AGENDA
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
September 21, 2015 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

(3) 1. Approval of Minutes for the August 17, 2015 Regular Meeting

PUBLIC HEARINGS

PLATS

(42) 2. **Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and consideration of a Preliminary Plat, a Final Plat, and certain Modifications/Waivers for "Chateau Villas," approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

OTHER BUSINESS

(71) 3. **BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and possible action to approve a PUD Detailed Site Plan and building plans for "Chateau Villas," a Use Unit 8 multifamily residential and commercial development for approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

(118) 4. (Continued from 05/18/2015, 07/20/2015, & 08/17/2015)
BSP 2015-05 – "Jiffy Lube Office Building" – W Design, LLC (PUD 54). Discussion and possible action to approve a PUD Detailed Site Plan and building plans for "Jiffy Lube Office Building," a Use Unit 11 office with incidental storage building development for approximately ½ acre consisting of Lot 2, Block 1, *Bixby Jiffy Lube.*
Property Located: 7700:8000-block of E. 118th St. S.

All items are for Public Hearing unless the item is worded otherwise

Persons who require a special accommodation to participate in this meeting should contact City Planner Erik Enyart, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: eenyart@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.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Posted By: Enyart

Date: 09/11/2015

Time: 12:40 PM

All items are for Public Hearing unless the item is worded otherwise

Persons who require a special accommodation to participate in this meeting should contact City Planner Erik Enyart, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: eenyart@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.

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MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
August 17, 2015 6:00 PM

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

STAFF PRESENT:
Erik Enyart, AICP, City Planner
Patrick Boulden, Esq., City Attorney

OTHERS ATTENDING:
(See text below; The Sign-In Sheet was not recovered after the meeting)

CALL TO ORDER:[1]

Chair Lance Whisman called the meeting to order at 6:02 PM.

ROLL CALL:

Members Present: Larry Whiteley, Lance Whisman, Jerod Hicks, and Thomas Holland.
Members Absent: Steve Sutton.

CONSENT AGENDA:

1. Approval of Minutes for the July 20, 2015 Regular Meeting

Chair Lance Whisman introduced the Consent Agenda item and asked to entertain a Motion. Larry Whiteley made a MOTION to APPROVE the Minutes of the July 20, 2015 Regular Meeting as presented by Staff. Thomas Holland SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whiteley, Whisman, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	4:0:0

[1] Prior to the Call to Order, Erik Enyart advised Chair Lance Whisman that Steve Sutton had texted his regrets that he would not be able to attend due to a conflict.

PUBLIC HEARINGS

2. **BZ-384 – Tanner Consulting, LLC.** Public Hearing, discussion, and consideration of a rezoning request from RS-2 Residential Single-Family District, RS-3 Residential Single-Family District, and AG Agricultural District to RS-3 Residential Single-Family District for approximately 42.488 acres in the E/2 of Section 17, T17N, R13E.
Property Located: 2800-block of E. 141st St. S.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Thursday, August 13, 2015*
RE: *Report and Recommendations for:*
BZ-384 – Tanner Consulting, LLC

LOCATION:
- *2800-block of E. 141st St. S.*
- *Part of the E/2 of Section 17, T17N, R13E*

LOT SIZE: *42.488 acres, more or less*
EXISTING ZONING: *RS-2 Residential Single-Family District, RS-3 Residential Single-Family District, and AG Agricultural District*
EXISTING USE: *Agricultural*
REQUESTED ZONING: *RS-3 Residential Single-Family District*
SUPPLEMENTAL ZONING: *None*
SURROUNDING ZONING AND LAND USE:

North: *(Across 141st St. S.) RS-1; Single-family homes in Country Meadows and Snow Tree Addition and rural residential and vacant/wooded land, all zoned RS-1 in the City of Jenks.*

South: *RS-3; Agricultural land zoned RS-3 in the City of Bixby.*

East: *AG & RS-3; Approximately 33 acres containing 15 parcels consisting of rural/residential, vacant/wooded, and agricultural land along 141st St. S. and Harvard Ave., all zoned AG in unincorporated Tulsa County and agricultural land; also abutting to the east are single-family residential homes and vacant lots in The Reserve at Harvard Ponds and The Enclave at Harvard Ponds zoned RS-3 in the City of Bixby. To the southeast of the Enclave at Harvard Ponds is agricultural and rural/residential land zoned AG in the City of Bixby and unincorporated Tulsa County.*

West: *AG; A 40-acre tract (recently conveyed from Sutherland Trust to Flying Cow, LLC) containing agricultural land and a single-family house in unincorporated Tulsa County, the agricultural NW/4 of this Section (160 acres) in unincorporated Tulsa County, an agricultural 25-acre tract in the City of Bixby, and rural/estate residential, agricultural, and vacant/wooded land in an unplatted subdivision along the Columbia Ave. private street in unincorporated Tulsa County, all zoned AG.*

COMPREHENSIVE PLAN: *Low Intensity/Development Sensitive + Residential Area/Vacant, Agricultural, Rural Residences, and Open Land + Corridor*
PREVIOUS/RELATED CASES: (not necessarily a complete list)

BZ-134 – Clinton Miller for Roger P. Metcalf – Request for rezoning from AG to RS-2 for approximately 74 acres, including the 32-acre subject property tract; the easterly approximately 42/43 acres of which was eventually platted as part of The Reserve at Harvard Ponds subdivision. PC Recommended Approval 02/28/1983 and City Council Approved 03/07/1983 (Ord. # 477).

BZ-223 – George Suppes – Request for rezoning from AG to RS-3 for approximately 52.1 acres, the N. 333.58' (6.7 acres) of which has been deeded to Jenks Land, LLC and is part of the subject property – PC Recommended Approval 09/16/1996 and City Council Approved 10/28/1996 (Ord. # 746).

Annexation Jenks Land, LLC – Petition for annexation of the 4-acre subject property tract – pending Public Hearing and City Council consideration 08/24/2015.

RELEVANT AREA CASE HISTORY: (not necessarily a complete list; does not include cases in the City of Jenks or unincorporated Tulsa County)

BZ-11 – Louis Levy for Tom Sitrin – Request for I-1, C-1, and R-1 zoning for approximately 660 acres (all of Sitrin Center Addition) to the east of subject property – believed to have been rezoned with modifications, per case notes and correspondence found in case file (Ordinance not found) by City Council on 02/06/1973.

BZ-57 – Joe Donelson/J-B Engineering Co. for Frank & Maria Sweetin/Jody Sweetin – Request for rezoning from AG to RS-1 for approximately 142 acres (all of the NW/4 of Section 16, T17N, R13E, Less & Except the E. 300' thereof) to the east of subject property – PC Recommended Approval 07/25/1977 and City Council Approved 09/12/1977 (Ord. # 337).

BZ-58 – Joe Donelson/J-B Engineering Co. for Frank & Maria Sweetin/Jody Sweetin – Request for rezoning from AG to RS-2 for approximately 142 acres (all of the NW/4 of Section 16, T17N, R13E, Less & Except the E. 300' thereof) to the east of subject property – Withdrawn 10/03/1977.

Final Plat of Springtree – Jody L. Sweetin – City Council approved the Final Plat of Springtree 04/03/1978 and Plat # 3794 recorded 04/28/1978 to the east of subject property.

BZ-66 – Jody L. Sweetin – Request for rezoning from RS-1 to RS-2 for approximately 100.53 acres (all of the NW/4 of Section 16, T17N, R13E, lying south of Springtree, Less & Except the E. 300' thereof) to the east of subject property – PC Recommended Approval 07/31/1978 and City Council Approved 10/16/1978 (Ord. # 364).

Final Plat of "Springtree South" – Jody Sweetin – Request for Final Plat approval for "Springtree South," including 189 lots, for approximately 101 acres (all of the NW/4 of Section 16, T17N, R13E, lying south of Springtree, Less & Except the E. 300' thereof) to the east of subject property – PC Recommended Conditional Approval 07/30/1979 (not ever platted).

BZ-86 – Louis Levy – Request for RS-3, RD, RM-2, OL, OM, and CS zoning for approximately 602 acres (Sitrin Center Addition Less & Except Lot 1, Block 1, and Less & Except the E. 300' of Lot 6, Block 1) to the east of subject property – PC Recommended Modified Approval 04/28/1980 and City Council Approved 06/16/1980 (Ord. # 402).

PUD 1 – Royal Park Estates – Louis Levy – Request for PUD approval for approximately 602 acres (Sitrin Center Addition Less & Except Lot 1, Block 1, and Less & Except the E. 300' of Lot 6, Block 1) to the east of subject property – PC Recommended Approval 04/28/1980 and City Council Approved 06/16/1980 (Ord. # 403).

PUD 3 – Celebrity Country – Replaced PUD 1 but retained underlying zoning – PC Recommended Approval 09/27/1982 and City Council Approved 10/04/1982 (Ord. # 465).

BZ-186 – Gary L. Sulander for Preferred Investments Corp. – Request for CS, OL, RM-1, and RD zoning for approximately 30 acres (S/2 SW/4 SW/4 and NE/4 SW/4 SW/4 of Section 16, T17N, R13E) to the east of subject property – PC Recommended Approval 05/02/1988 and City Council Approved 05/24/1988 (Ord. # 586).

BZ-197 – Stephen D. Carr / George Suppes – Request for rezoning to RS-3, RM-2, CS, and IL for approximately 399.49 acres (Lots 2, 3, and 5, Block 1, Sitrin Center Addition, Less & Except that part lying E. of the Centerline of Kimberly-Clark Pl., and Lot 6, Block 1, Sitrin Center Addition, Less & Except the E. 300' thereof, and the NW/4 of Section 16, T17N, R13E, lying south of Springtree, Less & Except the E. 300' thereof) to the east of subject property – PC Recommended Modified Approval 03/21/1991 and City Council Approved with modifications, including IL, CS, RM-2, RS-3, and RS-1, on 04/13/1991 (Ord. # 652).

BPUD (PUD) 12 – George Suppes / Stephen D. Carr & Associates – Request for PUD approval for approximately 399.49 acres (Lots 2, 3, and 5, Block 1, Sitrin Center Addition, Less & Except that part lying E. of the Centerline of Kimberly-Clark Pl., and Lot 6, Block 1, Sitrin Center Addition, Less & Except the E. 300' thereof, and the NW/4 of Section 16, T17N, R13E, lying south of Springtree, Less & Except the E. 300' thereof) to the east of subject property – replaced PUD 3 for the concerned part thereof – PC Recommended Approval 03/21/1991 and City Council Approved 04/13/1991 (Ord. # 653; ordinance appears to have excluded the W/2 of the SW/4 of Section 16, T17N, R13E).

PUD 12 Major Amendment – "Amendment A" – Stephen D. Carr & Associates – Request for Major Amendment to PUD 12 to the east of subject property – redesignated BPUD 12 as "PUD 12-A" – PC recommended Conditional Approval 11/21/1994 and City Council Approved 01/09/1995 (Ord. # 713;

ordinance appears to have used a legal description that does not properly close. The part with the deficient legal description corresponded to the subject property acreage lying outside Sitrin Center Addition. Because of the legal description error, INCOG did not change the official Zoning Map to reflect "PUD 12-A." Since superseded by PUD 12-D).

BZ-226 – George Suppes – Request for rezoning from RS-2 to RS-3 for approximately 42/43 acres, part of which was eventually platted as part of The Reserve at Harvard Ponds subdivision to the east of subject property. PC Recommended Approval 10/21/1996 and City Council Approved 11/25/1996 (Ord. # 748).

PUD 12-A Major Amendment – "Amendment B" – Stephen D. Carr & Associates – Request for Major Amendment to PUD 12 to the east of subject property – PC recommended Conditional Approval 03/16/1998 and City Council Approved 03/23/1998. However, it was not approved by ordinance, as required (reference Zoning Code Sections 11-7I-8.G, 11-7I-8.D, and 11-5-4.E.3). Rather, it was approved by majority vote of the City Council per the approved Minutes of the March 23, 1998 City Council meeting.

BZ-299 – Tanner Consulting, LLC – Request for rezoning from AG to RS-3 for "Pierce Tract Description" of 6.230 acres and the "Sexton Tract Description" of 3.251 acres for the The Reserve at Harvard Ponds subdivision to the east of subject property. PC Recommended Approval 12/15/2003 and City Council Approved the "Pierce Tract Description" of 6.230 acres 02/02/2004 (Ord. # 884). "Sexton Tract Description" added to Ord. # 2085 correcting Ord. # 884 approved 06/25/2012.

Preliminary Plat of The Reserve at Harvard Ponds – Request for Preliminary Plat approval for The Reserve at Harvard Ponds to the east of subject property – PC Recommended Approval 12/15/2003 and City Council Approved 02/02/2004.

BBOA-426 – Kenneth Laster – Request for Special Exception to allow a Use Unit 5 church and similar uses on the 25-acre tract abutting subject property to the west at the 2600-block of E. 151st St. S. and the adjacent 2-acre tract addressed 2909 E. 151st St. S. – BOA Approved 08/02/2004.

Final Plat of The Reserve at Harvard Ponds – Request for Final Plat approval for The Reserve at Harvard Ponds (including subject property) – PC Recommended Approval 09/23/2004 and City Council Approved 09/27/2004 (Plat # 5822 recorded 10/13/2004).

BZ-310 – Tanner Consulting, LLC – Request for rezoning from AG to RS-3 for 10.087 acres which was later platted as part of the The Enclave at Harvard Ponds subdivision to the east of subject property – PC Recommended Approval with an amendment to the legal description as requested by Applicant 04/18/2005 and City Council Approved 05/09/2005 (Ord. # 905).

BBOA-438 – Tanner Consulting, LLC – Request for Special Exception to allow a Use Unit 5 [neighborhood] community pool and playground in the RS-3 Residential Single Family District to the southeast of subject property for Lot 8, Block 8, The Reserve at Harvard Ponds – BOA Approved 06/06/2005.

PUD 12-A Major Amendment – "Amendment C" – "Amendment C" to PUD 12 was received from attorney George Suppes on 10/17/2007. It was not formally submitted for consideration, was not approved, and so has no effect. It is listed here for accounting purposes. The 2012/2013 Major Amendment was designated Amendment # D "Geiler Park" to account for all versions known to have existed.

Sketch Plat of "Three Lakes Estates" – Tanner Consulting, LLC – Request for Sketch Plat approval for "Three Lakes Estates" for the NW/4 of this Section 17, T17N, R13E, approximately 160 acres, to the west of subject property in unincorporated Tulsa County – PC Tabled Indefinitely 08/18/2008 as requested by the surveyor.

BBOA-552 – Robert Campbell III & Karen M. Campbell – Request for Variance from the accessory building maximum floor area per Zoning Code Section 11-8-8.B.5 to allow a new 5,000 square foot addition to an existing 900 square foot accessory building in the rear yard for property in the RS-3 Residential Single Family District to the southeast of subject property at 14426 S. Harvard Ave. – Withdrawn in December, 2011 due to error in Zoning Map per BZ-299.

BBOA-565 – Robert Campbell III & Karen M. Campbell – Request for Variance from the accessory building maximum floor area per Zoning Code Section 11-8-8.B.5 to allow a new 5,000 square foot addition to an existing 900 square foot accessory building in the rear yard for property in the RS-3 Residential Single Family District to the southeast of subject property at 14426 S. Harvard Ave. – BOA Denied 08/06/2012.

PUD 12-A – Major Amendment # D "Geiler Park" – Request for approval of Major Amendment # D to PUD 12-A, to be known as "PUD 12-D" for Geiler Park, which amendment proposed the extension of the business/industrial park areas, the inclusion of additional permitted uses within the business/industrial park areas, and the modification of bulk and area limitations – PC Recommended Conditional Approval 07/16/2012 and City Council Conditionally Approved the application only, and not the ordinance effecting the zoning change, 08/13/2012 (Ord. # 2088 executed in error). City Council repealed the spurious Ord. # 2088 and approved a revised Major Amendment # D by new ordinance 02/11/2013 (Ord. # 2114).

Preliminary Plat of "Pine Valley Addition" – Tanner Consulting, LLC (PUD 12-D) – Request for Preliminary Plat approval for "Pine Valley Addition" for approximately 51.577 acres in part of the NW/4 of Section 16, T17N, R13E to the east of subject property – PC Recommended Conditional Approval 10/20/2014 and City Council Conditionally Approved 11/10/2014.

BACKGROUND INFORMATION:

Per pre-application coordination meetings with the Applicant and developer, Mike Wallace of Jenks Land, LLC, and per the "Presley Heights" "Conceptual Site Plan 4" drawing included with the BZ-384 application and/or annexation petition, this rezoning is intended to entitle the entire 42.488-acre development area for a single-family housing addition by name of "Presley Heights." Lots are represented as typically 70' in width, but a few 65'-wide lots are represented and have been discussed in pre-application meetings. The development is presently designed to have two (2) phases, with the northerly phase occurring first. The same developer developed The Reserve at Harvard Ponds under the entity name Spartan Development, LLC, beginning approximately 10 years ago.

ANALYSIS:

Subject Property Conditions. The subject property of approximately 42.488 acres is zoned RS-2 Residential Single-Family District, RS-3 Residential Single-Family District, and AG Agricultural District, and is agricultural in use. It has approximately 597.28' of frontage on 141st St. S. and has 60' of frontage on the west dead-end of the 144th Pl. S. Collector Street in The Reserve at Harvard Ponds and 50' of frontage on the west dead-end of the 146th Pl. S. residential local minor street in The Enclave at Harvard Ponds.

The subject property parent tracts consist of three (3) existing or former parcels:

1. *An approximately 32-acre tract in part of the W/2 of the NE/4 of this Section, Assessor's Parcel Account # 97317731700750, acquired from Sutherland Trust per Tulsa County Clerk's Document # 2015067107 (singular deed using a combined legal description may have resulted in a singular parcel combined with the following); this parcel was part of that area annexed 12/06/1982 per Ord. # 468, and is zoned RS-2 per BZ-134 in 1983,*
2. *An approximately 4-acre, "flag-lot" tract in part of the NE/4 of this Section, Assessor's Parcel Account # 97317731710240, acquired from Sutherland Trust per Tulsa County Clerk's Document # 2015067107 (singular deed using a combined legal description may have resulted in a singular parcel combined with the preceding); this parcel is presently zoned AG in unincorporated Tulsa County and has been petitioned for annexation; and*
3. *An approximately 6.7-acre tract, the N. 333.58' of the former Bara Acres, LLC parcel of 54 acres, more or less, in the W/2 of the SE/4 of this Section, Assessor's Parcel Account # 97317731755050; this former 54-acre tract was annexed 03/25/1996 per Ord. # 733 and the 6.7-acre tract was rezoned to RS-3 along with the balance of the former 54-acre tract per BZ-223 per Ord. # 746 dated 10/28/1996.*

The subject property appears to be presently served by the critical utilities (water, sewer, electric, etc.), or otherwise will be served by line extensions as required. Parts or all of the subject property may lie within the service district of Creek County Rural Water District # 2 (research is pending).

The subject property is moderately sloped. The highest point of the northerly portions of the subject property appears to be the northwest corner, and the land appears to drain southerly/southeasterly toward approximately three (3) existing "farm ponds" along an upstream tributary of Posey Creek, which flows easterly along the north side of The Reserve at Harvard Ponds. The highest point of the southerly portions of the subject property appears to be an easterly side / toward the top of a small hill, located just west of the 32-acre tract subject property tract, and the land appears to drain southerly/southeasterly, easterly, and northeasterly from this point, ultimately toward two (2) upstream tributaries of Posey Creek.

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Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Low Intensity/Development Sensitive (2) Residential Area/Vacant, Agricultural, Rural Residences, and (3) Corridor.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that the requested RS-3 district is In Accordance with the Low Intensity and May Be Found In Accordance with the Development Sensitive and Corridor designations of the Comprehensive Plan Land Use Map.

Page 7, item numbered 1 of the Comprehensive Plan states:

> *" The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands are recommendations which may vary in accordance with the Intensities depicted for those lands." (emphasis added)*

This language is also found on page 30, item numbered 5.

This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific "Land Use" (other than "vacant, agricultural, rural residences, and open land," which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the "Land Use" designation on the Map should be interpreted to "recommend" how the parcel should be zoned and developed. Therefore, the "Land Use" designation of the Comprehensive Plan Land Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council.

The Matrix does not indicate whether or not the requested RS-3 district would be in accordance with the Vacant, Agricultural, Rural Residences, and Open Land Land Use designation of the Plan Map. However, this Vacant, Agricultural, Rural Residences, and Open Land designation cannot be interpreted as permanently-planned land uses, and so the specific land use designation test as indicated on Page 7, item numbered 1 and page 30, item numbered 5 of the Comprehensive Plan, would not apply here.

Surrounding Zoning and Land Use Compatibility. Surrounding zoning is primarily AG, RS-1, and RS-3, all as depicted on the case map and as described in further detail in the paragraphs that follow.

Across 141st St. S. to the north are single-family homes in Country Meadows and Snow Tree Addition and rural residential and vacant/wooded land, all zoned RS-1 in the City of Jenks.

South of the subject property is the balance of the former Bara Acres, LLC parcel of 54 acres, more or less, in the W/2 of the SE/4 of this Section, zoned RS-3 in the City of Bixby. The 6.7-acre subject property tract was acquired from this former 54-acre tract.

Lying to the east is an area of approximately 33 acres containing 15 parcels consisting of 10 rural/residential homes, vacant/wooded, and agricultural land along 141st St. S. and Harvard Ave., all zoned AG in unincorporated Tulsa County and agricultural land. A Posey Creek tributary bisects this area diagonally northwest to southeast. Also abutting to the east are single-family residential homes and vacant lots in The Reserve at Harvard Ponds and The Enclave at Harvard Ponds zoned RS-3 in the City of Bixby. To the southeast of the Enclave at Harvard Ponds is agricultural and rural/residential land zoned AG in the City of Bixby and unincorporated Tulsa County.

Abutting to the west is a 40-acre tract (recently conveyed from Sutherland Trust to Flying Cow, LLC) containing agricultural land and a single-family house in unincorporated Tulsa County, the agricultural NW/4 of this Section (160 acres) in unincorporated Tulsa County, an agricultural 25-acre tract in the City of Bixby, and rural/estate residential, agricultural, and vacant/wooded land in an unplatted subdivision along the Columbia Ave. private street in unincorporated Tulsa County, all zoned AG.

RS-2 zoning (existing on the 32-acre tract subject property) would represent a better zoning pattern for the subject property, as it would serve as a buffer/transition zone between the lower-density single-family development patterns zoned RS-1 to the north in Jenks and the RS-3 zoning to the south/east in The Reserve at Harvard Ponds and The Enclave at Harvard Ponds. It would also serve as an appropriate buffer/transition zone between these existing RS-3-zoned areas and the rural/estate residential development areas zoned AG to the east along 141st St. S. and Harvard Ave. and along the Columbia Ave. private street to the southwest. Further, it would mirror the RS-2/PUD 12-D buffer/transition zone between RS-3/PUD 12-D zoning and RS-1 zoning and lower-density single-family development patterns in Springtree to the east. However, the preponderance of the surrounding zoning is RS-3, and the requested RS-3 zoning would be a logical extension of the large, established RS-3 district abutting to the east and south. Thus, the surrounding zoning and land use patterns appear to support the requested rezoning to RS-3, but care should be taken to ensure compatibility, consistency, and overall development quality.

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Whether residential or nonresidential, the City of Bixby has observed that better development outcomes result when properties develop by either PUD or through the use of minimum building standards. These methodologies typically secure better planning and site design and afford the community the ability to provide more input into the design, minimum construction standards, and development amenities.

The application does not specify what minimum construction standards may be proposed for houses, or whether any neighborhood amenities are planned (Reserve Areas for passive or active private recreation such as pools, clubhouses, playgrounds, water features, walking trails, etc., or Reserve Areas or easements along 141st St. S. to contain enhanced subdivision walls/fences, common landscaping, entrance features, etc.). A PUD or strict minimum construction standards would provide what is planned in this regard, and would give the City a better understanding of what it is being asked to approve.

Minimum construction standards for individual homes have been discussed in pre-application coordination meetings, and the "Presley Heights" "Conceptual Site Plan 4" drawing included with the BZ-384 application and/or annexation petition represents greenspace areas for stormwater drainage and detention, which areas may be neighborhood amenities. However, "Contract/conditional rezoning" is not allowed by law, and so offers and promises made by the Applicant are not enforceable and can only be made part of the Zoning entitlement if included in a PUD.

It should be noted that this is the same recommendation City Staff provided for BZ-378 – Bridle Creek Ranch, LLC, care of AAB Engineering, LLC, which was granted "straight" RS-3 zoning in January, 2015 for 50.76 acres at 161st St. S. and Riverview Rd. As of the date of this report, the prospective buyer/developer has only acquired one (1) of the three (3) parcels entitled with straight RS-3 zoning, and owned that singular parcel at the time of application. It remains to be seen if/when that particular developer will acquire the balance of the 50.76 acres and develop according to the assurances offered at the time of application.

Staff Recommendation. For the reasons outlined above, Staff is supportive of RS-3 zoning, but with a PUD or through the adoption of strict minimum construction standards if determined necessary by the City Council upon Planning Commission recommendation.

Chair Lance Whisman recognized Applicant Ricky Jones, AICP, of Tanner Consulting, LLC, 5343 S. Lewis Ave., Tulsa. Mr. Jones stated that he was attending along with Mike Wallace, who developed The Reserve at Harvard Ponds. Mr. Jones stated that Mr. Wallace had elected not to do a PUD, and that the goal was for this development to be a continuation of [The Reserve at Harvard Ponds and The Enclave at Harvard Ponds]. Mr. Jones contrasted the ["Bridle Creek Ranch" development] rezoning case referenced by Staff by stating that [Mike Wallace] had closed on the property. Mr. Jones stated that this was not speculative zoning and there was no fear that Mike [Wallace] would not develop it. Mr. Jones stated that the houses would be [a minimum of] 2,000 square feet for a one-story, and 2,500 square feet for a two-story, and would have 100% masonry on the first floor except for under porches, windows, and doors. Mr. Jones stated that the intended price point was between $270,000 and $370,000, and that one builder would develop all of [the lots]. Mr. Jones stated that [he and his client] would verbally agree to [these design standards]. Mr. Jones stated that [he and his client] would be back before the Planning Commission for the plat. Mr. Jones stated that, as was done in another [housing addition] development, the Restrictive Covenants of the plat would provide language that the "Architectural Review Committee cannot waive the [minimum house size and masonry] standards without City Council approval." Mr. Jones stated that [he and his client] did not need any relief [from Zoning bulk and area standards], and so did not see why they should go through the expense of a PUD. Mr. Jones stated that [he and his client] agreed to these standards verbally and to include them in the subdivision plat. Mr. Jones noted that [his firm had prepared a plat within] an old PUD that did not include house size or masonry standards, but that he put [the requisite] restrictions in [the Restrictive Covenants of] the plat. Mr. Jones stated that [he and his client] would rather not go through the expense, labor, time, and hassle to do a PUD. Mr. Jones stated that this rezoning was consistent with the Comprehensive

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Plan and surrounding zoning, and assured the Commissioners that the [house minimum standards] would be included in [the Restrictive Covenants of] the subdivision plat.

Jerod Hicks asked how many rooftops there would be, and Mike Wallace stated that the concept plan included approximately 98.

Thomas Holland asked how many lots would be lost if RS-2 zoning were maintained. Ricky Jones stated that no lots would be lost, but that [he and his client] would have to do a PUD. Mr. Holland stated that he liked the idea of a buffer between the RS-3 and RS-1 zoning.

Ricky Jones stated that there were a couple of other nuances to mention, including that the owner was seeking to annex 4 acres of the property, and that the property was in a Rural Water District. Mr. Jones stated that the Rural Water District could not meet fire standards. Mr. Jones noted that he and Erik Enyart had attended a [Creek County Rural Water District # 2] Board meeting, and that the concept was [for Creek County Rural Water District # 2] to purchase water from Bixby using master meters. It was stated that the expectation was that the water would come from the Bixby side, and that the development would be better served this way.

Ricky Jones stated that Mike Wallace was working with Mr. Sutherland on additional property to the west. Mr. Jones stated that the property should develop the way it should, and not in large, rural tracts.

Jerod Hicks confirmed with Ricky Jones that all the [stormwater detention] ponds would tie into the stream that goes through The Reserve at Harvard Ponds. Mr. Hicks asked if this development would have its own poolhouse, and Mr. Jones replied that it would not need a community pool, as the people would have their own pools. Mr. Jones stated that [Mike Wallace] had also bought land from Bara Acres, LLC [south of the former Sutherland property].

Erik Enyart stated that the City's preferred method was to get the minimum house standards in the PUD entitlement itself, but that the Applicant in this case had stated in a public meeting, on the record, that they would build a minimum of 2,000 single-story, 2,500 two-story, and 100% masonry houses except trim.

Ricky Jones stated that, if Mike Wallace sold the property, subsequent to rezoning, and if the future plat did not meet standards, the City could [administratively rezone the land] back to AG[, RS-2, and RS-3] zoning. Mr. Jones stated that he knew of a couple city-initiated rezonings in the City of Tulsa.

Ricky Jones was asked how much a PUD would cost to prepare, and Mr. Jones estimated, in this case, between $7,000 and $9,000. Mr. Jones stated that the purpose of the PUD was to do something innovative with the land, but that this was not the case here.

Mike Wallace noted that the lots in this development would be larger / deeper than those in The Reserve at Harvard Ponds.

Erik Enyart was asked, and reiterated the Staff Recommendation as "City Staff recommends PUDs, but if it is not found necessary by the Planning Commission and City Council, [the City] can still address [minimum house development standards] with the Restrictive Covenants of the plat."

Chair Lance Whisman recognized James Lee of 3149 E. 146th St. S. Mr. Lee stated that he lived on a dead-end road, and that "the Realtors told me, 'Don't expect anything back there,'" but indicated that he knew better. Mr. Lee expressed concern for traffic "flow increases." Mr. Lee estimated there were only 8 cars a day [passing in front of his house], but that, using [traffic modeling] standards, he estimated there would be 160 to 180 cars a day. Mr. Lee stated that "house values will go down, especially [for] families with kids." Mr. Lee asked "How is all the construction traffic going in?" Mr. Lee stated, "I would like to see it go through [141st St. S.] versus the existing" streets.

Jerod Hicks discussed the two phases and timing of infrastructure with Ricky Jones. Mr. Jones stated that there would be two (2) points of ingress/egress [in the first phase], and that the developer would "direct construction traffic as best we can." Mr. Jones noted that the City required stub-streets to allow for further development.

James Lee asked [the City and/or developer] to "Figure out a way to minimize the impact," especially for the sake of the kids.

A woman who stated that she owned four (4) pieces of property in "Harvard Ponds" and expressed concern for construction-related activities.

Ricky Jones stated that there was a Residential Collector street built in The Reserve at Harvard Ponds. Mr. Jones stated that there would only be one (1) builder, and that [that builder] would tell all his sub[contractors] to use 141st St. S.

Chair Lance Whisman clarified with Erik Enyart that the development was served by a Collector Street and 146th Pl. S.

James Lee asked what the difference was between RS-2 and RS-3 zoning. Erik Enyart responded that the Zoning Code had a tiered system, and that the RE Residential Estate district required the largest lots, and then the RS- districts went up to RS-4. Mr. Enyart stated that the RS-2 district would normally require the larger lots.

Larry Whiteley suggested using speed bumps.

James Lee stated that [the traffic models] indicate that, between school, errands, and other trips, there would be 4.5 trips per day [per house], resulting in "180 to 190 cars by my house per day." Mr. Lee[, referring to an extension of 146th Pl. S.,] stated, "I don't want a straight shot in here."

Chair Lance Whisman recognized Mike Wallace of 114 S. 3rd St., Jenks. Mr. Wallace stated that he was the owner of the property and developed The Reserve at Harvard Ponds. Mr. Wallace stated that this would be his 28th residential subdivision. Mr. Wallace stated that, as far as a PUD versus straight zoning, this had been a planning/planner/City discussion. Mr. Wallace stated that he "could

have done smaller lots, smaller homes," but "I don't do that. I like to save money." Mr. Wallace stated that, "For the most part, these will be more expensive homes than in The Reserve at Harvard Ponds." Mr. Wallace stated, "I realize homes were built that were not to [your] standards," but "we won't do that." Mr. Wallace stated, "This will be the first straight zoning we've done." Mr. Wallace stated "You have the same [control over minimum house development standards] through straight zoning." Mr. Wallace stated, "I acquired [the Bara Acres, LLC tract] per the City at considerable expense so" there would be a "third entrance." Mr. Wallace stated that the north half of the development would be built first, and suggested signs to "slow down or prohibit construction traffic." Mr. Wallace stated, "We will be a good neighbor." Mr. Wallace stated that there would be one (1) builder, which helped the developer control [construction traffic and waste]. Mr. Wallace stated, "I'm okay with a PUD." Mr. Wallace stated that it had been a while since he was before the Bixby City Council. Mr. Wallace stated that there was approximately 100 acres adjoining the property [that could become future phases of "Presley Heights"]. Mr. Wallace estimated approximately 36 months for build-out, and stated that it was true there is construction waste, until the last house is built and sod is down, but offered to work to reduce this. Mr. Wallace stated that, within The Reserve at Harvard Ponds, he had put in the stub-street in anticipation of developing this property.

