Fry Ditch #1 diversion channel. The current ongoing levee construction along Haikey Creek will remove the area from the floodplain making it available for development. The PUD comprises an area of approximately 37 acres and proposes three Development Areas as shown on Exhibit D. The updated legal description for the PUD is shown on Exhibit A. Major Amendment #1 adds 36 acres to Development Area C.

A maximum of 272 residential lots are proposed for this PUD. The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code to create the density desired but still ensure a quality of product that will endure for years to come.

Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

Development Area A Standards (Commercial)

Gross Land Area	179,971 sq. ft.	4.13 ac
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Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the CS district, including all uses customarily accessory thereto.

Minimum Lot Width	150 ft.
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Maximum Number of Lots	4
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Minimum Setbacks

Front yards	50 ft.
Rear yards	10 ft.

Maximum Building Height:	70 ft.
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Development Area B Standards (Gated Community)

Gross Land Area	240,467 sq. ft.	5.52 ac
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Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the RS-3 district, including all uses customarily accessory thereto.

Minimum Lot Width	50 ft.
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Minimum Land Area	8,400 sf.
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Minimum Lot Area	5,250 sf.
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Minimum Livability Space	2000 sf.*
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Maximum Number of Lots	24
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Minimum Setbacks

Front yards	20 ft.
Rear yards	20 ft.
Side yard (Both Sides)	5 ft.

Maximum Building Height: 48 ft.

*The balance of the livability space required by the code shall be considered fully met by the allocation of area within Reserve B.

Development Area C Standards (Traditional Residential)

Gross Land Area 1,192,123 sq. ft. 27.37 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the RS-3 district, including all uses customarily accessory thereto.

Minimum Lot Width 60 ft.

Minimum Land Area 8,400 sf.

Minimum Lot Area 7,200 sf.

Maximum Number of Lots 248

Minimum Setbacks

Front yards	25 ft.
Rear yards	20 ft.
Side yard (Both Sides)	5 ft.

Maximum Building Height: 48 ft.

Reserve Area 'A'

Reserve Area 'A' shall be established by the owner for the construction of private streets providing access to each lot owner and their invitees to and from South Mingo Road. Gates, fencing, and landscaping, including all appurtenances incidental thereto, shall be allowed within Reserve Area 'A', provided all such improvements are approved by the City of Bixby prior to installation. Reserve Area 'A' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Private Streets

All streets within Development Area B of the PUD will be privately maintained by the Homeowner's Association. All streets shall be constructed according to the City of Bixby minor residential public street standards provided that a minimum reserve width within Development Area B shall be 30'. Streets shall be constructed with a minimum width of 26' face of curb to face of curb. Streets may be gated provided all such gates meet the access requirements of the City of Bixby Fire Marshal.

Drainage & Utilities

The majority of the site drains to the old Fry Ditch relief channel (aka Haikey Creek Diversion Channel or HCDC) which discharges directly to the Arkansas River. Onsite storm sewer will be constructed and will discharge directly to this channel. Fee in lieu of onsite detention is proposed for this project.

An existing 16" waterline runs north and south along the west side of South Mingo Road. A 12" waterline will be extended down the 131st right of way and a 6" waterline extension will be constructed through the development. The proposed extensions will provide fire protection and water service to the development.

An existing 10" sanitary sewer line is located along the western side of Mingo Road approximately 300' south of the development. This line will be extended along Mingo Road and into the development to serve the site as required by the City of Bixby. This line will likely be a 10" sewer line to accommodate a flatter slope and ensure sufficient depth to serve the eastern sides of the development.

Other utility services are currently provided to the site and will continue to be provided via underground services. See attached Exhibit F for the conceptual improvements plan.

Access and Circulation

All streets within the development will largely conform with the attached conceptual site plan. The primary entry to the gated portion of the subdivision will be derived from South Mingo Road as shown. Gates will be constructed to limit public access to subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Bixby Fire Marshal. Development Area C will derive its access for 131st Street south with two access points spaced as shown on the conceptual improvement plan. This will provide two points of access to the development as required by the City of Bixby Fire Marshal. Limits of No Access (LNA) will be imposed along all of the residential areas abutting both Mingo Rd. and 131st Street, except at street intersections. The location of the curb cut and design of the intersection shall be approved by the Fire Marshal and City Engineer.

Sidewalks shall be constructed by the developer along the residentially zoned portions of the project abutting Mingo Road and 131st Street as well as any street fronting portions of reserve areas. Sidewalks shall be constructed by the individual lot owners along all internal streets and abutting the arterial streets adjacent to commercially zoned properties 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. Additional sidewalk easements will be required within the gated community.

Screening Walls and Fences

Interior fencing and/or walls shall not extend beyond the point nearest the street at each end corner of the residence. Fencing along residentially abutted portions of Mingo Road and 131st Street shall be 6' feet in height and consist of a wood fence with masonry columns spaced no more than 60 feet center to center. All such fencing and gates shall be contained within a Fence Easement or Reserve by the plat of "Rowan Grove".

Architectural Requirements

All residential homes constructed within the PUD shall have a minimum first floor square footage of 1,300 square feet. Homes with development area C shall have a minimum square footage of 1,750 square feet. All residential homes, regardless of development area, shall be constructed with of 75% masonry (stucco, stone, or brick) to the first floor top plate, excluding windows, covered porches, and patios.

Commercial properties shall conform to the City of Bixby appearance corridor district requirements.

Environmental Analysis

The site generally slopes toward the Old Fry Ditch relief channel. The Tulsa County Soils survey defines the onsite soils primarily as Radley Silt Loam and Wynona Silty Clay Loam. These soils are generally moderately well drained and provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a detailed soils analysis during the design phase of the project.

The attached Exhibit E depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

Schedule of Development

Development Construction is expected to begin in summer of 2021.

Legal Description

Exhibit A

(Overall Area)

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTHWEST QUARTER (NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND

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LESS AND EXCEPT:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT ONE (1) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVEN (7); THENCE NORTH 88°36'41" EAST ALONG SAID SECTION SEVEN (7) A DISTANCE OF 24.75 FEET; THENCE SOUTH 01°09'10" EAST, A DISTANCE OF 24.75 FEET TO A POINT ON THE STATUTORY RIGHT OF WAY OF EAST 131ST STREET SOUTH; ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 88°36'41" ALONG SAID STATUTORY RIGHT OF WAY, A DISTANCE OF 30.00 FEET; THENCE SOUTH 43°43'46" WEST, A DISTANCE OF 42.51 FEET TO A POINT ON THE STATUTORY RIGHT OF WAY OF SOUTH MINGO ROAD EAST; THENCE NORTH 01°09'10" WEST ALONG SAID STATUTORY RIGHT OF WAY, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACTS CONTAIN 3,2109,973 SQUARE FEET OR 73.69 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHWEST QUARTER BEING SOUTH 01°26'24" EAST.

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2139 Sand Springs, OK 74083
OK CARRS18 Exp. June 30, 2020
KS CARRS202 Exp. Dec. 31, 2020
Office (918) 514-4283 Fax: (918) 514-4285

Legal Description

Exhibit A

(Development Area A)

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 88° 36'41" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 590.88 FEET; THENCE SOUTH 01°26'48" EAST FOR 172.75 FEET; THENCE SOUTH 14°57'58" EAST FOR 133.08 FEET; THENCE SOUTH 88°50'32" WEST FOR 623.51 FEET TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 01°09'28" WEST ALONG SAID WESTERLY LINE FOR 299.60 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. CONTAINING 179,970.52 SQUARE FEET OR 4.13 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IN THE NORTHERLY LINE OF GOVERNMENT LOT 1 ASSUMED TO BE NORTH 88°36'41" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2020 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

PLOT DATE: Wed, 12 May 2021 FILE: P:\171407-ROWAN GROVE\131ST & MINGO - PUD

AAB Engineering, LLC

Engineering • Surveying • Land Planning
PO Box 2126 Sand Springs, OK 74063
OK CA68318 Exp June 30 2020
KS CA62292 Exp Dec 31 2020
Office (918) 514-4263 Fax (918) 514-4268

Legal Description

Exhibit A

(Development Area B)

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 01°09'28" EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1 FOR 299.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°50'32" EAST FOR 623.51 FEET; THENCE SOUTH 14°57'58" EAST FOR 369.23 FEET; THENCE SOUTH 88°35'34" WEST FOR 711.64 FEET TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 01°09'28" WEST ALONG SAID WESTERLY LINE FOR 361.66 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. CONTAINING 240,466.85 SQUARE FEET OR 5.52 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IN THE WESTERLY LINE OF GOVERNMENT LOT 1 ASSUMED TO BE SOUTH 01°09'28" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2020 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

PLOT DATE: Wed, 12 May 2021 FILE: P:\171407-ROWAN GROVE\131ST & MINCO - PUJ



Legal Description

Exhibit A

(Development Area C)

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTHWEST QUARTER (NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 01°26'24" EAST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 660.41 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4); THENCE SOUTH 01°27'24" EAST ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) AND THE EAST LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 990.50 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4); THENCE SOUTH 88°33'59" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 N/2 S/2 NW/4), A DISTANCE OF 1542.48 FEET; THENCE NORTH 01°09'05" WEST, A DISTANCE OF 330.34 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT ONE (1); THENCE SOUTH 88°34'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 27.95 FEET; THENCE NORTH 14°57'46" WEST, A DISTANCE OF 679.83 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID GOVERNMENT LOT ONE (1); THENCE NORTH 14°57'58" WEST, A DISTANCE OF 556.57 FEET; THENCE NORTH 01°26'14" WEST, A DISTANCE OF 119.95 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1); THENCE NORTH 88°36'41" EAST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1) AND THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1857.61 FEET TO THE POINT OF BEGINNING. CONTAINING 2,789,986 SQUARE FEET OR 64.05 ACRES. LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHWEST QUARTER BEING SOUTH 01°26'24" EAST.

PLOT DATE: Wed 12 May 2021 FILE: P:\1714\07-ROWAN GROVE\131ST & MINGO - PUD

AAB Engineering, LLC
AAB
Engineering, Surveying and Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#8318 Exp. June 30, 2020
KS CA#2292 Exp. Dec. 31, 2020
Office (918) 514-4283 Fax (918) 514-4286

Exhibit B Surrounding Areas for Rowan Grove



GRAPHIC SCALE 1" = 300'



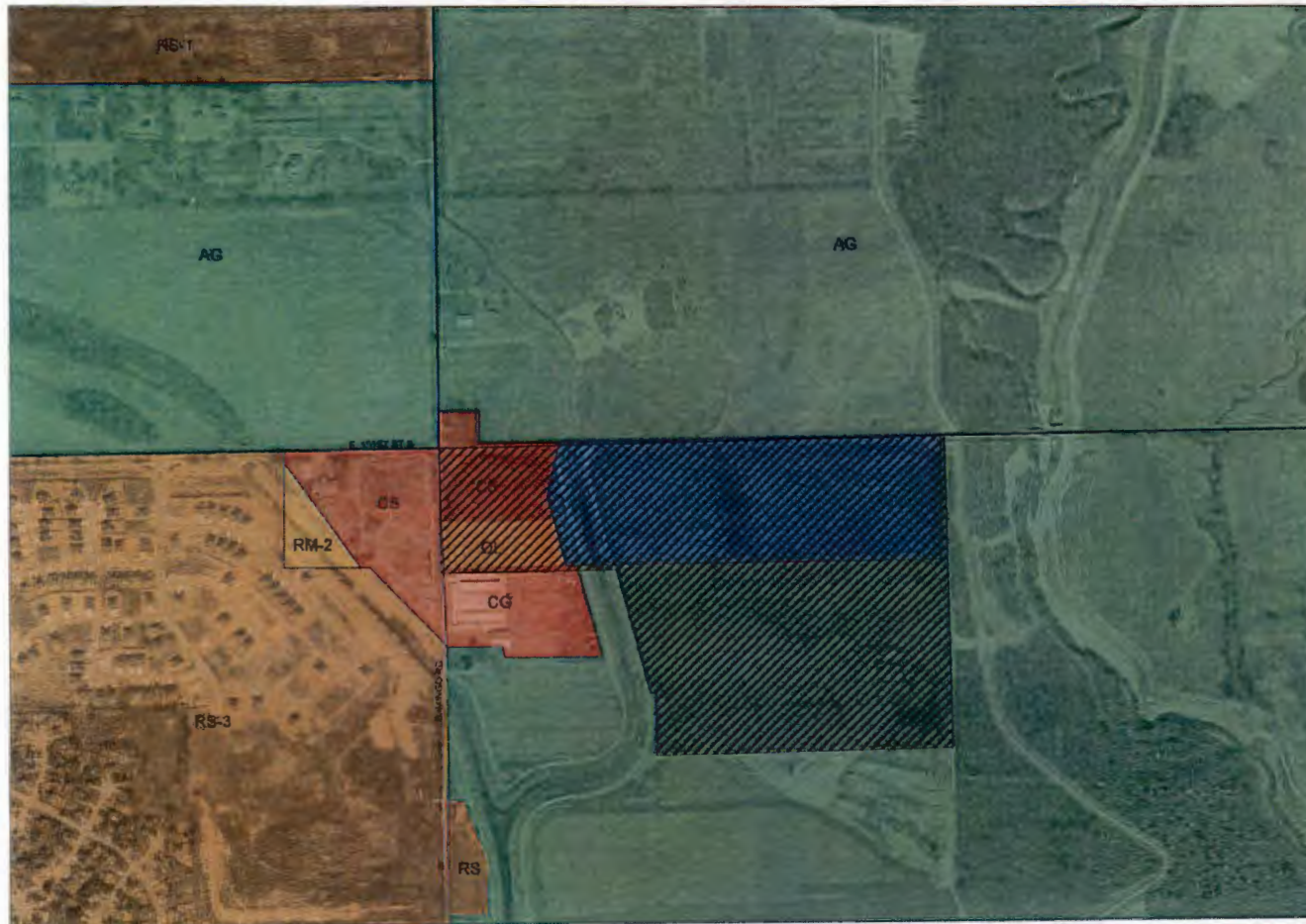
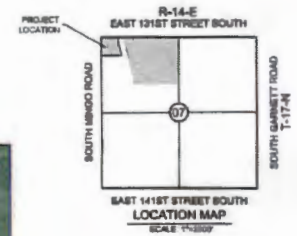
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 3136 Sand Springs, OK 74053
OK CA#6318 Exp. June 30, 2020
KS CA#22792 Exp. Dec. 31, 2020
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Exhibit C Existing Zoning for Rowan Grove



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 PO Box 2136 Sand Springs, OK 74063
 OK CAP#318 Exp: June 30, 2020
 KS CAP#2293 Exp: Dec. 31, 2020
 Office: (918) 514-4267 Fax: (918) 514-4286

Exhibit D

Conceptual Development Plan
for

Rowan Grove



LEGEND

-  DEVELOPMENT AREA A
-  DEVELOPMENT AREA B
-  DEVELOPMENT AREA C



AAB Engineering, LLC

AAB

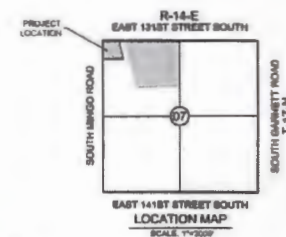
Engineering • Surveying • Land Planning

PO Box 2126 Bart Springs, OK 74003
OK CA#2018 Exp. June 30, 2020
KS CA#2280 Exp. Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4286

Exhibit E

Existing Topo & Aerial
for

Rowan Grove



AAB Engineering, LLC

AAB

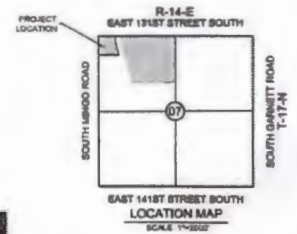
Engineering • Surveying • Land Planning

PO Box 2126 Bart Springs, OK 74063
OK CA#0318 Exp. June 30, 2020
KS CA#2280 Exp. Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit F

Conceptual Improvement Plan
for

Rowan Grove



LEGEND

-  PROPOSED STORM SEWER
-  PROPOSED SANITARY SEWER
-  PROPOSED WATERLINE
-  12\"/>



AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74083
OK CARS18 Exp: June 30, 2020
KS CARS202 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4286



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

Staff Agenda Commentary

July 26, 2021

Item Title(s):

Rowan Grove II – Preliminary Plat (BXPT-21.06) Located: Southeast corner of South Mingo Road and East 131st Street South, Bixby, Oklahoma

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.26.21 Comp Plan Future Land Use Map Amendment – on City Council for action

Project Overview:

# of Acres	36.68 (+/-)	Min Lot Width	See attached PUD
# of Lots	276	Min Lot Size	See attached PUD
# of Blocks	14	Avg Dwelling Units	None provided
# of Phases	None specified	# of Reserve Areas	2 (Plat depicts 1)

Amenities: To be disclosed by applicant at the hearing

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Rowan Grove II Rezone and Major Amendment to the PUD per Planning Commission recommendation and Staff comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: Rowan Grove

(NOTE: Rezone (BXZO-21.09), Planned Unit Development (BXPUD-21.06) and Comprehensive Plan Amendment (BXCP-21.07) for AAB Engineering are running under separate Staff Reports on the 07.19.21 Planning Commission Agenda)

RE: Rowan Grove – Preliminary Plat BXPT-21.06

Location: East 131st Street and South Mingo Road, Bixby, Oklahoma 74008

Site Stats: Acres: 76.62 +/-
Number of Lots: 276
Lot Size: 7,200 +/-
Number of Blocks: 14

STR: Section 07, Township 17N, Range 14E

Applicant: AAB Engineering, LLC

Request:

AAB Engineering is requesting Preliminary Plat approval. The Preliminary Plat is accompanying the Comprehensive Plan Amendment, Planned Unit Development, and Rezone applications which are running concurrently with this application.

Existing Zoning; Use:

Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Single-Family dwelling; (CS) Commercial Shopping; Vacant

East: (AG) Agriculture; Vacant

South: (AG) Agriculture; Vacant; (OL) Office Light; Vacant; (CG) Commercial General; Mini-Storage

West: (RS-3) Residential Single-Family; Single Family dwellings; (CS) Commercial Shopping; Vacant

Proposed Zoning; Use:

(RS-3) Residential Single-Family; Single-Family dwellings (Rowan Grove)

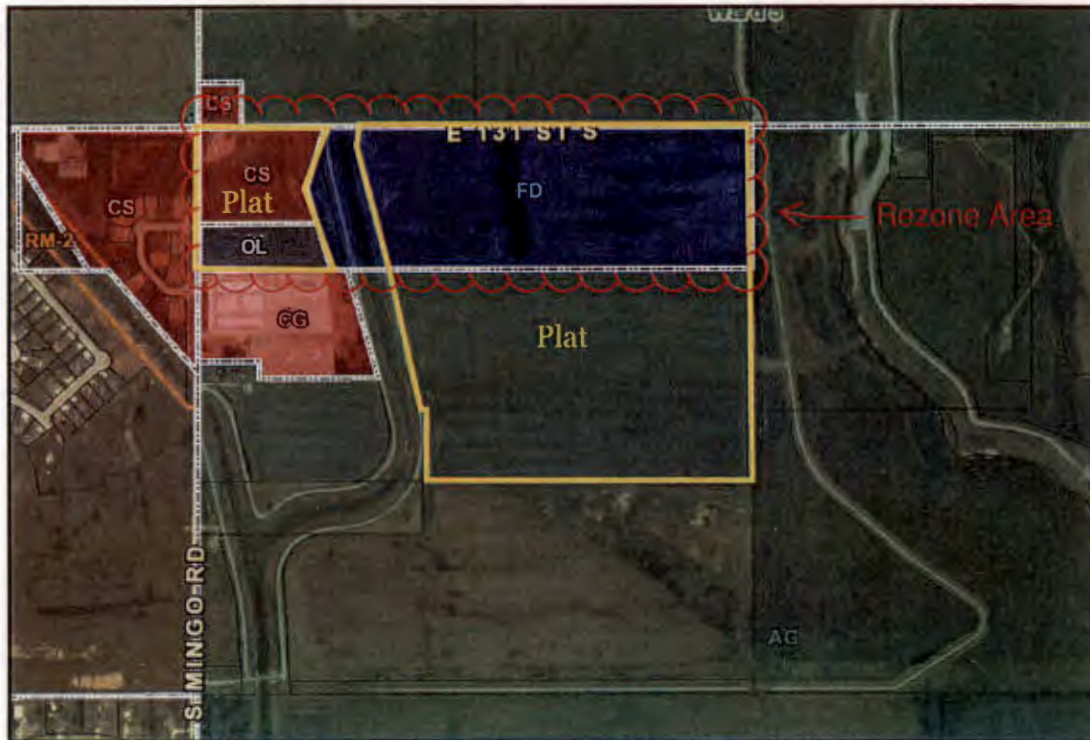


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat approval along with a Comprehensive Plan Amendment, Rezone, and Planned Unit Development. The proposed development is consistent with development patterns on adjacent and surrounding properties.

The rezone running concurrently with this application will also put in action an update to the Comprehensive Plan, 2030 Future Land Use Map. An application has been submitted and scheduled to be heard in our quarterly City Council Comprehensive Plan Amendment reviews during their July 26, 2021 hearing.

Utilities/Site Area: An existing 16" waterline runs North/South along West side of South Mingo Road to be extended to serve the proposed development. A 10" sanitary sewer line along the West side of Mingo Road, to be extended along Mingo, with an approved Department of Environmental Quality Permit to Construct for the extensions of water and the sanitary sewer. Storm water will discharge directly to the Hailey Creek Diversion Channel. Fee-In-Lieu of onsite detention is proposed.

Planning Review Comments:

1. Face of Plat – Statistical Summary does not match application lot count
2. Section I – Private Streets and Maintenance Obligations, K.3– Rewrite as follows:
PRIVATE STREETS AND SIDEWALKS ABUTTING PRIVATE STREETS SHALL BE CONSTRUCTED TO MEET OR EXCEED THE CITY OF BIXBY ENGINEERING STANDARDS.
3. Section I - Reserve Area "B", J. – Please identify the Reserve Area "B" on Plat

Engineering Review Comments: Please see attached memo dated July 6, 2021

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

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Preliminary Plat with Planning and Engineering comments implemented before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat by AAB Engineering, LLC, dated 05.13.2021
Exhibit B: Development Services – Engineering Memo dated 07.06.2021

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: Carolyn Back, Development Services Director

From: Justin Dowd, Assistant City Engineer

CC: Public Works
Donna Crawford, Assistant City Planner
File

Date: July 6, 2021

Re: Rowan Grove – Preliminary Plat

Plat Comments:

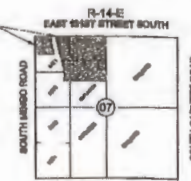
1. Where is Reserve "B"? Labelled in Section I.J., but not seen in plan view
2. Easements don't match engineering plans for Phase I. Block numbers do not match either.
3. Sheet 1 – Keep an eye on length of Streets J, K, and L in Blocks 2 and 3; may require a hammerhead or Y for fire protection
4. Sheet 1 – Rear yard easement along both property lines shall be 11 feet for a total of 22 feet; see Blocks 3, 8, 9, 11, 12, and 13
5. Sheet 1 – Side yards containing utilities shall be 11' in width for a total of 22 feet
6. Sheet 1 – Provide 11' rear yard U/E for east-west sanitary sewer run through Blocks 10, 14, and 7. Revise location of SS to fit within 11' U/E.
7. Sheet 1 – Extend north-south run of sanitary sewer south into lots 45 and 11, block 12
8. Sheet 1 – Extend east-west run of sanitary sewer east to ROW in southeast corner of property
9. Sheet 1 – Provide an easement for north-south run of sanitary sewer in Block 12.
10. Sheet 1 – Place waterline around the outside of Streets A and B (Blocks 8 and 9)
11. Sheet 1 – Is waterline in Block 2 located in a reserve area? Does reserve area allow for utilities?
12. Sheet 1 – Storm Sewer shall extend to toe of channel
13. Sheet 1 – Storm Sewer at Street C (Blocks 10 and 12) shall square up to channel and come to toe of channel
14. Sheet 1 – Provide easement for storm sewer located in Lots 6, 7, 12, and 13, Block 13
15. Sheet 2 – No permanent structure shall encroach UE; see Section I.F.
16. Sheet 2 – Update Tulsa County language; see Sections I.G. and III.C.

Rowan Grove

OWNER/DEVELOPER

ENGINEER/SURVEYOR

PROJECT LOCATION  EAST 198TH STREET SOUTH



**EAST 141ST STREET BO
LOCATION MAP**

CHARM	LENGTH	NAUCM	CHORD STARTING	CHORD ENDING
C1	26.27	26.27	26.27	26.27
C2	26.27	26.27	26.27	26.27
C3	26.27	26.27	26.27	26.27
C4	26.27	26.27	26.27	26.27
C5	26.27	26.27	26.27	26.27
C6	26.27	26.27	26.27	26.27
C7	26.27	26.27	26.27	26.27
C8	26.27	26.27	26.27	26.27
C9	26.27	26.27	26.27	26.27
C10	26.27	26.27	26.27	26.27
C11	26.27	26.27	26.27	26.27
C12	26.27	26.27	26.27	26.27
C13	26.27	26.27	26.27	26.27
C14	26.27	26.27	26.27	26.27
C15	26.27	26.27	26.27	26.27
C16	26.27	26.27	26.27	26.27
C17	26.27	26.27	26.27	26.27
C18	26.27	26.27	26.27	26.27
C19	26.27	26.27	26.27	26.27
C20	26.27	26.27	26.27	26.27
C21	26.27	26.27	26.27	26.27
C22	26.27	26.27	26.27	26.27
C23	26.27	26.27	26.27	26.27
C24	26.27	26.27	26.27	26.27
C25	26.27	26.27	26.27	26.27
C26	26.27	26.27	26.27	26.27
C27	26.27	26.27	26.27	26.27
C28	26.27	26.27	26.27	26.27
C29	26.27	26.27	26.27	26.27
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C31	26.27	26.27	26.27	26.27
C32	26.27	26.27	26.27	26.27
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C41	26.27	26.27	26.27	26.27
C42	26.27	26.27	26.27	26.27
C43	26.27	26.27	26.27	26.27
C44	26.27	26.27	26.27	26.27
C45	26.27	26.27	26.27	26.27
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C47	26.27	26.27	26.27	26.27
C48	26.27	26.27	26.27	26.27
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C51	26.27	26.27	26.27	26.27
C52	26.27	26.27	26.27	26.27
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C57	26.27	26.27	26.27	26.27
C58	26.27	26.27	26.27	26.27
C59	26.27	26.27	26.27	26.27
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C61	26.27	26.27	26.27	26.27
C62	26.27	26.27	26.27	26.27
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C65	26.27	26.27	26.27	26.27
C66	26.27	26.27	26.27	26.27
C67	26.27	26.27	26.27	26.27
C68	26.27	26.27	26.27	26.27
C69	26.27	26.27	26.27	26.27
C70	26.27	26.27	26.27	26.27
C71	26.27	26.27	26.27	26.27
C72	26.27	26.27	26.27	26.27
C73	26.27	26.27	26.27	26.27
C74	26.27	26.27	26.27	26.27
C75	26.27	26.27	26.27	26.27
C76	26.27	26.27	26.27	26.27
C77	2			

RECEIVED

ROWAN GROVE
Sheet 1 of 2

Exhibit A

Published in the Tulsa Business & Legal News,
City of Bixby, Tulsa County, Oklahoma _____, 2021

ORDINANCE No. 2352

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM AG (AGRICULTURE) TO RS-3 (RESIDENTIAL SINGLE-FAMILY) CLASSIFICATION (BXZO-21.09) AND SUPPLEMENTAL PLANNED UNIT DEVELOPMENT ZONING (BXPUD-21.06); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. That Ordinance No. 2352 be and the same is now amended and the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Located southeast of the Southeast corner of South Mingo Road and East 131st Street South, Bixby, Oklahoma, BXZO-21.09 and BXPUD-21.06, be and the same is now rezoned from AG (Agriculture) to a RS-3 (Residential Single-Family) classification.

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 _____ 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



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

Staff Report

To: City of Bixby, City Council
From: Carolyn Back, Development Services Director/City Planner
Date: Monday, July 26, 2021
RE: Comprehensive Plan - 2030 Future Land Use Map Amendment to allow property downzoning to Agriculture (AG)
Location: 15802 South Sheridan
Acres: 72.451 acres
STR: Section 22, Township 17N, Range 13E
Applicant: Phil Faubert

Request:
Comprehensive Plan Amendment from Commercial and High Density Residential to Agriculture.

Existing Zoning; Use:
Residential Estate (RE); Single-Family Dwelling
Commercial General (CG); Single-Family Dwelling
Residential Multi-Family (RM-3); Vacant

Abutting Zoning; Use:
North: Agriculture (AG); Vacant
East: Agriculture (AG); Vacant
South: Agriculture (AG); Vacant
West: Residential Estate (RE); Vacant

Proposed Zoning; Use:
Agriculture (AG); Single-Family Dwelling and Agriculture related structures

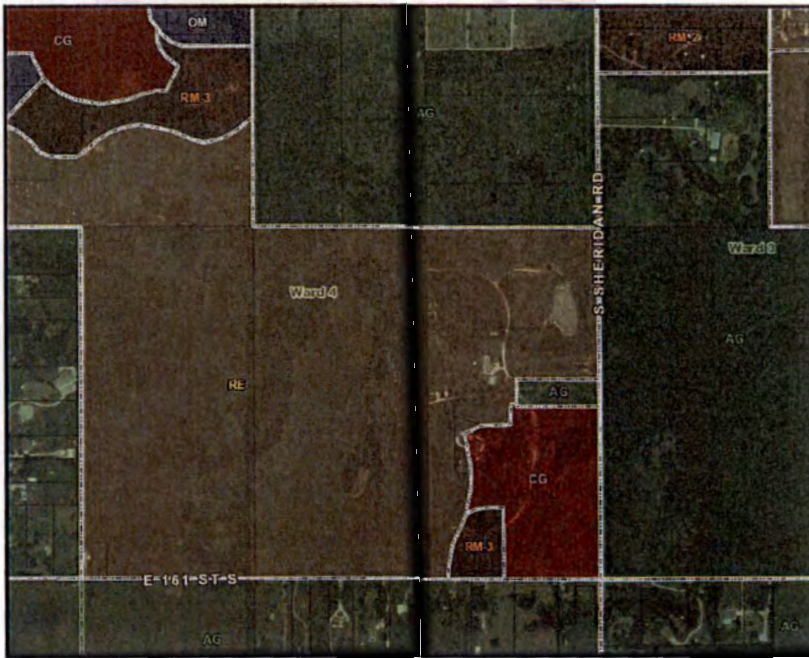


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.08) that will align with the downzoning of the property making it consistent with surrounding property, blend in with adjacent properties.

Planning Commission and City Council supported and approved the requested downzoning to Agriculture (AG) as the applicant's current and proposed uses are amenable to surrounding densities and types of use.

Planning Commission and City Council supported and approved the altering/reducing the dimension of Commercial General (CG) zoned area to 5.10 acres (+/-) as it does not increase intensity of type of use.

Public Comments: A couple of citizens requested clarification through their City Councilor. No comments received for or against the proposed downzoning.

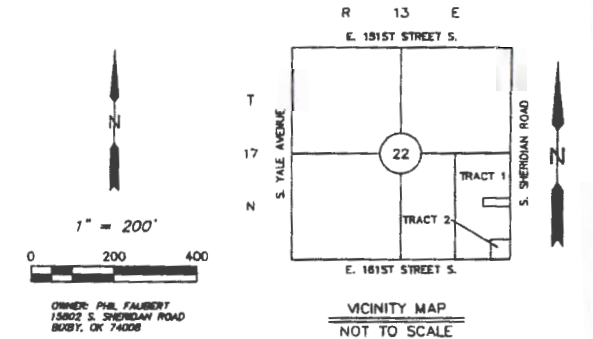
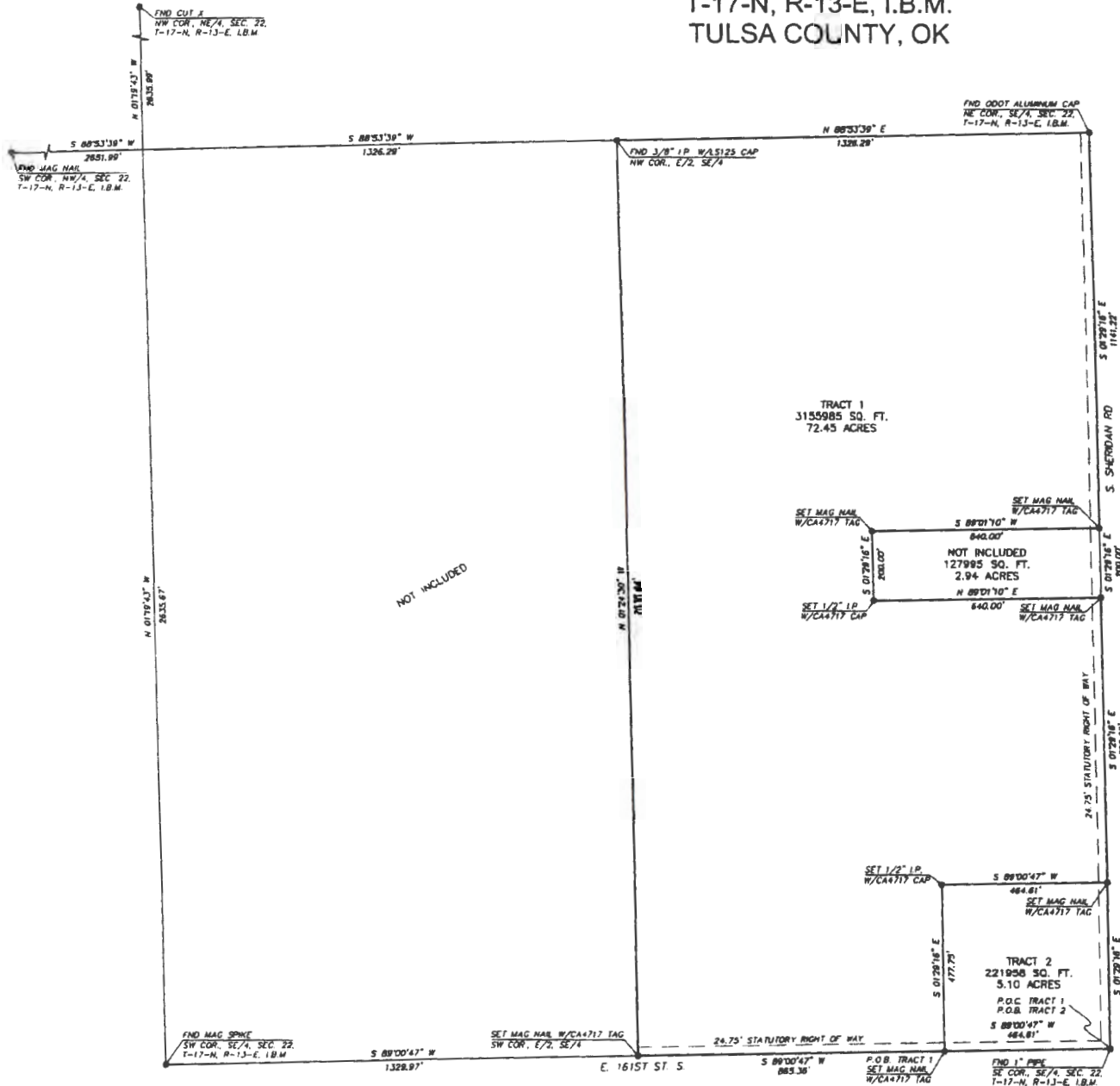
Staff Comments:

1. Staff recommends approval of the requested Comprehensive Plan Amendment from Commercial and High Density Residential to Agriculture.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Boundary Survey by Oklahoma Survey Co. Dated 05/11/2021
Exhibit B: City of Bixby Staff Report exhibit. Dated 06/21/2021

PLAT OF SURVEY
PART OF E/2, SE/4, SECTION 22,
T-17-N, R-13-E, I.B.M.
TULSA COUNTY, OK



LEGAL DESCRIPTION

TRACT 1
A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:
COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);
Thence S 89°00'47\"/>

TRACT 2
A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:
BEGINNING at the Southeast corner of said Southeast Quarter (SE/4);
Thence S 89°00'47\"/>

Said tract having an area of 3,155,984.87 Square Feet or 72.45 Acres, more or less.
Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 5/11/2021.

TRACT 3
A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:
BEGINNING at the Southeast corner of said Southeast Quarter (SE/4);
Thence S 89°00'47\"/>

Said tract having an area of 221,958.41 Square Feet or 5.083 Acres, more or less.
Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 5/11/2021.

NOTES

Books of Bearings: S 89°00'47\"/>

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown herein.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 5/8/2020
Property appears to have access to a public street.



OKLAHOMA SURVEY CO

3131 E. SONGBUM MILL RD. EDMOND, OK 73034
(405) 821-5858 CA84717 EXP. 30 JUNE 2021
ryan@oklahomasurveycompany.com

BOUNDARY SURVEY PART E/2, SE/4, SEC. 22, T-17-N, R-13-E, I.B.M.	SCALE 1\"/>
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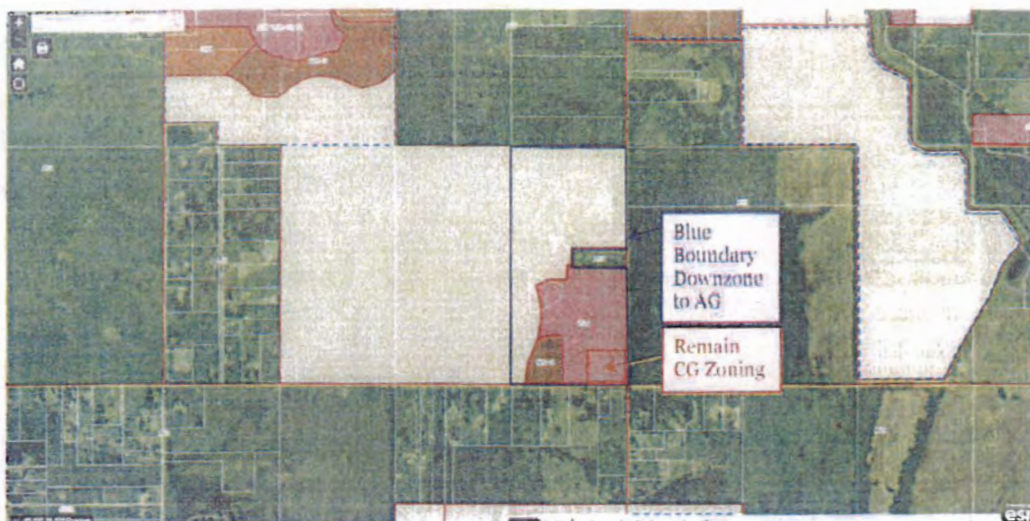


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO 21.10) that consists of a downzoning to bring the property, and its accessory structures, into zoning compliance. The single-family dwelling straddles the Commercial and Residential zones. The other accessory structures are non-conforming in the Residential Estate zone, but will be legal conforming accessory structures within the Agriculture District.

The rezone will also put in action an update to the Comprehensive Plan 2030 Future Land Use Map. An application will be submitted and scheduled to be heard in our quarterly City Council Comprehensive Plan Amendment reviews during their July 26, 2021 hearing.

Utilities/Site Area: There is a 12" water main running North/South on the West side of South Sheridan Road, and a 2" water line running East/West on the North side of E. 161st Street South.

Public Comments: A couple of citizens requested clarification through their City Councilor. No comments received for or against the proposed downzoning.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested downzoning to Agriculture (AG) as the applicant's current and proposed uses are amenable to surrounding densities and types of use.
2. Staff supports Planning Commission recommendation for approval of the altering/reducing the dimensions of Commercial General (CG) zoned area to 5.10 acres (+/-) as it does not increase intensity or type of use.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Boundary Survey by Oklahoma Survey Co dated 05.11.2021
Exhibit B: City of Bixby 2030 Future Land Use Map

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

ORDINANCE NO. 2347

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2030 FUTURE LAND USE MAP IN THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE", FOR FAUBERT, CONTAINING 72.451 ACRES, MORE OR LESS, IN SECTION TWENTY-TWO (22), 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 "COMMERCIAL" AND "HIGH-DENSITY RESIDENTIAL" DESIGNATIONS AND AMENDING TO "AGRICULTURE", (BXCP-21.08); 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. 2347 and the Future Land Use Map in the 2018 Comprehensive Plan for the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Located 15802 South Sheridan Road, Bixby, Oklahoma, be and the same is now redesignated from "Commercial" and "High-Density Residential," to "Agriculture."

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 _____ day of July _____ 2021.

Brian Guthrie
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 July____ 2021.

