



City of Bixby Planning Commission Meeting Agenda

Chairman Steve Hobbs
Vice Chair Jason Mohler
Commissioner Tom Holland
Commissioner Josh Nave
Commissioner Lance Whisman

Monday, October 21, 2024

6:00 PM

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

Public comments are limited to items on the agenda. Those wishing to speak on agenda items will need to appear in the City Council Chamber.

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and Approve the Planning Commission Meeting Minutes from September 16, 2024.

Public Hearing

- 1) Discussion, consideration, and possible vote for approval of Rezone (BXZO-24.02); requesting AG to RS-2; Spartan Crossings.
- 2) Discussion, consideration, and possible vote for approval of Planned Unit Development (BXPUD-24.02); Spartan Crossings.

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of October 18, 2024, on or before 6:00 p.m., at City Hall, 116 W. Needles Ave., Bixby Oklahoma.

Respectfully Submitted

Gladys Gill, Assistant Planner I

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 116 West Needles Avenue, Bixby, Oklahoma, 918- 366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Planning Commission Meeting Minutes

Bixby Municipal Building
116 W. Needles Avenue, Bixby, OK 74008
September 16, 2024 at 6:00 PM

Call to Order

Vice Chair Mohler called the Planning Commission meeting to order at 6:29 p.m.

Roll Call

Secretary Gladys Gill called the roll and the following were present:

Members Present

Jason Mohler, Vice Chair Tom
Holland, Commissioner
Lance Whisman, Commissioner

Members Absent

Steve Hobbs, Chairman
Josh Nave, Commissioner

Staff Present

Gwen Plante, Acting Assistant City
Planner Gladys Gill, Planner I

Consent Agenda

- 1. Consider and approve Gladys Gill as Planning Commission Secretary.**
- 2. Consider and approve the minutes of the August 19, 2024, Planning Commission Meeting.**
- 3. Consideration and possible vote to approve the schedule of Regular Meetings for the calendar year of 2025 for the Bixby Planning Commission.**

Vice Chair Mohler called for a motion to approve items 1-3. Commissioner Holland made the motion, which was seconded by Commissioner Whisman. The vote results were as follows:

Ayes: Holland, Whisman, Mohler
Nays: 0

Motion carried: 3-0

Public Hearing

1. Discussion, consideration, and possible vote for approval of Planned Unit Development Minor Amendment No. 1 (B.X.P.U.D. 22.07 MI.01); The Reserve at Cedar Ridge.

Vice Chair Mohler requested to discuss Item 1. Gwen Plante provided the Commission with an overview of Minor Amendment No. 1 to The Reserve at Cedar Ridge.

Megan Pasco from Tanner Consulting addressed the Planning Commission, seeking approval for a minor amendment to reduce the minimum setback requirements for front yards and exterior side yards abutting private streets from 35 feet to 30 feet. The applicant clarified that exterior side yards abutting arterial streets would retain the original 35-foot setback requirement. Discussion ensued.

One (1) resident, Paul Blair, spoke in favor of this proposed subdivision.

Vice Chair Mohler requested a motion to approve Minor Amendment No. 1 to The Reserve at Cedar Ridge. Commissioner Holland motioned to approve, seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Holland, Whisman, Mohler

Nays: 0

Motion carried: 3-0

Old Business

No old business to discuss.

New Business

No new business to discuss.

Adjournment

An adjournment was called at 6:41 p.m.

Chair or Vice Chair

Secretary



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

STAFF REPORT

To: Bixby Planning Commission

From: Joey Wiedel, Interim City Manager
Gladys Gill, Assistant Planner I

Date: October 21, 2024

RE: SPARTAN CROSSINGS

RE-ZONE | (BXZO-24.02) Agriculture (AG) to
Residential Single-family (RS-2)

PLANNED UNIT DEVELOPMENT | (BXPUD-24.02)

Applicant: Tanner Consulting, LLC

REQUEST: The applicant is seeking approval for the PUD, along with a companion rezoning application (BXZO-24.02) from AG (Agricultural) to RS-2 (Residential Single-Family) in a Medium Density District.

LOCATION: Located a quarter mile east of the southeast corner of East 161st Street South and South Sheridan Road.

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2) Residential Single Family with supplemental PUD.

ACRES: +/- 112.481 acres

STR: Section 26, Township 17N, Range 13E

DEVELOPMENT STANDARDS:

	Code for RS-2	PUD
Maximum Number of Dwellings	450	277
Minimum Lot Width	75 ft.	65 ft.*
Minimum Lot Size	9,000 sf.	6,900 sf.
Minimum Land Area per DU	10,875 sf.	10,875 sf
Maximum Building Height	3 stories or 48 ft.	2 stories and 35 ft.
Minimum Livability Space	5,000 sf.	5,000 sf.**
Minimum Yard Setbacks:		
- Front Yard	30 ft.	20 ft.
- Rear Yard	25 ft.	15 ft.
- Side Yard (Interior)	10/5 ft.	5 ft.
- Side Yard Abutting a Street		15 ft.
- Garage Facing Side Yard Street		20 ft.
Minimum Dwelling Size	1,700 SF	
Other Bulk and Area Requirements	As required within RS-2 District	
First Floor Exterior Materials	100% Masonry***	

* Of total lots, maximum of 25% at 60 FT, minimum of 25% at 70 FT, and balance at 65 FT in width.

** Livability space may be located on a lot or contained within the development's common open space, as per Section 11-7I-5.C of the Bixby Zoning Code.

*** Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco. The exterior surface of any foundation, including stem walls, shall also be of masonry.

PROPOSED SITE INFORMATION:

The site lies between upland areas to the west and historically farmed lowlands to the east. It is connected to neighboring developments through proposed open space networks, which align with the City of Bixby's Comprehensive Plan for regional trail connectivity.

A minimum of 20% of the total site area will be preserved as open space, including a neighborhood park. Additional open spaces will accommodate stormwater drainage and detention as shown in Figure 1 (Conceptual Site Plan).