Chair Lance Whisman recognized Gayla Carson of 3104 E. 141st St. S. (unincorporated Tulsa County) stated that she was "against RS-3 going between AG zoning. I'm not happy with RS-3 next to Agricultural zoning."

A question was raised regarding a four-way stop at the intersection of 146th Pl. S. and Gary Ave., which did not have stop signs [for all corners of the intersection]. Erik Enyart stated, "I would expect, as traffic increases, there would need to be four-way stop signs at the four-way stop." Mr. Enyart agreed to refer this matter to the Public Works Department.

Thomas Holland made a MOTION to Recommend Approval of RS-3 zoning per BZ-384. Larry Whiteley SECONDED the Motion.

Lance Whisman asked about how the Commission should handle the house development standards. Erik Enyart responded that, with a Motion to recommend approval, the Commission could "acknowledge the statements made" by the Applicant pertaining to minimum construction standards for houses.

Discussion ensued between Lance Whisman, Ricky Jones, Thomas Holland, Erik Enyart, and other Commissioners regarding discussion of the Motion, amending the Motion and Second, what would happen if the property changed hands, past experience with verbal offers during straight rezonings, whether the City could administratively rezone the property back to AG [RS-2, and RS-3] if the plat was submitted with development standards different than verbally offered at this public hearing, and acknowledgement of public statements in the Motion.

Ricky Jones, referring to minimum house construction standards to be included in the Restrictive Covenants of a future plat, stated "You have a position to fall back to if [Mike Wallace] sells the property." Mr. Jones expressed favor for doing future housing addition entitlements by PUD.

There being no further discussion, Thomas Holland amended his Motion as follows: MOTION to Recommend Approval of RS-3 zoning per BZ-384 with acknowledgement of the minimum house construction standards and other pertinent information provided by the developer and developer's representative at the meeting. Larry Whiteley amended his SECOND accordingly. Roll was called:

ROLL CALL:

AYE:	Holland, Whiteley, Whisman, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	4:0:0

PLATS

OTHER BUSINESS

3. (Continued from 05/18/2015 & 07/20/2015)
BSP 2015-05 – "Jiffy Lube Office Building" – W Design, LLC (PUD 54). Discussion and possible action to approve a PUD Detailed Site Plan and building plans for "Jiffy Lube Office Building," a Use Unit 11 office with incidental storage building development for approximately ½ acre consisting of Lot 2, Block 1, *Bixby Jiffy Lube.*
Property Located: 7700:8000-block of E. 118th St. S.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Friday, August 14, 2015*
RE: *Report and Recommendations for:*
BSP 2015-05 – "Jiffy Lube Office Building" – W Design, LLC (PUD 54)

LOCATION:
- *8000-block of E. 118th St. S.*
- *7740 E. 118th St. S. (previously associated address)*
- *7712 E. 118th St. S. (current address assigned per plat; reassignment recommended)*
- *Lot 2, Block 1, Bixby Jiffy Lube*

SIZE: *½ acre, more or less*
EXISTING ZONING: *OL Office Low Intensity District & PUD 54*
SUPPLEMENTAL ZONING: *PUD 54 for "Jiffy Lube"*
EXISTING USE: *Vacant lot*
DEVELOPMENT TYPE: *Approval of Detailed Site Plan including as elements: (1) Detailed Site Plan, (2) Detailed Landscape Plan, and (3) Detailed Lighting Plan, (4) Detailed Sign Plan, and (5) building plans and profile view / elevations pursuant to PUD 54 for "Jiffy Lube Office Building," an office/storage building development*
COMPREHENSIVE PLAN: *Medium/Low Intensity + Residential Area*
PREVIOUS/RELATED CASES: *(Not necessarily a complete list)*

BZ-182 – Eugene Green – Request for rezoning from RS-1 to CG for Lots 1 and 2 of Block 5, North Heights Addition (later replatted as Lot 1, Block 1, Bixby Jiffy Lube) at 11800 S. Memorial Dr. for a car lot (abutting subject property to the east) – City Council Approved 08/11/1987 (Ord. # 569).

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BBOA-449 – Patrick Moore for SBM Corporation – Request for Special Exception to authorize a Use Unit 17 Automotive and Allied Activities for a Jiffy Lube auto service facility for Lots 1 and 2 of Block 5, North Heights Addition (later replatted as Lot 1, Block 1, Bixby Jiffy Lube) at 11800 S. Memorial Dr. (abutting subject property to the east) – BOA Denied 10/02/2006.

BZ-318 – SBM Corporation for Eugene & Norma Green – Request for rezoning from RS-1 to OL for subject property Lot 3 Block 5, North Heights Addition (later replatted as Lot 2, Block 1, Bixby Jiffy Lube) – PC Recommended Approval 10/16/2006 and City Council Approved 11/13/2006 (Ord. # 953).

PUD # 54 – Jiffy Lube – Request for PUD overlay zoning for Lots 1, 2, and 3 of Block 5, North Heights Addition (later replatted as Bixby Jiffy Lube; includes subject property) – PC Recommended Approval 03/19/2007 and City Council Approved 04/09/2007 (Ord. # 963).

AC-07-04-01 – Request for Architectural Committee approval of site plans and the proposed Jiffy Lube and office buildings for Lots 1, 2, and 3 of Block 5, North Heights Addition (later replatted as Bixby Jiffy Lube; includes subject property) – Approved in April, 2007 per contemporary sources (Minutes of 04/16/2007 meeting not found).

AC-07-10-07 – Request for Architectural Committee approval of site plans and the proposed Jiffy Lube and office buildings for Lots 1, 2, and 3 of Block 5, North Heights Addition (later replatted as Bixby Jiffy Lube; includes subject property) – Tabled/No Action on 10/15/2007 due to realization that the site plans and buildings were already approved as per AC-07-04-01.

PUD # 54 Minor Amendment # 1 – Request for PUD Minor Amendment for Lots 1, 2, and 3 of Block 5, North Heights Addition (later replatted as Bixby Jiffy Lube; includes subject property) to revise building setback lines to reflect the newly-dedicated additional right-of-way as proposed by the plat – PC Approved 01/21/2008.

Preliminary Plat of Bixby Jiffy Lube – Request for Preliminary Plat approval for "Bixby Jiffy Lube," a replat of Lots 1, 2, and 3 of Block 5, North Heights Addition (includes subject property) – PC Recommended Conditional Approval 12/17/2007 and City Council Conditionally Approved 01/14/2008.

Final Plat of Bixby Jiffy Lube – Request for Final Plat approval for "Bixby Jiffy Lube," a replat of Lots 1, 2, and 3 of Block 5, North Heights Addition (includes subject property) – PC Recommended Conditional Approval 01/21/2008 and City Council Conditionally Approved 01/28/2008 (Plat # 6276 recorded 03/02/2009).

AC-08-01-02 – Request for Architectural Committee approval of revised site plans and the proposed Jiffy Lube and office buildings for Lots 1, 2, and 3 of Block 5, North Heights Addition (later replatted as Bixby Jiffy Lube; includes subject property) – AC Conditionally Approved 02/18/2008.

AC-08-08-01 & AC-08-08-02 – Request for Architectural Committee approval of ground and wall signs for Jiffy Lube for Lots 1 and 2, Block 5, North Heights Addition (later replatted as Lot 1, Block 1, Bixby Jiffy Lube) abutting subject property to the east – AC Approved 08/18/2008.

BACKGROUND INFORMATION:

History of the Application. As requested by the Applicant, the Planning Commission Continued this application from the May 18, 2015 agenda.

By email on June 12, 2015, the Applicant requested that the application be Continued to the July 20, 2015 Planning Commission meeting. As there were no other applications to consider, as recommended by Staff, Chair Thomas Holland Cancelled the June Regular Meeting.

As requested by the Applicant by phone on July 17, 2015, the Planning Commission Continued this application from the July 20, 2015 Planning Commission meeting to the August 17, 2015 meeting.

Staff met with the Applicant August 03, 2015 to discuss Staff's previous recommendation for a PUD Major Amendment to address the initial plans' apparent Use Unit 23 storage / warehousing use of a majority or significant part of the "office" building, and to address other design issues which may require an amendment to the PUD, and/or to provide a new proposal as to the design to address the issues outlined by Staff. At the meeting, the owner stated that the building was no longer planned for use for storage of automotive-related supplies, and a statement to that effect was received Friday, August 07, 2015. New site plans and information was received August 13, 2015, and this report has been updated to reflect this new information.

Previous Recommendations Pertaining to Land Use. Per pre-application discussions with the Applicant and per the initial Site Plan submittal, the proposed building was originally intended to contain "incidental storage." Staff had advised the Applicant that, in order for the building to be deemed a Use

Unit 11 office building with incidental storage, greater than 50% of the floor area should be actually devoted to general business office use. It was not clear, based on the floor plan provided with the application, whether or how the "future office" areas[2] would be restricted from being actually used for storage until completed. The previous "storage" area was roughly 40% of the building floor area, and the "future office" areas were roughly 36% of the building floor area. If roughly 76% (or any part at or greater than 50%) of the building were to be used for storage, that would appear to cause the building's principal use to be recognized as a Use Unit 23 warehousing and/or storage use, which is not permitted per PUD 54. PUD 54 restricts Development Area A (Jiffy Lube site) to CS uses plus Use Unit 17 automotive oil changing/repair/[lubrication], and Development Area B (subject property) to uses allowed [by right] within the OL district. If Use Unit 23 was actually being proposed, and if the City was amenable to allowing same, this should have required a PUD Major Amendment to "unlock" Use Unit 23 from the available CG zoning in Development Area A, allow its allocation to Development Area B, and specify a maximum building floor area corresponding to the percentage of the building actually to be devoted to Use Unit 23 use. Staff advised the Applicant that such a Major Amendment would allow the City of Bixby to further inform the design and development standards, such as building and/or other building and/or site enhancements as a part of the prerequisites for PUDs pursuant to Zoning Code Section 11-7I-8.C, especially:

1. *Harmonizing with the existing and expected development of surrounding areas,*
2. *Presenting a unified treatment of the development possibilities of the project site, and*
3. *Maintaining consistency with the stated purposes and standards the Zoning Code provisions for PUDs, which, per Zoning Code Section 11-7I-2, include purposes pertinent to this PUD such as:*
   (A) Permitting innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, and
   (B) Achieving a continuity of function and design within the development.

If a PUD Major Amendment is ultimately proposed at some future point, such building and/or site design enhancements, to be proposed by the Applicant and to be considered and approved by the Planning Commission and City Council in exchange for the special benefit of more intensive land use approval, could include:

- *Upgrading the EIFS siding to traditional masonry,*
- *Increasing the overall percentage of minimum masonry and/or approved masonry alternatives,*
- *Restoring the EIFS that "wrapped around" the south end of the building as per the initial submittal,*
- *Adding minimum masonry and/or approved masonry alternatives to all sides of the building,*
- *Changing the pitch and/or material of the white metal roof to be more compatible and consistent with the residential neighborhood abutting to the west,*
- *Bringing the Jiffy Lube development area up to code for minimum landscaping,*
- *Completing the required sidewalk along the Jiffy Lube development area, and/or*
- *Enhancing the proposed landscaping back to the initial submittal quality, if not further.*

Purpose of the Application. Language in the landscaping section of PUD 54 provides that the final landscaping and screening standards are to be determined as a part of the "PUD site plan." Although the text does not specify, this language indicates subjectivity, and suggests to Staff that a board or body would review and approve the "PUD site plan." The City of Bixby took the initial site plan (AC-07-04-01), and subsequent revised site plan (AC-08-01-02) through the Bixby Architectural Committee in April, 2007 and January/February, 2008. It is believed these site plan approvals were presented to the Architectural Committee (AC) because the property is located in the Corridor Appearance District, which required AC site plan approval at that time. It may have served a secondary purpose, approving the PUD-required "PUD site plan."

Upon Staff review of the documents pertaining the site plan per AC-08-01-02, PUD 54 Minor Amendment # 1, the Preliminary Plat, and the Final Plat, Staff discovered that certain language in the PUD section of the Deed of Dedication and Restrictive Covenants of the recorded plat differed from that of the PUD

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[2] *The revised AS201, received August 13, 2015, has the "Storage" and "Future Office" area designations removed, and the entire open area is now designated "General Business Office....Owner Plans to Construct Additional Office as Necessary for its Future Growth."*

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Text. Staff Reports and contemporary review emails do not reflect that the City of Bixby requested this change; the origination of the change is not known. The Deed of Dedication and Restrictive Covenants (DoD/RCs) Section 2 "Development Standards for All Lots" provides that (1) there shall be a "detailed landscape and screening plan," and (2) the "detail landscape plan...shall be approved by the Bixby Planning Commission." Read together, the PUD Text and the DoD/RCs text should be construed to require that the Bixby Planning Commission review and approve the required "PUD site plan," which "PUD site plan" should include the required "detailed landscape and screening plan." This BSP 2015-05 application requests approval as determined required by Staff.

The subject property shares a development history with the Jiffy Lube on the lot abutting to the east. The Zoning and development entitlements granted between 2006 and 2008 for the Jiffy Lube included the office building on the subject property, entitled and previously shown to be (60' X 100' =) 6,000 square feet in floor area. However, the office building was not built at the same time, and more detailed plans for same have just now been received. According to Tulsa County Assessor's parcel records, both lots are presently owned by the same entity, Auto Oil Change, LC.

ANALYSIS:

Subject Property Conditions. The subject property consists of vacant Lot 2, Block 1, Bixby Jiffy Lube, and is zoned OL with PUD 54 "Jiffy Lube." The subject property slopes moderately downward to the south. It appears to partially drain southeasterly along the borrow ditch attending Memorial Dr., and partially to the south through the stormwater drainage system in Bixby Centennial Plaza, which presently utilizes a temporary stormwater detention pond to the west of the Bank of Oklahoma. This pond is ultimately planned to be replaced in favor of a stormsewer system installed along 121st St. S. and to drain west to the Fry Creek Ditch # 2, which may be accessed upon payment of applicable excess capacity fees and fees-in-lieu of continued onsite stormwater detention. The borrow ditch along Memorial Dr. may be in either or both of the Fry Creek Ditch # 1 or Fry Creek Ditch # 2 drainage basins.

The subject property appears to be presently served by the critical utilities (water, sewer, electric, etc.).

General. The Detailed Site Plan represents a suburban-style design and indicates the proposed internal automobile traffic and pedestrian flow and circulation and parking. The subject property lots conforms to PUD 54 and, per the plans generally, the office building development would conform to the applicable bulk and area standards for PUD 54 and the underlying OL district, except as otherwise outlined herein.

Compared to the site plan last approved in 2008 per AC-08-01-02, a few changes have been made, including, but not necessarily limited to:

- *Building is (109' X 55' =) 5,995 square feet, compared to (100 X 60' =) 6,000 square feet per the original site plan.*
- *The west setback has been increased from 25' to 30'.*
- *The north setback has been increased from ~28' to ~31'.*
- *The parking lots along the north and south sides of the building have been removed, and more parking relocated to the east side of the building.*
- *The required sidewalk will be added along the frontage of 118th St. S.*
- *The building's interior and exterior designs have changed.*

The site plan proposes approval of a building to be known as the "Jiffy Lube Office Building," which Staff understands is intended to be considered a Use Unit 11 "general business office" for the entity owning all of the Jiffy Lube franchise locations in "Tulsa County." Per the Applicant's letter received August 07, 2015, the building is no longer planned to contain "incidental storage."

The Detailed Site Plan was prepared by W Design, LLC of Tulsa. The submitted plan-view Site Plan drawing consists of "Architectural Site Plan" drawing AS100 and "Floor Plan First Floor" drawing A201 (hereinafter, individually or together, sometimes "Site Plan" or "site plan"). The landscape plan consists of a "Landscape Plan" drawing AS101. Appearance and height information is provided on the "Exterior Elevations" drawing A301. Fence/screening information is provided by the representation of such information on AS100. The Lighting Plan consists of "Photometric Site Plan" drawing AS102. The application form indicates that the Sign Plan is "N/A." Per a site inspection, there are no signs on site, and no signs are indicated as proposed on any of the drawings; however, see Screening/Fencing and Signage analyses sections of this report.

The building is proposed to be a one (1) story metal building with EIFS and a synthetic stone wainscot along the north and east elevations, and a metal gable roof with a 1:12 pitch. The revised site

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plans provided August 13, 2015 have reduced the number of loading bay / overhead doors from three (3) to two (2). The former stairwell leading to an area of unspecified size represented on the plans as "unoccupied mechanical platform," and described as a "mezzanine or second floor" in the pre-application coordination meeting held March 12, 2015, has been removed.

Fire Marshal's and City Engineer's memos are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The Technical Advisory Committee (TAC) reviewed this application on May 06, 2015. The Minutes of the meeting are attached to this report.

Access & Circulation. Per the plat of Bixby Jiffy Lube and the site plan, the subject property has 105.64' of frontage on 118th St. S., and one (1) driveway connections is planned thereto. The driveway connection would correspond to a 25'-wide Mutual Access Easement (MAE) as represented on the plat of Bixby Jiffy Lube, half of which MAE is located on the subject property, and the easterly half on the Jiffy Lube property. Primarily to the east of this MAE, there is an existing north-south drive connecting 118th St. S. to an existing east-west private drive along the north side of the Bixby Centennial Plaza development to the south.

Plans for access can be further inferred from the site plans.

Staff could not find language in the recorded plat of Bixby Jiffy Lube pertaining to the dedication, purpose, beneficiaries, intended use, or maintenance responsibility for the MAE.

The MAE may have been intended to provide mutual access between Lots 1 and 2 of Bixby Jiffy Lube. Although the Applicant's response received August 13, 2015 notes that the original language pertaining to the MAE was not found, it also claims that the purpose was exclusively to provide mutual access between the owners of Lots 1 and 2. As per the actual site construction and as per the first Jiffy Lube site plans (AC-08-01-02), the 25'-wide MAE does not correspond to the north-south driveway connecting 118th St. S. to the east-west private drive along the north side of the Bixby Centennial Plaza development to the south. However, per contemporary development review narratives, rather than or in addition to this purpose, it is possible that the MAE may have been intended to secure an additional access through Bixby Centennial Plaza, by agreement with the developer of that commercial subdivision, "as the Applicant has stated has been reached." A copy of such agreement was provided, and the legal description used appears to correspond to where the drive lanes were actually constructed. Regardless of whether the MAE was or was not (at least also) intended to secure mutual access with the Bixby Centennial Plaza development to the south, the Applicant should consider and advise how the MAE may be modified, and potentially expanded, to reconcile actual use areas (e.g. parking, garbage bin enclosure, and landscaping versus drive lanes) according to current site designs.

Most of the pavement for the existing north-south drive is located on the Jiffy Lube property, but there is some measure located on the subject property as well. Per the site plan, most of the MAE on the subject property will be occupied by the parking lot strip along the east side of the building. Per the site plan, the 18'-deep parking lot stalls will be located 15' on the subject property and three (3) feet on the Jiffy Lube property. There will also be a curb-protected landscaped area defining the new curb return that will modify the existing north-south drive at the northeast corner of the subject property lot. The landscaped area will occupy all of the subject property's MAE here, and extend approximately three (3) feet into the abutting Lot 1, Block 1, Bixby Jiffy Lube, which area is part of the existing drive lane.

Since the site design calls for three (3) feet of the 18'-deep parking lot stalls to be located on the Jiffy Lube Lot 1, Block 1, Bixby Jiffy Lube, the Applicant should research, determine positively, and advise whether ADA standards will allow the handicap-accessible space and access aisle to be divided by a common property line which will separate different lots, which may be independently owned, now or in the future. The Applicant should advise what accommodations will be used to ensure continued maintenance and shared expenses of all of the shared areas (formal dedication or rededication and modification of existing MAE, new easement agreement, etc.). The Applicant's response received August 13, 2015 does not appear to address the misaligned nature of the MAE and drive locations or the additional mutual use purposes (parking, garbage bin enclosure, etc.) discussed in this report. If ADA standards do not allow this even with accommodations, the Applicant will need to amend the site plan such that the areas are wholly on the subject property.

The proposed new and any modifications to existing driveway/street intersections require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and

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curb return radii. Internal drives also require Fire Marshal's approval in terms of locations, widths, and curb return radii.

The required sidewalk along 118th St. S. is indicated. Sidewalks are part of complete streets, providing a safe and convenient passageway for pedestrians, separate from driving lanes for automobile traffic.

Internal pedestrian accessibility will be afforded via internal sidewalks, connecting pedestrians between parking areas and building entrances within the development (reference Zoning Code Section 11-10-4.C). With the revised site plan drawings received August 13, 2015, a connection has been added to connect the building's public entrance to the public sidewalk along 118th St. S.

Parking & Loading Standards. For a Use Unit 11 office building, Zoning Code Section 11-9-11.D would require 1 space / 300 square feet of floor area. At 5,995 square feet, 20 parking spaces would be required. With the revised site plan drawings received August 13, 2015, the parking lot along 118th St. S. has been removed, and the parking lot strip along the east side of the building has been slightly reconfigured. The site plan now reports, and Staff counted 11 off-street parking spaces to serve the subject property.

PUD 54 requires compliance with the parking requirements of the Zoning Code, but also provides the following mutual parking privileges provision:

"...parking spaces required in one development area may be satisfied by spaces in another area, as long as "the total spaces provided shall not be less than the sum of the individual requirements and the spaces required for each use, and shall be under the ownership or permanent control of the owners of the use for which the spaces are required." Mutual use shall be authorized by a duly recorded mutual access or reciprocal access agreement."

For a Use Unit 11 office building, as the number of spaces has been reduced from 20 to 11, the subject property would require credit or use of parking spaces located within Development Area A / Lot 1, Block 1, Bixby Jiffy Lube. Per the 1976 Zoning Code, parking and loading requirements did not apply to oil lubrication and service business uses previously classified under Use Unit 16. Per the 2008 Zoning Code Text Amendment pertaining to Use Unit 16 ministorage developments, oil lubrication and service businesses uses were reclassified under Use Unit 17, and no parking or loading standards were added to the Zoning Code upon the reclassification. Thus, the Jiffy Lube does not have parking or loading requirements. Per the revised site plan drawings received August 13, 2015, the nine (9) spaces located in Development Area A / Lot 1, Block 1, Bixby Jiffy Lube will be used as credit toward the 20 required. An amendment to the Mutual Access Easement or some other legal instrument should be used to adequately transfer the legal right to use parking spaces on Lot 1 to the owner of Lot 2, which lots may be sold independently at any point in the future.

Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. At 11 parking spaces proposed, the number of parking spaces proposed would not conflict with this standard if the building were deemed a Use Unit 11 office use.

With 11 parking spaces on site, the one (1) handicapped-accessible parking space appears to comply with the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2.

ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan provides that the one (1) accessible space will be of van-accessible design, and the dimensions provided on the space appear to comply with ADA dimensional standards. The dimensional design standards of per Zoning Code Section 11-10-4.C Figure 3 do not apply to van-accessible spaces. Per the revised site plans received August 13, 2015, the van-accessible space is now to the left of the accessible aisle, allowing for passenger-side convenience, as appropriate.

During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).

The individual parking space dimensions have been provided and demonstrate compliance with standards for the same Zoning Code Section 11-10-4.

The parking lot is subject to a 10' minimum setback from 118th St. S., a Collector Street, per Zoning Code Section 11-10-3.B Table 1. The former northwestern parking lot has been removed. Based on its relative representation compared to the 11'-wide U/E, this standard appears to be met.

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The parking lot is subject to a 10' minimum setback from an R district per Zoning Code Section 11-10-3.B Table 1. The subject property abuts an R district to the west, and meets this parking lot setback standard.

The Site Plan shows parking area and driveway paving would encroach on the 20'-wide U/E along the north side (Tulsa County Assessor's Document # 2007138858) and the 7.5'-wide U/E along the east side of the subject property. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.

For Use Unit 11 office buildings, Zoning Code Section 11-9-11.D requires one (1) loading berth per 10,000 to 100,000 square feet, plus 1 per each additional 100,000 square feet of floor area, and thus the building does not meet the threshold for requiring any. The east side of the building will have two (2) loading bay areas, which the Applicant has stated are not intended as loading bays but as garage doors for the current owner's private vehicles.

Screening/Fencing. PUD 54 requires for screening "[a]n eight (8) feet high screening fence...along the west boundary of Development Area B consisting of a block wall or other acceptable material." The site plan represents the location of the existing 8'-high masonry wall, and depicts it in a photograph (or Google Street View image capture) as Diagram # 2. The City required the masonry wall be erected when the Jiffy Lube was built as there was a delay in the construction of the office building. However, the image and previous correspondence with the owner indicate that the northerly end of the fence is not at the 8' height, but is rather "stepped down" at its approach to the street. Staff has previously advised the owner that this would require a PUD Amendment. In the response received August 13, 2015, the Applicant has stated, "During some previous discussions with the Neighborhood, the residents had wanted a lower fence height at the corner for safer visibility. The owner is currently coordinating with the neighborhood to determine if they want the height of the fence increased, or left as is. Depending on the outcome of the Neighborhoods desires, we will take the proper steps in the minor amendments to the PUD."

Previous discussions and correspondence with the owner indicate that the owner may have, at one point, intended to install signage in the screening wall identifying the North Heights Addition, as a part of the owner's discussions with the neighborhood to secure zoning entitlements for the Jiffy Lube and office building development on the subject property. It does not appear, however, that such a design element was included as a development standard in the PUD or as a condition of approval for any other development entitlement. Staff discussed this matter with the owner during a pre-application coordination meeting held March 12, 2015 and again during the meeting held August 03, 2015. See signage analysis section of this report for further information on this matter.

PUD 54 requires the following for garbage dumpster screening:

"There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. An opaque fence of at least 8 feet in height shall be placed around all dumpsters. All dumpsters shall be located behind the front building lines."

The site plan identifies one (1) trash can enclosure area, which has been relocated with the latest site plans to the southeast corner of the building, which new location also complies with the locational restriction of the PUD. The revised plans call for it to be an 8'-high cedar wood dumpster enclosure, and the profile view/elevation is indicated as diagram #s 4 and 5 on drawings AS101, and appears to demonstrate compliance with the opacity requirement. As recommended, the screening height and composition details have been submitted, for the Planning Commission's review and approval as a part of this Detailed Site Plan.

In a meeting with the Applicant and owners August 03, 2015, the owners stated that they would consolidate the existing, unscreened commercial dumpster serving Jiffy Lube with the new dumpster enclosure, and that they will amend the Mutual Access Easement (or use another method) to allow for the shared use of the singular enclosure.

Landscape Plan. PUD 54 requires compliance with the landscaping standards of the Zoning Code and provides the following special standards for landscaping:

"Provided open space and landscape areas shall be calculated to comprise no less that ten percent (10%) of the gross development area of the PUD. The actual [quantity] and quality of open space and landscape areas within a particular development area shall be approved and determined through the PUD site plan. The plan shall include, but not be limited to, a 25 feet wide landscaped open space area along the west boundary of Lot 3, Block 5, North Heights, which is Development Area B..."

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Notwithstanding the subjectivity of the second sentence, which is subject to the Planning Commission's approval of this PUD site plan, all specific and special PUD-imposed landscaping requirements outlined in the above paragraph have been met with this landscape plan.

The initial landscape plans submitted have been changed upon the issuance of the initial Staff Report. Some landscaping trees have been removed (new calculations removed duplication of tree requirements at overlapping Street Yard and setback area strips, and all trees not required have been removed), and plans for an underground irrigation system have been removed in favor of hose bibs.

The proposed landscaping is compared to the Zoning Code and PUD 54 as follows:

1. *15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1): Standard is not less than 15% of the Street Yard area shall be landscaped. The Street Yard is the required Zoning setback, which is 25' along 118th St. S., on which the subject property has 105.64' of frontage. PUD 54 does not increase the 25' setback required by the OL district. The Street Yard thus contains (105.64' X 25' =) 2,641 square feet, 15% of which would be 396.15 square feet. Based on the calculations provided, and per dimensions indicated on the site plan,* ***this standard is met.***
2. *Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7): Standard is minimum Landscaped Area strip width shall be 7.5', 10', or 15' along abutting street rights-of-way. A 10' minimum width strip is required along 118th St. S., a Collector Street. The former northwestern parking lot has been removed. The proposed parking lot setback / landscaped strip does not appear to be provided, but the 11'-wide U/E is. Based on its relative representation,* ***this standard is met.***
3. *10' Buffer Strip Standard (Section 11-12-3.A.3): Standard requires a minimum 10' landscaped strip between a parking area and an R Residential Zoning District. There is an RS-1 district abutting to the west. Based on dimensions on the site plan and the relative representation of site features,* ***this standard is met.***
4. *Building Line Setback Tree Requirements (Section 11-12-3.A.4): Standard is one (1) tree per 1,000 square feet of building line setback area. Excluding the building line setback along 118th St. S. (which is a Street Yard), the PUD provides setbacks along the east, south, and west boundaries of Development Area B / Lot 2, Block 1, Bixby Jiffy Lube. The PUD-imposed setbacks are greater than the underlying OL district in all cases, so are the ones which apply to this standard. The revised landscape plan received August 13, 2015 identifies how the various setback and Street Yard tree requirements can be calculated, which Staff recognizes as consistent with the Zoning Code and its interpretation as follows:*

   197.63' Easterly Boundary Setback Tree Requirements: East line @ (197.63' – 25' Street Yard =) 172.63' • 10' = 1,726.3 square feet / 1,000 = 2 trees. Excluding Boundary Setback Trees elsewhere accounted for, two (2) trees are proposed in the landscaped area containing the setback along this line (at southeast lot corner). ***This standard is met.***

   105' South Boundary Setback Tree Requirements: South line @ (105' – 10' East Setback =) 95' • 20' = 1,900 square feet / 1,000 = 2 trees. Excluding Boundary Setback Trees elsewhere accounted for, two (2) trees are proposed in the landscaped area containing the setback along this line (centermost 2 along south line). ***This standard is met.***

   185.99' West Boundary Setback Tree Requirements: West line @ (185.99' – 25' Street Yard – 20' South Setback =) 140.99' • 25' = 3,524.75 square feet / 1,000 = 3.525 = 4 trees. Excluding trees elsewhere accounted for, four (4) trees are proposed in the landscaped area containing the setback along this line (southernmost 4 trees along the west line). ***This standard is met.***
5. *Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2): Standard is no parking space shall be located more than 50' or 75' from a Landscaped Area, which Landscaped Area must contain at least 30, 100, or 200 square feet and one (1) or two (2) trees. For the subject property, the standard calls for a maximum of 50' of spacing, with one (1) tree required within the Landscaped Area. With the initial submittal, it was not clear, based on the dimensions provided, whether the centermost parking spaces along the east side of the building would have met this standard from available landscaped areas.*

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However, the revised site plans received August 13, 2015 have removed this parking space. ***This standard appears to be met.***

6. *Street Yard Tree Requirements (Section 11-12-3.C.1.a): Standard is one (1) tree per 1,000 square feet of Street Yard. The Street Yard is the Zoning setback along an abutting street. The subject property has 105.64' of frontage on 118th St. S. which requires (105.64' X 25' =) 2,641 square feet / 1,000 = 2.6 = 3 trees. Excluding trees elsewhere accounted for, three (3) trees are proposed in the Street Yard.* ***This standard is met.***
7. *Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. 11 parking spaces now proposed / 10 = 1.1 = 2 trees required (1/10 of a tree is not possible, and minimum numbers of required trees are not rounded-down). Excluding the Street Yard and Building Setback trees reported above, two (2) trees proposed.* ***This standard is met.***
8. *Parking Areas within 25' of Right-of-Way (Section 11-12-3.C.5.a): Standard would be met upon and as a part of compliance with the tree standard per Section 11-12-3.C.1.a.*
9. *Irrigation Standards (Section 11-12-3.D.2): Zoning Code Section 11-12-4.A.7 requires the submission of plans for irrigation. Note # 6 (and perhaps others) on the landscape plan indicates compliance is now proposed by hose bibs on the building. 100' radii are indicated from each hose bib and demonstrate compliance minimum requirements of the Zoning Code.* ***This standard is met.***
10. *Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.): The reported heights and calipers of the proposed trees, tree planting diagram(s), the notes on the drawings, other information indicate compliance with other miscellaneous standards. With the changes made to the plan drawing received August 13, 2015,* ***this standard appears to be met.***
11. *Lot Percentage Landscape Standard (Section 11-7I-5.F; PUDs only): Standard is 15% of an office lot within a PUD must be landscaped open space. Although PUD 54 preempts the 15% standard with a 10% standard, per the Site Plan, 48% of the lot area will be pervious surface (sod).* ***This standard is not applicable.***

Exterior Materials and Colors. Appearance and height information is provided on the "Exterior Elevations" drawing A301. The PUD has a 35' maximum building height in Development Area B / Lot 2, Block 1, Bixby Jiffy Lube. The previous shed-roof design has changed, and the plans now call for a white gable roof design with a 22' 3.5" ridge height and a 1:12 pitch.

PUD 54 provides for "Building Facades": "All construction shall comply with City of Bixby ordinances."

The subject property is within the Corridor Appearance District, which, as of 2013, has a masonry and/or approved masonry alternatives requirement for all building elevations facing a Public street. Per the elevations drawing, the building is to be a white metal building with white EIFS veneer and a 3'-tall "tan blend" manufactured stone veneer (sometimes a/k/a "wainscot") along the north/118th St. S.-facing elevation and east/Memorial Dr.-facing elevation. The synthetic stone veneer was added with the revised plans received August 13, 2015. The originally-submitted plans "wrapped" the EIFS around the easterly end of the south-facing elevation for an unspecified distance, but the plans received August 13, 2015 have removed this.

