



City of Bixby Planning Commission Meeting Agenda

Monday, May 20, 2024

6:00 PM

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

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and Approve the Planning Commission Meeting Minutes from March 18, 2024.

Public Hearings

- 2) Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 23.03, for Rowan Grove Blocks 4 - 9. The property contains (+/-) 26.35 acres in Section 07, Township 17 North, Range 14 East, located at 13321 South Mingo Road.
- 3) Discussion, consideration, and possible vote to approve a Site Plan (B.X.S.P. 24.07) for South Memorial Business Park, Office No. 2, which is located at 7623 East 126th Street South.
- 4) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.03 Rezoning for 127th & Mingo, from Residential Single-Family (RS-1) to Residential Single-Family (RS-2) The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.
- 5) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.01, Planned Unit Development for 127th & Mingo. The

property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.

- 6) Discussion, consideration, and possible vote to approve a Specific Use Permit (B.X.S.U.P. 24.01) for Shellenbarger Free Will Baptist Church located at 8017 E 131st Street South.

Old Business

New Business

Adjourn

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of May 17, 2024, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Gwen Plante,
Assistant City Planner

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

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | March 18, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:04 PM

Roll Call was taken

MEMBERS PRESENT: Jason Mohler (left meeting at 7:00 p.m.)
Josh Nave
Tom Holland
Lance Whisman

MEMBERS ABSENT: Steve Hobbs

STAFF PRESENT: Joey Wiedel, Director of Development Services
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer
Phil Frasier, City Attorney

Consent Agenda:

1. Consider and/or approve the minutes of the January 16, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 1 the minutes of January 16, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved

2. Consider and/or approve the minutes of the February 20, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 2, the minutes of February 20, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Regular Agenda:

3. Discussion, consideration, and possible vote for approval of Bixby Site Plan (B.X.S.P.) number 24.04, Site Plan for Bixby Dental Offices, located at 15000 S Hudson Avenue.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the applicant was present for any questions the Commission might have.

Applicant Brad McManis gave an overview of the project and answered questions that the Planning Commission had.

Commissioner Nave asked if there was a motion to approve the Site Plan (BXSP 24.04) for Bixby Dental Offices. Commissioner Nave made a motion to approve without using Hardy Board as a masonry product, and Vice Chair Mohler seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion and possible approval of a Bixby Comprehensive Plan (B.X.C.P.) number 24.01, Amendment to the Comprehensive Plan for Spartan Crossing, from Low-Density Residential to Medium-Density Residential, to allow for R.S.-3 (Residential Single Family) development, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the applicant was available for questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions, he outlined the project to the Planning Commissioners.

Speakers: Mr. Jerry Ezell spoke against the project.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan (BXCP 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

5. Discussion and possible approval of Bixby Zoning (BXZO) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26 Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Commissioner Nave asked if there was a motion to approve the Zoning (BXZO 24.01) for Spartan Crossing from Agriculture (AG) to Residential Single Family (RS-3). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion and possible approval of Bixby Zoning (BXPUD) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26 Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Commissioner Holland asked about amenities within the development. He would like to see more parks and amenities listed within the PUD and see the PUD define the size of the clubhouse and other amenities.

Commissioner Nave asked if there was a motion to approve the PUD (BXPUD 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

Mr. Mohler recused himself from the meeting at approximately 7:00 p.m.

7. Discussion and possible approval of Bixby Comprehensive Plan Amendment (B.X.C.P 24.02) White Hawk II, request to change the land use from Low-Intensity Recreational / Open Space to Low-Intensity Residential; general location: North

of 151st (HWY 67) and East of Yale, Section 15, Township, 17N, Range 13E, in the City of Bixby.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the applicant was available for questions.

The Applicant, Lou Reynolds, with Eller & Detrich, was available for questions.

Speakers: There were Twenty-four (24) speakers signed up to speak and only Twenty-one (21) spoke. There were Five (5) for the project and Sixteen (16) against the project.

Commissioner Nave stated at 8:32 p.m. that they would take a break and would return at 8:40 p.m.

Commissioner Nave called the meeting back to order at 8:40 p.m. and closed the public comment period.

Commissioner Nave asked the applicant if he would like to respond to any of the questions or comments that were made during the public comments. Mr. Reynolds stated that nothing had been done improperly, that this was just the Comprehensive Plan before them, and that under State Law, what controls here is zoning.

Commissioner Whisman asked the legal counsel if he agreed, and Mr. Frasier stated he had shown Commissioner Nave that the Comprehensive Plan was subservient to the Zoning Code.

Commissioner Holland asked staff if we had an opinion or a legal basis regarding Restrictive Covenants; Mr. Frazier stated that the City's position has always been in regards to Covenants and Restrictive Covenants, that is, between a developer and the homeowners, the City is not a party to the contract.

Discussion continued.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan Amendment (BXCP 24.02) for White Hawk II to change the land use from Low-Intensity Recreational/Open Space to Low-Intensity Residential. Commissioner Nave made a motion to deny, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Whisman Yes

Mr. Holland Yes

Motion was Approved.

Old Business: None

New Business: None

The meeting adjourned at 9:03 pm

Planning Commission

Gwen Plante, Secretary

Pending Planning Commission Approval



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

Staff Report

To: Bixby Planning Commission
From: Gwen Plante, Assistant City Planner
Date: Monday, May 20, 2023
Name: Rowan Grove Blocks 4-9
RE: Rowan Grove Blocks 4-9 Final Plat – BXPT-23.03
Location: 13321 South Mingo Road, Bixby, Oklahoma
STR: Section 7, Township 17N, Range 14E
Applicant: AAB Engineering, LLC, Alan Bechan

Site Stats:

Request:

AAB Engineering and Surveying, is requesting Final Plat approval for Rowan Grove Blocks 4-9. BXPT-23.03, as part of Planned Unit Development (BXPUD – 20.02). The staff has reviewed the application and the Final Plat does meet the platting requirements for the City of Bixby.

Acres: 26.35 +/-	No. Dwelling Units: 102	Min. Lot Width: 60 ft.	Min. Land Area DU: 8,400 sf
No. of Lots: 102	No. of Blocks: 6	Min. Lot Area: 7,200 sq. ft.	Max Bldg. Height: 48 ft.

Existing Zoning; Use:

Residential Single-Family (RS-3); Vacant
Flood District (FD)

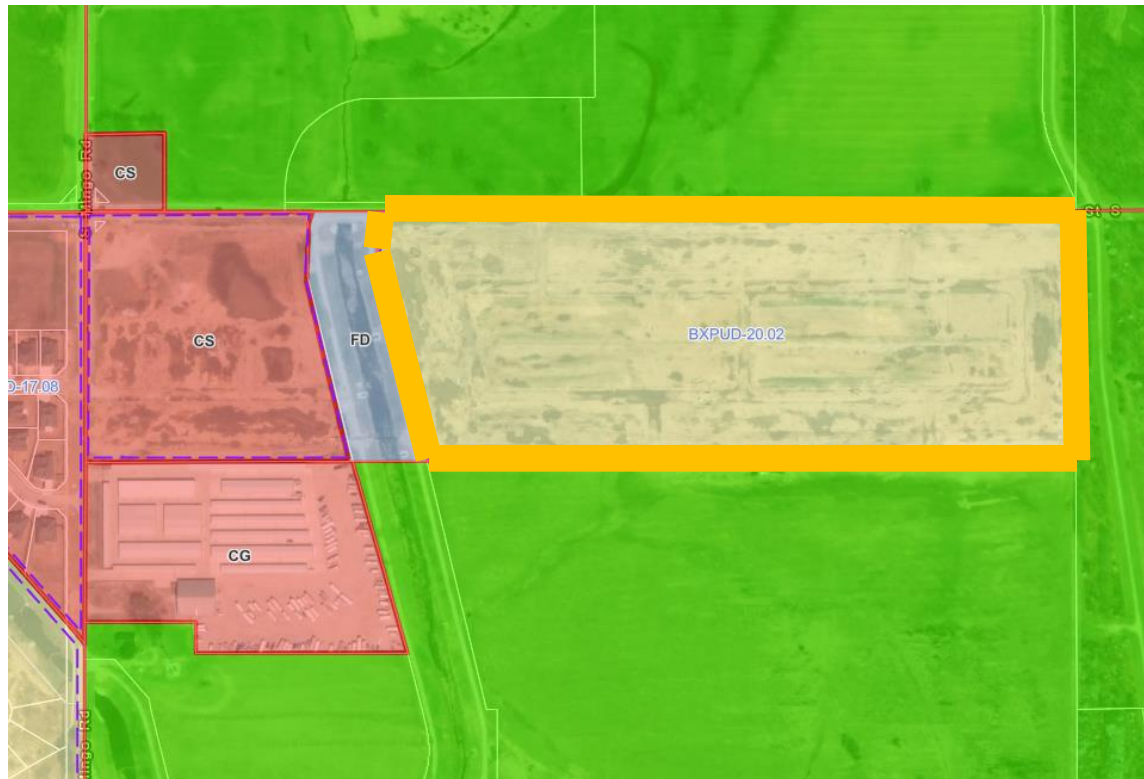
Abutting Zoning; Use:

North: (AG) Agriculture, Vacant, Single Family home.

East: (AG) Agriculture, Vacant

South: (AG) Agriculture Large Lot, Vacant

West: (CS), Commercial Shopping, Vacant; (CG) Commercial General, Mini Storage, (FD) Flood District, Haikey Creek Drainage.

Exhibit A: City of Bixby Development Area Location Map**Staff Review:**

The applicant is proposing to develop 102 lots in blocks 4-9 of Development Area C with a minimum of 1,700 sq feet per home.

Utilities/Site Area:

Water:

- There is a 12" water main running North/South on the West side of S. Mingo Road.

Sanitary Sewer:

- There is a 10" Sanitary Sewer main running North/South on the West side of South Mingo Road – Willow Creek Neighborhood.

Planning Review Comments:

1. Show the boundaries of the new Flood Plain per the updated flood maps.
2. Flood Plain is not AE it changed to zone “X” shaded.
3. Add PUD number to Plat
4. Update the bottom of Plat sheets to reflect Rowan Grove Blocks 4-9

Engineering Review Comments:

No comments have been received at the time of writing

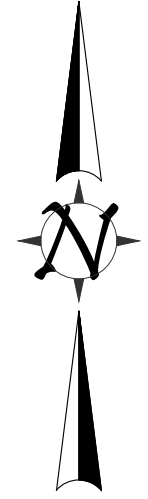
Public Comments:

No comments have been received at the time of writing.

Staff Comments:

Staff recommends approval of the Final Plat subject to Planning and Engineering comments implemented to the Plat before moving to Council.

Exhibits: Exhibit A: City of Bixby Development Area Location Map
 Exhibit B: Final Plat by AAB Engineering, LLC



0 30 60 120
 DRAWING SCALE: 1"= 60'

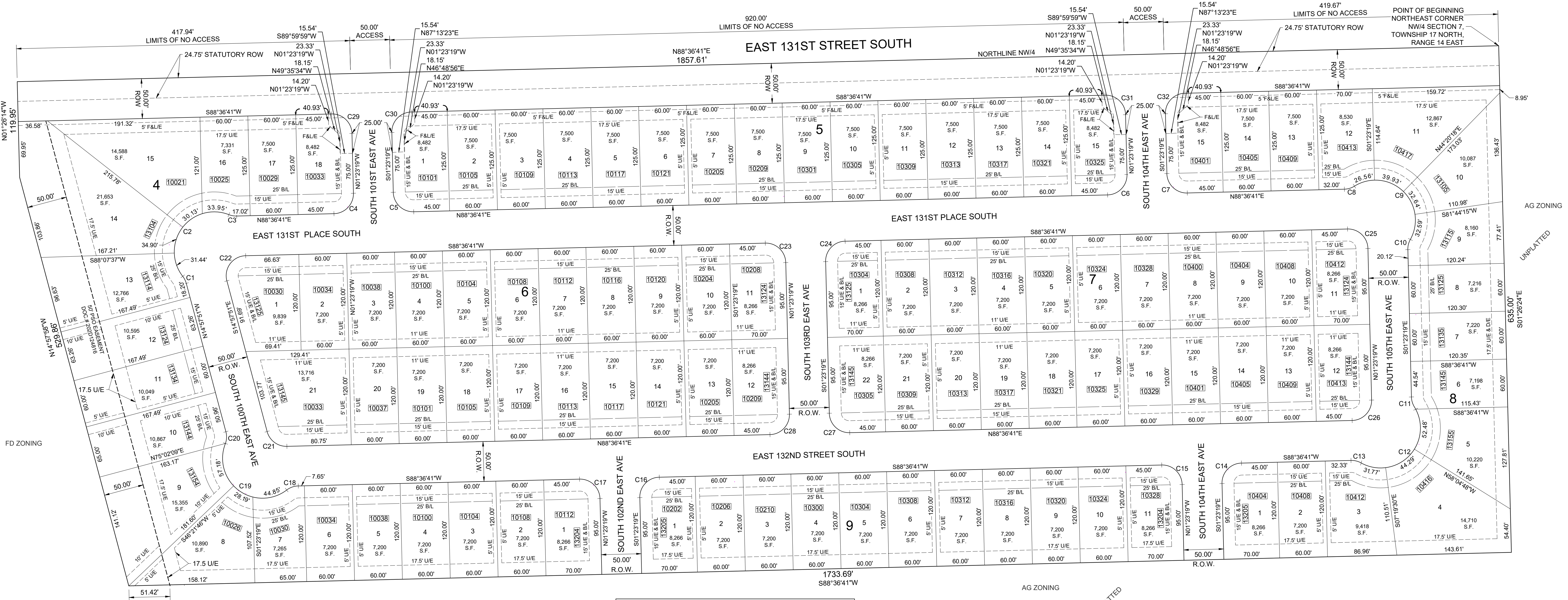
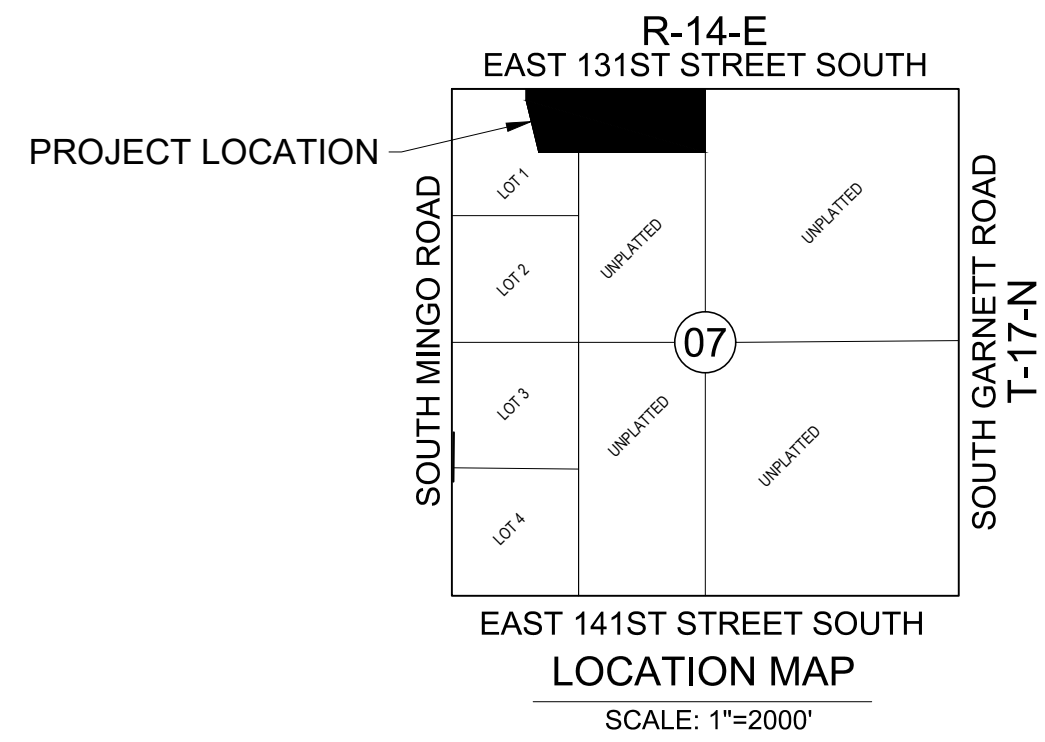
OWNER/DEVELOPER

ROWAN GROVE LLC.
 5711 E. 71ST. ST. S
 SUITE 120
 TULSA OK 74136
 PHONE: 918.494.4004
 ATTN: JIM ROBERTS

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE NORTH HALF (N/2) OF
 GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF OF THE NORTHEAST
 QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP
 SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND
 MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2024
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN@AABENG.COM



FLOODPLAIN

ENTIRE PROPERTY IS CONTAINED IN FEMA ZONE X
 (SHADED) AS SHOWN ON FIRM PANEL "40143C0451M"
 DATED AUGUST 26, 2022.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE HUNDRED TWO
 (102) LOTS IN SIX (6) BLOCKS,
 CONTAINING 26.35 ACRES

BLOCK 4.....4.16 ACRES - 18 LOTS
 BLOCK 5.....2.62 ACRES - 15 LOTS
 BLOCK 6.....3.73 ACRES - 21 LOTS
 BLOCK 7.....3.73 ACRES - 22 LOTS
 BLOCK 8.....3.08 ACRES - 15 LOTS
 BLOCK 9.....1.87 ACRES - 11 LOTS

CONTACTS

MUNICIPAL AUTHORITY
 CITY OF BIXBY
 116 W. NEEDLES P.O. BOX 70
 BIXBY, OK 74008
 UTILITY
 OKLAHOMA NATURAL GAS COMPANY
 2319 W. EDISON ST.
 TULSA, OK 74127
 918-834-8000
 COX COMMUNICATIONS
 11811 EAST 51ST STREET
 TULSA, OK 74145
 918-286-4658

PUBLIC SERVICE COMPANY
 OF OKLAHOMA
 212 E. 6TH ST.
 TULSA, OK 74119
 1-888-216-3523
 BTC BROADBAND
 11134 S. MEMORIAL DR.
 BIXBY, OK 74008
 918-366-8000

SITE DATA

BENCHMARK
 60D NAIL IN BRACE POST, 58 FEET NORTH & 8 FEET WEST OF NE
 PROPERTY CORNER
 ELEV = 602.01' (NAVD 1988)

BASIS OF BEARINGS
 ASSUMED BEARING OF N 88°36'41" E ALONG THE NORTH LINE OF
 THE NW/4 OF SECTION 7, T-17-N, R-14-E OF THE INDIAN BASE AND
 MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
 1,147.67 SF / 26.35 ACRES

MONUMENTATION
 A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED
 "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE,
 POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF
 REVERSE CURVE, UNLESS NOTED OTHERWISE.