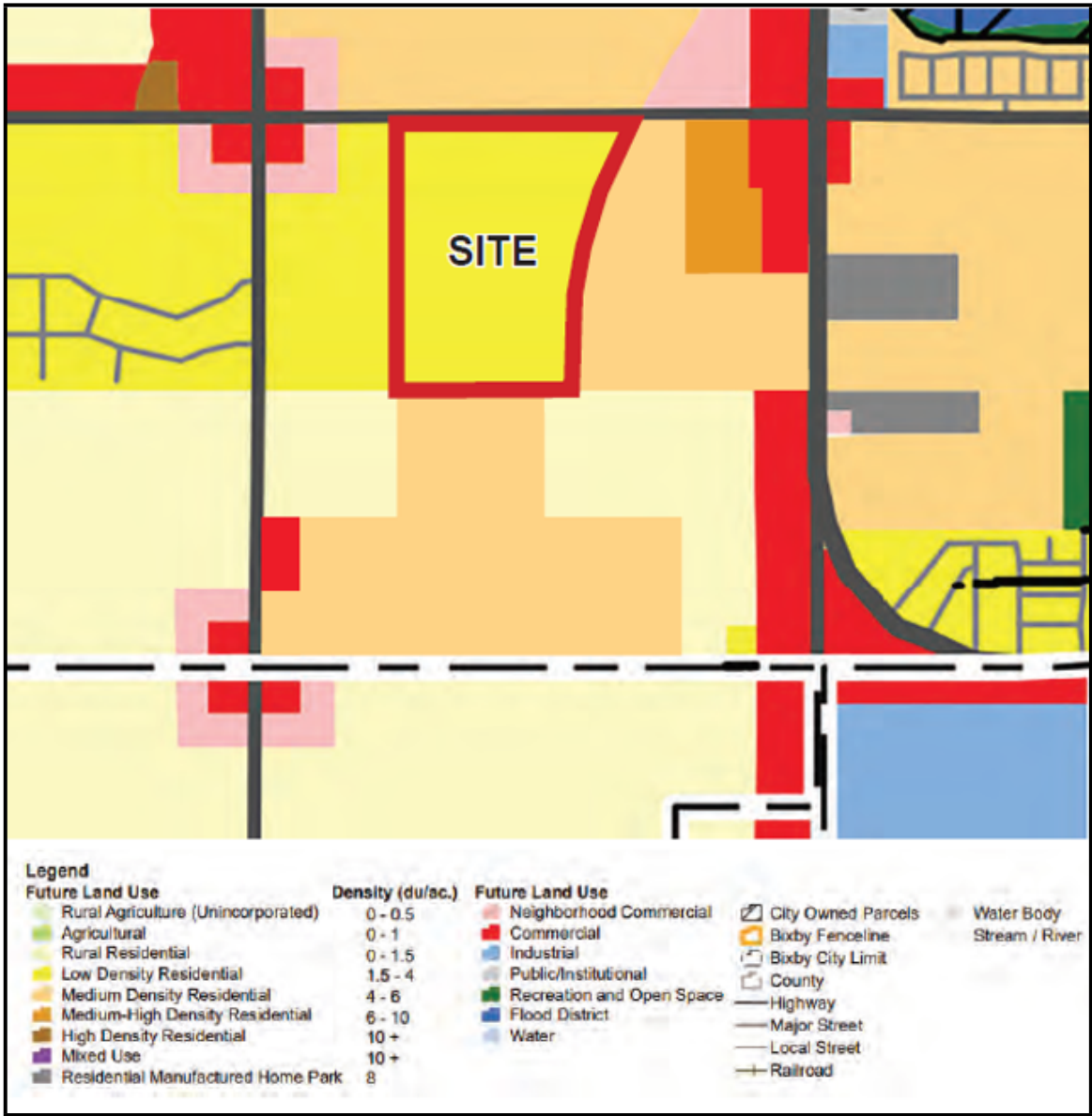
The development concept preserves approximately 50% of the land for stormwater management, detention, and neighborhood amenities. The developable area will be elevated to mitigate floodplain concerns, and the design conforms to the regional drainage plan.

Figure 1: Conceptual Site Plan



EXISTING COMPREHENSIVE PLAN:

Figure 2: Comprehensive Plan 2030 Future Land Use Designation

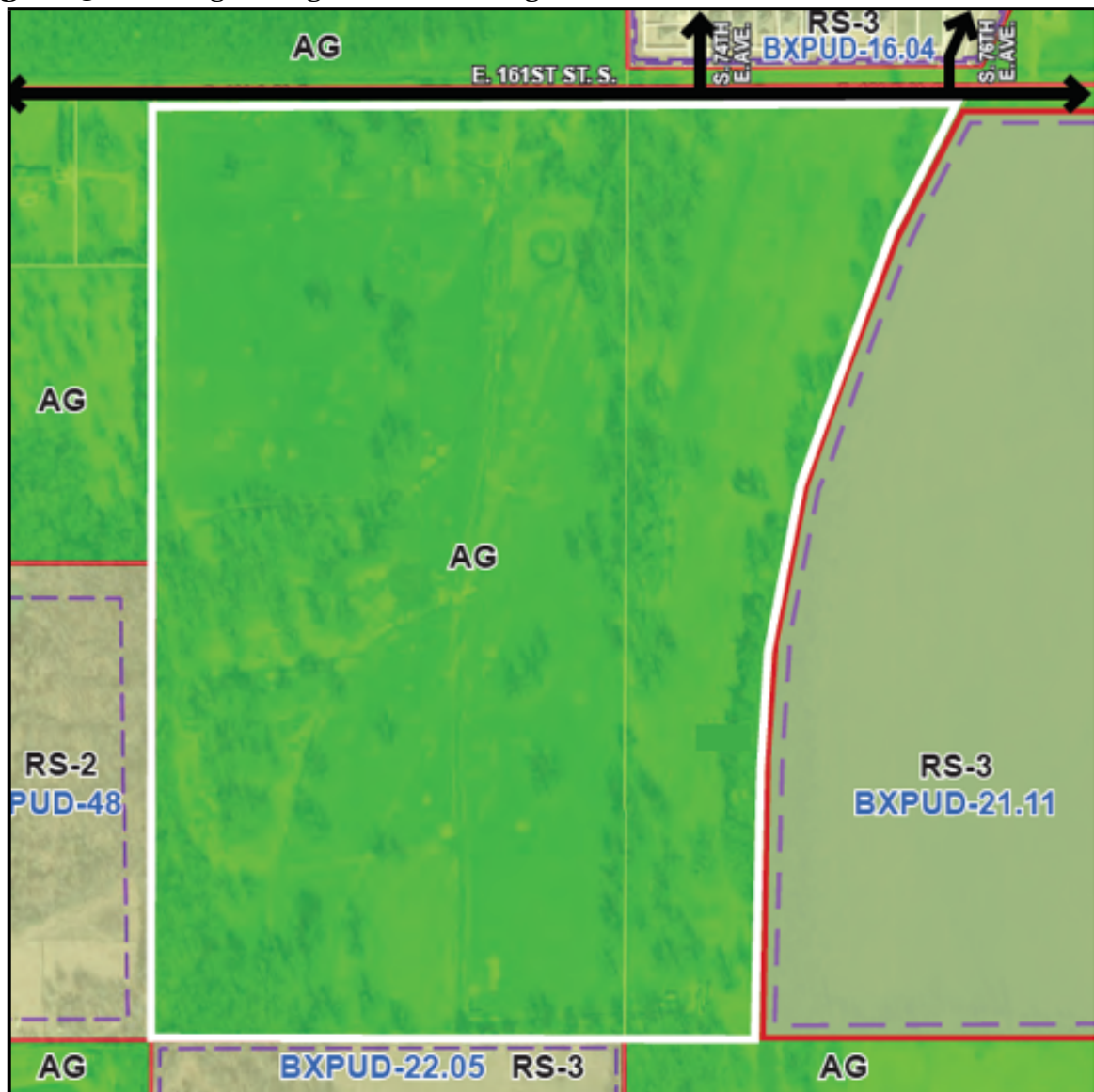


SURROUNDING ZONING AND LAND USE:

North: (AG) Agriculture, Residential Single-Family (RS-3) PUD 16.04
South: (AG) Agriculture, Residential Single Family (RS-3) BXPUD 22.05
East: (AG) Agriculture, Residential Single Family (RS-3) BXPUD 21.11
West: (AG) Agriculture, Residential Single Family (RS-2) PUD 48

The site is currently zoned AG and is surrounded by various residential PUD developments. Conrad Farms is already developed, while Ellis Ranch and The Preserve are in engineering design phases. Pecan Meadows remains vacant.

Figure 3: Existing zoning for surrounding areas.



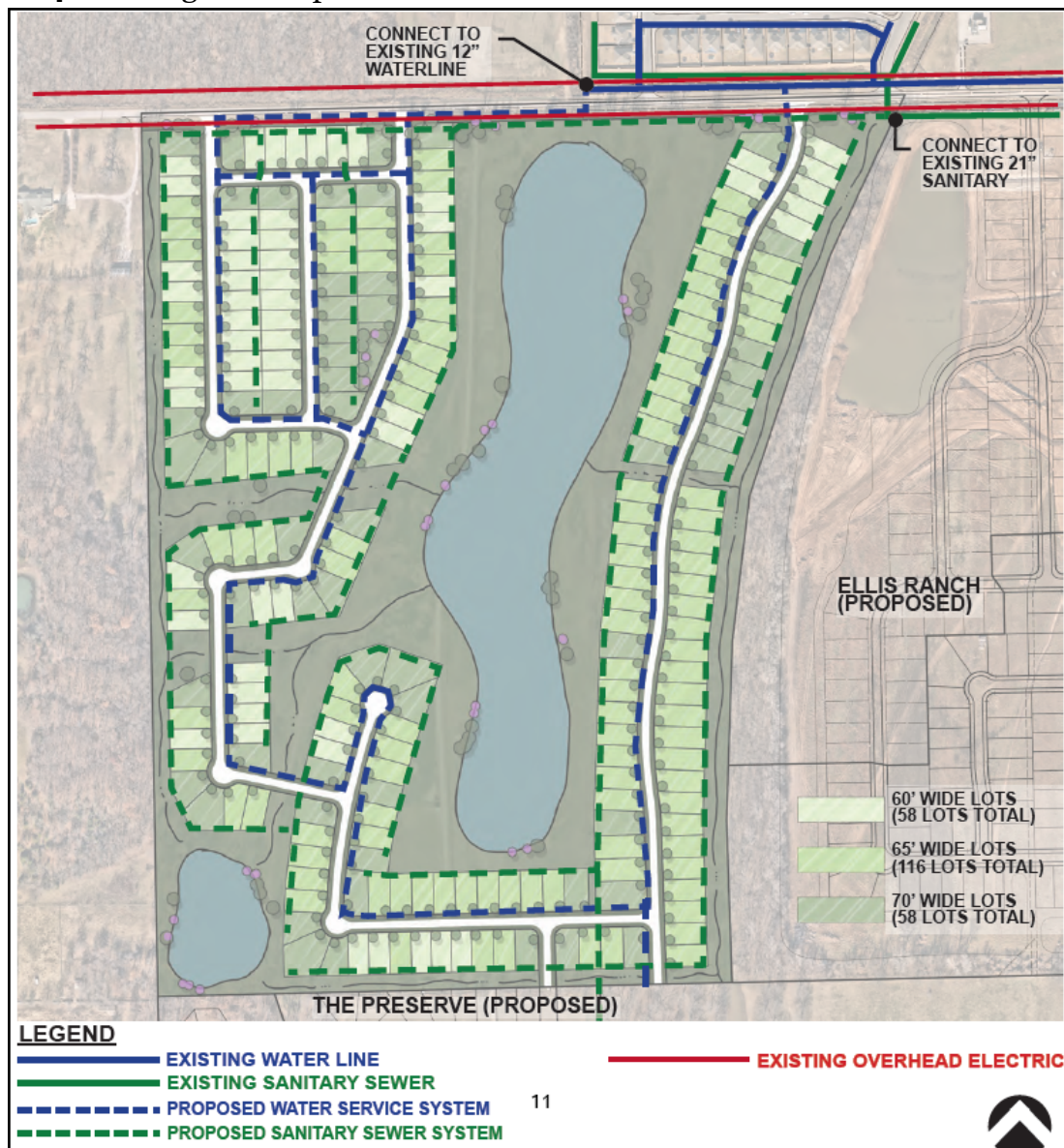
UTILITIES AND DRAINAGE:

A twelve-inch (12") waterline is located on the north side of 161st Street South at "Conrad Farms" ("Conrad Village"). Waterlines will be extended to serve the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

A 21-foot sanitary sewer line is located along the south side of 161st Street South in the site's northeast corner. Sanitary sewer service will be extended throughout the site and south to serve "The Preserve."

Several large stormwater drainage and detention Reserve Areas are conceptually planned throughout the site. These facilities will drain to the Bixby Creek tributary along the east side of the site.

Figure 4: Existing and Proposed Utilities



PUBLIC INPUT:

During a Council Work Session on September 23, 2024, a resident of Bixby raised concerns regarding the need for improved flooding mitigation and drainage in the area.

ENGINEERING COMMENTS:

The City Engineer expressed no objections regarding the rezone application; however, he did provide a few comments regarding the Planned Unit Development (PUD). Please refer to the attachment 2 for further details.

STAFF COMMENTS:

Staff has reviewed the proposed Spartan Crossings PUD, and has determined that it complies with the relevant approval criteria outlined in the City of Bixby Zoning Code and aligns with the objectives outlined in the Comprehensive Plan. The comments below are contingent upon the approval of the accompanying rezoning application (BXZO 24.02). The comments are listed as follows:

1. Zoning Alignment:

While the proposed PUD standards reflect RS-3 bulk and area requirements, the RS-2 rezone is consistent with the Comprehensive Plan's low-density residential designation.

2. PUD:

Proposed project must comply with the design and development standards specified within the PUD.

3. Open Space & Stormwater:

The development integrates open spaces and stormwater management as outlined in the conceptual plan, preserving natural drainage patterns and will need to comply with FEMA regulations.