Although the office building was represented on the AC-07-10-07 and AC-08-01-02 site plans along with the Jiffy Lube to the east, elevations for the office building were not included with either application. However, Staff found building elevations and floor plans drawings for the original office building as proposed, and as the Architectural Committee apparently approved per AC-07-04-01 in April, 2007. The plans only included the front building elevation, and showed it to be a stucco building with a high-pitched shingle roof with four (4) dormers, a projecting portico and/or recessed vestibule with temple-front design, including a pediment and two (2) columns or pilasters, and what appears to resemble a brick "wainscot" roughly 2'-high. The floor plan reflected no loading docks or storage areas.

As Staff advised the owner and Applicant in the pre-application coordination meeting held March 12, 2015, and by subsequent email to the Applicant, if there are any particular design elements that would be superior to what is now proposed, those will be included as a review comment for comparison and discussion. In Staff's estimation, this metal building with large loading bay doors, which resembles a storage building even if not currently proposed for storage, at least as compared to the previous "pure" office building, would represent a diminished quality design.

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The OL zoning and office building on the subject property were originally intended or otherwise should be recognized as serving as a buffer and transitional zoning district and land use between the heavy commercial Jiffy Lube to the east and the single-family residential neighborhood to the west.

Staff notes that a large metal building primarily composed of open areas served by two (2) large loading bay doors, with parking now reduced below what is considered adequate for office occupancy under the Zoning Code, if not now by this building owner, may at some point become attractive for use for storage/warehousing. Thus, construction of this building at this time may ultimately result in an intermittent or chronic code enforcement situation throughout the life of the building.

For all the reasons outlined above, as provided for plans exhibiting "exceptional character" within the Corridor Appearance District per Zoning Code Section 11-7G-5.C, if and upon Planning Commission approval, Staff will refer the site and building plans to the City Council for its consideration as well.

Outdoor Lighting. The Lighting Plan consists of "Photometric Site Plan" drawing AS102, which includes a photometric plan and a legend describing the different light fixtures proposed and certain other particulars. There do not appear to be any pole-mounted lights; all are building-mounted and appear typical for an office building application.

PUD 54 provides for lighting:

"Exterior light poles shall meet the requirements of the Bixby Zoning Ordinance. Lighting used to illuminate the development area shall shield and direct the light away from properties with[in] an R District that are residentially developed. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R District that is residentially developed. Exterior lighting mounted on building walls shall be permitted."

Per the photometric plan, it appears that the footcandle effects of the proposed lighting will be reduced to 0.0 at the westerly propertyline shared with an existing single-family dwelling. This appears to demonstrate compliance with the PUD requirements and Zoning Code restrictions on lighting used to illuminate off-street parking areas.

Signage. PUD 54 requires compliance with the signage standards of the Zoning Code and provides no special standards for signage other than the representation of any proposed ground signs on the site plan.

The application form indicates that the Sign Plan is "N/A." Per a site inspection, there are no signs on site, and no signs are indicated as proposed on any of the drawings.

As noted in the Screening section of this report, Staff has recommended the Applicant advise if there is still intent to install signage in the screening wall identifying the North Heights Addition, and if so, amend the plans accordingly. The Applicant has responded to this recommendation by stating "The owner is currently coordinating with the neighborhood to determine if they want the identification signage, or left as is. Depending on the outcome of the Neighborhoods desires, this placard will be installed onto the existing screening fence. If the signage is to be installed it will be submitted to the City of Bixby for a signage permit and follow all requirements set forth by the City of Bixby." Unless PUD 54 is amended to provide specific allowance and development standards for such a sign, it should otherwise be permitted pursuant to Zoning Code Section 11-9-21.C.3.f: "Tablets built into the wall of a building or other structure and used for inscriptions or as memorial tablets or for similar purposes."

Building-wall-mounted signs are expected, but are not indicated on any of the plans. The Applicant has responded by stating, "There are no building-wall-mounted signs proposed at this time. Any future signage will go through the City of Bixby's sign permit application process."

Directional signs, although not indicated, are limited to a maximum of three (3) square feet in display surface area per Zoning Code Section 11-9-21.C.3.k.

Signs reserving the ADA accessible parking spaces and directional signage painted to the pavement of the driveways (not visible from adjoining public streets) should conform to applicable standards or are otherwise exempt per Federal standards.

Staff Recommendation. The Detailed Site Plan adequately demonstrates compliance with the Zoning Code and is in order for approval, subject to the following corrections, modifications, and Conditions of Approval:

1. *For all the reasons outlined above, as provided for plans exhibiting "exceptional character" within the Corridor Appearance District per Zoning Code Section 11-7G-5.C, if and upon Planning Commission approval, Staff will refer the site and building plans to the City Council for its consideration as well.*
2. *Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.*

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3. *Staff could not find language in the recorded plat of Bixby Jiffy Lube pertaining to the dedication, purpose, beneficiaries, intended use, or maintenance responsibility for the MAE. Regardless of whether the MAE was (at least also) intended to secure mutual access with the Bixby Centennial Plaza development to the south, the Applicant should consider and advise how the MAE may be modified, and potentially expanded, to reconcile actual use areas (e.g. parking and landscaping versus drive lanes) according to current site designs. The Applicant's response received August 13, 2015 does not appear to address the misaligned nature of the MAE and drive locations or the additional mutual use purposes (parking, garbage bin enclosure, etc.) discussed in this report. See Access & Circulation section of this report for further details.*
4. *Since the site design calls for three (3) feet of the 18'-deep parking lot stalls to be located on the Jiffy Lube Lot 1, Block 1, Bixby Jiffy Lube, the Applicant should research, determine positively, and advise whether ADA standards will allow the handicap-accessible space and access aisle to be divided by a common property line which will separate different lots, which may be independently owned, now or in the future. The Applicant should advise what accommodations will be used to ensure continued maintenance and shared expenses of all of the shared areas (formal dedication or rededication and modification of existing MAE, new easement agreement, etc.). The Applicant's response received August 13, 2015 does not appear to address the misaligned nature of the MAE and drive locations or the additional mutual use purposes (parking, garbage bin enclosure, etc.) discussed in this report. If ADA standards do not allow this even with accommodations, the Applicant will need to amend the site plan such that the areas are wholly on the subject property.*
5. *The proposed new and any modifications to existing driveway/street intersections require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii.*
6. *Internal drives require Fire Marshal's approval in terms of locations, widths, and curb return radii.*
7. *Per the revised site plan drawings received August 13, 2015, the nine (9) spaces located in Development Area A / Lot 1, Block 1, Bixby Jiffy Lube will be used as credit toward the 20 required. An amendment to the Mutual Access Easement or some other legal instrument should be used to adequately transfer the legal right to use parking spaces on Lot 1 to the owner of Lot 2, which lots may be sold independently at any point in the future.*
8. *During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).*
9. *The Site Plan shows parking area and driveway paving would encroach on the 20'-wide U/E along the north side (Tulsa County Assessor's Document # 2007138858) and the 7.5'-wide U/E along the east side of the subject property. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.*
10. *PUD 54 requires for screening an 8'-high screening fence along the west boundary of the subject property, consisting of a block wall or other acceptable material. It appears that the northerly end of the existing fence is not at the 8' height, but is rather "stepped down" at its approach to the street. As Staff has previously advised the owner, this would require a PUD Amendment.*
11. *The owner should advise if the owner still intends to install signage in the screening wall identifying the North Heights Addition. If there is still intent to do this, the plans should be amended accordingly. See Screening/Fencing and Signage analyses sections of this report for further information on this matter.*
12. *Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).*
13. *Minor changes in the placement / locating individual trees or parking spaces, or other such minor site details, are approved as a part of this Detailed Site Plan, subject to administrative review and approval by the City Planner. The City Planner shall determine that the same are minor in scope and that such changes are an alternative means for compliance and do not compromise the original intent, purposes, and standards underlying the original placement as approved on this Detailed Site Plan, as amended. An appeal from the City Planner's*

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determination that a change is not sufficiently minor in scope shall be made to the Board of Adjustment in accordance with Zoning Code Section 11-4-2.

A question was asked, and Erik Enyart confirmed that the office building depicted on the elevation drawing on page 75 of the Agenda Packet was previously approved by the City's Architectural Committee in 2007.

Weldon Bowman, AIA, NCARB, of *W Design, LLC*, 815 E. 3rd St. S., Suite C, Tulsa, provided to the Commissioners copies of an architect's rendering from a perspective facing the proposed northeast corner of the building; and noted that it had been provided to the City but had not been included in the Agenda Packet. Erik Enyart stated that he had inadvertently omitted it from the agenda packet as it was received earlier, separately, and that he had received the revised site plan submittal, recognized it matched the previous site plan submittal and forgot to search for earlier documents. Mr. Enyart expressed regret for the omission. Mr. Bowman and Brian Letzig displayed for the Commissioners a posterboard with a copy of the rendering and another posterboard with photographs of other office buildings in the Tulsa area which included overhead doors. Mr. Enyart stated, "W Design has been very good to work with us" on the revisions to the site plans, and had been "attentive to the details."

Jerod Hicks asked how much of the building would be office. Weldon Bowman responded the building was 5,995 square feet and, "as of now, all" would be "office use." Mr. Bowman stated that his client would "build the entire building and grow into the rest" [of the open floor area]. Mr. Bowman stated that, at this time, approximately 1,500 square feet would be finished with office space per the plans.

Pat Moore stated that he was in negotiations with Jiffy Lube international and a fellow franchisee that could double his store count, and that a partner in another state could move here, so he needed more space. Mr. Moore stated that the Federal government certain records retention, which required he store all invoices for all stores he owned for four (4) years. Mr. Moore stated that he stored them within the stores, which created [inadequate] room issues. Mr. Moore stated that this building would free up spaces in the stores for product. Mr. Moore noted that the posterboard included photographs of "pure office buildings with overhead doors" in the Tulsa area. Mr. Moore stated that his office manager would park her car inside the building when she would work during inclement weather, after hours, and on weekends. Mr. Moore stated that the building would also have indoor parking for his own car. Mr. Moore stated, regarding the "home-looking office" building plans submitted to the Architectural Committee "by our then-engineer," they were "never formal drawings of it" as they "do not have Jiffy Lube on it." Mr. Moore stated that they were prepared by JR Donelson, and were "his conception." Mr. Moore stated, "Mr. Green required I buy all three (3) lots... the third lot needed income," so he had planned to "build an office and rent it out," but that he "didn't plan to build it at that time." Mr. Moore stated that he needed the building now for his Tulsa locations. Mr. Moore stated, "I will be building out very quickly if I'm successful in acquiring the Oklahoma City" [franchises]. Mr. Moore gave his word that "we will not store automotive parts" in the building.

Thomas Holland asked if there would be a second story, and Pat Moore responded that he did not plan on having one. Mr. Holland noted that the building had a 20' eave height. Mr. Moore stated that it met all the [Zoning] Code and PUD requirements. Mr. Holland expressed concern that the

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back side would be "a wall of metal." Mr. Moore stated that he was allowed to go to 35'. Mr. Holland stated that an 8'-high fence would give the abutting resident a view of about 12' of metal building. Mr. Moore stated, "The owner of the house [next door]—we have a working relationship with him" and noted that they had done business together earlier that day.

Chair Lance Whisman recognized Harley Lundy of 11647 S. 73rd E. Ave. from the Sign-In Sheet. Mr. Lundy stated that he was Vice-President of the North Heights Homeowners Association, and that [he and the HOA] "signed on to the office building," but "we did not sign on for a metal building with overhead doors." Mr. Lundy stated that [he and the HOA] were "not in favor" of this, and that "eyesore" was the word used within the HOA to describe the building. Mr. Lundy stated that Jiffy Lube had been a good neighbor, and that Pat Moore and Greg Moore "do what they say they will do."

Thomas Holland stated that the Applicant had presented four (4) nice office buildings with garage doors that look nice, and indicated that the proposed metal building did not look as good. Jerod Hicks confirmed with Weldon Bowman that the depicted office building example [at 10777 S. Memorial Dr. in Bixby] had been completely faced with EIFS and synthetic stone.

Chair Lance Whisman recognized Jay Mauldin of 7341 E. 119th Pl. S. Mr. Mauldin provided the Commissioners copies of the 2007 office building plans and an excerpt from the Staff Report for this item. Mr. Mauldin described the history and nature of changes between the various plans for the building on the subject property. Mr. Mauldin quoted the Staff Report passage expressing concern for a potential "chronic or intermittent" code enforcement situation throughout the life of the building, and stated that this language was "extremely disconcerting and instructive." Mr. Mauldin stated that the residence to the west was two (2) stories, and so would look out on the white sheet metal building. Mr. Mauldin stated that this building was not contemplated by the PUD. Mr. Mauldin stated that it was a "warehouse in sheep's clothing," and expressed concern as things change. Mr. Mauldin stated that the building "looks like a warehouse and is manifestly organized as such," and that this "warrants denial of this proposal." Mr. Mauldin stated that he would "welcome a legitimate office" and that it was "possible to get to" [a partial storage allowance] by allowing it to be "unlocked from the underlying CG zoning" [if the building were redesigned]. Mr. Mauldin stated that he was an auditor and understood the need to keep records, but if it walks and looks like a duck, "this is a warehouse."

Pat Moore addressed Jay Mauldin. Chair Lance Whisman and Thomas Holland indicated that it was not in order to have discussion directly between Messrs. Moore and Mauldin, and that comments should be addressed to the Commission.

Chair Lance Whisman recognized Pat Moore. Mr. Moore stated that he would like to rebut statements made. Mr. Moore asked about the 2007 office building plans. Erik Enyart responded that this was the record of what was presented to and approved by the Architectural Committee. Mr. Moore stated, "I never intended to do anything with that," and that he "did not have the finances to do it." Mr. Moore asked Mr. Enyart if the plans met the requirements, and Mr. Enyart responded that they met "the minimum standards of the Zoning Code and PUD with the exceptions outlined in the" Staff Report. Mr. Moore asked about the need for the 2007 site plan. Mr. Enyart stated that he believed it may also have been intended to serve as the Site Plan required per the

PUD. Mr. Moore asked Mr. Enyart why he had raised the issue of the 2007 plans, and Mr. Enyart responded that it was his obligation to "point these things out when they change."

Pat Moore stated that he had provided a letter under his personal signature [that the building would not be used for storage of automotive parts]. Mr. Moore stated that the only objection remaining was that the wall had not been finished. Mr. Moore stated that he had withheld $1,000 from the contractor to finish the wall, and that the contractor never finished it so he never paid the contractor. Mr. Moore stated, "We are planning to meet with the neighborhood in regard to the height of the building."

A Commissioner asked Pat Moore why he would not build today what he needed rather than build it out later. Larry Whiteley asked if Mr. Moore was asking to postpone the application for a month. Erik Enyart asked Pat Moore, "Did you say you would meet with the neighborhood and that this could result in a change in the building height?"

Someone stated that the office building was intended to be a buffer.

Jerod Hicks noted that the plans had changed from the original and that this had not been expected. Mr. Hicks stated that the building looked more like a building one would find in an industrial park. Mr. Hicks stated that he liked metal buildings and "these are great even with the [overhead] doors," and that he "wouldn't mind storage, as long as the aesthetics match." Mr. Hicks stated that the present building "looks like an industrial park."

Chair Lance Whisman compared the proposed building to the "office/warehouse" buildings behind the *Kum & Go* [at 111th St. S. and Memorial Dr.].

Larry Whiteley stated that there are some metal rooves that resemble asphalt shingles and suggested Pat Moore consider these. Mr. Whiteley suggested Continuing the application to the September Regular Meeting. Erik Enyart stated, "It would be best to ask the Applicant if he wants an up or down vote or if he would be amenable to Continuing it for further input" from the neighborhood.

Pat Moore stated that the delay "inherently costs me money," but indicated favor for the Continuance.

Harley Lundy stated that [he and the HOA] had "signed on to more of a residential[-design] office" building.

Chair Lance Whisman confirmed with Erik Enyart that the Jiffy Lube building and office building had been presented to the Architectural Committee "as a package."

Pat Moore confirmed with Erik Enyart that there were no Minutes of the [April 16, 2007 Architectural Committee meeting at which AC-07-04-01 had been considered]. Mr. Enyart stated that the former Secretary of the Architectural Committee had confirmed to him that [the office building] was on the agenda, and another former Committee member had confirmed, 'yes, we approved it.' Mr. Enyart stated, "I could get others to tell me too."

Harley Lundy stated, "We're looking out for our interests." Mr. Lundy stated, "Jim Coffey was going to turn them down flat," but that "I spoke up for" the project, and that Jiffy Lube had been "a good neighbor."

Jay Mauldin stated that certain uses were allowed by the PUD. Mr. Mauldin stated that, if it were deemed a Use Unit 23 warehouse, it must be rejected because that would not be an allowable use. Mr. Mauldin stated that Use Unit 11 would be allowable. Mr. Mauldin stated that the PUD controlled, "not what you or I think" [a landowner should be able to] "do within the confines of the doors."

Larry Whiteley addressed Pat Moore and stated, if he would "build it out all at once," he could "save money."

There being no further discussion, Larry Whiteley made a Motion to CONTINUE BSP 2015-05 to the September 21, 2015 Regular Meeting. Jerod Hicks SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whiteley, Whisman, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	4:0:0

4. (Continued from 07/20/2015)
BL-399 – Ahmad Moradi. Discussion and possible action to approve a Lot-Split for approximately 5.65 acres in part of the NE/4 of Section 11, T17N, R13E.
Property located: 13200-block of S. 78th E. Ave.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Friday, August 14, 2015*
RE: *Report and Recommendations for: BL-399 – Ahmad Moradi*

LOCATION: – *13200-block of S. 78th E. Ave.*
– *Part of the NE/4 of Section 11, T17N, R13E*
LOT SIZE: *5.65 acres, more or less*
ZONING: *RS-1 Residential Single-Family District*
SUPPLEMENTAL ZONING:None
EXISTING USE: *Agricultural/vacant*
REQUEST: *Lot-Split approval*
COMPREHENSIVE PLAN: *Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land*
PREVIOUS/RELATED CASES: *(Not necessarily a complete list)*

BL-21 – Letticia Smith – Request for Lot-Split, evidently to separate the northerly portion with 131st St. S. street frontage from the subject property – right-of-way for (then or future) 78th E. Ave. may or may not have been involved per case notes – PC Approved 06/27/1976 and Board of Trustees Approved 07/20/1976 per case notes.

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BZ-63 – Alfred A. Smith – Request for rezoning from AG to RS-1 for property of approximately 13.75 acres including subject property, the Abbie Raelyn Estates residential subdivision, three (3) unplatted residential tracts along 78th E. Ave., and the Bixby Telephone Company / BTC Broadband communications building at 13119 S. 78th E. Ave. – PC Recommended Conditional Approval 02/27/1978 and City Council Approved 08/07/1978 (Ord. # 362).

BZ-88 – Letticia Smith for Alfred Smith – Request for rezoning from AG to RS-1 for approximately 6 acres of Applicant's property abutting to the west of subject property – PC Recommended Approval 03/31/1980 and City Council Approved 04/21/1980 (Ord. # 398) (AG zoning represented on Zoning Map evidently in error; correction request to INCOG pending).

BZ-235 – Ron Koepp for Tulsa Tie-Scaping, Inc. – Request for rezoning from RS-1 to CG for the subject property and approximately 6 acres of Applicant's property abutting to the west – PC Recommended Denial 10/20/1997 and evidently denied by or not appealed to City Council.

BZ-251 – Sitton Properties, LLC for Tulsa Tie-Scaping, Inc. – Request for rezoning from "AG" and RS-1 to RMH for a manufactured home park for the subject property and approximately 6 acres of Applicant's property abutting to the west – PC Recommended Denial 01/19/1999, appealed to City Council, and evidently Denied.

BZ-254 – Sitton Properties, LLC – Request for rezoning from "AG" and RS-1 to RS-3 for a single-family housing addition development for the subject property and approximately 6 acres of Applicant's property abutting to the west – PC Recommended Approval 04/19/1999 and City Council Denied 05/24/1999.

BACKGROUND INFORMATION:

By email on June 24, 2015, Applicant's agent JR Donelson requested that the application be Continued to the August 17, 2015 Planning Commission meeting. The Planning Commission Continued this application to this August 17, 2015 agenda as requested.

ANALYSIS:

Subject Property Conditions. The subject property is unplatted agricultural land zoned RS-1 and contains 5.65 acres, more or less. Abutting to the west is another approximately six (6) acres which also belongs to the Applicant. Both properties contain significant portions of 100-year (1% Annual Chance) Regulatory Floodplain.

General. The subject property is the subject of a code enforcement case for deposition of construction debris fill materials without an Earth Change Permit. Although the location of the deposited materials appears to be out of the 100-year (1% Annual Chance) Regulatory Floodplain per the official FEMA Floodplain Maps, elevation/contour data indicates part of the area may be low enough in elevation to actually be subject to a 1% Annual Chance Flood. An Earth Change Permit application has been filed and review is ongoing. Per the City Engineer, the application's disposition will likely require the removal of the fill materials and submission of a grading plan reflecting disposition of fill material. The City Engineer has recommended land development (including this Lot-Split application) not proceed until after the property has achieved compliance with the Floodplain Development and Earth Change Permit regulations.

Further, the subject property was rezoned by owner application per BZ-63 – Alfred A. Smith in 1978. Per Zoning Code Section 11-8-13, no Building Permit for any future home or otherwise may be issued until the property has been platted. Staff does not recommend approval of a Lot-Split generating four (4) tracts of land, each of which must be independently platted. Staff recommends the Applicant apply for a subdivision plat to divide the property and provide appropriate development standards through the platting process, including appropriate stormwater drainage and detention design, right-of-way and Utility Easement dedication, sidewalk construction, the provision of access for the Applicant's 6-acre tract to the west which presently appears "landlocked," and the provision of appropriate development standards through Restrictive Covenants.

As this Lot-Split application was the only new application for this August agenda cycle, Staff provided it to the Technical Advisory Committee (TAC) for comments only; no meeting was held. Relevant comments received included (1) the necessity of resolving drainage issues and (2) Cox Communications does not serve the subject property.

Staff Recommendation. For the reasons outlined above, Staff recommends this application be Tabled indefinitely, and that the Applicant be directed to resolve the outstanding Floodplain Development and Earth Change Permit requirements, and submit a subdivision plat for the division and development of the subject property.

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The Applicant was not present.

Erik Enyart noted that he had spoken to Applicant's representative JR Donelson earlier that day and Mr. Donelson had stated he would advise his client of the Staff recommendation and that attendance would not be necessary.

There being no further discussion, Larry Whiteley made a Motion to TABLE BL-399 as recommended by Staff. Jerod Hicks SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whiteley, Whisman, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	4:0:0

OLD BUSINESS:

Chair Lance Whisman asked if there was any Old Business to consider. Erik Enyart stated that he had none. No action taken.

NEW BUSINESS:

Chair Lance Whisman asked if there was further New Business to consider. Erik Enyart stated that he had none. No action taken.

ADJOURNMENT:

There being no further business, Chair Lance Whisman declared the meeting Adjourned at 8:10 PM.

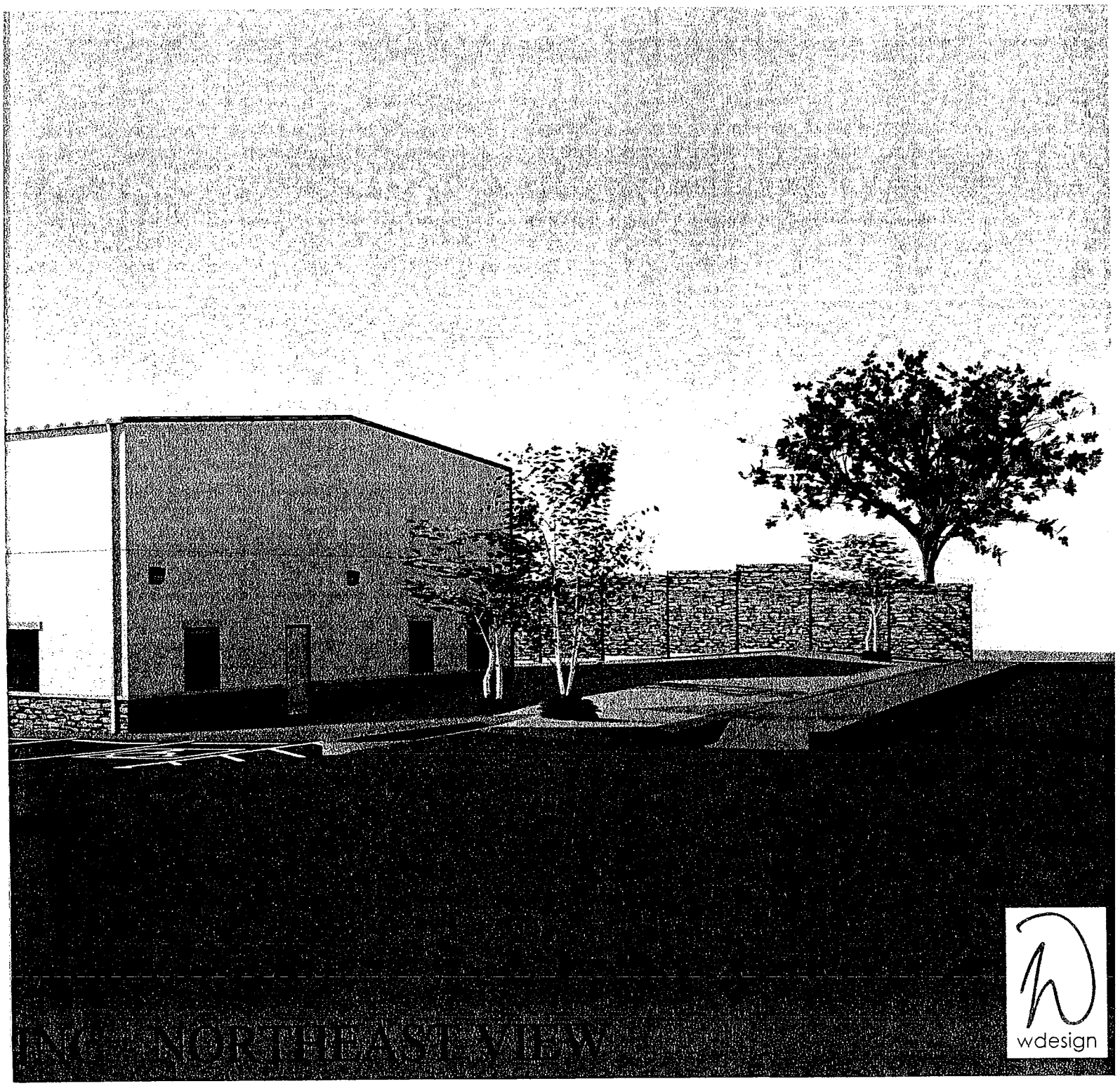
APPROVED BY:

_____ _____

Chair Date

_____

City Planner/Recording Secretary



NORTHEAST VIEW

CITY OF BIXBY

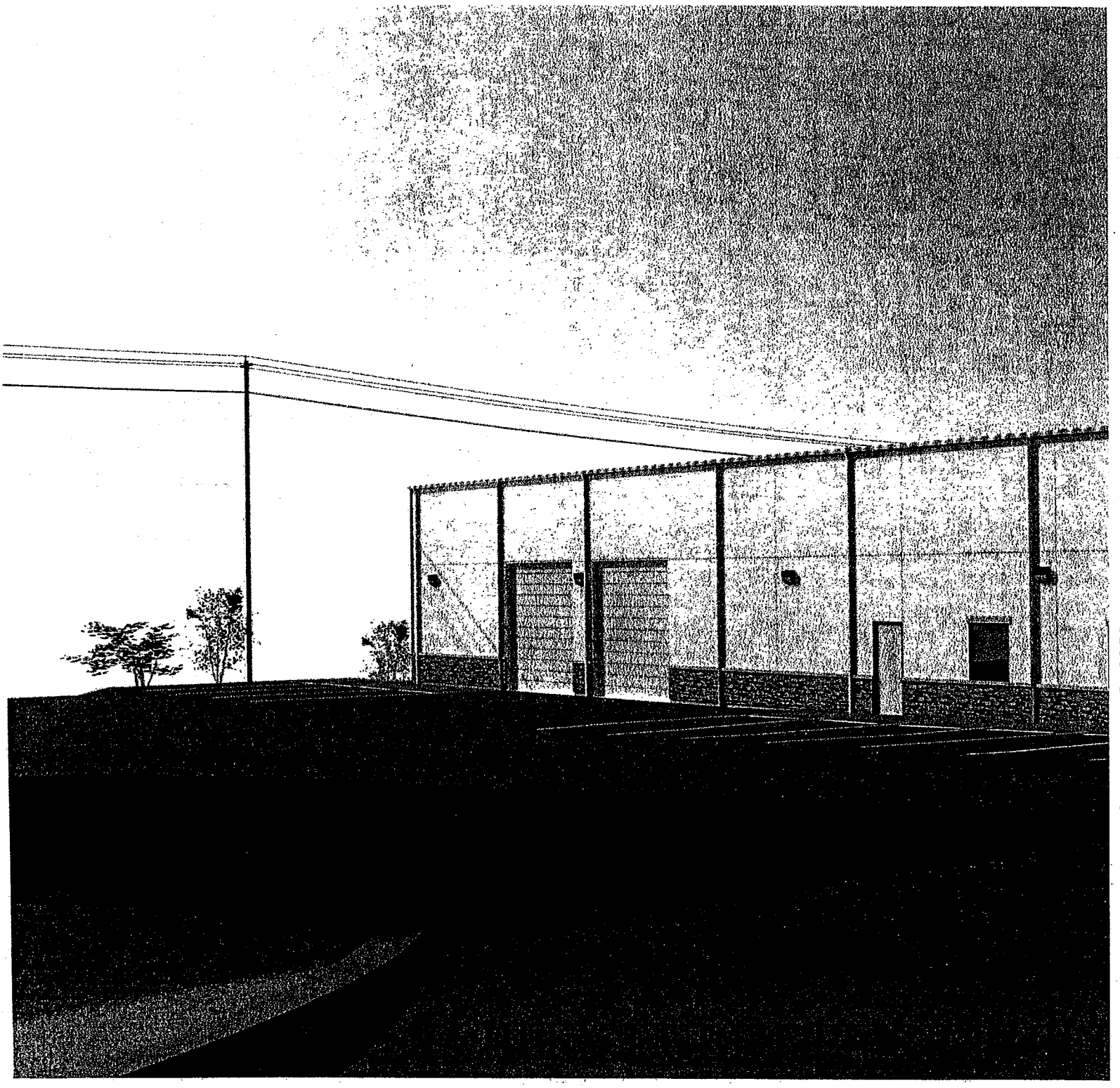
AUG 17 2015

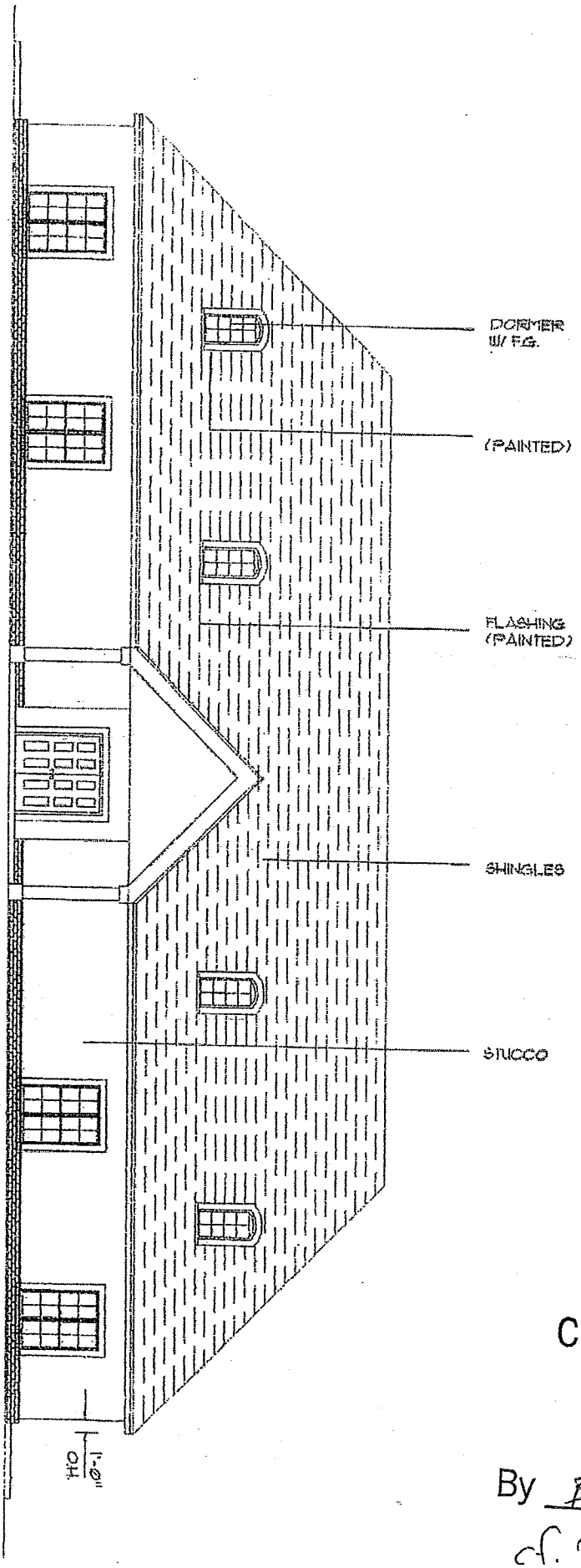
RECEIVED

By Emxent

cf. BSP 2015-05

30





CITY OF BIXBY
AUG 17 2015
RECEIVED
By Enyart
cf. BSP 2015-05

ORIGINAL PROPOSED ELEVATION (2007/2008) as found in 8/17/2015 Agenda Packet, Page 75