Brian Guthrie
Mayor of the City of Bixby, Oklahoma

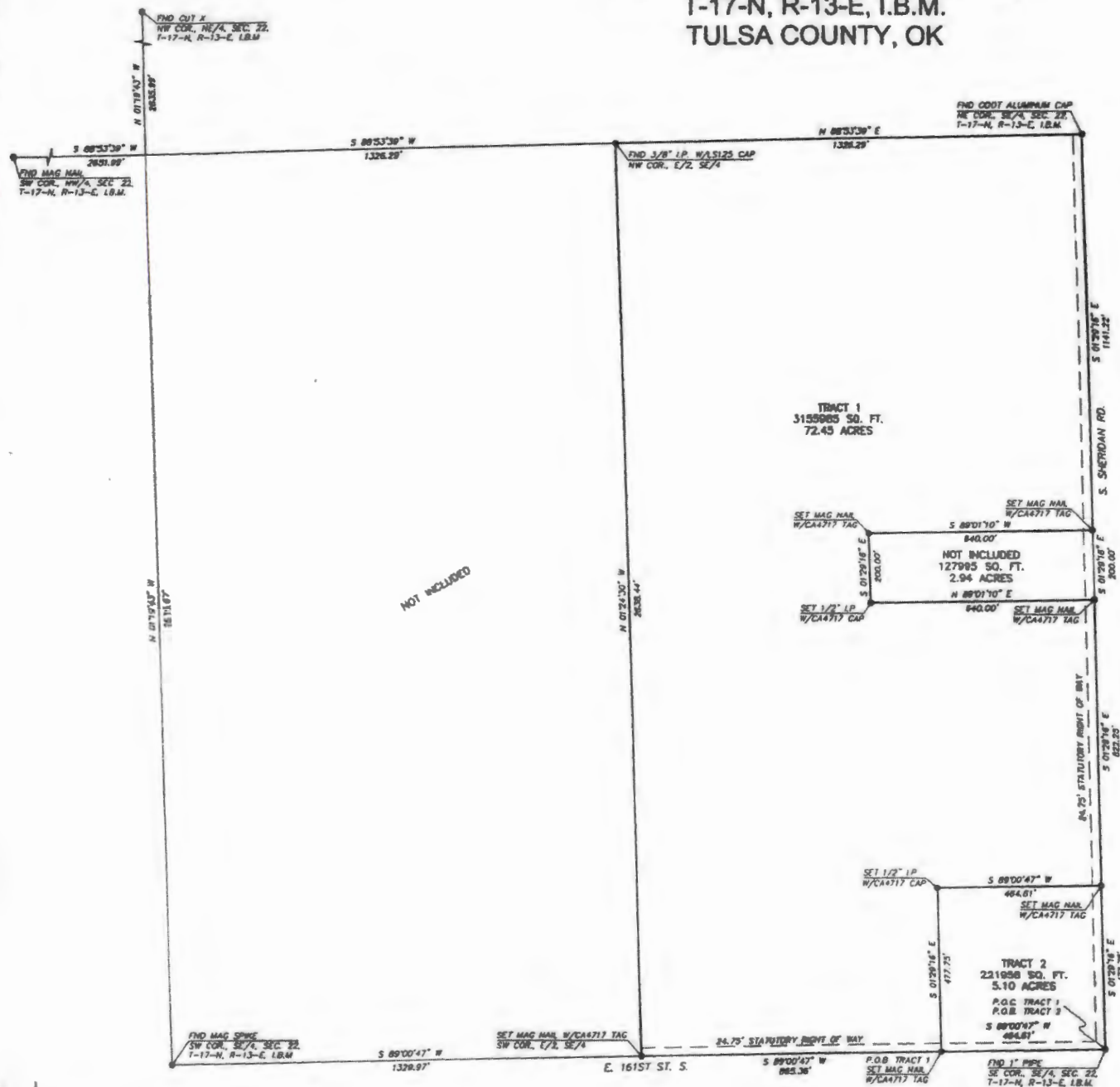
(Seal)
ATTEST:

Yvonne Adams
City Clerk

APPROVED:

Phil Frazier
City Attorney

PLAT OF SURVEY
PART OF E/2, SE/4, SECTION 22,
T-17-N, R-13-E, I.B.M.
TULSA COUNTY, OK



1" = 200'

0 200 400



OWNER: PHIL FAUBERT
15802 S. SHERIDAN ROAD
BOZEMAN, OR 97408

A vicinity map showing a grid of streets. The vertical streets are labeled 'S. YALE AVENUE' on the left and 'S. SHERIDAN ROAD' on the right. The horizontal streets are labeled 'E. 151ST STREET S.' at the top and bottom. A circle with the number '22' is located in the center of the grid, between Yale Avenue and Sheridan Road, and between the two 151st Street S. lines. To the right of the circle, between the two 151st Street S. lines, are two rectangular areas labeled 'TRACT 1' (top) and 'TRACT 2' (bottom). A diagonal line runs from the bottom right corner of Tract 2 towards the bottom right corner of the map. A north arrow is located to the left of the map, pointing upwards. Below the map, the text 'VICINITY MAP' is written in a bold, sans-serif font, and below that, 'NOT TO SCALE' is written in a bold, sans-serif font.

LEGAL DESCRIPTION

TRACT 1

A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Dots and Meridian, Tulsa County, Oklahoma, more particularly described as follows:

Thence S 89°00'47" W along the South line of said Southeast Quarter (SE/4) (Bends of Bearing), a distance of 464.61 feet to the POINT OF BEGINNING;

Thence continuing S 89°00'47" W along the South line of said Southeast Quarter (SE/4), a distance of 853.30 feet to the Southwest corner of the East Half (E/2) of said Southeast Quarter (SE/4);

Thence N 01°24'30" E along the West line of the East Half (E/2) of said Southeast Quarter (SE/4), a distance of 2,838.44 feet to the Northwest corner of the East Half (E/2) of said Southeast Quarter (SE/4);

Thence N 88°53'38" E along the North line of the East Half (E/2) of said Southeast Quarter (SE/4), a distance of 1,329.19 feet to the Northeast corner of said Southeast Quarter (SE/4);

Thence S 01°24'30" E along the East line of the Southeast Quarter (SE/4), a distance of 1,141.82 feet;

Thence S 01°29'16" W a distance of 840.00 feet;

Thence S 01°29'16" E parallel with the East line of said Southeast Quarter (SE/4), a distance of 200.00 feet;

Thence N 89°01'10" E a distance of 840.00 feet to a point on the East line of said Southeast Quarter (SE/4);

Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 822.25 feet;

Thence S 89°00'47" W parallel with the South line of said Southeast Quarter (SE/4), a distance of 404.61 feet;

Thence S 01°29'16" E parallel with the East line of said Southeast Quarter (SE/4), a distance of 477.70 feet to the POINT OF BEGINNING.

Sold tract having an area of 3,105,895.87 Square Feet or 72.451 Acres, more or less.
Legal description prepared by Ryan R. Doudman, R.P.L.S. 1994, 5/11/2023.

TRACT 2
A tract of land in the East Half (E/2) of the Southwest Quarter (SE/4) of Section Twenty-two (S22), Township Sixteen (17) North, Range Nineteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:
Beginning at the Southwest corner of said Southwest Quarter (SE/4);
Thence S 80°00'47" W along the South line of said Southwest Quarter (SE/4) (Base of Boring), a distance of 464.61 feet;
Thence N 01°29'16" W parallel with the East line of said Southwest Quarter (SE/4), a distance of 477.73 feet;
Thence N 80°00'47" E parallel with the South line of said Southwest Quarter (SE/4), a distance of 464.61 feet to a point on the East line of said Southwest Quarter (SE/4);
Thence S 01°29'16" E along the East line of said Southwest Quarter (SE/4), a distance of 477.73 feet to the POINT OF BEGINNING.

Sold tract having an area of 221,858.41 Square Feet or 5.085 Acres, more or less.
Legal description prepared by Ryan R. Doudleau, R.P.L.S. 1501, 3/11/2021.

Base of Bearing: S 89°00'47" W along the South line of the SE/4 of Section 22, T-17-N, R-13-E, L.M.
 (Alabama State Plane Coordinate System, Meris Zone, NAD 83 (8011), FTM NET.

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify that I or others under my direct supervision, have made a careful survey of the property shown herein.

This plot of survey meets the Minimum Factual Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 3/6/2020
Property appears to have access to a public street.



OKLAHOMA SURVEY CO

3121 E. SONGHUM MILL RD. EDMOND, OK 73034
(405) 821-5858 CA#4717 EXP. 30 JUNE 2021
ryan@oklahomasurveycompany.com

BOUNDARY SURVEY
PART E/2, SE/4, SEC. 22.
T-17-N, R-13-E, L.B.M.
TILSA COUNTY
OKLAHOMA

SCALE 1"=200'
DATE: 5/11/2021
PAGE 1 OF 1
PROJECT NO. J484



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

Staff Report

To: City of Bixby, City Council
From: Carolyn Back, Development Services Director/City Planner
Date: Monday, July 26, 2021
RE: Comprehensive Plan - 2030 Future Land Use Map Amendment to modify existing Mixed-Use designation to Low Density Residential.
Location: South 73rd East Avenue and East 131st Street (River Crest III)
Acres: 12.985 Acres
STR: Section 11, Township 17N, Range 13E
Applicant: Jim Crosby, PDG

Request:
Comprehensive Plan Amendment from existing Mixed-Use to Low Density Residential.

Existing Zoning; Use:
Commercial Shopping (CS); Vacant

Abutting Zoning; Use:
North: Agriculture (AG); Vacant
East: Residential Manufactured Home (RM-2); Residential Manufactured Home Park (RMH); Commercial Shopping (CS); Vacant.
South: Commercial Shopping (CS); Vacant
West: Residential Single-Family (RS-1)

Proposed Zoning; Use:
Residential Single-Family (RS-3); Single-Family Dwellings.



Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.05) that is consistent with surrounding property and will blend with the adjacent property.

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

Staff Comments:

1. Staff recommends approval of the requested Comprehensive Plan Amendment from existing Mixed-Use designation to Low Density Residential.

Figures: Figure 1: City of Bixby Zoning Map

Attachments:

- Exhibit A.1: Boundary Survey by Tanner Consulting, LLC, dated 3/30/2021
- Exhibit A.2: Overall Boundary Exhibit by Tanner Consulting, LLC
- Exhibit B: Existing Mixed Use Designation Land Use Map Exhibit by Jim Crosby, PDG.
- Exhibit C: Proposed Low Density Residential Designation Land Use Map Exhibit by Jim Crosby, PDG.



Property Legal Description

Exhibit "A.1" River Crest III Overall Boundary Description

Description

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION ELEVEN (11), 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 NORTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 88°24'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°24'35" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 630.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°14'49" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 990.78 FEET; THENCE SOUTH 53°58'00" WEST FOR A DISTANCE OF 272.35 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 468.38 FEET; THENCE NORTH 53°58'00" EAST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 184.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°47'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 18°38'21" WEST FOR 281.01 FEET, FOR AN ARC DISTANCE OF 285.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'42" WEST AND PARALLEL WITH THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 565,642 SQUARE FEET OR 12.985 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

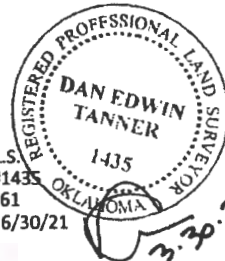
- (1) 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;
- (2) CHISELED 'X' FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'10" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/21



03/30/2021 TBUSH 21054EX_BOUNDARY

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, J.E. TULSA, OKLAHOMA 74105-6539 918.745.9929

Existing Mixed Use Designation Land Use Map

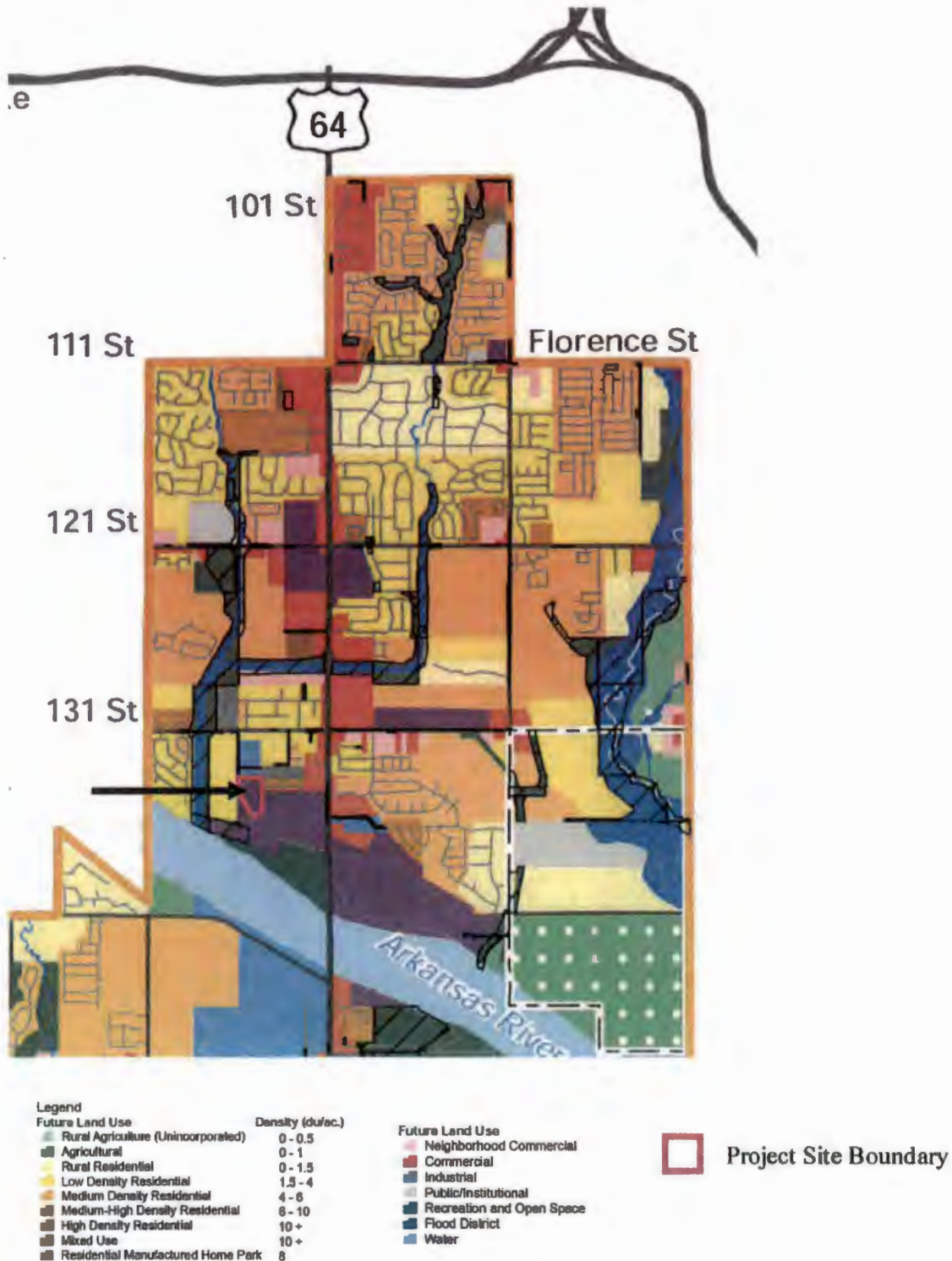
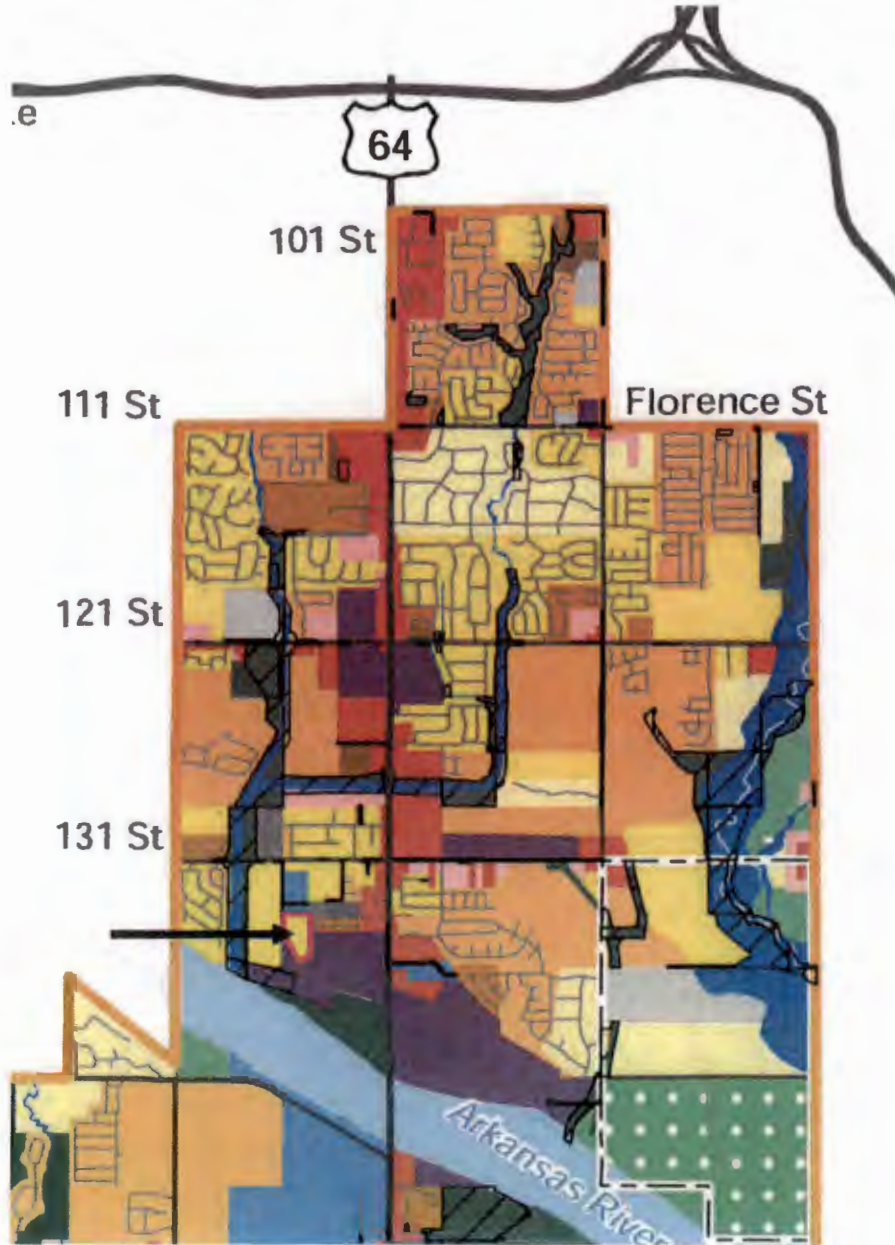


Exhibit B

Proposed Low Density Residential Designation Land Use Map



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



Project Site Boundary

Exhibit C

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

ORDINANCE NO. 2348

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2030 FUTURE LAND USE MAP IN THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE", FOR RIVER CREST III, CONTAINING 12.985 ACRES, MORE OR LESS, IN SECTION ELEVEN (11), 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 "MIXED-USE" DESIGNATION AND AMENDING TO "LOW-DENSITY RESIDENTIAL", (BXCP-21.05); 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. 2348 and the Future Land Use Map in the 2018 Comprehensive Plan for the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A1" FOR LEGAL DESCRIPTION

Located South of East 131st Street South and South 73rd East Avenue, Bixby, Oklahoma, be and the same is now redesignated from "Mixed-Use" to "Low-Density Residential."

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 _____ day of July _____ 2021.

Brian Guthrie
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 July____ 2021.

Brian Guthrie
Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

Yvonne Adams
City Clerk

APPROVED:

Phil Frazier
City Attorney

Property Legal Description

Exhibit "A.1" **River Crest III** **Overall Boundary Description**

Description

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION ELEVEN (11), 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 NORTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 88°24'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°24'35" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 630.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°14'49" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 990.78 FEET; THENCE SOUTH 53°58'00" WEST FOR A DISTANCE OF 272.35 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 468.38 FEET; THENCE NORTH 53°58'00" EAST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 184.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°47'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 18°38'21" WEST FOR 281.01 FEET, FOR AN ARC DISTANCE OF 285.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'42" WEST AND PARALLEL WITH THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 565,642 SQUARE FEET OR 12.985 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

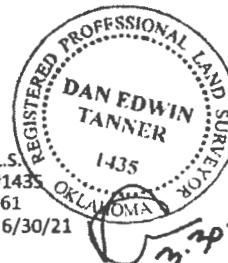
- (1) 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;
- (2) CHISELED 'X' FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'10" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/21



03/30/2021 TBUSH 21054EX_BOUNDARY

 **Tanner Consulting LLC**
5314 SOUTH YALE AVENUE, TULSA, OKLAHOMA 74135-6539 | 918.745.9929



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

Staff Agenda Commentary July 26, 2021

Item Title(s):

River Crest III – BXZO-21.13 Rezone and BXPUD-18.08MA Major Amendment to Planned Unit Development (PUD) BXPUD-18.08 (formerly known as River Trails) Located: East 131st Street South and South 73rd East Avenue, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.19.21 Preliminary Plat – Planning Commission recommendation of approval per Planning Review and Staff Comment recommendations

07.26.21 Comp Plan Future Land Use Map Amendment – On Council Agenda for action

Project Overview per PUD by PDG:

# of Acres	13 (+/-)	Min Lot Width	55 feet (avg)
# of Lots	60 max per	Min Lot Size	6000 SF (avg)
# of Blocks	3	Avg Dwelling Units	4.5/acre
# of Phases	TBD	# of Reserve Areas	3

Project Overview per Preliminary Plat by Tanner:

# of Acres	28.907 (+/-)	Min Lot Width	None mentioned
# of Lots	116 per Face of Plat	Min Lot Size	None mentioned
# of Blocks	6	Avg Dwelling Units	None mentioned
# of Phases	TBD	# of Reserve Areas	3

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:
Approval

Recommendation:

Staff recommends approval of the River Crest III BXZO-21.13 Rezone and BXPUD-18.08MA Major Amendment to Planned Unit Development BXPUD-18.08 (formerly known as River Trails) per Planning Commission recommendation and Staff Comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: River Crest III – Rezone and Major Amendment to
Planned Unit Development (PUD) BXPUD-18.08 (formerly known as River
Trails)

(NOTE: Preliminary Plat (Blocks 11-13) - Tanner Consulting on 07.19.21 Agenda)

RE: Rezone to Residential Single-Family (RS-3) to match existing zoning with
River Crest Phases I & II

Major Amendment to BXPUD-18.08 to expand boundary of PUD to cover
River Crest Phase III development.

Location: East 131st Street and South 73rd East Avenue, Bixby, Oklahoma 74008

Site Stats: Acres: 13 +/-
Number of Lots: 60
Lot Size: 6,900 +/-
Dwelling Units: 4.5/acre

STR: Section 11, Township 17N, Range 13E

Applicant: Planning Design Group

Request:

Rezone from Commercial Shopping (CS) to Single-Family Residential (RS3) with a
Major Amendment to the supplemental zoning BXPUD-18.08 for the addition of land
totaling approximately 13 acres for Phase III River Crest subdivision.

Existing Zoning; Use:

Commercial Shopping; Vacant

Utilities/Site Area: There is a 12" water main running North/South on the West side of South 73rd East Ave., and a 16" sanitary sewer running East/West on the North side and a 12" sanitary sewer running North/South along South 73rd East Avenue. A stormwater system is available through the existing River Crest development to the West.

Public Comments: No comments have been received for or against the Rezone.

Staff Comments:

1. Due to two different consulting firms representing the land use transactions for this project, and the carving out of this 13 (+/-) acres from a much larger commercial tract of land, Staff suggests making Rezone recommendation for approval to City Council contingent upon Preliminary and Final Plat approval and the Rezone becoming effective at time of recording the Final Plat with the County.
2. Staff supports Planning Commission recommendation for approval of the requested Rezone from Commercial Shopping (CS) to Residential Single-Family (RS-3) with the accompanying Major Amendment to BXPUD-18.08 with recommended text modifications to the PUD before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A.1: Boundary Survey by Tanner Consulting, LLC, dated 3/30/2021
Exhibit A.2: Overall Boundary Exhibit
Exhibit B: Major Amendment Phase III Addition to BXPUD-18.08 dated July 13, 2021

EXHIBIT A: LEGAL DESCRIPTION

CMPLD-15608 Major Amendment Application April 6, 2021

Exhibit "A.1" River Crest III Overall Boundary Description

Description

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION ELEVEN (11), 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 NORTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 88°24'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°24'35" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 630.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°14'49" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 990.78 FEET; THENCE SOUTH 53°58'00" WEST FOR A DISTANCE OF 272.35 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 468.38 FEET; THENCE NORTH 53°58'00" EAST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 184.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°47'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 18°38'21" WEST FOR 281.01 FEET, FOR AN ARC DISTANCE OF 285.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'42" WEST AND PARALLEL WITH THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 565,642 SQUARE FEET OR 12.985 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;

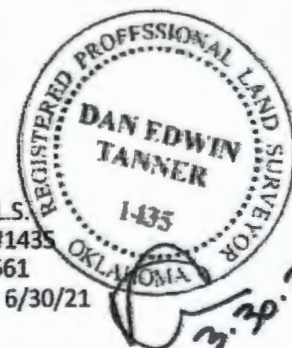
(2) CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'10" EAST.

Certification

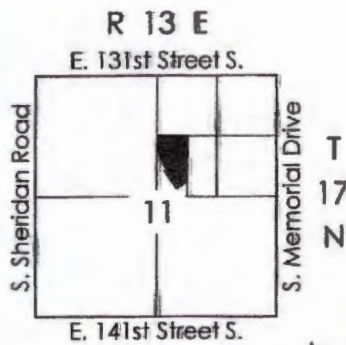
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/21



BXPUD-18.08 Major Amendment Application: April 6, 2021

Exhibit "A.2"
River Crest III
Overall Boundary Exhibit



Location Map



LEGEND

CB	CHORD BEARING
CD	CHORD DISTANCE
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

05/30/2021: TBUSH 21054EX_BOUNDARY

Exhibit A2  Tanner Consulting LLC
5823 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539 | 918.745.9929

5223 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6520 | 918.745.9929

Submitted to:
City of Bixby, Oklahoma
Major Amendment Application: July 13, 2021

City of Bixby
BXPUD 18.08 MA

BXPUD-18.08 RIVER TRAILS (NOW KNOWN AS RIVER CREST PHASE III) [MAJOR AMENDMENT – PHASE 3 ADDITION] BIXBY, OKLAHOMA

SUBMISSION FOR PLANNED UNIT DEVELOPMENT

Prepared By:
Planning Design Group
5314 S. Yale Ave., Suite
510
Tulsa, OK 74135
918-628-1255

Prepared For:
Rockwood Investment
LLC
2108 N. 129th E. Avenue
Tulsa, OK 74116
918-392-7686

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• Exhibit D: Phase III Proposed Concept Plan	

DEVELOPMENT CONCEPT

The original River Trails BXPUD-18.08 was unanimously approved by the Bixby City Council on July 23, 2018. The original PUD contained two phases of single-family detached residential development. The attached major PUD amendment application is to expand the existing PUD boundaries into a third phase of development.

The third phase of River Trails is being renamed to River Crest III to match plat and is located on the east side of S. 73rd E. Avenue. The property is bound by the Bemo Indian Baptist Church on the north, the Riverbend mobile home park on the east, undeveloped land to the south, and S. 73rd E. Ave on the west. Phase III contains approximately 13 acres and is located within the newly approved TIF 2 District. Phase III of the River Crest PUD will adhere to all the same development regulations set forth in BXPUD-18.08.

ACCESS & CONNECTIVITY

Two points of access along the western border of the Phase III development is gained off S. 73rd E. Avenue. In the Connected 2045 INCOG Regional Transportation Plan, a two-lane roadway connection from S. 73rd E. Avenue out to Memorial Dr./Highway 64 is proposed. This future connection will provide vehicular access from E. 131st Street directly out to Memorial Drive thereby increasing vehicular and pedestrian connectivity and reducing traffic congestion at the intersection of E. 131st and Memorial Dr.

STATISTICAL SUMMARY

Phase III Project Gross Area	± 13 Acres
Average Lot Size	± 6,900 sq. ft.
Total Allowable Number of Lots	60
Dwelling Units per Gross Acre	4.5 Units per Acre

DEVELOPMENT STANDARDS

The principal use for Phase III development is single-family detached dwellings, which are intended to be used for individual ownership. Phase III development shall adhere to all adopted development standards set forth in the existing BXPUD-18.08. The following development standards reflect the existing BXPUD-18.08 regulations plus added language that pertains specifically to fencing, gating, and trail requirements for the Phase III property.

Standard	EX. BXPUD-18.08 Regulations
Zoning	RS-3 with PUD
Minimum Lot Area (sf.)	6,000
Minimum Lot Width	55 feet*
Min. Front Yard Setback	20 feet
Min. Rear Yard Setback	20 feet ***
Internal Lots	15 feet
Lots along S. perimeter	15 feet
Min. Side Yard Setback	
One Side	5 feet
Other Side	5 feet
Corner Lots	10 feet *
Livability Space (sf.)	3,000
Maximum Height/Stories	35'
Minimum Off-Street Parking Spaces	2

* The width of any cul-de-sac or pie-shaped lots which meets the requirements for minimum lot size may have less than minimum frontage at the right of way.

** All houses built on corner lots must face the 20-foot front yard setback.

*** No building shall encroach on any utility easements.

LANDSCAPE REQUIREMENTS

River Crest Phase III will be landscaped to a high-level standard meeting and exceeding the minimum requirements set out by the City of Bixby landscape ordinance. A landscape plan will be submitted to the City of Bixby for compliance with the PUD standards set forth in this section.

FENCING & GATE REQUIREMENTS

It will be determined at the time of Preliminary Plating if Phase III of the PUD development will be a private, gated or a public, non-gated community. If this is a gated community, the homeowner's association will be responsible for all maintenance and upkeep of the gates and operators. Gates will be required to meet all City of Bixby Fire Marshal Requirements. The gate Fencing along S. 73rd E. Ave. will match the existing fencing from Phase I and II of the PUD. The primary vehicular entrances located off S. 73rd E. Ave. may utilize entry architectural features that exceed the 8-foot requirement.

Backyard residential fences that abut the north, east, and south site boundaries are required to have an opaque wood fence and shall not exceed 8-foot in height.

SIDEWALK REQUIREMENTS

A public sidewalk will be constructed along the S. 73rd E. Ave. frontage. Public sidewalks will be constructed along internal residential streets.

BUILDING MATERIALS

A minimum of 75 percent (%) of the total structure shall be masonry material excluding door and window areas. Approved masonry materials include stone, brick, stucco, and cementitious siding. A minimum of 75 percent (%) of the front, street facing façade excluding door and window areas shall be masonry material.

HOMEOWNERS ASSOCIATION

A Homeowner's Association will be established for Phase III of the River Crest development. Phase III will share overall trails and community amenity space with the existing Phase I & II development. Covenants filed with the plat will establish what amenities and landscape areas will fall under the responsibilities of each HOA.

In the event the owner/developer decides to make this a private gated community, this will have to be completed at the point of filing the preliminary plat. If the development becomes a private community, the mandatory Homeowner's Association will have full responsibility of maintaining landscaped entries, private streets, private storm sewer, perimeter fencing and all reserves and landscaped areas. In the event the association(s) fails to maintain these areas to a proper and safe manner, the City of Bixby will have the right to maintain or pay a third-party contractor to maintain these areas and bill each member of the Homeowner's Association(s) for the entire cost. Should payment by any member not be made, the City of Bixby may file a lien on the delinquent member's personal property within the platted subdivision.

Final documents for the Homeowner's Association for River Crest III will be filed with the final plat and will include the maintenance agreement and specific rights and requirements for association members.

SITE PLAN REVIEW

No building permit shall be issued for the construction of buildings within a development area until a detailed site plan (subdivision plat) of the development area has been submitted to and approved by the City of Bixby Planning Commission as being in compliance with the PUD Development Concept and the Development Standards. Separate building permits may be issued for individual home construction after the subdivision infrastructure has been given final approval by the City of Bixby.

PLATTING REQUIREMENTS

No building permit shall be issued until the property has been included within a preliminary and final subdivision plat submitted to and approved by the Bixby Planning Commission and the Bixby City Council and duly filed of record, provided however, that development areas may be platted separately, if development is phased. In the event the owner/developer decides to make this a private gated community, it must be designated on the preliminary plat. A private development will have to meet all City of Bixby development standards and requirements, as well as City of Bixby Fire Marshal requirements. Restrictive covenants shall be established and filed of record, and the City of Bixby shall be made a beneficiary of all public infrastructure thereof. Covenants shall establish the minimum home square footage size at 1,800 square feet.

SCHEDULE OF DEVELOPMENT

Development of River Crest Phase III is anticipated to commence upon approval by the City of Bixby and upon filing of the Final Plat.

EXHIBIT A: LEGAL DESCRIPTION

Exhibit "A.1"
River Crest III
Overall Boundary Description

Description

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION ELEVEN (11), 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 NORTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 88°24'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°24'35" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 630.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°14'49" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 990.78 FEET; THENCE SOUTH 53°58'00" WEST FOR A DISTANCE OF 272.35 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 468.38 FEET; THENCE NORTH 53°58'00" EAST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 184.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°47'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 18°38'21" WEST FOR 281.01 FEET, FOR AN ARC DISTANCE OF 285.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'42" WEST AND PARALLEL WITH THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 565,642 SQUARE FEET OR 12.985 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

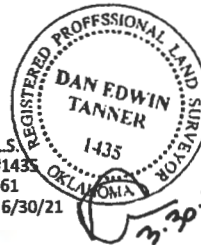
- (1) 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;
- (2) CHISELED 'X' FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 11;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'10" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
 OKLAHOMA P.L.S. #1435
 OKLAHOMA CA #2661
 EXPIRATION DATE: 6/30/21



03/30/2021 TBUSH 21054EX_BOUNDARY

Tanner Consulting LLC
 5323 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539 | 918.745.9929

EXHIBIT A: LEGAL DESCRIPTION

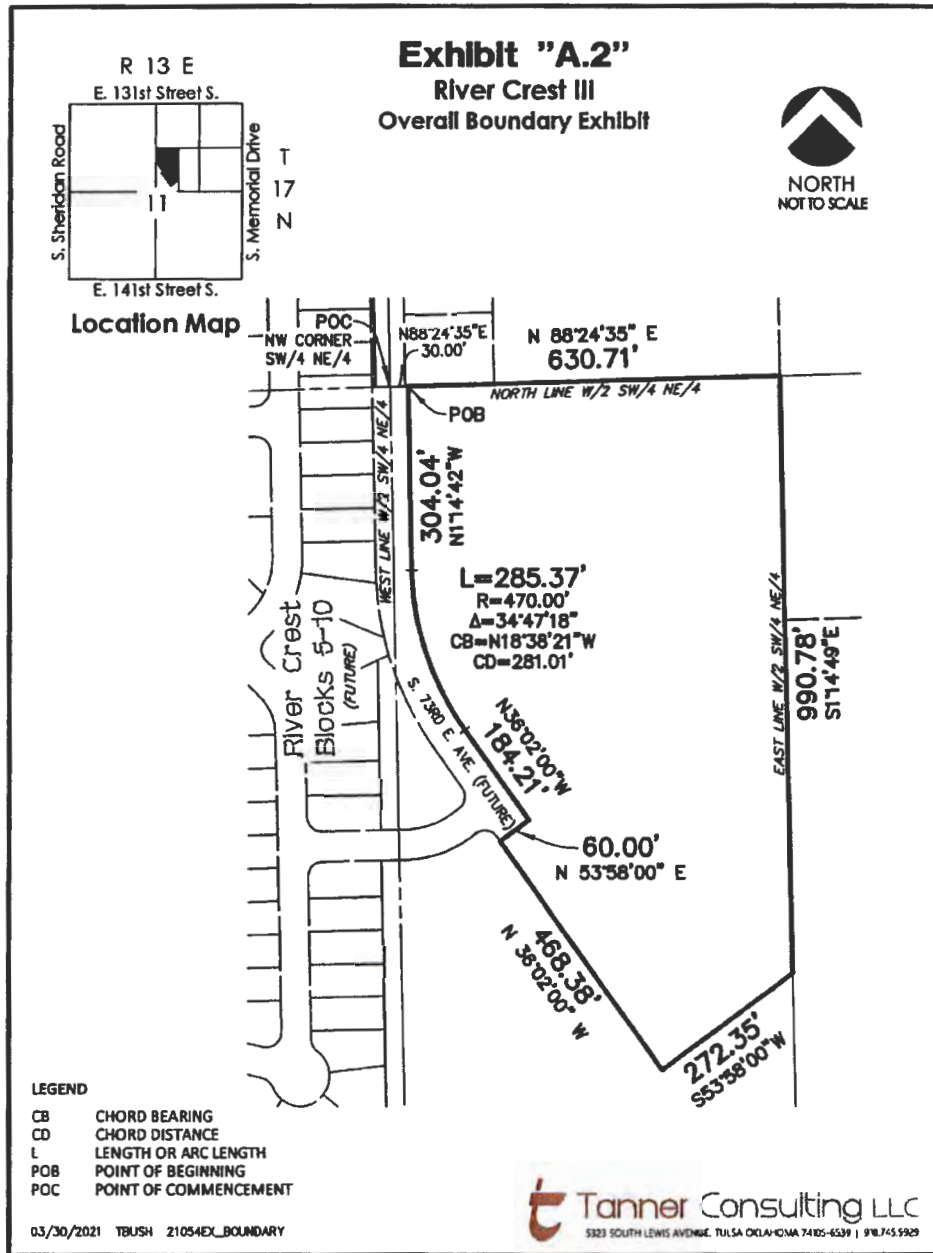


EXHIBIT B: PHASE III EXISTING SITE & SURROUNDING ZONING



- | | |
|---|---|
| COMMERCIAL | DRAINAGE DETENTION AREA |
| INDUSTRIAL | CITY PARKS |
| SINGLE-FAMILY | AGRICULTURE |
| MULTI-FAMILY | SITE BOUNDARY |

EXHIBIT C: PHASE III EXISTING SITE CONDITIONS

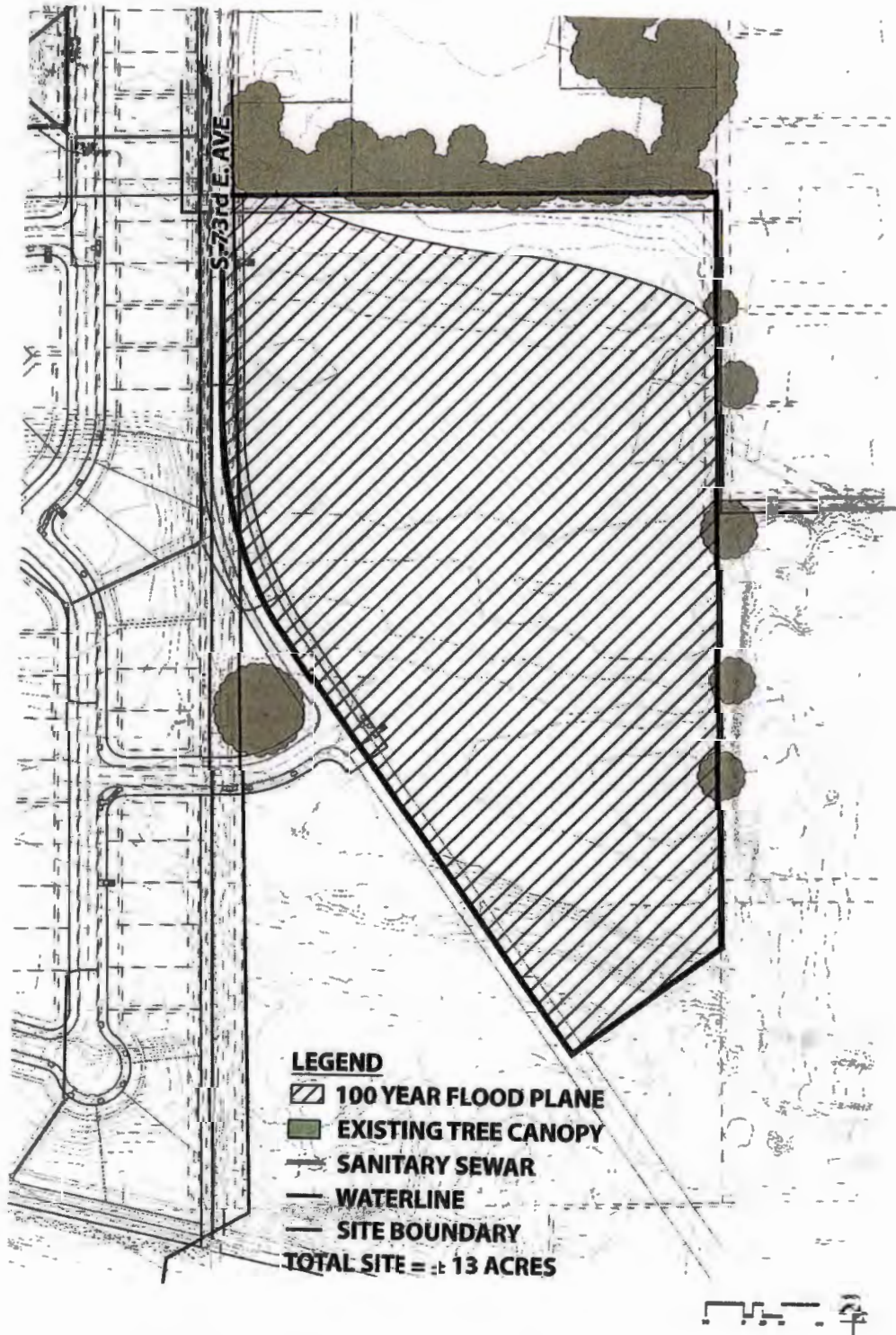


EXHIBIT D: PHASE III PROPOSED CONCEPT PLAN





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

Staff Agenda Commentary July 26, 2021

Item Titles(s):

River Crest III - BXPT-21.09 - Preliminary Plat for River Crest III. Located at East 131st Street South and South 73rd East Avenue, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.19.21 Rezone RS-3 – Planning Commission recommendation of approval per Staff Comment recommendations

07.19.21 PUD – Planning Commission recommendation of approval per Staff Comment recommendations

07.26.21 Comp Plan Future Land Use Map Amendment – On Council Agenda for action

Project Overview per Plat:

# of Acres	28.907 (+/-)	Min Lot Width	55 feet (avg)
# of Lots	116 per Face of Plat	Min Lot Size	6900 SF (avg)
# of Blocks	6	Avg Dwelling Units	4.5/acre
# of Phases	TBD	# of Reserve Areas	3

Project Overview per PUD by PDG:

# of Acres	13 (+/-)	Min Lot Width	55 feet (avg)
# of Lots	60 max per	Min Lot Size	6000 SF (avg)
# of Blocks	3	Avg Dwelling Units	4.5/acre
# of Phases	TBD	# of Reserve Areas	3

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:
Approval

Recommendation:

Staff recommends approval of the River Crest III, BXPT-21.09, Preliminary Plat per Planning Commission recommendation and Planning Review, Engineering Review, and Staff Comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: River Crest (Phase III) – Preliminary Plat (Blocks 11-13) BXPUD-18.08
(Formerly known as River Trails)

(NOTE: Rezone and Major Amendment to BXPUD-18.08 – Planning Design Group on 07.19.21 Agenda)

RE: Preliminary Plat (Blocks 11-13) to match existing zoning and subdivision layout with River Crest Phases I & II

Location: East 131st Street and South 73rd East Avenue, Bixby, Oklahoma 74008

Site Stats:

Acres:	13 +/-
Number of Lots:	60 max per PUD
	51 per face of plat
Lot Size:	6,900 +/-
Number of Blocks:	3
Dwelling Units:	4.5/acre

STR: Section 11, Township 17N, Range 13E

Applicant: Tanner Consulting, LLC

Request:

Tanner Consulting is requesting Preliminary Plat approval to accompany the Planning Design Group request, also on the Agenda, for Rezone from Commercial Shopping (CS) to Single-Family Residential (RS3) with a Major Amendment to the supplemental zoning BXPUD-18.08 for the addition of land totaling approximately 13 acres for Phase III River Crest subdivision.