4. Setbacks:

Staff recommends setting rear yard setbacks at a minimum of 17.5 feet to accommodate utility easements.

FIGURES:

- Figure 1: Conceptual Site Plan
- Figure 2: Comprehensive Plan 2030
- Figure 3: Existing Zoning
- Figure 4: Existing and Proposed Utilities

ATTACHMENTS:

- Attachment 1: Planned Unit Development Booklet; Dated October 2, 2024
- Attachment 2: Engineering Memo

Spartan Crossings

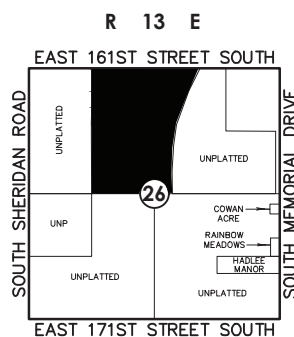
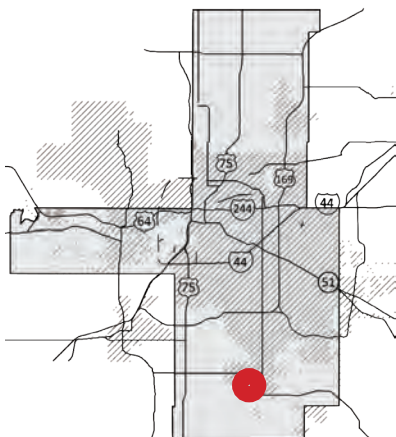
A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 112.481 ACRES
LOCATED AT THE SOUTH OF EAST 161ST STREET SOUTH BETWEEN SOUTH SHERIDAN ROAD AND SOUTH MEMORIAL DRIVE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



OCTOBER 2, 2024

OWNER/DEVELOPER:
SPARTAN CROSSINGS, LLC
C/O BRIAN GREEN
5420 S 99TH E. AVE.
TULSA, OK 74145
918-298-6700

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



Location Map

Scale: 1"= 2000'



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I. PROPERTY DESCRIPTION

Spartan Crossings consists of 112.481 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

PER WARRANTY DEED DATED THE 20TH DAY OF DECEMBER, 2023 AND FILED OF RECORD DECEMBER 22, 2023 AS DOCUMENT NUMBER 2023106049 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA:

THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND

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

BEGINNING AT THE NORTHWEST CORNER OF SAID NE/4; THENCE NORTH 88°33'21"EAST AND ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 960.62 FEET; THENCE SOUTH 24°56'19"WEST A DISTANCE OF 525.00 FEET; THENCE SOUTH 18°32'19" WEST A DISTANCE OF 760.00 FEET; THENCE SOUTH 06°47'18" WEST A DISTANCE OF 435.00 FEET; THENCE SOUTH 01°53'18"WEST A DISTANCE OF 537.00 FEET; THENCE SOUTH 01°57'28" EAST A DISTANCE OF 485.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NE/4 ; THENCE SOUTH 88°36'36"WEST AND ALONG THE SOUTH LINE OF THE NE/4 A DISTANCE OF 394.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°06'23"WEST AND ALONG THE WEST LINE OF THE NE/4 A DISTANCE OF 2636.38 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 4,899,672 SQUARE FEET OR 112.481 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

Spartan Crossings is a single-family residential Planned Unit Development (PUD) of 112.481 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma. Situated at the foothills east of Sheridan Road, the land crosses between uplands to the west and the historically farmed lowlands to the east. Ultimately, Spartan Crossings is planned to preserve roughly half of the land area for stormwater drainage, detention, and neighborhood amenities. The developable land will be elevated as required for removal from the regulatory floodplain, and the design will conform to and implement its part of the regional master drainage plan. The vast open spaces are conceptually designed to facilitate existing drainage patterns flowing northeasterly, crossing 161st Street South, along a tributary of Bixby Creek, provide floodplain compensatory storage, and preserve potentially environmentally sensitive land features. The conceptually planned open space network is connected to existing and proposed open spaces in Conrad Farms (Conrad Village) to the north, “Ellis Ranch” to the east, and “The Preserve” to the south. To the northeast of the site, the Bixby Creek right-of-way is identified as a trail corridor 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. Crossing 161st Street South at the site’s northeast corner, Spartan Crossing’s linear open space network connects with existing open spaces and sidewalks along 76th East Avenue and Reserve A of Conrad Farms (Conrad Village) allowing for future regional trail connections. The intersection of 161st Street South and Memorial Drive is becoming a major crossroads in south Bixby, serving the area’s growing neighborhoods and providing access to the central campuses of Bixby Public Schools to the east and the Downtown River District to the northeast.

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.

To facilitate this PUD, a companion application (BXZO 24.02) has been filed, which proposes to rezone the site from AG Agricultural District to RS-2 Residential Single-Family Medium Density District. Existing zoning is reflected on Exhibit F and proposed zoning is reflected on Exhibit G of this PUD.

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. Exhibit H is an excerpt of the existing Future Land Use map including the site. To better align the proposed land uses and intensities and densities, and in accordance with previous guidance from Planning Staff, a companion application (BXCP 24.01) was filed for Minor Amendment to the Comprehensive Plan to redesignate the map from “Low Density Residential” to Medium Density Residential”. On March 18, 2024, the Bixby Planning Commission unanimously recommended approval of BXCP 24.01 along with the initial RS-3 rezoning (BXZO 24.02) and Planned Unit Development (BXPUD 24.02) applications. The cases were Continued from the March 25, 2024 City Council meeting to April 08, 2024, because they were to follow on the agenda after a controversial Comprehensive Plan Amendment application for another development. However, on April 08, 2024, the Bixby City Council denied the Comprehensive Plan Amendment and took no action on BXZO 24.02 or BXPUD 24.02. Due to the exceptionally large areas to be preserved as open space, RS-2 zoning, which is in accordance with the existing “Low Density Residential” designation, is more than adequate to cover the densities proposed by this PUD and shown on the Exhibit B “Conceptual Site Plan.”

To address outstanding questions the City Council had on the initial phase applications, new applications for rezoning to RS-2 and PUD were submitted for the entire acreage. On June 17, 2024 the Bixby Planning Commission unanimously recommended approval of the RS-2 zoning but expressed deep concern for the variation in development standards between RS-2 and what was proposed by the PUD, indicating that a Comprehensive Plan amendment and RS-3 zoning should have been utilized. To avoid a potential denial

recommendation, the Applicant withdrew the PUD application. On June 24, 2024, the Bixby City Council expressed concern for rezoning to RS-2 without a PUD, and failed to make a Motion on the application. Therefore, this PUD application has been refiled to be a companion to the RS-2 rezoning application.