ADDRESSES
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
 TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
 CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL
 DESCRIPTION.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING	CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	10.01'	25.00'	9.94'	S26°25'54"W	C17	39.27'	25.00'	35.36'	S46°23'19"E
C2	130.42'	50.00'	96.47'	S36°49'25"W	C18	15.69'	25.00'	15.43'	N70°38'09"E
C3	10.01'	25.00'	9.94'	N79°55'17"W	C19	129.44'	50.00'	96.20'	S53°10'35"E
C4	39.27'	25.00'	35.36'	S43°36'41"W	C20	15.69'	25.00'	15.43'	S3°00'41"W
C5	39.27'	25.00'	35.36'	N46°23'19"W	C21	33.35'	25.00'	30.93'	N53°10'35"W
C6	39.27'	25.00'	35.36'	S43°36'41"W	C22	45.19'	25.00'	39.29'	N36°49'25"E
C7	39.27'	25.00'	35.36'	S46°23'19"E	C23	39.27'	25.00'	35.36'	S46°23'19"E
C8	13.29'	25.00'	13.14'	N73°22'42"E	C24	39.27'	25.00'	35.36'	S43°36'41"W
C9	131.71'	50.00'	96.80'	S46°23'19"E	C25	39.27'	25.00'	35.36'	N46°23'19"W
C10	13.29'	25.00'	13.14'	S13°50'40"W	C26	39.27'	25.00'	35.36'	N43°36'41"E
C11	13.29'	25.00'	13.14'	S16°37'18"E	C27	39.27'	25.00'	35.36'	S46°23'19"E
C12	131.71'	50.00'	96.80'	S43°36'41"W	C28	39.27'	25.00'	35.36'	S43°36'41"W
C13	13.29'	25.00'	13.14'	N76°09'20"W	C29	39.27'	25.00'	35.36'	S46°23'19"E
C14	39.27'	25.00'	35.36'	S43°36'41"W	C30	39.27'	25.00'	35.36'	N43°36'41"E
C15	39.27'	25.00'	35.36'	S46°23'19"E	C31	39.27'	25.00'	35.36'	S46°23'19"E
C16	39.27'	25.00'	35.36'	N43°36'41"E	C32	39.27'	25.00'	35.36'	S43°36'41"W

LEGEND

B/L.....	BUILDING LINE
L.N.A.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
B/U.....	BUILDING LINE & UTILITY EASEMENT
FL/E.....	FENCE & LANDSCAPE EASEMENT
OD/E.....	OVERLAND DRAINAGE EASEMENT
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET

FINAL PLAT

Rowan Grove Blocks 4-9

OWNER/DEVELOPER

ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA OK 74136
PHONE: 918.494.4004
ATTN: JIM ROBERTS

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS: ROWAN GROVE, LLC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 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 THEREOF, A DISTANCE OF 635.00 FEET; THENCE SOUTH 88°36'41" WEST, A DISTANCE OF 1733.69 FEET; THENCE NORTH 14°57'58" WEST, A DISTANCE OF 529.86 FEET; THENCE NORTH 01°26'14" WEST, A DISTANCE OF 119.95 FEET TO 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 NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4), A DISTANCE OF 1857.61 FEET TO THE POINT OF BEGINNING. CONTAINING 1,147,671 SQUARE FEET OR 26.35 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 102 LOTS IN 8 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "ROWAN GROVE II", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "ROWAN GROVE BLOCKS 4-9" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "ROWAN GROVE BLOCKS 4-9".

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

- A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS
THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTLIE" OR "UTILITY EASEMENT". FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BIXBY FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.
- B. UTILITY SERVICE
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.
- C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT.
2. WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF BIXBY WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

- D. GAS SERVICE
1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.
- E. SURFACE DRAINAGE
EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY.
- F. PAVING AND LANDSCAPING WITHIN EASEMENTS
THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- G. CERTIFICATE OF OCCUPANCY RESTRICTIONS
NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BIXBY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BIXBY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.
- H. LIMIT OF NO ACCESS
THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 131 STREET SOUTH WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.
- I. FENCE AND LANDSCAPE EASEMENT
THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND RESERVE FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS DESCRIBED IN SECTION II HEREOF, AN EXCLUSIVE FENCE AND LANDSCAPE EASEMENT OVER AND UPON THAT AREA DESIGNATED AS "F&L/E" ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF THE ASSOCIATION. THE FENCE EASEMENT IS FOR THE LIMITED PURPOSE OF CONSTRUCTION AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES AND LANDSCAPING, AND FOR THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENT AND OVER, ACROSS, AND ALONG LOTS IN THE SUBDIVISION WHICH CONTAIN THE EASEMENT. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

SECTION II. PRIVATE RESTRICTIONS

- A. ARCHITECTURAL COMMITTEE.
1. PLAN REVIEW. NO BUILDING, FENCE, WALL, OR EXTERIOR ANTENNA SHALL BE ERECTED, PLACED OR ALTERED (INCLUDING EXTERIOR PAINTING) ON ANY LOT UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY THE OWNER/DEVELOPER OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE "ARCHITECTURAL COMMITTEE". FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR MATERIALS AND COLOR SCHEME. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN THIRTY (30) DAYS AFTER SUBMISSION, THE PLANS SO SUBMITTED SHALL BE DEEMED APPROVED. THE DEVELOPMENT AND USE OF THE SUBJECT LOT SHALL THEREAFTER BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS OR APPROVED AMENDMENTS THERETO. IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF THE BUILDING OR STRUCTURE OR THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30TH DAY FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL COMMITTEE SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
- COMMITTEE PURPOSE. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.
3. TRANSFER OF DUTIES. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL, ON LATER OF JANUARY 1, 2025, OR THE TRANSFER OF THE OWNER/DEVELOPER OF ITS LAST LOT IN THE ADDITION BE DEEMED TRANSFERRED TO THE ROWAN GROVE HOMEOWNERS' ASSOCIATION, INC. OWNER/DEVELOPER, OR UPON WRITTEN ASSIGNMENT TO SAID HOMEOWNERS' ASSOCIATION BY THE OWNER/DEVELOPER, WHICHEVER EVENT LAST OCCURS, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION.

- B. USE
THE USE OF THE LOTS SHALL BE LIMITED TO DETACHED SINGLE-FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES. ONLY ONE RESIDENCE SHALL BE PERMITTED UPON A LOT.
- C. FLOOR AREA
1. A SINGLE STORY DWELLING SHALL HAVE AT LEAST 1,750 SQUARE FEET OF FINISHED HEATED LIVING AREA.
2. IF A DWELLING HAS TWO LEVELS OR STORIES IMMEDIATELY ABOVE AND BELOW EACH OTHER MEASURED VERTICALLY AND ALL SUCH LEVELS OR STORIES ARE ABOVE THE FINISHED EXTERIOR GRADE OF SUCH DWELLING, THEN SUCH DWELLING SHALL HAVE AT LEAST 1,000 SQUARE FEET OF FINISHED HEATED LIVING AREA ON THE FIRST STORY OR LEVEL AND SHALL HAVE A TOTAL OF THE VARIOUS LEVELS OR STORIES OF AT LEAST 1,750 SQUARE FEET OF FINISHED HEATED LIVING AREA.
3. THE COMPUTATION OF LIVING AREA SHALL NOT INCLUDE ANY BASEMENT, GARAGE, OR ATTIC AREA USED FOR STORAGE. ALL LIVING AREA MEASUREMENTS SHALL BE TAKEN HORIZONTALLY AT THE TOP PLATE LEVEL TO THE FACE OF THE OUTSIDE WALL. REQUIRED LIVING AREA MUST AVERAGE AT LEAST SEVEN (7) FEET SIX (6) INCHES IN HEIGHT, EXCEPT THAT IN THE COMPUTATION OF SECOND OR UPPER STORY LIVING AREAS, THE HEIGHT SHALL BE SEVEN (7) FEET SIX (6) INCHES FOR AT LEAST ONE HALF (1/2) OF THE REQUIRED LIVING AREAS, AND ANY AREA LESS THAN FIVE (5) FEET IN HEIGHT SHALL BE EXCLUDED.
4. THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, THE FLOOR AREA REQUIREMENTS SET OUT IN PARAGRAPH 1 AND 2 OF THIS SUBSECTION C.
- D. MAXIMUM BUILDING HEIGHT
NO BUILDING SHALL EXCEED TWO AND ONE HALF STORIES OR THIRTY- FIVE FEET IN HEIGHT.
- E. GARAGES
WITHIN EACH LOT THERE SHALL BE PROVIDED A MINIMUM OF TWO PARKING SPACES WITHIN AN ATTACHED GARAGE. GARAGES SHALL BE ENCLOSED, AND CARPORTS ARE PROHIBITED. GLASS IN GARAGE DOORS IS PROHIBITED.
- F. FOUNDATIONS
ANY EXPOSED FOUNDATION SHALL BE BRICK, STONE OR STUCCO. NO STEM WALL SHALL BE EXPOSED.
- G. MASONRY
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.
- H. WINDOWS
WITHIN A DWELLING, ALUMINUM WINDOWS HAVING A MILL FINISH ARE PROHIBITED.
- I. ROOF PITCH
NO DWELLING SHALL HAVE A ROOF PITCH OF LESS THAN 6/12, EXCEPT FOR PORCHES AND PATIOS THAT IN NO EVENT SHALL HAVE A ROOF PITCH OF LESS THAN 4/12.
- J. ROOFING MATERIALS
ROOFING FOR A DWELLING SHALL BE SELF-SEALING COMPOSITION SHINGLES, TAMKO HERITAGE 30 YEAR WEATHERED WOOD OR EQUAL IN COLOR. PROVIDED, HOWEVER, THAT IF SUCH ROOFING SHOULD NOT BE REASONABLY AVAILABLE, ALTERNATIVE ROOFING APPROVED BY THE ARCHITECTURAL COMMITTEE SHALL BE PERMITTED UPON DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE ALTERNATIVE IS OF EQUAL OR SUPERIOR QUALITY AND OF A DESIGN AND COLOR COMPATIBLE WITH THE ROOFING MATERIAL ABOVE SPECIFIED.
- K. DRIVEWAYS
DRIVEWAYS SHALL BE CONCRETE, SHALL BE THE SAME COLOR AS THE SIDEWALKS AND CURBS WITHIN THE SUBDIVISION, AND SHALL REQUIRE APPROVAL OF THE ARCHITECTURAL COMMITTEE.
- L. FENCING
1. ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF BIXBY ZONING CODE. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BUILDING LINES OF THE LOT AND, IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, NO FENCE MAY EXTEND BEYOND THE POINT NEAREST THE STREET AT EACH END CORNER OF THE DWELLING, PROVIDED, HOWEVER, ON CORNER LOTS, FENCING MAY EXTEND TO THE SIDE YARD LOT LINE. EXCEPT AS SPECIFIED IN SECTION L(2) IMMEDIATELY BELOW, (I) ALL FENCING SHALL BE 6' PRIVACY CONSTRUCTED OF STANDARD WOOD; AND (II) CHAIN LINK, BARBED WIRE, MESH AND OTHER METAL FENCING IS PROHIBITED. NO FENCE SHALL EXCEED 6 FEET IN HEIGHT. FENCES FACING THE STREET AND INSTALLED IN SIDE YARDS BETWEEN DWELLINGS SHALL BE ALIGNED WITH EXISTING FENCES ON ADJOINING LOTS WHERE POSSIBLE. THE GOOD SIDE OF EVERY FENCE SHALL FACE THE STREET AND WOOD FENCES SHALL BE STAINED WITH CLEAR STAIN UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE. OTHER TYPES OF FENCING CONSTRUCTED OF WROUGHT IRON, BRICK, OR STONE MAY BE PERMITTED IF PREAPPROVED BY THE ARCHITECTURAL COMMITTEE. VINYL COATED CHAIN LINK FENCE, WITH WOODED POST AND TOP RAIL IS RESTRICTED TO LOTS ADJACENT TO RESERVE AREAS ONLY IN ACCORDANCE WITH SECTION II(L)(2) IMMEDIATELY BELOW.
2. WITH RESPECT TO LOTS WHICH ARE CONTIGUOUS WITH LAKES, PONDS OR DETENTION FACILITIES IN RESERVE AREAS, THE SIDE YARD FENCES SHALL BE TAPERED IN HEIGHT TO FIVE FEET (5') WITHIN THIRTY FEET (30') OF THE PERIMETER FENCING THE LAKE, POND OR DETENTION AREA AND WITHIN SAID 30' AREA SHALL BE OF THE SAME SPECIFICATIONS AS THE PERIMETER FENCING DESCRIBED BELOW.
3. PERIMETER FENCING SHALL BE REQUIRED ALONG AND PARALLEL TO THE COMMON BOUNDARY OF ALL LOTS WITH THE RESERVE AREAS WITH LAKES, PONDS OR DETENTION AREAS AND SAID PERIMETER FENCING SHALL BE CONSTRUCTED OF VINYL COATED CHAIN LINK RESIDENTIAL GRADE MATERIAL WITH WOODED TOP RAILS AND POSTS. SUCH PERIMETER FENCING SHALL BE FOUR FEET (4') IN HEIGHT AND UNIFORM IN HEIGHT, DESIGN AND MATERIAL.

FINAL PLAT

Rowan Grove Blocks 4-9

OWNER/DEVELOPER

ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA OK 74136
PHONE: 918.494.4004
ATTN: JIM ROBERTS

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

- M. SEASONAL DECORATIONS
ALL SEASONAL DECORATIONS SHALL BE REMOVED NO LATER THAN THIRTY (30) CALENDAR DAYS FROM THE DAY OF THE ACTUAL HOLIDAY.
- N. ON-SITE CONSTRUCTION
NO RESIDENCE OR BUILDING BUILT OFF-SITE SHALL BE MOVED TO, OR PLACED ON, ANY LOT.
- O. OUTBUILDINGS
WITHIN EACH LOT, OUTBUILDINGS ARE PROHIBITED.
- P. SWIMMING POOLS
ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.
- Q. ANTENNAS
EXTERIOR TELEVISION, "CB" RADIO OR OTHER TYPE ANTENNAS INCLUDING SATELLITE DISHES SHALL BE PROHIBITED, EXCEPT SATELLITE DISHES NOT EXCEEDING 20" IN DIAMETER MAY BE AFFIXED TO A REAR BUILDING WALL OR DORMER IF BELOW THE EAVE, OR GROUND MOUNTED WITHIN A REAR YARD IF NOT EXCEEDING 8' IN HEIGHT, AND IN EACH INSTANCE THE SATELLITE DISH SHALL NOT BE VISIBLE FROM THE STREET VIEW OF THE DWELLING.
- R. LOT MAINTENANCE
NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT AND EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.
- S. RECREATIONAL VEHICLES
BOATS, TRAILERS, CAMPERS AND OTHER RECREATIONAL VEHICULAR EQUIPMENT SHALL NOT BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE.
- T. NON-RECREATIONAL TRAILERS, MACHINERY AND EQUIPMENT
NO NON-RECREATIONAL TRAILERS, MACHINERY OR EQUIPMENT SHALL BE STORED, PLACED OR PARKED ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE, OR ON ANY STREET WITHIN THE SUBDIVISION; PROVIDED HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE PARKING OF VEHICLES, MACHINERY AND EQUIPMENT WHEN BEING UTILIZED IN CONNECTION WITH SERVICES PERTAINING TO A RESIDENCE.
- U. CLOTHESLINES AND GARBAGE RECEPTACLES
EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED, AND NO EXPOSED GARBAGE CAN, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT OR ANY RESERVE AREA.
- V. ANIMALS
NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES.
- W. NOXIOUS ACTIVITY
NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT OR UPON ANY RESERVE AREA, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- X. SIGNAGE
NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT. SIGNS USED BY THE OWNER/DEVELOPER OR A BUILDER TO ADVERTISE ANY PROPERTY WITHIN THE ADDITION DURING THE CONSTRUCTION AND LOT SALES PERIOD MAY BE UP TO TWELVE (12) SQUARE FEET. OWNER/DEVELOPER MAY MAINTAIN SIGNAGE AND PROMOTIONAL DISPLAYS FOR AS LONG AS IT OWNS A LOT IN THE ADDITION.
- Y. MATERIALS AND STORAGE
NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.
- Z. GARAGE SALES/YARD SALES
GARAGE SALES/YARD SALES WILL BE ALLOWED ONCE EACH CALENDAR YEAR. THE DATE WILL BE SET BY THE BOARD OF DIRECTORS OF ROWAN GROVE HOMEOWNER'S ASSOCIATION.
- AA. TEMPORARY TRASH RECEPTACLES
A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION OF ANY DWELLING IN THE SUBDIVISION. THE TEMPORARY TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.
- BB. BASKETBALL GOALS
NO BASKETBALL GOAL OR STRUCTURES ARE ALLOWED IN ANY OF THE STREET RIGHTS OF WAY.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

"ROWAN GROVE" WAS SUBMITTED AS PLANNED UNIT DEVELOPMENT, DESIGNATED AS BXPUD-20.06, AND WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON JULY 19, 2021 AND APPROVED BY THE CITY COUNCIL ON AUGUST 23, 2021.

OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF OWNER/DEVELOPER, ITS SUCCESSORS IN TITLE AND THE CITY OF BIXBY, OKLAHOMA.

THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO.

THEREFORE, OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "ROWAN GROVE II" AND BY THE CITY OF BIXBY AS HEREINAFTER SET FORTH.

A. DEVELOPMENTS STANDARDS

1. 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.
2. MINIMUM LOT WIDTH 60 FEET
3. MINIMUM LAND AREA 8,400 S.F
4. MINIMUM LOT AREA 7,200 S.F
5. MAXIMUM NUMBER OF LOTS 248
6. MINIMUM SETBACKS
FRONT YARDS 25 FEET
REAR YARDS 20 FEET
SIDE YARDS(BOTH SIDES) 5 FEET
7. MAXIMUM BUILDING HEIGHT 48 FEET
8. ARCHITECTURAL REQUIREMENTS

ALL RESIDENTIAL HOMES CONSTRUCTED WITHIN THE PUD SHALL HAVE A MINIMUM FIRST FLOOR SQUARE FOOTAGE OF 1,700 SQUARE FEET. ALL RESIDENTIAL HOMES SHALL BE CONSTRUCTED WITH 75% MASONRY (STUCCO, STONE, OR BRICK) TO THE FIRST FLOOR TOP PLATE, EXCLUDING WINDOWS, COVERED PORCHES, AND PATIOS.

SECTION IV. HOMEOWNERS ASSOCIATION

- A. FORMATION OF HOMEOWNERS ASSOCIATION
THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN "ROWAN GROVE" TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF "ROWAN GROVE BLOCKS 4-9". THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.
- B. MANDATORY MEMBERSHIP
EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "ROWAN GROVE BLOCKS 4-9" SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.
- C. ASSESSMENT
EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "ROWAN GROVE BLOCKS 4-9" SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE FENCE EASEMENT AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SERVICEABILITY

- A. ENFORCEMENT
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, SECTION III. PRIVATE RESTRICTIONS, AND SECTION IV. HOMEOWNERS ASSOCIATION ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTIONS I, II, AND III SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN THIS DOCUMENT, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BIXBY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

- B. DURATION
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. AMENDMENT
THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY CITY COUNCIL. SECTION III. PRIVATE RESTRICTIONS MAY BE AMENDED OR TERMINATED BY CONSENT OF THE MAJORITY OF THE LOTS WITHIN THE SUBDIVISION PROVIDED SUCH AMENDMENT IS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION.
- D. SEVERABILITY
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: ROWAN GROVE,LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

ROWAN GROVE, LLC

BY: _____
MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024, BY _____, JIM ROBERTS, MANAGER OF ROWAN GROVE,LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

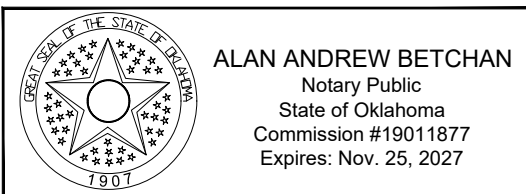
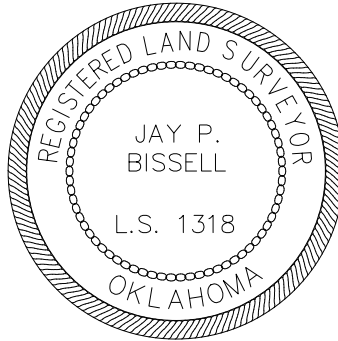
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "ROWAN GROVE BLOCKS 4-9" AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV 25, 2027
COMMISSION NUMBER: 19011877





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

STAFF REPORT

To: Bixby Planning Commission
From: Gwen Plante, Assistant City Planner
Date: May 20, 2024
RE: **SITE PLAN | (BXSP-24.07) SOUTH MEMORIAL BUSINESS PARK OFFICE NO. 2**

Applicant | W Design, Christopher Smith

REQUEST: The applicant requests approval of Site Plan (BXSP-24.07) for *SOUTH MEMORIAL BUSINESS PARK OFFICE NO. 2* within Planned Unit Development (PUD 76).

LOCATION: 7623 E 126th Street South
LOT 5, BLOCK 1, Development area H

EXISTING ZONING: (CG) Commercial General, PUD 76

STR: Section 2, T17, R13

BACKGROUND INFORMATION:

This is a detailed Site Plan review required by PUD 76 to go before the Planning Commission for approval. Below is the excerpt from PUD 76 item J regarding the Site Plan review.

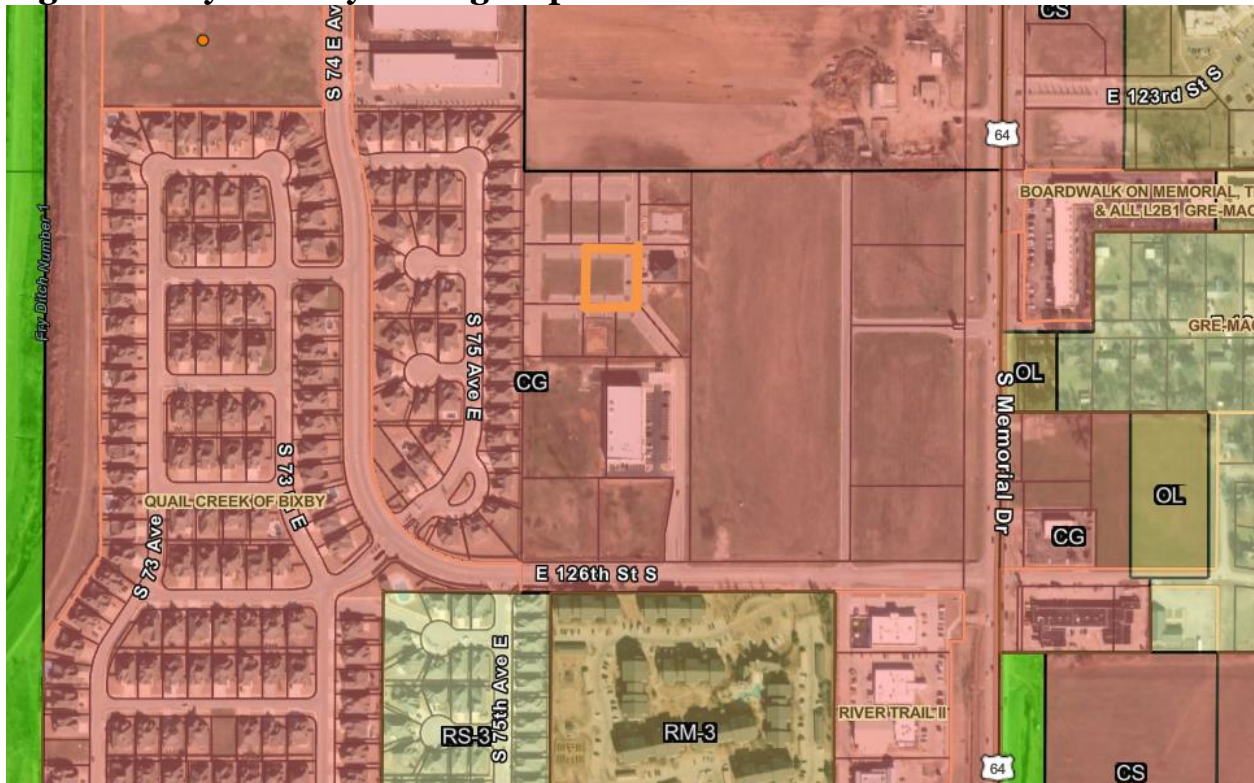
J. Detailed Site Plan Review (excerpt)

“Within development areas that do not include multifamily dwellings, no building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted and approved by the Bixby Planning

Commission as being in compliance with the development concept and the development standards.”

“No certificate of occupancy shall be issued 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.”

Figure 1: City of Bixby Zoning Map



SURROUNDING ZONING AND LAND USE:

North: (CG) Commercial General | Easton Sod

South: (CG) Commercial General | Vacant, Offices

East: (CG) Commercial General | Vacant, Offices

West: (CG) Commercial General | (RS-3) Residential Single Family, Quail Creek Villas, PUD 76 Development Area G.

PROPOSED USE: Office Building

STAFF COMMENTS:

PUD requires 10% of the net lot area, detailed plan shows 13% provided.

Staff recommends approval of the requested Detailed Site Plan, and Landscape Plan.

ENGINEERING COMMENTS:

None

GENERAL NOTES

DETAILED SITE PLAN

- A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
- C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
- D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
- E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
- F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
- G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
- K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.
- M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

KEYNOTES

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. NEW 5'-0" SIDEWALK. MAXIMUM CROSS SLOPE NOT TO EXCEED 2%, TYPICAL
2. NEW CONCRETE SLAB; RE: STRUCTURAL

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 5 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 5 LAND AREA	25,289 SF (.58 ACRES)
LANDSCAPE AREA REQUIRED	2,529 SF (10%)
LANDSCAPE AREA PROVIDED	3,315 SF (13%)

SITE DATA:

ZONING	SHOPPING CENTER DISTRICT (CS)
FIRST FLOOR BUILDING AREA:	8,389 SF
SECOND FLOOR BUILDING AREA:	7,914 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	36'-3" TOP OF RIDGE

PROPOSED FLOOR AREA RATIO: .33

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	47
NUMBER OF EXISTING SPACES PROVIDED:	33 (PLUS SHARED PARKING DEVELOPMENT)

ACCESSIBLE SPACES REQUIRED:	1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED:	2 (ALL CLASSIFY AS VAN)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 5)	25,289 SF (.58 AC)
-------------------------	--------------------

EXISTING IMPERVIOUS AREA:	11,647 SF
PROPOSED IMPERVIOUS AREA:	21,974 SF
NET INCREASE:	10,327 SF

SETBACKS:

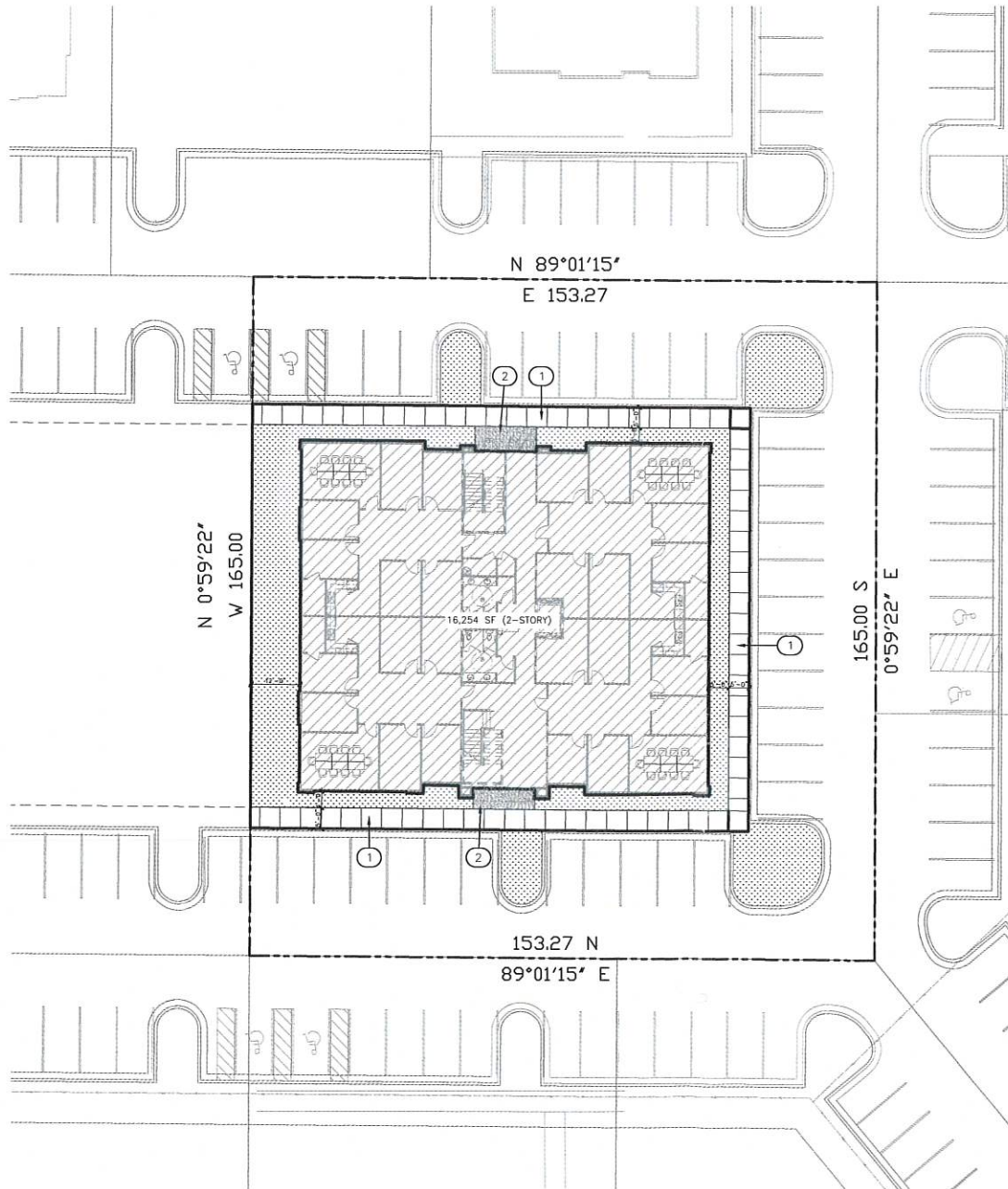
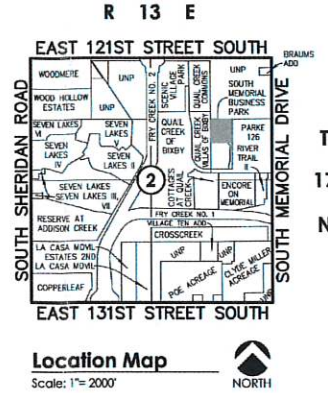
REQUIRED:	
FROM NON-ARTERIAL STREET ROW:	25'
FROM RESIDENTIAL DEVELOPMENT AREA:	50'
FROM OTHER BOUNDARY:	20'

LEGAL DESCRIPTION:

LOT 5, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.