Existing Zoning; Use:

Commercial Shopping; Vacant

Utilities/Site Area: There is a 12" water main running North/South on the West side of South 73rd East Ave., and a 16" sanitary sewer running East/West on the North side and a 12" sanitary sewer running North/South along South 73rd East Avenue. A stormwater system is available through the existing River Crest development to the West.

Planning Review Comments:

1. Face of Plat – Statistical Summary does not match lot count
2. Sheet 2 of 3 – Section I – Street, Easements, and Utilities, E. Paving and Landscaping within Easements.
 - a. After the words, "by necessary maintenance of", Add the words: "all underground utilities"
 - b. Delete the words: Underground water...though...electric facilities.
 - c. Leave in the rest from: "within the utility easement areas..."
3. Section II – Reserve Areas, A. Reserve A, 3.b. – Rewrite as follows:
PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ABOVE STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.
4. Section II B., Reserve A and on Sheet 3 of 3 – please change references from "as defined below" to Section and subsection actual location.
5. Sheet 3 of 3 – Section III – Planned Unit Development Restrictions, B. – Rear and Side Corner Lot setbacks do not match BXPUD-18.08 Development Standards.
6. Section III D. – Please determine and amend.
7. Section IV – B.3. – Add BXPUD-18.08 after the word "Development" and put period after the word "restrictions" and delete rest of the sentence.
8. Section IV E. – Please determine and amend.
9. Section V – Homeowners' Association, A. Formation of Homeowners Association – Is this going to be private and gated? Need to update and align with Planning Design Groups PUD document.
10. Section VI – The PUD is a Major Amendment, please change minor amendment references in DoD.

Please add a note that all gates must meet City Standards, if going to be gated.

Engineering Review Comments: Please see attached memo dated July 6, 2021

Public Comments: No comments have been received for or against the Rezone.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested 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 Tanner Consulting, LLC, dated 06.15.2021
Exhibit B: Development Services – Engineering Memo dated 07.06.2021

ORDINANCE No. 2351

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM CS (COMMERCIAL SHOPPING) TO RS-3 (RESIDENTIAL SINGLE-FAMILY) CLASSIFICATION (BXZO - 21.13) AND SUPPLEMENTAL PLANNED UNIT DEVELOPMENT ZONING MAJOR AMENDMENT TO (BXPUD-18.08), AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. That Ordinance No. 2351 be and the same is now amended and the following described property, to-wit:

SEE ATTACHED EXHIBIT "A1" FOR LEGAL DESCRIPTION

Located South of East 131st Street South and South 73rd East Avenue, Bixby, Oklahoma, BXZO-21.13 and BXPUD-18.08, be and the same is now rezoned from CS (Commercial Shopping) to a RS-3 (Residential Single-Family) classification.

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 _____ 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

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION ELEVEN (11), 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 NORTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 88°24'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°24'35" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 630.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°14'49" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 990.78 FEET; THENCE SOUTH 53°58'00" WEST FOR A DISTANCE OF 272.35 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 468.38 FEET; THENCE NORTH 53°58'00" EAST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 36°02'00" WEST FOR A DISTANCE OF 184.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°47'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 18°38'21" WEST FOR 281.01 FEET, FOR AN ARC DISTANCE OF 285.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'42" WEST AND PARALLEL WITH THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 565,642 SQUARE FEET OR 12.985 ACRES.



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

Staff Agenda Commentary July 26, 2021

Item Titles(s):

River Crest III - BXPT-21.09 - Preliminary Plat for River Crest III. Located at East 131st Street South and South 73rd East Avenue, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.19.21 Rezone RS-3 – Planning Commission recommendation of approval per Staff Comment recommendations

07.19.21 PUD – Planning Commission recommendation of approval per Staff Comment recommendations

07.26.21 Comp Plan Future Land Use Map Amendment – On Council Agenda for action

Project Overview per Plat:

# of Acres	28.907 (+/-)	Min Lot Width	55 feet (avg)
# of Lots	116 per Face of Plat	Min Lot Size	6900 SF (avg)
# of Blocks	6	Avg Dwelling Units	4.5/acre
# of Phases	TBD	# of Reserve Areas	3

Project Overview per PUD by PDG:

# of Acres	13 (+/-)	Min Lot Width	55 feet (avg)
# of Lots	60 max per	Min Lot Size	6000 SF (avg)
# of Blocks	3	Avg Dwelling Units	4.5/acre
# of Phases	TBD	# of Reserve Areas	3

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:
Approval

Recommendation:

Staff recommends approval of the River Crest III, BXPT-21.09, Preliminary Plat per Planning Commission recommendation and Planning Review, Engineering Review, and Staff Comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: River Crest (Phase III) – Preliminary Plat (Blocks 11-13) BXPUD-18.08
(Formerly known as River Trails)

(NOTE: Rezone and Major Amendment to BXPUD-18.08 – Planning Design Group on 07.19.21 Agenda)

RE: Preliminary Plat (Blocks 11-13) to match existing zoning and subdivision layout with River Crest Phases I & II

Location: East 131st Street and South 73rd East Avenue, Bixby, Oklahoma 74008

Site Stats:

Acres:	13 +/-
Number of Lots:	60 max per PUD
	51 per face of plat
Lot Size:	6,900 +/-
Number of Blocks:	3
Dwelling Units:	4.5/acre

STR: Section 11, Township 17N, Range 13E

Applicant: Tanner Consulting, LLC

Request:

Tanner Consulting is requesting Preliminary Plat approval to accompany the Planning Design Group request, also on the Agenda, for Rezone from Commercial Shopping (CS) to Single-Family Residential (RS3) with a Major Amendment to the supplemental zoning BXPUD-18.08 for the addition of land totaling approximately 13 acres for Phase III River Crest subdivision.

Existing Zoning; Use:

Commercial Shopping; Vacant

Utilities/Site Area: There is a 12" water main running North/South on the West side of South 73rd East Ave., and a 16" sanitary sewer running East/West on the North side and a 12" sanitary sewer running North/South along South 73rd East Avenue. A stormwater system is available through the existing River Crest development to the West.

Planning Review Comments:

1. Face of Plat – Statistical Summary does not match lot count
2. Sheet 2 of 3 – Section I – Street, Easements, and Utilities, E. Paving and Landscaping within Easements.
 - a. After the words, "by necessary maintenance of", Add the words: "all underground utilities"
 - b. Delete the words: Underground water...though...electric facilities.
 - c. Leave in the rest from: "within the utility easement areas..."
3. Section II – Reserve Areas, A. Reserve A, 3.b. – Rewrite as follows:
PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ABOVE STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.
4. Section II B., Reserve A and on Sheet 3 of 3 – please change references from "as defined below" to Section and subsection actual location.
5. Sheet 3 of 3 – Section III – Planned Unit Development Restrictions, B. – Rear and Side Corner Lot setbacks do not match BXPUD-18.08 Development Standards.
6. Section III D. – Please determine and amend.
7. Section IV – B.3. – Add BXPUD-18.08 after the word "Development" and put period after the word "restrictions" and delete rest of the sentence.
8. Section IV E. – Please determine and amend.
9. Section V – Homeowners' Association, A. Formation of Homeowners Association – Is this going to be private and gated? Need to update and align with Planning Design Groups PUD document.
10. Section VI – The PUD is a Major Amendment, please change minor amendment references in DoD.

Please add a note that all gates must meet City Standards, if going to be gated.

Engineering Review Comments: Please see attached memo dated July 6, 2021

Public Comments: No comments have been received for or against the Rezone.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested 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 Tanner Consulting, LLC, dated 06.15.2021
Exhibit B: Development Services – Engineering Memo dated 07.06.2021

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: Carolyn Back, Development Services Director

From: Justin Dowd, Assistant City Engineer

CC: Public Works
Donna Crawford, Assistant City Planner
File

Date: July 6, 2021

Re: River Crest Blocks 11-13 Preliminary Plat

Preliminary Plat Comments:

1. New approach needed for easement between Lots 20 and 21 is Block 11; cannot be a public U/E
2. Widen rear yard easement from 10' to 15 feet in Lots 1 to 3 in Block 12

Conceptual Improvements Plan Comments:

3. Runoff to adjacent property analysis? Northern boundary; consider storm sewer between Lots 9 and 10 in Block 11
4. Check fire hydrant coverage with Fire Marshall
5. Extend dead-end sanitary sewer mains to street ROW
6. Extend sewer manhole within 10' of waterline in Block 11, Lot 27
7. Sanitary Sewer running along eastern property line to be 16" at minimum grade. Stub 16" past southern property line and provide easement by separate instrument.
8. Stub sanitary sewer running along southern property line across 73rd for future connection
9. Right to discharge stormwater documentation needed for both storm sewer discharge pipes



BOUNDARY COSTS:
ONE HUNDRED DOLLARS (\$100) PER LOT
IN ALL 160 BLOCKS
WITHIN TANNER CONSULTING AREAS
GRADED BOUNDARY AREA: 26,987 ACRES

Conceptual Utility Plan

BXPUD-18.08

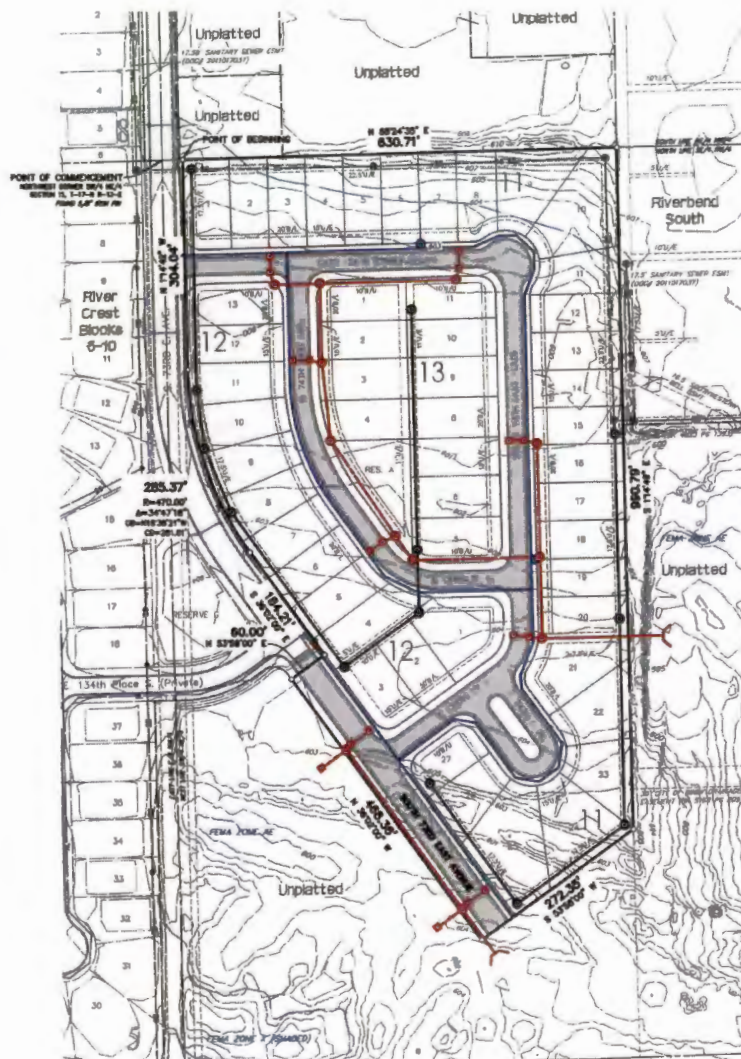
River Crest

BLOCKS 11-13

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) OF SECTION ELEVEN (11)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTYTHREE (33) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DANIEL TANNER, P.E., NO. 1485
OKLAHOMA, EXPIRES 6/30/2024
(EMAIL: DANIEL@TANNERCONSULTING.COM)
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
River Crest Development
Bixby, Inc.
CONTRACT SALE FOREST
2108 North 129th East Avenue
Tulsa, Oklahoma 74136
Phone: (918) 582-8800



- LEGEND**
- AA BUILDING LINE & UTILITY EASEMENT
 - BB BOUNDARY
 - CC CHORD BEARING
 - DD CHORD DISTANCE
 - EE CAPTAIN'S
 - FF DELTA ANGLE
 - GG EASEMENT
 - HH FENCE EASEMENT
 - II FEDERAL EASEMENT
 - JJ MANAGEMENT AGENCY
 - KK EASEMENT
 - LL EASEMENT
 - MM EASEMENT
 - NN EASEMENT
 - OO EASEMENT
 - PP EASEMENT
 - QQ EASEMENT
 - RR EASEMENT
 - SS EASEMENT
 - TT EASEMENT
 - UU EASEMENT
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 - SSS EASEMENT
 - TTT EASEMENT
 - UUU EASEMENT
 - VVV EASEMENT
 - WWW EASEMENT
 - XXX EASEMENT
 - YYY EASEMENT
 - ZZZ 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: Carolyn Back, Development Services Director/City Planner

Date: Monday, July 19, 2021

RE: Comprehensive Plan - 2030 Future Land Use Map Amendment to allow Commercial use along the 151st Frontage and Medium Density Residential for remainder of property.

Location: East 151st Street and South Yale Avenue
(Biggers Trust)

Acres: Residential Development Area A: 120 Acres
Commercial Development Area B: 14.598 Acres

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

Applicant: Jim Crosby, PDG

Request:
Comprehensive Plan Amendment from Mixed-Use to Commercial and Medium Density Residential.

Existing Zoning; Use:
Agriculture (AG); Vacant

Abutting Zoning; Use:
North: Commercial Shopping (CS)
East: Commercial Shopping (CS), Agriculture (AG), Office Medium (OM), Residential Estate (RE)
South: (AG) Agriculture; Vacant
West: Residential Single-Family (RS-2), Commercial Shopping (CS)

Proposed Zoning; Use:
Commercial Shopping (CS) and Residential Single-Family (RS-3); Commercial Shopping uses and Single-Family Dwellings.

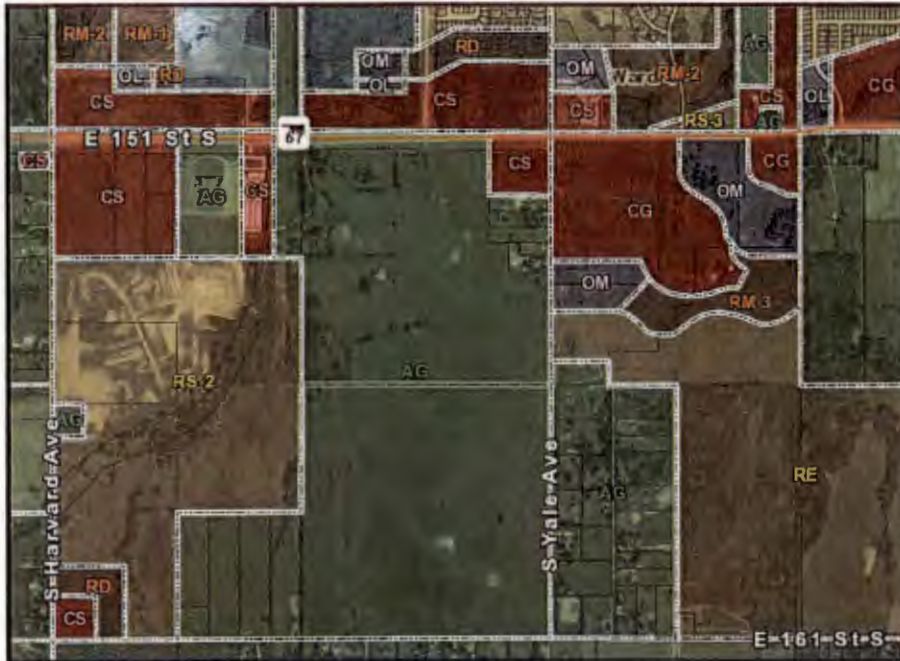


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.04) that is consistent with surrounding property and will blend with the adjacent property.

Public Comments: No comments have been received for or against the Rezone.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Comprehensive Plan Amendment from Medium Density Residential to Mixed-Use

Figures: Figure 1: City of Bixby Zoning Map

Attachments:

- Exhibit A: Property Legal Description (Residential Development Area A) by Jim Crosby, PDG.
- Exhibit B: Property Legal Description (Commercial Development Area B) by Jim Crosby, PDG.
- Exhibit C: Existing Mixed Use Designation Land Use Map Exhibit by Jim Crosby, PDG.
- Exhibit D: Proposed Commercial and Medium Density Designation Land Use Map Exhibit by Jim Crosby, PDG.



Property Legal Description

Residential Development Area A

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government Survey thereof. More particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE/4; thence S 00°00'00" E along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning; thence S 00°00'00" E along the East line of said NE/4 a distance of 157.71 feet; thence N 89°38'06" W a distance of 662.18 feet; thence S 00°01'07" W a distance of 657.68 feet; thence S 89°38'06" E a distance of 219.35 feet; thence S 00°22'03" W a distance of 142.83 feet; thence N 89°32'03" E a distance of 443.97 feet to a point on the East line of said NE/4; thence S 00°00'00" E a distance of 1179.03 feet to the Southeast corner of said NE/4; thence N 89°37'44" W along the South line of said NE/4 a distance of 2651.33 feet to the Southwest corner of said NE/4; thence N 00°04'29" E along the West line of said NE/4 a distance of 2381.61 feet to a point on the South Right of Way (R/W) of State Highway #67; thence S 89°38'15" E along said R/W a distance of 238.99 feet; thence N 89°04'49" E and along said R/W a distance of 348.88 feet; thence S 0°01'07" W a distance of 250.00 feet; thence N 89°04'49" E a distance of 1398.50 feet; thence S 01°01'07" W a distance of 197.99 feet; thence S 89°38'06" E a distance of 662.18 feet to the East line of said NE/4; thence N 00°00'00" W and along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning and containing 120 acres more or less.

Exhibit A

Existing Mixed Use Designation Land Use Map

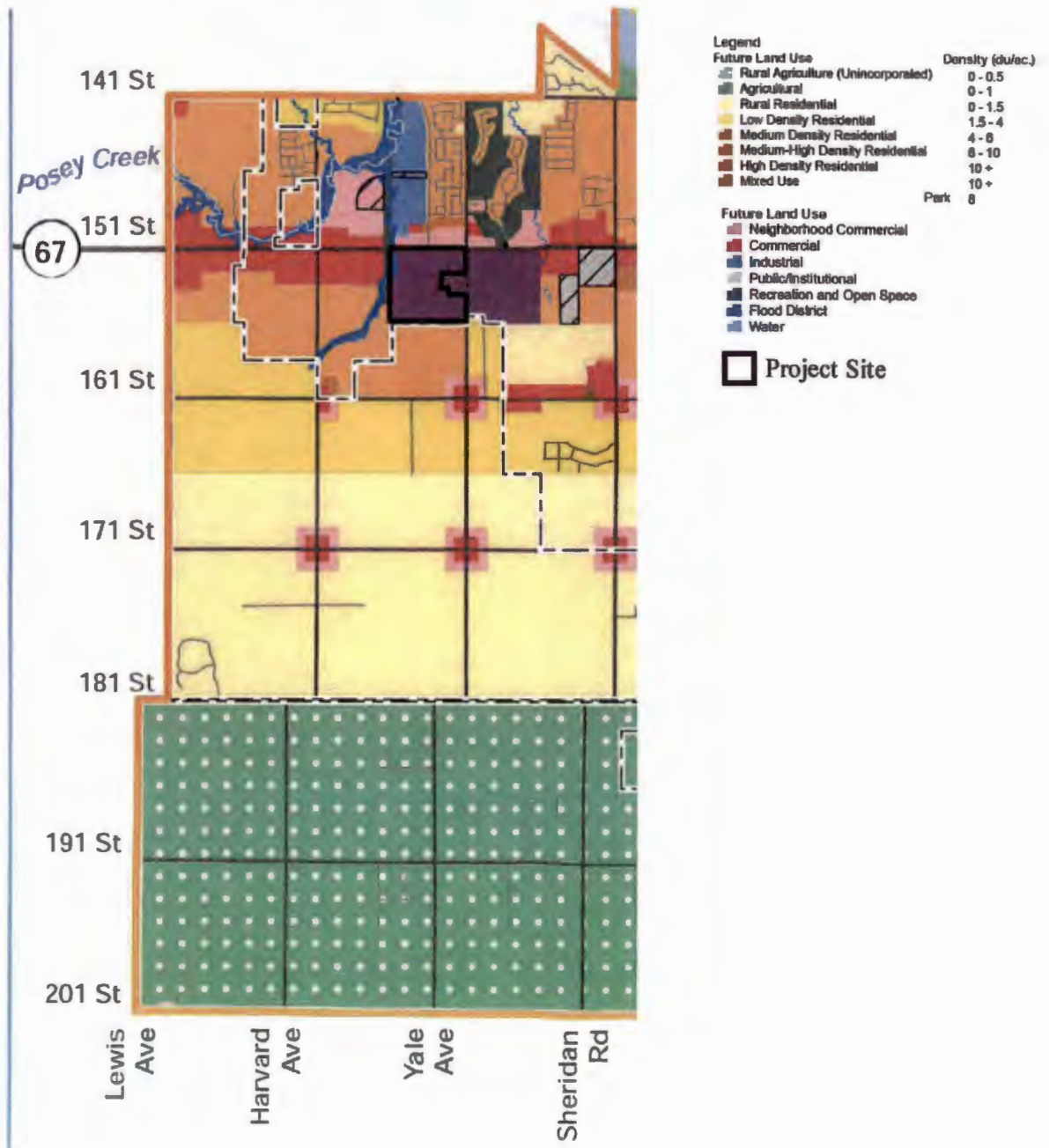


Exhibit C

Proposed Commercial & Medium Density Designation Land Use Map

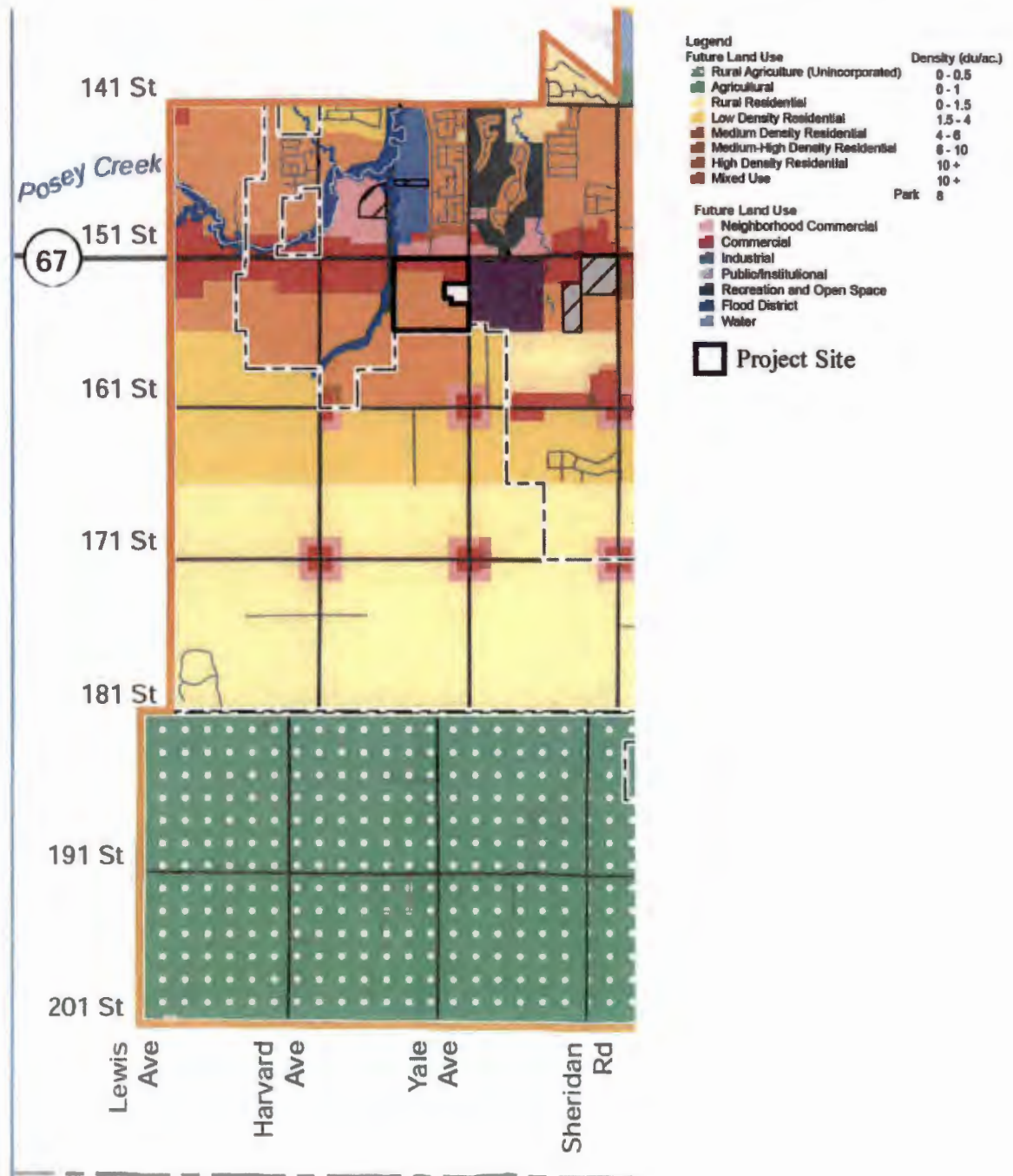


Exhibit D

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

ORDINANCE NO. 2349

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2030 FUTURE LAND USE MAP IN THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE", FOR BIGGERS TRUST, CONTAINING 120 ACRES, MORE OR LESS, 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 "MIXED-USE" DESIGNATION AND AMENDING TO "COMMERCIAL" AND "MEDIUM-DENSITY RESIDENTIAL", (BXCP-21.04); 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. 2349 and the Future Land Use Map in the 2018 Comprehensive Plan for the following described real property, to-wit:

EXHIBIT A

RESIDENTIAL DEVELOPMENT AREA A

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED U.S. GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE S 00°00'00" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 157.71 FEET; THENCE N 89°38'06" W A DISTANCE OF 662.18 FEET; THENCE S 00°01'07" W A DISTANCE OF 657.68 FEET; THENCE S 89°38'06" E A DISTANCE OF 219.35 FEET; THENCE S 00°22'03" W A DISTANCE OF 142.83 FEET; THENCE N 89°32'03" E A DISTANCE OF 443.97 FEET TO A POINT ON THE EAST LINE OF SAID NE/4; THENCE S 00°00'00" E A DISTANCE OF 1179.03 FEET TO THE SOUTHEAST CORNER OF SAID NE/4; THENCE N 89°37'44" W ALONG THE SOUTH LINE OF SAID NE/4 A DISTANCE OF 2651.33 FEET TO THE SOUTHWEST CORNER OF SAID NE/4; THENCE N 00°04'29" E ALONG THE WEST LINE OF SAID NE/4 A DISTANCE OF 2381.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY (R/W) OF STATE HIGHWAY #67; THENCE S 89°38'15" E ALONG SAID R/W A DISTANCE OF 238.99 FEET; THENCE N 89°04'49" E AND ALONG SAID R/W A DISTANCE OF 348.88 FEET; THENCE S 0°01'07" W A DISTANCE OF 250.00 FEET; THENCE N 89°04'49" E A DISTANCE

OF 1398.50 FEET; THENCE S 00°01'07" W A DISTANCE OF 197.99 FEET; THENCE S 89°38'06" E A DISTANCE OF 662.18 FEET TO THE EAST LINE OF SAID NE/4; THENCE N 00°00'00" W AND ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 120 ACRES MORE OR LESS.

COMMERCIAL DEVELOPMENT AREA B

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED U.S. GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE S 00°00'00" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 657.71 FEET; THENCE N 89°38'06" W A DISTANCE OF 662.18 FEET; THENCE N 00°01'07" E A DISTANCE OF 197.99 FEET TO THE POINT OF BEGINNING; THENCE S 89°04'49" W A DISTANCE OF 1398.50 FEET; THENCE N 00°01'07" E A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #67; THENCE N 89°04'49" E ALONG SAID SOUTH R/W LINE A DISTANCE OF 1398.50 FEET; THENCE S 00°01'07" W A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.025 ACRES, MORE OR LESS.

Located at the southwest corner of East 151st Street South and South Yale Avenue, Bixby, Oklahoma, be and the same is now redesignated from "Mixed-Use," to "Commercial" and "Medium-Density Residential."

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 ____ day of July ____ 2021.

Brian Guthrie
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 July____ 2021.

Brian Guthrie
Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

Yvonne Adams
City Clerk

APPROVED:

Phil Frazier
City Attorney



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

Staff Agenda Commentary July 26, 2021

Item Titles(s):

Biggers Trust - BXZO-21.14 Rezone on a large parcel of rural land from Agriculture (AG) to Commercial Shopping (CS) and Residential Single-Family (RS-3) and BXPUD-21.05 Planned Unit Development (PUD) supplemental zoning for requested rezone of subject property to Commercial Shopping (CS) and Residential Single-Family (RS-3). Located: East 151st Street South and South Yale Avenue, Bixby, Oklahoma

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing.

07.19.21 – Planning Commission denied. 3-2-0 Vote

Project Overview (Residential):

# of Acres	Unplatted: 120 Acres (+/-)	Min Lot Width	55 feet
# of Lots	380 (allowable)	Min Lot Area	5500 SF
# of Blocks	TBD	Min Land Area per DU	8400 SF
# of Phases	TBD	# of Reserve Areas	TBD at platting

Proposed Amenities:

Pete Kourtis with Owasso Land Trust is well-known for designing a nice amenity package for their developments. A nice masonry entry feature and sign are proposed for all entrances into the subdivision.

This expansive 31.64 acre proposed amenity package consists of multiple ponds with a creek flowing throughout the area. One wet pond will be designed for fishing and other light recreational uses and will also serve as a detention pond. A swimming pool and playground area, along with walking and biking trail system will be the central core of the amenity package. There will be general open play areas dispersed along the trail system, next to the pool and playground area.



July 20, 2021

Ms. Carolyn Back
Development Service Director | City Planner
City of Bixby
116 W. Needles Ave.
Bixby, OK 74008

RE: Appeal of the Bixby Planning Commission Ruling for the Biggers Tract
Rezone – BXSP-21.14 and Planned Unit Development – BXPUD-21.05

Dear Ms. Back,

PDG, representing the Dorothy L. Biggers Trust, is appealing the Bixby Planning Commissions decision for denial of the re-zoning and Planned Unit Development brought before them on the evening of July 19, 2021. The general location of this property is East 151st Street South and South Yale Ave. Bixby Oklahoma. We would request to go before the Bixby City Council on the evening of July 26, 2021 to present our case.

Sincerely,
PLANNING DESIGN GROUP

A handwritten signature in black ink, appearing to read "Jim Crosby".

Jim Crosby, PLA, ASLA
Principal



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

RE: Rezone (BXZO-21.14) a large parcel of rural land from Agriculture (AG) to Commercial Shopping (CS) and Residential Single-Family (RS-3)

Planned Unit Development (BXPUD-21.05) supplemental zoning for requested rezone of subject property to Commercial Shopping (CS) and Residential Single-Family (RS-3).

Location: East 151st Street South and South Yale Avenue, Bixby, Oklahoma 74008
Unplatted: 120 Acres (+/-)

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

Project: Biggers Property – Rezone and PUD

Applicant: Planning Design Group

Request:

Rezone from Agriculture (AG), with a portion of the Northern border along East 151st Street South to Commercial Shopping (CS) and the bulk of the property to Residential Single Family (RS-3). A smaller portion of the hard corner on East 151st Street South and South Yale Avenue will remain zoned Commercial Shopping (CS).

Existing Zoning; Use:

Commercial Shopping (CS); Vacant
Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (CS) Commercial Shopping; E 151st Street South Right-of-Way and Vacant

East: (AG) Agriculture; Single-Family Dwellings
(CG) Commercial General; Vacant
(OM) Office Medium; Vacant
(RS-2) Residential Single-Family; Vacant

South: (AG) Agriculture; Vacant

West: (AG) Agriculture; Vacant

Proposed Zoning; Use:

Development Area A - Single-Family (RM-3 with PUD); Residential Single-Family Dwellings

Development Area B - Commercial Shopping (CS); Future Commercial Shopping zoning use(s)

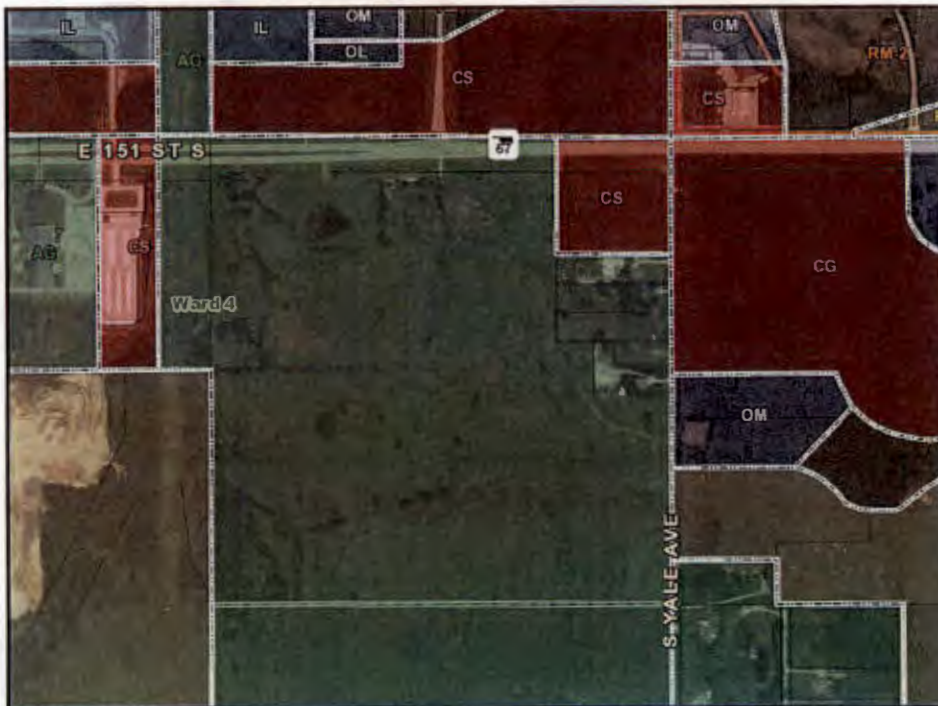


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Rezone (BXZO 21.14) that consists of a portion (14.5 acres) of the Northern border to be rezoned to Commercial Shopping (CS), with a portion of the southwest hard corner of East 151st Street South and South Yale Avenue to remain Commercial Shopping. The remaining 120 (+/-) acres to be rezoned to Residential Single Family (RS-3).

The proposed rezone does not currently align with the Comprehensive Plan, 2030 Future Land Use Map designation of Mixed-Use. An application has been submitted and scheduled to be heard in our quarterly City Council Comprehensive Plan Amendment reviews during their July 26, 2021 hearing.

The Biggers Planned Unit Development (BXPUD-21.05) is divided into two (2) Development Areas. Phasing to be determined during platting process.

- **Development Area A – Residential Development Standards**
Approximately 120 (+/-) acres and will consist of single-family detached dwellings intended for individual ownership.
 - Minimum Lot Width 55 feet*
 - Minimum Lot Width
 - cul-de-sac *up to 5 foot reduction along ROW frontage
 - pie-shaped *up to 5 foot reduction along ROW frontage (Must meet minimum lot size requirements)
 - Minimum Lot Size 5,500 SF
 - Total Allowable Number of Lots 380
 - Dwelling Units per Gross Acre 4.0 DU/acre (max)
- **Development Area B – Commercial Development Standards**
Approximately 14.5 (+/-) acres. Allowed uses will consist of commercial lots adhering to the City of Bixby's Commercial Shopping (CS) Zoning Code Regulations.

Utilities/Site Area: There is a 12" water main running East/West on the South side of East 151st Street South. Sanitary Sewer is in close proximity, but would require an extension through a Department of Environmental Quality, Permit to Construct. Stormwater will be conveyed through the site and connect to the floodplain and proposed detention ponds located on the western edge of the property.

Public Comments: No comments have been received at time of this report.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Rezone as the applicant's current and proposed uses are amenable to surrounding densities and types of use.
2. Staff supports Planning Commission recommendation for approval of the altering/increasing the dimensions of Commercial Shopping (CS) zoned area to 14.5 acres (+/-).
3. Staff worked closely with the applicant for minor modifications to the PUD that were already implemented.
4. Staff recommends requiring a minimum of 75% of the total structure be masonry materials, excluding door and window areas, within Development Area A – Residential. Approved masonry materials include stone, brick, stucco, and cementitious siding. Street facing facades must be solid masonry up to the first floor top plate.
5. Staff recommends requiring a minimum of 50% of the total structure be masonry materials, excluding door and window areas, within Development Area B - Commercial. Approved masonry materials include stone, brick, stucco, EIFS, and cementitious siding. Street facing facades must be solid masonry and other facades require a masonry wainscot with no exposed stem walls.

Figures: Figure 1: City of Bixby Zoning Map

Attachments:

Exhibit A.1:	Legal Description of Development Area A
Exhibit A.2:	Legal Description of Development Area B
Exhibit A.3:	Boundary Survey
Exhibit B:	Existing Zoning
Exhibit C:	Proposed Zoning
Exhibit D:	Biggers PUD (BXPUD-21.05) dated 07.14.21



BIGGERS PROPERTY EXHIBIT A.1: LEGAL DESCRIPTION

Property Legal Description

Residential Development Area A

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government Survey thereof. More particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE/4; thence S 00°00'00" E along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning; thence S 00°00'00" E along the East line of said NE/4 a distance of 157.71 feet; thence N 89°38'06" W a distance of 662.18 feet; thence S 00°01'07" W a distance of 657.68 feet; thence S 89°38'06" E a distance of 219.35 feet; thence S 00°22'03" W a distance of 142.83 feet; thence N 89°32'03" E a distance of 443.97 feet to a point on the East line of said NE/4; thence S 00°00'00" E a distance of 1179.03 feet to the Southeast corner of said NE/4; thence N 89°37'44" W along the South line of said NE/4 a distance of 2651.33 feet to the Southwest corner of said NE/4; thence N 00°04'29" E along the West line of said NE/4 a distance of 2381.61 feet to a point on the South Right of Way (R/W) of State Highway #67; thence S 89°38'15" E along said R/W a distance of 238.99 feet; thence N 89°04'49" E and along said R/W a distance of 348.88 feet; thence S 0°01'07" W a distance of 250.00 feet; thence N 89°04'49" E a distance of 1398.50 feet; thence S 01°01'07" W a distance of 197.99 feet; thence S 89°38'06" E a distance of 662.18 feet to the East line of said NE/4; thence N 00°00'00" W and along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning and containing 120 acres more or less.