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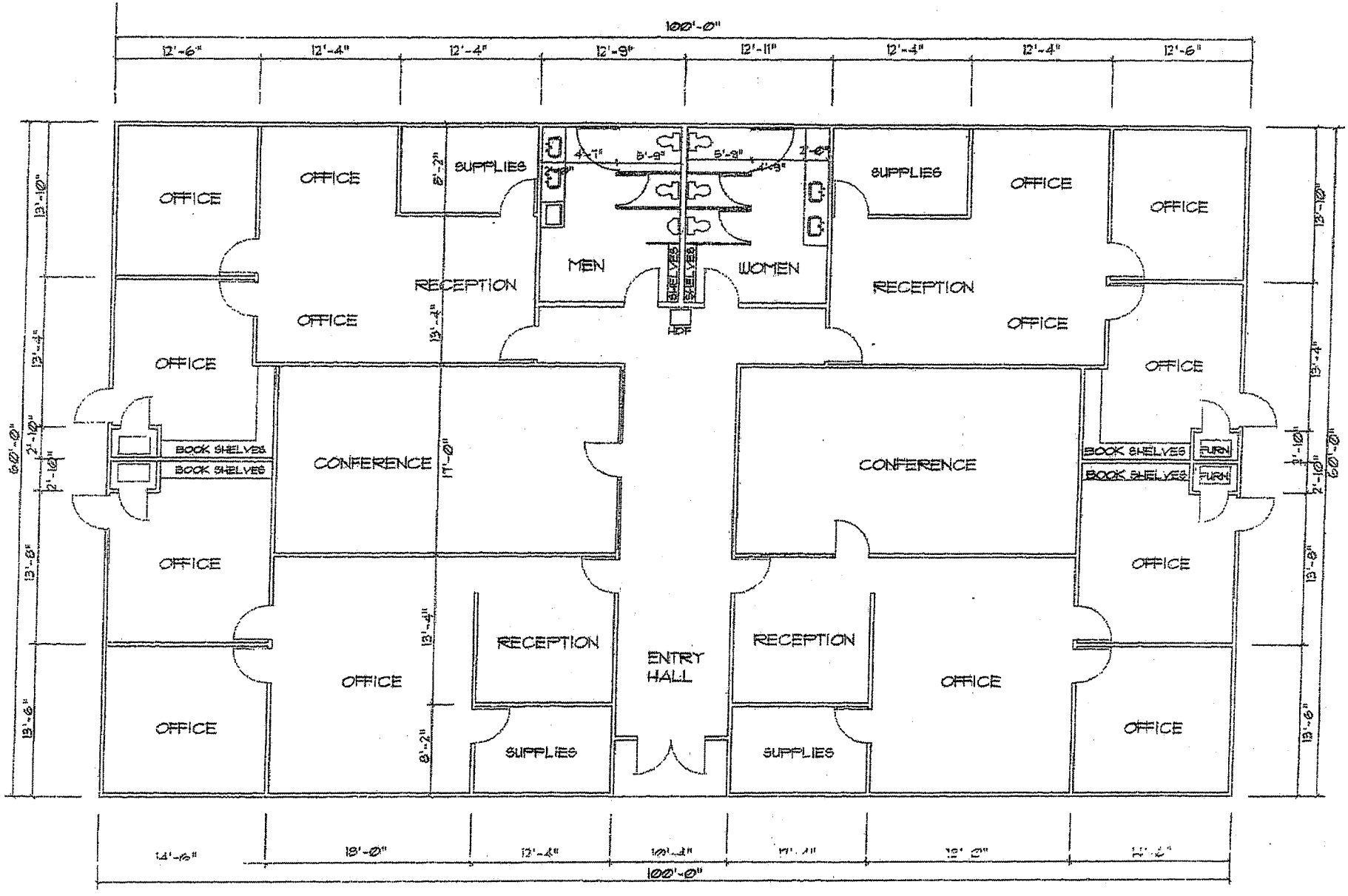
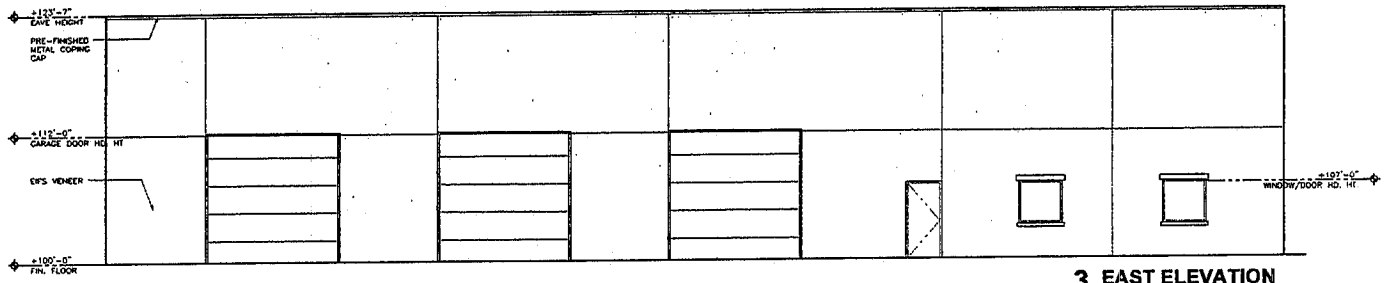


FLOOR PLAN

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

ORIGINAL PROPOSED FLOOR PLAN (2007/2008) as found in 8/17/2015 Agenda Packet, Page 76



3 EAST ELEVATION
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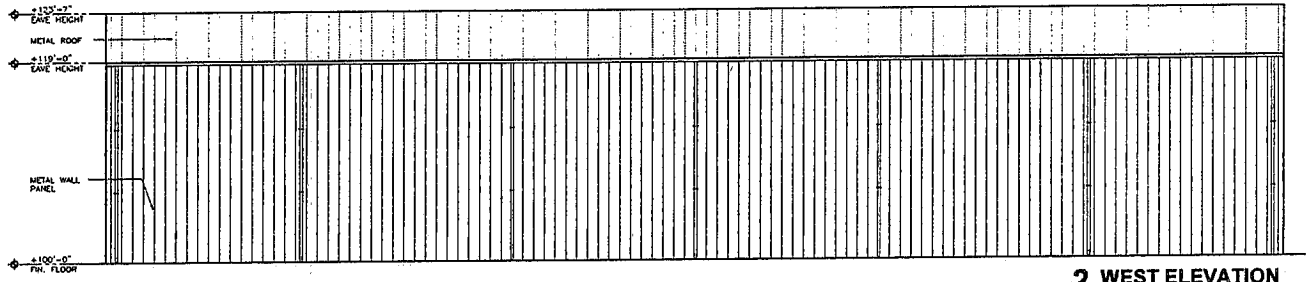

2 WEST ELEVATION
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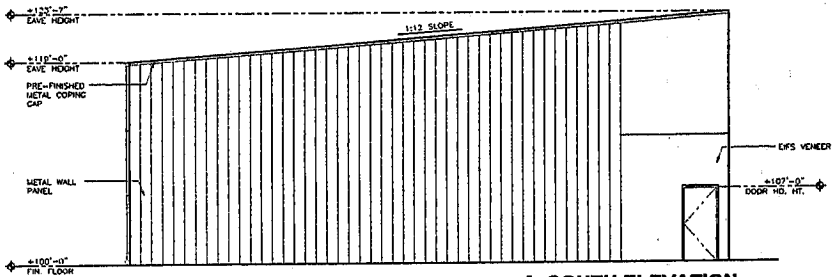
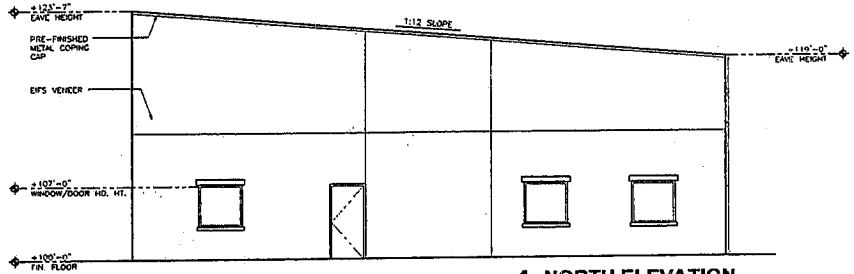


4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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

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SEAL:

04/17/2015

PROJECT:

JIFFY LUBE OFFICE BUILDING

PUD 54A

PROJECT # 15038

BIXBY, OK 74008

CONSULTANTS:

REVISIONS:

ISSUE DATE:

04.17.2015

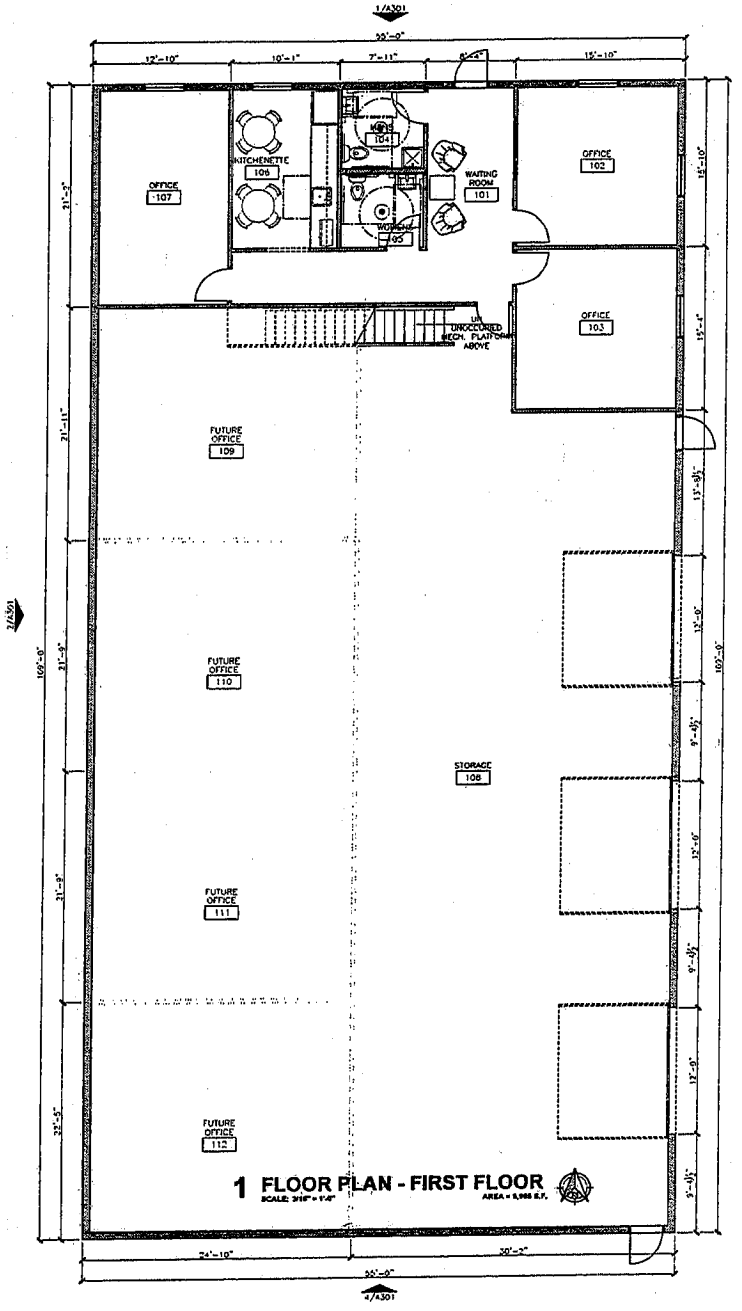
SHEET NAME:

EXTERIOR ELEVATIONS

SHEET #:

A301

2nd PROPOSED ELEVATION (May 2015) as found in 5/18/2015 Agenda Packet, Page 199



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CONSULTANT:

REVISIONS:

ISSUE DATE:

04.17.2015

SHEET NAME:

FLOOR PLAN FIRST FLOOR

SHEET #:

A201

2nd PROPOSED FLOOR PLAN (May 2015) as found in 5/18/2015 Agenda Packet, Page 198

GENERAL NOTES

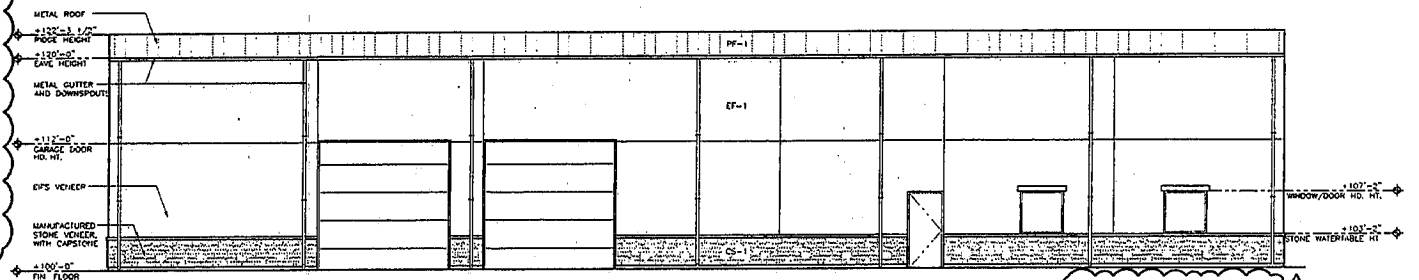
1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. ALL EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. ALL EXTERIOR 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.
4. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
5. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
6. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO DAYLIGHT ONTO CONCRETE SPLASH BLOCKS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO MATCH ADJACENT MATERIAL.
7. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
PF-1	MTL. ROOF	WHITE	TBD / R-12 MTL. PANEL	VERIFY COLOR W/ OWNER
EF-1	EIFS	WHITE	TBD	VERIFY COLOR W/ OWNER
CS-1	CULTURED STONE	TAN BLEND	TBD	VERIFY COLOR W/ OWNER
MP-1	MTL. WALL PANEL	WHITE	TBD / R-12 MTL. PANEL	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR COLORS AND MATERIALS TO MATCH THE EXISTING FINISHES OF THE JIFFY LUBE

THERE ARE NO BUILDING-WALL-MOUNTED SIGNS PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE WILL GO THROUGH THE CITY OF BIXBY'S SIGN PERMIT APPLICATION PROCESS.



3 EAST ELEVATION
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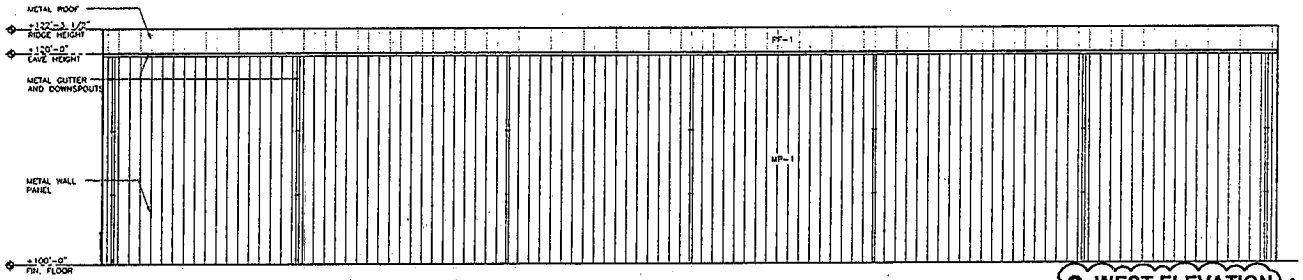

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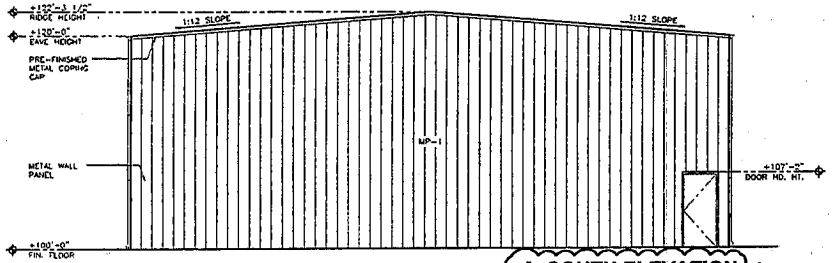

4 SOUTH ELEVATION
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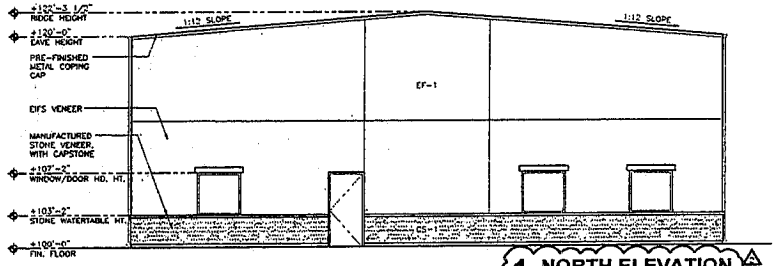

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BIXBY, OK 74008

CONSULTANTS:

REVISIONS:

1	REV #1	05/05/2015
2	REV #2	08/13/2015

ISSUE DATE:

04.17.2015

SHEET NAME:

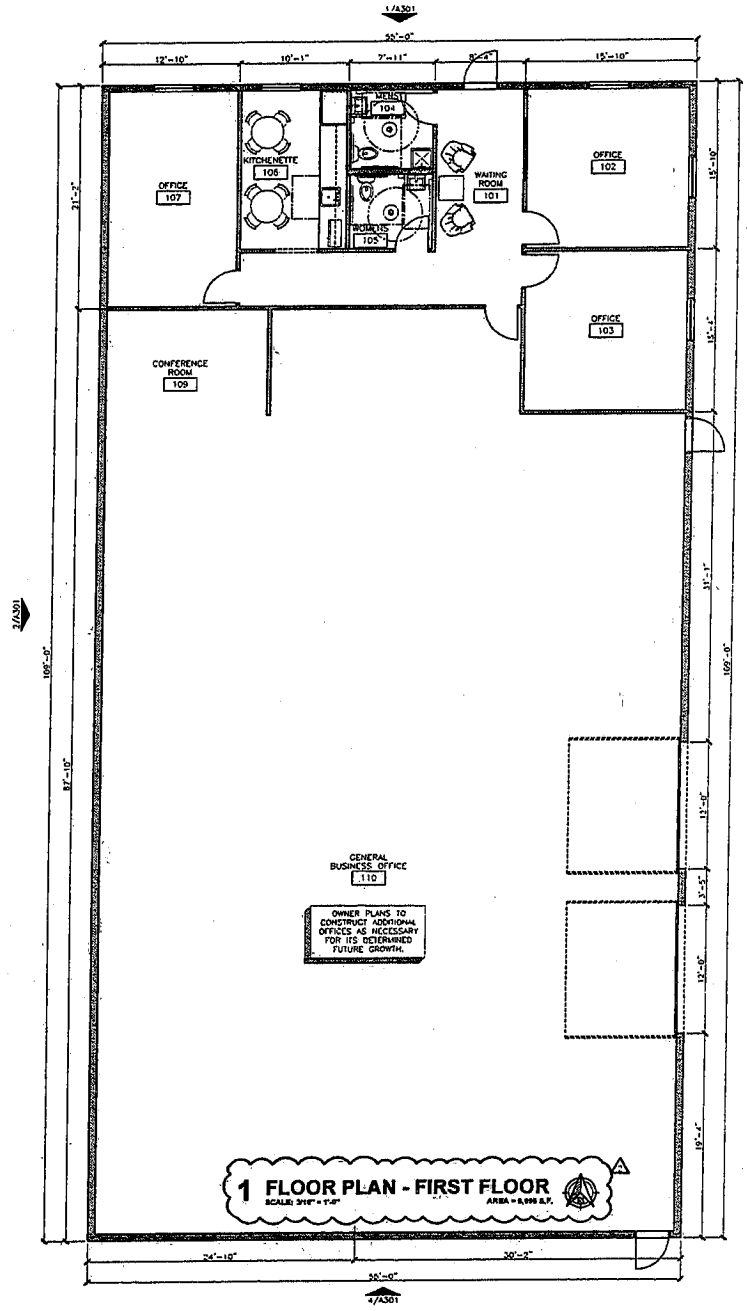
EXTERIOR ELEVATIONS

SHEET #:

A301

Z:\Projects\TO Drop-Off\Jiffy Lube_Bixby, OK\ Jiffy Lube Office Building.rvt, CONSTRUCTION DOCUMENTS\A301 EXTERIOR ELEVATIONS.dwg 8/13/2015 12:52:55 PM, Mark Wood

CURRENT PROPOSED ELEVATION (August 2015) as found in 8/17/2015 Agenda Packet, Page 85



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PUD 54A

PROJECT #
15038

BIXBY, OK
74008

CONSULTANTS:

REVISIONS:

1	REV #1	05/05/2015
2	REV #2	08/13/2015

ISSUE DATE:

04.17.2015

SHEET NAME:

FLOOR PLAN FIRST FLOOR

SHEET #:

A201

CURRENT PROPOSED FLOOR PLAN (August 2015) as found in 8/17/2015 Agenda Packet, Page 84

ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan provides that the one (1) accessible space will be of van-accessible design, and the dimensions provided on the space appear to comply with ADA dimensional standards. The dimensional design standards of per Zoning Code Section 11-10-4.C Figure 3 do not apply to van-accessible spaces. Per the revised site plans received August 13, 2015, the van-accessible space is now to the left of the accessible aisle, allowing for passenger-side convenience, as appropriate.

During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).

The individual parking space dimensions have been provided and demonstrate compliance with standards for the same Zoning Code Section 11-10-4.

The parking lot is subject to a 10' minimum setback from 118th St. S., a Collector Street, per Zoning Code Section 11-10-3.B Table 1. The former northwestern parking lot has been removed. Based on its relative representation compared to the 11'-wide U/E, this standard appears to be met.

The parking lot is subject to a 10' minimum setback from an R district per Zoning Code Section 11-10-3.B Table 1. The subject property abuts an R district to the west, and meets this parking lot setback standard.

The Site Plan shows parking area and driveway paving would encroach on the 20'-wide U/E along the north side (Tulsa County Assessor's Document # 2007138858) and the 7.5'-wide U/E along the east side of the subject property. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.

For Use Unit 11 office buildings, Zoning Code Section 11-9-11.D requires one (1) loading berth per 10,000 to 100,000 square feet, plus 1 per each additional 100,000 square feet of floor area, and thus the building does not meet the threshold for requiring any. The east side of the building will have two (2) loading bay areas, which the Applicant has stated are not intended as loading bays but as garage doors for the current owner's private vehicles.

Screening/Fencing. PUD 54 requires for screening "[a]n eight (8) feet high screening fence...along the west boundary of Development Area B consisting of a block wall or other acceptable material." The site plan represents the location of the existing 8'-high masonry wall, and depicts it in a photograph (or Google Street View image capture) as Diagram # 2. The City required the masonry wall be erected when the *Jiffy Lube* was built as there was a delay in the construction of the office building. However, the image and previous correspondence with the owner indicate that the northerly end of the fence is not at the 8' height, but is rather "stepped down" at its approach to the street. Staff has previously advised the owner that this would require a PUD Amendment. In the response received August 13, 2015, the Applicant has stated, "During some previous discussions with the Neighborhood, the residents had wanted a

54 preempts the 15% standard with a 10% standard, per the Site Plan, 48% of the lot area will be pervious surface (sod). **This standard is not applicable.**

Exterior Materials and Colors. Appearance and height information is provided on the "Exterior Elevations" drawing A301. The PUD has a 35' maximum building height in Development Area B / Lot 2, Block 1, *Bixby Jiffy Lube*. The previous shed-roof design has changed, and the plans now call for a white gable roof design with a 22' 3.5" ridge height and a 1:12 pitch.

PUD 54 provides for "Building Facades": "All construction shall comply with City of Bixby ordinances."

The subject property is within the Corridor Appearance District, which, as of 2013, has a masonry and/or approved masonry alternatives requirement for all building elevations facing a Public street. Per the elevations drawing, the building is to be a white metal building with white EIFS veneer and a 3'-tall "tan blend" manufactured stone veneer (sometimes a/k/a "wainscot") along the north/118th St. S.-facing elevation and east/Memorial Dr.-facing elevation. The synthetic stone veneer was added with the revised plans received August 13, 2015. The originally-submitted plans "wrapped" the EIFS around the easterly end of the south-facing elevation for an unspecified distance, but the plans received August 13, 2015 have removed this.

Although the office building was represented on the AC-07-10-07 and AC-08-01-02 site plans along with the *Jiffy Lube* to the east, elevations for the office building were not included with either application. However, Staff found building elevations and floor plans drawings for the original office building as proposed, and as the Architectural Committee apparently approved per AC-07-04-01 in April, 2007. The plans only included the front building elevation, and showed it to be a stucco building with a high-pitched shingle roof with four (4) dormers, a projecting portico and/or recessed vestibule with temple-front design, including a pediment and two (2) columns or pilasters, and what appears to resemble a brick "wainscot" roughly 2'-high. The floor plan reflected no loading docks or storage areas.

As Staff advised the owner and Applicant in the pre-application coordination meeting held March 12, 2015, and by subsequent email to the Applicant, if there are any particular design elements that would be superior to what is now proposed, those will be included as a review comment for comparison and discussion. In Staff's estimation, this metal building with large loading bay doors, which resembles a storage building even if not currently proposed for storage, at least as compared to the previous "pure" office building, would represent a diminished quality design.

The OL zoning and office building on the subject property were originally intended or otherwise should be recognized as serving as a buffer and transitional zoning district and land use between the heavy commercial *Jiffy Lube* to the east and the single-family residential neighborhood to the west.

Staff notes that a large metal building primarily composed of open areas served by two (2) large loading bay doors, with parking now reduced below what is considered adequate for office occupancy under the Zoning Code, if not now by this building owner, may at some point

become attractive for use for storage/warehousing. Thus, construction of this building at this time may ultimately result in an intermittent or chronic code enforcement situation throughout the life of the building.

For all the reasons outlined above, as provided for plans exhibiting "exceptional character" within the Corridor Appearance District per Zoning Code Section 11-7G-5.C, if and upon Planning Commission approval, Staff will refer the site and building plans to the City Council for its consideration as well.

Outdoor Lighting. The Lighting Plan consists of "Photometric Site Plan" drawing AS102, which includes a photometric plan and a legend describing the different light fixtures proposed and certain other particulars. There do not appear to be any pole-mounted lights; all are building-mounted and appear typical for an office building application.

PUD 54 provides for lighting:

"Exterior light poles shall meet the requirements of the Bixby Zoning Ordinance. Lighting used to illuminate the development area shall shield and direct the light away from properties with[in] an R District that are residentially developed. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R District that is residentially developed. Exterior lighting mounted on building walls shall be permitted."

Per the photometric plan, it appears that the footcandle effects of the proposed lighting will be reduced to 0.0 at the westerly propertyline shared with an existing single-family dwelling. This appears to demonstrate compliance with the PUD requirements and Zoning Code restrictions on lighting used to illuminate off-street parking areas.

Signage. PUD 54 requires compliance with the signage standards of the Zoning Code and provides no special standards for signage other than the representation of any proposed ground signs on the site plan.

The application form indicates that the Sign Plan is "N/A." Per a site inspection, there are no signs on site, and no signs are indicated as proposed on any of the drawings.

As noted in the Screening section of this report, Staff has recommended the Applicant advise if there is still intent to install signage in the screening wall identifying the North Heights Addition, and if so, amend the plans accordingly. The Applicant has responded to this recommendation by stating "The owner is currently coordinating with the neighborhood to determine if they want the identification signage, or left as is. Depending on the outcome of the Neighborhoods desires, this placard will be installed onto the existing screening fence. If the signage is to be installed it will be submitted to the City of Bixby for a signage permit and follow all requirements set forth by the City of Bixby." Unless PUD 54 is amended to provide specific allowance and development standards for such a sign, it should otherwise be permitted pursuant to Zoning Code Section 11-9-21.C.3.f: "Tablets built into the wall of a building or other structure and used for inscriptions or as memorial tablets or for similar purposes."

ARTICLE G. CORRIDOR APPEARANCE DISTRICT

11-7G-1: PURPOSES:
11-7G-2: LOCATION:
11-7G-3: EXEMPTIONS:
11-7G-4: ISSUANCE OF BUILDING PERMIT:
11-7G-5: DEVELOPMENT MINIMUM STANDARDS:
11-7G-6: SITE PLAN APPROVAL REQUIRED:

11-7G-1: PURPOSES:

There is hereby created a corridor appearance district along Memorial Drive from 101st to 171st Street South, as hereinafter defined, for the purpose of extending appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for nonresidential, commercial development, and industrial development to the benefit of the city's visitors and residents. (Ord. 814, 5-8-2000)

11-7G-2: LOCATION:

The corridor appearance district herein created is defined as follows: An area six hundred feet (600') in width along and parallel to Memorial from 101st to 171st South, 131st at Memorial East to Bixby city limits, an area six hundred feet (600') from center of 131st Street; 151st Street at Memorial West to Bixby city limits, an area six hundred feet (600') from centerline of 151st Street; 171st at Memorial East to Bixby city limits, an area six hundred feet (600') from center of 171st Street any structures which may in whole or part be located herein, except those areas when bounded or falling within the boundaries of the central business district in which case the requirements of those districts shall prevail. (Ord. 814, 5-8-2000)

11-7G-3: EXEMPTIONS:

Residential zoning districts; planned unit developments (PUDs); specific use permits; central business district; and other zoning classifications or districts with restrictive covenants and/or development test when determined at the time of zoning approval to meet the corridor appearance district guidelines. (Ord. 814, 5-8-2000)

11-7G-4: ISSUANCE OF BUILDING PERMIT:

Prior to the construction or reconstruction of any structure, exterior remodeling, or any proposed construction requiring the issuance of a building permit, other than interior construction or remodeling or a small job permit, a site plan shall be submitted as set forth in subsection 11-9-0E of this title and shall be subject to the corridor appearance district development minimum standards, as hereinafter set forth. (Ord. 2107, 1-14-2013)

11-7G-5: DEVELOPMENT MINIMUM STANDARDS:

A. All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.

B. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the city council reduce or waive the requirement altogether.

C. The city planner may refer a proposed structure to the city council for approval if determined to be of exceptional character, iconic, or potentially offensive. (Ord. 2107, 1-14-2013)

11-7G-6: SITE PLAN APPROVAL REQUIRED:

A site plan is hereby required. The site plan shall demonstrate compliance with the corridor appearance district development minimum standards and the requirements of this title. The information required to be included in the site plan shall be as set forth in subsection 11-9-0E of this title. Maintenance of the site in substantial compliance with the approved site plan shall be a condition of continued occupancy. (Ord. 2091, 9-10-2012)

CITY OF BIXBY
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STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner

Date: Friday, September 18, 2015

RE: Report and Recommendations for:
Preliminary Plat & Final Plat of "Chateau Villas" (PUD 81)

LOCATION:
16-Acre Tract: 8300-block of E. 121st St. S.
7-Acre Tract: 12303 S. Memorial Dr.

SIZE: 26.99 acres, more or less, in three (3) tracts

EXISTING ZONING: CS Commercial Shopping Center District, RM-3 Residential Multi-Family District, and OL Office Low Intensity District, & PUD 81

SUPPLEMENTAL ZONING: PUD 81 "Chateau Villas PUD" and Corridor Appearance District (partial)

EXISTING USE:
16-Acre Tract: Vacant
7-Acre Tract: Single-family house

REQUEST:
- Preliminary Plat approval
- Final Plat approval
- A Partial Modification/Waiver from the standard 17.5' Perimeter Utility Easement per Subdivision Regulations/City Code Section 12-3-3.A

SURROUNDING ZONING AND LAND USE:

North: CS & RM-1/PUD-6, RD, and RS-1; The *Memorial Square* duplex-style condo/apartments and vacant lots, and single-family residential to the northeast, a *QuikTrip* under construction and commercial in the *Town and Country Shopping Center* to the northwest, and farther north, duplexes along 119th St. S., all in *Southern Memorial Acres Extended.*

South: CS/PUD 29A, OL/RS-1/PUD 77, RS-1, and RS-2; *The Boardwalk on Memorial* commercial strip shopping center with vacant land behind zoned CS/PUD 29A, vacant land and a single-family dwelling zoned OL/RS-1/PUD 77 planned for a ministorage development, and single-family residential in *Gre-Mac Acres* and *Southern Memorial Acres No. 2* zoned RS-1 and RS-2.

East: RS-1; Single-family residential and the Bixby Fire Station #2 in the *Houser Addition.*

West: CG, CS, & AG; Commercial development in *121st Center*, the *Spartan Self Storage* ministorage business on an unplatted 1-acre tract zoned CS at 12113 S. Memorial Dr., and (west of Memorial Dr.) agricultural land and the *Easton Sod* sales lot zoned CS.