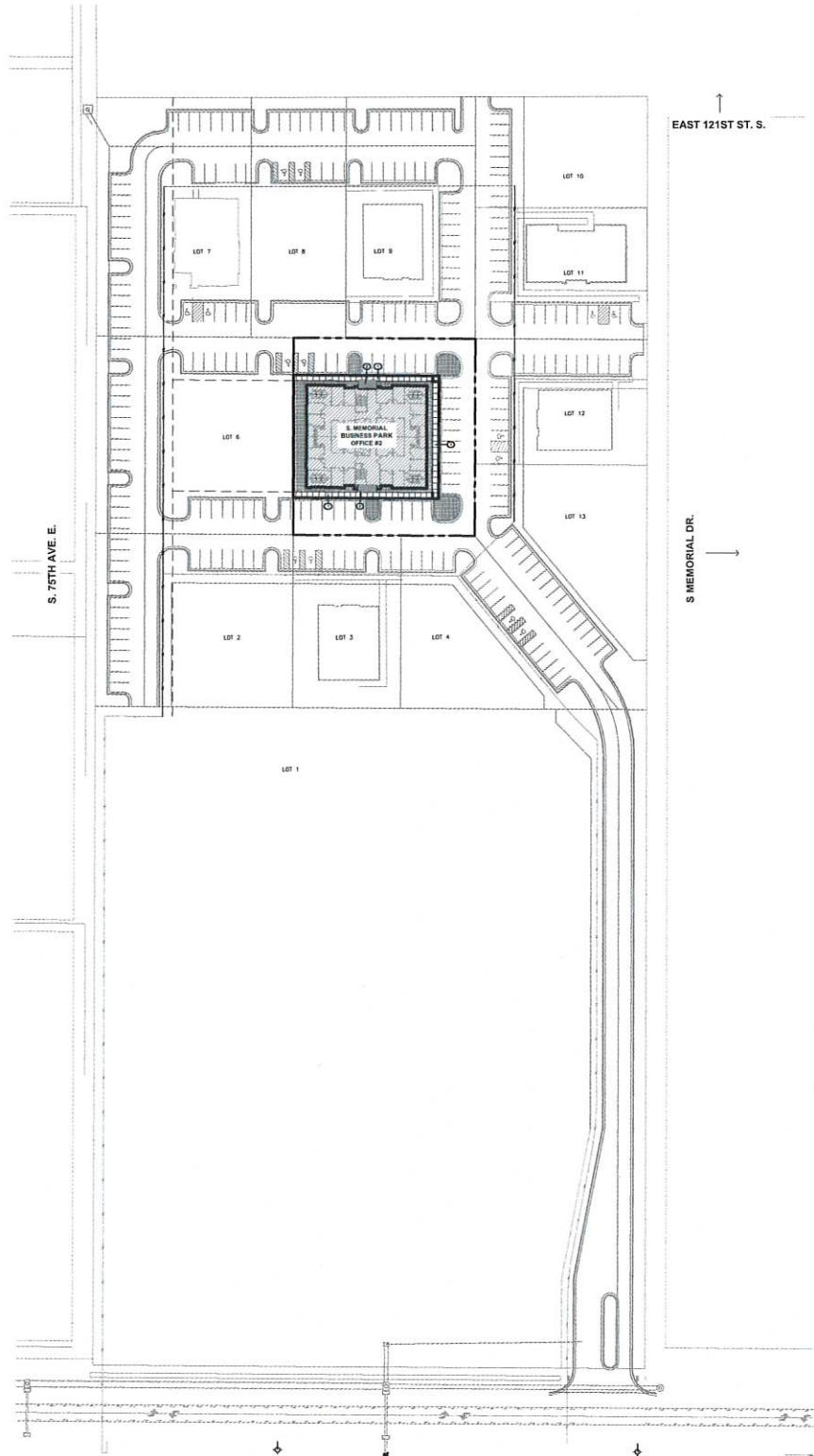


2 ENLARGED SITE PLAN

SCALE: 1"=20'-0"

SCALE: 1"=20'-0"

NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE



1 OVERALL SITE PLAN

SCALE: 1"=70'-0"

SCALE: 1"=70'-0"

CITY OF BIXBY
DEVELOPMENT SERVICES

APR 02 2024

RECEIVED



wdesign

ARCHITECTURE & INTERIORS

608 East 3rd Street

Tulsa, OK 74120

Office: 918.794.6616

Fax: 918.794.6602

www.wdesignsite.com

SEAL:



03/29/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

S. MEMORIAL
BUSINESS PARK
OFFICE #2

PROJECT #
24023

7623 E 126 ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

03.29.2024

SHEET NAME:

ARCHITECTURAL
SITE PLAN

A101

GENERAL NOTES

LANDSCAPE PLAN

- A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
- B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
- C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
- D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3-C.2 - FOR SUREFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

GENERAL NOTES

SITE PLAN

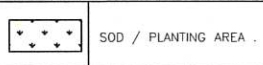
- A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.
- C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
- D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

BED PREPARATION AND PLANTING

LANDSCAPE PLAN

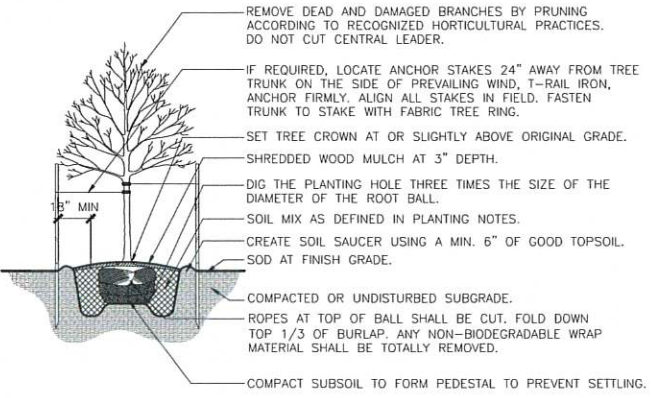
- A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE'S BLEND', TO A DEPTH OF 12".
- B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURE'S BLEND', AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
- C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITT'S WEED BARRIER FABRIC.
- D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
- E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
- F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
- G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

LEGEND



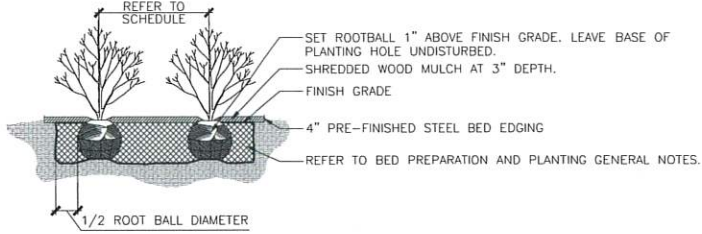
EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
CDX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSD)



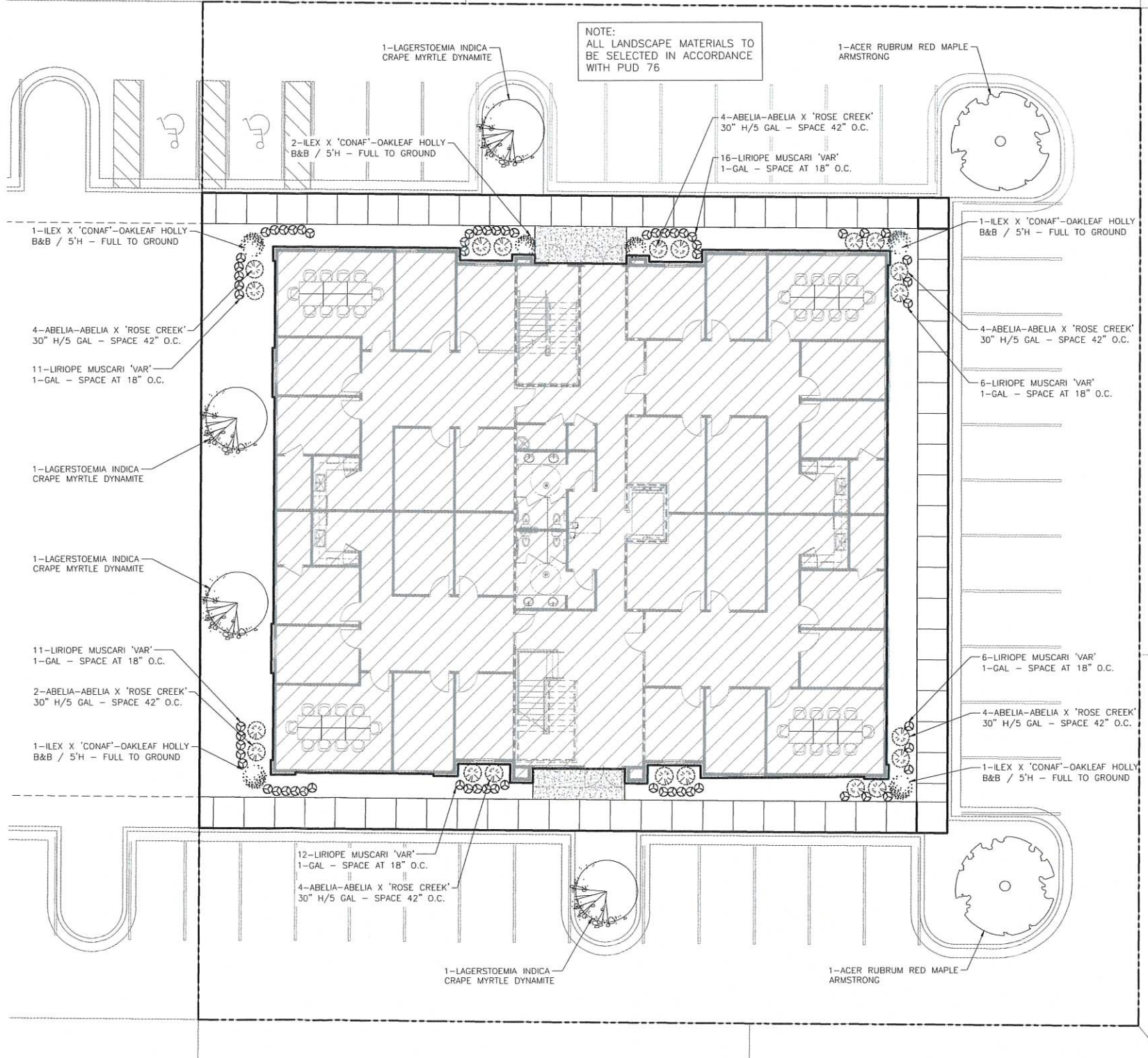
2 TREE PLANTING DETAIL

SCALE: N.T.S.



3 SHRUB MASS PLANTING DETAIL

SCALE: N.T.S.



1 ARCHITECTURAL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

0 10'-0" 20'-0"

SCALE: 1" = 10'-0"



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SEAL:



03/29/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6043
CA# 02461 EXPIRES 06/30/2025

PROJECT:

S. MEMORIAL
BUSINESS PARK
OFFICE #2

PROJECT #
24023

7623 E 126 ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

03.29.2024

SHEET NAME:

LANDSCAPE
PLAN

SHEET #:

L101

KEYNOTES ☐ NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. MILL WORK (BY OTHER)
2. PLUMBING FIXTURE (BY OTHER)
3. FLOOR DRAIN TO SANITARY SEWER
4. ELECTRICAL PANEL
5. MOP SINK
6. REFRIGERATOR (BY OTHER)
7. DISHWASHER (BY OTHER)
8. MICROWAVE (BY OTHER)
9. 5'-0" TURN RADIUS (ADA REQUIREMENT)
10. HI-LOW DRINKING FOUNTAIN (ADA REQUIREMENT)
11. RESTROOM SIGNAGE, RE: 1A001 FOR MT. HT.
12. 30"x48" CLEAR SPACE (ADA REQUIREMENT)
13. MASONRY VENEER, RE: ELEVATIONS
14. GYPSUM SOFFIT
15. HOSE BIBB
16. SHELF OR SERVER RACK FOR IT EQUIPMENT
17. 2x COLUMN, REFER TO STRUCTURAL
18. TRASH CAN AREA
19. CONCRETE STOOP
20. 5' HIGH CMU MECHANICAL SCREEN WALL
21. A/C UNIT LOCATION

KEYNOTES ☐ NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

- TOILET ACCESSORIES
- T1. TOILET PAPER DISPENSER, JUMBO ROLL
 - T2. SANITARY NAPKIN DISPOSAL, SINGLE COMPARTMENT
 - T3. GRAB BAR - 36", RE: 1A001 FOR MT. HT (ADA REQ.)
 - T4. GRAB BAR - 42", RE: 1A001 FOR MT. HT (ADA REQ.)
 - T5. GRAB BAR - 18" VERT., RE: 1A001 FOR MT. HT (ADA REQ.)
 - T6. MIRROR, TEMPERED GLASS
 - T7. PAPER TOWEL DISPENSER
 - T8. WALL MOUNTED SOAP DISPENSER

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 4" WOOD STUD
2. ALL INTERIOR WALLS TO BE 4" WOOD STUD, U.N.O.

REFERENCING

- RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
- RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS AND CEILING DETAILS
- RE: A600 SERIES DRAWINGS FOR ROOF PLAN
- RE: A700 SERIES DRAWINGS FOR DOOR AND WINDOW SCHEDULES, DOOR AND WINDOW DETAILS

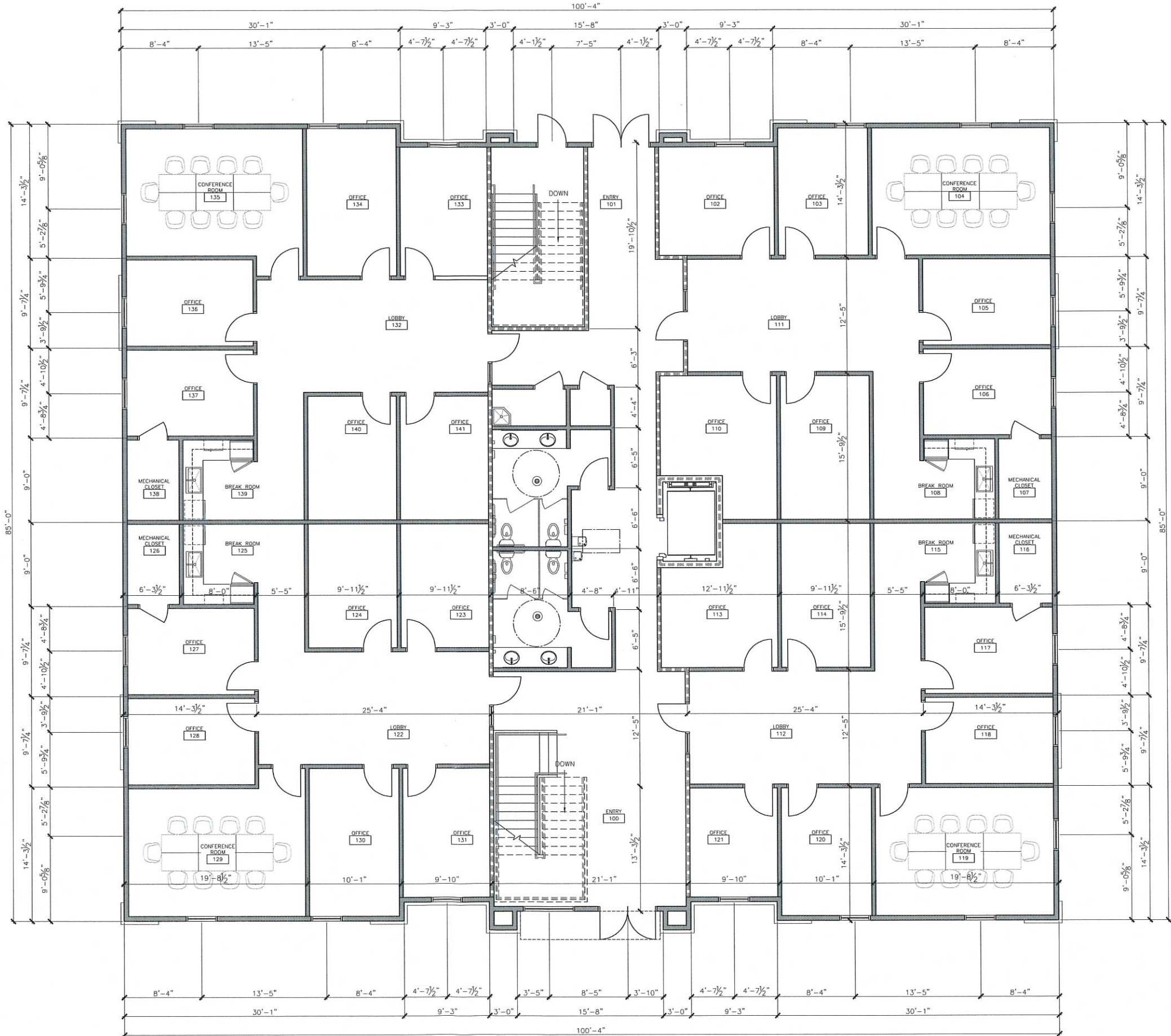
LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	NEW 1-HOUR FIRE RATED WALL - WOOD STUD
	PATH OF TRAVEL / TRAVEL DISTANCE

WALL ASSEMBLIES

WALL TYPE	UL DESIGN #	NOTES
A	U305	4" AT 16" O.C. 1HR RATED EXTERIOR WALL (LOAD BEARING)
AA	U305	4" AT 12" O.C. 1HR RATED EXTERIOR WALL (LOAD BEARING)
B		4" AT 16" O.C. EXTERIOR LOAD BEARING WALL
BB		4" AT 12" O.C. EXTERIOR LOAD BEARING WALL
C		4" AT 12" O.C. INTERIOR WALL (LOAD BEARING)
D		4" AT 16" O.C. INTERIOR PARTITION WALL
E		6" AT 16" O.C. INTERIOR (PLUMBING WALL)

NOTE: REFER TO SHEET A402 FOR TYPICAL WALL TYPE



1 FLOOR PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"



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S. MEMORIAL
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PROJECT #
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7623 E 126 ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

03.29.2024

SHEET NAME:

FLOOR PLAN
FIRST FLOOR

SHEET #:

A201

KEYNOTES

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1. MILL WORK (BY OTHER)
2. PLUMBING FIXTURE (BY OTHER)
3. FLOOR DRAIN TO SANITARY SEWER
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12. 30"x48" CLEAR SPACE (ADA REQUIREMENT)
13. MASONRY VENEER, RE: ELEVATIONS
14. GYPSUM SOFFIT
15. HOSE BIBB
16. SHELF OR SERVER RACK FOR IT EQUIPMENT
17. 2x COLUMN, REFER TO STRUCTURAL
18. TRASH CAN AREA
19. CONCRETE STOOP
20. 5' HIGH CMU MECHANICAL SCREEN WALL
21. A/C UNIT LOCATION

KEYNOTES

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

- TOILET ACCESSORIES
- T1. TOILET PAPER DISPENSER, JUMBO ROLL
 - T2. SANITARY NAPKIN DISPOSAL, SINGLE COMPARTMENT
 - T3. GRAB BAR - 36", RE: 1A001 FOR MT. HT (ADA REQ.)
 - T4. GRAB BAR - 42", RE: 1A001 FOR MT. HT (ADA REQ.)
 - T5. GRAB BAR - 18" VERT., RE: 1A001 FOR MT. HT (ADA REQ.)
 - T6. MIRROR, TEMPERED GLASS
 - T7. PAPER TOWEL DISPENSER
 - T8. WALL MOUNTED SOAP DISPENSER

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 4" WOOD STUD
2. ALL INTERIOR WALLS TO BE 4" WOOD STUD, U.N.O.