Exhibit A1

**BIGGERS PROPERTY
EXHIBIT A.2: LEGAL DESCRIPTION**

LEGAL DESCRIPTION

REZONING AREA B

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government Survey thereof. More particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE/4; thence S 00°00'00" E along the East line of said NE/4 a distance of 657.71 feet; thence N 89°38'06" W a distance of 662.18 feet; thence N 00°01'07" E a distance of 197.99 feet to the Point of Beginning; thence S 89°04'49" W a distance of 1398.50 feet; thence N 00°01'07" E a distance of 250.00 feet to a point on the South Right of Way line of State Highway #67; thence N 89°04'49" E along said South R/W line a distance of 1398.50 feet; thence S 00°01'07" W a distance of 250.00 feet to the Point of Beginning and containing 8.025 Acres, more or less.

Exhibit A2

REZONING AREA B

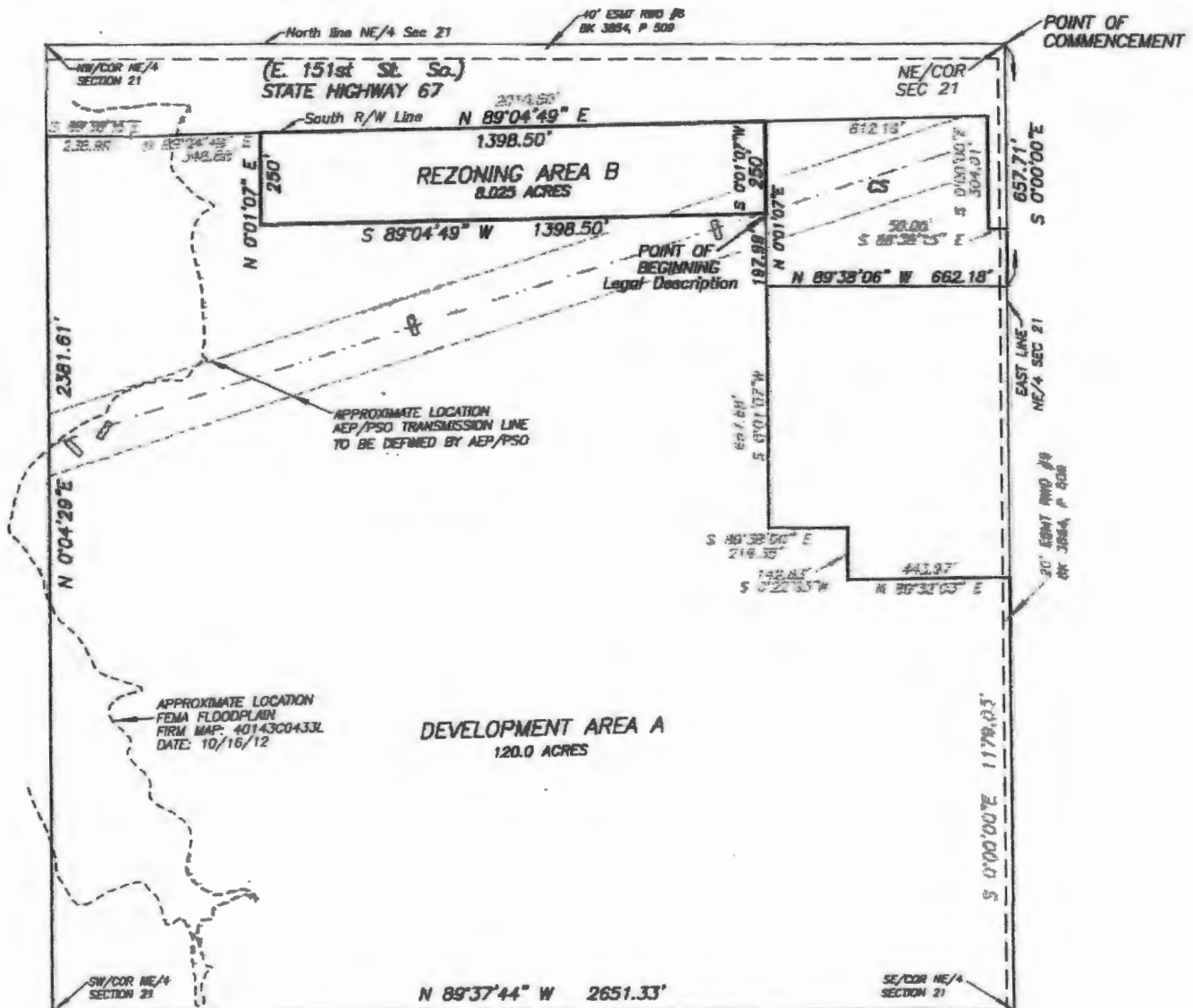
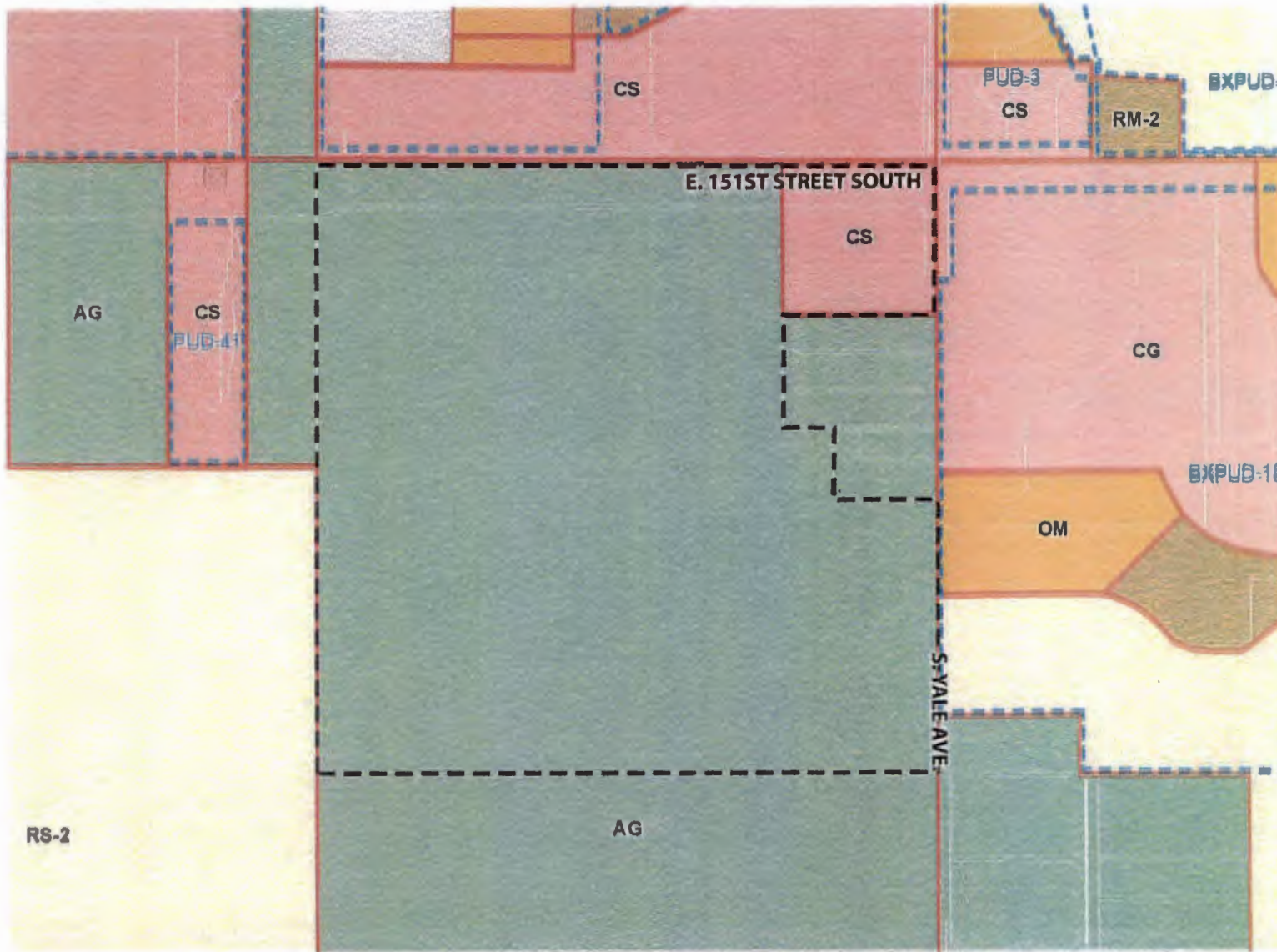
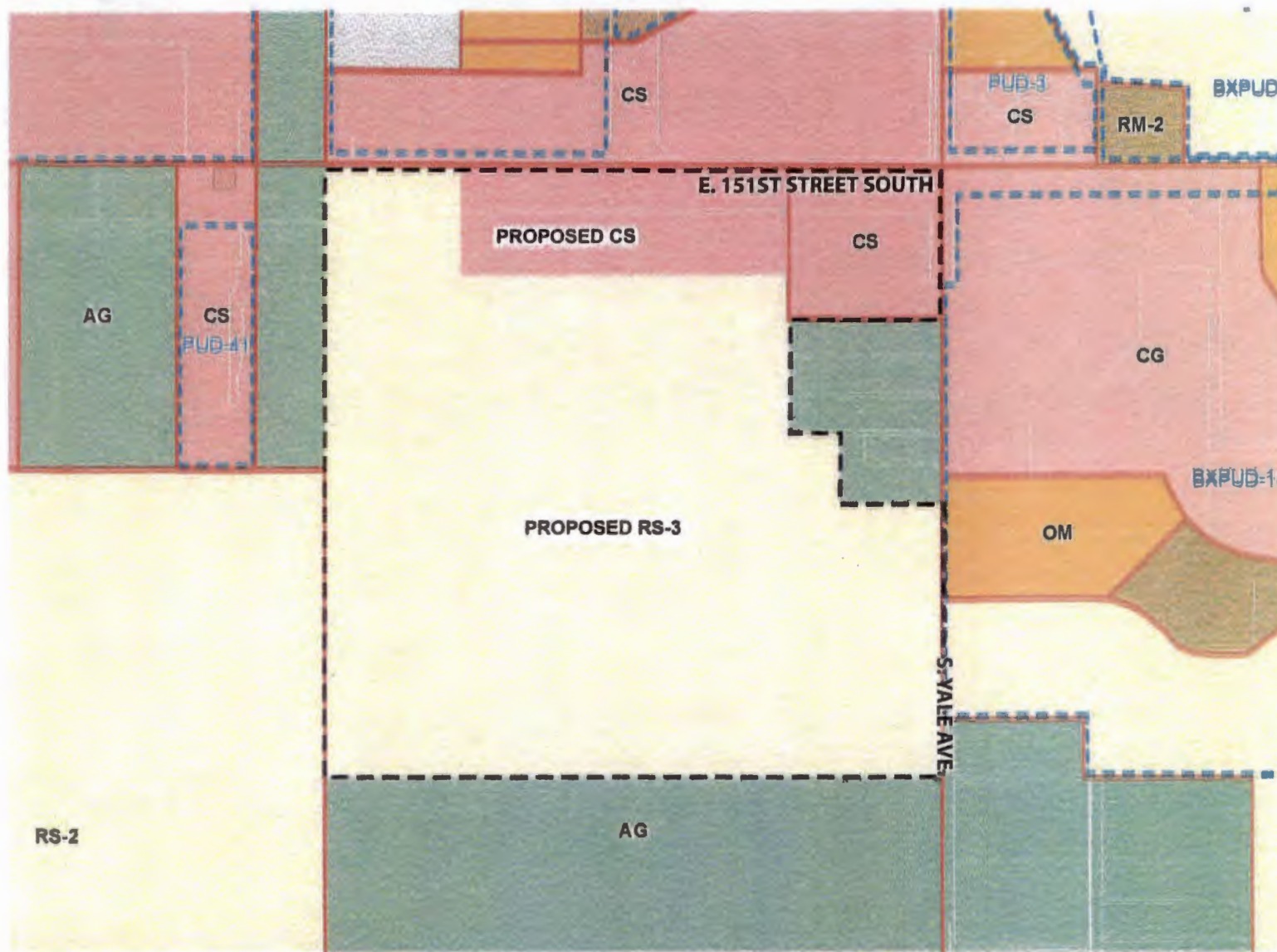


Exhibit A3



- AGRICULTURE
- COMMERCIAL
- RESIDENTIAL SINGLE-FAMILY
- RESIDENTIAL MULTI-FAMILY
- OFFICE
- INDUSTRIAL
- PROPERTY LINE

Exhibit B



- AGRICULTURE
- COMMERCIAL
- RESIDENTIAL SINGLE-FAMILY
- RESIDENTIAL MULTI-FAMILY
- OFFICE
- INDUSTRIAL
- PROPERTY LINE

PDG
PLANNING DESIGN GROUP

EXHIBIT B - PROPOSED ZONING

JUNE 3, 2021
BIXBY, OKLAHOMA

Exhibit C

Submitted to:
City of Bixby, Oklahoma
July 14, 2021

BXPUD- BIGGERS PROPERTY BIXBY, OKLAHOMA

SUBMISSION FOR PLANNED UNIT DEVELOPMENT

Prepared By:
Planning Design Group
5314 S. Yale Ave., Suite
510
Tulsa, OK 74135
918-628-1255

Prepared For:
Dorothy L. Biggers Trust
3501 W. Atlanta Ct.
Broken Arrow, OK 74102

Exhibit D

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• Exhibit D: Proposed Conceptual Site Plan	

DEVELOPMENT CONCEPT

The Biggers Property is a ± 130-acre parcel of land located in Bixby on E. 151st Street on the south side of the road and just east of the new Bixby K-8 school campus. Kimberly Clark Pl. meets E. 151st St. S. directly north of the property. The property is bound by White Hawk Storage on the west, E. 151st St. S. on the north, S 49th E. Ave/S. Yale Ave. and two existing rural home sites on the east, and agricultural land on the south. There is an out-track parcel located on the north east portion of the site.

The Biggers Property is a proposed Planned Unit Development (PUD) consisting primarily of single family detached residential lots located along a public street system. Frontage located along E. 151st and a tract at the corner of E. 151st Street and S. Yale Ave. will be reserved for future commercial use.

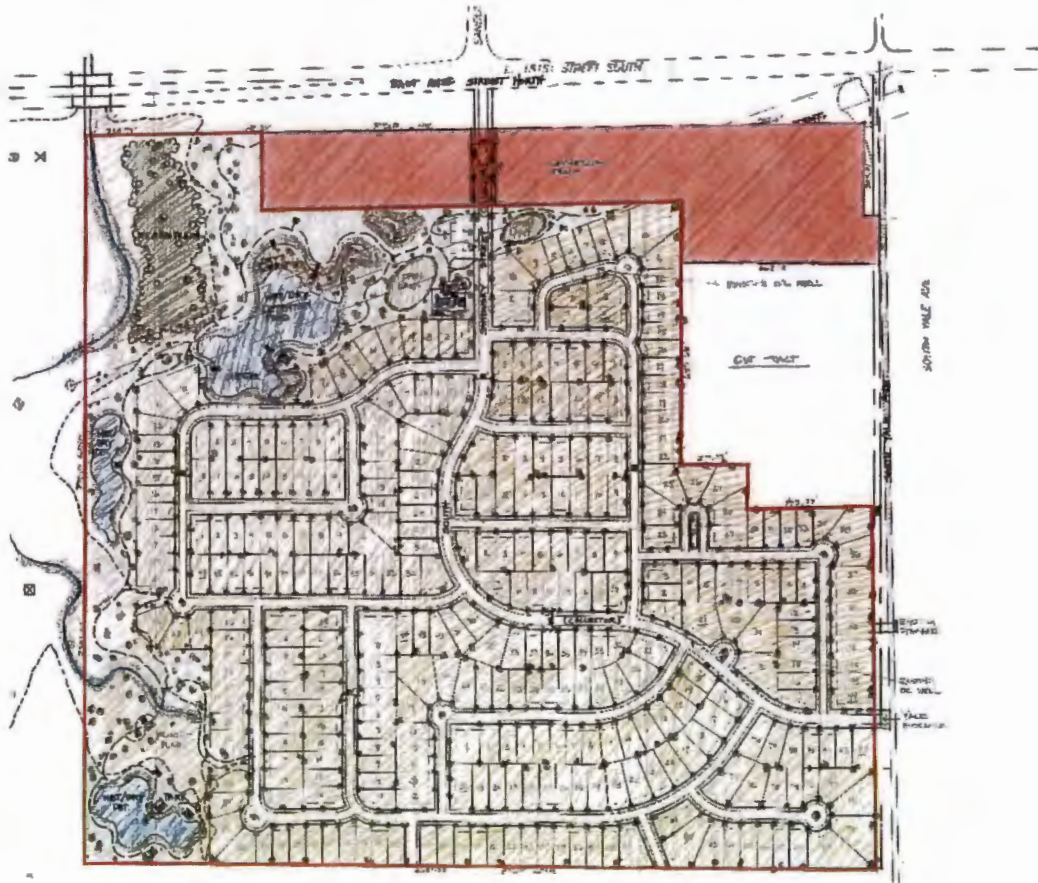
Biggers Property will be distinguishable by its high quality landscaped vehicular entry and branding signage, all of which will be maintained by a Homeowner's Association. All vehicular entrances into the development are designed with enhanced landscaping and signage to create an inviting front door to the community.

Most of the west edge and the northwest corner of the property are within the floodplain. An existing powerline easement located on the northern portion of the site bisects the project from east to west. Areas for project detention, community pool/club house, and open space amenities have been planned for around the existing floodplain and within the powerline easement area. Drainage coming into the site from the east will be conveyed through the site and connect to the floodplain and detention ponds located on the western edge of the property.

DEVELOPMENT STANDARDS

Development Area A: Residential Development Standards

Development Area A Project Gross Area	± 120 Acres
Minimum Lot Size	5,500 sq. ft.
Total Allowable Number of Lots	380
Dwelling Units per Gross Acre	4.0 Units per acre max.



The principal use for Development Area A is single-family detached dwellings, which are intended to be used for individual ownership. District 2 shall be governed by the following development standards:

Standard	Existing	Proposed
Zoning	AG	RS-3 with PUD
Minimum Lot Area	2 acres	5,500 SF
Minimum Lot Width	200 feet	55 feet*
Land Area per Dwelling Units (min. acres)	2.2 acres	8400 SF
Yard Abutting a Street	25 feet	NA
Arterial & Freeway Service Rd.	35 feet	NA
Not an Arterial	25 feet	NA
Minimum Front Yard Setback	25 feet	20 feet
Minimum Rear Yard Setback	40 feet	20 feet ***
Minimum Side Yard Setback	0	
One Side	NA	5 feet
Other Side	NA	5 feet
Corner Lots	NA	10 feet *
Livability Space (sf.)	N/A	3,000
Maximum Height/Stories	45 feet	35'
Minimum Off-Street Parking Spaces	N/A	2

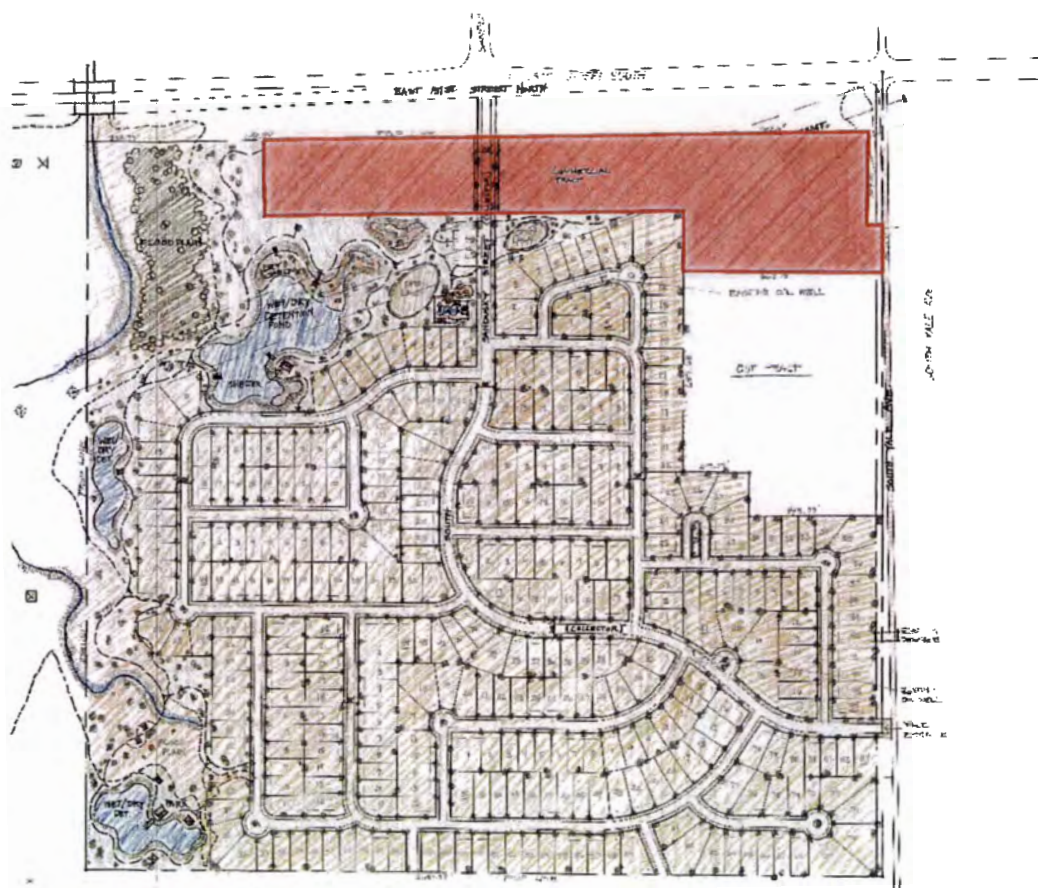
* The width of any cul-de-sac or pie-shaped lots which meets the requirements for minimum lot size may have less than minimum frontage at the right of way but no more than a 5-foot deviation.

** All houses built on corner lots must face the 20-foot front yard setback.

*** No building shall encroach on any utility easements.

Development Area B: Commercial Development Standards

Development Area B is located along the E. 151st St. corridor and contains approximately 14.5 acres. All commercial lots within the Biggers PUD will adhere to the City of Bixby's Commercial General (CG) Zoning Code Regulations.



ACCESS & CONNECTIVITY

The two main entrances to the subdivision occurs off E. 151st Street and S. Yale Ave. The main thoroughfare running through the neighborhood will be Sandusky Street, designed as a 60-foot right-of-way Collector Street. The Collector street will connect east onto Yale Ave. and will also serve as an entrance into the development. A stub street located on the south end of the property will be provided to ensure future connectivity.

LANDSCAPE REQUIREMENTS

The Biggers PUD will be landscaped to a high-level standard meeting and exceeding the minimum requirements set out by the City of Bixby landscape ordinance. A landscape plan will be submitted to the City of Bixby for compliance with the PUD standards set forth in this section.

FENCING & GATE REQUIREMENTS

Fencing along S. Yale Ave will be a combination of wood and masonry materials. The primary vehicular entrances are located off E. 151st Street and S. Yale Ave. and may utilize entry architectural features that exceed the 8-foot requirement, with the City of Bixby approval.

Backyard residential fences that abut the east, west, and south site boundaries are required to have an opaque wood fence and shall not exceed 6-foot in height.

SIDEWALK AND TRAIL REQUIREMENTS

At the time of commercial development construction, a public sidewalk will be constructed along the E. 151st Street frontage. Additionally, a public sidewalk will be constructed along the S. Yale Ave. corridor and shall be phased accordingly to the development schedule. Public sidewalks will be constructed along internal residential streets. An internal trail system within the greenbelt areas will connect to the public sidewalk system.

BUILDING MATERIALS

Development Area A – Residential: A minimum of 75 percent (%) of the total structure to be masonry material, excluding door and window areas. Approved masonry materials include stone, brick, stucco, and cementitious siding. Street facing facades must be solid masonry up to the first-floor top plate.

Development Area B – Commercial: A minimum of 50 percent (%) of the total structure to be masonry material, excluding door and window areas. Approved masonry materials include stone, brick, stucco, EIFS and cementitious siding. Street facing facades must be solid masonry and other facades require a masonry wainscot with no exposed stem walls.

HOMEOWNERS ASSOCIATION

A mandatory Homeowner's Association shall be established for the Biggers subdivision development and will be responsible for the maintenance of the landscaped entries, community amenity areas, and all reserves and landscaped areas.

These areas will be constructed and landscaped to a high standard by the developer and then turned over to the Biggers Homeowner's Association for perpetual maintenance. In the event the association fails to maintain these areas to a proper and safe manner, the City of Bixby will have the right to maintain or pay a third-party contractor to maintain these areas and bill each member of the Biggers Homeowner's Association for the entire cost. Should payment by any member not be made, the City of Bixby may file a lien on the delinquent member's personal property within the platted subdivision.

Final documents for the Biggers Homeowner's Association will be filed with the final plat and will include the maintenance agreement and other specific rights and requirements for association members.

SITE PLAN REVIEW

No building permit shall be issued for the construction of buildings within a development area until a detailed site plan (subdivision plat) of the development area has been submitted to and approved by the City of Bixby Planning Commission as being in compliance with the PUD Development Concept and the Development Standards. Separate building permits may be issued for individual home construction after the subdivision infrastructure has been given final approval by the City of Bixby.

PLATTING REQUIREMENTS

No building permit shall be issued until the property has been included within a preliminary and final subdivision plat submitted to and approved by the Bixby Planning Commission and the Bixby City Council and duly filed of record, provided however, that development areas may be platted separately. Restrictive covenants shall be established and filed of record , and the City of Bixby shall be made a beneficiary of all public infrastructure thereof.

SCHEDULE OF DEVELOPMENT

Development of the Biggers Property is anticipated to commence upon approval by the City of Bixby and upon filing of the final plat.

EXHIBIT A: LEGAL DESCRIPTIONS

Residential, Development Area A

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government Survey thereof. More particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE/4; thence S 00°00'00" E along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning; thence S 00°00'00" E along the East line of said NE/4 a distance of 157.71 feet; thence N 89°38'06" W a distance of 662.18 feet; thence S 00°01'07" W a distance of 657.68 feet; thence S 89°38'06" E a distance of 219.35 feet; thence S 00°22'03" W a distance of 142.83 feet; thence N 89°32'03" E a distance of 443.97 feet to a point on the East line of said NE/4; thence S 00°00'00" E a distance of 1179.03 feet to the Southeast corner of said NE/4; thence N 89°37'44" W along the South line of said NE/4 a distance of 2651.33 feet to the Southwest corner of said NE/4; thence N 00°04'29" E along the West line of said NE/4 a distance of 2381.61 feet to a point on the South Right of Way (R/W) of State Highway #67; thence S 89°38'15" E along said R/W a distance of 238.99 feet; thence N 89°04'49" E and along said R/W a distance of 348.88 feet; thence S 0°01'07" W a distance of 250.00 feet; thence N 89°04'49" E a distance of 1398.50 feet; thence S 01°01'07" W a distance of 197.99 feet; thence S 89°38'06" E a distance of 662.18 feet to the East line of said NE/4; thence N 00°00'00" W and along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning and containing 120 acres more or less.

Commercial, Development Area B

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government Survey thereof. More particularly described as follows, to-wit:

Commencing at the Northeast corner of said NE/4; thence S 00°00'00" E along the East line of said NE/4 a distance of 500.00 feet to the Point of Beginning; thence S 00°00'00" E along the East line of said NE/4 a distance of 157.71 feet; thence N 89°38'06" W a distance of 662.18 feet; thence N 0°01'07" E a distance of 197.99 feet; thence S 89°04'49" W a distance of 1398.50 feet; thence N 01°01'07" E a distance of 250.00 feet; thence N 89°04'49" E a distance of 2010.60 feet; thence S 00°00'00" E a distance of 304.01 feet; thence S 89°38'15" E a distance of 50.00 feet to the point of beginning and containing 14.598 acres more or less.

EXHIBIT B: EXISTING SITE & SURROUNDING ZONING

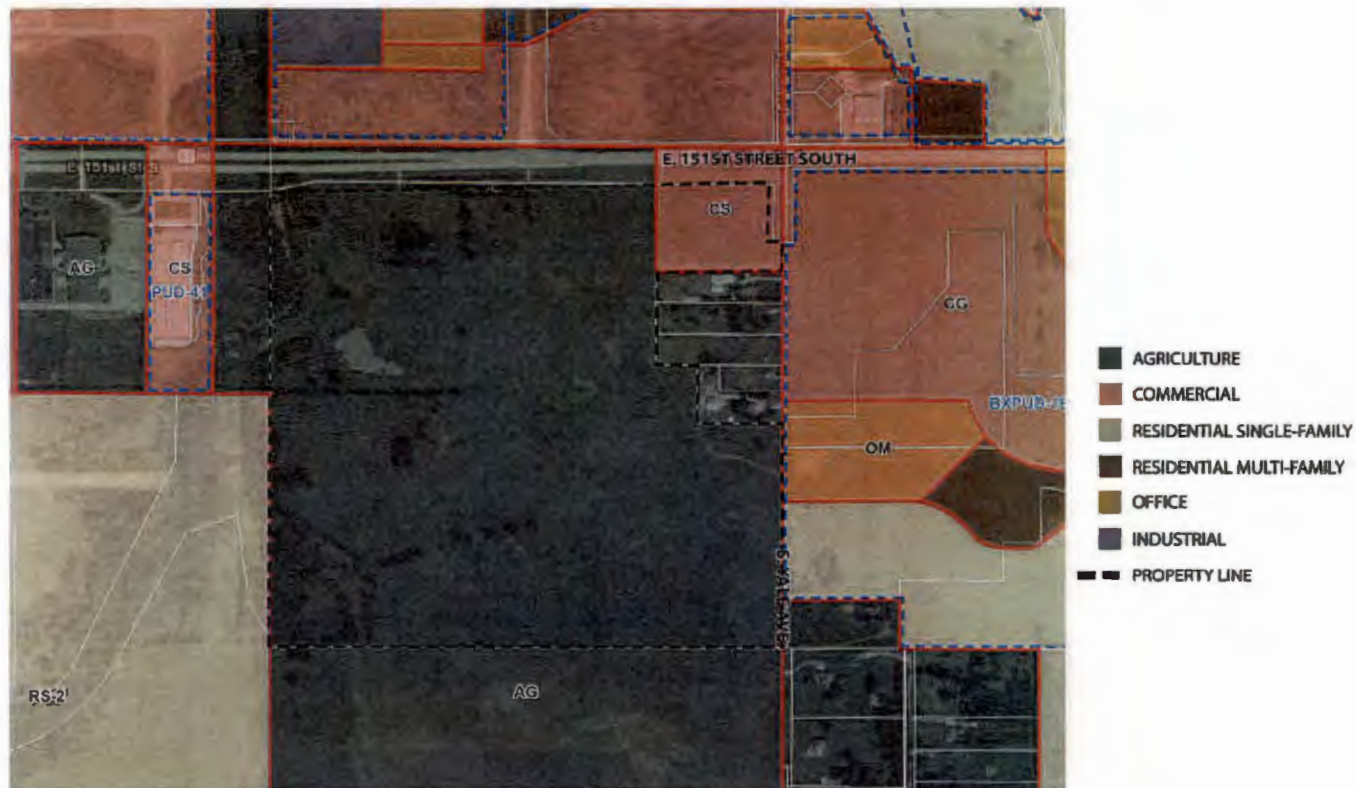
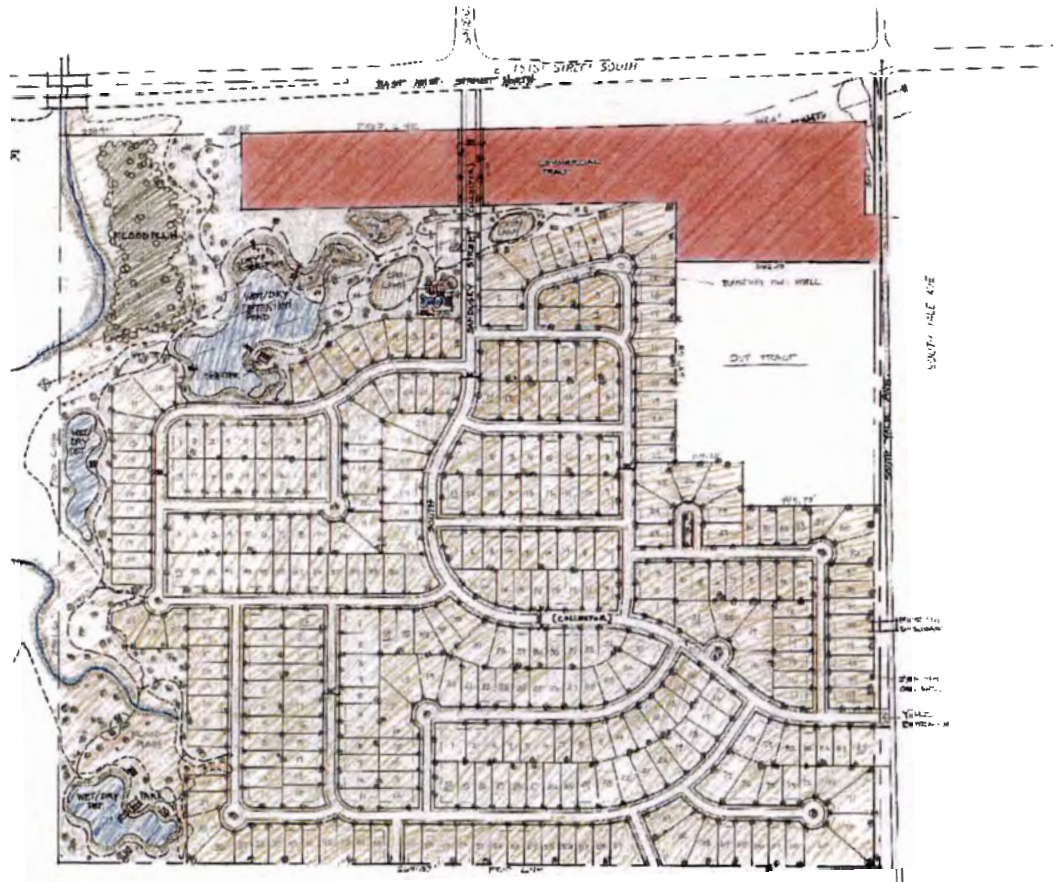


EXHIBIT C: EXISTING SITE CONDITIONS



EXHIBIT D: PROPOSED CONCEPTUAL SITE PLAN



Published in the Tulsa Business & Legal News,
City of Bixby, Tulsa County, Oklahoma _____, 2021

ORDINANCE No. 2350

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM AG (AGRICULTURE) TO CS (COMMERCIAL SHOPPING) AND RS-3 (RESIDENTIAL SINGLE-FAMILY) CLASSIFICATION (BXZO-21.14) AND SUPPLEMENTAL PLANNED UNIT DEVELOPMENT ZONING (BXPUD-21.05); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. That Ordinance No. 2350 be and the same is now amended and the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Located at the southwest corner of East 151st Street South and South Yale Avenue, Bixby, Oklahoma, BXZO-21.14 and BXPUD-21.05, be and the same is now rezoned from AG (Agriculture) to a CS (Commercial Shopping) and RS-3 (Residential Single-Family) classification.

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 _____ 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

RESIDENTIAL DEVELOPMENT AREA A

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED U.S. GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE S 00°00'00" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 157.71 FEET; THENCE N 89°38'06" W A DISTANCE OF 662.18 FEET; THENCE S 00°01'07" W A DISTANCE OF 657.68 FEET; THENCE S 89°38'06" E A DISTANCE OF 219.35 FEET; THENCE S 00°22'03" W A DISTANCE OF 142.83 FEET; THENCE N 89°32'03" E A DISTANCE OF 443.97 FEET TO A POINT ON THE EAST LINE OF SAID NE/4; THENCE S 00°00'00" E A DISTANCE OF 1179.03 FEET TO THE SOUTHEAST CORNER OF SAID NE/4; THENCE N 89°37'44" W ALONG THE SOUTH LINE OF SAID NE/4 A DISTANCE OF 2651.33 FEET TO THE SOUTHWEST CORNER OF SAID NE/4; THENCE N 00°04'29" E ALONG THE WEST LINE OF SAID NE/4 A DISTANCE OF 2381.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY (R/W) OF STATE HIGHWAY #67; THENCE S 89°38'15" E ALONG SAID R/W A DISTANCE OF 238.99 FEET; THENCE N 89°04'49" E AND ALONG SAID R/W A DISTANCE OF 348.88 FEET; THENCE S 0°01'07" W A DISTANCE OF 250.00 FEET; THENCE N 89°04'49" E A DISTANCE OF 1398.50 FEET; THENCE S 00°01'07" W A DISTANCE OF 197.99 FEET; THENCE S 89°38'06" E A DISTANCE OF 662.18 FEET TO THE EAST LINE OF SAID NE/4; THENCE N 00°00'00" W AND ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 120 ACRES MORE OR LESS.

COMMERCIAL DEVELOPMENT AREA B

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED U.S. GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE S 00°00'00" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 657.71 FEET; THENCE N 89°38'16" W A DISTANCE OF 662.18 FEET; THENCE N 00°01'07" E A DISTANCE OF 197.99 FEET TO THE POINT OF BEGINNING; THENCE S 89°04'49" W A DISTANCE OF 1398.50 FEET; THENCE N 00°01'07" E A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #67; THENCE N 89°04'49" E ALONG SAID SOUTH R/W LINE A DISTANCE OF 1398.50 FEET; THENCE S 00°01'07" W A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.025 ACRES, MORE OR LESS.



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

Staff Agenda Commentary

July 26, 2021

Item Titles(s):

Castlerock - BXSP-21.04 - Site Plan approval for an Office/Medical/Gymnasium use. A 1.3432 Acre, South Memorial Business Park, PUD 76, located west of S Memorial Drive on East 126th Street South, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, PUD-76, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

07.14.21 Lot Split Application – Administrative Approval

Project Overview:

# of Acres	1.3432	Min Lot Width	(CS District, as required)
# of Lots	1 (Lot H)	Min Lot Size	(CS District, as required)
# of Blocks	(Scenic Village Park)	Min Landscaping	10% of net lot area
# of Phases	N/A	# of Reserve Areas	N/A

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of BXSP-21.04 – Site Plan per Planning Commission recommendation and Staff Comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: Castlerock Site Plan (BXSP-21.04)
(A part of South Memorial Business Park located in Scenic Village Park PUD-76)

RE: Site Plan

Location: South Memorial Drive and East 126th Street South, Bixby, Oklahoma 74008

STR: Section 2, Township 17N, Range 13E

Applicant: Steve Wright

Request:
Site Plan approval for an Office/Medical/Gymnasium use.

Existing Zoning; Use:
Commercial General (CG) with supplemental zoning PUD-76; Vacant

Abutting Zoning; Use:
North: (CS) Commercial Shopping; Easton Sod Farms
East: (AG) Agriculture; Vacant
South: (AG) Agriculture; E 126th Street South
West: (CG) Commercial General; Vacant

Proposed Use:
Office/Medical/Gymnasium



Figure 1: City of Bixby Zoning Map

Staff Review

Steve Wright is requesting Site Plan approval for the development of a Two-Story building with the following uses proposed: an Orthopedic/Rehab facility, private membership workout gym, two (2) full-size basketball courts, with upstairs business offices for lease and personal office space.

Planning Review Comments:

1. This Site Plan review could have been performed by Staff, but it is a part of a lot split and an established PUD. Therefore, Staff elected to bring the application before the Planning Commission and City Council for review and approval.
2. Project shall comply with landscaping requirements of PUD-76 and/or the City of Bixby landscape requirements where not addressed in the PUD.