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." The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit at least 450 dwelling units with the proposed RS-2 underlying zoning, this PUD will restrict the development to 277 dwelling units. The Exhibit B "Conceptual Site Plan" only reflects 232 lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (minimum dwelling size and masonry requirements, requirements for minimum open space preservation for neighborhood amenities, etc.) than could otherwise be permitted under the existing Zoning Code provisions.

Spartan Crossings

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Spartan Crossings

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED SEPTEMBER 4, 2024



Siteplan is Conceptual in Nature and Subject to Change during Platting and Engineering Process

III. DEVELOPMENT STANDARDS

Gross Land Area:	4,899,672 SF	112.481 AC
Net Land Area:	4,899,672 SF	112.481 AC
Permitted Uses: Use Unit 6 single-family detached dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	277	
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 Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Minimum Livability Space:	5,000 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 *****	
First Floor Exterior Materials:	100% masonry *****	
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot *****	

* Of total lots, maximum of 25% at 60 FT, minimum of 25% at 70 FT, and balance at 65 FT in width.

** 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 AG and is vacant/agricultural. To facilitate this PUD, a companion rezoning application (BXZO 24.02) is proposed to rezone the site from AG to RS-2 Residential Single-Family Medium Density District. Most of the abutting land is zoned RS-3 and RS-2 within PUDs (“Conrad Farms,” “Ellis Ranch,” “The Preserve,” and “Pecan Meadows”), with the balance of the land zoned AG. “Conrad Farms” (“Conrad Village”) is developed, “Ellis Ranch” and “The Preserve” are in engineering design and permitting, and “Pecan Meadows” has not been developed and is vacant and agricultural. The AG-zoned areas are primarily agricultural and vacant to the north and southeast, and rural residential to the west. Existing zoning patterns are represented on Exhibit F and proposed zoning patterns are represented on Exhibit G of this PUD.

IV.B. ACCESS AND CIRCULATION: As designed, the development will have several points of access to East 161st Street South. A stub street is proposed to connect to “The Preserve” to the south, and another to an unplatted tract to the southeast, facilitating accessibility between the subject property, area streets, and adjoining future developments. Right-of-way will be dedicated for the 161st Street South Arterial Street frontage in accordance with the Subdivision Regulations. All other streets within the subdivision will be local, minor residential streets unless otherwise required during the platting or engineering design and permitting stages.

Streets serving Spartan Crossings are proposed to be public. However, the development will have the option of private, gated streets, per this PUD. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Bixby for minor public streets; provided, however, the City of Bixby may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced 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. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

Except as otherwise provided in this PUD, sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of five (5) feet in width along 161st St. S. and four (4) feet in width elsewhere, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

Limits of No Access (LNA) will be imposed by the future plat along the 161st Street South frontage, except at approved street intersection(s).

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the arterial street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners’ Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within Reserve Areas containing neighborhood amenities. Residential signage shall otherwise comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A twelve-inch (12”) waterline is located on the north side of 161st Street South at “Conrad Farms” (“Conrad Village”). Waterlines will be extended to serve the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

A 21” sanitary sewerline is located along the south side of 161st Street South within the site's northeast corner. Sanitary sewer service will be extended throughout the site and south to serve “The Preserve.”

Several large stormwater drainage and detention Reserve Areas are conceptually planned throughout the site, as reflected on Exhibit C of this PUD. These facilities will drain to the Bixby Creek tributary along the east side of the site. Drainage and stormsewer are in design and are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit C of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is relatively flat and primarily drains to the northeast to a tributary of Bixby Creek.

As represented on Exhibit E “FEMA Floodplain Map,” a substantial portion of the site is located within the Zone AE 100-year (1% Annual Chance) Regulatory Floodplain and most of the balance is within Shaded Zone X 500-year (0.2% Annual Chance) Floodplain. Development must be designed and permitted in accordance with both FEMA and the City of Bixby Floodplain Regulations, including the FEMA Letter Of Map Revision based on Fill (LOMR-F) process.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Osage Silty Clay, 0-1% slopes (54.1% of site), Wynona Silty Clay, 0-1% slopes (25.4% of site), Choska Very Fine Sandy Loam, 0-1% slopes (24.4% of site), and small percentages of Latanier Clay, 0-1% slopes, Dennis-Radley Complex, 0-12% slopes, and Dennis Silt Loam, 3-5% slopes. Development constraints associated with these soil types, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Similar soils have been encountered in the immediate area. If required prior to construction, however, a new geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Bixby Planning Commission and approved by the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots and dwelling units contained within the plat.

When fully platted, not less than 20% of Spartan Crossings shall be preserved as open space for the enjoyment of the residents and shall include a neighborhood park. To further demonstrate that this PUD will impose higher development standards than could otherwise be permitted under the existing Zoning Code provisions, livability space reductions per Bixby Zoning Code Section 11-7I-5.C. shall only be drawn from open space areas exceeding this required 20%.

IV.G. STANDARDS PERTAINING TO DWELLINGS: 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. The exterior surface of any foundation, including stem walls, shall also be of masonry. Each lot shall have installed and thereafter maintain at least one (1) landscaping tree. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document.

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.