COMPREHENSIVE PLAN:

16-Acre Tract: Low/Medium Intensity + Vacant, Agricultural, Rural Residences, and Open Land

7-Acre Tract: Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES:

BZ-30 – Frank Moskowitz – Request for rezoning from AG to CS for the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (including 7-acre tract subject property) – PC on 01/27/1975 recommended CS for N. approx. 12.5 acres, OL for the S. approx. 5 acres of the N. approx. 17.5 acres, and AG zoning to remain for the balance of the 20 acres. City Council approved as PC recommended 03/18/1975 (Ord. # 270).

BL-45 – Milton Berry – Request for Lot-Split approval to separate the S. 200' of the W. 210' of the N. 825' of the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (now the *Spartan Self Storage*) from the balance of the property, which balance was later platted as *121st Center* (includes Reserve Area 'A' part of subject property) – both resultant tracts abut subject property to west and north – PC Motion to Approve died for lack of a Second 02/26/1979; City Council Conditional Approval is suggested by case notes. Deeds recorded evidently without approval certificate stamps 05/23/1978, which would have preceded the Lot-Split application.

Preliminary Plat of 121st Center – Request for Preliminary Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 12/28/1987 (Council action not researched).

BBOA-199 – Spradling & Associates for Arkansas Valley Development Corporation – Request for Variance to reduce the minimum lot width/frontage in CS from 150' to 125' to permit platting the subject tract as *121st Center* (includes Reserve Area 'A' part of subject property) – BOA Approved 01/11/1988.

Final Plat of 121st Center – Request for Final Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 02/29/1988 and

City Council Approved 07/11/1988 (per the plat approval certificate) (Plat # 4728 recorded 08/05/1988).

BCPA-3, PUD 68, & BZ-341 – North Bixby Commerce Park – Lou Reynolds for Alvis Houser – Request to amend the Comprehensive Plan to redesignate property (in part) "Medium Intensity," rezone from AG to CS and OL, and approve PUD 68 for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC voted 2 in favor and 3 opposed on a Motion to approve the development on 04/20/2009. On 04/27/2009, on appeal, the City Council reversed the Planning Commission's action. On 06/08/2009, the City Council denied the ordinance which would have approved the rezoning, PUD, and Comprehensive Plan amendment, on the City Attorney's advice regarding certain language in the ordinance, and called for the developer to proceed "under existing ordinances." On 06/22/2009, the City Council Approved, by Ordinance # 2030, all three (3) applications as submitted, and with no Conditions of Approval. The legal descriptions in the ordinance reflected the underlying CS/OL zoning pattern as recommended by Staff, rather than per the "Exhibit 1" to the PUD.

Preliminary Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 03/15/2010 and City Council Conditionally Approved 03/22/2010.

Final Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Final Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 05/17/2010 and City Council Conditionally Approved 05/24/2010. City Council approved a revised Final Plat 09/13/2010.

BSP 2010-01 – North Bixby Commerce Park – RK & Associates, PLC / McCool and Associates, P.C. (PUD 68) – Request for approval of a PUD Detailed Site Plan for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC Conditionally Approved 07/19/2010.

PUD 81 & BZ-368 – Chateau Villas PUD – AAB Engineering, LLC – Request for rezoning from CS, OL, and AG to CS and RM-3 and to approve PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval, with a modified zoning schedule including OL zoning, 11/18/2013 and City Council Conditionally Approved, as modified, the applications 11/25/2013 and Conditionally Approved same by ordinance (Ord. # 2126) 02/24/2014.

PUD 81 – "Chateau Villas PUD" – Major Amendment # 1 – Larry Kester of Architects Collective – Request for approval of Major Amendment # 1 to PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval 03/25/2015 and City Council Conditionally Approved application 03/30/2015. Applicant Larry Kester withdrew from application 05/19/2015. New architect engaged, site and building designs changed, and new PUD documents received 06/17/2015. City Council Conditionally Approved revised PUD Major Amendment # 1 by ordinance by 3:0:0 vote 06/22/2015 (Ord. # 2153).

BSP 2015-04 – "Chateau Villas" – Larry Kester of Architects Collective (PUD 81) – Request for approval of a PUD Detailed Site Plan for a Use Unit 8 multifamily residential and commercial development for subject property – Withdrawn by Applicant 05/28/2015.

BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a PUD Detailed Site Plan for a Use Unit 8 multifamily residential and commercial development for subject property – Pending PC consideration 09/21/2015.

BACKGROUND INFORMATION:

Per the original PUD 81 Exhibit B Conceptual Site Plan, the multifamily element of the "Chateau Villas" development included 12 multifamily buildings and one (1) clubhouse/leasing office. All multifamily buildings were understood to be three (3) stories in height with clay tile rooves and a "Tuscan" theme. The clubhouse was to be between 7,500 and 8,000 square feet, and was to cost $1 Million. The artist's/architect's perspective renderings of the original designs were included in a PUD Text & Exhibits package received November 25, 2013, and these and certain other drawings were presented at certain meetings including the City Council meeting held on that date. One of the drawings was published in a November 14, 2013 *Tulsa World* article entitled "High-end apartment complex likely coming to Bixby." Per these exhibits, the buildings appeared to be five-tone, box-like structures with flat façades except for protruding exterior stairwells. The façades, considering their description as "masonry," appeared to be traditional stucco or otherwise another cementitious product resembling stucco. The original intent was not clear.

Since the original November, 2013 PUD application approval, and February 24, 2014 PUD approval by Ordinance # 2126, the developer acquired the 16-acre parcel in mid-2014 and the 7-acre parcel at the end of 2014. In early 2015, the developer engaged an architect, Architects Collective of Tulsa, and the designs changed.

PUD 81 Major Amendment # 1 originally proposed:

(1) to increase the maximum building height from 48' to 54' and four (4) stories, and
(2) to amend the 75% minimum masonry standard, which applies to all buildings, to define masonry to include "concrete or clay brick of any size, natural stone of any size, manufactured stone of any size, cement based stucco, manufactured cement fiber based stucco panels and manufactured cement fiber horizontal siding."

After application submittal, City Staff had several meetings and other communication with the Applicant to refine the intent of the amendments, and suggested other amendments be made to facilitate the most appropriate development of the property. Staff was not supportive of the original approach to redefine "masonry," even in the context of this application. In its final form, the Major Amendment included a 50' maximum building height, a fourth story, and a 40% traditional masonry and 60% approved masonry alternatives standard, among other things.

At its March 25, 2015 Special Meeting, the Planning Commission recommended Conditional Approval of PUD 81 Major Amendment # 1. At its March 30, 2015 Special Meeting, the City Council Conditionally Approved the application for PUD 81 Major Amendment # 1 by vote of three (3) in favor, one (1) opposed, and one (1) abstention.

Because the PUD Major Amendment was not ready for approval at that time, and perhaps also because of the 3:1:1 vote on the application item, (1) the ordinance First Reading and/or approval item and (2) the Emergency Clause attachment items were Tabled or Passed or similar, to be brought back at a later date when the PUD was ready. The Ordinance First Reading (no action) was to be heard on the April 13, 2015 City Council Regular Meeting, but there was no quorum and that meeting was cancelled. The Ordinance First Reading was held April 27, 2015. Since the PUD Major Amendment was not ready, it was delayed for a time from being returned to a City Council agenda for Ordinance Second Reading and possible approval by majority vote.

Because the PUD Major Amendment had not yet been approved, PUD Detailed Site Plan application BSP 2015-04 was Continued from the April 20, 2015 Planning Commission Regular Meeting to the May 18, 2015 Planning Commission Regular Meeting, and then again to the June 15, 2015 Regular Meeting. It was not heard on June 15, 2015 because the Applicant Withdrew the application during a meeting with Staff on May 28, 2015, since the designs had changed and the Applicant was going to submit a new application for PUD Detailed Site Plan when the Applicant was closer to construction.

Subsequent to the Ordinance First Reading at the April 27, 2015 City Council meeting, the developer changed architects to *NSPJ Architects* of Prairie Village, KS, and the building designs and site layout changed again. The revised PUD documents were received June 17, 2015.

The June 17, 2015 plans called for a 7,000 square foot "clubhouse" and 13 multifamily buildings with a mix of 2-, 3-, and 4-story buildings with variegated façades and certain percentage of "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry," and stucco) and 60% masonry alternatives (including only fiber cement cladding), with exceptions for trim. The open stairwells were brought within the building footprints, but exterior stairwells were evident in the new 4-story building elevation on the building ends, perhaps as access auxiliary to the proposed elevators.

Additionally, a non-exhaustive list of the most significant changes included:

1. New "Urban Contemporary" building designs, featuring:
    a. More, or perhaps all buildings included attached garages
    b. 5 4-story buildings all featuring elevators
    c. Flat rooves with parapets rather than pitched rooves with shingles.
2. New site layout featuring:
    a. Removal of internal water features
    b. Realignment of boulevard entrance street/drive
    c. Reconfiguration of buildings and internal drives layout
    d. Fewer buildings, especially by the removal of smaller garage/apartment buildings
    e. Clubhouse was larger, pool was smaller
    f. Carports throughout development (with garages suggested, but not represented on plans)
    g. Commercial development area design changes.

3. Building elevations reflected only one (1) building type, and did not contain height information or a full schedule of proposed exterior materials or their relative percentages.

On June 22, 2015, by 3:0:0 vote, the City Council Conditionally Approved the revised PUD Major Amendment # 1 by (Ord. # 2153).

These applications for Preliminary and Final Plat approval were received August 21, 2015, along with PUD Detailed Site Plan application BSP 2015-06, also on this Planning Commission agenda for consideration. The building designs and site layout changed again. A non-exhaustive list of the most significant changes includes:

1. New building designs, featuring:
    a. 12 multifamily buildings including:
        i. 2 large, segmented buildings (Buildings A and B)
        ii. 4 3-story buildings
        iii. 6 smaller, 2-story garage/apartment buildings
    b. Clubhouse is now smaller[1] and embedded (Segment B) within large Building A
    c. Only 1 4th story, Segment D of Building A, versus 5 4-story buildings
    d. Evidently less brick/stone and less façade articulation/variegation (Building A)
    e. Evidently fewer parapet roof articulations and embellishments (Building A)
    f. New unit mix with 57 studio units now proposed and fewer 1-, 2-, and 3-bedroom units
2. New site layout featuring:
    a. Incorporation and modification of stormwater retention pond in Reserve A of *121st Center*
    b. Pond / canal water feature added along west side of Development Area B
    c. Removal of tower feature next to clubhouse
    d. Realignment of boulevard entrance street/drive and removal of roundabout/water feature
    e. Reconfiguration of buildings and internal drives layout
    f. Pool/spa appears larger
    g. 16 carports removed and 6 detached 6-car garages added
    h. Fry Creek tributary channel area widened from roughly 45' to 60'

ANALYSIS:

Subject Property Conditions. The subject property of approximately 26.99 acres in three (3) tracts:

1. An approximately 16-acre vacant tract at the 8300-block of E. 121st St. S.,
2. An approximately 7-acre tract at 12303 S. Memorial Dr. with what appears to be an unoccupied split-level house on it, and
3. The approximately 4-acre Reserve Area 'A' of *121st Center* containing an existing stormwater retention pond.

[1] Roughly 3,300 : 6,402 square feet versus 7,000 square feet by interpolation of site and elevations drawings

The subject property is zoned CS, RM-3, and OL with PUD 81 "Chateau Villas PUD." Reserve Area 'A' of *121st Center* is zoned CS and is not within a PUD.

The subject property is moderately sloped and primarily drains to the southeast to an unnamed tributary of Fry Creek # 1, and presently contains an area of 100-year floodplain, attendant to an improved drainage channel along and within the eastern boundary of the 16-acre tract. Per a letter dated September 21, 2009, the previous owner/developer was approved by FEMA for a CLOMR-F (Case No. 09-06-0671R) to widen the channel and increase its capacity to a level providing for the 100-year flow and use the borrow material as fill to elevate the development land above the 100-year Floodplain. Widening the channel, under the approved CLOMR-F, would remove the need for onsite stormwater detention for the 16-acre tract. As originally conceived, the channel was only going to be widened enough to drain the 16-acre tract, and no other properties in the area. The area downstream of the southeast corner of the property has already been widened per Alan Betchan of AAB Engineering, LLC on September 02, 2015. Per Mr. Betchan on November 11, 2013, the new development plans may not require widening of the channel located on the subject property, or perhaps not as much widening, due to the creation of less impervious surface compared to the previous development plan. However, it is not clear if the channel on the subject property has already been widened or not. The plans may be modified and resubmitted to the City and FEMA in order to incorporate the 7-acre tract that is now a part of this development proposal. Pursuant to the original, approved CLOMR-F, the previous owner/developer proceeded with the grading; however, Staff has been informed that the grading has not been completed in accordance with the CLOMR-F as of this time. As acknowledged in the "Drainage" section of PUD 81, the floodplain issue must be resolved through the City and FEMA approval process before the subject property can be developed, and the development will pay a fee-in-lieu of providing onsite stormwater detention.

Subdivision Regulations § 12-3-2.O prohibits platting development lots within the 100-year (1% Annual Chance) Regulatory Floodplain, as designated by FEMA and adopted as part of Bixby's Floodplain Regulations by ordinance. By Modification/Waiver, platting Reserve Areas may be permitted, provided their use is passive and use restrictions prohibit building construction. To fully comply with applicable regulations, the floodplain and drainage improvements must be completed, the developer must secure FEMA approval of a LOMR upon completion of these improvements, the 100-year Floodplain must be entirely contained within a Reserve Area, and the Applicant must request and be approved for a Partial Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.

The Zoning Code and PUD 81 prohibit the issuance of Building Permits until the land has been platted, and the Subdivision Regulations prohibit platting building lots in the 100-year Floodplain. Until all Floodplain-related requirements are satisfied, the development may be limited to grading and utility work, performed pursuant to an Earth Change Permit, utilities permits, and other permits as may be required.

Per the Tulsa County Assessor's parcel records, there would be two (2) different owners: Chateau Villas, LP and NCFM, LLC et al. The latter owns Reserve Area 'A' of *121st Center*. In order to make modifications to the existing stormwater retention pond and in order to replat this Reserve as a part of "Chateau Villas," Chateau Villas, LP must acquire full title to the

property, or Chateau Villas, LP (or another entity controlled by the developer) must acquire a partial interest adequate to allow the replatting.

The plats and Site Plan propose constructing parts of the pool, spa, and patio on existing Reserve Area 'A' of *121st Center*. The Reserve is not within PUD 81 and is not presently entitled for multifamily use, and cannot support part of the multifamily complex in its present state. As previously discussed with the Applicant, a PUD Major Amendment to annex the Reserve to the PUD may be sought at the time the Applicant is in title to the property or has the legal right to make permanent zoning changes to the property. Alternatively, the site plan may be modified to remove these multifamily land use elements from the Reserve area. Pedestrian pathways serve the multifamily and commercial Development Areas and so should be interpreted as being allowable use elements in CS zoning.

If acquired by the Applicant and if supported by a future PUD Major Amendment, the use of Reserve Area 'A' of *121st Center* for multifamily development site elements may cause conflict with the continued function of as a stormwater retention pond benefitting, and potentially still an obligation to the owners of lots in *121st Center*. The Deed of Dedication and Restrictive Covenants of the plat must clearly specify all entities owning or having an interest in, benefitting from use, and responsible for maintenance of Reserve Area 'A' of *121st Center*.

Per the recorded plat of *121st Center*, Reserve Area 'A' was dedicated as "a perpetual easement" and the DoD/RCs of that plat contain specific ownership, use, and performance provisions which may conflict with present plans for modifications to the existing stormwater retention pond. These dedications and/or restrictions may be released upon the successful approval and recording of a new plat, such as "Chateau Villas" or, prior to or upon the successful recording of the Final Plat of "Chateau Villas," it may be necessary to vacate or partially vacate the concerned part of the underlying plat of *121st Center* to completely extinguish these elements.

The subject property appears to presently be served by the critical utilities (water, sewer, electric, etc.) and has access to the stormwater drainage in the unnamed tributary to Fry Creek # 1 to the east. Plans for utilities were adequately described in the original PUD's Text and represented on the original Exhibit F, and is discussed further in the City Engineer's review memo.

Comprehensive Plan. The Comprehensive Plan designates the 16-acre tract subject property as (1) Low/Medium Intensity and (2) Vacant, Agricultural, Rural Residences, and Open Land. The Medium Intensity designation covers the west 6.26 acres of the 16-acre tract, pursuant to BCPA-3 approved by Ordinance # 2030 in 2010. The 7-acre tract and the 4-acre Reserve Area 'A' of *121st Center* are both designated (1) Medium Intensity and (2) Commercial Area.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that CS zoning is *In Accordance*, RM-3 zoning *May Be Found In Accordance* with the Medium Intensity designation, and OL zoning *May Be Found In Accordance* with the Low Intensity designation of the Comprehensive Plan Land Use Map. Since RM-3 and OL zoning districts were approved by ordinance of the

City Council, these districts have been recognized as being *In Accordance* with the Comprehensive Plan in the context of PUD 81.

During the review and approval of PUD 81, Staff worked with the Applicant to adjust relative proportions of CS, RM-3, and OL zoning and relative proportions of commercial floor area and numbers and types of multifamily dwelling units to conform to the Comprehensive Plan designations as amended by BCPA-3.

The existing CS zoning for the 4-acre Reserve Area 'A' of *121st Center* is consistent with its Medium Intensity and Commercial Area designations.

Per the Matrix, PUDs (as a zoning district) are *In Accordance* with the Medium Intensity and *May Be Found In Accordance* with the Low Intensity designations of the Comprehensive Plan Land Use Map. Since PUD 81 and its Major Amendment # 1 were approved by ordinances of the City Council, they have been recognized as being *In Accordance* with the Comprehensive Plan as a zoning district. PUD 81 Major Amendment # 1 proposed making certain changes to design features of the development, but no significant changes to the schedule of land uses compared to the original PUD 81.

The multifamily and commercial development anticipated by this plat would not be inconsistent with the Comprehensive Plan.

General. This subdivision of 26.99 acres, more or less, proposes four (4) lots, one (1) block, and one (1) Reserve Area, the existing Reserve Area 'A' of *121st Center*. Staff understands that the developer only intends to develop, at this time, (1) the multifamily Development Area (DA) B (proposed Lot 3, Block 1, "Chateau Villas"), (2) certain other DA B-dependent site elements (private street/drive connections to Memorial Dr. and 121st St. S. and the drainage channel along the east side of the plat), and (3) a modified stormwater retention pond in Reserve Area 'A' of *121st Center*.

The draft plat and site plan propose to split Development Area D between proposed Lots 3 (multifamily lot) and 4 (commercial lot). Development Area D contains the drainage channel, and upon completion of the floodplain and drainage improvements, it will contain 100-year (1% Annual Chance) Regulatory Floodplain. As noted elsewhere in this analysis, Subdivision Regulations § 12-3-2.O prohibits platting development lots within the 100-year Floodplain, but Reserve Areas may be permitted upon request and approval of a Modification/Waiver of this Section. Thus, the ultimate 100-year Floodplain, at a minimum, or otherwise all of the area planned for use for drainage and common features should be placed into a Reserve Area, and the Applicant must request and be approved for a Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.

Further, PUD 81 provides certain minimum standards for screening and landscaping, including a provision that "Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council." Consistent with the "North Bixby Commerce Park" development, as described in the PUD 81 Major Amendment # 1 Staff Report, screening would include a minimum of 125' of 6'-high masonry wall along the northerly end, and a certain minimum number of landscaping trees. Since PUD requirements

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pertain to Development Area D and not individual lots, and for practical reasons pertaining to screening fence/wall and drainage channel maintenance, Staff recommends the Applicant consider making all of Development Area D a Reserve Area and provide appropriate Restrictive Covenants pertaining to the dedication, purpose, right of access and use, and share of perpetual maintenance responsibilities. Reference how this was done for the Reserve Area in the Conditionally Approved Final Plat of "North Bixby Commerce Park."

Per the plat, proposed Lot 3, Block 1, "Chateau Villas" will have no frontage on either Memorial Dr. or 121st St. S., and will instead have access to both via Mutual Access Easements (MAEs). Unless proposed Lot 3 is modified to have at least 75' of frontage on a Public street, or the MAE is converted to private street right-of-way, the present configuration will require a PUD Minor Amendment to relieve the frontage requirement of Zoning Code Sections 11-7C-4 Table 3 and 11-8-4, and also a Modification/Waiver from Subdivision Regulations Section 12-3-4.B. If proposed Lot 3, Block 1, "Chateau Villas" is modified using either of these methods, proposed Lot 1 may need to be reconfigured to have at least 150' of frontage on Memorial Dr. per Zoning Code Section 11-7D-4 Table 2, or a PUD Minor Amendment may be sought to reduce the lot width.

With the exceptions outlined elsewhere in this report, the Preliminary Plat and Final Plat appear to conform to the Zoning Code, Subdivision Regulations, and PUD 81 as amended by Major Amendment # 1.

The Technical Advisory Committee (TAC) reviewed the Preliminary Plat, Final Plat, and PUD Detailed Site Plan per BSP 2015-06 on September 02, 2015. The Minutes of the meeting are attached to this report.

Subdivision Regulations Section 12-3-3.A requires a 17.5' Perimeter U/E. The plat is missing the Perimeter U/E along substantial parts of the plat boundary. These should be added per Planning and Engineering Staff. Per other recommendations in this report, the drainage channel along the east side may need to be within a Reserve Area. Even if otherwise, the nature of the channel would make installation of utilitylines within this easterly perimeter difficult, and so the 17.5'-wide Perimeter U/E may need to be relocated parallel the west side of the channel. This will require a Partial Modification/Waiver of SRs Section 12-3-3.A, and the Applicant must request same in writing. Staff would not object to this partial Modification/Waiver, recognizing the design challenges the channel presents.

Per the discussion at the TAC meeting, it is possible that franchise utility companies will need internal utility corridors supported by easements specific to a utility or Public General Utility Easements. Please check with all utility companies and add appropriate easements as needed. Confirmation of utility approval of the provided easements will be achieved by the receipt of release letters from all required utility companies per the Subdivision Regulations and the related recommended Condition of Approval. Public General Utility Easements, if added, may require special water, sanitary sewer, and/or stormsewer infrastructure design modifications for those parts within or crossing the U/E.

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The Fire Marshal's, City Engineer's, and City Attorney's memos are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

In the interest of efficiency and avoiding redundancy, regarding particulars for minor needed corrections and site development considerations, please review the recommended Conditions of Approval as listed at the end of this report.

Access and Internal Circulation. Plans for access and internal circulation are described in the "Vehicular and Pedestrian Access and Circulation" section of the PUD 81 Text as follows:

"The attached Exhibit B depicts the vehicular and pedestrian access points and circulation anticipated to accommodate the conceptual site plan. Access to the parcels of development area A and B will be provided by a private boulevard-style street and /or drive. This street will be maintained by the property owners association created for the development. The Multi-Family portion of the development will restrict access to the general public using gates, the specific location of which will be determined at detailed site plan submittal. All such gates will be subject to approval of the City of Bixby Fire Chief, Fire Marshal and Engineering. Access to the lots within Development Area C will be derived by privately maintained streets and / or drives and shall not be permitted more than one (1) direct connections to 121st Street South per lot. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.
Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the Multi-Family development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal."

Plans for access can be further inferred from the site plans. Primary access to the development would be via one (1) boulevard-style private street/drive connecting to Memorial Dr. and serving DAs A and B, and a secondary private street/drive connecting to 121st St. S. The multifamily development will be gated.

PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in the analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the shared entrances may be or become private streets. However, internal parking lot drive aisles are not likely to be "streets" as they are presently termed on the Site Plan. If so, the plat would need to dedicate them as such and provide names for each. If otherwise, they should be retitled as "drives," "driveways," "drive lanes," "drive aisles," or similarly as appropriate.

As indicated on the PUD Detailed Site Plan, the entire development will be served by sidewalks along Memorial Dr. and 121st St. S. and by internal sidewalks, boardwalks, and [pedestrian] asphalt paths.

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Distribution of Private Maintenance Responsibilities. For developments such as this, and invariably when a Reserve Area will be platted, an Owners Association is customarily formed for the purposes of improvement and maintenance of the private and common development elements. In this case, such private and common elements would appear to include the private streets/drives within the MAEs, Reserve Area A and any other Reserve Area(s) which may be platted, the stormwater drainage and detention/retention facilities, the drainage channel along the east side, required screening fence and masonry wall along the drainage channel, canal and bridges, boardwalks, and other common or potentially common areas of the subdivision such as any signage, entrance features, and/or landscaping. Staff recommends the DoD/RCs of the plat provide for the formation of an Owners Association and/or otherwise adequately spell out the distribution of private maintenance responsibilities of the various lot owners in "Chateau Villas" for the privately-maintained common features.

Such DoD/RC covenants typically provide a specific percentage/formula for proportional maintenance responsibilities for each lot, based on its relative size and/or other appropriate factors. Staff recommends using clear and immutable formula language on the face of the plat, versus buried in the DoD/RCs (which may be fairly easily amended and without City approval, per the City Attorney).

Finally, Deed of Dedication and Restrictive Covenants Section I.G.1 presently provides that the maintenance for the Mutual Access Easement (MAE) falls on the owner of the lot on which the MAE is located. All of the MAE falls on proposed commercial Lots 1, 2, and 4, Block 1, "Chateau Villas," but the drives will serve as the only access to proposed multifamily Development Area B / Lot 3, Block 1, "Chateau Villas." Staff is not supportive of the present approach, as most of the traffic and wear and tear on these MAEs will be by the multifamily development, which may suppress the chances of commercial/retail development on the commercial lots and the future value of these commercial lots.

Also to avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap with the 8'-high wood fence.

Staff Recommendation. Staff recommends Approval of the Preliminary Plat and Final Plat with the following corrections, modifications, and Conditions of Approval:

1. Subject to City Council approval of a Modification/Waiver of the restriction on platting within the 100-year (1% Annual Chance) Regulatory Floodplain per SRs Section 12-3-2.O, to allow platting a Reserve Area, corresponding to part or all of Development Area D, within the 100-year Floodplain, as described more fully in the analysis above.

   Staff believes that the intent of the subdivision Regulations will have been met and can support this Modification/Waiver subject to (1) the completion of the drainage channel, (2) FEMA's approval of the LOMR-F, (3) compliance with Floodplain Development Permit / Earth Change Permit requirements, and (4) the 100-year Floodplain being fully

contained within a Reserve Area with provisions in the DoD/RCs restricting building development, as per the related recommendations of this plat.

2. Per the Tulsa County Assessor's parcel records, there would be two (2) different owners: Chateau Villas, LP and NCFM, LLC et al. The latter owns Reserve Area 'A' of *121st Center*. In order to replat this Reserve as a part of "Chateau Villas," Chateau Villas, LP must acquire full title to the property, or Chateau Villas, LP (or another entity controlled by the developer) must acquire a partial interest adequate to allow the replatting.
3. The Site Plan proposes constructing parts of the pool, spa, and patio on existing Reserve Area 'A' of *121st Center*. The Reserve is not within PUD 81 and is not presently entitled for multifamily use, and cannot support part of the multifamily complex in its present state. As previously discussed with the Applicant, a PUD Major Amendment to annex the Reserve to the PUD may be sought at the time the Applicant is in title to the property or has the legal right to make permanent zoning changes to the property. Alternatively, the site plan may be modified to remove these multifamily land use elements from the Reserve area. Pedestrian pathways serve the multifamily and commercial Development Areas and so should be interpreted as being allowable use elements in CS zoning.
4. If acquired by the Applicant and if supported by a future PUD Major Amendment, the use of Reserve Area 'A' of *121st Center* for multifamily development site elements may cause conflict with the continued function of as a stormwater retention pond benefitting, and potentially still an obligation to the owners of lots in *121st Center*. The Deed of Dedication and Restrictive Covenants of the plat must clearly specify all entities owning or having interest in, benefitting from use, and responsible for maintenance of Reserve Area 'A' of *121st Center*.
5. Unless proposed Lot 3, Block 1, "Chateau Villas" is modified to have at least 75' of frontage on a Public street, or the MAE is converted to private street right-of-way, subject to a PUD Minor Amendment to relieve the frontage requirement of Zoning Code Sections 11-7C-4 Table 3 and 11-8-4.
6. Unless proposed Lot 3, Block 1, "Chateau Villas" is modified to have at least 30' of frontage on a Public street, or the MAE is converted to private street right-of-way, subject to a Modification/Waiver from Subdivision Regulations Section 12-3-4.B to allow Lot 3, Block 1, to have no frontage on a private or public street.
7. If proposed Lot 3, Block 1, "Chateau Villas" is modified to have at least 30' of frontage on a Public street, or the MAE is converted to private street right-of-way, proposed Lot 1 may need to be reconfigured to have at least 150' of frontage on Memorial Dr. per Zoning Code Section 11-7D-4 Table 2, or a PUD Minor Amendment may be sought to reduce the lot width.
8. Whether it remains an MAE or is converted to private street right-of-way, the private street / drive connecting to Memorial Dr. will serve as the singular point of access for proposed Lots 1 and 2 and will also serve as the primary access for proposed Lot 3, Block 1, "Chateau Villas." If dedicated as private streets within an MAE or in the form of private street right-of-way (mutually exclusive of lot areas), it should be given an appropriate street name. Based on existing addresses and street names, measured dimensions, and/or Tulsa regional E-911 block numbering conventions, this street should be 123rd St. S.

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9. If the private street / drive connecting to 121st St. S. is dedicated as a private street, it also should be given an appropriate street name (e.g. 83rd E. Ave.).
10. PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in the analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the shared entrances may be or become private streets. However, internal parking lot drive aisles are not likely to be "streets" as they are presently termed on the Site Plan. If so, the plat would need to dedicate them as such and provide names for each.
11. Subject to City Council approval of a Partial Modification/Waiver of the 17.5' Perimeter U/E standard per Subdivision Regulations Section 12-3-3.A, as described more fully in the analysis above.
12. All Modification/Waiver requests must be submitted in writing.
13. Subject to compliance with all Fire Marshal, City Attorney, and City Engineer recommendations and requirements.
14. Per the recorded plat of *121st Center*, Reserve Area 'A' was dedicated as "a perpetual easement" and the DoD/RCs of that plat contain specific ownership, use, and performance provisions which may conflict with present plans for modifications to the existing stormwater retention pond. These dedications and/or restrictions may be released upon the successful approval and recording of a new plat, such as "Chateau Villas" or, prior to or upon the successful recording of the Final Plat of "Chateau Villas," it may be necessary to vacate or partially vacate the concerned part of the underlying plat of *121st Center* to completely extinguish these elements.
15. Face of Plat: The plat excludes the existing 50' right-of-way (easement?) per cited Tulsa County Clerk's Office Document # 2007112986. Unless there was another dedication as fee-simple right-of-way, this may only be an easement, and should be rededicated as fee-simple right-of-way by this plat.
16. Please update legal descriptions, plat area citations, and any other affected information upon the inclusion of the 50' right-of-way (easement?) for 121st St. S.
17. Face of Plat: Please represent existing right-of-way (easement?) per cited Tulsa County Clerk's Office Document # 2007112986.
18. A 60' half-street right-of-way dedication is required for 121st St. S., which is designated a Primary Arterial on both the Bixby Comprehensive Plan and the TMAPC Major Street and Highway Plan. Primary Arterials require a total right-of-way width of 120'. The dedication must be increased to the minimum 60' required.
19. Please label right-of-way dedication for 121st St. S. as "Right-of-way Dedicated by This Plat," or similarly as appropriate.
20. Please represent Temporary Construction Easement per Tulsa County Clerk's Office Document # 2007112987 if a subsequent instrument did not release same.
21. The recorded plat of *121st Center* indicates a 10'-wide ONG easement along the east side of Memorial Dr. It is likely this easement continues farther south along Memorial Dr., and possibly through the subject property. Please research and add same if existing and if same affects subject property.
22. Several easements of record represented on the Conditionally Approved Final Plat of "North Bixby Commerce Park" are not represented on the plats. Per SRs Section 12-4-2.B.2, please represent all existing easements of record affecting the subject property,

and those adjacent as pertain to the proposed development plans. An ALTA / ACSM survey is recommended to ensure all easements and other instruments of record are found and represented on the plat, and those requiring release are done as required prior to development.