Engineering Review Comments: Please see attached memo dated July 6, 2021

Public Comments: No comments have been received for or against the Rezone.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Site Plan with Engineering comments implemented before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Site Plan dated 07.14.2021
 Exhibit B: PUD-76 Scenic Village Park Revised February 27, 2013
 Exhibit C: Development Services – Engineering Memo dated 07.06.2021

ADDRESS: 7878 E 12TH ST. BOLDEN
LAB. OFFICE/MEDICAL/COMMUNITY
PLAT FILE: DOC# 6864, DATE: 2/14/2007
FIRM PLACER: ZONE 7'



LEGEND

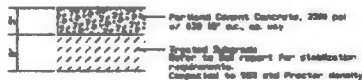
[illegible]

SITE DATA

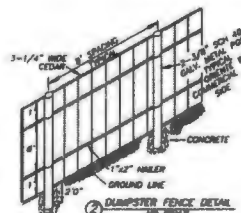
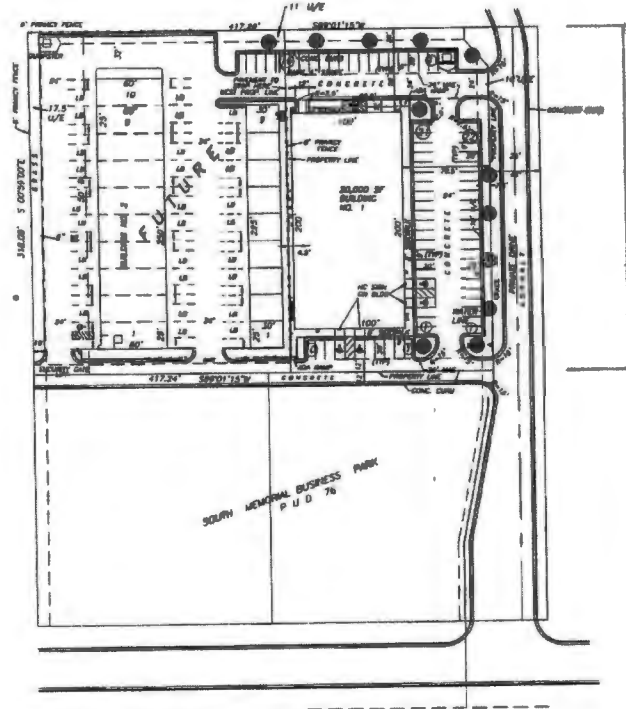
PROPERTY AREA: 318'x104' = 33,032 SF 1.343acre
PROPOSED BUILDING 1ST FLR 100'x200' 20,000 SF
PROPOSED BUILDING 2ND FLR 100'x80' 8,000 SF
PARKING REQUIREMENTS:
OFFICE PARKING 4.000SF/1000 = 14.00 > 12 UNITS=12
GENERAL PARKING 4.000SF/1000 = 14.00 > 12 UNITS=12
GRANDPARK PARKING 11,000SF/1000= 11.00 > 12 UNITS=12
(NO SEATING)
PARKING REQUIREMENTS:
PROPOSED PARKING 43 SPACES
60 SPH + 4 HANDICAP SPACES =64

ZONING: SOUTH AGRICULTURAL BUSINESS PARK PUD 70
 LOTS 1407 1A, 1B, 1C

1. THERE ARE NO FREE STANDING BENCH OR WALL SEATING SHOWN AT THIS TIME.
2. THERE WILL BE NO EXTERIOR OUTDOOR POLE LIGHTS. LIGHTING WALL PACKS WILL BE DESIGNED FOR THE BUILDING.
3. PARKING AND DRIVE LANE'S WILL BE CONSTRUCTED OF CONCRETE.

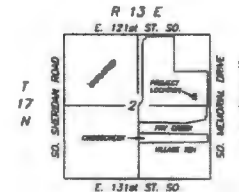


① ~~LIGHT DUTY CONCRETE~~

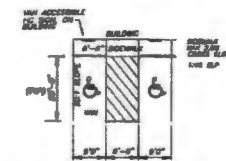


GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BIRMINGHAM PUBLIC WORKS DEPARTMENT STANDARDS & SPECIFICATIONS.
2. NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM. NOTICE OF ANY DEVIATION OR BODDER THAN 10 DAYS AND LATER THAN 18 HOURS INCLUDING SUNDAYS MUST BE SUBMITTED TO THE LOCAL AGENCIES PRIOR TO ANY COMPLETION OF WORK. PHONE NUMBER IS 1-800-522-6943
4. ANY FIRM OF BODER COVERED BY A SEPARATE BILL IN THE PROPOSAL, SHALL BE INCLUDED IN THE COST OF THE ITEM OR BODER OF WHICH IT IS A PART.
5. CONCRETE PAVING TO BE 3,000 PSF AT 30 DAYS.
6. ALL BACKFILL UNDER PAVEMENT SHALL BE RECYCLED WASH TYPE "A" AGGREGATE, COMPACTED TO 98% STANDARD PROCTOR DENSITY.
7. ALL FILL AREA TO BE 98% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION TO BE IN COMPLIANCE AND ACCORDANCE WITH ICDAMS #1177-2003.



LOCATION MAP



HANDICAP PARKING SPACE DETAIL
 Minimum Parking Spaces Provided
 (Per Automobile)

EXISTING CONDITIONS AREA TYPE	SQ FT	ACRES	PERCENT
PERVIOUS AREAS	58,512	1.3432	100%
IMPERVIOUS AREAS	0	0	0%
TOTAL	58,512	1.3432	100%

PROPOSED CONDITIONS			
AREA TYPE	SQ FT	ACRES	PERCENT
POROUS AREAS	75.94	0.1732	1.3%
IMPERVIOUS AREAS	50,978	1.17	8.7%
TOTAL	50,972	1.3432	100%

IMPERVIOUS TABLE CHART

Disturbed Area from New Study	30,978 Square Feet
Present Impervious Area	0 square feet
Increased Impervious Area	30,978 Square Feet
Total Impervious Area	30,978 Square Feet



JOE RIZ
DATE 3/9/2007
OFFICE OF
JED
RECEIVED
3/17/2007

SITE PLAN

CASTELROCK
SOUTH MEDIANAL BUSINESS PARK
Bridgely, Oklahoma 74008

DAVID A. BUTLER SR.
Architect L.L.C.
17316 EAST 13TH ST. NO.
COLLEENVILLE, OREGON 97021
916-883-4770

C1

Exhibit A



APPLICANT/OWNER:
 121ST AND MEMORIAL, L.L.C.
 C/O RICK DODSON, MANAGER
 6205 E. 105TH STREET
 TULSA, OK 74137
 DODSONBUILDING@COX.NET

DEVELOPMENT ENGINEER:
 TANNER CONSULTING LLC
 C/O RICKY JONES
 5323 SOUTH LEWIS AVENUE
 TULSA, OK 74105
 RICKY@TANNERBAITSHOP.COM



121ST AND MEMORIAL

SCENIC VILLAGE PARK

PUD# 76

PREPARED FEBRUARY 15TH, 2013
 REVISED FEBRUARY 22, 2013
 REVISED FEBRUARY 27, 2013

Exhibit B

SCENIC VILLAGE PARK

Planned Unit Development No. 76

**92 acres West of the Southwest Corner of
East 121st Street South and South Memorial Road**

Bixby, Oklahoma

Applicant/Owner:

121st and Memorial, LLC
c/o Rick Dodson, Manager
6205 E. 105th Street
Tulsa, OK 74137
dodsonbuilding@cox.net

Development Engineer:

Tanner Consulting, LLC
c/o Ricky Jones
5323 South Lewis Avenue
Tulsa, OK 74105
ricky@tannerbaitshop.com

June 12, 2013

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Exhibit I - Legal Description		

I. DEVELOPMENT CONCEPT

Planned Unit Development No. 76 (hereinafter "PUD 76") comprises 92 acres (hereinafter the "Property" or "Site") located approximately 1320 feet west of the southwest corner of East 121st Street South and South Memorial Drive, Bixby Oklahoma. The Property is presently zoned AG.

Scenic Village Park is planned as a mixed-use development, including retail, general commercial, office, office warehouse, mini-storage, continuing care and various residential uses.

The Property is located within the South Memorial Corridor Development Area established by the Bixby Comprehensive Plan 2001-2020 which principally designates the Corridor for commercial uses. Current development of proximate sites include retail, mini-storage, office warehouse and apartment uses.

This planned unit development is intended to establish a conceptual site plan with designation of development areas, allocation of uses and intensity of uses and development standards and conditions to be followed by detailed site plans of each phase of development submitted to and approved by the Bixby Planning Commission. The Property is presently zoned AG Agriculture District. In order to implement this Planned Unit Development, an accompanying application has been filed to rezone the Property to a CG Commercial General District.

EXHIBIT A AERIAL PHOTOGRAPHY



500' 1000'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT B AERIAL PHOTOGRAPHY WITH CONTEXT

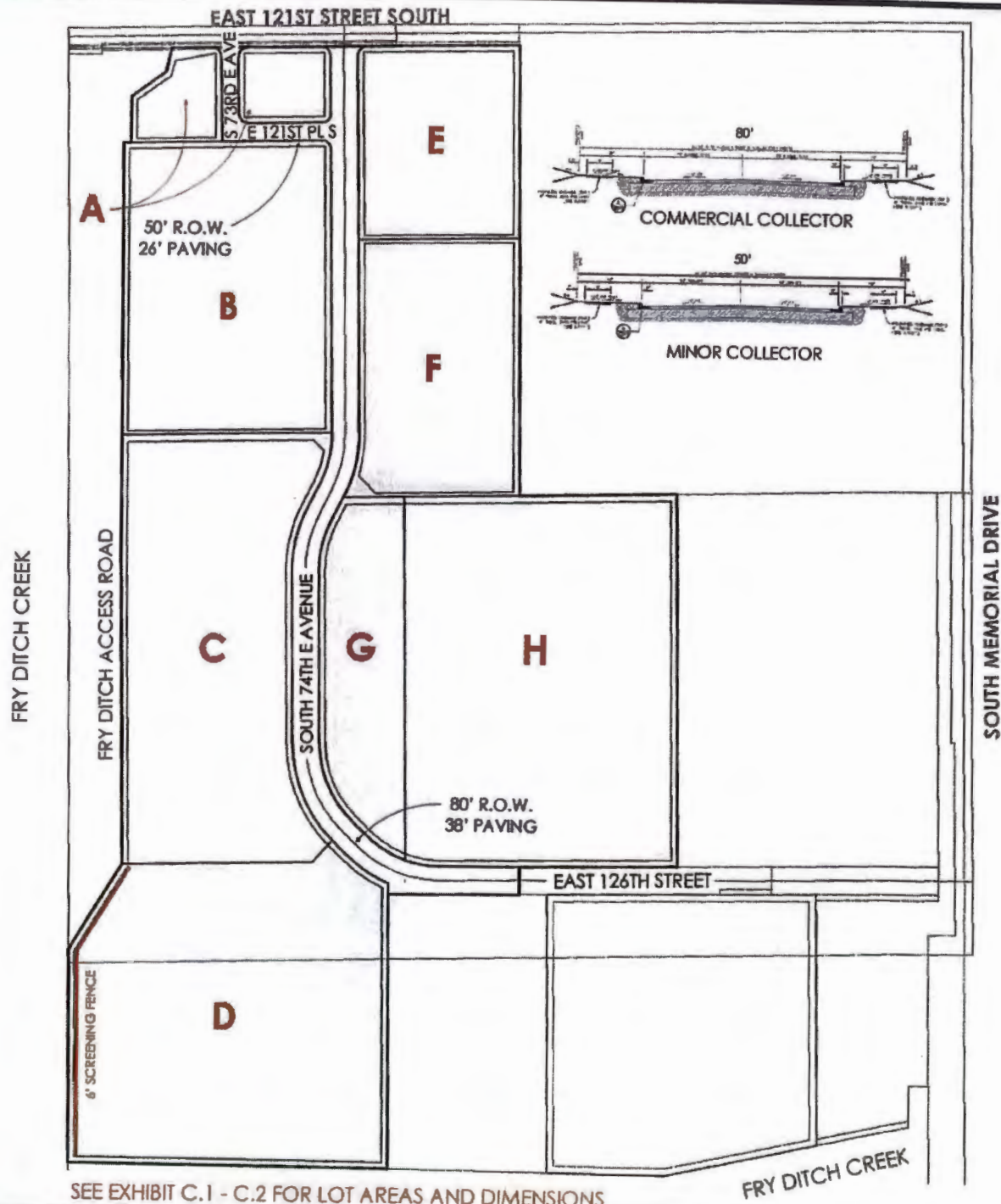


250' 500'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT C OVERALL CONCEPT PLAN



SEE EXHIBIT C.1 - C.2 FOR LOT AREAS AND DIMENSIONS

PREPARED FEBRUARY 15TH, 2013

* LOTS LABELED "A" THROUGH "H" CORRESPOND WITH DEVELOPMENT AREAS AS DESCRIBED BY THE PUD TEXT.

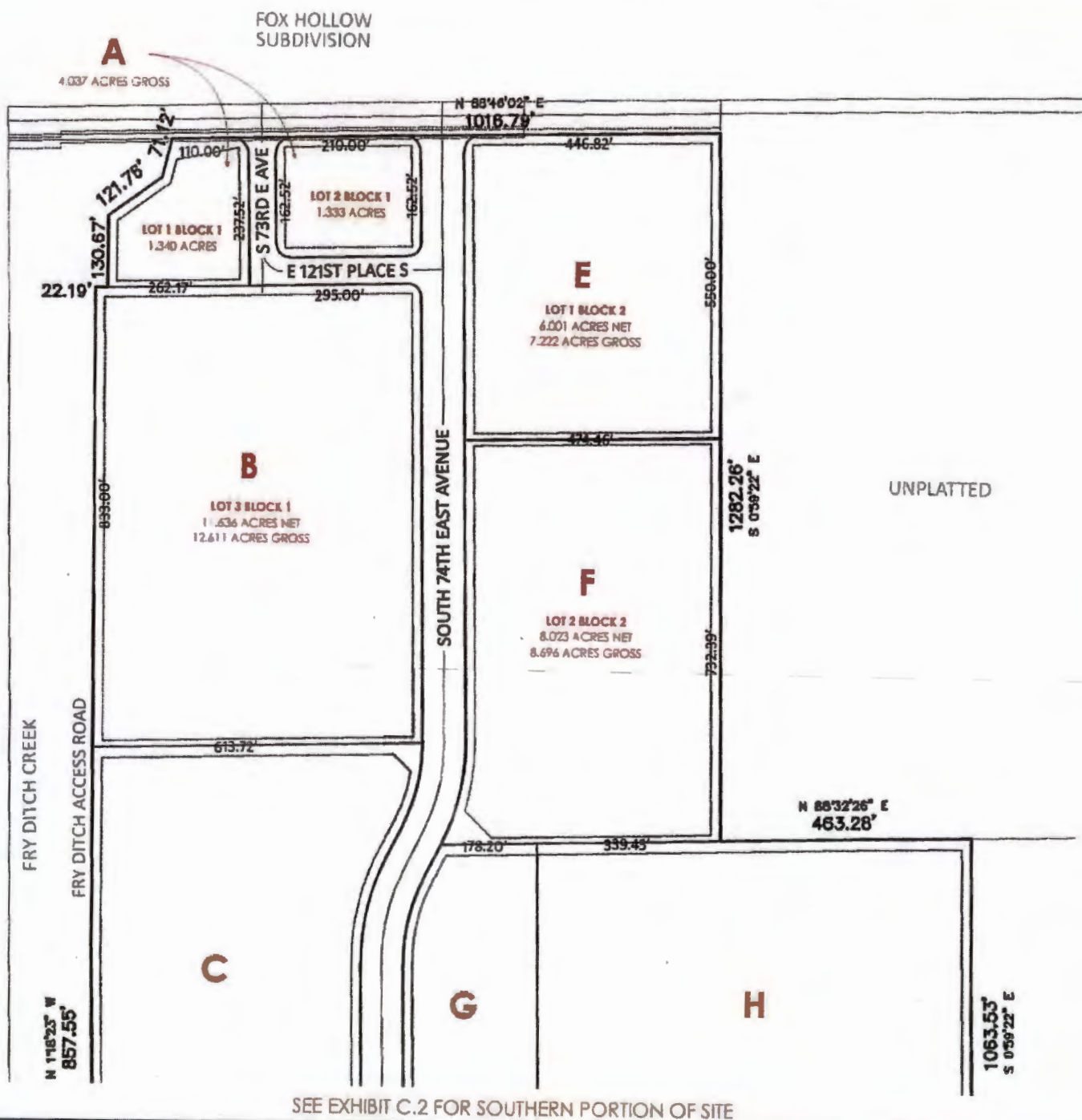


250' 500'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT C.1 CONCEPT PLAN WITH DEVELOPMENT AREAS (NORTH)

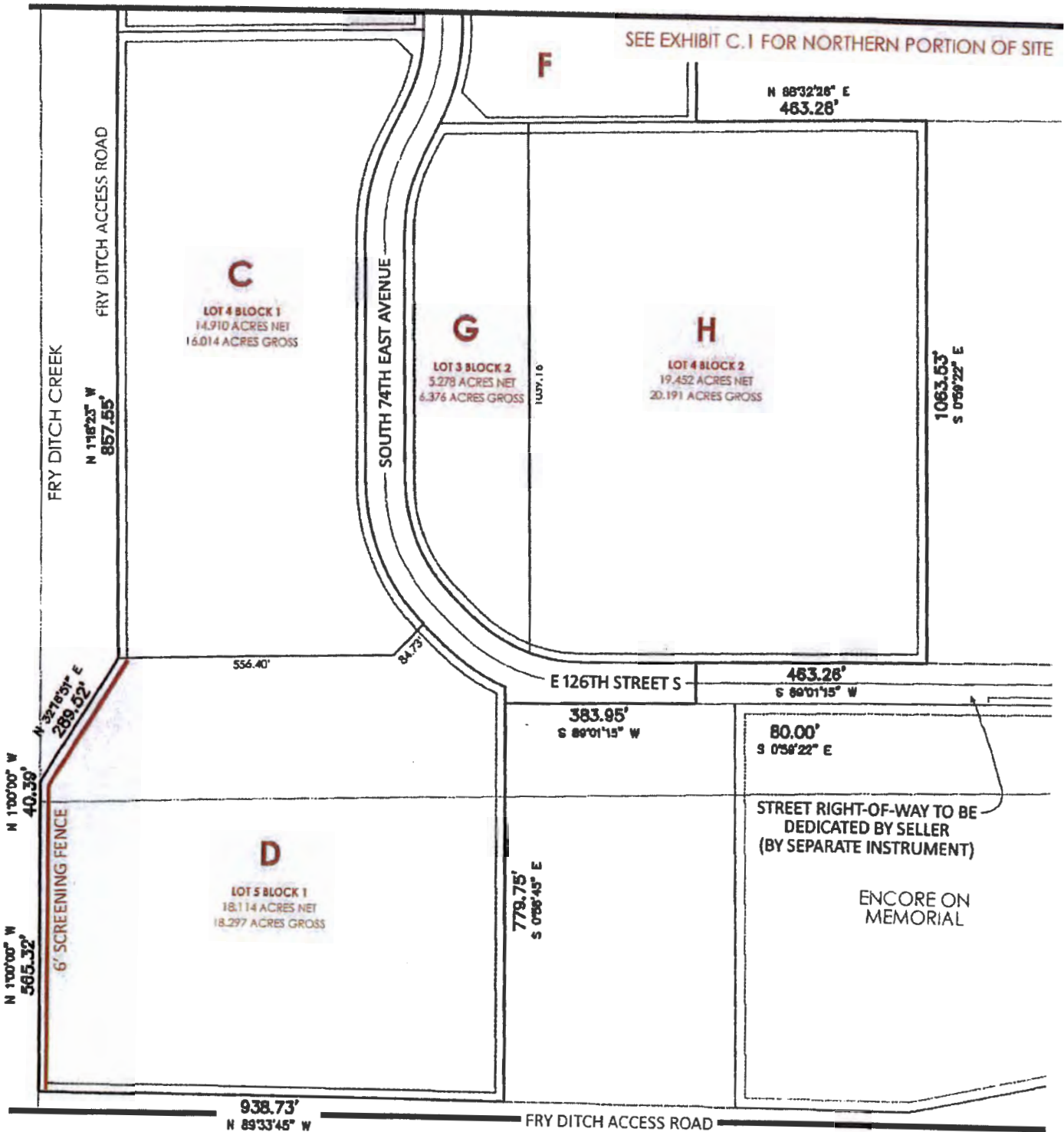


125' 250'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT C.2 CONCEPT PLAN WITH DEVELOPMENT AREAS (SOUTH)

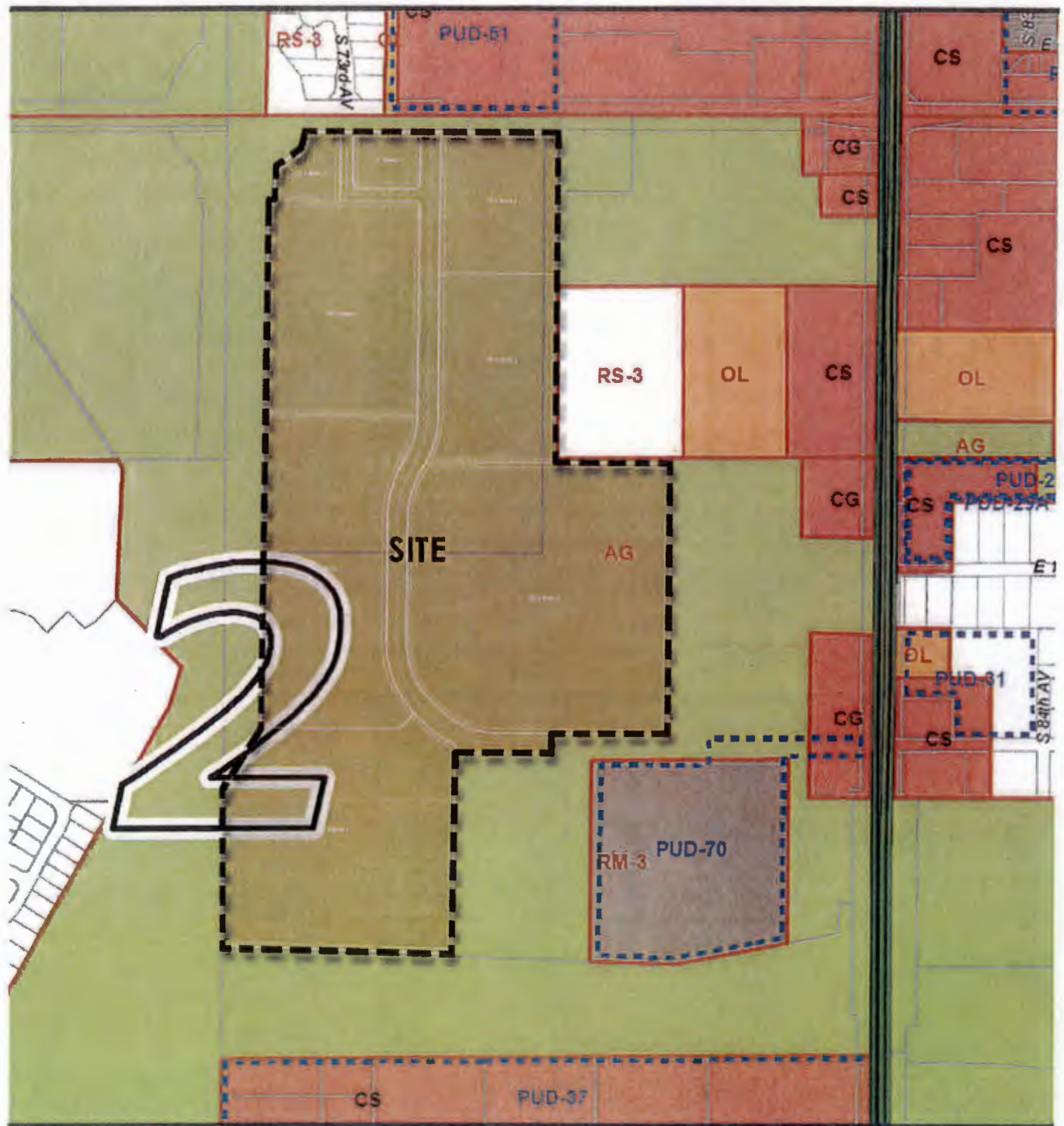


125' 250'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT D CURRENT ZONING MAP



Legend

- | | | | |
|-----------------------|------------|---------------------------|----------------|
| Historic Preservation | Commercial | Residential Single-Family | Flood District |
| PUD | Corridor | Residential Multi-Family | |
| Agriculture | Office | Industrial | |

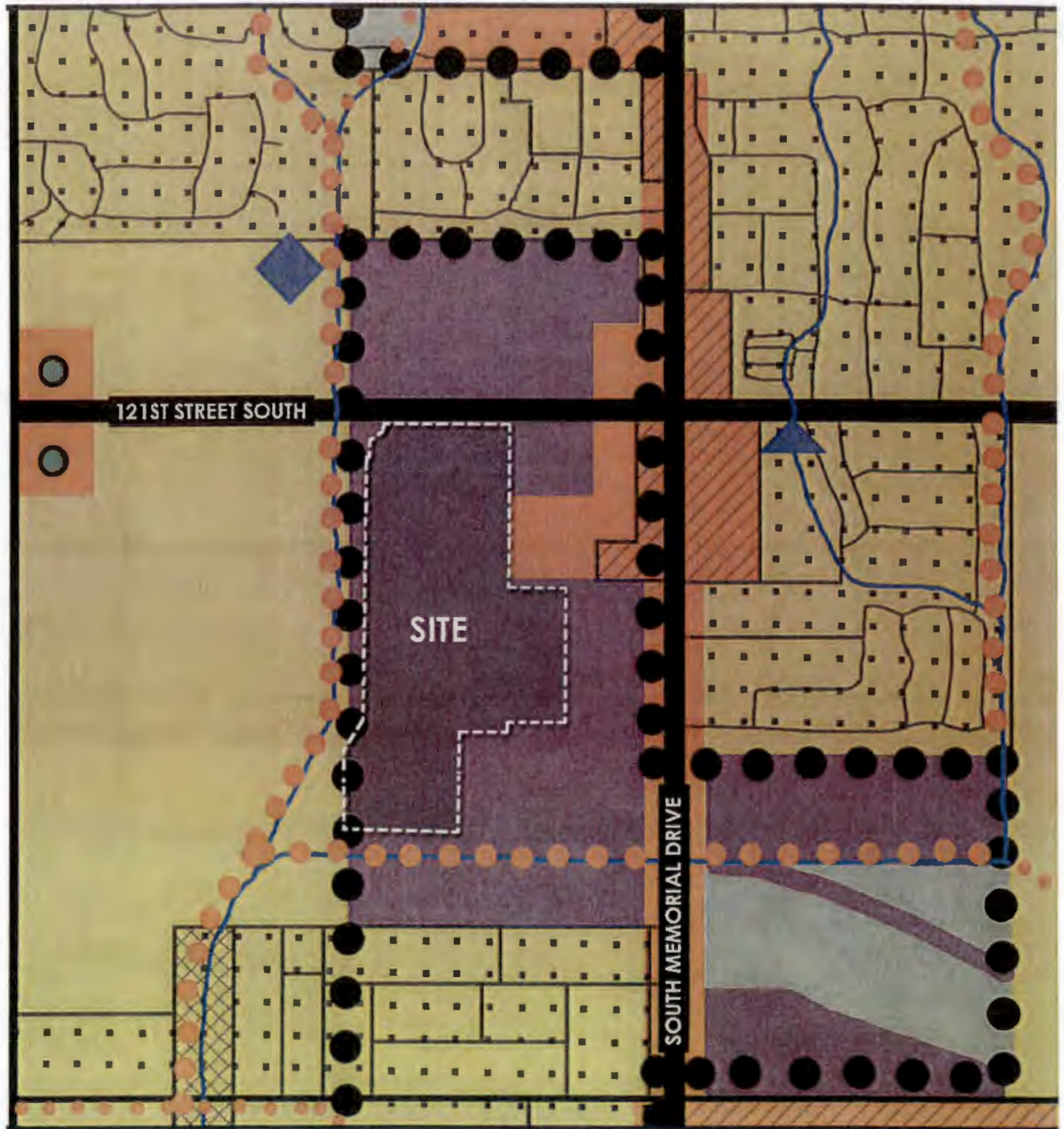


250' 500'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT E COMPREHENSIVE PLAN MAP



Existing	Proposed	Corridor Access	Commercial Area	High
Neighborhood Park	Corridor Access	Primary Arterial	Industrial Area	Medium
Elementary School	Primary Arterial	Secondary Arterial	Public + Quasi-Public	Low
Secondary School	Secondary Arterial	Collector Street	Recreation and Open Space	Rural
Fire Station	Collector Street	Utility Front Line	Residential Area	Overdevelopment Sensitive
Regional Trail	Utility Front Line	Corridor	Vacant, Agricultural, Rural	Water
Community Trail	Corridor	Entry Treatment	Vacant, Agricultural, Rural	
	Entry Treatment		Residential, and Open Land	

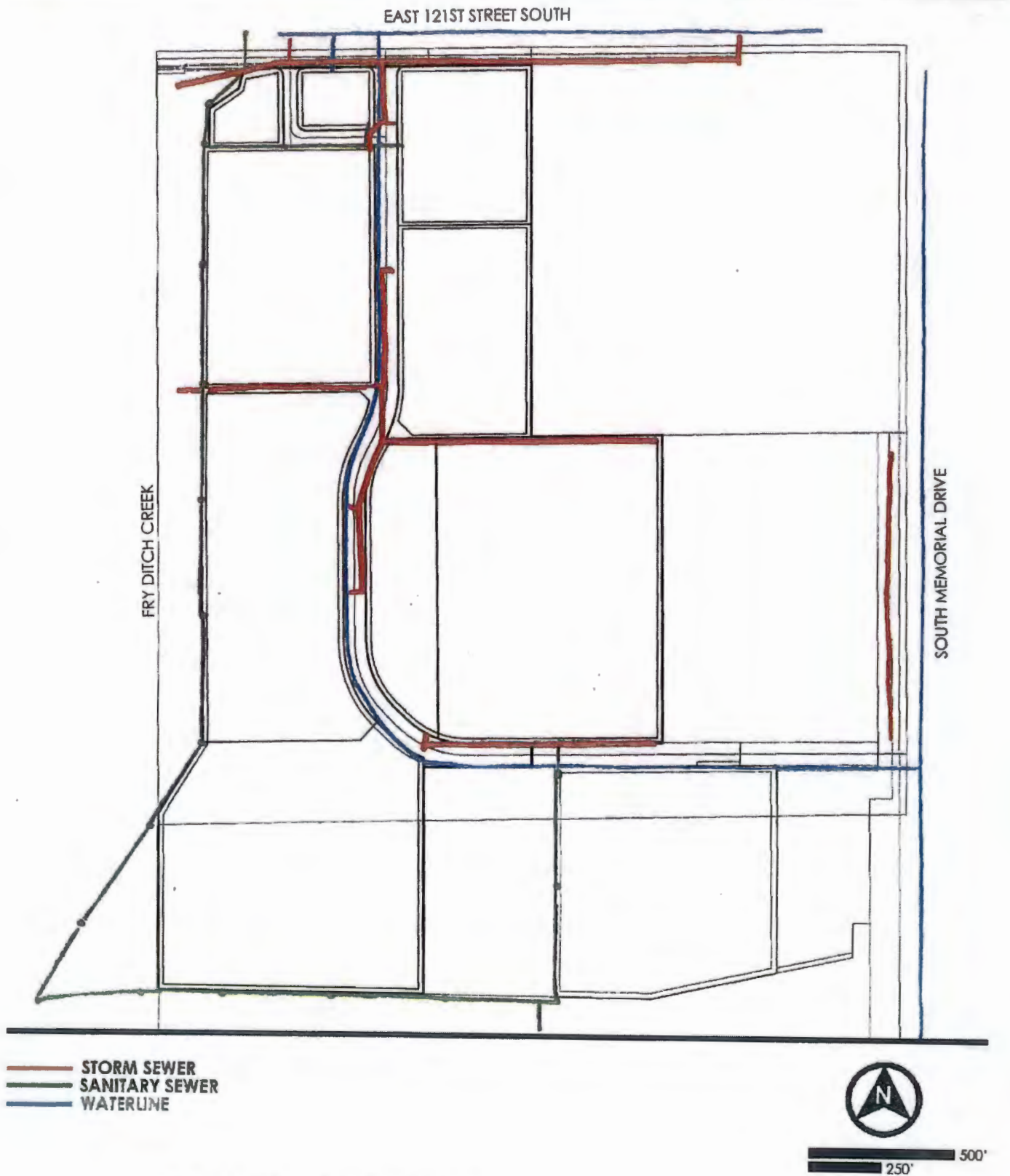


500' 1000'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

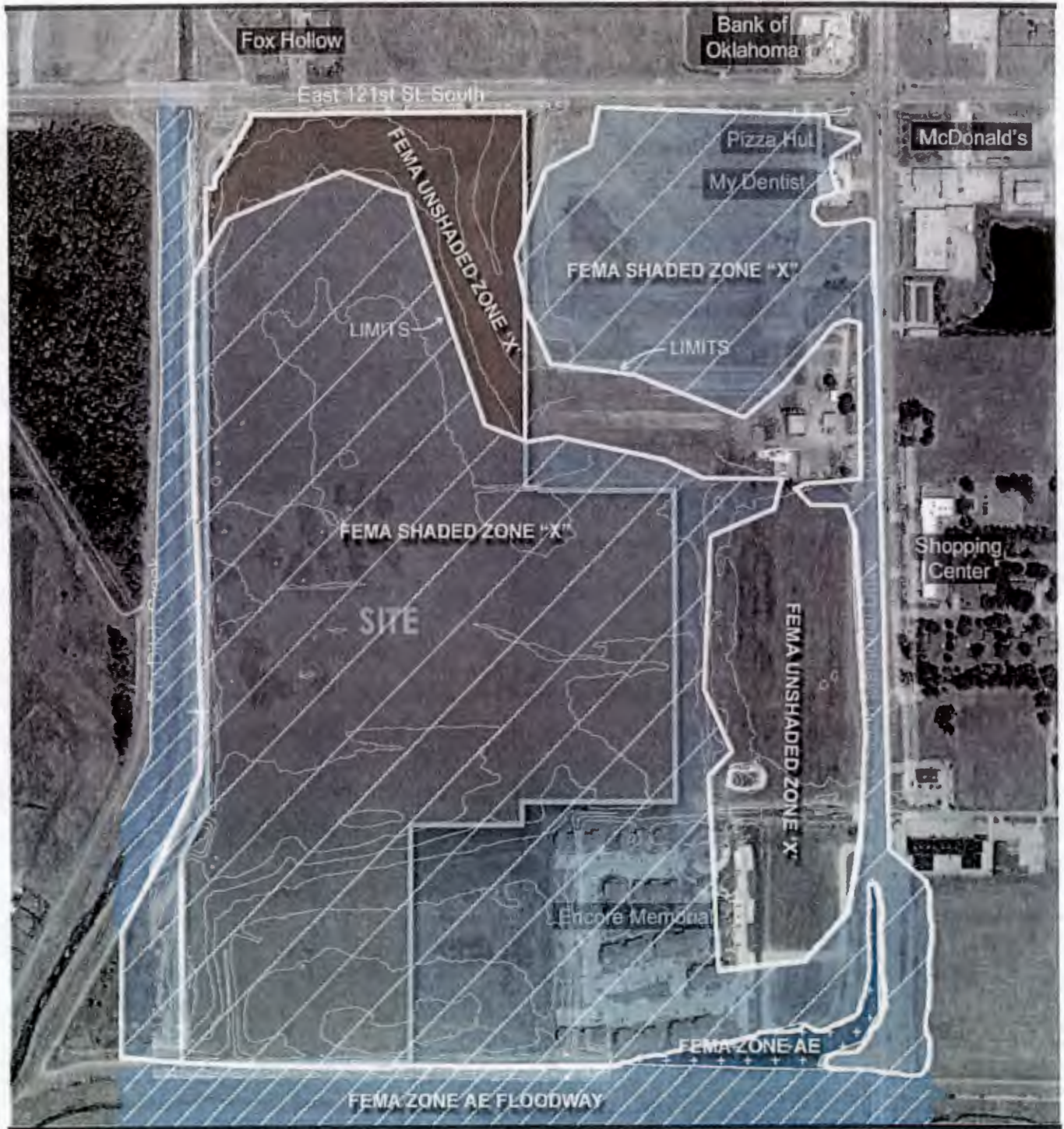
EXHIBIT F EXISTING AND PROPOSED UTILITY LAYOUT



SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT G EXISTING TOPOGRAPHY AND FLOODPLAIN



250' 500'

SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

EXHIBIT H EXISTING SOILS



- | | |
|---|--|
| 7 CHOSKA VERY FINE SAND LOAM, 0-1% SLOPE | 49 SEVERN VERY FINE SANDLY LOAM, 0-3% SLOPE |
| 29 LATANIER CLAY, 0-1% SLOPE | 53 WYNONA SILTY CLAY LOAM, 0-1% SLOPE |
| 45 OSAGE SILTY CLAY, 0-1% SLOPE | |



SCENIC VILLAGE PARK PUD# 76

TANNER CONSULTING, LLC. | 5323 S LEWIS AVE., TULSA, OKLAHOMA 74105 | 918.745.9929

II. DEVELOPMENT STANDARDS

DEVELOPMENT AREA A

GROSS LAND AREA	4.037 acres
NET LAND AREA	2.673 acres
PERMITTED USES:	Uses permitted as a matter of right in the CS District, and customary accessory uses, provided however, uses within <u>Use Unit 19 Hotel, Motel And Recreation Facilities</u> are excluded.
MAXIMUM FLOOR AREA RATIO:	0.50
MAXIMUM BUILDING HEIGHT:	35 ft.
MAXIMUM STORIES:	2
MINIMUM BUILDING SETBACKS:	
FROM NON-ARTERIAL STREET RIGHT-OF-WAY:	20 ft.
FROM ARTERIAL STREET RIGHT-OF-WAY:	20 ft.
FROM RESIDENTIAL DEVELOPMENT AREAS:	20 ft.
FROM OTHER BOUNDARIES:	11 ft.
MINIMUM LANDSCAPING:	15 % of net lot area
MINIMUM OFF-STREET PARKING:	As required within the applicable use unit
BUILDING DESIGN REQUIREMENTS :	
Exterior building walls shall have a minimum masonry finish of not less than 25% excluding windows and doors.	
OTHER BULK AND AREA REQUIREMENTS:	As required within a CS District

DEVELOPMENT AREA B

GROSS LAND AREA 12.611 acres

NET LAND AREA 11.636 acres

PERMITTED USES: Life Care Retirement Center as set forth within Use Unit 8 Multi-family Dwelling And Similar Uses and customary accessory uses. Other uses within Use Unit 8 are excluded.

MAXIMUM INDEPENDENT LIVING DWELLING UNITS: 91 dus

MAXIMUM ASSISTED LIVING DWELLING UNITS: 39 dus

SKILLED NURSING BEDS: 41 beds

MAXIMUM FLOOR AREA: 160,000 sq.ft.

MAXIMUM STORIES: 2*

*Architectural features may extend a maximum of 25' above the second story.

MINIMUM YARDS AND BUILDING SETBACKS:

FROM MINOR STREET RIGHT-OF-WAY: 20 ft.

FROM COLLECTOR STREET RIGHT-OF-WAY: 25 ft.

FROM WEST BOUNDARY 17.5 ft.

FROM SOUTH BOUNDARY 11 ft.

FROM OTHER BOUNDARIES: 20 ft.

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 440 sq.ft.
[open space not allocated to parking or drives]

BUILDING DESIGN REQUIREMENTS:

The exterior walls of buildings shall have a minimum masonry finish of not less than 25%, excluding windows and doors.

MINIMUM OFF-STREET PARKING:

Independent Living Dwelling Units 0.75 spaces per du

Assisted Living Dwelling Units 0.50 spaces per du

Skilled Nursing Beds 0.35 spaces per bed

OTHER BULK AND AREA REQUIREMENTS As required within a RM-2 District.

DEVELOPMENT AREA C

GROSS LAND AREA: 16.014 acres

NET LAND AREA: 14.910 acres

PERMITTED USES: Detached or attached residential dwelling units including single-family, duplex, patio home, townhouse, and multifamily, and customary accessory uses, including common area facilities such as club house, swimming pool and recreational open space. Multifamily uses shall be limited to buildings containing not more than 4 dwelling units and shall not exceed 2 stories in height.

MAXIMUM DWELLING UNITS: 75 dus

MAXIMUM BUILDING HEIGHT: 35 ft.

MAXIMUM STORIES: 2

MINIMUM YARDS AND BUILDING SETBACKS:

FROM STREET RIGHT-OF-WAY:	20 ft.
FROM REAR LOT LINE:	20 ft.
FROM SIDE YARD LOT LINE:	5 ft.
BETWEEN DETACHED DWELLING UNITS:	10 ft.
BETWEEN DUPLEX BUILDINGS:	10 ft.
BETWEEN TOWNHOME BUILDINGS:	20 ft.
FROM TOWNHOME ATTACHED SIDE	0 ft.
BETWEEN MULTIFAMILY BUILDINGS:	20 ft.
FROM WEST BOUNDARY TO MULTIFAMILY BUILDING	17.5 ft.
FROM NORTH BOUNDARY TO MULTIFAMILY BUILDING	11 ft.

BUILDING DESIGN REQUIREMENTS FOR MULTIFAMILY BUILDINGS:

The exterior walls of multifamily buildings shall have a minimum masonry finish of not less than 25% excluding windows and doors. The exterior walls of leasing offices shall have a minimum masonry finish of not less than 45% excluding windows and doors.

MINIMUM OFF-STREET PARKING: As required within the applicable use unit.

OTHER BULK AND AREA REQUIREMENTS:

DETACHED SINGLE FAMILY DWELLINGS:	As required within a RS-3 District.
DUPLEX DWELLINGS:	As required within a RD District

TOWNHOUSE DWELLINGS:
MULTIFAMILY DWELLINGS

As required within a RT
District
As required within a RM-2
District

DEVELOPMENT AREA D

GROSS LAND AREA: 18.297 acres

NET LAND AREA: 18.114 acres

PERMITTED USES: Uses permitted as a matter of right in the CG Zoning District, and uses permitted by special exception (excluding multifamily use) within the CG Zoning District or uses required to be submitted within a Planned Unit Development, which include but not limited to Use Unit 23 Warehousing And Wholesaling (office/warehouse), and Use Unit 16 Ministorage and customary accessory uses. Permitted uses shall be conducted within enclosed buildings. Open air storage is prohibited.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 35 ft.
GENERAL COMMERCIAL BUILDINGS 35 ft.
MINISTORAGE BUILDINGS 12 ft.

