

BIXBY BOARD OF ADJUSTMENT MINUTES

SPECIAL MEETING

Friday| June 23, 2023 | 3:00 PM

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

CALL TO ORDER: 3:00 PM

Roll Call was taken

MEMBERS PRESENT: Kaylin Coody
Jason Mohler
Jeff Sloan

MEMBERS ABSENT: Mike David

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

Public Hearing

Board Member Mrs. Coody said Item #1 on the Agenda is:

Approval of Minutes of the April 17, 2023, regular meeting

Mrs. Coody asked for a motion to approve the April 17, 2023 meeting minutes. Mr. Jason Mohler made a motion to approve the minutes, seconded by Mr. Jeff Sloan

Yes: Mohler, Sloan, Coody

No: None

Abstain: None

Motion carried.

Board Member Mrs. Coody said Item #2 on the Agenda is:

Discussion, consideration, and possible vote on an interpretation of the Zoning Code and the Downtown Design Overlay District standards do not prohibit freestanding, commercial buildings with a single use for Chick-fil-A, which is located at 14811 South Memorial Drive, Bixby, Oklahoma 74008.

Director O.C. Walker stated that The Design Standards were adopted by Council as Ordinance No. 2302 as an amendment to the Zoning Code, not the Comprehensive Plan, and accordingly are a regulatory provision of the Zoning Code. Currently, the language of the Standards only permits specific building types and a single-use commercial building is not one of them.

The Downtown Design Overlay Standards are intended to guide Bixby's prosperous and sustainable future by providing clear regulations and processes that result in a predictable, efficient, and coordinated review process. By promoting sustainable building and site design practices. By promoting diverse housing options. To provide standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving).

The location 14811 S. Memorial Drive, Bixby, OK 74008, is in District 2 of the Downtown Design Overlay Standards. District 2 is on the Northwestern edge of Downtown, much of this district is zoned for general commercial use and has strip centers, fast food establishments, grocery, big box retail, and gas and convenience stores. Businesses are encouraged to include amenity space for outdoor dining, patios, or attractive landscaping.

Staff consulted with the City Manager and City Attorney, both advised that the Downtown Design Overlay Standards as well as the Comprehensive Plan are guidance documents and do not restrict Council approval of any project that they deem to be in the City's best interest. The design standards are considered and enacted not to regulate use but to establish appearance standards for new development as well as existing building modifications.

Board Member Mrs. Coody asked for a motion, and Board Member Sloan made the motion to approve the variance for BXBA 23.07 that the design standards are considered and enacted not to regulate use but to establish appearance standards for redevelopment and existing building re-modifications and do not prohibit free-standing buildings with a single use. Board Member Mohler seconded the motion.

Yes: Mohler, Coody, Sloan

No: None

Abstain: None

Motion carried.

Old Business:

None

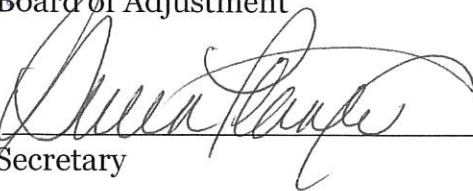
New Business:

None

Meeting adjourned at 3:11 pm



Board of Adjustment



Secretary