REFERENCING

- A. RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
B. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS AND CEILING DETAILS
C. RE: A600 SERIES DRAWINGS FOR ROOF PLAN
D. RE: A700 SERIES DRAWINGS FOR DOOR AND WINDOW SCHEDULES, DOOR AND WINDOW DETAILS

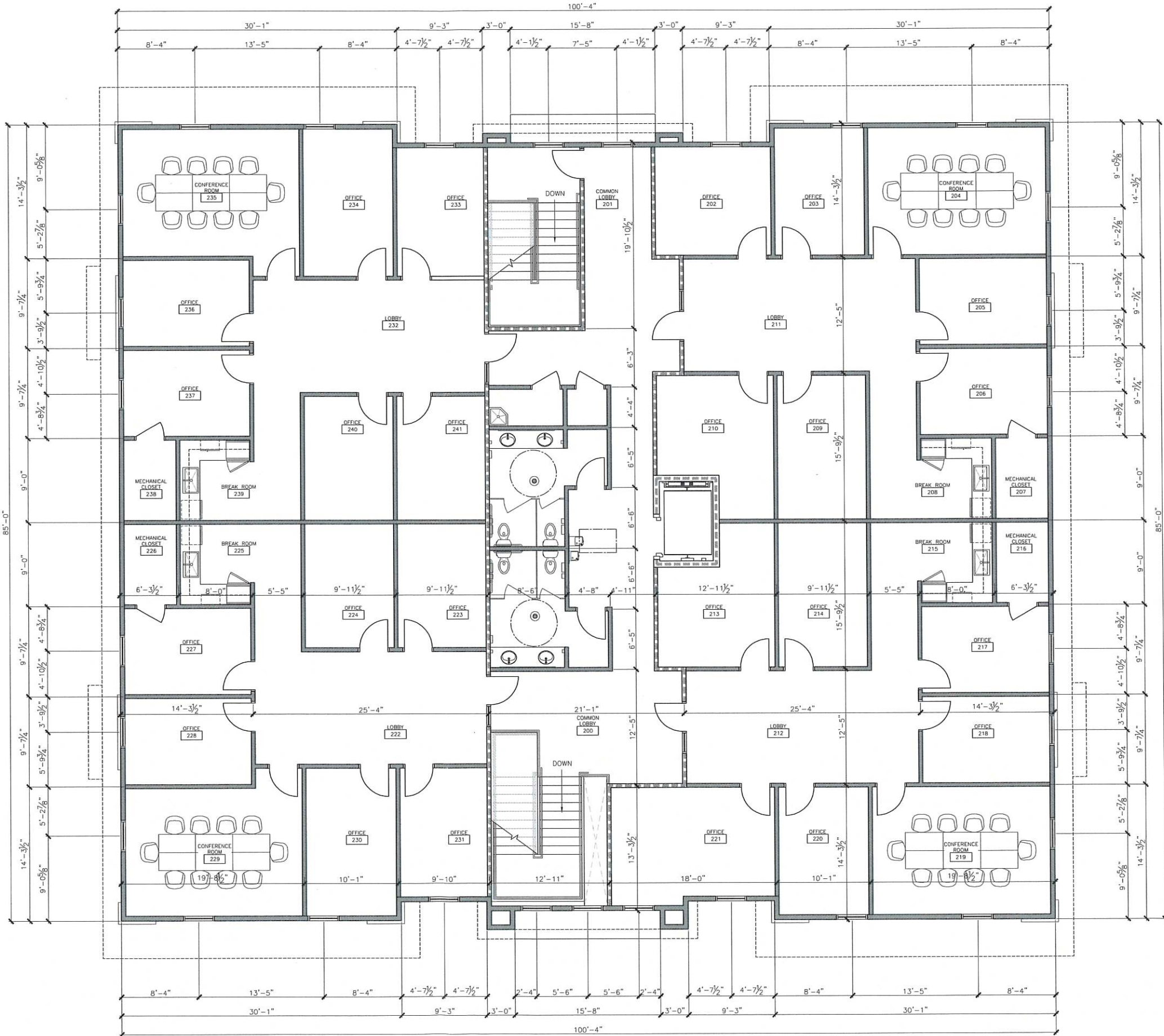
LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	NEW 1-HOUR FIRE RATED WALL - WOOD STUD
	PATH OF TRAVEL / TRAVEL DISTANCE

WALL ASSEMBLIES

WALL TYPE	UL DESIGN #	NOTES
A	U305	4" AT 16" O.C. 1HR RATED EXTERIOR WALL (LOAD BEARING)
AA	U305	4" AT 12" O.C. 1HR RATED EXTERIOR WALL (LOAD BEARING)
B		4" AT 16" O.C. EXTERIOR LOAD BEARING WALL
BB		4" AT 12" O.C. EXTERIOR LOAD BEARING WALL
C		4" AT 12" O.C. INTERIOR WALL (LOAD BEARING)
D		4" AT 16" O.C. INTERIOR PARTITION WALL
E		6" AT 16" O.C. INTERIOR (PLUMBING WALL)

NOTE: REFER TO SHEET A402 FOR TYPICAL WALL TYPE



1 FLOOR PLAN - SECOND FLOOR

SCALE: 3/16" = 1'-0"



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Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



03/29/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

S. MEMORIAL
BUSINESS PARK
OFFICE #2

PROJECT #
24023

7623 E 126 ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

03.29.2024

SHEET NAME:

FLOOR PLAN
SECOND FLOOR

SHEET #:

A202

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. RE: SPECIFICATIONS.
5. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
6. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
7. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
8. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES ○ NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD
2. HVAC CONDENSER UNIT LOCATION, VERIFY WITH MECHANICAL CONTRACTOR.
3. PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR
4. PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR
5. STANDING SEAM METAL ROOF OVER 7/16" SOLARBORD
6. 4" NATURAL PRECAST BUILDING STONE CAP
7. MODULAR BRICK, 7-5/8"L x 2-1/4"H x 3-5/8"D; 3/8" GROUT
8. MODULAR BRICK SOLDIER COURSE
9. MODULAR BRICK ROWLOCK COURSE
10. METAL CANOPY, RE: DETAIL
11. 12X TIMBER HEADER OR FAUX TIMBER BOARD TO RESEMBLE TIMBER BEAM

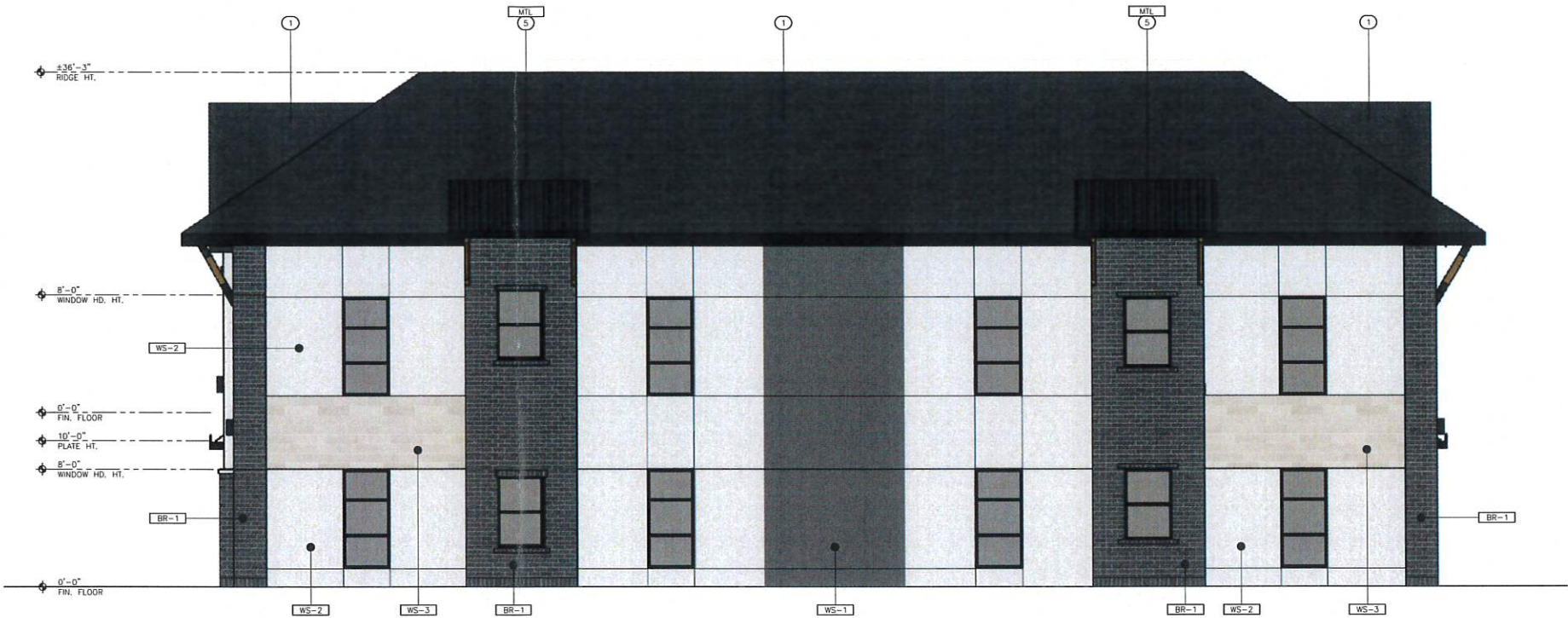
EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
WS-1	7/8" 3-COAT STUCCO	BY OWNER (DARK)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO	BY OWNER (LIGHT)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-3	7/8" 3-COAT STUCCO	BY OWNER (LIGHT)	OWNER SELECTED	STONE CUT SCORING
BR-1	BRICK	BY OWNER (DARK)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
MTL	METAL PANEL	BY OWNER (DARK)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

THE CONTRACTOR SELECTED LIGHT FIXTURE MUST BE SHIELDED AND FULLY COMPLY WITH THE BIXBY ZONING CODE SITE LIGHTING STANDARDS.



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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SEAL:



PROJECT:

S. MEMORIAL
BUSINESS PARK
OFFICE #2

PROJECT #
24023

7623 E 126 ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

03.29.2024

SHEET NAME:
COLORED
EXTERIOR
ELEVATIONS

SHEET #:

A303

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
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3. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. RE: SPECIFICATIONS.
5. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
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EXTERIOR FINISH LEGEND

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WS-3	7/8" 3-COAT STUCCO	BY OWNER (LIGHT)	OWNER SELECTED	STONE CUT SCORING
BR-1	BRICK	BY OWNER (DARK)	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
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2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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CONSULTANT:

REVISIONS:

ISSUE DATE:

03.29.2024

SHEET NAME:
COLORED
EXTERIOR
ELEVATIONS

SHEET #:

A304



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

STAFF REPORT

To: Bixby Planning Commission

From: Gwen Plante, Assistant City Planner

Date: May 20, 2024

PROJECT: 127th & Mingo

RE: **RE-ZONE** | (BXZO-24.03) from Residential Single-family (RS-1) to Residential Single-family (RS-2)

PLANNED UNIT DEVELOPMENT (PUD) | 127th & Mingo (BXPUD 24.03)

Applicant | Tanner Consulting

REQUEST: Discussion and review of the following:

Zoning Changes:

1. Rezone from Residential Single-family (RS-1) to Residential Single-family (RS-2)

Planned Unit Development (PUD)

2. Planned Unit Development (BXPUD 24.03)

LOCATION: Located 12700- block of South Mingo Road

EXISTING ZONING: Residential Single-family (RS-1)

PROPOSED ZONING: (RS-2) Residential Single Family with Planned Unit Development BXPUD 24.03.

ACRES: +/- 37.179 acres

STR: North half of Southeast quarter (N/2, N/2 SE4) of Section 1, Township 17N, Range 13E

EXISTING USE: Vacant

PROPOSED USE: (RS-2) Residential Single-family homes

Development Standards

	Code for RS-2	PUD
<i>Maximum Number of Dwellings</i>	153	148
<i>Minimum Lot Width</i>	75 ft.	60 ft.
<i>Minimum Lot Size</i>	9,000 SF	6,900 SF
<i>Minimum Land Area per Dwelling Unit</i>	10,875 SF	10,875 SF
<i>Maximum Building Height</i>	3 stories or 48 ft.	2 stories and 35 ft.
<i>Minimum Yard Setbacks:</i>		
- <i>Front Yard</i>	30 ft.	20 ft.
- <i>Rear Yard</i>	25 ft.	15 ft.
- <i>Side Yard (Interior)</i>	5 ft.	5 ft.
- <i>Side Yard Abutting a Street</i>		15 ft.
- <i>Garage Facing Side Yard Street</i>		20 ft.
<i>Minimum Dwelling Size</i>	1,700 SF	
<i>Other Bulk and Area Requirements</i>	As required within RS-2 District	
<i>First Floor Exterior Materials</i>	75% Masonry****	

**** See Standards Pertaining to Dwellings for additional specifications.

IV.G. STANDARDS PERTAINING TO DWELLINGS: (as stated in BXPUD 24.03)

All single-family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within development Standards.

Section III. Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco, provided that James Hardie or similar fiber cement products may be used in substitution, not to exceed 50% of the masonry required. Masonry shall be applied to a minimum of three (3) building sides. The exterior surface of any foundation, including stem walls, shall also be of masonry.

Figure 1: Conceptual Site Plan

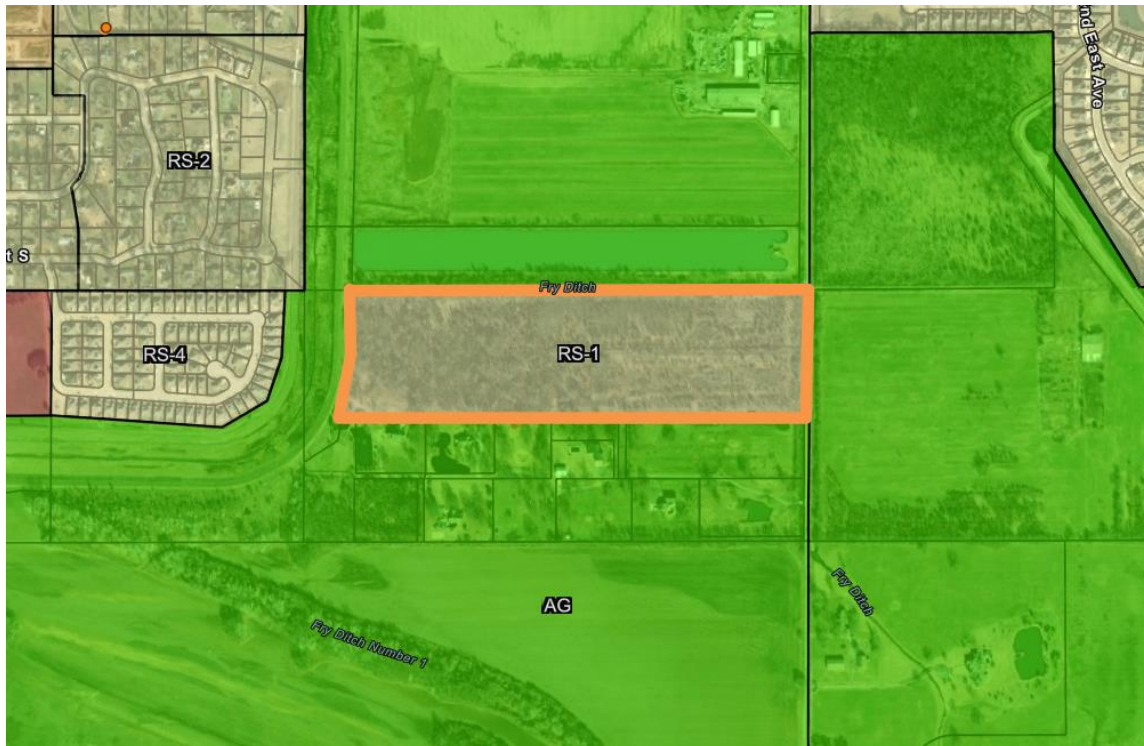


PUBLIC INPUT: No comments were given at the time of this report.