MINIMUM BUILDING SETBACK:
FROM STREET RIGHT-OF-WAY: 50 ft.
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 ft.
FROM OTHER EXTERIOR BOUNDARIES: 20 ft.
BETWEEN MINISTORAGE BUILDINGS 30 ft.

MINIMUM LANDSCAPING: 10% of net lot area

BUILDING DESIGN REQUIREMENTS AND SCREENING

1. The west exterior wall of the westernmost buildings shall have a minimum of 100% stucco finish, excluding windows and doors. The north exterior wall of the northernmost buildings shall have a minimum of 25% masonry finish, excluding windows and doors. Metal roofing shall have a colored finish designed to be substantially non-reflective.
2. Overhead doors shall be limited to the north and south walls of buildings located within 100 feet of the westerly development area boundary line.
3. Exterior lighting shall be limited to shielded fixtures designed to direct light downward. Lighting shall be designed so that the light producing element of the

shielded fixture shall not be visible to a person standing within an adjacent residential district or residential development area.

4. A screening fence not less than 6 feet in height shall be constructed and maintained along the westerly development area boundary line.

MINIMUM OFF-STREET PARKING:	As required within the applicable use unit.
OTHER BULK AND AREA REQUIREMENTS:	As required within a CG District.

DEVELOPMENT AREA E

GROSS LAND AREA:	7.222 acres
NET LAND AREA:	6.001 acres

PERMITTED USES:	Uses permitted as a matter of right in the CS Zoning District, and customary accessory use, provided however, <u>Use Unit 19 Hotel, Motel And Recreation Facilities</u> shall be limited to hotel use.
-----------------	--

MAXIMUM FLOOR AREA RATIO:	0.50
---------------------------	------

MAXIMUM BUILDING HEIGHT:	40 ft.
--------------------------	--------

MINIMUM BUILDING SETBACK:	
FROM ARTERIAL STREET RIGHT-OF-WAY:	50 ft.
FROM NON-ARTERIAL STREET RIGHT-OF-WAY:	25 ft.
FROM RESIDENTIAL DEVELOPMENT AREAS:	50 ft.
FROM OTHER EXTERIOR BOUNDARIES:	20 ft.

MINIMUM LANDSCAPING:	10% of net lot area
----------------------	---------------------

MINIMUM OFF-STREET PARKING:	As required within the applicable use unit.
-----------------------------	---

BUILDING DESIGN REQUIREMENTS:

Exterior building walls fronting 121st Street shall have a minimum masonry finish of not less than 25% excluding windows and doors.

OTHER BULK AND AREA REQUIREMENTS	As required within a CS District
----------------------------------	----------------------------------

DEVELOPMENT AREA F

GROSS LAND AREA: 8.696 acres

NET LAND AREA 8.023 acres

PERMITTED USES: Uses permitted as a matter of right in the CG Zoning District, and office/warehousing as set forth within Use Unit 23 Warehousing And Wholesaling, and customary accessory use, provided however uses set forth in Use Unit 17 Automotive And Allied Activities shall be excluded.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 40 ft.

MINIMUM BUILDING SETBACK:

FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25 ft.

FROM RESIDENTIAL DEVELOPMENT AREAS: 50 ft.

FROM OTHER BOUNDARIES: 20 ft.

MINIMUM LANDSCAPING: 10% of net lot area

MINIMUM OFF-STREET PARKING: As required within the applicable use unit.

OTHER BULK AND AREA REQUIREMENTS: As required within a CG District

DEVELOPMENT AREA G

GROSS LAND AREA: 6.376 acres

NET LAND AREA 5.278 acres

PERMITTED USES: Uses permitted as a matter of right in the OM Zoning District, and customary accessory uses.

MAXIMUM FLOOR AREA RATIO: 0.40

MAXIMUM BUILDING HEIGHT: 40 ft.

MINIMUM BUILDING SETBACK:

FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25 ft.

FROM RESIDENTIAL DEVELOPMENT AREAS: 10 ft.

FROM OTHER BOUNDARIES:	10 ft.
MINIMUM LANDSCAPING:	15% of net lot area
MINIMUM OFF-STREET PARKING:	As required within the applicable use unit.
OTHER BULK AND AREA REQUIREMENTS:	As required within an OM District
DEVELOPMENT AREA H	
GROSS LAND AREA:	20.191 acres
NET LAND AREA:	19.452 acres
PERMITTED USES:	Uses permitted as a matter of right in the CG Zoning District, and office/warehousing as set forth within <u>Use Unit 23 Warehousing And Wholesaling</u> and customary accessory uses.
MAXIMUM FLOOR AREA RATIO:	0.50
MAXIMUM BUILDING HEIGHT:	40 ft.
MINIMUM BUILDING SETBACK:	
FROM NON-ARTERIAL STREET RIGHT-OF-WAY:	25 ft.
FROM RESIDENTIAL DEVELOPMENT AREAS:	50 ft.
FROM OTHER BOUNDARIES:	20 ft.
MINIMUM LANDSCAPING	10% of net lot area
MINIMUM OFF-STREET PARKING:	As required within the applicable use unit.
OTHER BULK AND AREA REQUIREMENTS	As required within a CS District

III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

A. Restricted Uses

All uses classified as “Sexually Oriented” within the City of Bixby Zoning Code (Section 11-7D-6) are hereby excluded from any development area within PUD 76.

B. Landscaping and Screening

Landscaping shall meet the requirements of Chapter 12 Landscape Requirements of the Bixby Zoning Code, except as hereinafter modified. Within development areas permitting retail use, the landscaping for a mixed use building which contains both retail and office tenants shall be 10%. In addition to the requirements of Chapter 12 of the Bixby Zoning Code, perimeter landscaping shall include plant materials designed to achieve an attractive street view. Reasonable efforts shall be made to preserve existing mature trees. Each mature tree which is in a required Street Yard and which is removed for the purpose of providing parking for multifamily dwellings or commercial establishments shall be replaced within the affected lot or lots at a two to one (2:1) ratio in accordance with Chapter 12 of the Bixby Zoning Code. A screening fence not less than 6 feet in height and a landscaped area of not less than 10 feet in width shall be maintained along the boundaries of commercial areas adjoining residential development or a residential zoning district, provided however, if an adjoining residential district is undeveloped or used for nonresidential purposes, required screening may be deferred until residential development occurs.

C. Lighting

Exterior lighting shall be limited to shielded fixtures designed to direct light downward. Lighting shall be designed so that the light producing element of the shielded fixture shall not be visible to a person standing within an adjacent residential district or residential development area.

D. Off Street Parking

The limitation establishing a maximum number of parking spaces as set forth within paragraph H, Section 11-10-2 may be modified by the Bixby Planning Commission pursuant to its review and approval of a PUD Detail Site Plan.

E. Access and Circulation

The principal access is to be derived from East 121st South and South Memorial Drive and an interior public collector street to be constructed that connects to the two arterial streets. The connection of the two arterials is a requirement. There is an area outside the boundary of PUD No. 76 which is proposed for a segment of

the collector street but within which, required right-of-way does not presently exist. The owner of the area required for right-of-way is under contract that the required right-of-way will be dedicated. The collector street will require a right-of-way width of 80 feet and a paving width of 38 feet, provided however a paving width of 38 feet shall require a waiver by the Bixby City Council of the Bixby Subdivision Regulations. Interior public and/or private minor street systems and mutual access easements will be established as needed. New public street construction shall comply with the applicable geometric street standards of the City of Bixby.

Sidewalks along the interior streets and along 121st Street shall be constructed by the developer in accordance with the Bixby Subdivision regulations including a minimum width of four feet and ADA compliance. Within Development Areas B and C, pedestrian access from residential areas may be provided to the adjoining Fry Ditch.

F. Signs

Signs shall comply with the applicable provisions of the Bixby Zoning Code, provided however, prior to installation, a detailed sign plan shall be submitted to and approved by the Bixby Planning Commission. Signs identifying an interior property may be located off site within a parcel located within Scenic Village Park, but shall require a detailed sign plan submitted to an approved by the Bixby Planning Commission.

Business signs shall be limited as follows:

1. Wall or canopy signs shall not exceed 1.5 square feet of display surface area per lineal foot of the building wall or canopy to which affixed.
2. A project identification sign may be located along 121st Street, but shall not exceed 35 feet in height and 230 square feet of display surface area.
3. Within each lot, a ground sign may be located, but shall not exceed 20 feet in height and 75 square feet of display surface area.

G. Utilities and Drainage

Utilities are at the site or accessible by customary extension. Fee-in-lieu of storm water detention facilities will be provided.

H. Parcelization

After initial platting setting forth permitted uses and the allocation of commercial floor area or residential density, division of platted lots may occur by approved lot

split application and subject to the approval by the Bixby Planning Commission of proposed floor area or residential density allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

I. Transfer of Allocated Floor Area

An initial transfer of 65 dwelling units from Development Area C to Development Area H is herein established. Allocated commercial or residential density may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area or residential density is to be allocated, provided however, the allocation shall not exceed 15% of the initial allocation to the lot to which the transfer of floor area or residential density is to be made. Allocation exceeding 15% shall require an application for minor amendment to be reviewed and approved by the Bixby Planning Commission.

J. Detailed Site Plan Review

Development areas may be developed in phases. Within development areas intended for multifamily dwellings no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Bixby Planning Commission for recommendation and submitted to and approved by the Bixby City Council as being in compliance with the development concept and the development standards. Within development areas that do not include multifamily dwellings, no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to and approved by the Bixby Planning Commission as being in compliance with the development concept and the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Bixby Planning Commission.

K. Platting Requirement

Development areas may be developed in phases, and no building permit shall issue until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and 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 planned unit development and the City of Bixby shall be a beneficiary thereof.

L. City Department Requirements

Standard requirements of the City of Bixby Fire Marshal, City Engineer and City Attorney shall be met.

IV. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.

V. LEGAL DESCRIPTION

The legal description of the Property is set forth within the attached Exhibit I.

Exhibit "I"
121st & Memorial
Zoning Legal Description

A TRACT OF LAND BEING A PART OF THE EAST HALF (E/2) OF SECTION TWO (2), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 88°46'02" WEST AND ALONG THE NORTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 1323.13 FEET TO THE NORTHEAST CORNER OF THE GOVERNMENT LOT 2 OF SAID SECTION 2; THENCE SOUTH 0°59'22" EAST AND ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°59'22" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 1282.26 FEET; THENCE NORTH 88°32'26" EAST AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 2, FOR A DISTANCE OF 463.28 FEET; THENCE SOUTH 0°59'22" EAST, FOR A DISTANCE OF 1063.53 FEET; THENCE SOUTH 89°01'15" WEST, FOR A DISTANCE OF 463.26 FEET; THENCE SOUTH 0°59'22" EAST, FOR A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°01'15" WEST, FOR A DISTANCE OF 383.95 FEET; THENCE SOUTH 0°58'45" EAST, FOR A DISTANCE OF 779.75 FEET; THENCE NORTH 89°33'45" WEST, FOR A DISTANCE OF 938.73 FEET TO A POINT ON THE WEST LINE OF THE SE/4 OF SECTION 2; THENCE NORTH 1°00'00" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 565.32 FEET TO THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 2; THENCE CONTINUING NORTH 1°00'00" WEST AND ALONG THE WEST LINE OF SAID NE/4, FOR A DISTANCE OF 40.39 FEET; THENCE NORTH 32°18'51" EAST, FOR A DISTANCE OF 289.52 FEET; THENCE NORTH 1°18'23" WEST, FOR A DISTANCE OF 857.55 FEET; THENCE NORTH 0°35'18" WEST, FOR A DISTANCE OF 1201.05 FEET; THENCE NORTH 89°59'36" EAST, FOR A DISTANCE OF 22.19 FEET; THENCE NORTH 0°00'24" WEST, FOR A DISTANCE OF 130.67 FEET; THENCE NORTH 54°41'57" EAST, FOR A DISTANCE OF 121.76 FEET; THENCE NORTH 13°51'23" EAST, FOR A DISTANCE OF 71.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 121ST STREET SOUTH; THENCE NORTH 88°46'02" EAST AND ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1016.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 92.00 ACRES, MORE OR LESS.

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: Carolyn Back, Development Services Director

From: Justin Dowd, Assistant City Engineer

CC: Public Works
Donna Crawford, Assistant City Planner
File

Date: July 6, 2021

Re: Castlerock Site Plan

Site Plan Comments:

1. Reference South Memorial Business Park Plat easements and language in CAD/drawing; 46' MAE/UE and 10' U/E to be shown correctly
2. Sanitary sewer and water mains cannot be located under the paving; no pavement in 17.5' U/E
3. Provide a MAE for drive along southern border; must serve all 4 lots
4. Drainage Memo required
5. Show storm sewer layout; it appears the plan for drainage is to route water through inlet on the west side of the private drive; however, this inlet was not designed to take the runoff from the original single lot; only the drive. The capacity of this pipe will need to be verified; otherwise, this drainage should be routed to the area inlet on the north side of 126th as is planned for in the 126 Memorial Drainage Report and drainage plan for S Memorial Business Park.



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

Staff Agenda Commentary

July 26, 2021

Item Titles(s):

Deer Valley - Rezone (BXZO-21.16) from Agriculture (AG) to Commercial Shopping (CS) with supplemental zoning through BXPUD-21.01-A. Located: Northwest corner (NW/c) of East 161st Street South & South Yale Avenue Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

Comp Plan Future Land Use Map Amendment already approved by City Council

Project Overview for Development C (Commercial):

# of Acres	3.197 (+/-)	Min Lot Width	N/A
# of Lots	1	Min Lot Size	139,277 SF (+/-)
# of Blocks	1	Avg Dwelling Units	N/A
# of Phases	1	# of Reserve Areas	None Specified

Amenities: To be disclosed by applicant at the hearing

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Deer Valley Rezone and Major Amendment to the PUD per Planning Commission recommendation and Staff comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

RE: Rezone (BXZO-21.16) from Agriculture (AG) to Commercial Shopping (CS) and supplemental zoning BXPUD-21.01-A Major Amendment.

Project: Deer Valley

Location: Northwest corner (NW/c) of East 161st Street South & South Yale Avenue
Bixby, OK 74008
3.197 Acres (+/-)

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

Applicant: Tanner Consulting, LLC

Request:

Rezone from Agriculture (AG) to Commercial (CS). In the original approval of BXPUD-21.01, The Retreat, the commercial node was relocated to the southwest corner (SW/c) of the proposed intersection of the east-west collector street and Yale Avenue.

Existing Zoning; Use:

Agriculture (AG); Agriculture Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant; Residential Single-Family (RS-3); Vacant

East: (AG) Agriculture; and Single-Family dwellings

South: (AG) Agriculture; Vacant; Residential Single-Family (RS-3); Single-Family dwellings

West: (RS-2.5) Residential Single-Family; Vacant

Proposed Zoning; Use:

Commercial Shopping (CS); Future commercial use(s)

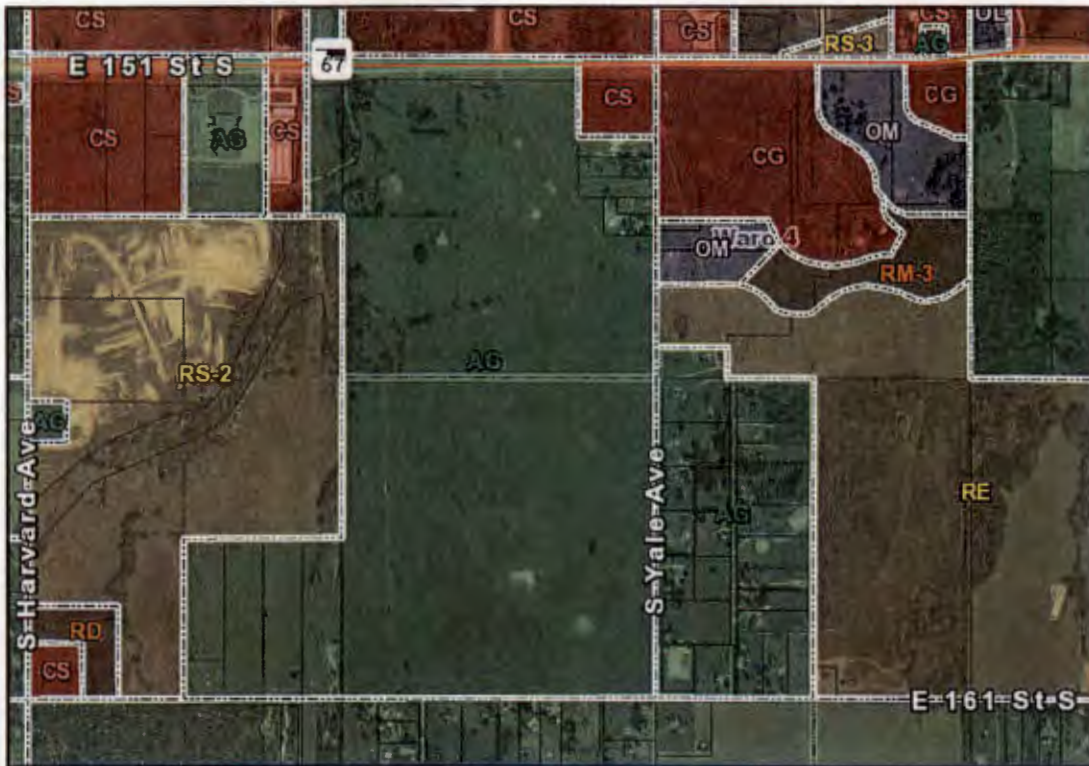


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO-21.16) from Agriculture (AG) to Commercial Shopping (CS). At the time of approval of BXPUD-21.01 known as, "The Retreat", a commercial node was relocated to the southwest corner (SW/c) of the proposed intersection of the east-west collector street and South Yale Ave. This area was excluded from the Planned Unit Development (PUD). This triggered a redesign of the location of the commercial area and should be harmonious with the Comprehensive Plan, 2030 Future Land Use Map.

Utilities/Site Area: A 6" Okmulgee County Rural Water District #6 waterline is located with the site and along the West side of 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" sewer line located at the northwest corner (NW/c) of "White Hawk Storage", and the current plan is to extend sewer along Posey Creek tributary to an 18" sewer line crossing under State Highway 67.

Public Comments: No comments received at time of report.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested from Agriculture (AG) to the proposed Commercial Shopping (CS).

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Boundary Description dated 06.07.2021
Exhibit B: BXPUD-21.01-A Major Amendment 06.2021



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

Name: Deer Valley –BXPUD-21.01-A
(Formerly known as The Retreat)

(NOTE: Rezone (BXZO-21.16) – (Tanner Consulting, LLC on 07.19.21 Agenda)

RE: Major Amendment to BXPUD-21.01

Location: Northwest corner (NW/c) 161st Street South and South Yale Avenue,
Bixby, Oklahoma 74008

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

Applicant: Tanner Consulting, LLC

Request:

Tanner Consulting is requesting a Major Amendment to BXPUD-21.01. Specifically, this amendment (1) incorporates commercial Development Area C, (2) resizes “Villas” lots to 60’ in width to fit specific builder requirements, (3) incorporates both proposed “Villas” neighborhoods into Development Area A and (4) adjusts the northern end of the Development Areas A and B boundary.



Figure 1: City of Bixby Zoning Map

Site Stats:	Acres:	160.422 +/-	
	Development Area A:	66.361 +/-	
	Development Area B:	90.864 +/-	
	Development Area C:	3.197 +/-	
Number of Lots:			
	Development Area A:	289	
	Development Area B:	211	
	Development Area C:	1	
Lot Size:			
	Development Area A:	5,500 SF +/-	
	Development Area B:	6,900 sf +/-	
	Development Area C:	139,277 SF +/-	
Lot Width:			
	Development Area A:	55 ft	
	Development Area B:	60 ft : 90 ft	
	Development Area C:	N/A	

Minimum Land Area per D/U:

Development Area A:	8,400 SF
Development Area B:	9,600 SF
Development Area C:	N/A

Minimum Yard Setbacks:

Development Area A:	Front – 20 ft Rear – 15 ft Side (interior)-5 ft Side (abutting a street) – 10 ft : 20 ft
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Development Area B:	Front – 20 ft : 25 ft Rear – 20 ft Side (interior)-5 ft Side (abutting a street)- 10 ft : 20 ft
---------------------	--

Development Area C:	From arterial R-O-W – 25 ft From non-arterial R-O-W – 10 ft From Dev. Area A boundary – 10 ft (plus 2ft setback for each 1ft of Bldg. height exceeding 15ft)
---------------------	---

Minimum Dwelling Size:

Development Area A:	1800 SF
Development Area B:	1800 SF
Development Area C:	.50 (Maximum Floor Ratio)

Other Bulk and Area Requirements:

Development Area A:	As required within RS-3 District
Development Area B:	As required within RS-3 District
Development Area C:	As required within CS District

Permitted Uses within CS Commercial Shopping:

Uses permitted as a matter of right in the CS Commercial Shopping Center District

Except as specified below:

Dry cleaning/laundry within Use Unit 15

Golf

Frisbee golf

Tennis

Water slide uses & outdoor recreation

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

Transitional living centers within Use Unit 5

Medical marijuana dispensaries within Use Unit 13

Staff Review

The applicant is requesting a Planned Unit Development (PUD) Major Amendment. Reasons are (1) to incorporate commercial Development Area C, (2) resize “Villas” lots to 60’ in width to fit specific builder requirements, (3) incorporate both proposed “Villas” neighborhoods into Development Area A and (4) adjust the northern end of the Development Areas A and B boundary.

There is a rezone for the Commercial Shopping (CS) area running concurrently with this application.

Public Comments: No comments have been received for or against the Major Amendment.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested PUD Major Amendment with Planning comments implemented before moving to Council.
2. Staff recommends adjusting the Residential yard set-backs in the Development Standards to keep structures from encroaching any utility easements during the building stage.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Boundary Description-Tanner Consulting, LLC, 06.07.2021
Exhibit B: BXPUD-21.01-A by Tanner Consulting, LLC, 06.2021

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.

Exhibit "A"
17003 The Retreat, Bixby, OK
Commercial Rezoning & PUD Development Area
Boundary Description

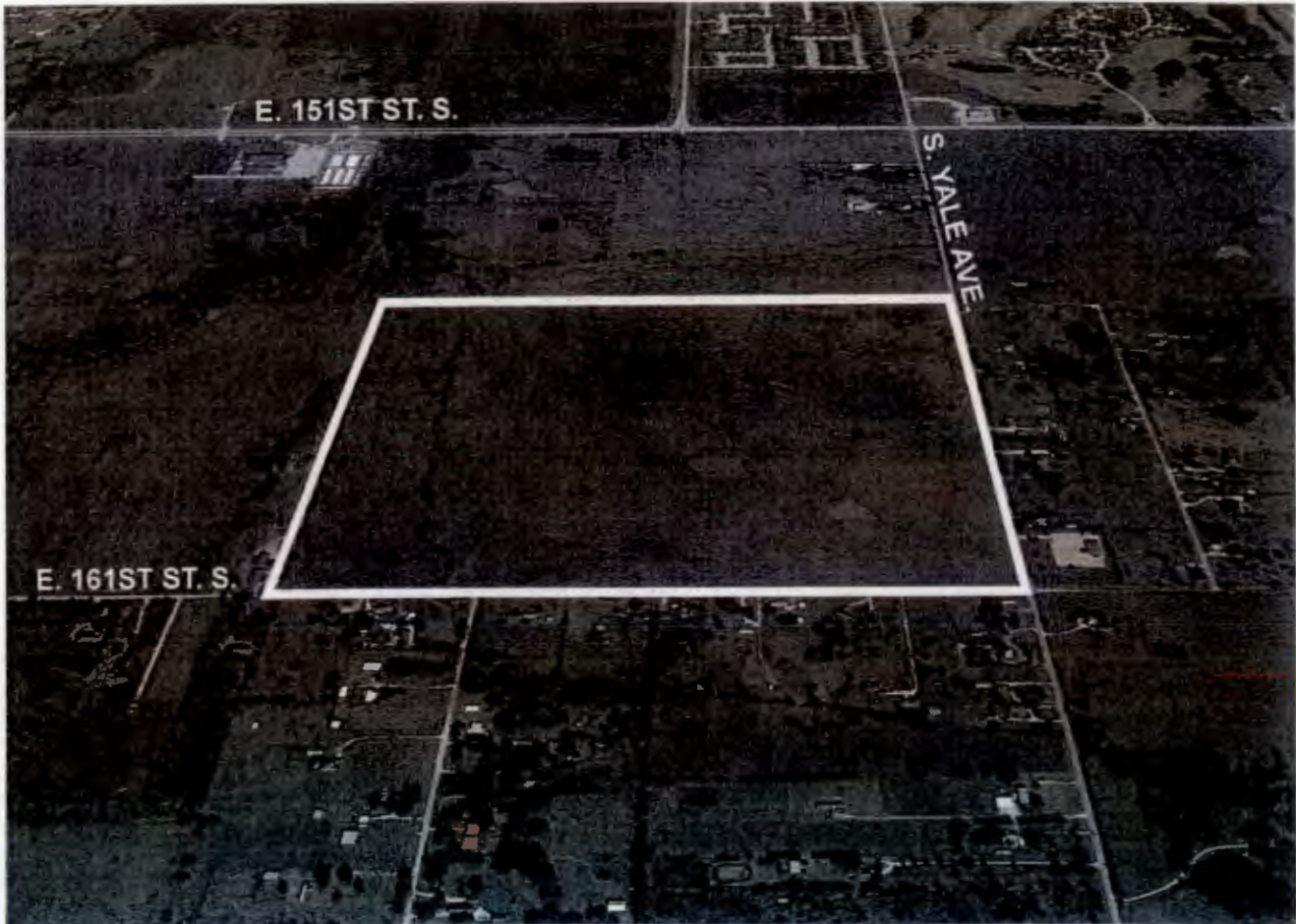
A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE NORTH 1°09'58" WEST AND ALONG THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 959.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°50'02" WEST AND PERPENDICULAR TO SAID EAST LINE, FOR A DISTANCE OF 370.50 FEET; THENCE NORTH 1°09'58" WEST AND PARALLEL WITH THE EAST LINE, FOR A DISTANCE OF 375.92 FEET; THENCE NORTH 88°50'02" EAST AND PERPENDICULAR TO THE EAST LINE, FOR A DISTANCE OF 370.50 FEET TO A POINT ON THE EAST LINE; THENCE SOUTH 1°09'58" EAST AND ALONG THE EAST LINE, FOR A DISTANCE OF 375.92 FEET TO THE POINT OF BEGINNING;

DEER VALLEY

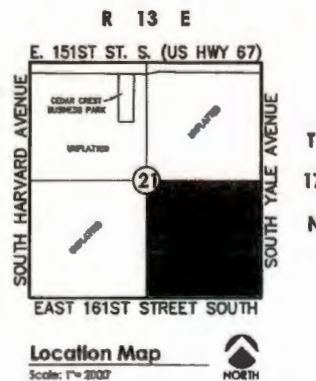
APPROXIMATELY 160.422 ACRES LOCATED AT THE NORTHWEST CORNER OF EAST 161ST STREET SOUTH AND SOUTH YALE AVENUE, CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



JUNE 2021

OWNER/DEVELOPER:
ASHER HOMES
9125 SOUTH BRADEN AVENUE
SUITE 201
TULSA, OK 74137
918-970-6102

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



BXPUD-21.01
MAJOR AMENDMENT #1
JUNE 2021

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

Exhibit B



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I. PROPERTY DESCRIPTIONS

Deer Valley 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 contains 66.361 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS PART OF 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE SOUTH 88°37'03" WEST AND ALONG THE SOUTH LINE OF THE SE/4, FOR A DISTANCE OF 1430.51 FEET; THENCE NORTH 1°09'58" WEST FOR A DISTANCE OF 323.52 FEET; THENCE NORTH 8°57'42" WEST FOR A DISTANCE OF 537.89 FEET; THENCE NORTH 1°52'23" WEST FOR A DISTANCE OF 160.01 FEET; THENCE NORTH 88°50'02" EAST FOR A DISTANCE OF 550.43 FEET; THENCE NORTH 1°09'58" WEST AND PARALLEL WITH THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 1621.96 FEET TO A POINT ON THE NORTH LINE OF THE SE/4; THENCE NORTH 88°59'16" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 955.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'58" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1295.00 FEET; THENCE SOUTH 88°50'02" WEST AND PERPENDICULAR TO THE EAST LINE, FOR A DISTANCE OF 370.50 FEET; THENCE SOUTH 1°09'58" EAST AND PARALLEL WITH THE EAST LINE, FOR A DISTANCE OF 375.92 FEET; THENCE NORTH 88°50'02" EAST AND PERPENDICULAR TO THE EAST LINE, FOR A DISTANCE OF 370.50 FEET TO A POINT ON THE EAST LINE; THENCE SOUTH 1°09'58" EAST AND ALONG THE EAST LINE, FOR A DISTANCE OF 959.53 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,890,698 SQUARE FEET OR 66.361 ACRES.

Development Area B contains 90.864 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS PART OF 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4; THENCE NORTH 1°09'58" WEST AND ALONG THE WEST LINE OF THE SE/4, FOR A DISTANCE OF 2647.55 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°59'16" EAST AND ALONG THE NORTH LINE OF THE SE/4, FOR A DISTANCE OF 1692.98 FEET; THENCE SOUTH 1°09'58" EAST AND PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 1621.96 FEET; THENCE SOUTH 88°50'02" WEST FOR A DISTANCE OF 550.43 FEET; THENCE SOUTH 1°52'23" EAST FOR A DISTANCE OF 160.01 FEET; THENCE SOUTH 8°57'42" EAST FOR A DISTANCE OF 537.89 FEET; THENCE SOUTH 1°09'58" EAST FOR A DISTANCE OF 323.52 FEET TO A POINT ON THE SOUTH LINE OF THE SE/4; THENCE SOUTH 88°37'03" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1217.49 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,958,016 SQUARE FEET OR 90.864 ACRES.

Development Area C contains 3.197 acres and is more particularly described with the following statement:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE NORTH 1°09'58" WEST AND ALONG THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 959.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°50'02" WEST AND PERPENDICULAR TO SAID EAST LINE, FOR A DISTANCE OF 370.50 FEET; THENCE NORTH 1°09'58" WEST AND PARALLEL WITH THE EAST LINE, FOR A DISTANCE OF 375.92 FEET; THENCE NORTH 88°50'02" EAST AND PERPENDICULAR TO THE EAST LINE, FOR A DISTANCE OF 370.50 FEET TO A POINT ON THE EAST LINE; THENCE SOUTH 1°09'58" EAST AND ALONG THE EAST LINE, FOR A DISTANCE OF 375.92 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 139,277 SQUARE FEET OR 3.197 ACRES.

II. DEVELOPMENT CONCEPT

Deer Valley 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. Deer Valley 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 60' lot widths, and "Gated Cottage" lots with typically 55' lot widths.

Deer Valley was originally approved as and is proposed to be developed as a Planned Unit Development (PUD, then known as "The Retreat", case # BXPUD-21.01) 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.

At the time of approval of BXPUD-21.01, a commercial node was relocated to the southwest corner of the proposed intersection of the east-west collector street and Yale Avenue, and this area was excluded from the PUD. This triggered a redesign which, along with the now-known specific builder requirements for the "Villas" lots, are proposed by this amendment. Specifically, this PUD Major Amendment # 1: (1) Incorporates commercial Development Area C, (2) resizes "Villas" lots to 60' in width to fit specific builder requirements, (3) incorporates both proposed "Villas" neighborhoods into Development Area A and (4) adjusts the northern end of the Development Areas A and B boundary. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan."

As outlined in the Bixby Zoning Code, this Major Amendment # 1 to BXPUD-21.01 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.

Approved along with the original PUD, a companion rezoning application (BXZO-21.01) rezoned the west half of the site to RS-2.5 Single-Family Residential District with the east half rezoned to RS-3 Single-Family Residential District (excluding the commercial area). This zoning pattern will allow an appropriate transition between the lower density RS-2 zoning abutting to the west to the RS-3 zoning approved 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. Existing zoning is reflected on Exhibit G of this PUD.

The City of Bixby 2018 Comprehensive Plan Future Land Use map provides that the approved 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. Another companion application was approved along with the original PUD and rezoning, an application to amend the Comprehensive Plan (BXCP-21.01). In its final form, the application ultimately relocated the commercial node from the 161st St. S. and Yale Ave. intersection to a newly-proposed neighborhood center at the proposed intersection of the east-west Collector street with Yale Ave. The former "Commercial" and "Neighborhood Commercial" designations at the intersection were redesignated Medium Density Residential, which supported the RS-3 zoning approved there.

Along with this PUD Major Amendment, a companion rezoning application is being filed to approve CS commercial zoning for the neighborhood center, consistent with the relocated Commercial land use designation. Upon and presuming approval, all underlying zoning and the development areas will be fully consistent with the Comprehensive Plan. Proposed zoning is reflected on Exhibit H of this PUD. Exhibit I

is an excerpt of the current Future Land Use map including the site, modified to reflect the approval of BXCP-21-01.

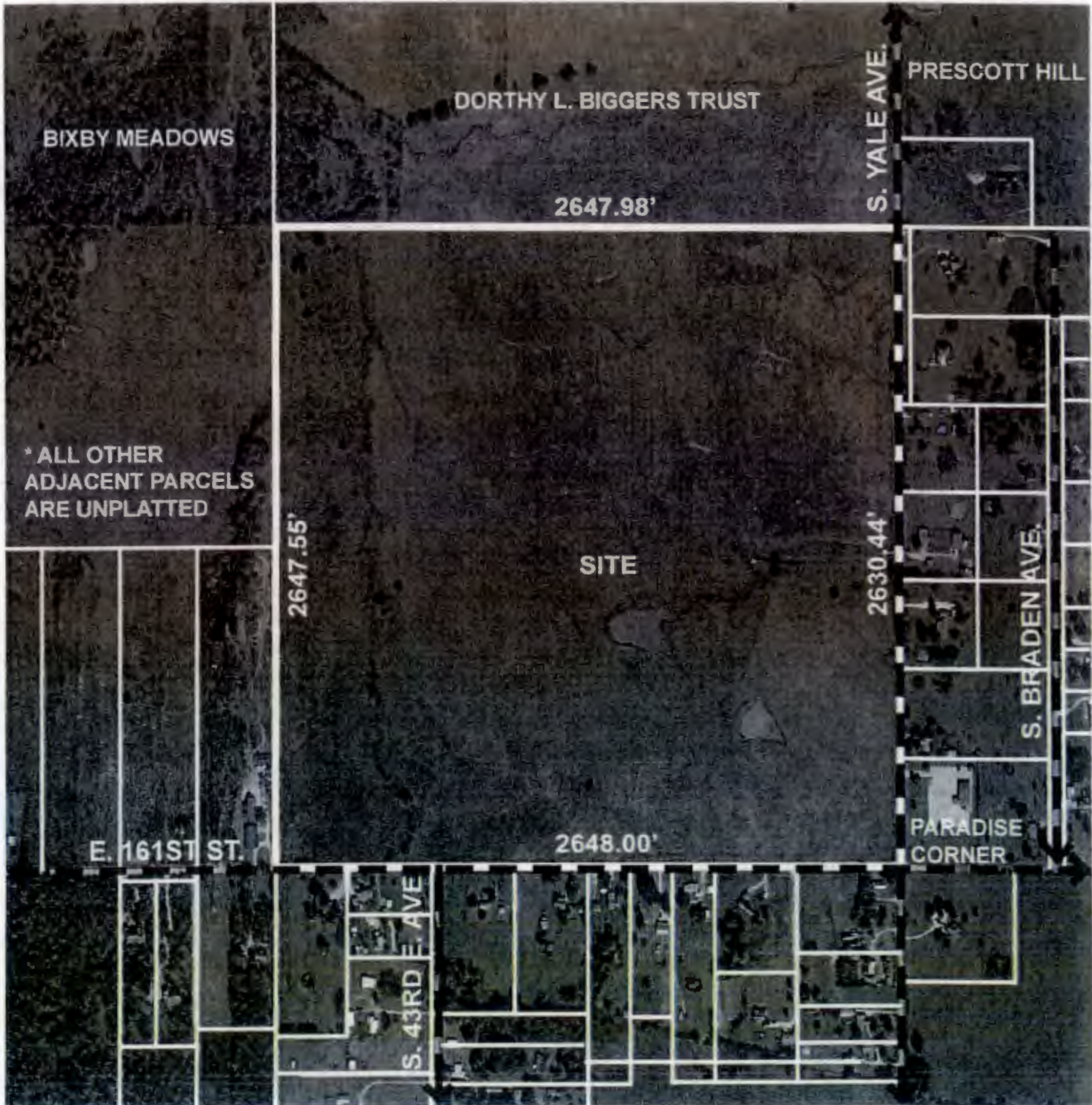
The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the design features is provided on Exhibit B "Conceptual Site Plan." Exhibit C reflects Development Areas A, B, and C along with existing RS-2.5 and RS-3 and proposed CS underlying zoning added. 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 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit 763 lots with the existing RS-2.5 and RS-3 underlying zoning, this PUD will restrict the development to 500 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, requirements for minimum open space preservation for neighborhood amenities, limitation on maximum dwelling units, etc.) than if developed with straight residential zoning.