23. Please provide ALTA / ACSM survey prior to Building Permit issuance as a part of the PUD Detailed Site Plan.
24. Per the discussion at the TAC meeting, it is possible that franchise utility companies will need internal utility corridors supported by easements specific to a utility or Public General Utility Easements. Please check with all utility companies and add appropriate easements as needed. Confirmation of utility approval of the provided easements will be achieved by the receipt of release letters from all required utility companies per the Subdivision Regulations and the related recommended Condition of Approval.
25. Public General Utility Easements, if added, may require special water, sanitary sewer, and/or stormsewer infrastructure design modifications for those parts within or crossing the U/E.
26. Several monuments and other surveying elements are represented on the Conditionally Approved Final Plat of "North Bixby Commerce Park" that are not represented on the plats. This may be due to different surveying methodologies. However, please double-check for existing monuments useful for platting purposes and include those as may be appropriate.
27. Subject to ODOT approval of the proposed curb cut / driveway permit location on Memorial Dr. / U.S. Hwy 64.
28. Subject to City Engineer and/or Fire Marshal approval of proposed curb cut locations on 121st St. S.
29. Please add Limits of No Access (LNA) and access openings corresponding to approved curb cut locations.
30. Please add appropriate LNA access restrictions to the DoD/RCs.
31. Upon completion of the Floodplain and drainage improvements pursuant to the FEMA-approved CLOMR, and after FEMA has effectively changed the 100-year Regulatory Floodplain boundaries by the approval of a LOMR, the new, reduced floodplain boundaries should be represented on the "Final As Approved" version of the Preliminary Plat.
32. Please represent the PUD 81 building setback lines, where missing, per SRs Section 12-5-2.A.5.
33. The Location Map (Vicinity Map) is required to include all platted additions within the Section per SRs Section 12-4-2.A.5.
34. Preliminary Plat & Final Plat: Underlying Zoning district boundary lines are not represented as required per SRs Section 12-4-2.B.3.
35. Face of Plat: Please add proposed addresses to the lots; Lot 4 is recommended to be 8310 E. 121st St. S. as per the corresponding commercial lot fronting on 121st St. S. within the Conditionally Approved plat of "North Bixby Commerce Park."
36. Face of Plat: Please add the standard address caveat/disclaimer: "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 the legal description."
37. Final Plat: Please correct typo in Mutual Access Easement in Legend.
38. Survey data apparently missing along curve of MAE within proposed Lot 4, Block 1.
39. Survey data apparently missing for widened part of U/E within proposed Lot 4, Block 1.

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40. Survey data apparently missing for 15'-wide U/E stub from northeast corner of 90'-wide MAE within proposed Lot 1, Block 1.
41. 15'-wide U/E stub from northeast corner of 90'-wide MAE within proposed Lot 1, Block 1 does not appear to correspond to any feature on the draft PUD Detailed Site Plan. Advisory.
42. Preliminary Plat: Per the draft PUD Detailed Site Plan, it cannot be determined whether some or all of the nearest three (3) existing ministorage buildings encroach the subject property. If any does, such building needs to be represented, with dimensions of encroachment from each of its building corners, per SRs Section 12-4-2.A.8.
43. The southerly two (2) of the three (3) 228.52' dimensions along the westerly side of proposed Lot 3 appear to be in error.
44. The 41.85' call along the westerly side of proposed Lot 3 needs to be clarified as to its relation to the other call which appears to share the same line, in terms of both extent and angle/bearing, which do not match.
45. Linetype used along the internal boundaries shared with Reserve Area 'A' of *121st Center* is different than the solid linetypes used elsewhere to denote boundaries of mutually exclusive elements. Please address appropriately.
46. Angle/bearing and dimension calls missing along the internal boundaries shared with Reserve Area 'A' of *121st Center*.
47. Linetype appears to represent common lotline between 7-acre and 16-acre tracts. Line does not appear to have function within proposed plat. Please remove or discuss.
48. Certain angle/bearing and dimension calls along certain plat boundaries do not correspond with recorded plats of *121st Center*, *Houser Addition*, or *The Boardwalk on Memorial* or previous draft plats of "North Bixby Commerce Park" or "Byrnes Mini-Storages." This may be due to different surveying methodologies. However, please double-check and make any modifications necessary.
49. Face of Plat: Notes: Second note states that FEMA Floodplain maps are for City of Tulsa. Please correct.
50. Face of Plat: Please add block with name(s) and address(es) of owner(s) (SRs Section 12-4-2.A.4, 12-5-2.A.1, etc.).
51. Document # 2009043186 labels (2 instances observed) refers to the Spartan Self Storage business located outside the plat boundaries and should be removed or relocated and explained.
52. Document # 2009070094 label within the adjacent Spartan Self Storage business property refers to the 7-acre tract portion of subject property and should be removed or relocated and explained.
53. Face of Plat: Missing notes pertaining to monumentation (reference SRs Section 12-1-8).
54. Face of Plat: Missing customary statistics (e.g. area of plat, number of lots, blocks, and Reserve Areas, etc.).
55. Face of Plat: "Existing Drainage Easement": Please clarify extents of leaderlines.
56. Face of Plat: "Existing Drainage Easement": Please cite source of "Existing Drainage Easement" (Book/Page or Document #).
57. Face of Plat: "Existing Drainage Easement": Please add width dimension.
58. DoD/RCs: Second page is titled "Restrictive Covenants," but the dedication of easements and Reserve Area(s) may necessitate the use of a Deed of Dedication.

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59. Text within Reserve Area A, "Storm Water Retention Pond," may not be appropriate for a plat, as it reflects current land use and may create an unintended private use restriction, and as it does not provide for the entire scope of presently-planned uses (parts of the pool, clubhouse patio, boardwalk, [pedestrian] asphalt path, and potentially other private recreational uses).
60. West lines of proposed Lots 1 and 2 missing dimensions.
61. Please add missing dimension to part of the north line of proposed Lot 1 and relocate dimension labels as needed to avoid ambiguity.
62. South lines of proposed Lots 2 and 3 missing dimensions. Please add these and any others missing.
63. Dimension between west line of proposed Lot 2 and Sectionline is illegible on the electronic version of the plat. Please enlarge to resolve or otherwise address appropriately.
64. Please represent the S. 85th E. Ave. half-street platted in *Houser Addition*, such as was represented on the Conditionally Approved Final Plat of "North Bixby Commerce Park" (SRs Section 12-4-2.A.6).
65. Please represent the abutting 20'-wide Road Easement platted in *Southern Memorial Acres No. 2*, Plat # 2794, such as was represented on the Conditionally Approved Final Plat of "North Bixby Commerce Park" (SRs Section 12-4-2.A.6).
66. Discuss the possibility of extending south the recommended Reserve Area corresponding to the drainage channel to incorporate the east 25' of Government Lot 4, or providing a B/L restriction in this area, to allow for potential future 85th E. Ave. half-street right-of-way.
67. All changes necessary for the PUD Detailed Site Plan, to the extent relevant for these plats, should also be made here.
68. Please represent the existing 17.5'-wide U/E along and within the abutting Lot 5, Block 1, *121st Center*.
69. Please represent the existing 11'-wide U/E and MAE along and within the abutting Lot 1, Block 1, *The Boardwalk on Memorial*.
70. Please label adjacent plats *The Boardwalk on Memorial* and *Southern Memorial Acres No. 2* (SRs Section 12-4-2.A.3).
71. BSP 2015-06 indicates a proposed 45'-wide Drainage Easement along the east side of the subject property, but the same is not indicated on the plats. Please reconcile.
72. If a Drainage Easement is added, please provide appropriate dedication language to the DoD/RCs.
73. Face of Plat: Scale of symbols used for found and set monuments at variance in Legend and in situ.
74. Face of Plat: Please correct name of street from 101st St. S. → 121st St. S.
75. 224.84' dimension along the west line of proposed Lot 4, Block 1, "Chateau Villas" is inconsistent with the 225.00' dimension on the draft site plan. Please reconcile.
76. Title Blocks, DoD/RCs Preamble, etc.: Plat boundaries include Reserve Area 'A' of *121st Center*. Legal description on face of plat, and anywhere else affected, should include appropriate reference to same in the legal descriptions.
77. Title Blocks, DoD/RCs Preamble, etc.: Plat boundaries include Reserve Area 'A' of *121st Center*. The Title Blocks, DoD/RCs Preamble, and anywhere else affected needs to reflect that this will be "a Replat of ("Reserve Area 'A' " or "part") of *121st Center*

...." in the legal descriptions (Subdivision Regulations Sections 12-4-2.A.2 and 12-5-3.B).

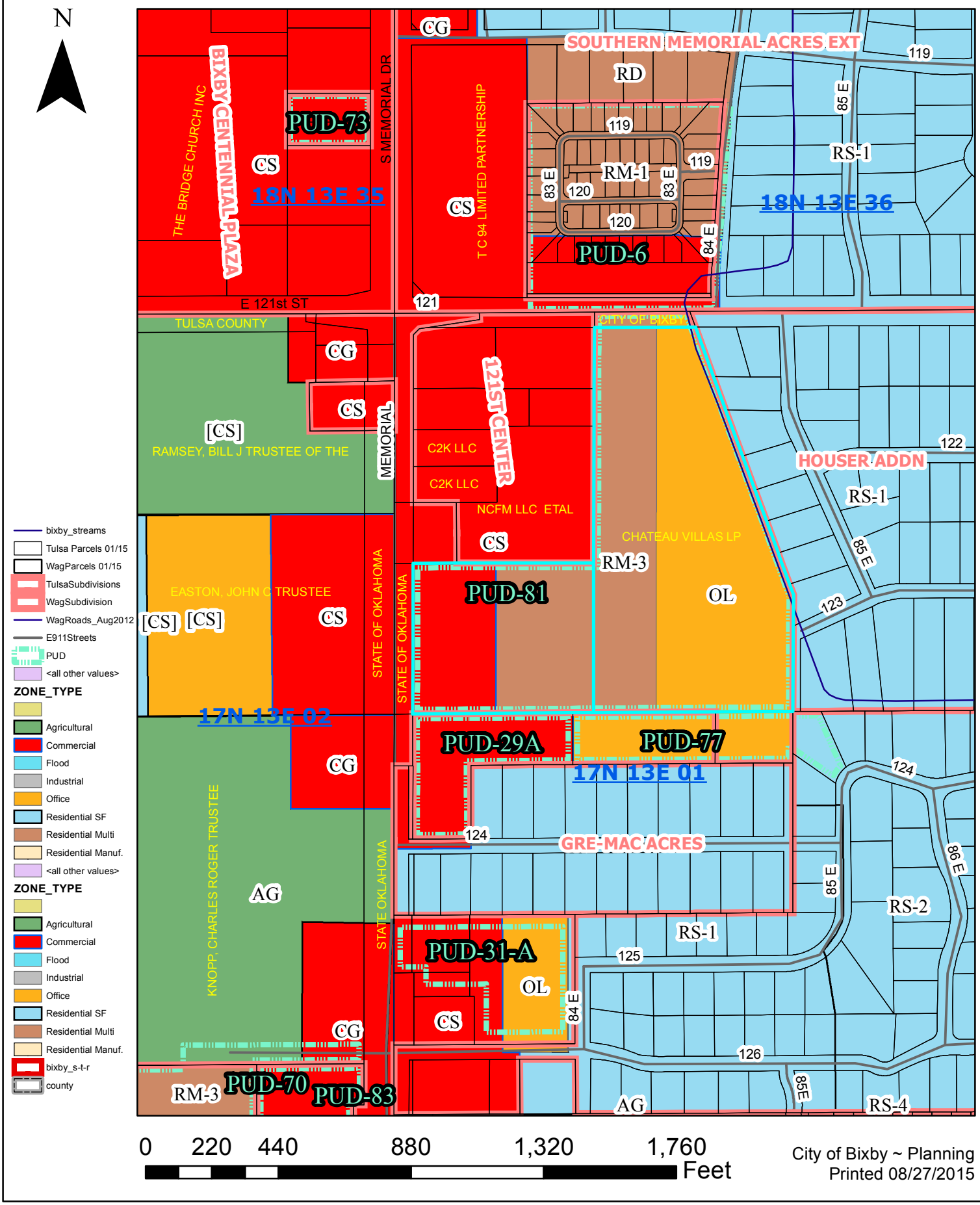
78. Face of Plat and DoD/RCs: Includes term "Addition" in Title Blocks, DoD/RCs Preamble, and Certificate of Survey signature block. DoD/RCs Preamble states that further instances will use term "Addition," but certain parts of DoD/RCs cite "Subdivision." Please reconcile all instances.
79. "Owner / Developer" block on face of plat, DoD/RCs Preamble, Owner Signature Block, etc.: Plat boundaries include Reserve Area 'A' of *121st Center*. Per the Tulsa County Assessor's parcel records, there would be two (2) different owners (Chateau Villas, LP and NCFM, LLC et al.). "Owner / Developer" block on the face of the plat, the DoD/RCs preamble, the Owner Signature Block at the end of the DoD/RCs, and all other elements affected must include both title owners.

    Secondly, the legal description of the land being platted does not differentiate between what part of the underlying land is owned by which property owner name in title. For clear title and tax purposes, Staff believes that each dedicating owner should have their respective legal description specified in the DoD/RCs. Reference how this was done with the plats of *101 South Memorial Plaza*, *Bixby Centennial Plaza II*, and "Bixby Memory Care."

    If Chateau Villas, LP acquires full title to the property, this would be resolved. If Chateau Villas, LP (or another entity controlled by the developer) acquires only a partial interest, but adequate to allow the replatting of Reserve Area 'A' of *121st Center*, the title owner in name will need to be separately specified as per this item, and it may be necessary for all requisite signatories to that title owner in name to sign the plat.
80. DoD/RCs Preamble: Missing critical wording such as "...subdivided into four (4) Lots in one (1) Block and X Reserve Area(s)..."
81. DoD/RCs: Based on the PUD Detailed Site Plan, for proposed commercial Lots 1 and 2, Staff recommends the PUD and DoD/RCs of the plat include a Mutual Parking Privileges covenant, so that each lot may allow their excess spaces to be used by patrons of the other lot, which is common in developments such as this, especially when developed as a unit by a singular developer. Examples may be provided upon request.
82. DoD/RCs: Staff recommends employing reasonable Restrictive Covenants typical for commercial/nonresidential subdivisions. As an example, a "Maintenance Covenant" pertaining to maintenance and upkeep of properties free of trash, debris, and litter. Examples may be provided upon request.
83. DoD/RCs Section I.D and I.E: Section numbers are out of order.
84. DoD/RCs Section I.G.1: As noted in the analysis above, Staff is not supportive of the present approach to place the MAE maintenance responsibility entirely on proposed commercial Lots 1, 2, and 4, Block 1, "Chateau Villas."
85. DoD/RCs Section II Preamble: Refers to "Bixby Memory Care."
86. DoD/RCs Section II Preambhle: Please complete the PUD approval date information.
87. DoD/RCs Section II: Building Façades: Includes typos between paragraphs.
88. DoD/RCs Section II: Please double-check and make any corrections necessary to achieve consistency with the "Final As Approved" version of PUD 81 as amended by Major Amendment # 1.

89. DoD/RCs Section III.B.1: This "Duration" section of DoD/RCs customarily provides language allowing for the automatic renewal of the DoD/RCs for successive periods unless voided by an adequate majority of the then owners. Language is found in DoD/RCs Section III.A.1 "Enforcement," but more appropriately belongs in Section III.B.1. Please incorporate or advise.
90. Final Plat: Please provide release letters from all utility companies serving the subdivision as per SRs Section 12-2-6.B.
91. Final Plat: Elevation contours, floodplain boundaries, physical features, underlying Zoning district boundaries, minimum improvements acknowledgement, and other such mapping details as required per SRs Section 12-4-2.B.6, by approval of this Final Plat, shall not be required on the recording version of the Final Plat, as such would be inconsistent with Final Plat appearance conventions and historically and commonly accepted platting practices.
92. Any recommendations in the analysis inadvertently omitted from this itemized list are included as if fully set forth here.
93. Due to the number of minor errors, Staff advises the Applicant to re-review the plat and Deed of Dedication and Restrictive Covenants and satisfy themselves as to its correctness.
94. Copies of the Preliminary Plat, including all recommended corrections, modifications, and Conditions of Approval, shall be submitted for placement in the permanent file (1 full size, 1 11" X 17", and 1 electronic copy).
95. Copies of the Final Plat, including all recommended corrections, modifications, and Conditions of Approval, shall be submitted for placement in the permanent file (1 full size, 1 11" X 17", and 1 electronic copy).

Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81) & BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81)



City of Bixby ~ Planning
Printed 08/27/2015

CITY OF BIXBY

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

Engineering Department Memo

To: Erik Enyart, City Planner

From: Jared Cottle, City Engineer JWC

CC: Bea Aamodt, Public Works Director
File

Date: 08/28/15

Re: Chateau Villas
Preliminary and Final Plat Review

General Comments:

1. The Plats seem to indicate that the Storm Water Retention Pond is to be included in the Plat. Before a re-plat is proposed, written agreement by the owner(s) of the Pond must be provided. If a re-plat is not proposed, the area should be labeled according to the Plat in which it is dedicated.
2. The CLOMR approval does not appear to have been incorporated into the boundaries for either the Shaded X or AE zones but rather appear to show pre-development conditions. If the inclusion of floodplain boundaries are not required as part of the Platting process, I would recommend their removal. If they are required, I recommend that they reflect the final disposition of the boundaries in accordance with an approved LOMR.
3. Conceptual utility layouts were not provided on the Preliminary Plat.
4. Standard (17.5') perimeter Utility Easement corridors do not appear to have been provided along the west and north sides of Lot 3 or Lot 4, Block 1.
5. Additional labeling and clarification should be provided for the various lines on the east side of the Plat. No perimeter Utility Easements have been included along the east side of the development.
6. Additional comments on Utility Easements and Mutual Access Easements will be provided as part of the Plan Review Comments.
7. The Covenants refer to "Bixby Memory Care" and do not appear to address maintenance responsibilities for the Storm Water Detention Pond.

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CITY OF BIXBY FIRE MARSHAL

Memo

To: Erik Enyart, AICP, City Planner

From: Joey Wiedel

Date: 09-17-2015

Re: PUD 81 "Chateau Villas"

PUD 81 "Chateau Villas" are approved by this office with the following conditions:

1. Fire Hydrant spacing shall be no further than 300 feet apart. All hydrants shall be operable before construction begins.
    - Brand- AVK or Mueller , Color- Chrome Yellow
    - Fire line supporting the fire hydrants shall be looped.
    - Fire hydrant distribution shall be installed as per meeting with Jason Mohler.
2. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2009 Appendix D)
    - Turn Around shall conform to 2009 IFC Chapter 5 and Appendix D
    - Fire Lanes shall be installed per 2009 IFC Chapter 5 and Appendix D. Shall be addressed as last project.
    - Main entrance shall have 15 foot face of curb to face of curb drive.
    - Fire Apparatus access roads shall extend to within 150 feet of all portions of the facility or portions of the exterior walls. (2009 IFC 503.1.1)
        - One (1) hour fire rated breezeways with sprinkler coverage will allow for hose lay distances.
    - Gate shall conform to City of Bixby Ordinance 9-7-2
        - Recommend radio transmitters for emergency vehicle access.
3. Each building shall be addressed independently to allow emergency response with Fire Alarm system.
4. All open ended corridors/breezeways and balconies shall be sprinkled.

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5. Property Line – Whenever the exterior wall is located in excess of 11 feet and less than 30 feet at any point from the nearest property line, the wall shall have a fire resistance rating of at least one (1) hour per City of Bixby Ordinance 9-7-2.

6. Turn radiuses to be further discussed with Mr. Mohler as we noted some areas of concern during our meeting.

7. One (1) hour fire ratings between units with two (2) hour separation walls to meet fire area requirements per IBC 2009.

8. Balconies shall be of non-combustible construction.

9. Future development "A" has limited ingress/egress would be approved with appropriate sprinkler protection and/or building area limitations.

Joey Wiedel

9-17-2015

Date

MINUTES
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES
113 W. DAWES AVE.
BIXBY, OK 74008
September 02, 2015 – 10:00 AM

MEMBERS PRESENT
Jim Peterson, *BTC Broadband*

STAFF PRESENT
Erik Enyart, AICP, City Planner, City of Bixby
Joey Wiedel, Fire Marshal, City of Bixby

OTHERS PRESENT
Alan Betchan, PE, CFM, *AAB Engineering, LLC*
Jason Mohler, PE, *Cedar Creek Consulting, Inc.*

1. Erik Enyart called the meeting to order at 10:00 AM.

Jason Mohler was the only design professional in attendance. Erik Enyart asked, and Mr. Mohler stated that he was the only one expected to attend for the Chateau Villas applications, as Kevin Jordan was out of the country and the architect is in the Kansas City area. Mr. Enyart stated that, due to those in attendance at this time, the agenda items would be taken out of order and the Chateau Villas items would be discussed together at this time.

3. **Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and review of a Preliminary Plat and a Final Plat for "Chateau Villas," approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
   Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

4. **BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and review of a PUD Detailed Site Plan and building plans for "Chateau Villas," a Use Unit 8 multifamily residential and commercial development for approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
   Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

Erik Enyart introduced the two (2) related items and summarized the location and the situation. Mr. Enyart recounted the zoning and development review history of the subject property, including the PUD and rezoning in late 2013, the approval of the rezoning and PUD by ordinance in early 2014, the ordinance provision allowing the reversion of the former PUD and underlying zoning patterns if the PUD were abandoned, due to the developer not being in title to the property, the developer's acquisition of the 16-acre tract in mid-2014, the family-related complications delaying the

acquisition of the 7-acre tract on Memorial Dr. with the split-level house, the developer's acquisition of the 7-acre tract in late 2014, the resumption of development plans with PUD 81 Major Amendment # 1 in early 2015, to allow for the change to four (4) stories with elevators and the modification of masonry standards, the departure of Larry Kester with Architects Collective prior to Major Amendment approval, and the engagement of the new architect which allowed the approval of the Major Amendment in June, 2015.

Alan Betchan arrived around this time. Erik Enyart noted to Alan Betchan that the agenda items had been taken out of order and the Chateau Villas items were being discussed at this time.

Erik Enyart asked Alan Betchan if he was still engaged with the Chateau Villas project from a drainage and FEMA LOMR standpoint. Mr. Betchan stated that it depended on the final design and the inclusion of other properties, but that the development design was being handled first. Mr. Enyart confirmed that, upon the completion of the civil site design and completion of construction, Mr. Betchan would be doing the LOMR. Mr. Betchan noted that the development had a couple different options as to final drainage/LOMR design. Mr. Betchan described the downstream channel modifications completed so far, and the other channel modifications and grading yet to be completed on the subject property, which would be related to an upstream development area if included in the overall design.

Erik Enyart noted that the Applicant was seeking approval of the Preliminary Plat, Final Plat, and PUD Detailed Site Plan. Mr. Enyart noted that review comments requiring changes on one will likely require changes on the other. Jim Peterson confirmed that all of these applications were being proposed at once, and noted that a lot of work was still required. Jason Mohler noted how much work had to be done to get the project to this point so quickly. Mr. Mohler confirmed with Erik Enyart that the applications would be on the September 21, 2015 Planning Commission agenda and September 28, 2015 City Council agenda. Mr. Mohler stated that his clients would like to "move dirt" this Fall. Mr. Mohler stated that the developer would like to start the grading and utility work in the Fall, and that the Building Permit issuance would follow subsequently.

Joey Wiedel noted that the site and building designs had changed, and asked about the building heights. Mr. Wiedel referred to correspondence provided by the previous Architect Larry Kester regarding site and building plan modifications offered in order to allow the buildings to go up to a 50' maximum height. Jason Mohler stated that he would ask the architect to come down and visit with Mr. Wiedel to discuss these architectural matters.

Joey Wiedel discussed with Jason Mohler and Alan Betchan the 150' maximum hose-lay requirement with [buildings employing fire sprinkler systems]. Mr. Wiedel discussed the standard in relation to the large, long buildings fronting the stormwater retention pond in *121st Center*. Alan Betchan asked if standpipes could be used, and Mr. Wiedel indicated agreement. Mr. Wiedel discussed the history behind the 4th story and 50' building height from the Fire Department's standpoint. Erik Enyart noted that there had been concern for setting a precedent for allowing four (4) stories and 50', along the lines of, 'if we do it once, we may be asked to do it again, and then what?'

Joey Wiedel asked about the commercial building. Erik Enyart stated that the building was represented on the plans but no elevations were provided. Jason Mohler and Mr. Wiedel discussed that the building was "conceptual" in nature. Mr. Enyart stated that the City gets excited when things show upon plans, because it then had to determine how to respond to them. Mr. Enyart indicated the building should be labeled as "conceptual" since it was not a part of what was being built at this time.

Joey Wiedel, Jason Mohler, and Alan Betchan discussed maximum hose-lay standards at 150', 200', 300', and 600' for the subject development, other development types, the subject development and other development types with other modifications, and all the same in certain other jurisdictions. Mr. Wiedel, Mr. Mohler, and Mr. Betchan discussed Fire Code Appendices B, C, and D. Mr. Wiedel explained that the City of Bixby had not adopted Appendices B or C, as certain other jurisdictions had. Mr. Wiedel discussed fire flow testing arrangements. Mr. Wiedel noted that the 14'-wide gates needed to be widened to 15'.

Discussion ensued pertaining to the hose-lay length standard, building heights and widths, standpipes, fire lane separation from the buildings pertaining to aerial fire suppression, and related matters. Erik Enyart confirmed with Jason Mohler that the plans showed paving up to the westerly buildings, with [first floor embedded garages]. Joey Wiedel referred to the letter from previous Architect Larry Kester. Erik Enyart indicated that the particulars offered within the letter were still in effect, since the letter became part of the PUD 81 Major Amendment # 1's approval document corpus.

Erik Enyart stated that a central review comment would be the representation of modifications to the existing stormwater retention pond in Reserve A of *121st Center*. Mr. Enyart stated that representing this presupposed that the developer would acquire the property or a controlling interest in it, such as would allow the developer to make modifications. Mr. Enyart stated that Kevin Jordan had asked him, prior to application submission, if it would be acceptable to show this on the PUD Detailed Site Plan, and he had said that it would be acceptable if it were labeled such that the improvements were subject to the developer acquiring the rights to modify the property. Mr. Enyart stated that he had considered it not appropriate to show such changes on the PUD entitlement documents, but for a PUD Detailed Site Plan, which should be 100% 'ready-to-built-as-shown,' this would be acceptable with the proper caveats.

Erik Enyart stated that he would be working on the Staff Report and would provide it to the Applicant as soon as he could finish it.

Erik Enyart asked Jim Peterson if he had any questions or comments from a utility standpoint. Mr. Peterson expressed concern that the plat showed no internal U/Es corresponding to building locations, or plans for service connection locations. Jason Mohler stated that there were perimeter U/Es but that water and sewer would both be private, and indicated that other utilities were expected to be so as well. Alan Betchan stated that the plat typically contains language that states that the gas company [and/or other utilities] gets a 5'-wide U/E, 2.5' on either side of wherever the gasline lies. Mr. Mohler stated that there would be a master meter and internal lines would be built to Public standards. Mr. Enyart stated that the City of Bixby likes water and sewer in greenspaces, and suggested that the other utility companies might also like that arrangement. Mr. Enyart noted that

they had to sign off on the plat, and some of them may want specific, defined internal U/Es. Mr. Mohler and Mr. Peterson discussed the likelihood and likely particulars of Cox Communications providing service to the development.

Joey Wiedel discussed fire grading for Building A and the commercial building.

Erik Enyart noted that the new design was more "urban," and the configuration, including the clubhouse within the large building complex, was unique to this area. Jason Mohler stated that this was why Kevin Jordan had hired [*NSPJ Architects* of Prairie Village, KS], as multifamily was their specialty.

Erik Enyart asked if there were any further questions or comments. There were none.

Erik Enyart stated that, hearing none, the meeting would proceed to the next item on the agenda.

2. **PUD 91 – "The Village at Twin Creeks" – AAB Engineering, LLC.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 6 acres in part of the W/2 of the W/2 of Section 31, T18N, R14E.
   Property Located: 11625 S. Mingo Rd.

Erik Enyart introduced the item and summarized the location and the situation. Mr. Enyart stated the PUD proposed a housing addition development with RS-2 underlying zoning and flexibility on lot widths and other bulk and area standards. Mr. Enyart stated that, as the City had been requesting, the PUD included development standards on minimum house sizes and 100% masonry, less trim. Mr. Enyart stated that there was a "wrinkle" in the schedule, as the newspaper did not publish the Public Notice in time, and so he had asked the Applicant if they wanted to ask the Chair to call a Special Meeting, subject to achieving quorum, or reschedule for the October Regular Meeting. Alan Betchan stated that he would like to have a Special Meeting, and Mr. Enyart agreed to make the request. Mr. Betchan indicated that he and his client would prefer not to use an Emergency Clause option on the approval ordinance. Mr. Enyart consulted his calendar and noted that the ordinance First Reading could occur October 12, 2015 and the Second Reading and adoption by majority vote could occur on October 19, 2015. Mr. Betchan clarified with Mr. Enyart that the application submission deadline for plats for the October 19, 2015 Planning Commission was September 21, 2015.

Joey Wiedel and Alan Betchan discussed gate location design matters and as it related to an amendment made to the Fire Code a couple years prior in response to a specific housing addition development.

Alan Betchan noted that the water and sewer would both be along the street, and that the developer would like franchise utilities to be in the backs of the lots. Erik Enyart confirmed with Mr. Betchan that the waterlines and sewerlines would be on opposite sides of the street. Mr. Betchan stated that sewer would be on the north side and water on the south side. Mr. Betchan noted that ONG would bore under the street. Mr. Betchan stated that the addition was being developed by High Pointe Homes and a second builder.

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Alan Betchan confirmed with Joey Wiedel that the City would want the existing fire flow tested first, rather than testing the new line. Mr. Wiedel stated that, if the existing flows were poor, this would likely require the increase in the number of fire hydrants. Discussion ensued regarding fire flow standards and methods for meeting code requirements.

Discussion ensued pertaining to various rural water district and municipal water relations in the greater Tulsa area.

Erik Enyart asked if there were any further questions or comments. There were none.

5. Old Business – None.

6. New Business – None.

7. Meeting was adjourned at 11:26 AM.

BIXBY TAC MEETING
SIGN IN SHEET
Wednesday, September 02, 2015

NAME	COMPANY	PHONE
1. Erik Enyart	City of Bixby	918 366 4430
2. Jim Peterson	BTC Broadband	918-366-0253
3. Joey Wiedel	City of Bixby	918-366-0436
4. Alan Betchan	AAB Engineering	918-514-4483
5. Jason Mohler	Cedar Creek	918-619-2113
6.		
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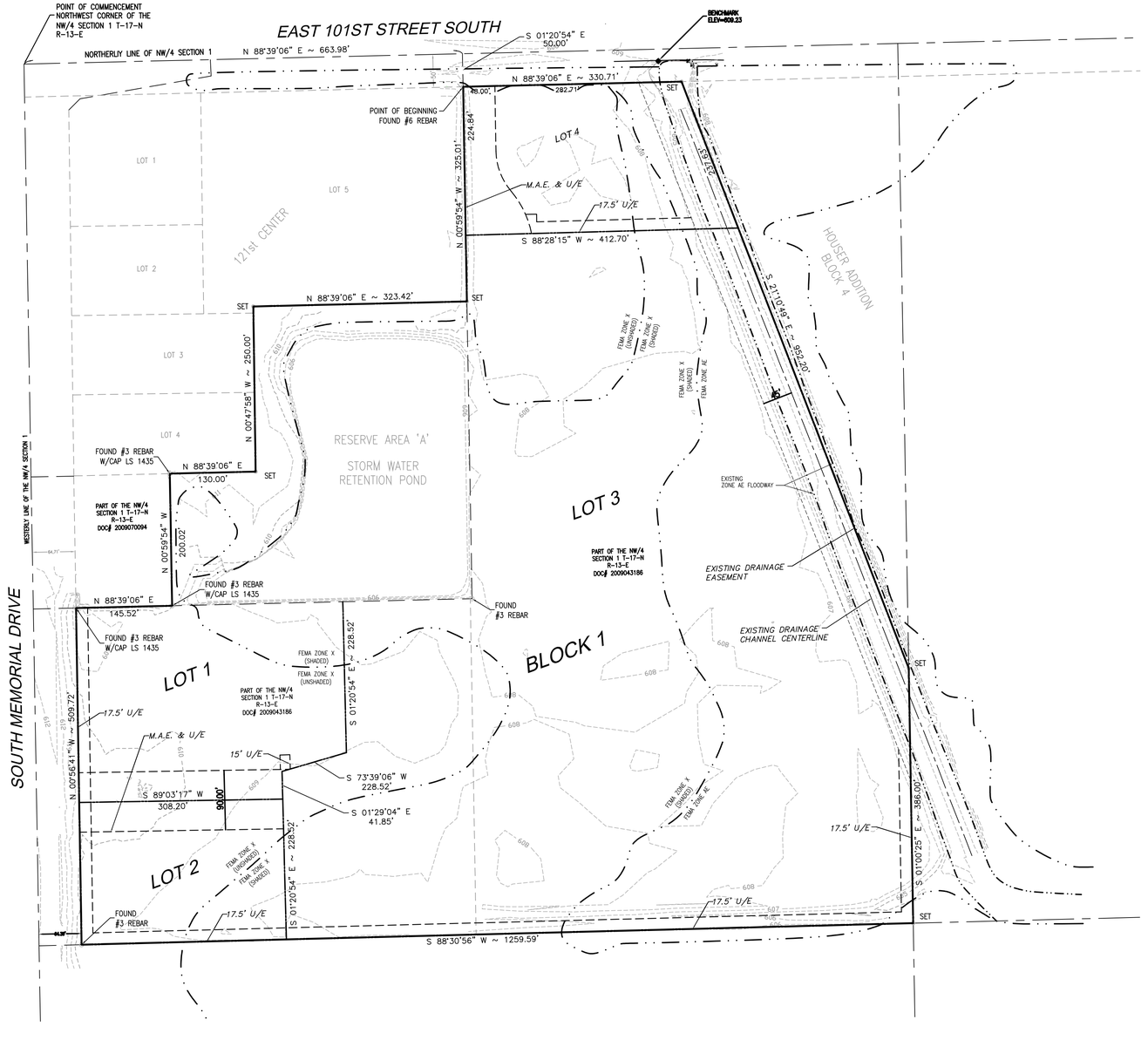
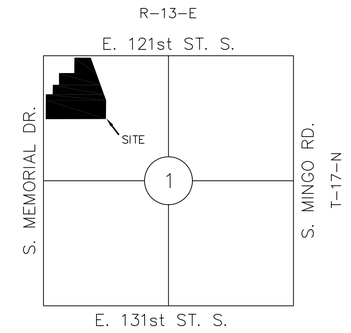
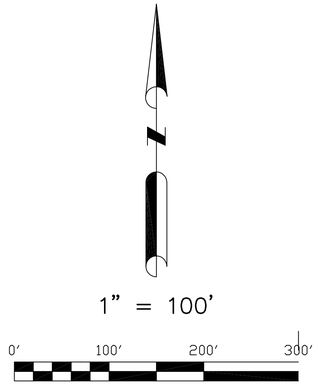
PRELIMINARY PLAT
(PUD 81)
CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF
SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M.,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA





VICINITY MAP
1" = 2000'



DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:*

A TRACT OF LAND BEING PART OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST, I.B.M., TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 OF SECTION 1;
THENCE NORTH 88°39'06" EAST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 663.98 FEET;

THENCE SOUTH 01°20'54" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 121ST STREET SOUTH, POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88°39'06" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF HOUSER ADDITION, BLOCK 4;

THENCE SOUTH 21°10'49" EAST ALONG THE WEST LINE OF HOUSER ADDITION A DISTANCE OF 952.20 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 4;

THENCE SOUTH 01°00'25" EAST ALONG SAID EAST LINE A DISTANCE OF 386.00 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4;

THENCE SOUTH 88°30'56" WEST ALONG THE SOUTH LINE OF GOVERNMENT LOT 4 A DISTANCE OF 1259.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE;

THENCE NORTH 00°56'41" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 509.72 FEET;

THENCE NORTH 88°39'06" EAST A DISTANCE OF 145.52 FEET TO THE SOUTHWEST CORNER OF RESERVE AREA "A" AS RECORDED IN THE PLAT OF 121ST CENTER;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID RESERVE AREA "A" THE FOLLOWING FOUR (4) COURSES;
THENCE NORTH 00°59'54" WEST A DISTANCE OF 200.02 FEET;
THENCE NORTH 88°39'06" EAST A DISTANCE OF 130.00 FEET;
THENCE NORTH 00°47'58" WEST A DISTANCE OF 250.00 FEET;
THENCE NORTH 88°39'06" EAST A DISTANCE OF 323.42 FEET TO THE SOUTHEAST CORNER OF LOT 5, 121ST CENTER;

THENCE NORTH 00°59'54" WEST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 325.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,175,584 SQUARE FEET OR 26.99 ACRES.