SURROUNDING ZONING AND LAND USE:

North: (AG) Agriculture, Ski Lake
West: (AG) Agriculture, Fry Ditch, Residential Single Family (RS-2) and Residential Single-Family (RS-4) PUD 57
South: (AG) Agriculture, Residential Single Family homes
East: (AG) Agriculture, Residential Single Family (RS-3) Chisholm Ranch and Heritage Park Estates.

Figure 3: Existing zoning for surrounding areas.



ATTACHMENTS:

1. Planned Unit Development (PUD) booklet.

STAFF COMMENTS:

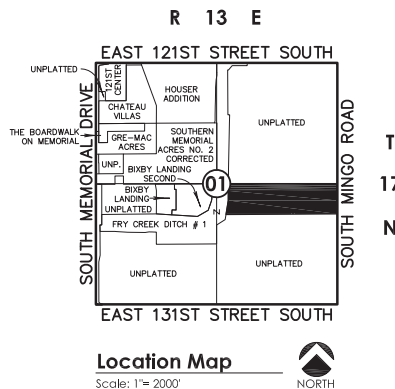
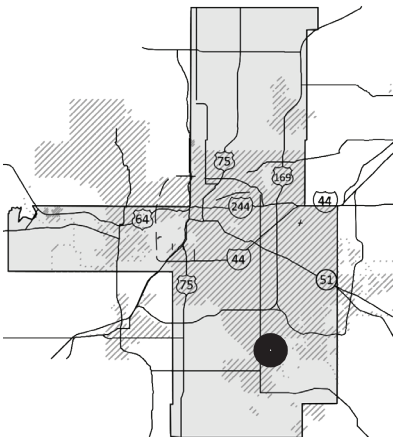
1. City Staff has reviewed the PUD information, and the comments listed below are as follows:
2. Staff recognizes that the proposed PUD standards do not align with the bulk and area requirements for an RS-2 zoning. The PUD-listed standards

indicate RS-3; however, it should be noted that this development will be a gated addition. The zoning of RS-2 aligns with the Comprehensive Plan.

3. James Hardie or a similar product may be used in substitution not to exceed 50% of the masonry requirement.
4. Staff recommends defining what substantial conformity includes.

127th and Mingo

APPROXIMATELY 37.179 ACRES
12700-BLOCK OF SOUTH MINGO ROAD
BIXBY, OKLAHOMA



APRIL 2, 2024

OWNER/DEVELOPER:
C/O JPDP LLC
5420 S 99TH E. AVE.
TULSA, OK 74146
PUMA74011@YAHOO.COM

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

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I. PROPERTY DESCRIPTION

127th & Mingo consists of 37.179 acres located at the 12700-block of S. Mingo Rd. in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE NORTH HALF OF SOUTHEAST QUARTER (N/2 N/2 SE/4) OF SECTION ONE (1), 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID N/2 N/2 SE/4 OF SECTION ONE (1); THENCE SOUTH 1°04'50" EAST AND ALONG THE EAST LINE OF SAID SECTION ONE (1) FOR A DISTANCE OF 661.21 FEET; THENCE SOUTH 88°31'59" WEST AND ALONG THE SOUTH LINE OF THE N/2 N/2 SE/4 FOR A DISTANCE OF 933.82 FEET; THENCE SOUTH 1°03'19" EAST FOR A DISTANCE OF 331.15 FEET; THENCE SOUTH 88°31'58" WEST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 1°03'19" WEST FOR A DISTANCE OF 331.15 FEET TO A POINT ON THE SOUTH LINE OF THE N/2 N/2 SE/4; THENCE SOUTH 88°31'59" WEST AND ALONG THE SOUTH LINE OF THE N/2 N/2 SE/4 FOR A DISTANCE OF 1453.27 FEET; THENCE NORTH 7°11'33" EAST FOR A DISTANCE OF 294.69 FEET; THENCE NORTH 0°01'00" WEST FOR A DISTANCE OF 369.84 FEET TO A POINT THAT IS 246.44 FEET NORTH 88°31'47" EAST FROM THE NORTHWEST CORNER OF THE N/2 N/2 SE/4; THENCE NORTH 88°31'47" EAST AND ALONG THE NORTH LINE OF THE N/2 N/2 SE/4 FOR A DISTANCE OF 2402.81 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,619,535 SQUARE FEET, OR 37.179 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

127th & Mingo is a Planned Unit Development (PUD) proposing gated single-family residential development of 37.179 acres located at the 12700-block of S. Mingo Rd. in the City of Bixby, Oklahoma. The lots will typically have 60 to 65 feet in lot width with some lots at 70 feet in width. Due to the width of the development tract, the lots will have deep yards.

The site is being removed from the regulatory floodplain by the City of Bixby's Haikey Creek Flood Improvement Project, which will be completed upon FEMA approval of the City's Letter Of Map Revision (LOMR) and/or Physical Map Revision request. The Haikey Creek Flood Improvement Project specifically anticipated the creation of new areas for residential development. This area of Bixby has seen little development due to the floodplain and lack of public sanitary sewer. The City of Bixby now has plans to extend a sanitary sewer from just east of the Chisholm Ranch subdivisions, through the proposed Greyhawk development across Mingo Road to the east, through the south end of the Green Acres sod farm property located north of the "ski pond," crossing the Fry Creek Ditch # 1 channel right-of-way to connect to the 126 Station lift station located within Southern Memorial Acres No. 2. The plans include a sanitary sewerline extension from that line south along the Fry Creek Ditch to the northwestern corner of this site.

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.

The subject property is presently zoned RS-1 Residential Single-Family Low Density District. In order to implement this PUD, an accompanying application (BXZO 24.03) is being filed to rezone the site to RS-2 Residential Single-Family Medium Density District.

The requested RS-2 zoning and the residential densities as proposed by this PUD are in accordance with the existing "Low Density Residential" Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map.

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 Development Areas and 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.

Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 permits the 148 dwelling units in the requested underlying RS-2 zoning, but the actual number will likely be lower. The Conceptual Site Plan shows 134 lots. This PUD will impose higher development standards (private, gated streets, minimum dwelling sizes, and minimum masonry) than if developed with straight residential zoning.

127th and Mingo

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED

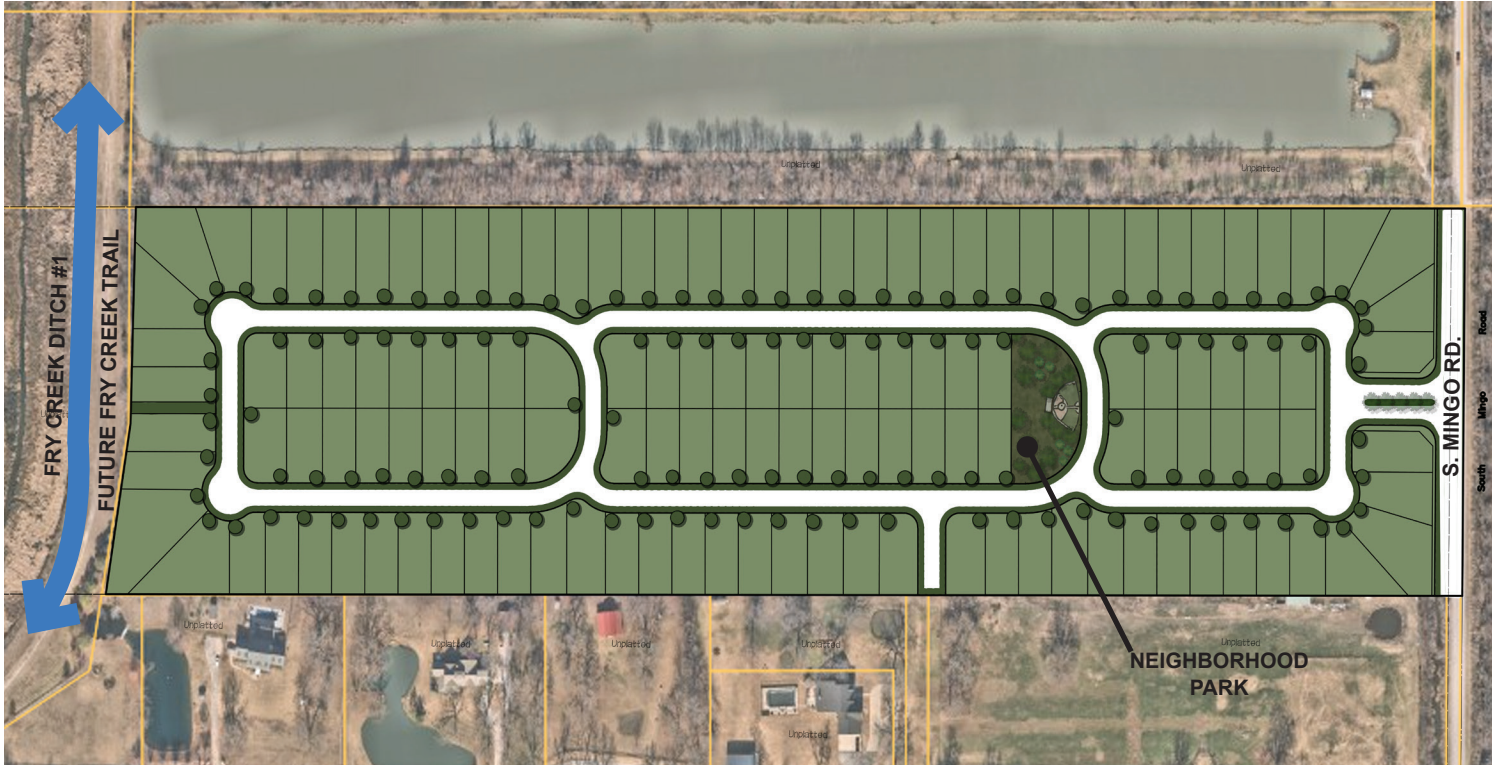


127th and Mingo

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED APRIL 2, 2024



**Siteplan is conceptual and subject to change during platting and engineering process*

III. DEVELOPMENT STANDARDS

Gross Land Area:	1,619,535 SF	37.179 AC
Net Land Area:	1,619,535 SF	37.179 AC
Permitted Uses: Use Unit 6 single-family detached dwelling units and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	148	
Minimum Lot Width †:	60 FT	
Minimum Lot Size:	6,900 SF	
Minimum Land Area per Dwelling Unit:	10,875 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Front 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	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	15 FT	
Garage Facing Side Yard Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-2 District	
Minimum Dwelling Size:	1,700 SF ****	
Minimum Masonry First Floor:	75% ****	

* 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.

**** See Standards Pertaining to Dwellings for additional specifications.

† 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 RS-1 and is vacant. AG zoning abuts in all directions. To the north is a recreational waterskiing pond, with a Green Acres sod farm to the north of that. To the northeast and southeast are agricultural and vacant properties. The planned “Greyhawk” residential subdivision to the east was recently approved for RS-2 zoning and a PUD. Abutting to the south is an unplatted subdivision with typically 2 ½ acre lots and vacant land; further south is agricultural land. The Fry Creek Ditch # 1 channel right-of-way abuts to the west, with the Bixby Landing subdivision across the channel to the west zoned RS-4 with PUD 57. Across the channel to the northwest is the Southern Memorial Acres No. 2 subdivision zoned RS-2.

IV.B. ACCESS AND CIRCULATION: The subdivision has three (3) potential points of access. As planned, primary access to Mingo Rd. will be via 127th St. S., to be constructed within this subdivision and secondary access will be via a connection to the private road to the south, which serves an unplatted subdivision, via an approximately 65'-wide tract portion of the site. This private drive connection, which may be platted as a reserve area, will improve emergency accessibility for both subdivisions. The west end of the property abuts the Fry Creek Ditch # 1 right-of-way and its existing channel maintenance access road, to which a connection could be made as a third means of ingress/egress for emergencies. Both sides of the Fry Creek Ditch # 1 right-of-way are identified as existing and/or planned trails on both the City of Bixby 2018 Comprehensive Plan's “Trails” map Figure 4-2 and the “GO Plan,” the Tulsa Regional Bicycle and Pedestrian Master Plan, Chapter 6, Bixby Community Plan. A trail has been constructed on the north/west side of the channel. If and when a second trail is constructed as planned on this east side it will provide pedestrian access to the subdivision. Other options to improve accessibility and/or fire protection will be discussed with and agreement must be granted by the Fire Marshal during the engineering design and permitting or platting stages.

Streets serving 127th & Mingo are proposed to be private and gated and shall meet the 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 approved alternatives to typical sidewalk design. 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. The gates serving private streets 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.

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Limits of No Access (LNA) will be imposed by the future plat along the S. Mingo Rd. frontage, except at the approved street intersection.

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Existing water, sanitary sewer, and storm sewer are shown on Exhibit "C" of this PUD.

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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.

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

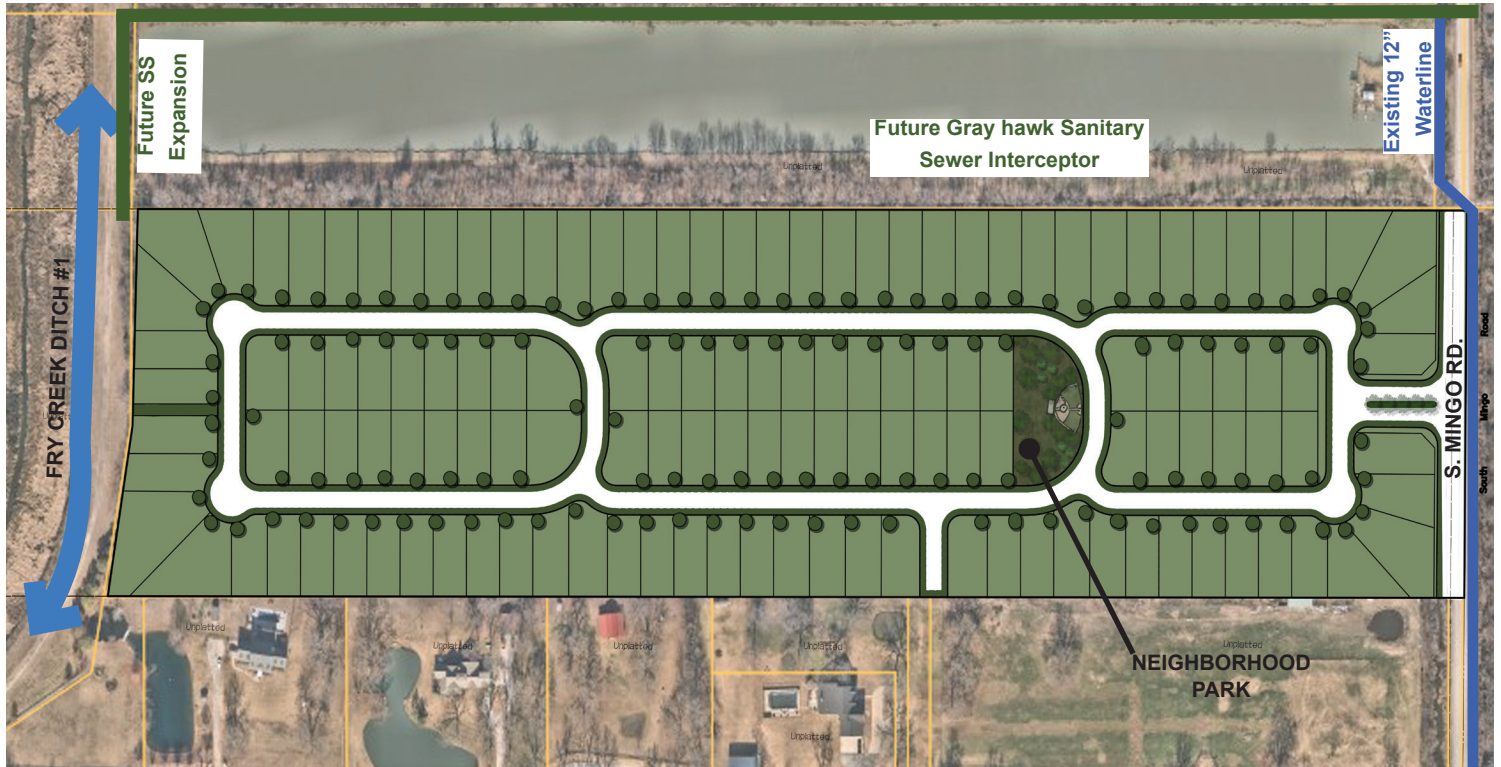
IV.I. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

127th and Mingo

EXHIBIT C

EXISTING UTILITIES

EXISTING UTILITIES LOCATED FROM CITY OF BIXBY ATLAS MAPS AND PENDING GREYHAWK PLANS



127th and Mingo

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED APRIL 2, 2024
CONTOUR DATA PER CITY OF BIXBY GIS AND IS APPROXIMATE ONLY