DEER VALLEY

EXHIBIT A

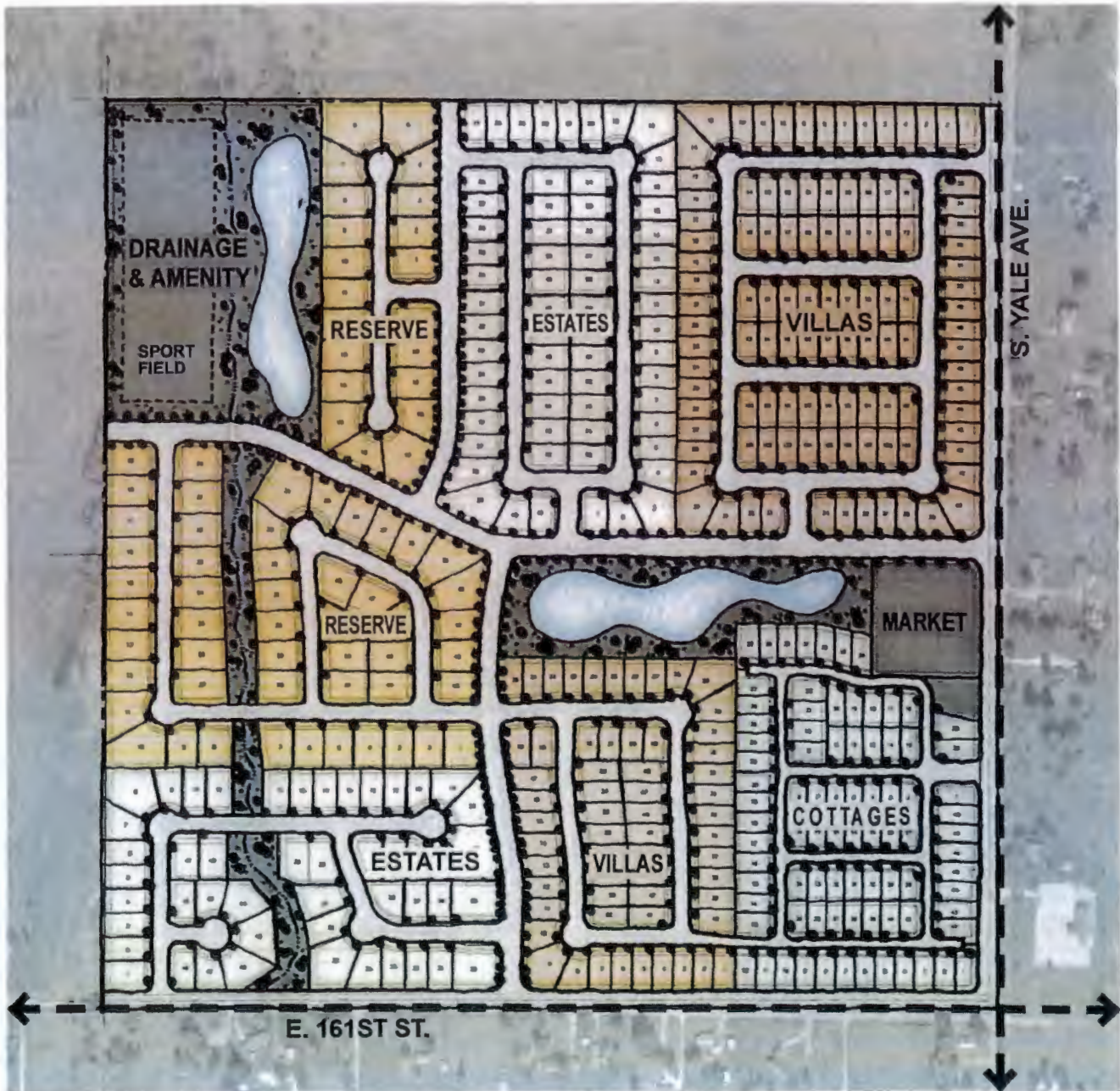
AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



DEER VALLEY

EXHIBIT B

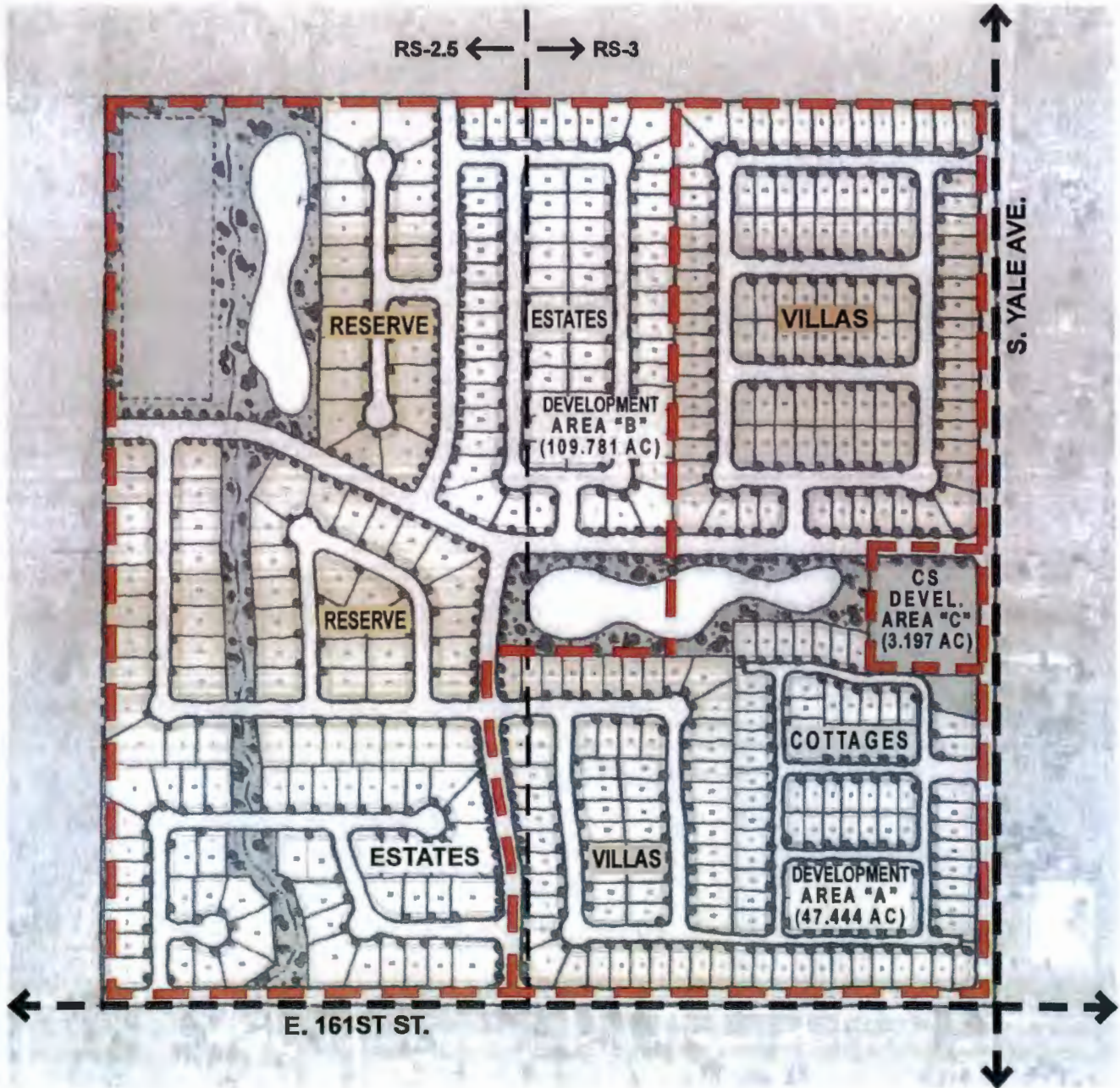
CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT DATED MAY 27, 2021



DEER VALLEY

EXHIBIT C

DEVELOPMENT AREAS
CONCEPTUAL LAYOUT DATED MAY 27, 2021



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

Gross Land Area:	2,890,698 SF	66.361 AC
Net Land Area:	2,890,698 SF	66.361 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:	289	
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 11-7I-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 11-7I-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:	3,958,016 SF	90.864 AC
Net Land Area:	3,958,016 SF	90.864 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:	211	
Minimum Lot Width †:	60 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 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 11-7I-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 11-7I-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. DEVELOPMENT AREA C:

Gross Land Area:	139,277 SF	3.197 AC
Net Land Area:	139,277 SF	3.197 AC
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; 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. <u>Excluded uses:</u> 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.		
Maximum Floor Area Ratio:	0.50	
Maximum Building Floor Area:	69,638 SF	
Maximum Building Height:	2 Stories or 40 FT	
Minimum Arterial Street Frontage:	100 FT *	
Minimum Non-Arterial Street Frontage:	50 FT *	
Minimum Building Setbacks:		
From Arterial Street Right-of-Way:	25 FT	
From Non-Arterial Street Right-of-Way:	10 FT	
From Development Area A Boundary:	10 FT **	
From All Other Boundaries:	0 FT	
Minimum Parking Ratio:	1 per 300 SF building floor area ***	
Other Bulk and Area Requirements:	As required within CS District	

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Bixby during platting review.

** Plus 2 feet setback for each 1 foot of building height exceeding 15 feet.

*** Minimum and maximum parking may be modified if a site plan is submitted to and approved by the Bixby Planning Commission.

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

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

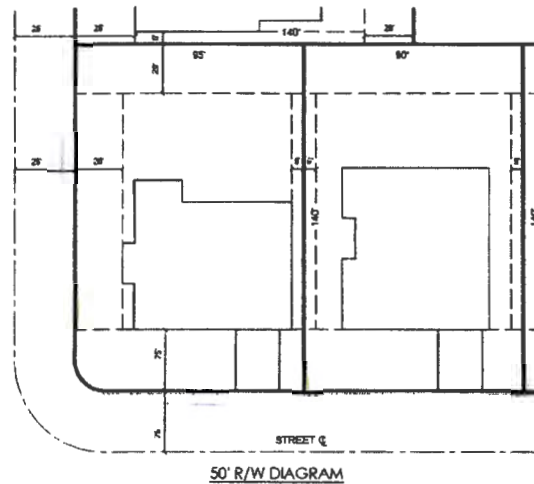
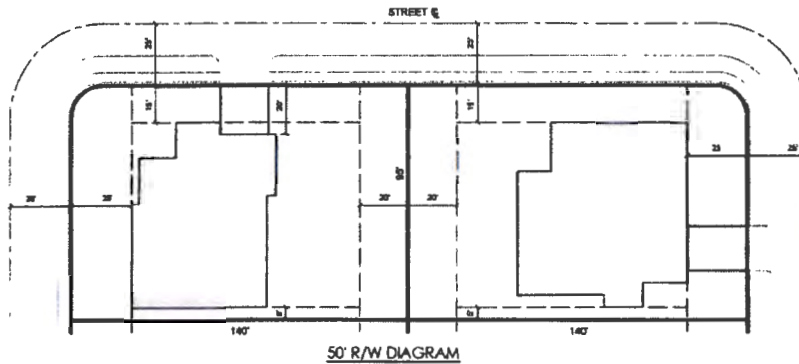
Reserve Lots:

Minimum lot type ratio:	25% 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 11-7I-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.



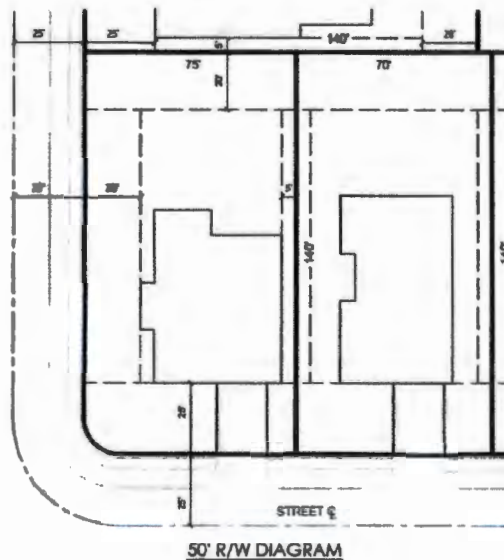
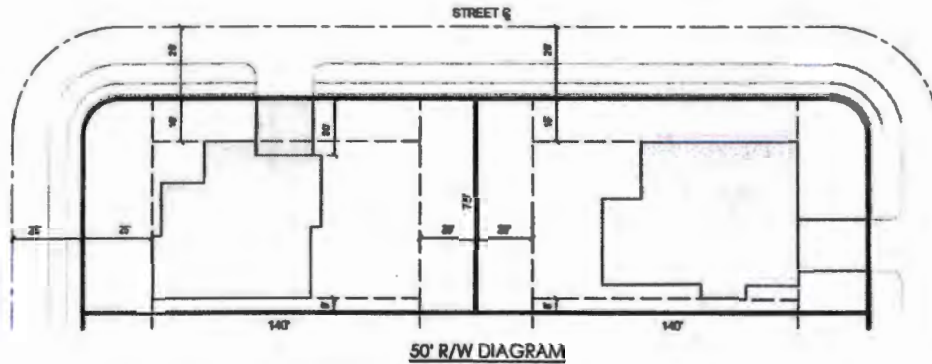
Estate Lots:

Minimum lot type ratio:	50% of Development Area B
Maximum lot type ratio:	75% 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.



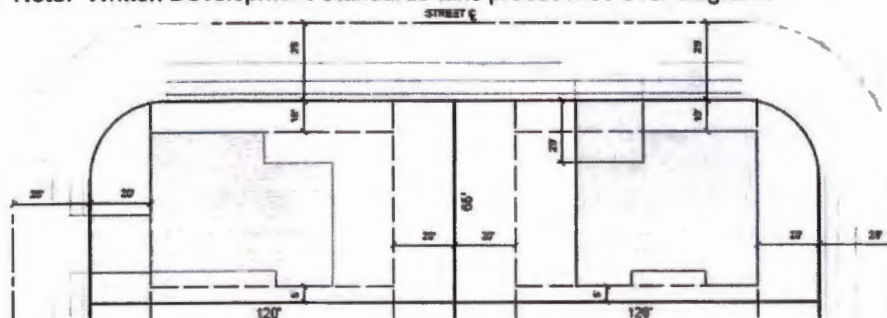
Villas Lots:

Minimum lot type ratio:	15% of Development Area A
Maximum lot type ratio:	65% of Development Area A
Minimum lot width:	60 FT
Minimum lot size:	6,900 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

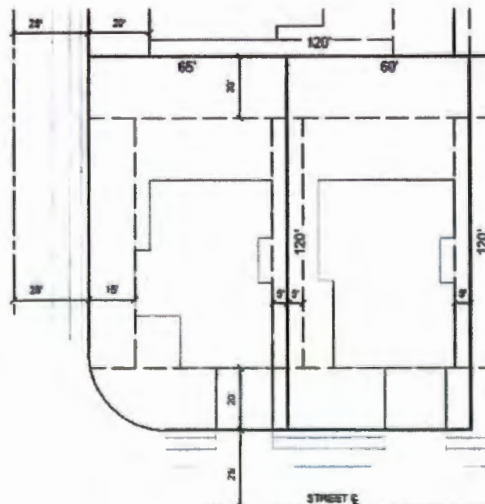
* Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

** 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:	35% of Development Area A
Maximum lot type ratio:	45% of Development Area A
Minimum lot width:	55 FT
Minimum lot size:	5,500 SF
Minimum livability open space per dwelling:	2,500 SF *

Minimum Yard Setbacks:

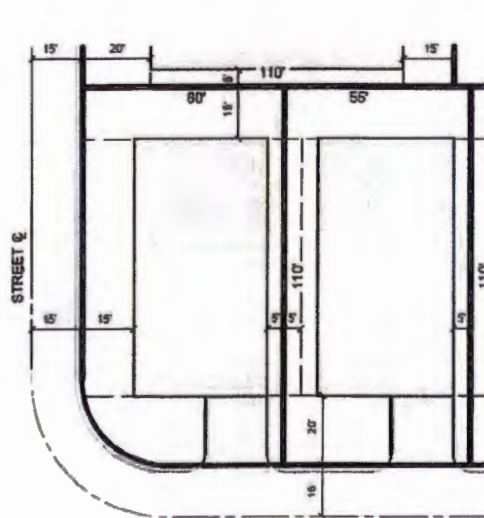
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	

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

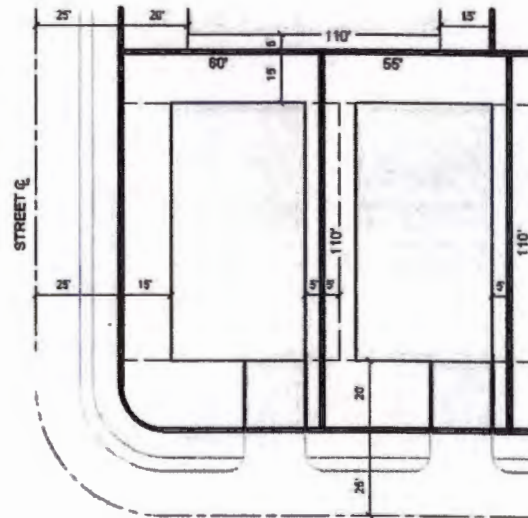
Where rear yard backs to rear yard: 10 FT (no attached garage shall face side street)

- * 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.

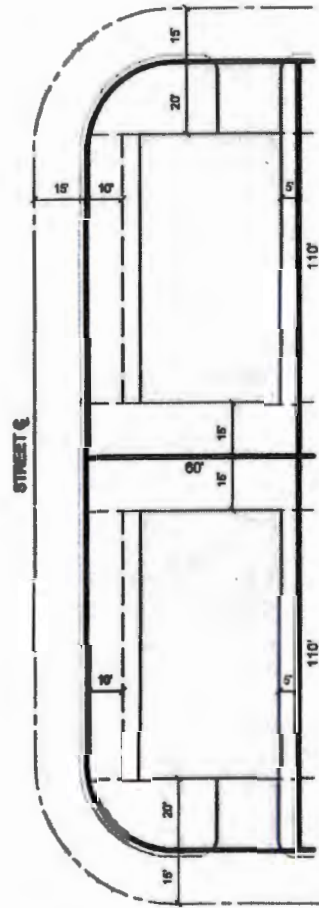


30' R/W DIAGRAM

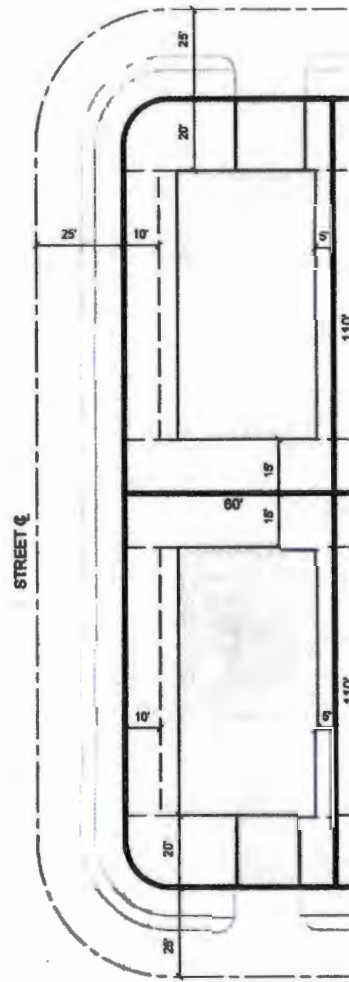


50' R/W DIAGRAM

Gated Cottage Lots (Continued):



30' R/W DIAGRAM



50' R/W DIAGRAM

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

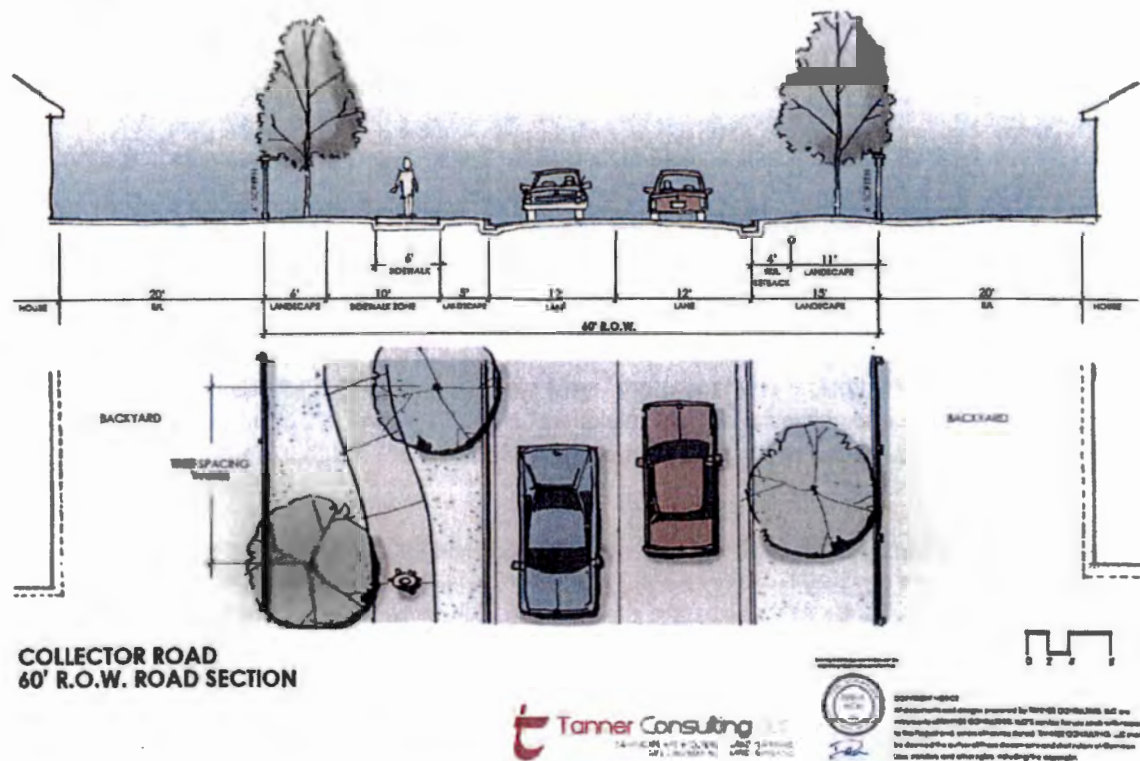
IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned RS-2.5 and RS-3 and is vacant/agricultural. The surrounding area is primarily zoned AG in unincorporated Tulsa County and within the Bixby City Limits, with RS-2 zoning abutting to the west. Existing zoning patterns are represented on 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 Deer Valley 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. Residential signage shall otherwise comply and all commercial signage shall 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

DEER VALLEY

EXHIBIT D

EXISTING AND PROPOSED UTILITIES
CONCEPTUAL LAYOUT SHOWN AS OF MAY 27, 2021
EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA



LEGEND

- PROPOSED WATER SERVICE SYSTEM
- PROPOSED SANITARY SEWER SYSTEM

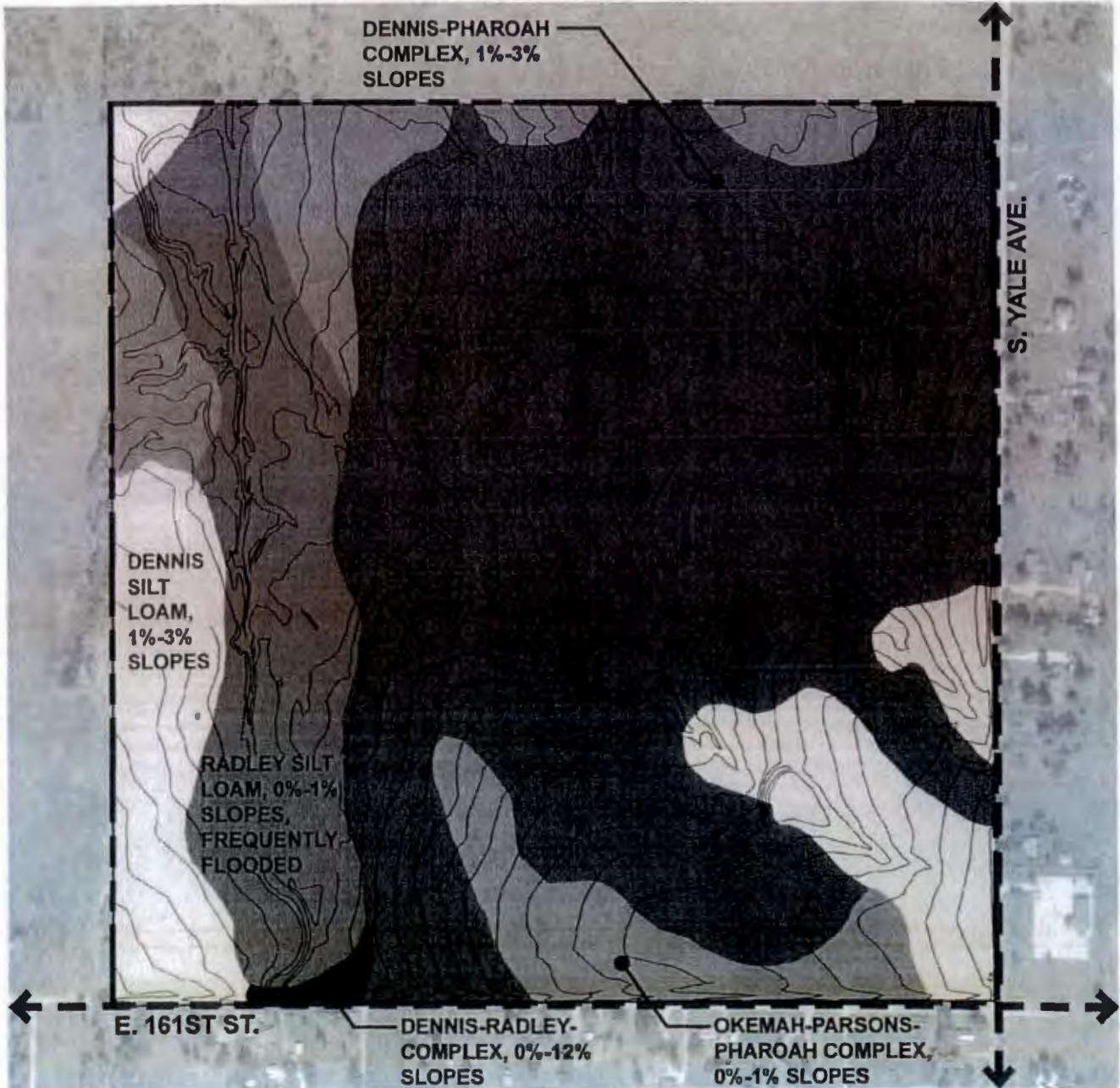
20

DEER VALLEY

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

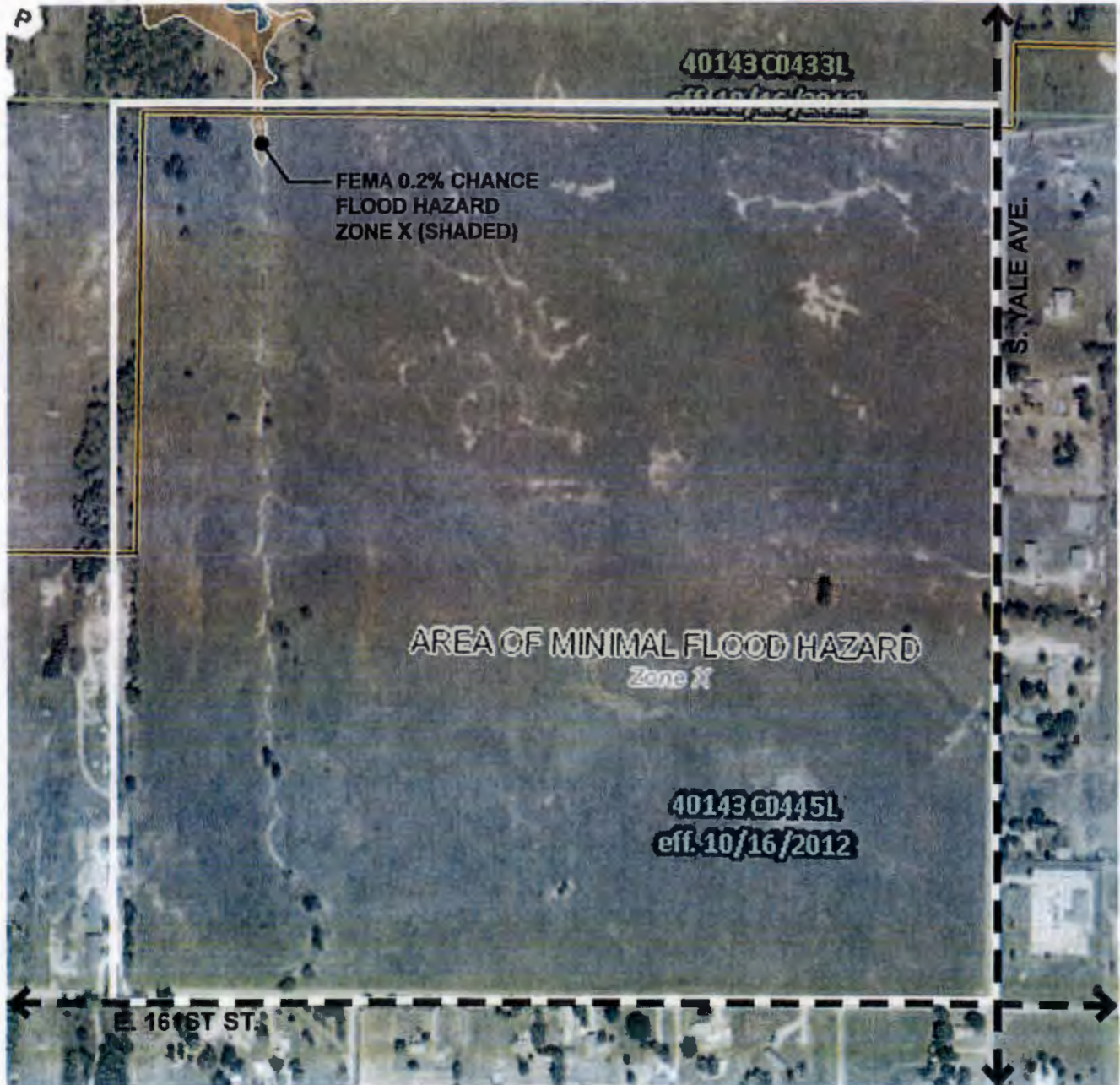


DEER VALLEY

EXHIBIT F

FEMA FLOODPLAIN MAP

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

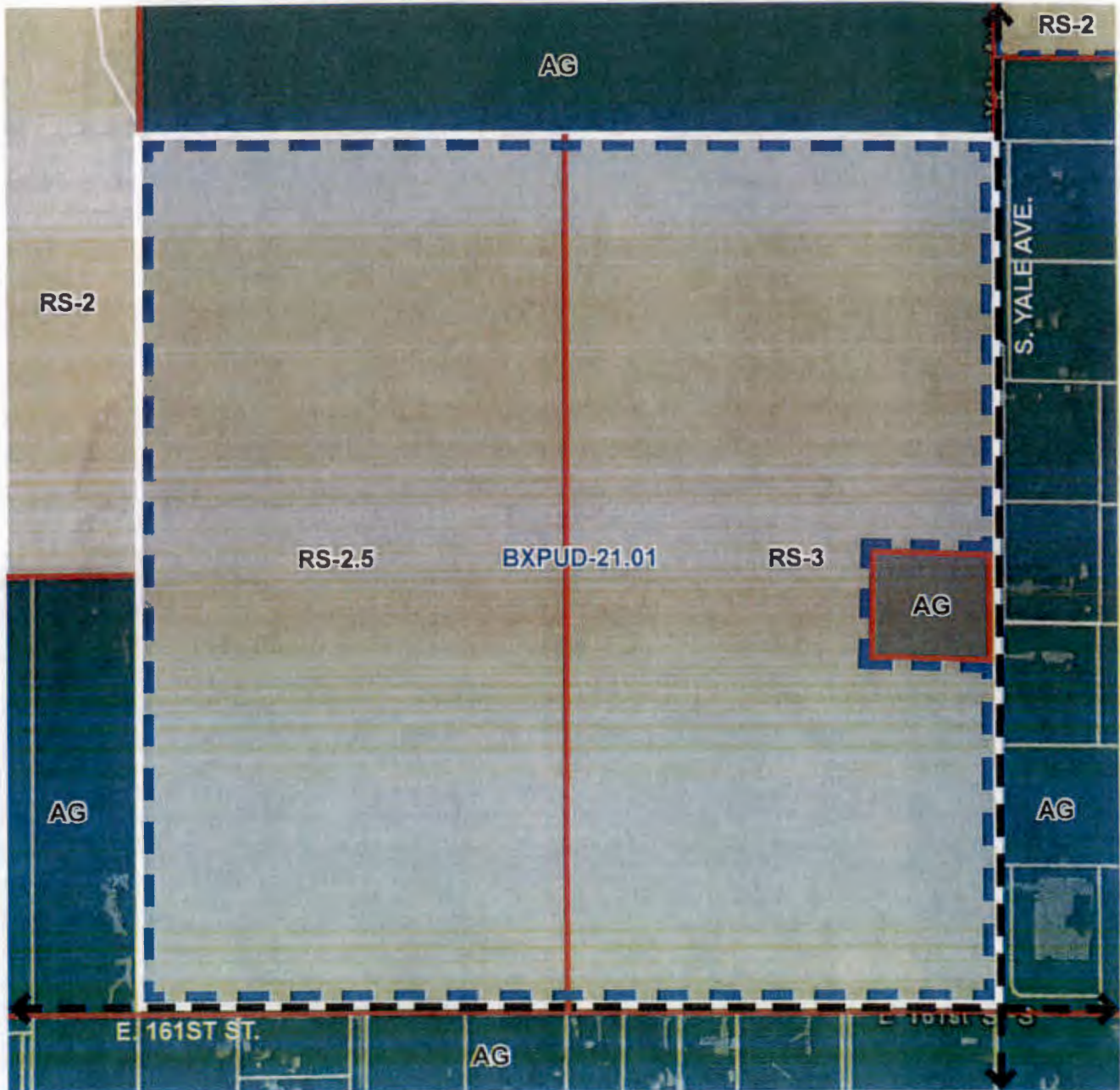


DEER VALLEY

EXHIBIT G

EXISTING ZONING MAP

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

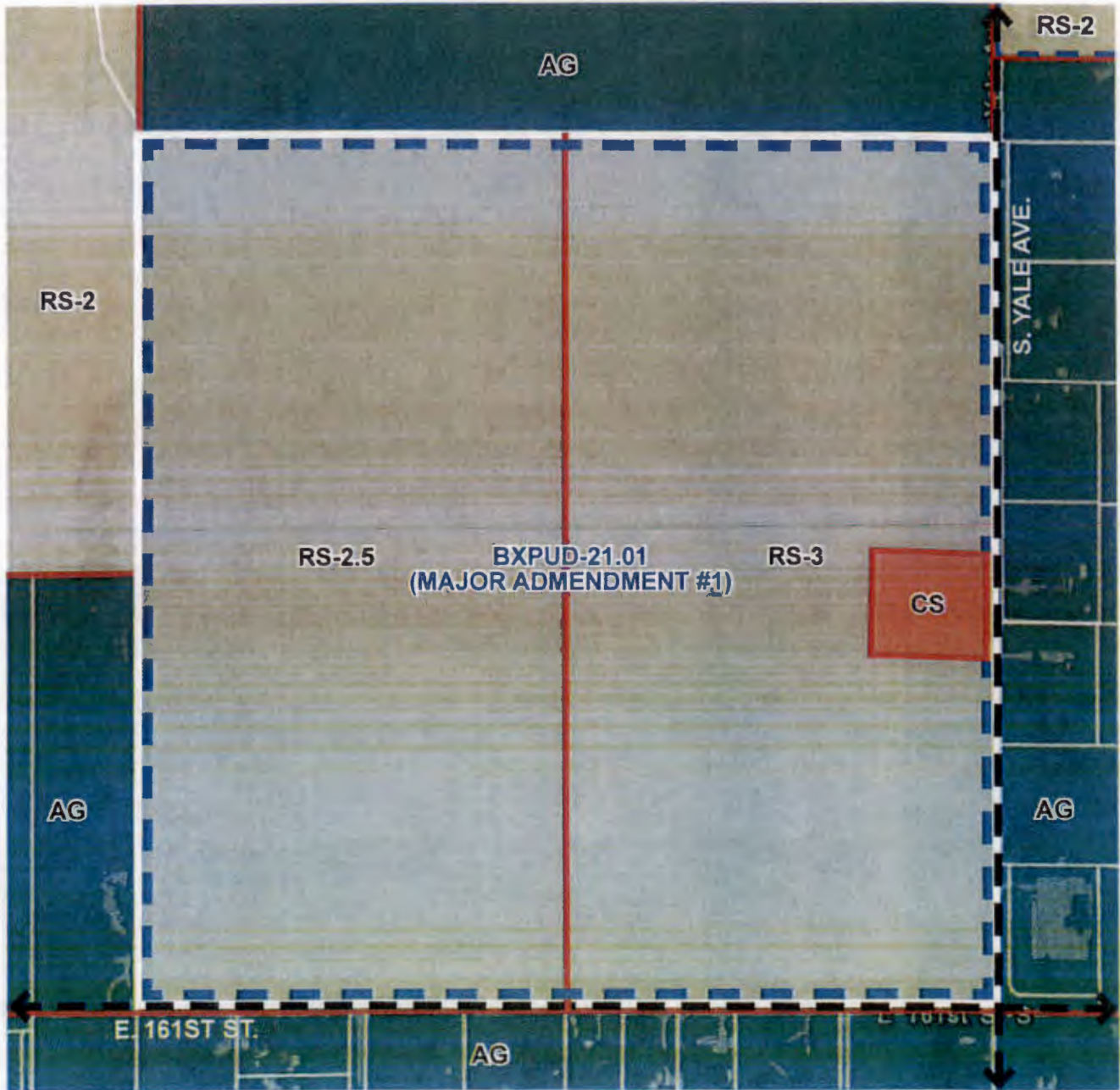


DEER VALLEY

EXHIBIT H

PROPOSED ZONING MAP

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

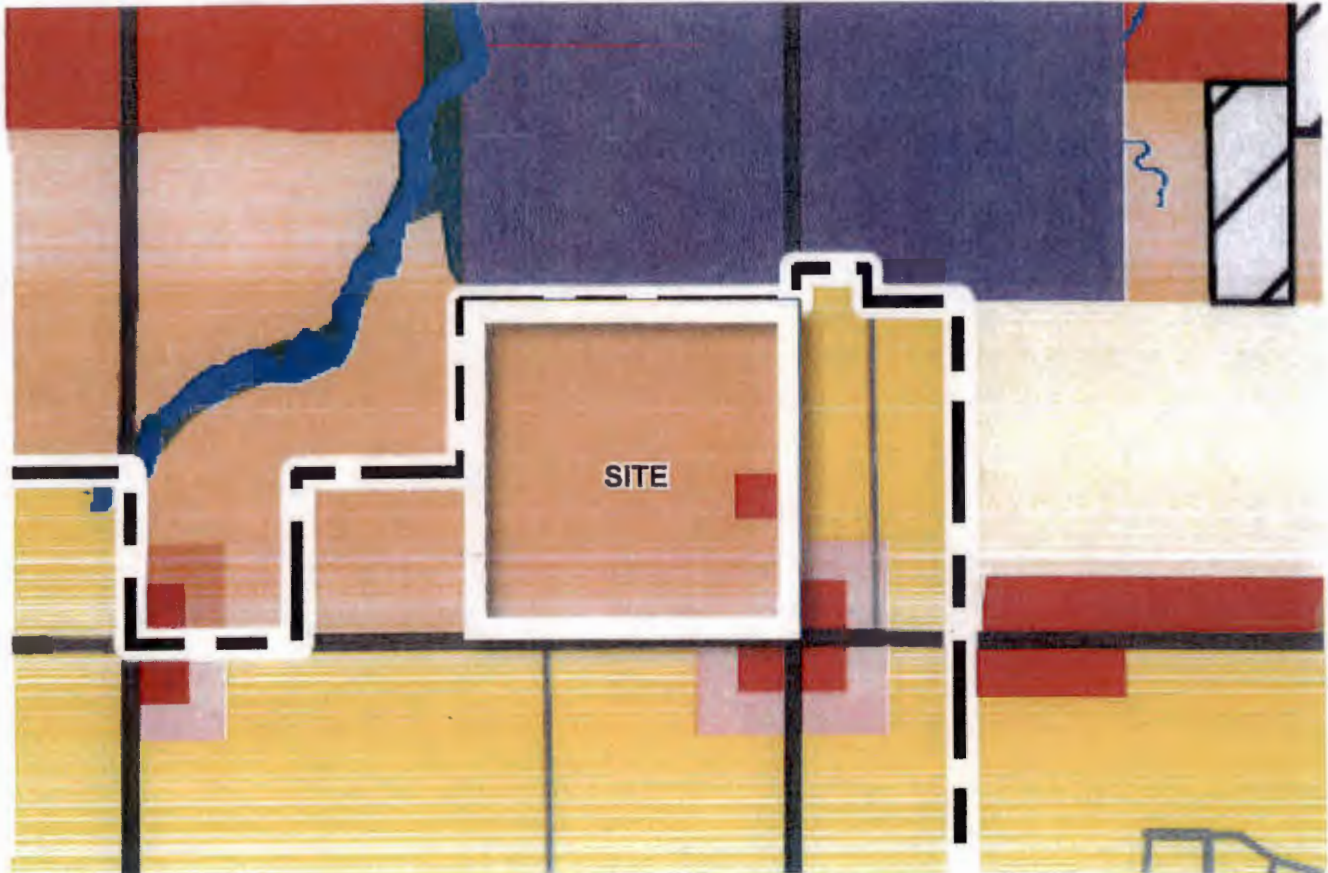


DEER VALLEY

EXHIBIT I

COMPREHENSIVE PLAN MAP

BIXBY 2030 COMPREHENSIVE PLAN & MODIFIED PER BXCP-21.01



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

ORDINANCE No. 2354

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM AG (AGRICULTURE) TO CS (COMMERCIAL SHOPPING) CLASSIFICATION, (BXZO-21.16) AND SUPPLEMENTAL PLANNED UNIT DEVELOPMENT ZONING (BXPUD-21.01-A); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. That Ordinance No. 2354 be and the same is now amended and the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Located at the Northwest corner of East 161ST Street South and South Yale Avenue, Bixby, Oklahoma, BXZO-21.16 and BXPUD-21.01-A, be and the same is now rezoned from AG (Agriculture) to a CS (Commercial Shopping) classification.

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 _____ 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

A TRACT OF LAND THAT IS A PART OF 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE NORTH 1°09'58" WEST AND ALONG THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 959.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°50'02" WEST AND PERPENDICULAR TO SAID EAST LINE, FOR A DISTANCE OF 370.50 FEET; THENCE NORTH 1°09'58" WEST AND PARALLEL WITH THE EAST LINE, FOR A DISTANCE OF 375.92 FEET; THENCE NORTH 88°50'02" EAST AND PERPENDICULAR TO THE EAST LINE, FOR A DISTANCE OF 370.50 FEET TO A POINT ON THE EAST LINE; THENCE SOUTH 1°09'58" EAST AND ALONG THE EAST LINE, FOR A DISTANCE OF 375.92 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 139,277 SQUARE FEET OR 3.197 ACRES.



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

Staff Agenda Commentary

July 26, 2021

Item Titles(s):

Rachael Gardens- Rezone (BXZO-21.12) from Commercial Shopping (CS) to Residential Townhomes (RT) with supplemental zoning through BXPUD-21.08. Preliminary Plat (BXPT-21.08) Located: Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma.

Presenter:

Carolyn Back, Development Services Director / City Planner

Staff Information Source:

Comprehensive Plan, Zoning Code, Applicant Exhibit(s)

Background:

Heard by Planning Commission on July 19, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing

Comp Plan Future Land Use Map Amendment required from Commercial to Mixed-Use slated for future quarterly City Council action

Project Overview for Townhouse development:

# of Acres	1.0175 (+/-)	Min Lot Width	25 ft. (zero lot line)
# of Lots	9 per PUD	Min Lot Size	1950 SF
# of Blocks	1	Min Land Area	None Specified
# of Phases	See attached PUD	# of Reserve Areas	2

Amenities: None specified

Exhibits:

Exhibit A: Planning Commission Staff Report dated 07.19.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Rachel Gardens Rezone, PUD, and Preliminary Plat per Planning Commission recommendation and Staff Comments.



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: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant City Planner

Date: Monday, July 19, 2021

RE: Rezone (BXZO-21.12) from Commercial Shopping (CS) to Residential Townhomes (RT) and supplemental zoning BXPUD-21.08.

Preliminary Plat (BXPT-21.08)

Location: Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10)
Block Three (3), Devine-Ellard Addition
1.0175 Acres (+/-)

STR: Section 24, Township 17N, Range 13E

Applicant: JR Donelson, Inc.

Request:

Rezone (BXZO-21.12) from Commercial Shopping (CS) to Residential Townhomes (RT)

A Planned Unit Development (BXPUD-21.08) for Rachael Gardens Townhomes.

Preliminary Plat (BXPT-21.08) The applicant is also requesting Preliminary Plat approval to accompany the Rezone from Commercial Shopping (CS) to Residential Townhomes (RT).