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER" HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED AND DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO FOUR (4) LOTS IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE ADDITION AS "* ***CHATEAU VILLAS"****, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "ADDITION" OR "* ***CHATEAU VILLAS"****).*

LEGEND

P.O.B.	– POINT OF BEGINNING
R.O.W.	– RIGHT OF WAY
I.P.	– IRON PIN
U/E	– UTILITY EASEMENT
D/E	– DRAINAGE EASEMENT
B/L	– BUILDING LINE SETBACK
~ ???? ~	– ADDRESS
L.O.A.	– LIMITS OF ACCESS
L.N.A.	– LIMITS OF NO ACCESS
M.A.E.	– MUTUAL ACCESS EASEMENT
O	– FOUND MONUMENTS
●	– SET MONUMENTS

DATE OF PREPARATION: AUGUST 21, 2015

BENCHMARK

CHISELED BOX ON TOP OF CONCRETE HEADWALL APPROXIMATELY 31 FEET NORTH AND 35 FEET WEST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

ELEV. = 609.23' (NAVD '88)

BASIS OF BEARING:

The bearing of North 88°39'06" East, along the north line of the Northwest Quarter of Section 1, Township 17 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma was used as the basis of bearing for this survey.

NOTES:

1. *THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.*

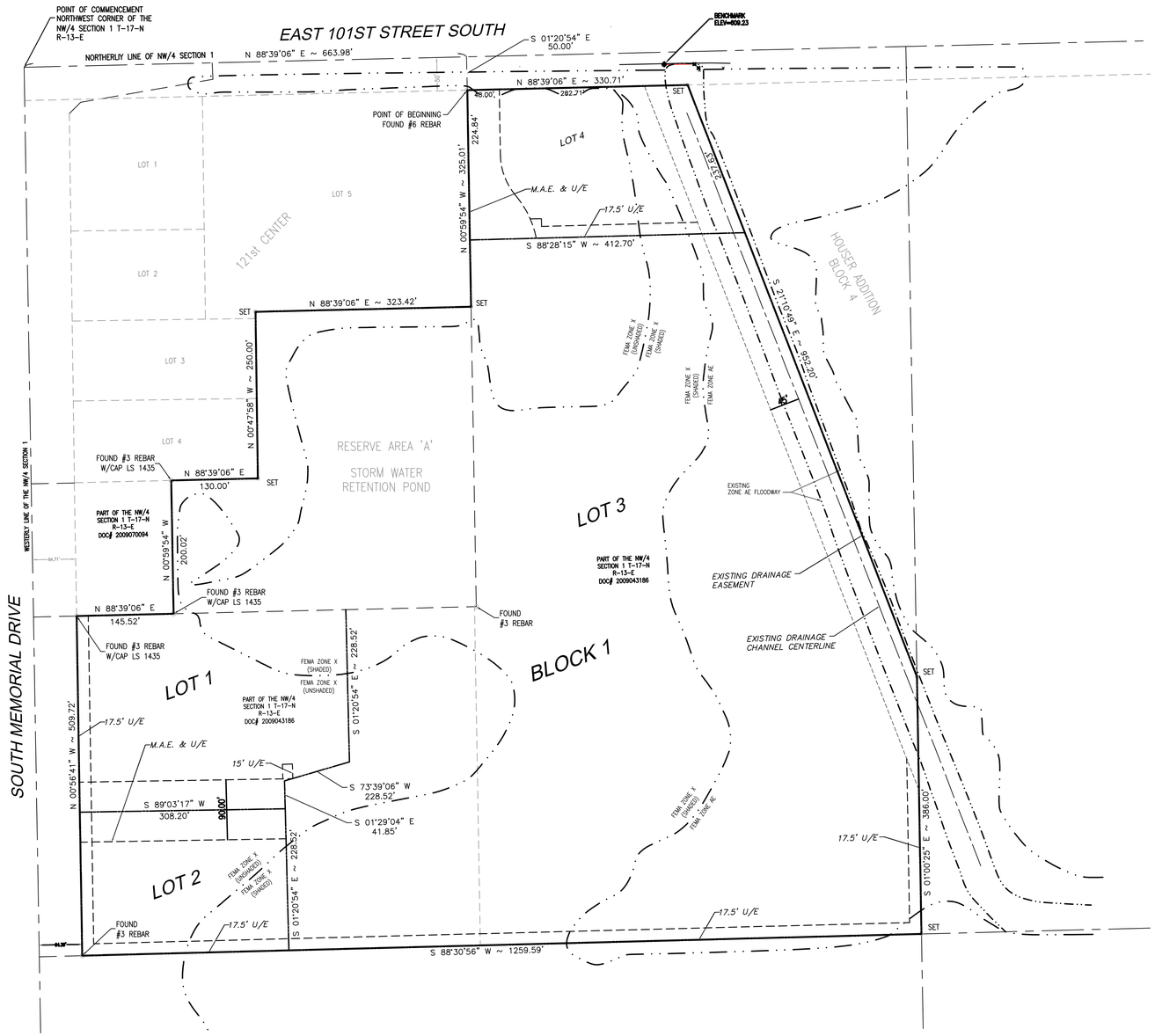
2. *SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP #40143C0432L, REVISED DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE. SHOWN HEREON FOR GRAPHICAL PURPOSED ONLY.*

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 702525 Tulsa, OK 74170-2525
918-619-2113
www.cedarcreekinc.com
CERTIFICATE OF AUTHORIZATION NO: 5864
EXPIRES: JUNE 30, 2016
ENGINEER: JASON C. MOHLER, P.E.

AAB ENGINEERING, LLC
17 EAST 2ND STREET
SAND SPRINGS, OK 74063
918-514-4283
www.aabeng.com
CERTIFICATE OF AUTHORIZATION NO: 6318
EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

FINAL PLAT
(PUD 81)
CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M., AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



1" = 100'

0' 100' 200' 300'

R-13-E

E. 121st ST. S.

S. MEMORIAL DR.

SITE

1

S. MINGO RD.

T-17-N

E. 131st ST. S.

VICINITY MAP
1" = 2000'

DEED OF DEDICATION

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THENCE NORTH 00°59'54" WEST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 325.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,175,584 SQUARE FEET OR 26.99 ACRES.

CHATEAU VILLAS LP, *HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER" HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED AND DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO FOUR (4) LOTS IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE ADDITION AS "* ***CHATEAU VILLAS"****, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "ADDITION" OR "* ***CHATEAU VILLAS"****).*

LEGEND

P.O.B.	– POINT OF BEGINNING
R.O.W.	– RIGHT OF WAY
I.P.	– IRON PIN
U/E	– UTILITY EASEMENT
D/E	– DRAINAGE EASEMENT
B/L	– BUILDING LINE SETBACK
~ ???? ~	– ADDRESS
L.O.A.	– LIMITS OF ACCESS
L.N.A.	– LIMITS OF NO ACCESS
M.A.E.	– MUTAL ACCESS EASEMENT
○	– FOUND MONUMENTS
●	– SET MONUMENTS

DATE OF PREPARATION: AUGUST 21, 2015

BENCHMARK

CHISELED BOX ON TOP OF CONCRETE HEADWALL APPROXIMATELY 31 FEET NORTH AND 35 FEET WEST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

ELEV. = 609.23' (NAVD '88)

BASIS OF BEARING:

The bearing of North 88°39'06" East, along the north line of the Northwest Quarter of Section 1, Township 17 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma was used as the basis of bearing for this survey.

NOTES:

1. *THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.*
2. *SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP #40143C0432L, REVISED DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE. SHOWN HEREON FOR GRAPHICAL PURPOSED ONLY.*

CEDAR CREEK
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EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

RESTRICTIVE COVENANTS

SECTION I: EASEMENTS AND UTILITIES

A. PUBLIC UTILITY EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE PLAT AS "UE" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTION, 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 VALVES METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATER LINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER/DEVELOPER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS, PROPERLY PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES, AND WALLS AND OTHER NONOBSTRUCTING IMPROVEMENTS.

B. WATER AND SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON THE LOT.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APERTURES, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT THE LOT OWNER'S EXPENSE.

3. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER 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 OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBECTION B SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE:

1. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE ADDITION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE 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 AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, 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 SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENT WAYS 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 THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS 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 SERVICE 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 HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

A. GAS SERVICE:

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE ON INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

B. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO PROPERLY PERMITTED LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. RIGHTS OF INGRESS AND EGRESS

1. THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO AND FROM THE ABOVE-DESCRIBED PROPERTY TO AND FROM SOUTH MEMORIAL DRIVE AND EAST 121st STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE PLAT, EXCEPT AS MAY HEREINAFTER BE RELEASED, ALTERED OR AMENDED BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, OR AS IS OTHERWISE PROVIDED BY THE STATUTES OR LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

G. MUTUAL ACCESS EASEMENT

1. THE OWNER DOES HEREBY DEDICATE, CREATE, ESTABLISH AND DECLARE A PRIVATE, PERMANENT, NON-EXCLUSIVE EASEMENT OVER, THROUGH, UPON AND ACROSS THAT PORTION OF THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT AS A "MUTUAL ACCESS EASEMENT" AS A MEANS OF INGRESS AND EGRESS TO, FROM AND BETWEEN THE LOTS WITHIN THE SUBDIVISION ADJOINING SUCH MUTUAL ACCESS EASEMENTS AND STREETS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION AND SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE RECORD OWNERS OF EACH AFFECTED LOT, THEIR GRANTEES, SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND INVITEES AND SHALL BE APPURTENANT TO EACH AFFECTED LOT. ANY DRIVEWAY, AISLE, WALKWAY, CURB CUT AND OTHER IMPROVEMENTS LOCATED WITHIN SUCH EASEMENT SHALL BE MAINTAINED IN GOOD CONDITION AND SHALL BE REPAIRED AND REPLACED AS NECESSARY, AT THE SOLE COST AND EXPENSE OF THE OWNER OF A LOT UPON WHICH A PORTION OF THE MUTUAL ACCESS EASEMENT IS LOCATED. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN, UPON, OVER OR ACROSS THAT PORTION OF A LOT DEPICTED ON THE ACCOMPANYING PLAT AS MUTUAL ACCESS EASEMENT THAT WOULD INTERFERE WITH THE FREE FLOW OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON, OVER AND ACROSS SUCH MUTUAL ACCESS EASEMENT AREA. IN THE EVENT THE RECORD OWNER OF A LOT SHOULD FAIL TO PROPERLY MAINTAIN, REPAIR AND/OR REPLACE, AS NECESSARY, THE DRIVEWAY, AISLE, WALKWAY, CURB CUTS AND OTHER IMPROVEMENTS LOCATED WITHIN THE MUTUAL ACCESS EASEMENT SITUATED ON THEIR LOT IN GOOD CONDITION OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SAID MUTUAL ACCESS EASEMENT AREA THE OWNER MAY PERFORM SUCH MAINTENANCE, REPAIR AND REPLACEMENT, AS NECESSARY, OR REMOVE SUCH OBSTRUCTION AND THE COSTS OF THEREOF SHALL BE ASSESSED TO SUCH RECORD OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS OF COMPLETION OF SAID MAINTENANCE) SAID ,COST SHALL BE A CONTINUING LIEN ON SUCH RECORD OWNER'S LOT AND THE OBLIGATION OF THE RECORD OWNER OF SUCH LOT AT THE TIME OF SUCH ASSESSMENT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE RECORD OWNER OF ANY LOT WITHIN THE SUBDIVISION, AND BY ACCEPTANCE OF THE DEED THEREFOR, THE RECORD OWNER OF THE LOTS WITHIN THE SUBDIVISIONS AFFECTED BY A MUTUAL ACCESS EASEMENT, FOR ITSELF AND ITS GRANTEES, SUCCESSORS AND ASSIGNS, AGREES TO BE BOUND HEREBY. A SEPARATE MUTUAL ACCESS EASEMENT MAY BE FILED OF RECORD WHICH SHALL GOVERN SUCH MUTUAL ACCESS EASEMENT.

SECTION II. PLANNED UNIT DEVELOPMENT

"BIXBY MEMORY CARE" *IS SUBJECT TO PLANNED UNIT DEVELOPMENT (PUD NO. 81) WHICH WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE ??, 2015, AND BY THE BIXBY CITY COUNCIL ON JUNE ??, 2015.*

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, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE PUD, AND ANY AMENDMENTS THERETO. THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

Development Standards - Area A

Land Area

Gross Lot Area:	*209,987 sq. ft.*	*4.83 ac*
Net Lot Area:	*177,082 sq. ft.*	*4.03 ac*

Permitted Uses

Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6) and Use Unit 19 shall be restricted to Hotel uses only. The following special exception uses shall also be allowed:

Use Unit 15: Other Trades and Services

Use Unit 17: Automotive and Allied Activities

Use Unit 18: Drive-in Restaurants

Maximum Building Square Footage *56,600 sq. ft.*

Minimum Building Setbacks

South Memorial Drive Right of Way	*50 FT*
All other Boundaries	*10 FT**

**Building line shown shall be the minimum allowed and may be increased due to the proximity of the existing offsite structures and drainage facilities or as required for utility installation within perimeter easements.*

Maximum Building Height: *30 FT*

Lighting

All parking and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development. All pole mounted lighting shall be located to minimize light crossing property lines. No lighting standard shall exceed 30' in height as measured from the pavement to the light fixture. A lighting standard of 0 foot candles shall be enforced at the eastern boundary of Development Area D.

Signage

Signs shall be limited to the following:

- *One double sided project identification ground sign not exceeding 25' in height shall be permitted along Memorial Drive, provided it does not exceed 175 square feet of display surface area per side. Signage for both Development Areas A and B shall be allowed on this sign.*
- *One double sided ground sign not exceeding 20' in height shall be permitted for each lot along Memorial Drive, provided it does not exceed 100 square feet of display surface area per side.*
- *Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.*
- *No roof or projecting signs shall be permitted.*

Screening

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. The fencing between Development Area A and Development Area B will be provided by a security fence with a mix of wood screening fences and wrought iron fence with masonry columns. Limits of and configuration of screening will be determined at PUD detailed site plan submittal.

Landscaping

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

Development Standards - Area B

Land Area

Gross Lot Area:	*709,114 sq. ft.*	*16.28 ac*
Net Lot Area:	*709,114 sq. ft.*	*16.28 ac*

Permitted Uses

Uses permitted by right (including all uses customarily accessory thereto) within the following Use Units: Use Unit 8: Multi-Family Dwelling and Similar Uses

Maximum Number of Dwelling Units Allowed *: 375 - Units (Total Maximum)*
75 - Single Bedroom (Minimum)
300 - Two Bedroom (Maximum)

Dwelling unit plans will be provided with the PUD Detailed Site Plan submittal.

Minimum Building Setbacks

West Development Boundary (Memorial) to 4 story portions:	*500 FT*
South Development Area Boundary:	*10 FT*
Eastern Line of Development Area D (Houser Addn):	*75 FT*
Eastern Line of Development Area D (Houser Addn) to 4 story portions:	*200 FT*
All other Boundaries	*10 FT**

**Building line shown shall be the minimum allowed and may be increased due to the proximity of the existing offsite structures and drainage facilities or as required for utility installation within perimeter easements.*

Maximum Building Height: *50 FT*

Maximum Number of Stories: *Four Stories*

Building Description:

Development Area B will have a range of 2-story, "Carriage Homes" and 3-story & 4-story apartment buildings. All buildings will have attached enclosed garages with central breezeway corridors and enclosed stairs. The 4-story apartment buildings will have elevator service. There will also be carports distributed throughout the development area

Building Façades

Not less than 40% of all buildings facades within Development Area B, on average, shall be constructed of masonry (including stone, "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry" and stucco) and not less than 60% of all buildings within Development Area B, on average, shall be constructed with masonry alternatives (including only fiber cement cladding), which percentages may exclude negligible amounts of trim, such as pre-finished metal accents from the ground at the building to the top floor top plate. Provided no building shall have less than 25% masonry, as used herein. Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review.\K

\k

Conceptual proposed architecture character elevations of a 4-story Apartment building are included as Exhibit J. Final building elevations for every building side, but only one (1) per each unique building type shall be submitted for council review at the time of detailed site plan.

Lighting

All pole mounted and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall be designed or have the ability to control the light pattern to minimize the light leaving the site at the boundary of the development. The mounting height of each fixture light shall not exceed 30' as measured from the pavement to the light fixture. A maximum light level of .00 foot candles shall be obtained at the Eastern boundary of Development Area D. A photometric study will be provided to verify the .00 foot candle measurement at the property line. All lights shall face down and away from the boundary of the development.

Signage

Signs shall be limited to the following:

- *Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed, or 50 square feet, whichever is less. Wall signs shall be limited to the clubhouse and / or office building. Apartment buildings shall be permitted two (2) address signs per building, limited to four (4) square feet per each such sign.*
- *No roof or projecting signs shall be permitted.*
- *Directional signage limited to 6 square feet of display surface area per side and customary parking and driveway signage will be permitted subject to Detailed Site Plan approval.*

Screening

All trash and service areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Screening and security separation between Development Area B and the surrounding properties/development areas will be provided by a mix of wood screening fences and wrought iron fence with masonry columns.
Fencing between the adjacent mini storage uses is proposed to be a 6' solid wood screening fence. A security fence, constructed of ornamental iron and masonry columns shall be allowed between Development Area B and adjacent Development Areas A & C. The limits and configuration of screening are shown on Exhibit "B", the details of which shall be determined at detailed site plan submittal.

Landscaping

Minimum internal landscaped space: *30%*

Landscaping space is noted on Exhibit "B" as lawn area. These areas will contain sod, plants and trees.

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

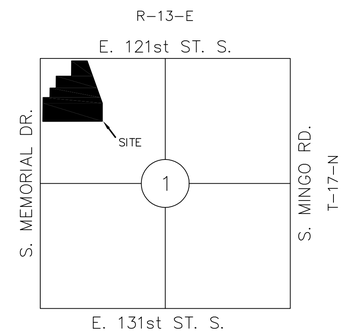
Landscape screening / buffering along the East and South boundaries shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council

FINAL PLAT

(PUD 81)

CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M., AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



VICINITY MAP
1" = 2000'

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www.aabeng.com
CERTIFICATE OF AUTHORIZATION NO: 6318
EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

DATE OF PREPARATION: AUGUST 21, 2015

RESTRICTIVE COVENANTS CONTINUED

Development Standards - Area C

Land Area

Gross Lot Area:	86,466 sq. ft.	1.99 ac
Net Lot Area:	72,824 sq. ft.	1.67 ac

Permitted Uses

Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6) and Use Unit 19.

Maximum Building Square Footage: 28,800 sq. ft.

Minimum Building Setbacks

East 121st Street South Right of Way:	50 FT
All other Boundaries:	10 FT

Maximum Building Height: 30 FT

Lighting

All parking and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development. All pole mounted lighting shall be located to minimize light crossing property lines. No lighting standard shall exceed 30' in height as measured from the pavement to the light fixture. A lighting standard of 0 foot candles shall be enforced at the eastern boundary of Development Area D. All lights shall face down and away from the boundary of the development.

Signage

Signs shall be limited to the following:

- One double sided project identification ground sign not exceeding 25' in height shall be permitted along 121st Street, provided it does not exceed 175 square feet of display surface area per side. Signage for both Development Areas C and B shall be allowed on this sign.
- One double sided ground sign not exceeding 20' in height shall be permitted for each lot along 121st, provided it does not exceed 100 square feet of display surface area per side.
- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.
- No roof or projecting signs shall be permitted.

Screening

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Separation between Development Area C and Development Area B may be provided using either a wood screening fence and wrought iron fence with masonry columns. The limits and configuration of screening will be determined at detailed site plan submittal.

Landscaping

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council

Development Standards - Area D

Land Area

Gross Lot Area:	47,190 sq. ft.	1.03 ac
Net Lot Area:	44,747 sq. ft.	1.08 ac

Permitted Uses

Development Area D will be an open area used for storm sewer conveyance, floodplain, and landscaping. No buildings, parking, lighting, signage, or other above ground improvements shall be permitted. Such proscription shall not apply to fences or City of Bixby approved drainage improvements.

Screening

The east boundary of Development Area D will be screened from the adjoining residential district with a 8' wood offset screening fence, as shown herein, provided the city council may require modification at the time of Detailed Site Plan review screening fence shall conforming to Zoning Code Section 11-8-10. The fence shall be allowed to stop at the southwest corner of the Fire station property located immediately south of 121st Street.

Landscaping

The PUD shall meet the requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council.

Development Information and Standards for All Areas

Topography & Soils

The elevation of the existing site varies from approximately 612' along the Memorial frontage to 607' at the top of the tributary channel bank (all elevations referenced to the North American Vertical Datum). The Tributary channel drains from north to south with elevations ranging from 603' at the north to 601' at the south. The developed site will maintain this drainage pattern with the inclusion of a storm sewer system that will route onsite drainage to the Fry Ditch Tributary channel.

The Tulsa County Soils survey defines the onsite soils as 50% Choska Fine Sandy Loam and 50% Osage Silty Clay. A geotechnical engineer has been contracted to perform a preliminary soils analysis but the results are not yet complete.

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

Drainage

The tributary of Fry Ditch No. 1 has been widened to allow for the majority of the site to be removed from the FEMA floodplain. The widening of the tributary also removes the requirement of onsite detention. A CLOMR-F for the widening work was previously approved by FEMA. The work has mostly been completed with the notable exception of a need for additional fill along the southern portion of the site. This project will complete those fills and provide the necessary construction documentation for City of Bixby and FEMA approval. The proposed project grading and drainage plans, as well as any deviations from the previously approved CLOMR, will be submitted to City of Bixby for approval prior to any construction. Any widening or channel modifications will be covered by easements as required by City of Bixby Engineering and it is understood that the floodplain issue must be resolved through the City and FEMA approval process before the subject property can be developed.

The majority of the site will be graded to allow for surface water to drain directly to the improved tributary or be collected in an internal storm sewer system that will route it to the improved tributary. The final drainage and grading design will allow for an overland flow capacity capable of routing discharges from the existing total retention facility within 121st Center across the site to the tributary. This will be designed in conformance with City of Bixby Engineering Design Criteria.

Vehicular and Pedestrian Access and Circulation

The attached Exhibit B depicts the vehicular and pedestrian access points and circulation anticipated to accommodate the conceptual site plan. Access to the parcels of development area A and B will be provided by a private boulevard-style street and /or drive. This street will be maintained by the property owners association created for the development. The Multi-Family portion of the development will restrict access to the general public using gates, the specific location of which will be determined at detailed site plan submittal. All such gates will be subject to approval of the City of Bixby Fire Chief, Fire Marshal and Engineering. Access to the lots within Development Area C will be derived by privately maintained streets and / or drives and shall not be permitted more than one (1) direct connections to 121st Street South per lot. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the Multi-Family development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal.

Utilities

Water service is provided to the site by an existing 12" waterline along the north side of 121st Street South and an existing 12" waterline along the east side of Memorial Drive. A waterline loop will be constructed to provide fire protection and water service to Development Area B.

A 10" sanitary sewer line extends northwest to southeast on the east side of the tributary of Fry Ditch No. 1 along the eastern property line of the PUD. A line will be extended of this existing line to serve the site as required by the City of Bixby.

Other utility services are currently provided to the site and will continue to be provided via underground services. The required 17.5' perimeter utility easement may be reduced by wavier during the plating and site plan process. See attached Exhibit "F" for the conceptual improvements plan.

Parking

Parking shall be provided in accordance with the City of Bixby Zoning Code. Final parking requirements may be modified at the time of detailed site plan review.

Detailed Site Plan Review

No building permit shall be issued until a detailed site plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, and City Attorney shall be met as part of the PUD detailed site plan approval.

Requirement to Plat

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

Schedule of Development

Development of the apartment complex is expected to begin in Summer of 2015.

SECTION III: ENFORCEMENT, DURATION, AMENDMENT & SEVERABILITY

A. ENFORCEMENT:

1. THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEES, TRANSFEREES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED. IF ANY LOT OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT WITHIN THE SUBDIVISION TO MAINTAN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. DURATION

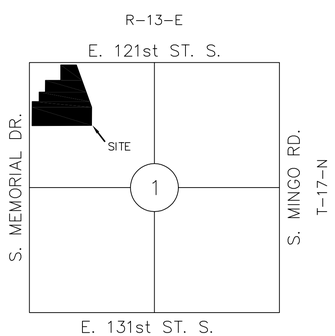
1. THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

1. THE COVENANTS CONTAINED WITHIN SECTION I: EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

1. 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 OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



VICINITY MAP
1" = 2000'

IN WITNESS WHEREOF, THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXCEUTED THIS _____ DAY OF _____, 20_____.

CHATEAU VILLAS LP

BY: _____
KEVIN JORDAN, MANAGER

STATE OF _____)
SS)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY KEVIN JORDAN , AS MANAGER OF CHATEAU VILLAS LP .

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY:

I, ERIC ROLLSTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "**CHATEAU VILLAS**", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

BY: _____
ERIC ROLLSTON, PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1761

STATE OF _____)
SS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____DAY OF _____, 20_____ , PERSONALLY APPEARED TO ME ERIC ROLLSTON KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF _____, 20_____.

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 702525 Tulsa, OK 74170-2525
918-619-2113
www.cedarcreekinc.com
CERTIFICATE OF AUTHORIZATION NO: 5864
EXPIRES: JUNE 30, 2016
ENGINEER: JASON C. MOHLER, P.E.

AAB ENGINEERING, LLC
17 EAST 2ND STREET
SAND SPRINGS, OK 74063
918-514-4283
www.aabeng.com
CERTIFICATE OF AUTHORIZATION NO: 6318
EXPIRES: DECEMBER 31, 2016
SURVEYOR: ERIC ROLLSTON, P.L.S.

FINAL PLAT
(PUD 81)

CHATEAU VILLAS

A PART OF THE NW/4 OF THE NW/4 OF
SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE I.M.,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

DATE OF PREPARATION: AUGUST 21, 2015

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

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner

Date: Friday, September 18, 2015

RE: Report and Recommendations for:
BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81)

LOCATION:

16-Acre Tract: 8300-block of E. 121st St. S.
7-Acre Tract: 12303 S. Memorial Dr.

SIZE: 23 acres, more or less, in two (2) tracts

EXISTING ZONING: CS Commercial Shopping Center District, RM-3 Residential Multi-Family District, and OL Office Low Intensity District, & PUD 81

SUPPLEMENTAL ZONING: PUD 81 "Chateau Villas PUD" and Corridor Appearance District (partial)

EXISTING USE:

16-Acre Tract: Vacant
7-Acre Tract: Single-family house

DEVELOPMENT TYPE: Approval of a PUD Detailed Site Plan including as elements: (1) Detailed Site Plan, (2) Detailed Landscape Plan, and (3) Detailed Lighting Plan, (4) Detailed Sign Plan, and (5) building plans and profile view / elevations pursuant to PUD 81 for a Use Unit 8 multifamily residential and commercial development

SURROUNDING ZONING AND LAND USE:

North: CS & RM-1/PUD-6, RD, and RS-1; The *Memorial Square* duplex-style condo/apartments and vacant lots, and single-family residential to the northeast, a *QuikTrip* under construction and commercial in the *Town and Country Shopping Center* to the northwest, and farther north, duplexes along 119th St. S., all in *Southern Memorial Acres Extended.*

South: CS/PUD 29A, OL/RS-1/PUD 77, RS-1, and RS-2; *The Boardwalk on Memorial* commercial strip shopping center with vacant land behind zoned CS/PUD 29A, vacant land and a single-family dwelling zoned OL/RS-1/PUD 77 planned for a ministorage development, and single-family residential in *Gre-Mac Acres* and *Southern Memorial Acres No. 2* zoned RS-1 and RS-2.

East: RS-1; Single-family residential and the Bixby Fire Station #2 in the *Houser Addition.*

West: CG, CS, & AG; Commercial development in *121st Center*, the *Spartan Self Storage* ministorage business on an unplatted 1-acre tract zoned CS at 12113 S. Memorial Dr., and (west of Memorial Dr.) agricultural land and the *Easton Sod* sales lot zoned CS.

COMPREHENSIVE PLAN:

16-Acre Tract: Low/Medium Intensity + Vacant, Agricultural, Rural Residences, and Open Land

7-Acre Tract: Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES:

BZ-30 – Frank Moskowitz – Request for rezoning from AG to CS for the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (including 7-acre tract subject property) – PC on 01/27/1975 recommended CS for N. approx. 12.5 acres, OL for the S. approx. 5 acres of the N. approx. 17.5 acres, and AG zoning to remain for the balance of the 20 acres. City Council approved as PC recommended 03/18/1975 (Ord. # 270).

BL-45 – Milton Berry – Request for Lot-Split approval to separate the S. 200' of the W. 210' of the N. 825' of the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (now the *Spartan Self Storage*) from the balance of the property, which balance was later platted as *121st Center* (includes Reserve Area 'A' part of subject property) – both resultant tracts abut subject property to west and north – PC Motion to Approve died for lack of a Second 02/26/1979; City Council Conditional Approval is suggested by case notes. Deeds recorded evidently without approval certificate stamps 05/23/1978, which would have preceded the Lot-Split application.

Preliminary Plat of 121st Center – Request for Preliminary Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 12/28/1987 (Council action not researched).

BBOA-199 – Spradling & Associates for Arkansas Valley Development Corporation – Request for Variance to reduce the minimum lot width/frontage in CS from 150' to 125' to permit platting the subject tract as *121st Center* (includes Reserve Area 'A' part of subject property) – BOA Approved 01/11/1988.

Final Plat of 121st Center – Request for Final Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 02/29/1988 and

City Council Approved 07/11/1988 (per the plat approval certificate) (Plat # 4728 recorded 08/05/1988).

BCPA-3, PUD 68, & BZ-341 – North Bixby Commerce Park – Lou Reynolds for Alvis Houser – Request to amend the Comprehensive Plan to redesignate property (in part) "Medium Intensity," rezone from AG to CS and OL, and approve PUD 68 for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC voted 2 in favor and 3 opposed on a Motion to approve the development on 04/20/2009. On 04/27/2009, on appeal, the City Council reversed the Planning Commission's action. On 06/08/2009, the City Council denied the ordinance which would have approved the rezoning, PUD, and Comprehensive Plan amendment, on the City Attorney's advice regarding certain language in the ordinance, and called for the developer to proceed "under existing ordinances." On 06/22/2009, the City Council Approved, by Ordinance # 2030, all three (3) applications as submitted, and with no Conditions of Approval. The legal descriptions in the ordinance reflected the underlying CS/OL zoning pattern as recommended by Staff, rather than per the "Exhibit 1" to the PUD.