127th and Mingo

EXHIBIT E

FEMA FLOODPLAIN MAP

FEMA FIRM PANEL NOS.: 40143C0432L AND 40143C0451L, EFFECTIVE OCTOBER 16, 2012

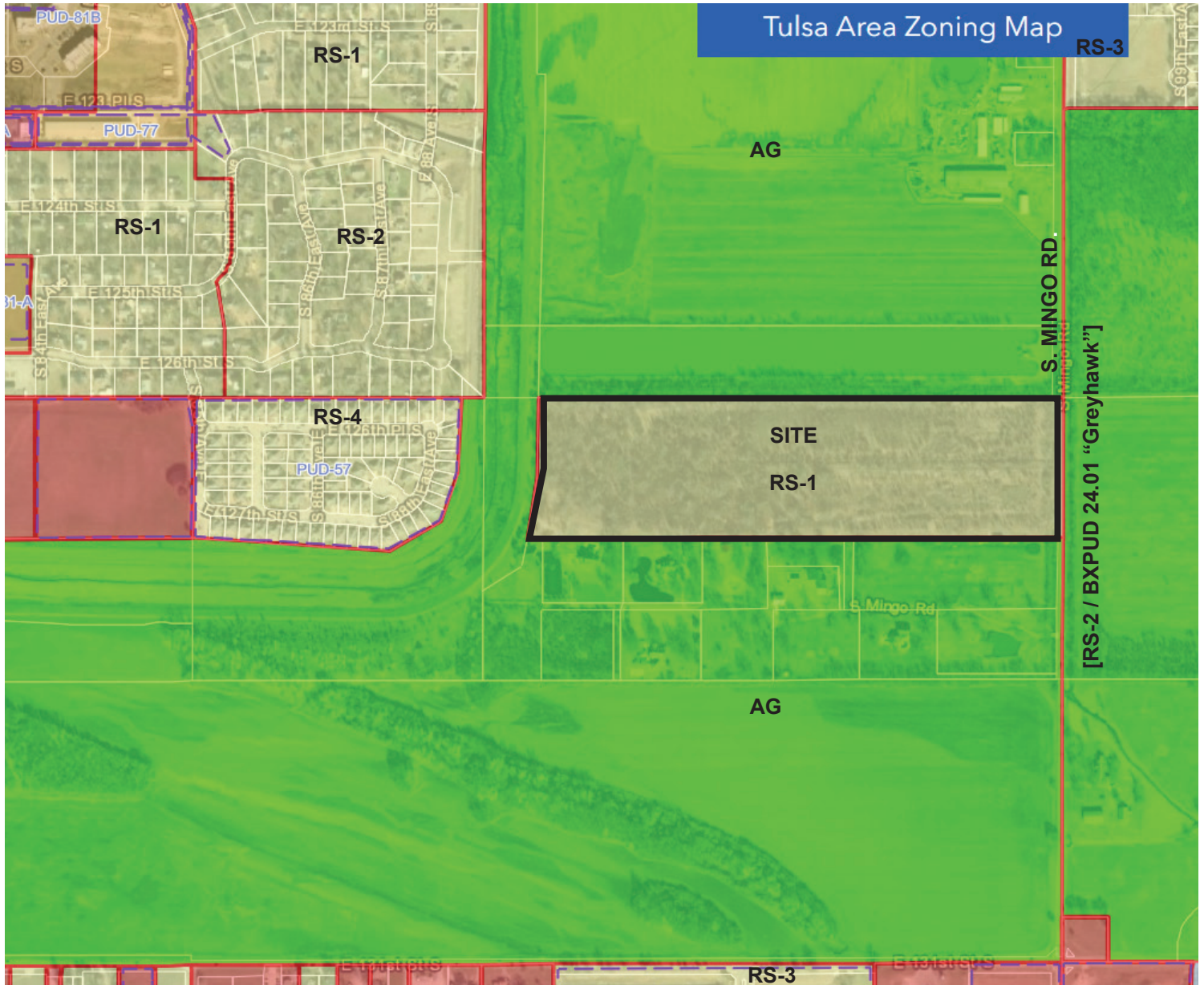


127th and Mingo

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED APRIL 2, 2024 AND MODIFIED

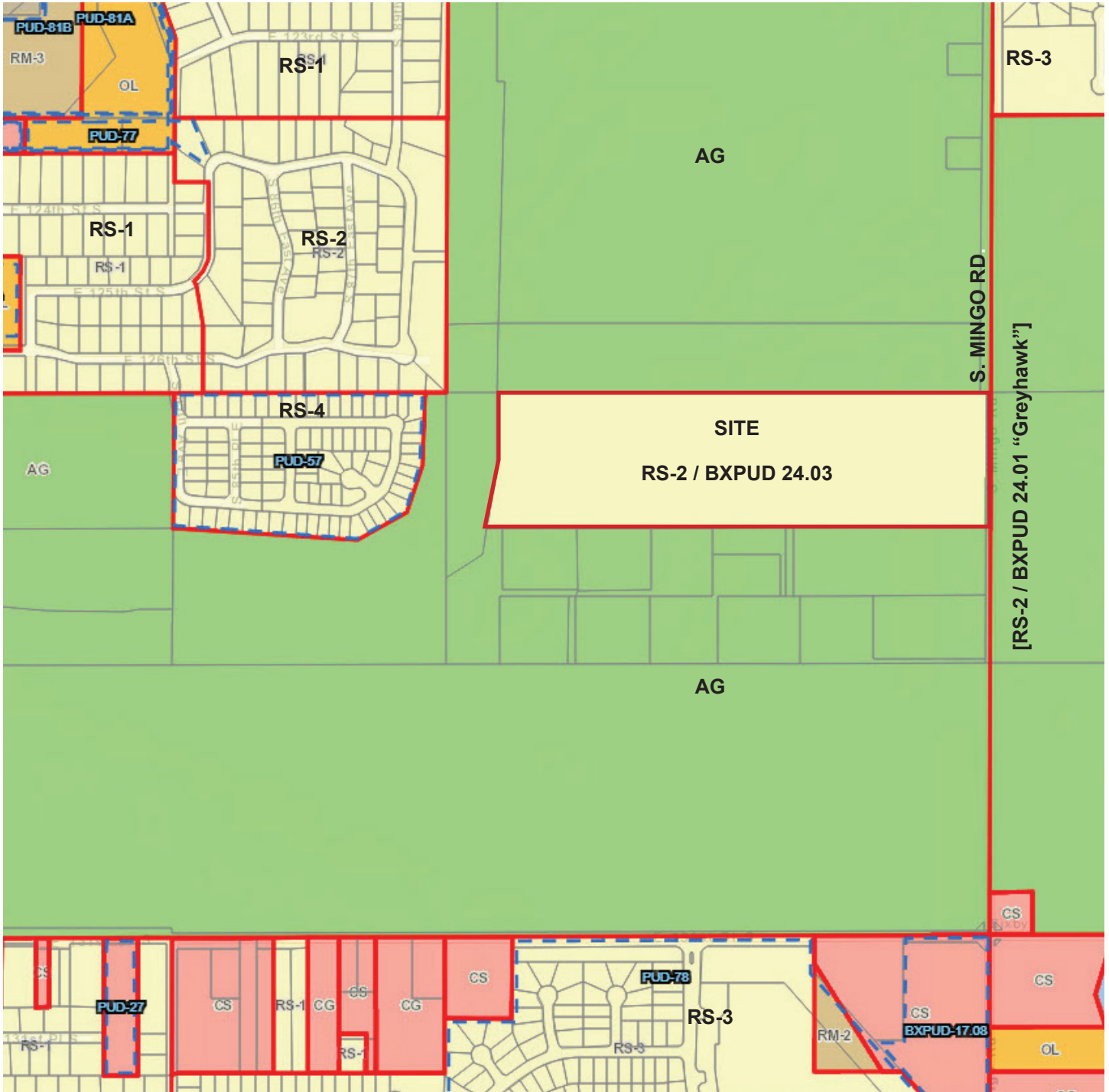


127th and Mingo

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED & MODIFIED FROM INCOG GIS, ACCESSED APRIL 02, 2024 AND MODIFIED



127th and Mingo

EXHIBIT H

COMPREHENSIVE PLAN MAP

DATA FROM BIXBY 2018 COMPREHENSIVE PLAN FUTURE 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

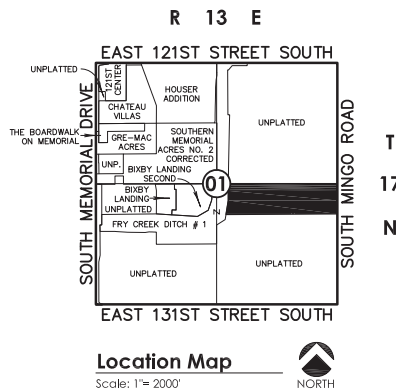
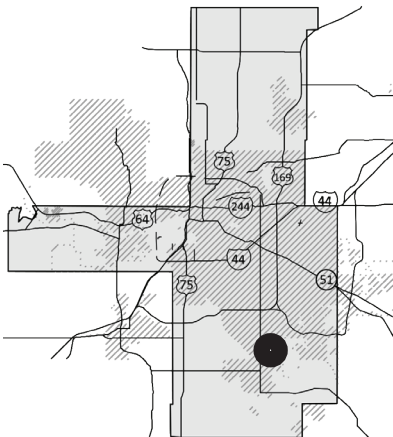
	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

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

	Water Body
	Stream / River

127th and Mingo

APPROXIMATELY 37.179 ACRES
12700-BLOCK OF SOUTH MINGO ROAD
BIXBY, OKLAHOMA



APRIL 2, 2024

OWNER/DEVELOPER:
C/O JPDP LLC
5420 S 99TH E. AVE.
TULSA, OK 74146
PUMA74011@YAHOO.COM

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

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I. PROPERTY DESCRIPTION

127th & Mingo consists of 37.179 acres located at the 12700-block of S. Mingo Rd. in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE NORTH HALF OF SOUTHEAST QUARTER (N/2 N/2 SE/4) OF SECTION ONE (1), 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID N/2 N/2 SE/4 OF SECTION ONE (1); THENCE SOUTH 1°04'50" EAST AND ALONG THE EAST LINE OF SAID SECTION ONE (1) FOR A DISTANCE OF 661.21 FEET; THENCE SOUTH 88°31'59" WEST AND ALONG THE SOUTH LINE OF THE N/2 N/2 SE/4 FOR A DISTANCE OF 933.82 FEET; THENCE SOUTH 1°03'19" EAST FOR A DISTANCE OF 331.15 FEET; THENCE SOUTH 88°31'58" WEST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 1°03'19" WEST FOR A DISTANCE OF 331.15 FEET TO A POINT ON THE SOUTH LINE OF THE N/2 N/2 SE/4; THENCE SOUTH 88°31'59" WEST AND ALONG THE SOUTH LINE OF THE N/2 N/2 SE/4 FOR A DISTANCE OF 1453.27 FEET; THENCE NORTH 7°11'33" EAST FOR A DISTANCE OF 294.69 FEET; THENCE NORTH 0°01'00" WEST FOR A DISTANCE OF 369.84 FEET TO A POINT THAT IS 246.44 FEET NORTH 88°31'47" EAST FROM THE NORTHWEST CORNER OF THE N/2 N/2 SE/4; THENCE NORTH 88°31'47" EAST AND ALONG THE NORTH LINE OF THE N/2 N/2 SE/4 FOR A DISTANCE OF 2402.81 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,619,535 SQUARE FEET, OR 37.179 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

127th & Mingo is a Planned Unit Development (PUD) proposing gated single-family residential development of 37.179 acres located at the 12700-block of S. Mingo Rd. in the City of Bixby, Oklahoma. The lots will typically have 60 to 65 feet in lot width with some lots at 70 feet in width. Due to the width of the development tract, the lots will have deep yards.

The site is being removed from the regulatory floodplain by the City of Bixby's Haikey Creek Flood Improvement Project, which will be completed upon FEMA approval of the City's Letter Of Map Revision (LOMR) and/or Physical Map Revision request. The Haikey Creek Flood Improvement Project specifically anticipated the creation of new areas for residential development. This area of Bixby has seen little development due to the floodplain and lack of public sanitary sewer. The City of Bixby now has plans to extend a sanitary sewer from just east of the Chisholm Ranch subdivisions, through the proposed Greyhawk development across Mingo Road to the east, through the south end of the Green Acres sod farm property located north of the "ski pond," crossing the Fry Creek Ditch # 1 channel right-of-way to connect to the 126 Station lift station located within Southern Memorial Acres No. 2. The plans include a sanitary sewerline extension from that line south along the Fry Creek Ditch to the northwestern corner of this site.

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.

The subject property is presently zoned RS-1 Residential Single-Family Low Density District. In order to implement this PUD, an accompanying application (BXZO 24.03) is being filed to rezone the site to RS-2 Residential Single-Family Medium Density District.

The requested RS-2 zoning and the residential densities as proposed by this PUD are in accordance with the existing "Low Density Residential" Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map.

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 Development Areas and 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.

Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 permits the 148 dwelling units in the requested underlying RS-2 zoning, but the actual number will likely be lower. The Conceptual Site Plan shows 134 lots. This PUD will impose higher development standards (private, gated streets, minimum dwelling sizes, and minimum masonry) than if developed with straight residential zoning.

127th and Mingo

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED

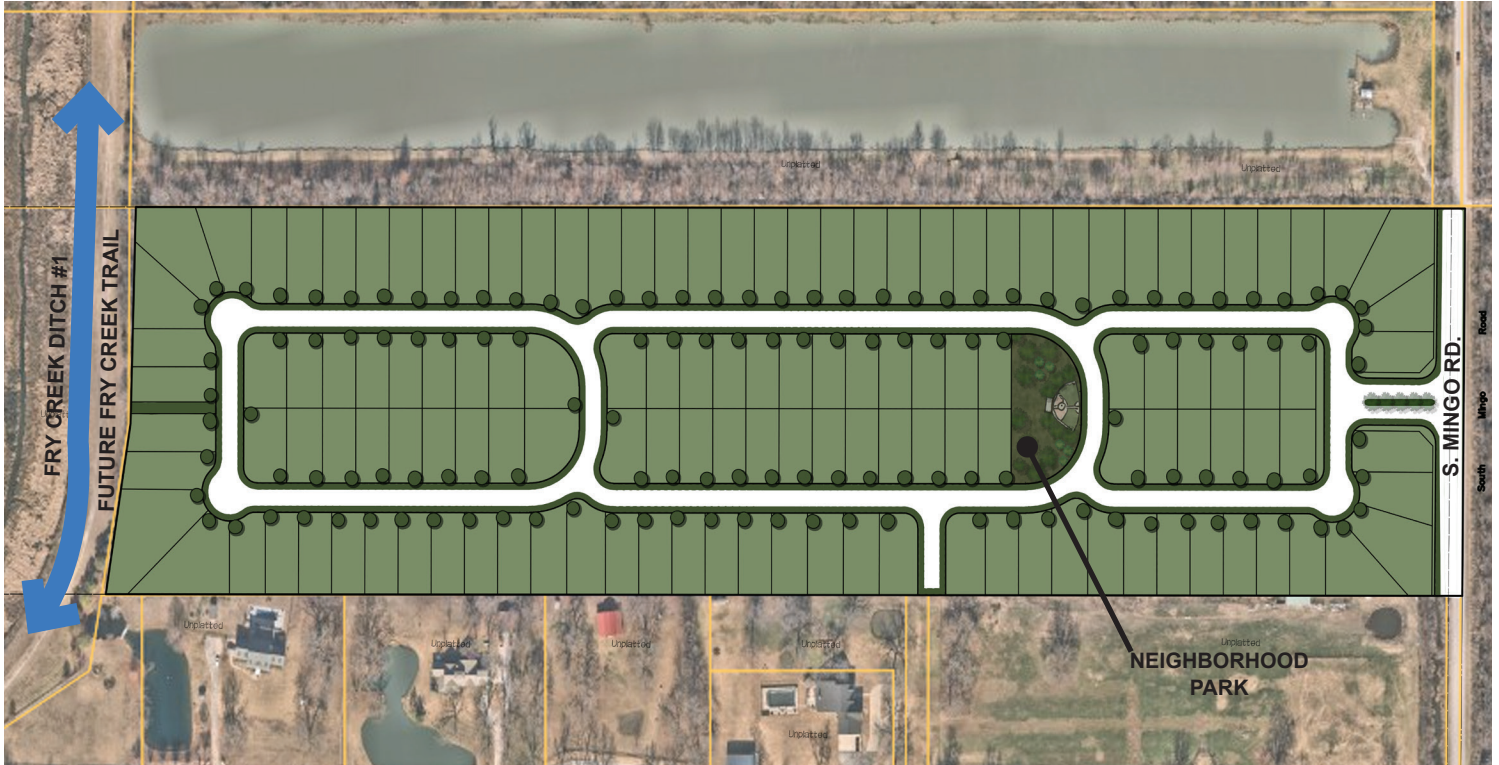


127th and Mingo

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED APRIL 2, 2024



**Siteplan is conceptual and subject to change during platting and engineering process*

III. DEVELOPMENT STANDARDS

Gross Land Area:	1,619,535 SF	37.179 AC
Net Land Area:	1,619,535 SF	37.179 AC
Permitted Uses: Use Unit 6 single-family detached dwelling units and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	148	
Minimum Lot Width †:	60 FT	
Minimum Lot Size:	6,900 SF	
Minimum Land Area per Dwelling Unit:	10,875 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Front 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	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	15 FT	
Garage Facing Side Yard Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-2 District	
Minimum Dwelling Size:	1,700 SF ****	
Minimum Masonry First Floor:	75% ****	

* 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.