Existing Zoning; Use:

Commercial Shopping (CS); Vacant

Abutting Zoning; Use:

North: (CS) Commercial Shopping; Vacant

East: (RS-3) Single-Family Dwelling; Single-Family dwellings

South: (RD) Residential Multi-Family; Multi-Family dwellings

West: (CS) Commercial Shopping; Commercial Shopping

Proposed Zoning; Use:
Residential Townhomes (RT)



Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO 21.12) that consists of changing from Commercial Shopping (CS) to Residential Townhomes (RT). The multi-family dwelling mixes within Commercial and Residential zones.

The rezone, if approved will require a Comprehensive Plan Amendment to update the Comprehensive Plan 2030 Future Land Use Map. An application will need to be submitted and added to the schedule to be heard in our next quarterly City Council Comprehensive Plan Amendment review in October. Confirmation by applicant of the Comprehensive Plan Amendment review date is required.

Site Plan will need to be submitted and reviewed with the property falling within the Corridor Appearance District.

Planned Unit Development

- Development Standards

Approximately 1.0175 (+/-) acres and will consist of single-family attached Townhouse dwellings intended for individual ownership.

- Minimum Lot Width 25 FT
- Minimum Lot Size 1,950 SF

Planned Unit Development

- Development Standards (cont.)

- Total Allowable Number of Lots 9
- Setbacks
 - Centerline from Memorial 85 FT
 - Centerline from Rachel St 30 FT
 - East Property Line 0 FT
 - West Property Line 0 FT
- Reserve Area A – U/E, MAE, Detention
- Reserve Area B – Stormwater Detention

- Other Bulk and Area Requirements

- As provided within an RT District

Utilities/Site Area: There is a 12" water main running North/South on the East side of South Memorial, and a 6" water line running East/West on what appears the North side of West Rachel Street. An 8" sanitary sewer line runs W/E on the North side of the property. A storm sewer system runs along Memorial.

Planning Comments:

1. Shall conform with City of Bixby Corridor Appearance District Guidelines
2. Shall conform with City of Bixby Downtown Design Overlay Standards
3. Staff has concerns about the 5-ft U/E and Building Setback. A 15-ft setback on Rachel Street is required. At the TAC meeting, utility purveyors mentioned they currently have utilities in the rear of the property and appeared to be okay with allowing the 5-ft U/E Sidewalks are required along Rachel
4. A Fire Apparatus turnaround is required
5. Lot 1 – Lot Width on the Preliminary Plat and Site Plan need to match

Engineering Comments: Please see attached memo dated July 6, 2021

Public Comments: Staff received one (1) phone call asking for more information on style and sizing of the lots and dwellings. Staff received one (1) email inquiry from a Council Member addressing their constituent's questions about the overall project description.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Preliminary Plat (BXPT-21.08) with Planning and Engineering comments implemented before moving to Council.
2. Staff supports Planning Commission recommendation for approval of the requested Rezone (BXZO-21.12) to Residential Townhomes (RT) with supplemental zoning (BXPUD-21.07) and believes the proposed use, as presented by applicant along with Planning Comments, is amenable to types of uses and surrounding densities in a downtown neighborhood setting.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Rachael Gardens PUD (BXPUD-21.07)
Exhibit B: Rachael Gardens Preliminary Plat dated 05.01.2021
Exhibit C: Development Services – Engineering Memo dated 07.06.2021

Rachael Gardens

**An Addition located in the SW/4
of Section 24, T-17-N, R-13-E, Tulsa County, Oklahoma.**

PLANNED UNIT DEVELOPMENT NUMBER BXPUD-

Prepared by:
JR Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008
918-394-3030
Email: jrdon@tulsacoxmail.com

July 9, 2021

Exhibit A

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Exhibit 6 FEMA Firm Map	
Exhibit 7 Building Elevation	
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I. Development Concept

'Rachael Gardens' comprises 1.0175 acres in one development area. The 1.0175 acres gross (hereinafter the "Property" or the "Site") located in the SW/4 (Southwest Quarter) of Section 24, T-17-N, R-13-E. The property is situated at the northeast corner of East Rachael Street and South Memorial Drive. The property is presently known as Lots 5 thru 10, Block 3, Devine-Ellard Addition. The property will be required to be re-platted.

The project is planned as a single family use project, being Townhouses. Exhibit 1 is a Concept Illustration of the Site, including a Location Map insert.

Zoning.

The present zoning of the Property is CS (Commercial Shopping Center) District. The Site is located within the jurisdiction of the Bixby Comprehensive Plan. The proposed use is the construction of Single-Family dwelling 'Townhouses'. The proposed zoning is 'RT', Residential Townhouse District.

Features of the Site Area.

Located adjacent to South Memorial Drive, the property is vacant. The property has been platted as 'Devine-Ellard Addition'. Water and sanitary sewer are present. Rachael Street is not curbed and drainage is via a bar ditch. Storm water runoff flows west to the existing storm sewer along South Memorial Drive. There is single family housing to the east, and along Stadium Road.

LOMR-F

A LOMR-F, will be required as parts of the property is situated below the FEMA 100 year water surface elevation of 598.94.per map FEMA 41430C0445L.

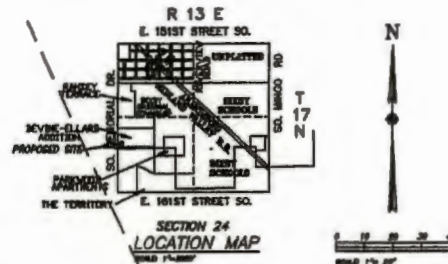


OWNER:
OGAR DURAN
DURAN STUDIO
EMAIL: DURANSTUDIO@GMAIL.COM
PHONE: 918-282-1864

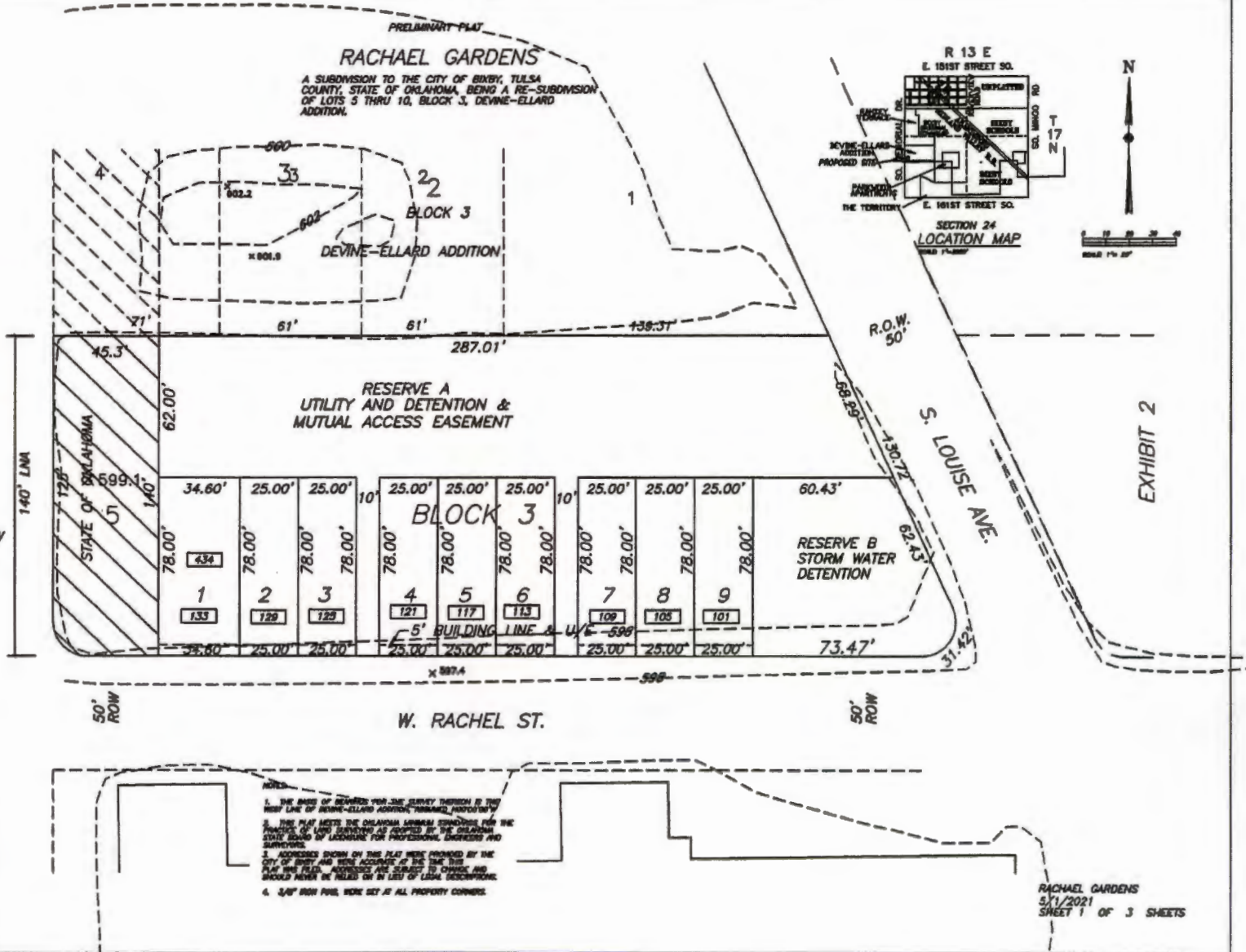
ENGINEER/SURVEYOR:
JR CONELSON, INC.
12855 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5911 EXP. 6-30-2021

RACHAEL GARDENS

A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A RE-SUBDIVISION OF LOTS 5 THRU 10, BLOCK 3, DEVINE-ELLARD ADDITION.



WEST LINE OF SECTION 24
SO. MEMORIAL DRIVE



LEGEND

S/E	UTILITY EASEMENT
B/L	BUILDING LINE
A.O.	ACCESS OPENING
L.A.	LOT AREA
R.O.	RIGHT OF WAY
A.O.	ACCESS OPENING
C	CORNER
F.F.	FINISH FLOOR

STATE OF OKLAHOMA
COUNTY OF TULSA

I, _____, Tulsa County Clerk, do and for the County and State of Oklahoma do hereby certify that the foregoing is a true and correct copy of the instrument as the same is on file in my office.

Witness my hand and the Seal of Tulsa County this _____ day of _____, 2021.

Tulsa County Clerk

1. THE BASIS OF RECORD FOR THE SURVEY THEREON IS THE WEST LINE OF DEVINE-ELLARD ADDITION, TOWNSHIP 17 NORTH.
2. THIS PLAT MEETS THE OKLAHOMA LANDMAN STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LANDMAN FOR PROFESSIONAL SURVEYORS AND SURVEYORS.
3. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE USED AS A GUIDE TO THE LOCATION OF LOTS.
4. 3/4" IRON PINS WERE SET AT ALL PROPERTY CORNERS.

RACHAEL GARDENS
5/1/2021
SHEET 1 OF 3 SHEETS

S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 24 T17N R13E



FOR ALL NEW & TRAIL PATIENTS:

[illegible][illegible][illegible][illegible][illegible]

3. No obscene or offensive trade or activity shall be carried on or attempted to be carried on upon any lot, nor shall anything be done upon any lot which may be or become an annoyance or nuisance to the neighborhood.

11. The transmission of any use of the ornaments or restrictions herein mentioned shall not affect any of the other provisions herein, which shall remain in full force and effect for the same specified term and extensions thereof.

[illegible]

ED WITTEN WHELF, the said Irvin F. Ellard and Lillian R. Ellard and wife, and James E. Devlin and Rachel E. Devlin, members of the said Order, have caused these presents to be subscribed this 24th day of June, 1944, at Ellet, Illinois.

[Signature]
 JOHN T. BROWN
 [Signature]
 JOHN T. BROWN
 [Signature]
 JOHN T. BROWN
 [Signature]
 JOHN T. BROWN

Digit 2. Cap

STATE OF TEXAS }

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of July, 1941, 1941, personally appeared Irvin H. Gilbre and Louis H. H. Arc, husband and wife, and James L. Gilbre and Louis H. Arc, husband and wife, who being known to me, the undersigned, to be the identical persons who subscribed the names of the "I-90" threat to the foregoing instrument, and acknowledged to me that they executed the same at their free and voluntary will

By Committee Expires:

211

STATE OF MICHIGAN

2. Also, I, Penn, a registered professional engineer of the State of Delaware, do hereby certify that I have carefully reviewed, plotted and stated all property matters with a 300' view into the above described property which is to be known as the CENTRA-CALLER AGENTSHIP TO THE TOWN OF FIRST, DELAWARE.

Said survey beginning at a point three hundred thirty four feet south of the Northwest Corner of the Southwest Quarter, (257.4') Section Twenty Four (24), Township Twenty (20) North, Range Twenty (20) East, T20N, R20E, thence East along the edge of the survey forty seven (47) and seven inches (77/8) to a distance of 7,312.82 feet; thence South one (1) degree and eighteen (18) minutes and eighteen (18) seconds (18' 18") to a distance of 660 feet; thence South eighty nine (89) degrees, forty seven (47) and eleven (11) minutes (47' 11") to a distance of 1,369.54 feet; thence North a distance of 660 feet to point of

STATE OF DELAWARE :

CHART OF TOLDA !

Ref: 10. The undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 1924, personally appeared _____, known to him to be the (insert) person who executed the name of the other thereof be the foregoing instrument, and acknowledged to him that he executed the same at his own free will and voluntary act and deed, and for the uses and purposes therein expressed.

by Graduate: Duffrey

I, _____, the undersigned
County Clerk of _____ County, Missouri, hereby certify
that there is no land on or under on the above described

CONFIDENTIAL

12/13

EXHIBIT 3

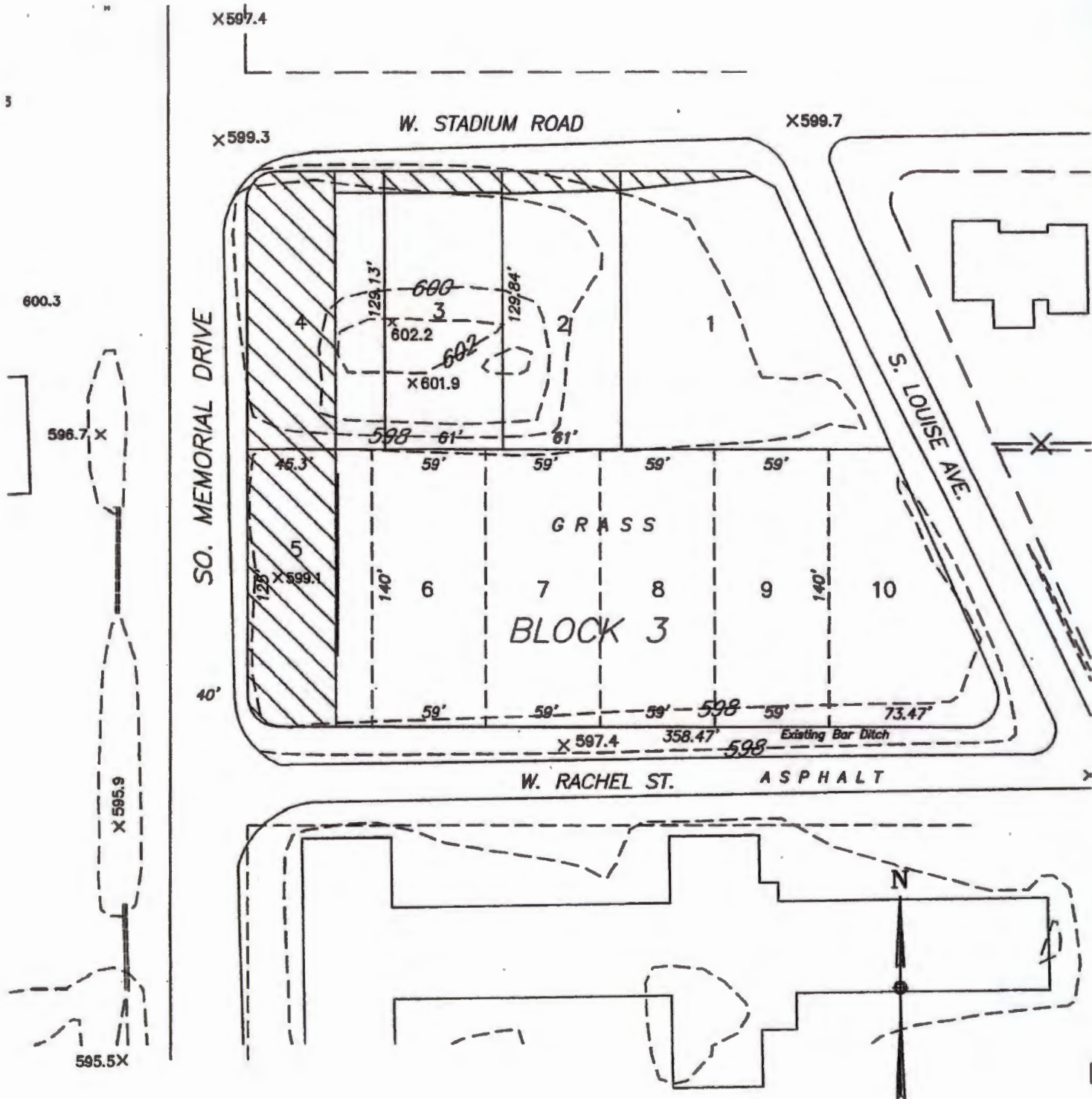


EXHIBIT 4

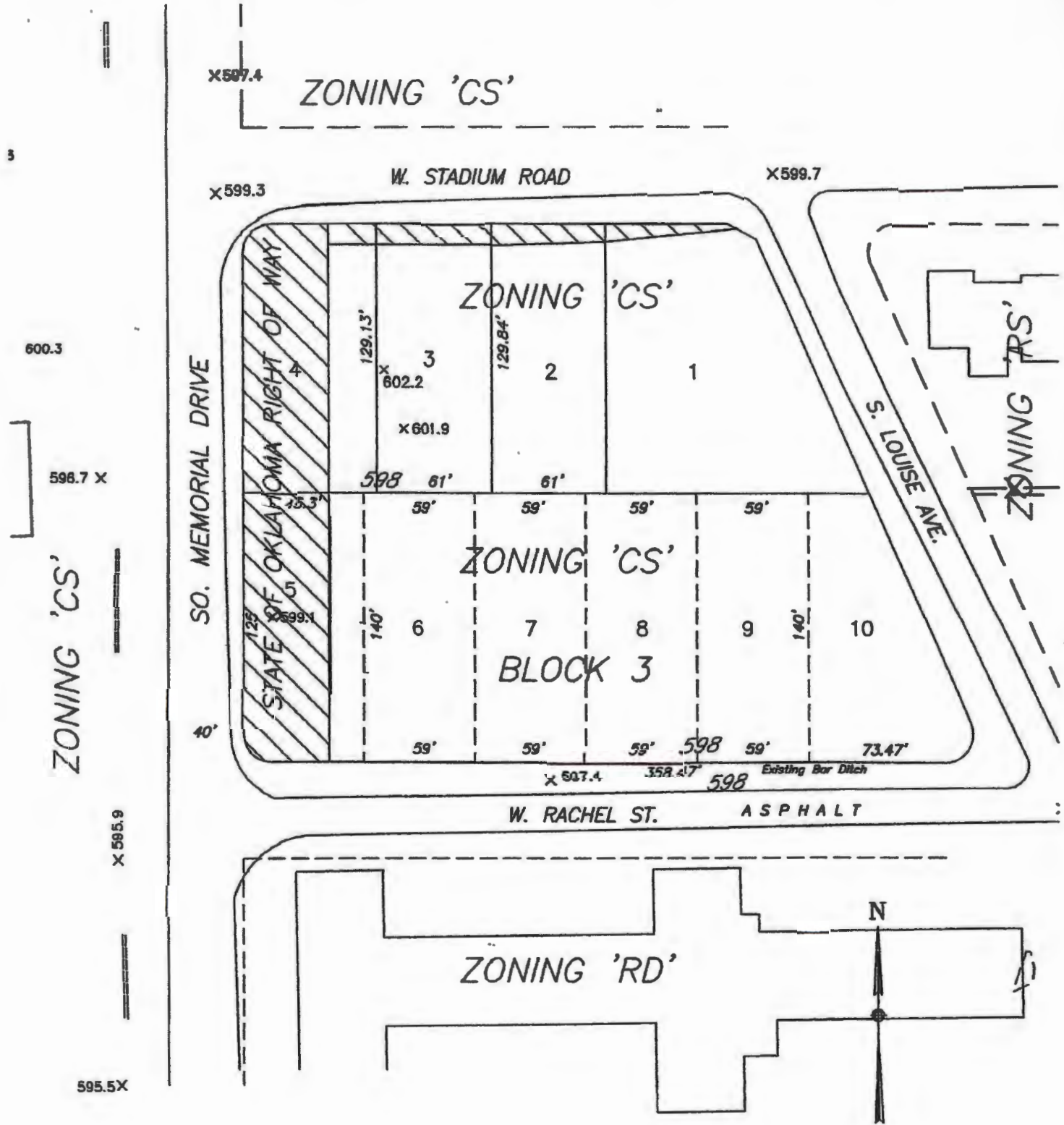
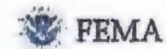


EXHIBIT 5

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

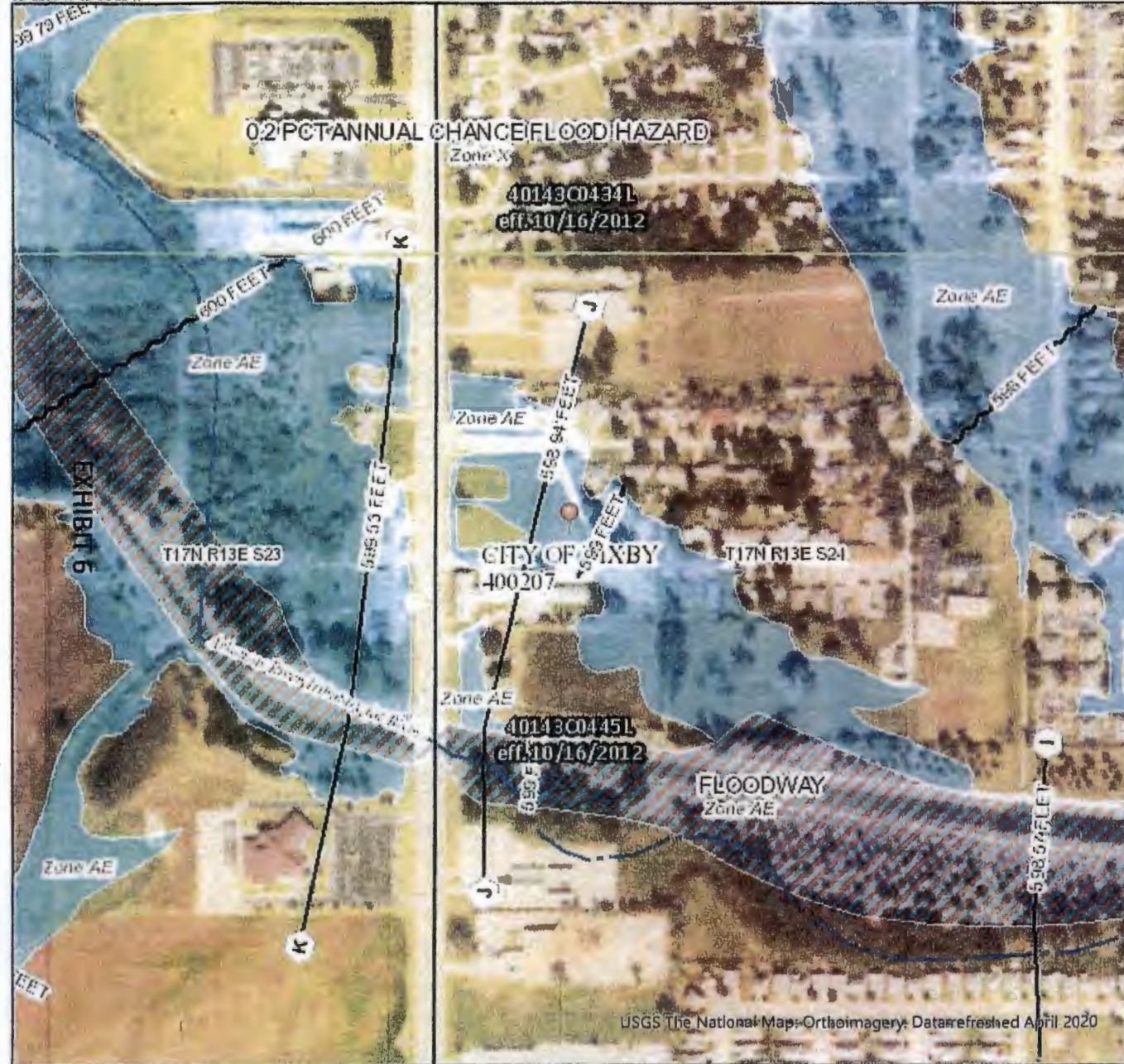
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

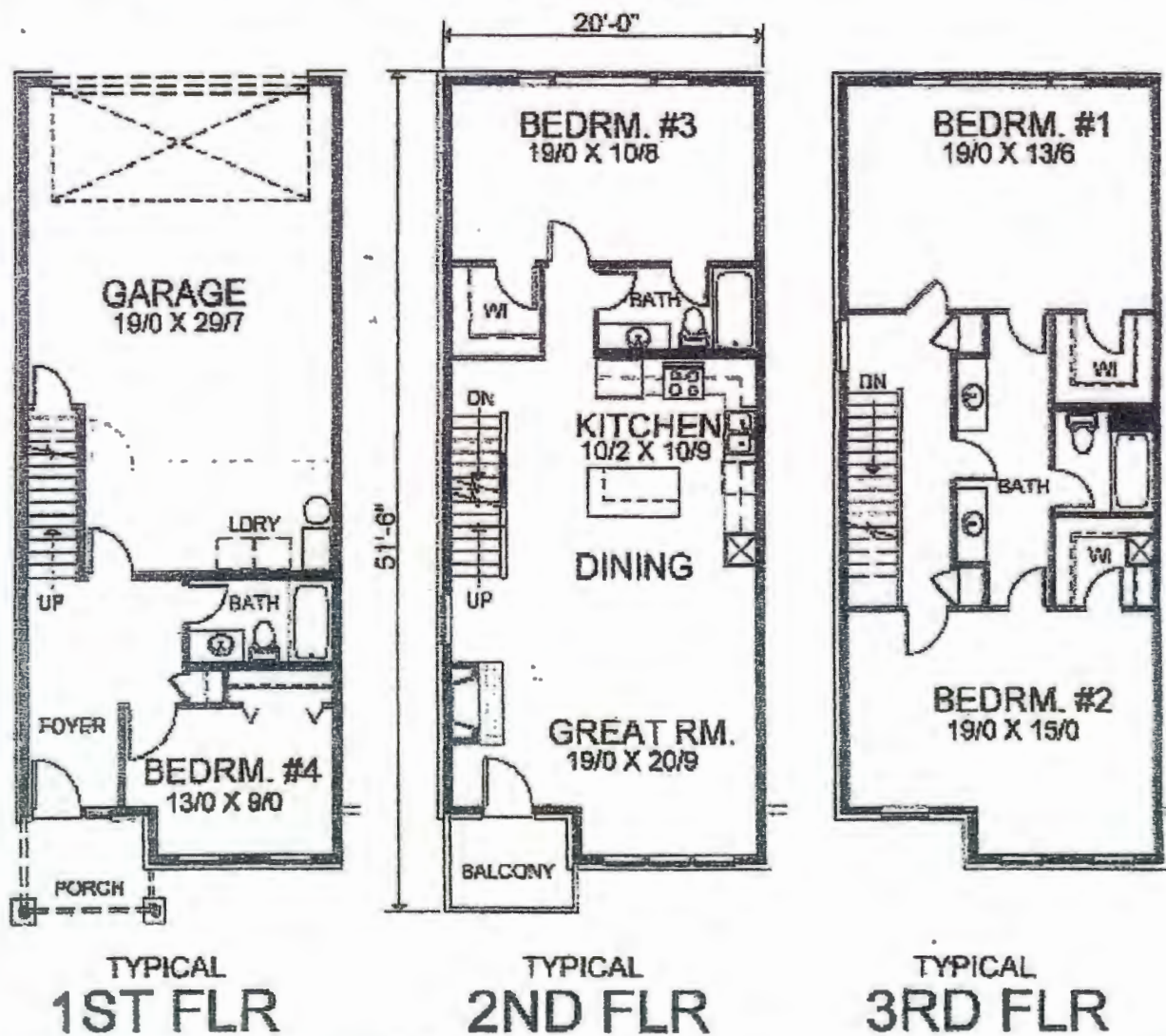
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 04/11/2020 and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

95°53'26"W 35°56'22"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000



Bldg. Width = 81'-0"
Depth = 51'-6"
Including balcony
Total Sq. Ft. = 2,201/ unit
(4 UNITS SHOWN)

EXHIBIT 7

II. Development Standards, Development Area "A"

Gross land area

1.0175 acres

BULK AND AREA REQUIREMENTS IN RESIDENTIAL TOWNHOUSE DISTRICTS

	Districts		
	RT	PUD	OTHE R
Frontage (minimum feet width):			
Arterial			
Not an arterial	20	25	
Floor area ratio (maximum)	0.87		
Setback from centerline of abutting street (minimum feet): Measured from centerline of abutting street; add to the distance designated in the column to the right 1/2 of the right of way width designated on the major street plan, or 25 feet if the street is not designated on the major street plan:			
Arterial			
Not an arterial	35	5	
Setback from abutting R district:			
Boundary lines (minimum feet)	10*	15	
Building height (maximum feet)	3 stories or 45 feet		

*Plus 2 feet setback for each 1 foot of building height exceeding 15 feet if the abutting property is within an RE, RS or RD district.

Minimum Lot Width:	25 ft.
Minimum Lot Size:	1950 sq.ft.
Maximum Building Height:	45 ft.
Minimum Setbacks	
From the center line South Memorial Dr.	85 ft.
From the center line East Rachael St	30 ft.
From the east property lines	0 ft.
From the west property lines	0 ft.

Facade Material: masonry units, brick or EFIS /stucco .

Other Bulk and Area Requirements	As provided within an RT District
Off-street parking	As required by the applicable Use Unit of the City of Bixby Zoning Code
On-site Mutual Access will be a part of the platting process	

USE UNITS PERMITTED IN RT DISTRICTS

Use Units		Districts		
<u>No.</u>	<u>Name</u>	<u>RT</u>	<u>OL</u>	<u>PUD</u>
1.	Areawide uses	X		
2.	Areawide special exception uses	E		
4.	Public protection and utility facilities	E		
5.	Community services and similar uses	E		
6.	Single-family dwelling	X		
7.	Duplex dwelling	X		
8.	Multi-family dwelling and similar uses	X		
10	Off street parking areas			
11.	Offices and studios			

12.	Entertainment establishments and eating establishments other than drive-ins			
13.	Convenience goods and services			
14.	Shopping goods and services			
15.	Other trades and services			
16.	Ministorage			
17.	Automotive and allied activities			
18.	Drive-in restaurants			
19.	Hotel, motel and recreation facilities			
20.	Commercial recreation; intensive			
22.	Research and development			
23.	Warehousing and wholesaling			
25.	Light manufacturing and industry			

X=Use by right.

E=Special exception.

PUD=PUD required.

*=Nursing home, community group home, convent, monastery and novitiate are permitted as a matter of right; all other uses within use unit 8 permitted by special exception.

(Ord. 994, 4-14-2008; amd. Ord. 2031, 12-21-2009)

III. Access and Circulation

Vehicular access shall be derived from So. Louise Ave. Vehicular access in Development Area 'A', shall be derived from private drive lanes.

These drive lanes in Development Area 'A', will be included in a Reserve Area, Utility and Detention and Mutual Access Easement, which will be part of the platting process.

IV. Utilities and Drainage

Utilities are available at the development boundaries or will be provided by customary extension adjacent to the Site. Storm water drainage will be collected and routed to the west into the storm water storm sewer system. Storm water will not be diverted into adjacent properties and the discharge will not create erosion issues. The utilities and drainage will meet or exceed the comments from the City Engineer and the City Fire Marshal.

V. Site Plan Review

For the purposes of site plan review requirements, the detailed site plan will be submitted to the City of Bixby Planning Commission and City Council for review.

VI. Platting and Restrictive Covenants; Enforcement

The site will follow the Bixby Subdivision Regulation procedures for property platting. Restrictive covenants will be adopted and recorded for the lots. Owners of the respective lots will be required by the covenants to keep and maintain the lots in a clean and professional manner (the "maintenance covenant"). The Maintenance Covenant will be enforced by the owners' association for each Lot.

VII. Expected Schedule of Development

Development of the project is expected to commence within 6 months and to be completed as market conditions permit.

VIII. Trash, Mechanical and Equipment Areas

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level. Trash service will be individual containers per living unit.

IX. Lighting

Lighting used to illuminate the Lots in Development Area 'A', shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas. No light standard or building-mounted light shall exceed 20 feet or the height which complies with the standard stated in the preceding sentence, whichever is lower.

X. Screening

A 6'-0" privacy screening fence will be constructed along the north and west property lines.

XI. Legal Description

Exhibit 6 Legal Description, Total site
Development Area "A"

Legal Description of Total Site

Lots 5, 6, 7, 8, 9 and 10, Block 3, Devine-Ellard Addition, to the City of Bixby, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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: Carolyn Back, Development Services Director

From: Justin Dowd, Assistant City Engineer

CC: Public Works
Donna Crawford, Assistant City Planner
File

Date: July 6, 2021

Re: Rachel Gardens – Preliminary Plat & Conceptual Improvements Plan

Plat Comments:

1. Sheet 1 – 15' U/E required along W Rachel St
2. Sheet 1 – What are the blocked numbers on the lots?
3. Sheet 2 – Section I.A; no mention of storm sewer facilities. Are there any public storm sewers on the project?
4. Sheet 2 – No mention of Reserve B; Reserve B found on page 1
5. Sheet 2 – Add additional language requiring Architectural Design Committee to abide by City Design Standards
6. Sheet 2 – Section II.A.4; revise date

Conceptual Improvements Plan Comments:

7. What happened to the existing sanitary sewer along the north end of the property? Is this project removing and replacing sanitary sewer? If this project is a new sanitary sewer, the new sewer shall extend to the west in order to serve all lots along the northern property boundary.
8. Risers should be dispersed in relation to the units served.
9. A hammerhead turnaround is required per Fire Marshall

ENGINEER/SURVEYOR
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE. 918-394-3030
C.A. NO. 5611 EXP 6-30-2021

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
A.G.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.D.O	BUILDING
R.O.W	RIGHT OF WAY
780	ADDRESS
C	CENTERLINE
F.F.	FINISH FLOOR

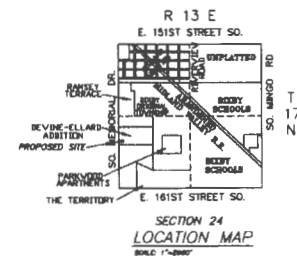
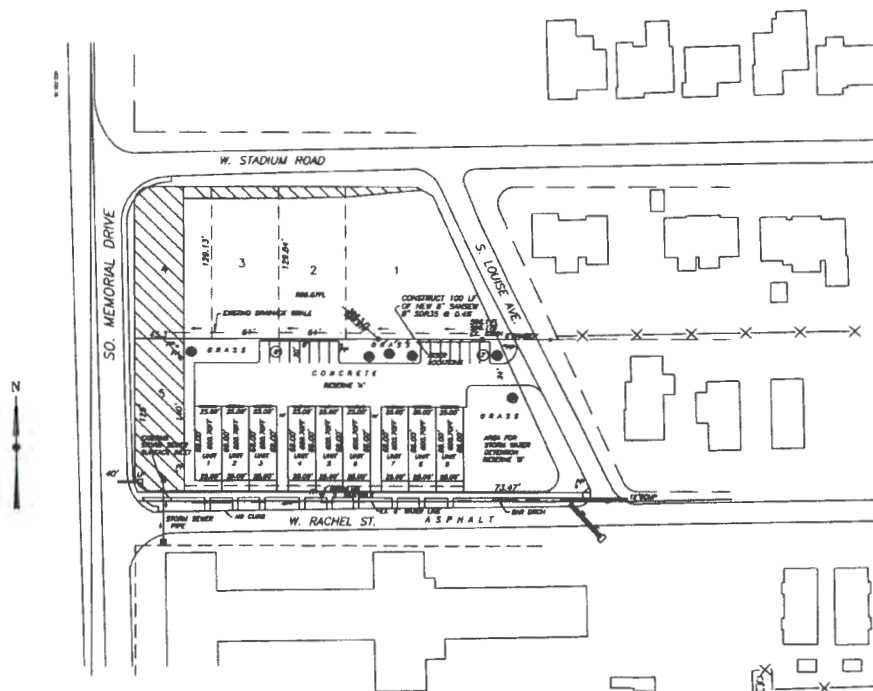
NOTES:

1. THE BASIS OF BEARINGS FOR THE SURVEY THEREON IS THE WEST LINE OF DEWINE-ELLARD ADDITION, ASSUMED N00°00'00" W.
2. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
3. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN LIEU OF LEGAL DESCRIPTIONS.
4. 3/8" IRON PINS, WERE SET AT ALL PROPERTY CORNERS.

RACHAEL GARDENS
5/1/2021
SHEET 1 OF 3 SHEETS

Exhibit B

ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611 EXP 6-30-2021



N

SCALE: 1" = 50'



Charles K. Howard 6/17/21

DURAN STUCCO
MINE-ELLARD ADDITION
CITY OF BIXBY, OK

Print & Circulate Reports On On 05 2011 Exp 04/2012
JR DONELSON, INC.
10000 40th, Lubbock, Texas 79424 Tel: 806.742.2444 Fax: 806.742.2444

[illegible]

Published in the Tulsa Business & Legal News,
City of Bixby, Tulsa County, Oklahoma _____, 2021

ORDINANCE No. 2355

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM CS (COMMERCIAL SHOPPING) TO RT (RESIDENTIAL TOWNHOUSES) CLASSIFICATION, (BXZO-21.12) AND SUPPLEMENTAL PLANNED UNIT DEVELOPMENT ZONING (BXPUD-21.08); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. That Ordinance No. 2355 be and the same is now amended and the following described property, to-wit:

LEGAL DESCRIPTION: LOTS 5, 6, 7, 8, 9, 10, BLOCK 3, DEVINE-ELLARD ADDITION

Located at the northeast corner of West Rachel Street and South Memorial Drive, Lots 5, 6, 7, 8, 9, 10, Block 3, Devine-Ellard Addition, Bixby, Oklahoma, BXZO-21.12 and BXPUD-21.08, be and the same is now rezoned from CS (Commercial Shopping) to RT (Residential Townhouses) classification.

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 _____ 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

City of Bixby BPWA Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008**

June 28 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 July 9th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:22 pm.

City Clerk Yvonne Adams called the roll and all members were present, except Council Girard.

Members Present

**Guthrie
Blair
Crawford
Founds**

Staff Present

**Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barns, Finance Dir.
Bea Aamodt, Public Works
Andy Choate, Assist. Police Chief
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 06/28/21.
- b) Approve emergency repair to South Main LS; L&L Construction for \$7,304.50.
- c) Approve Purchase Order to purchase plumbing supplies from Core and Main for \$25,000.
- d) Discuss and/or take action on purchasing unleaded gasoline for \$25,000.
- e) Approve purchase Order to purchase plumbing supplies from Utility Supply for \$10,000.
- f) Discuss and/or approve Purchase Orders for FY22 for Sewer and Water Departments as follows:

- **Brentagg for \$60,000**-Disinfection unit's chemicals for North and South Lagoons.
- **Accurate Labs for \$20,000** water-DBP, Lead, Copper, Bac-T Testing.
- **Accurate Labs for \$10,000**-Waste water testing; E. Coli testing.
- **Green Country Testing for \$20,000**-Waste water testing; BOD and TSS.

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

Carried 4-0

Yes: Blair, Founds, Crawford, Guthrie.

No: None.

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

New Business

There being none.

Adjournment was called at 6:22 p.m.

MAYOR

ATTEST

SECRETARY

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve Purchase Order to purchase AMR meters and appurtenances from Core and Main for \$50,000

INITIATOR: Bea Aamodt, PW Director

STAFF INFORMATION SOURCE: Erik Dye, Field Operations

BACKGROUND: The Water Department needs to replenish AMR inventory.

EXHIBITS: None

KEY ISSUE: Infrastructure

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 7-26-21

MEETING: BPWA

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve payment for emergency repair at the 126th Lift Station to L&L Construction for \$9,644.32

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Heath Wright

BACKGROUND: L&L was mobilized to replace portion of 8" DIP with hole.

- Pumped well down to remove pumps
- Removed Guide Rails and discharge pipe to replace portion of 8" DIP
- Pumps had to be removed twice due to debris
- Re-installed the discharge pipe and guide rail with new intermediate bracket.
- Re-installed Pump and placed LS back into operation

EXHIBITS: None

KEY ISSUE: Infrastructure Maintenance

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve payment for emergency repair

ITEM NO: _____

MEETING DATE: 7-26-2021

MEETING: BPWA