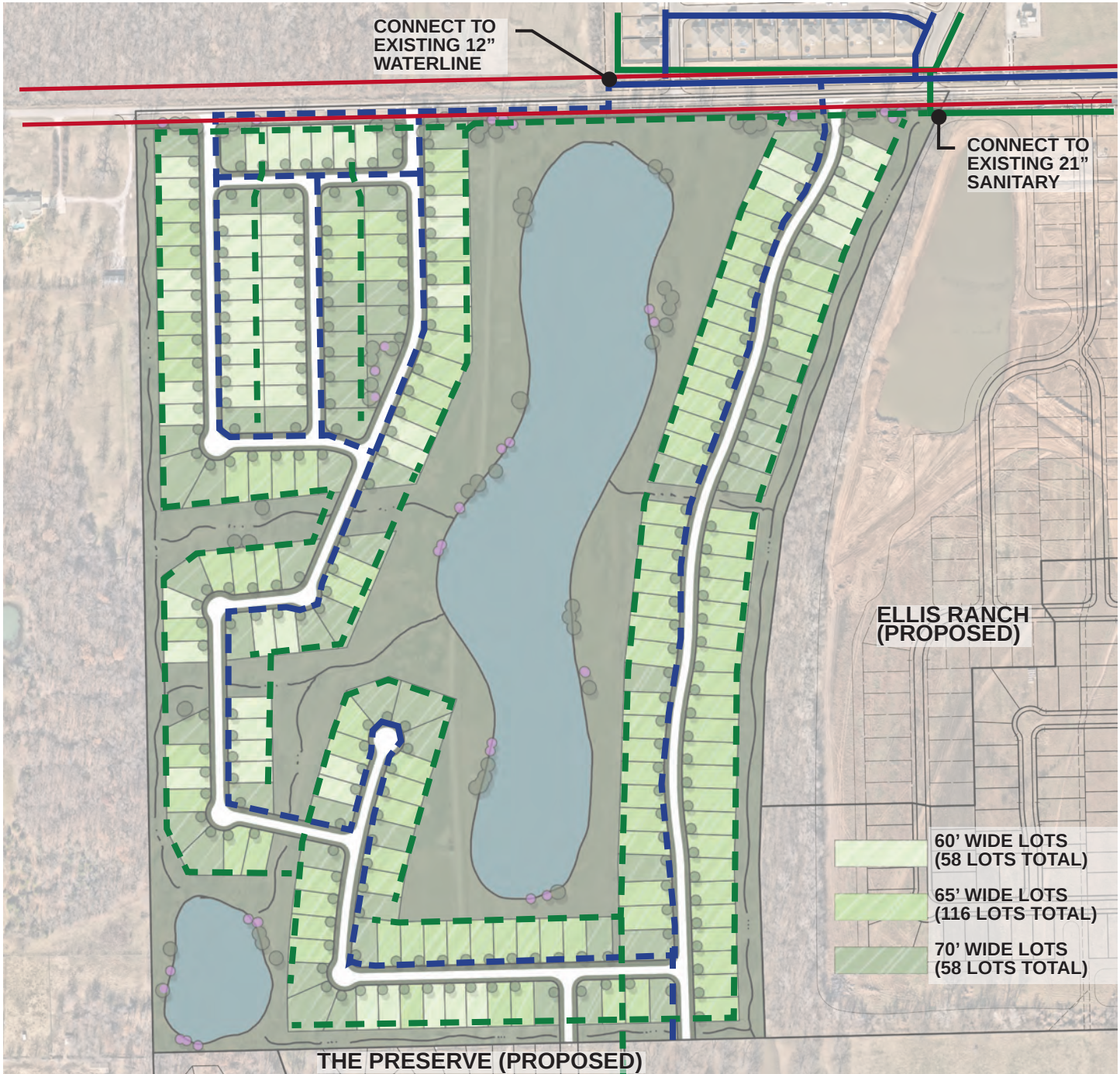
Spartan Crossings

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF MAY 7 2024

EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- - - - - PROPOSED WATER SERVICE SYSTEM
- - - - - PROPOSED SANITARY SEWER SYSTEM

——— EXISTING OVERHEAD ELECTRIC

11



Spartan Crossings

EXHIBIT D

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED MAY 7, 2024
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY



LEGEND

Map unit symbol	Map unit name	Rating	Acres on Site
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded	A-4	24.4
14	Dennis silt loam, 3 to 5 percent slopes, eroded	A-6	0.3
16	Dennis-Radley complex, 0 to 12 percent slopes	A-6	2.2
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded	A-7-6	4.9
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	A-7-5	54.1
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	A-7-6	25.4