**** See Standards Pertaining to Dwellings for additional specifications.

† 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 RS-1 and is vacant. AG zoning abuts in all directions. To the north is a recreational waterskiing pond, with a Green Acres sod farm to the north of that. To the northeast and southeast are agricultural and vacant properties. The planned “Greyhawk” residential subdivision to the east was recently approved for RS-2 zoning and a PUD. Abutting to the south is an unplatted subdivision with typically 2 ½ acre lots and vacant land; further south is agricultural land. The Fry Creek Ditch # 1 channel right-of-way abuts to the west, with the Bixby Landing subdivision across the channel to the west zoned RS-4 with PUD 57. Across the channel to the northwest is the Southern Memorial Acres No. 2 subdivision zoned RS-2.

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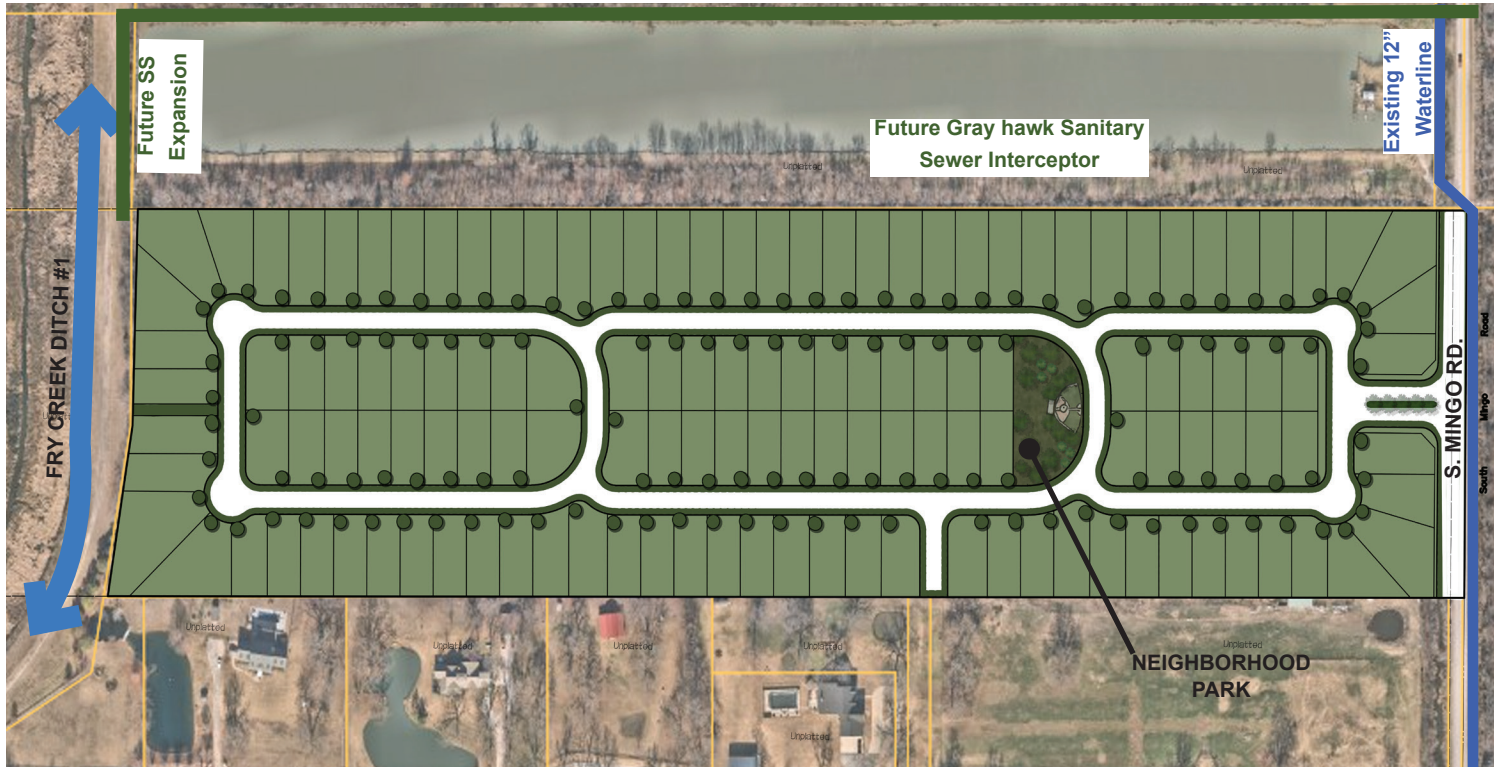
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127th and Mingo

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127th and Mingo

EXHIBIT D

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SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED APRIL 2, 2024
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127th and Mingo

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FEMA FLOODPLAIN MAP

FEMA FIRM PANEL NOS.: 40143C0432L AND 40143C0451L, EFFECTIVE OCTOBER 16, 2012

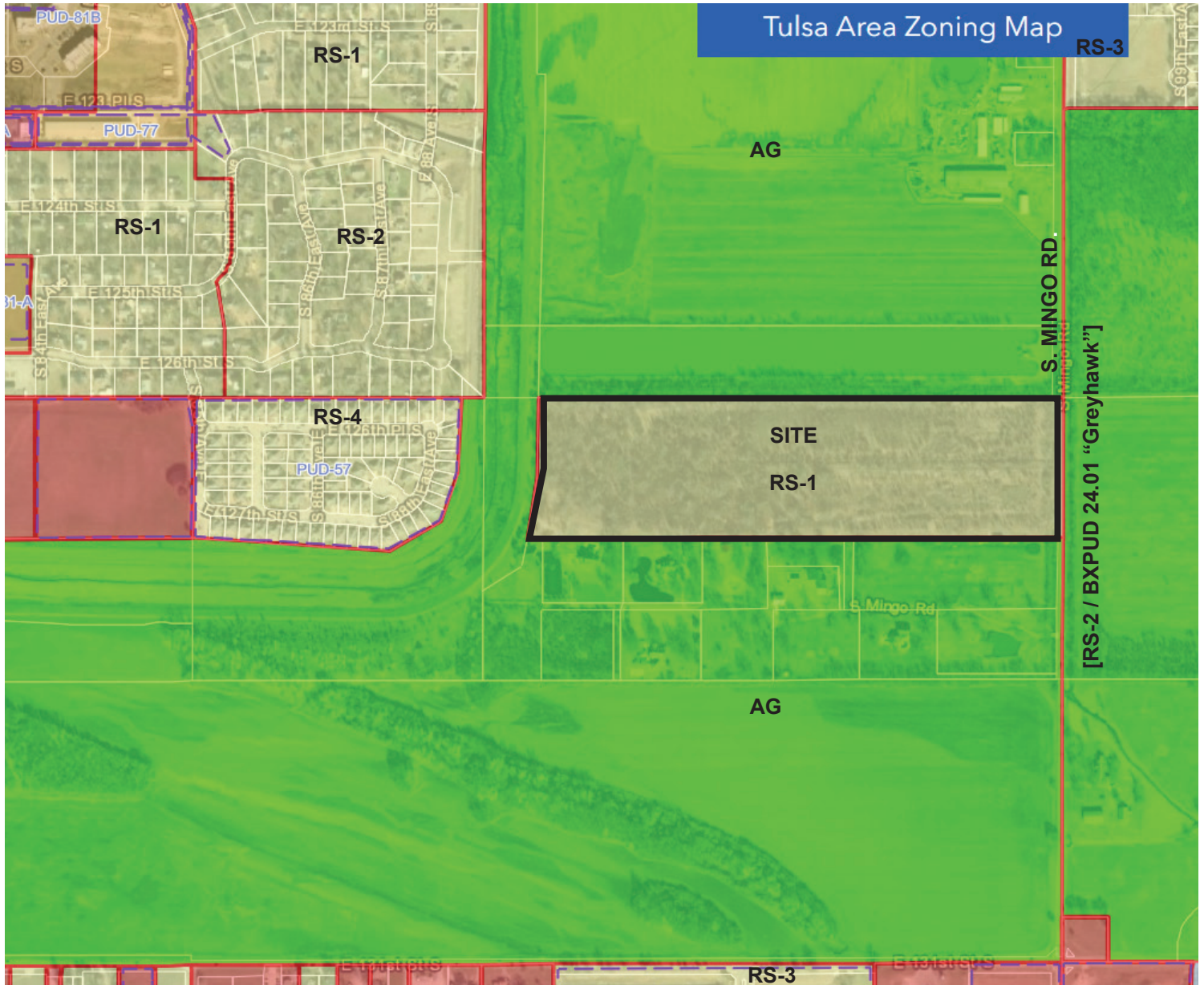


127th and Mingo

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED APRIL 2, 2024 AND MODIFIED

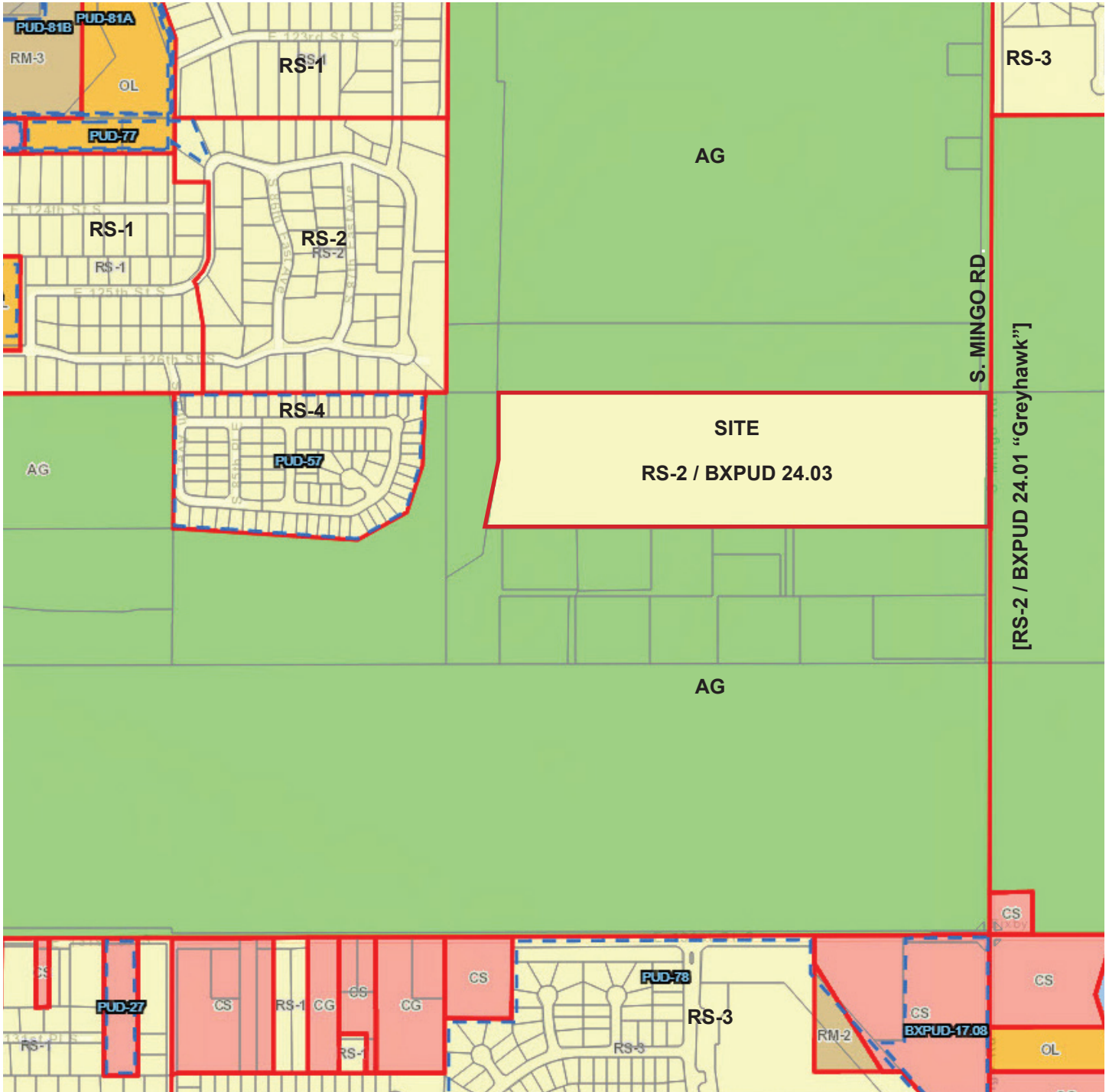


127th and Mingo

EXHIBIT G

PROPOSED ZONING MAP

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127th and Mingo

EXHIBIT H

COMPREHENSIVE PLAN MAP

DATA FROM BIXBY 2018 COMPREHENSIVE PLAN FUTURE LAND USE MAP



Legend

Future Land Use

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

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Future Land Use

	Neighborhood Commercial
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	Flood District
	Water

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

	Water Body
	Stream / River



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: Gwen Plante, Assistant City Planner
Date: May 20, 2024
Name: ***SHELLENBARGER FREE WILL BAPTIST CHURCH***
RE: Specific Use Permit (**BXSUP-23.04**)
Location: 8017 E 131st Street South, Bixby, Oklahoma
STR: Section 02, Township 17N, Range 13E
Applicant: Bixby Free Will Baptist Church, Jeff Sloan

Request:

The applicant is requesting a Specific Use Permit (**BXSUP-24.01**) to allow for the use of a school within an existing Church facility.

Existing Zoning; Use:

Residential-Single Family (RS-1)

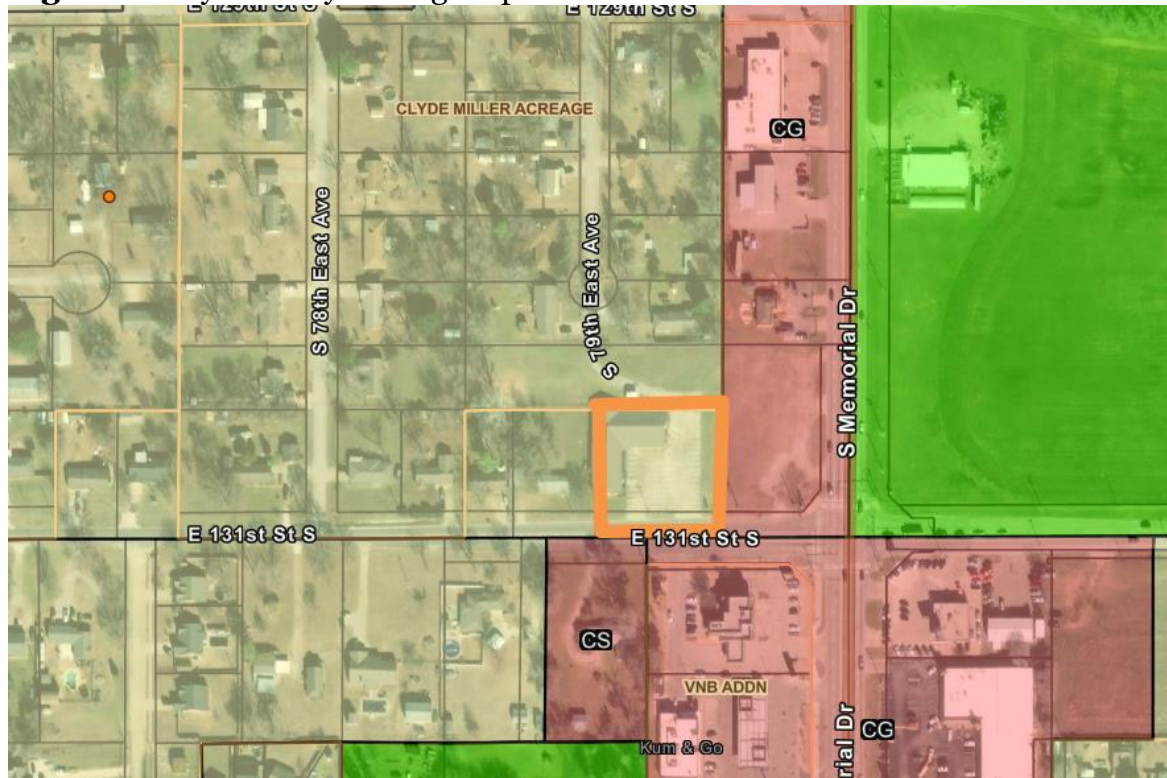
Abutting Zoning; Use:

North: (RS-1) Residential-Single Family
East: (CG) Commercial General; vacant
South: (RS-1) Residential-Single Family; (CG) Commercial General,
Armstrong Bank; (CS) Commercial Shopping, vacant under PUD
21.12.
West: (RS-1) Residential-Single Family

Proposed Zoning; Use:

No Change requested.

Figure 1: City of Bixby Zoning Map



Public Comments: No comments have been received by staff, for or against, regarding the application for the Specific Use Permit.

Staff Comments:

1. The requested Specific Use Permit for the use of a School within a Church facility falls under Use Unit 5: Community Services and Similar Uses which allows for a school.

Staff Recommendation: Staff believes the proposed request aligns well with the existing facility in use.

Figures: Figure 1: City of Bixby Zoning Map