12

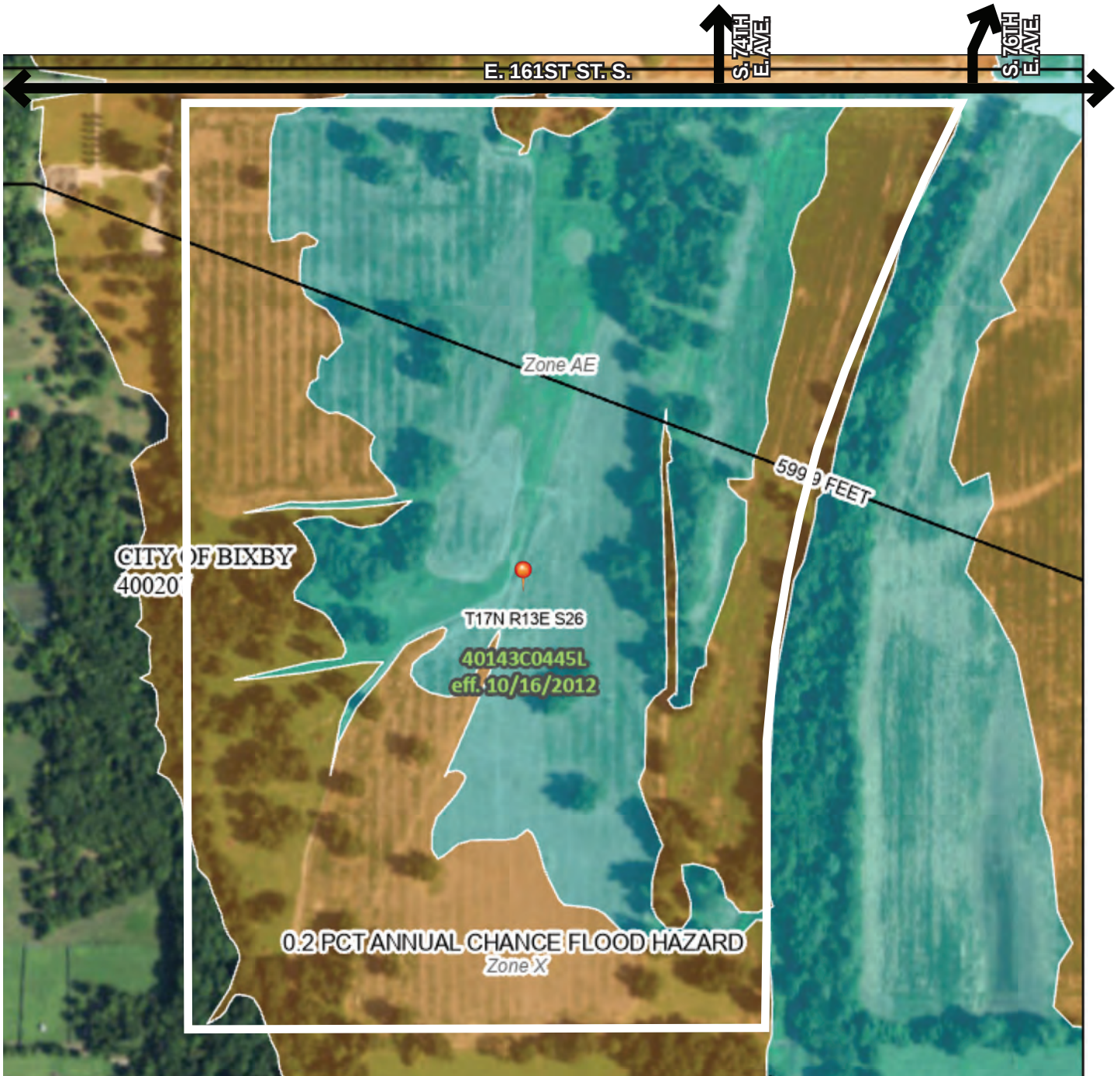


Spartan Crossings

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0445L,
EFFECTIVE 10/16/2012

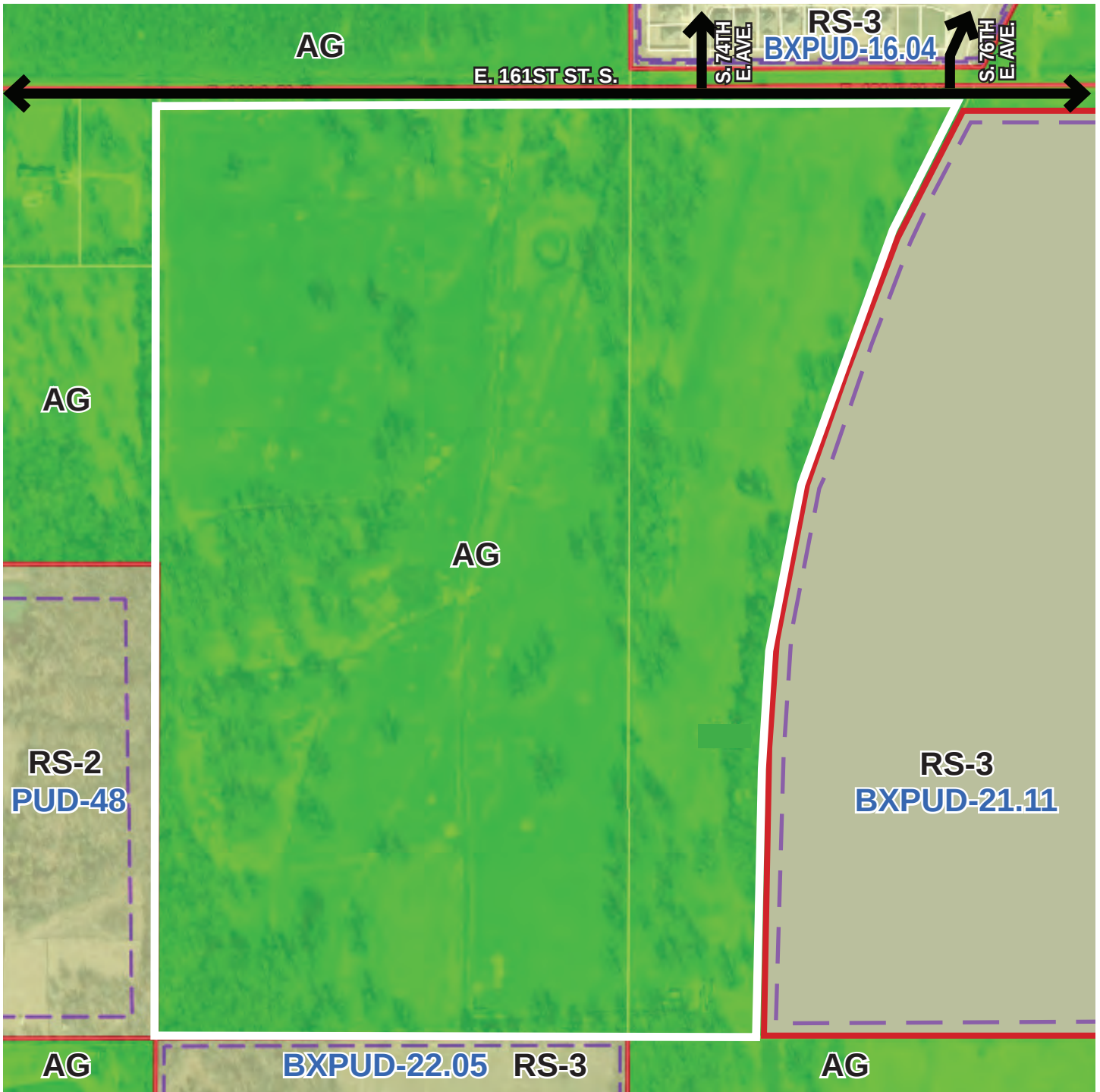


Spartan Crossings

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 22, 2024 AND MODIFIED

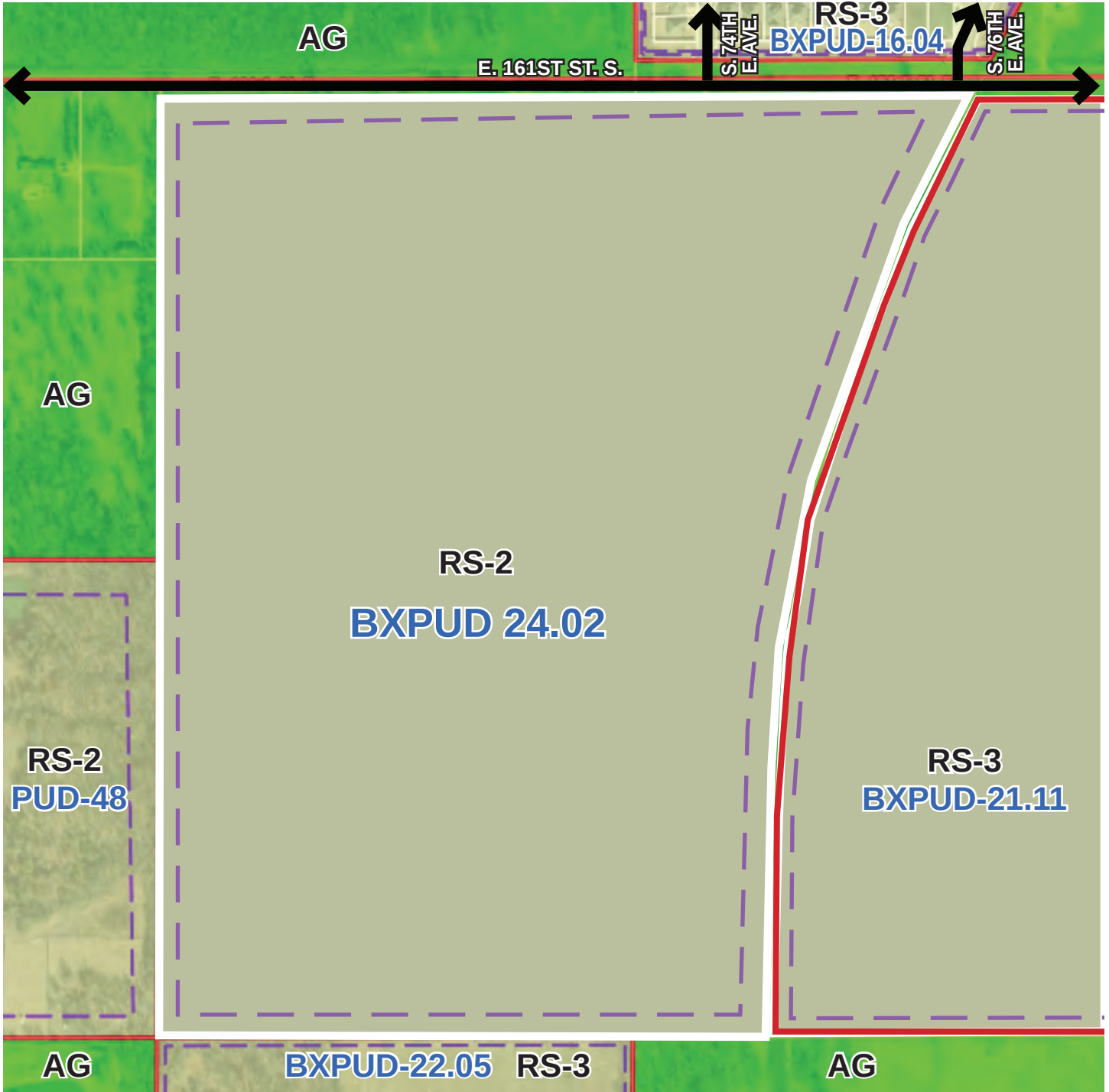


Spartan Crossings

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 23, 2024 AND MODIFIED

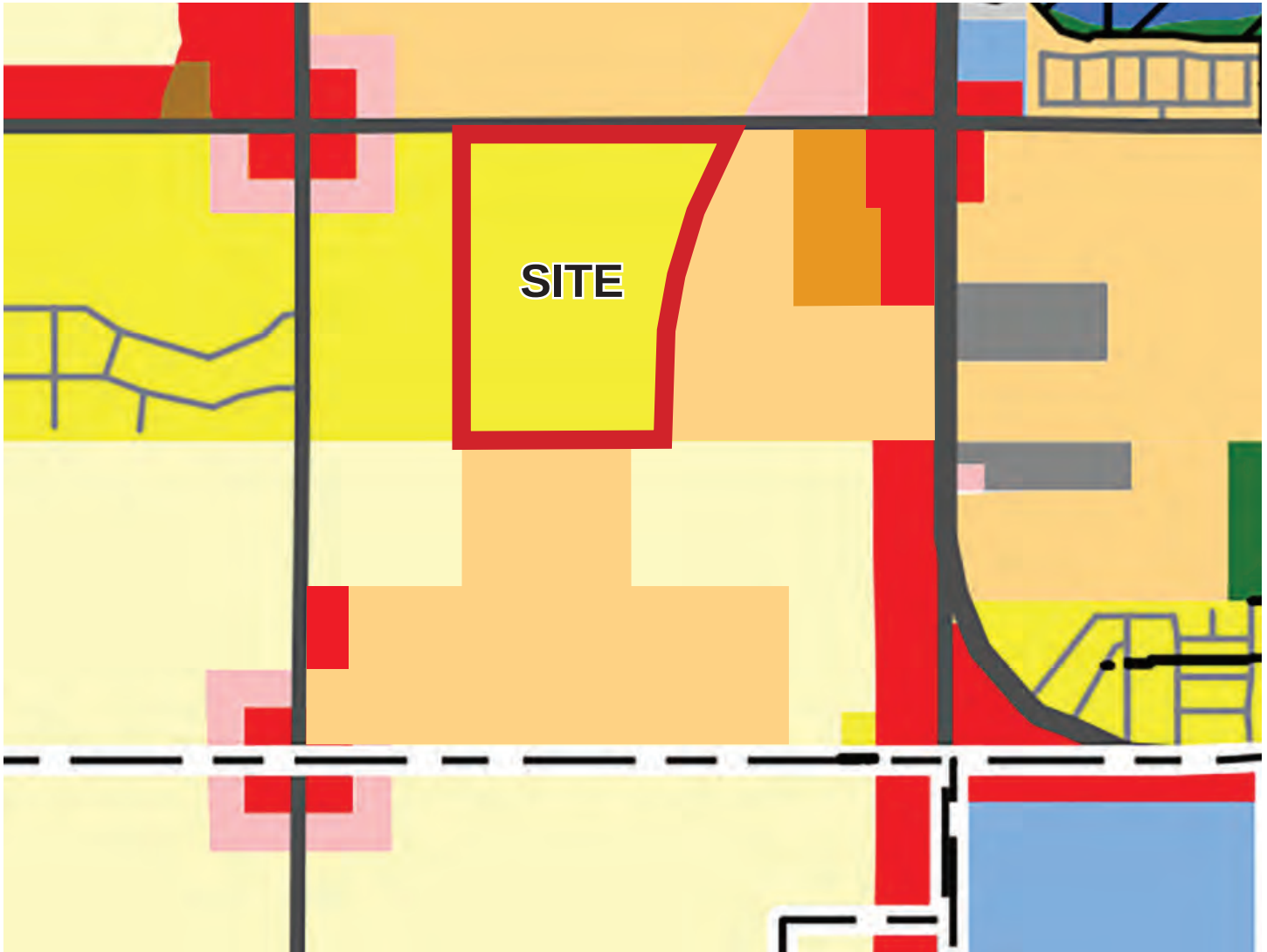


Spartan Crossings

EXHIBIT H

COMPREHENSIVE PLAN MAP

CITY OF BIXBY 2018 COMPREHENSIVE PLAN AND MODIFIED



Legend

Future Land Use

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

Density (du/ac.)

Future Land Use

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

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

Water Body
Stream / River



Spartan Crossings

EXHIBIT I

CONCEPTUAL PARK PLAN
CONCEPTUAL LAYOUT DATED MAY 7, 2024



Park plan is Conceptual in Nature and Subject to Change during Platting and Engineering Process

CITY OF BIXBY

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

Development Services – Engineering Memo

To: Joey Wiedel, Development Services Director
From: Justin Dowd, City Engineer
CC: Public Works
Development Services
Fire Department
City Manager
Erik Enyart, Tanner Consulting
File
Date: July 24, 2024
Re: **BXZO-24.02 & BXPUD-24.02 Spartan Crossing**

Engineering Review Comments:

BXZO-24.02

- No engineering comments on the rezone application.

BXPUD-24.02

- The sanitary sewer located along the south side of 161st will need to be an extension of the 21-inch sanitary sewer interceptor. The developer may want to discuss an economic development agreement to offset excess capacity sewer fees with City Council.
- Portions of this property are located within the floodplain. Where planned lots are currently in the floodplain, a FEMA Letter of Map Change (LOMC) will be required to remove the planned lot(s) from the floodplain prior to proceeding with filing a final plat that includes these areas.
- This property is located within Phase 3 of the City's South Bixby Drainage Plan. The conceptual layout appears to roughly follow the proposed development areas shown in the report.