Preliminary Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 03/15/2010 and City Council Conditionally Approved 03/22/2010.

Final Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Final Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 05/17/2010 and City Council Conditionally Approved 05/24/2010. City Council approved a revised Final Plat 09/13/2010.

BSP 2010-01 – North Bixby Commerce Park – RK & Associates, PLC / McCool and Associates, P.C. (PUD 68) – Request for approval of a PUD Detailed Site Plan for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC Conditionally Approved 07/19/2010.

PUD 81 & BZ-368 – Chateau Villas PUD – AAB Engineering, LLC – Request for rezoning from CS, OL, and AG to CS and RM-3 and to approve PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval, with a modified zoning schedule including OL zoning, 11/18/2013 and City Council Conditionally Approved, as modified, the applications 11/25/2013 and Conditionally Approved same by ordinance (Ord. # 2126) 02/24/2014.

PUD 81 – "Chateau Villas PUD" – Major Amendment # 1 – Larry Kester of Architects Collective – Request for approval of Major Amendment # 1 to PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval 03/25/2015 and City Council Conditionally Approved application 03/30/2015. Applicant Larry Kester withdrew from application 05/19/2015. New architect engaged, site and building designs changed, and new PUD documents received 06/17/2015. City Council Conditionally Approved revised PUD Major Amendment # 1 by ordinance by 3:0:0 vote 06/22/2015 (Ord. # 2153).

BSP 2015-04 – "Chateau Villas" – Larry Kester of Architects Collective (PUD 81) – Request for approval of a PUD Detailed Site Plan for a Use Unit 8 multifamily residential and commercial development for subject property – Withdrawn by Applicant 05/28/2015.

Preliminary Plat & Final Plat of "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a Preliminary Plat, Final Plat, and certain Modifications/Waivers

for a Use Unit 8 multifamily residential and commercial development for subject property – Pending PC consideration 09/21/2015.

BACKGROUND INFORMATION:

Per the original PUD 81 Exhibit B Conceptual Site Plan, the multifamily element of the "Chateau Villas" development included 12 multifamily buildings and one (1) clubhouse/leasing office. All multifamily buildings were understood to be three (3) stories in height with clay tile rooves and a "Tuscan" theme. The clubhouse was to be between 7,500 and 8,000 square feet, and was to cost $1 Million. The artist's/architect's perspective renderings of the original designs were included in a PUD Text & Exhibits package received November 25, 2013, and these and certain other drawings were presented at certain meetings including the City Council meeting held on that date. One of the drawings was published in a November 14, 2013 *Tulsa World* article entitled "High-end apartment complex likely coming to Bixby." Per these exhibits, the buildings appeared to be five-tone, box-like structures with flat façades except for protruding exterior stairwells. The façades, considering their description as "masonry," appeared to be traditional stucco or otherwise another cementitious product resembling stucco. The original intent was not clear.

Since the original November, 2013 PUD application approval, and February 24, 2014 PUD approval by Ordinance # 2126, the developer acquired the 16-acre parcel in mid-2014 and the 7-acre parcel at the end of 2014. In early 2015, the developer engaged an architect, Architects Collective of Tulsa, and the designs changed.

PUD 81 Major Amendment # 1 originally proposed:

(1) to increase the maximum building height from 48' to 54' and four (4) stories, and
(2) to amend the 75% minimum masonry standard, which applies to all buildings, to define masonry to include "concrete or clay brick of any size, natural stone of any size, manufactured stone of any size, cement based stucco, manufactured cement fiber based stucco panels and manufactured cement fiber horizontal siding."

After application submittal, City Staff had several meetings and other communication with the Applicant to refine the intent of the amendments, and suggested other amendments be made to facilitate the most appropriate development of the property. Staff was not supportive of the original approach to redefine "masonry," even in the context of this application. In its final form, the Major Amendment included a 50' maximum building height, a fourth story, and a 40% traditional masonry and 60% approved masonry alternatives standard, among other things.

At its March 25, 2015 Special Meeting, the Planning Commission recommended Conditional Approval of PUD 81 Major Amendment # 1. At its March 30, 2015 Special Meeting, the City Council Conditionally Approved the application for PUD 81 Major Amendment # 1 by vote of three (3) in favor, one (1) opposed, and one (1) abstention.

Because the PUD Major Amendment was not ready for approval at that time, and perhaps also because of the 3:1:1 vote on the application item, (1) the ordinance First Reading and/or

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approval item and (2) the Emergency Clause attachment items were Tabled or Passed or similar, to be brought back at a later date when the PUD was ready. The Ordinance First Reading (no action) was to be heard on the April 13, 2015 City Council Regular Meeting, but there was no quorum and that meeting was cancelled. The Ordinance First Reading was held April 27, 2015. Since the PUD Major Amendment was not ready, it was delayed for a time from being returned to a City Council agenda for Ordinance Second Reading and possible approval by majority vote.

Because the PUD Major Amendment had not yet been approved, PUD Detailed Site Plan application BSP 2015-04 was Continued from the April 20, 2015 Planning Commission Regular Meeting to the May 18, 2015 Planning Commission Regular Meeting, and then again to the June 15, 2015 Regular Meeting. It was not heard on June 15, 2015 because the Applicant Withdrew the application during a meeting with Staff on May 28, 2015, since the designs had changed and the Applicant was going to submit a new application for PUD Detailed Site Plan when the Applicant was closer to construction.

Subsequent to the Ordinance First Reading at the April 27, 2015 City Council meeting, the developer changed architects to *NSPJ Architects* of Prairie Village, KS, and the building designs and site layout changed again. The revised PUD documents were received June 17, 2015.

The June 17, 2015 plans called for a 7,000 square foot "clubhouse" and 13 multifamily buildings with a mix of 2-, 3-, and 4-story buildings with variegated façades and certain percentage of "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry," and stucco) and 60% masonry alternatives (including only fiber cement cladding), with exceptions for trim. The open stairwells were brought within the building footprints, but exterior stairwells were evident in the new 4-story building elevation on the building ends, perhaps as access auxiliary to the proposed elevators.

Additionally, a non-exhaustive list of the most significant changes included:

1. New "Urban Contemporary" building designs, featuring:
    a. More, or perhaps all buildings included attached garages
    b. 5 4-story buildings all featuring elevators
    c. Flat rooves with parapets rather than pitched rooves with shingles.
2. New site layout featuring:
    a. Removal of internal water features
    b. Realignment of boulevard entrance street/drive
    c. Reconfiguration of buildings and internal drives layout
    d. Fewer buildings, especially by the removal of smaller garage/apartment buildings
    e. Clubhouse was larger, pool was smaller
    f. Carports throughout development (with garages suggested, but not represented on plans)
    g. Commercial development area design changes.

3. Building elevations reflected only one (1) building type, and did not contain height information or a full schedule of proposed exterior materials or their relative percentages.

On June 22, 2015, by 3:0:0 vote, the City Council Conditionally Approved the revised PUD Major Amendment # 1 by (Ord. # 2153).

These applications for Preliminary and Final Plat approval were received August 21, 2015, along with PUD Detailed Site Plan application BSP 2015-06, also on this Planning Commission agenda for consideration. The building designs and site layout changed again. A non-exhaustive list of the most significant changes includes:

1. New building designs, featuring:
    a. 12 multifamily buildings including:
        i. 2 large, segmented buildings (Buildings A and B)
        ii. 4 3-story buildings
        iii. 6 smaller, 2-story garage/apartment buildings
    b. Clubhouse is now smaller[1] and embedded (Segment B) within large Building A
    c. Only 1 4th story, Segment D of Building A, versus 5 4-story buildings
    d. Evidently less brick/stone and less façade articulation/variegation (Building A)
    e. Evidently fewer parapet roof articulations and embellishments (Building A)
    f. New unit mix with 57 studio units now proposed and fewer 1-, 2-, and 3-bedroom units
2. New site layout featuring:
    a. Incorporation and modification of stormwater retention pond in Reserve A of *121st Center*
    b. Pond / canal water feature added along west side of Development Area B
    c. Removal of tower feature next to clubhouse
    d. Realignment of boulevard entrance street/drive and removal of roundabout/water feature
    e. Reconfiguration of buildings and internal drives layout
    f. Pool/spa appears larger
    g. 16 carports removed and 6 detached 6-car garages added
    h. Fry Creek tributary channel area widened from roughly 45' to 60'

ANALYSIS:

Subject Property Conditions. The subject property of approximately 26.99 acres in three (3) tracts:

1. An approximately 16-acre vacant tract at the 8300-block of E. 121st St. S.,
2. An approximately 7-acre tract at 12303 S. Memorial Dr. with what appears to be an unoccupied split-level house on it, and
3. The approximately 4-acre Reserve Area 'A' of *121st Center* containing an existing stormwater retention pond.

[1] Roughly 3,300 : 6,402 square feet versus 7,000 square feet by interpolation of site and elevations drawings

The subject property is zoned CS, RM-3, and OL with PUD 81 "Chateau Villas PUD." Reserve Area 'A' of *121st Center* is zoned CS and is not within a PUD.

The subject property is moderately sloped and primarily drains to the southeast to an unnamed tributary of Fry Creek # 1, and presently contains an area of 100-year floodplain, attendant to an improved drainage channel along and within the eastern boundary of the 16-acre tract. Per a letter dated September 21, 2009, the previous owner/developer was approved by FEMA for a CLOMR-F (Case No. 09-06-0671R) to widen the channel and increase its capacity to a level providing for the 100-year flow and use the borrow material as fill to elevate the development land above the 100-year Floodplain. Widening the channel, under the approved CLOMR-F, would remove the need for onsite stormwater detention for the 16-acre tract. As originally conceived, the channel was only going to be widened enough to drain the 16-acre tract, and no other properties in the area. The area downstream of the southeast corner of the property has already been widened per Alan Betchan of AAB Engineering, LLC on September 02, 2015. Per Mr. Betchan on November 11, 2013, the new development plans may not require widening of the channel located on the subject property, or perhaps not as much widening, due to the creation of less impervious surface compared to the previous development plan. However, it is not clear if the channel on the subject property has already been widened or not. The plans may be modified and resubmitted to the City and FEMA in order to incorporate the 7-acre tract that is now a part of this development proposal. Pursuant to the original, approved CLOMR-F, the previous owner/developer proceeded with the grading; however, Staff has been informed that the grading has not been completed in accordance with the CLOMR-F as of this time. As acknowledged in the "Drainage" section of PUD 81, the floodplain issue must be resolved through the City and FEMA approval process before the subject property can be developed, and the development will pay a fee-in-lieu of providing onsite stormwater detention.

Subdivision Regulations § 12-3-2.O prohibits platting development lots within the 100-year (1% Annual Chance) Regulatory Floodplain, as designated by FEMA and adopted as part of Bixby's Floodplain Regulations by ordinance. By Modification/Waiver, platting Reserve Areas may be permitted, provided their use is passive and use restrictions prohibit building construction. To fully comply with applicable regulations, the floodplain and drainage improvements must be completed, the developer must secure FEMA approval of a LOMR upon completion of these improvements, the 100-year Floodplain must be entirely contained within a Reserve Area, and the Applicant must request and be approved for a Partial Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.

The Zoning Code and PUD 81 prohibit the issuance of Building Permits until the land has been platted, and the Subdivision Regulations prohibit platting building lots in the 100-year Floodplain. Until all Floodplain-related requirements are satisfied, the development may be limited to grading and utility work, performed pursuant to an Earth Change Permit, utilities permits, and other permits as may be required.

Per the Tulsa County Assessor's parcel records, there would be two (2) different owners: Chateau Villas, LP and NCFM, LLC et al. The latter owns Reserve Area 'A' of *121st Center*. In order to make modifications to the existing stormwater retention pond and in order to replat

this Reserve as a part of "Chateau Villas," Chateau Villas, LP must acquire full title to the property, or Chateau Villas, LP (or another entity controlled by the developer) must acquire a partial interest adequate to allow the replatting.

The Site Plan proposes constructing parts of the pool, spa, and patio on existing Reserve Area 'A' of *121st Center*. The Reserve is not within PUD 81 and is not presently entitled for multifamily use, and cannot support part of the multifamily complex in its present state. As previously discussed with the Applicant, a PUD Major Amendment to annex the Reserve to the PUD may be sought at the time the Applicant is in title to the property or has the legal right to make permanent zoning changes to the property. Alternatively, the site plan may be modified to remove these multifamily land use elements from the Reserve area. Pedestrian pathways serve the multifamily and commercial Development Areas and so should be interpreted as being allowable use elements in CS zoning.

If acquired by the Applicant and if supported by a future PUD Major Amendment, the use of Reserve Area 'A' of *121st Center* for multifamily development site elements may cause conflict with the continued function of as a stormwater retention pond benefitting, and potentially still an obligation to the owners of lots in *121st Center*. The Deed of Dedication and Restrictive Covenants of the plat must clearly specify all entities owning or having an interest in, benefitting from use, and responsible for maintenance of Reserve Area 'A' of *121st Center*. Per the recorded plat of *121st Center*, Reserve Area 'A' was dedicated as "a perpetual easement" and the DoD/RCs of that plat contain specific ownership, use, and performance provisions which may conflict with present plans for modifications to the existing stormwater retention pond. These dedications and/or restrictions may be released upon the successful approval and recording of a new plat, such as "Chateau Villas" or, prior to or upon the successful recording of the Final Plat of "Chateau Villas," it may be necessary to vacate or partially vacate the concerned part of the underlying plat of *121st Center* to completely extinguish these elements.

The subject property appears to presently be served by the critical utilities (water, sewer, electric, etc.) and has access to the stormwater drainage in the unnamed tributary to Fry Creek # 1 to the east. Plans for utilities were adequately described in the original PUD's Text and represented on the original Exhibit F, and is discussed further in the City Engineer's review memo.

Comprehensive Plan. The Comprehensive Plan designates the 16-acre tract subject property as (1) Low/Medium Intensity and (2) Vacant, Agricultural, Rural Residences, and Open Land. The Medium Intensity designation covers the west 6.26 acres of the 16-acre tract, pursuant to BCPA-3 approved by Ordinance # 2030 in 2010. The 7-acre tract and the 4-acre Reserve Area 'A' of *121st Center* are both designated (1) Medium Intensity and (2) Commercial Area.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that CS zoning is *In Accordance*, RM-3 zoning *May Be Found In Accordance* with the Medium Intensity designation, and OL zoning *May Be Found In Accordance* with the Low Intensity designation of the Comprehensive Plan Land Use Map. Since RM-3 and OL zoning districts were approved by ordinance of the

City Council, these districts have been recognized as being *In Accordance* with the Comprehensive Plan in the context of PUD 81.

During the review and approval of PUD 81, Staff worked with the Applicant to adjust relative proportions of CS, RM-3, and OL zoning and relative proportions of commercial floor area and numbers and types of multifamily dwelling units to conform to the Comprehensive Plan designations as amended by BCPA-3.

The existing CS zoning for the 4-acre Reserve Area 'A' of *121st Center* is consistent with its Medium Intensity and Commercial Area designations.

Per the Matrix, PUDs (as a zoning district) are *In Accordance* with the Medium Intensity and *May Be Found In Accordance* with the Low Intensity designations of the Comprehensive Plan Land Use Map. Since PUD 81 and its Major Amendment # 1 were approved by ordinances of the City Council, they have been recognized as being *In Accordance* with the Comprehensive Plan as a zoning district. PUD 81 Major Amendment # 1 proposed making certain changes to design features of the development, but no significant changes to the schedule of land uses compared to the original PUD 81.

The multifamily and commercial development anticipated by this PUD Detailed Site Plan would not be inconsistent with the Comprehensive Plan.

General. The draft plat of "Chateau Villas" consists of 26.99 acres, more or less, and proposes four (4) lots, one (1) block, and one (1) Reserve Area, the existing Reserve Area 'A' of *121st Center*. Staff understands that the developer only intends to develop, at this time, (1) the Use Unit 8 multifamily Development Area B (proposed Lot 3, Block 1, "Chateau Villas"), (2) certain other DA B-dependent site elements (private street/drive connections to Memorial Dr. and 121st St. S. and the drainage channel along the east side of the plat), and (3) a modified stormwater retention pond in Reserve Area 'A' of *121st Center*. Staff recommends that speculative commercial buildings, parking lots, etc. represented within Development Area A / proposed Lots 1 and 2, Block 1, "Chateau Villas," should be removed if not proposed at this time. Staff has not reviewed the commercial development areas as a part of this site plan application. If proposed, the Site Plan needs to be updated to include building elevations and all necessary details for such commercial buildings.

The Detailed Site Plan represents a suburban-style design with certain urban design elements and a unique use of existing and proposed water features. The site plan indicates the proposed internal automobile traffic and pedestrian flow and circulation and parking. The subject property lots proposed by the pending plat of "Chateau Villas" conform to PUD 81 (subject to certain recommendations on the Preliminary and Final Plat) and, per the plans generally, the development elements proposed at this time would conform to the applicable bulk and area standards for PUD 81 and the underlying CS, RM-3, and OL districts, except as otherwise outlined herein.

The PUD Detailed Site Plan application was submitted by Cedar Creek Consulting, Inc. but the plans were all prepared by *NSPJ Architects* of Prairie Village, KS, as reported on the plan drawings. The submitted plan-view Site Plan drawing consists of "Concept Site Plan for

Chateau Villas" drawing Exhibit - B (hereinafter sometimes "Site Plan" or "site plan"). The landscape plan consists of a "Tree Planting Plan for Chateau Villas" drawing L1.00. Appearance and height information is provided on the elevations drawings SP1.10, SP1.11, A1.16, A1.17, A1.18, A1.26, A1.27, A1.28, A1.32, and A1.42 (hereinafter, individually or together, sometimes "Elevations Drawings" or similar). Fence/screening information is provided by the representation of such information on Exhibit - B, SP1.10, and SP1.11. The Lighting Plan consists of "Photometric Plan" drawing E0.01. Signage information is provided by the representation of such information on site plan Exhibit - B and drawings SP1.10 and A1.16.

The draft plat and site plan propose to split Development Area D between proposed Lots 3 (multifamily lot) and 4 (commercial lot). Development Area D contains the drainage channel, and upon completion of the floodplain and drainage improvements, it will contain 100-year (1% Annual Chance) Regulatory Floodplain. As noted elsewhere in this analysis, Subdivision Regulations § 12-3-2.O prohibits platting development lots within the 100-year Floodplain, but Reserve Areas may be permitted upon request and approval of a Modification/Waiver of this Section. Thus, the ultimate 100-year Floodplain, at a minimum, or otherwise all of the area planned for use for drainage and common features should be placed into a Reserve Area, and the Applicant must request and be approved for a Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.

Further, PUD 81 provides certain minimum standards for screening and landscaping, including a provision that "Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council." Consistent with the "North Bixby Commerce Park" development, as described in the PUD 81 Major Amendment # 1 Staff Report, screening would include a minimum of 125' of 6'-high masonry wall along the northerly end, and a certain minimum number of landscaping trees. Since PUD requirements pertain to Development Area D and not individual lots, and for practical reasons pertaining to screening fence/wall and drainage channel maintenance, Staff recommends the Applicant consider making all of Development Area D a Reserve Area and provide appropriate Restrictive Covenants pertaining to the dedication, purpose, right of access and use, and share of perpetual maintenance responsibilities. Reference how this was done for the Reserve Area in the Conditionally Approved Final Plat of "North Bixby Commerce Park."

Per the plat, proposed Lot 3, Block 1, "Chateau Villas" will have no frontage on either Memorial Dr. or 121st St. S., and will instead have access to both via Mutual Access Easements (MAEs). Unless proposed Lot 3 is modified to have at least 75' of frontage on a Public street, or the MAE is converted to private street right-of-way, the present configuration will require a PUD Minor Amendment to relieve the frontage requirement of Zoning Code Sections 11-7C-4 Table 3 and 11-8-4, and also a Modification/Waiver from Subdivision Regulations Section 12-3-4.B. If proposed Lot 3, Block 1, "Chateau Villas" is modified using either of these methods, proposed Lot 1 may need to be reconfigured to have at least 150' of frontage on Memorial Dr. per Zoning Code Section 11-7D-4 Table 2, or a PUD Minor Amendment may be sought to reduce the lot width.

The Technical Advisory Committee (TAC) reviewed the Preliminary Plat, Final Plat, and PUD Detailed Site Plan per BSP 2015-06 on September 02, 2015. The Minutes of the meeting are attached to this report.

Fire Marshal's and City Engineer's memos are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

In the interest of efficiency and avoiding redundancy, regarding particulars for minor needed corrections and site development considerations, please review the recommended Conditions of Approval as listed at the end of this report.

Access and Internal Circulation. Plans for access and internal circulation are described in the "Vehicular and Pedestrian Access and Circulation" section of the PUD 81 Text as follows:

"The attached Exhibit B depicts the vehicular and pedestrian access points and circulation anticipated to accommodate the conceptual site plan. Access to the parcels of development area A and B will be provided by a private boulevard-style street and /or drive. This street will be maintained by the property owners association created for the development. The Multi-Family portion of the development will restrict access to the general public using gates, the specific location of which will be determined at detailed site plan submittal. All such gates will be subject to approval of the City of Bixby Fire Chief, Fire Marshal and Engineering. Access to the lots within Development Area C will be derived by privately maintained streets and / or drives and shall not be permitted more than one (1) direct connections to 121st Street South per lot. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.
Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the Multi-Family development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal."

Plans for access can be further inferred from the site plans. Primary access to the development would be via one (1) boulevard-style private street/drive connecting to Memorial Dr. and serving DAs A and B, and a secondary private street/drive connecting to 121st St. S. The multifamily development will be gated.

PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in the analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the shared entrances may be or become private streets. However, internal parking lot drive aisles are not likely to be "streets" as they are presently termed on the Site Plan. If so, the plat would need to dedicate them as such and provide names for each. If otherwise, they should be retitled as "drives," "driveways," "drive lanes," "drive aisles," or similarly as appropriate.

As indicated on the PUD Detailed Site Plan, the entire development will be served by sidewalks along Memorial Dr. and 121st St. S. and by internal sidewalks, boardwalks, and [pedestrian] asphalt paths. In Staff's opinion, the current site plan indicates adequate sidewalk connectivity to meet the PUD Text's plans to "not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property." This PUD language was added in response to Staff's suggestion to enhance the development quality by adding a walking trail amenity along the Fry Creek tributary, a standard recommendation for multifamily developments.

Maintenance of Original Minimum Buffering Standards. As expressed in the review of PUD 81 Major Amendment # 1, Staff has some concerns that the plans for screening, landscaping, and buffering as now proposed would not compare favorably to the minimum standards of PUD 68, which it replaced.

For PUD 68, the "Screening" Development Standards for Development Areas C (ministorage on Lot 3) and D (drainage channel, etc.) provided:

"[The east boundary of] Development Area ["C" / "D"] shall be [permanently] screened from the [adjoining] residential district [to the east and south] by an opaque wall or fence which shall be:

1. Designed, constructed and arranged to provide a visible separation of uses, irrespective of vegetation;

2. A minimum height of 6 FT placed inside the [D]evelopment [A]rea boundary line; and

3. Constructed with all braces and supports on the interior.

The visual screening shall be maintained by the owner of the lot or lots comprising Development Area "C"."

Per the Conditionally Approved revised plat of "North Bixby Commerce Park," the easterly 55' to 85' of the 16-acre tract was to be platted as Reserve A. The 85'-wide section had an additional 30' to accommodate the private commercial street, and the 55' balance was to contain the widened drainage channel. When the Planning Commission Conditionally Approved the Detailed Site Plan (BSP 2010-01) for PUD 68 on July 19, 2010, it approved a low masonry wall for not less than the northerly 100' of the easterly property line, and for the balance, a 6'-high wood screening fence along the east, south, and west borders of the 16-acre tract, the west border to the extent it abutted the 7-acre subject property. For the masonry wall section, it was allowed to be a low-slung wall, matching the height and masonry style used in front of the Fire Station # 2. Ultimately, that developer proposed to provide 125' of this masonry wall, corresponding to the southerly line of Fire Station # 2 (but stopping short of the northeast lot corner due to drainage infrastructure). The PUD requirements for DAs C and D were interpreted at that time as requiring only one (1) screening wall/fence, provided that there was adequate overlap toward the southerly end of the easterly line, where the drainage channel exited the east property line. The PUD 68 exhibit indicated 25 landscaping trees along the

easterly property line, and BSP 2010-01 as approved included 32 along this boundary. For the most part of the easterly line, the trees were on the top of the west bank of the widened channel, providing additional screening. The original PUD 81 Exhibit B conceptual site plan indicated the replacement or addition of existing chain-link and wood fence sections along the easterly line of DA D with a "wood fence," and the addition of a "combination wood and ornamental fence" along the westerly line of DA D. The current site plan indicates a singular "wood fence" some unspecified distance west of and parallel to the easterly line of DA D, with no plans for the easterly line of DA C. Recognizing that the most critical areas in need of buffering are to the east and southeast, as recommended by Staff, PUD 81, as amended by Major Amendment # 1, provides that the commercial and multifamily uses be screened by no less a standard than was last approved for the subject property. See related recommendations in the General, Screening, Landscaping, and Distribution of Private Maintenance Responsibilities sections of this analysis.

Distribution of Private Maintenance Responsibilities. For developments such as this, and invariably when a Reserve Area will be platted, an Owners Association is customarily formed for the purposes of improvement and maintenance of the private and common development elements. In this case, such private and common elements would appear to include the private streets/drives within the MAEs, Reserve Area A and any other Reserve Area(s) which may be platted, the stormwater drainage and detention/retention facilities, the drainage channel along the east side, required screening fence and masonry wall along the drainage channel, canal and bridges, boardwalks, and other common or potentially common areas of the subdivision such as any signage, entrance features, and/or landscaping. Staff recommends the DoD/RCs of the plat provide for the formation of an Owners Association and/or otherwise adequately spell out the distribution of private maintenance responsibilities of the various lot owners in "Chateau Villas" for the privately-maintained common features.

Such DoD/RC covenants typically provide a specific percentage/formula for proportional maintenance responsibilities for each lot, based on its relative size and/or other appropriate factors. Staff recommends using clear and immutable formula language on the face of the plat, versus buried in the DoD/RCs (which may be fairly easily amended and without City approval, per the City Attorney).

Finally, Deed of Dedication and Restrictive Covenants Section I.G.1 presently provides that the maintenance for the Mutual Access Easement (MAE) falls on the owner of the lot on which the MAE is located. All of the MAE falls on proposed commercial Lots 1, 2, and 4, Block 1, "Chateau Villas," but the drives will serve as the only access to proposed multifamily Development Area B / Lot 3, Block 1, "Chateau Villas." Staff is not supportive of the present approach, as most of the traffic and wear and tear on these MAEs will be by the multifamily development, which may suppress the chances of commercial/retail development on the commercial lots and the future value of these commercial lots.

Also to avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, stopping at the southwest

corner of the Fire Station # 2 property, and closing the intervening fence gap with the 8'-high wood fence.

Parking & Loading Standards. PUD 81 provides the following for parking:

"Parking shall be provided in accordance with the City of Bixby Zoning Code. Final parking requirements may be modified at the time of detailed site plan review."

For a Use Unit 8 multifamily development, Zoning Code Section 11-9-8.D requires 1.5 parking spaces per efficiency or 1 bedroom dwelling unit and 2 per 2 or more bedroom dwelling unit. The Project Data Form table on the site plan drawing reports the apartment unit count at 382, when PUD 81 restricts to 375. Further, floor plans have not been provided to allow for positive accounting. Therefore, the minimum parking spaces required cannot be determined and the requirements claimed in the Project Data Form table cannot be verified.

The Project Data Form table on the site plan drawing provides that 613 parking spaces are required and 616 provided. However, the table reports a 1 parking space per efficiency ("studio") apartment unit ratio, when Zoning Code Section 11-9-8.D requires 1.5 spaces. If the total number of parking spaces cited is accurate, the site would appear to not meet the minimum parking standards of the Zoning Code. Secondly, it is not clear if the reported numbers of parking include those represented in commercial DA A / proposed Lots 1 and 2, Block 2, "Chateau Villas." Finally, in the first parking lot encountered, south of Building A Segment A, nine (9) spaces are cited but only eight (8) counted. For these reasons, and as the design may change for any number of reasons, Staff has not attempted to account for all parking spaces claimed at this time. The Applicant should make any adjustments necessary and update parking statistics accordingly, make corrections to total parking numbers cited, and double-check for accuracy, and then Staff will review and advise if parking is still out of order.

Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. Because minimum parking spaces required cannot be determined, the maximum cannot either.

As the total number of parking spaces cannot be determined, Staff cannot verify whether the number of handicapped-accessible parking spaces proposed meets the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2. The Applicant should make any adjustments required.

ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan does not indicate any van-accessible designs.

The Site Plan does not provide any dimensions for regular- or van-accessible spaces, access aisles, or accessible routes to the entrances, and does not provide information indicating signage to be used to reserve the accessible spaces. The Applicant should make use of a regular- and/or

van-accessible handicapped-accessible parking space/access aisle/accessible route detail diagrams as needed to demonstrate compliance with applicable standards, including both ADA and Bixby Zoning Code standards (see Figure 3 in Section 11-10-4.C).

The dimensional design standards or those of Zoning Code Section 11-10-4.C Figure 3 do not apply to "Universal" or van-accessible spaces. Van-accessible spaces should be designed to the left of the accessible aisle, allowing for passenger-side convenience.

During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).

The individual parking space dimensions have not been provided. Several of the parking lots include overall dimensions of parking strips and drive aisles. Separating the drive aisles, the difference mathematically suggests (typically) 18'-deep parking stalls. However, all dimensions need to be provided and must demonstrate compliance with standards for the same Zoning Code Section 11-10-4.

Zoning Code Section 11-10-3.B Table 1 provides certain minimum setbacks from streets and R districts. All proposed multifamily DA B parking lots meet these setback standards.

Parking areas and/or driveway paving may encroach on the 17.5'-wide Perimeter U/E along the south side of the multifamily DA B and/or the 17.5'-wide Perimeter U/E recommended to be alternatively-placed outside and along the west side of DA D and/or any U/Es which may result upon consultation with franchise utility companies and/or any other easements of record which are not yet represented on the plats or site plans. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.

For Use Unit 8 multifamily development, Zoning Code Section 11-9-8.D requires no loading berths. No loading berths are indicated on the site plan.

Screening/Fencing. The Exhibit - B site plan indicates existing and proposed fences within and along the perimeters of the subject property, and fence elevations / profile view detail diagrams are represented on drawings SP1.10 and SP1.11, all as required.

PUD 81 requires for screening for multifamily Development Area B: "All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Separation between Development Area C and Development Area B may be provided using either a wood screening fence and (sic) wrought iron fence with masonry columns. The limits and configuration of screening will be determined at detailed site plan submittal.

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Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council[.]"

PUD 81 requires for screening for Development Area D: "The east boundary of Development Area D will be screened from the adjoining residential district with a 8' wood offset screening fence, as shown herein, provided the city council may require modification at the time of Detailed Site Plan review screening fence shall conforming (sic) to Zoning Code Section 11-8-10. The fence shall be allowed to stop at the southwest corner of the Fire station property located immediately south of 121st Street.

The PUD shall meet the requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council."

The plans do not appear to provide elevations / profile view / details of proposed vehicle gates. These should be provided as required by the site plan application and must be found satisfactory to the Fire Marshal.

The masonry columns, per the PUD Text, are not shown on the wrought / ornamental iron fence elevation / profile view detail diagrams on drawings SP1.11.

As noted elsewhere in this report, to avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap with the 8'-high wood fence.

PUD 68 provided that the wood fences shall be constructed with all braces and supports on the interior. Per PUD 81, this should be done for this project as well.

The 8'-high wood fence appears to cross drainage channel where it exits proposed Lot 3, Block 1, "Chateau Villas." The Applicant should confirm intent to cross channel with the wood fence and whether such design is acceptable from an engineering/drainage/floodplain standpoint.

Per the "Final As Approved" version of the PUD 68 Detailed Site Plan (BSP 2010-01), the screening fence along the westerly side of the drainage channel included approximately 138' of overlap, west of and paralleling a line extending northerly from the north end of the 386'-long property boundary. On the west side of the channel / PUD 68 Development Area D, this fence was 8' in height and was to be located at or near the top of the west bank of the channel. Similarly, all of the landscaping trees were to be planted on the west side of the channel at or near the top of the bank.

The equivalent section of fence in this site plan is proposed to be a 6'-high "Combination Wood and Ornamental Iron Fence." For the sake of screening, Staff recommends this be changed to an 8'-high wood screening fence located at or near the top of the channel bank: Fence along west side of drainage channel starting at the East Line of Government Lot 4 (NW/4 of the NW/4) of this Section and extending northwesterly, west of and parallel to the S 19° 52' E 946.20' call along westerly line of *Houser Addition*, to a point which is due west of a point on the westerly line of *Houser Addition*, said point being 138' from the East Line of Government Lot 4 (NW/4 of the NW/4) of this Section.

The screened dumpster area locations are identified on the site plans, and their locations appear appropriate. Per the elevations / profile view detail diagrams on drawing SP1.10, they will be 8' in height and be composed of 1" X 6" wood siding hung on 6" X 6" wood posts and gates secured by 6" [diameter] X 10'-high concrete-filled pipe bollards. The diagram does not clearly specify the material to be used for the gates, such as is necessary to demonstrate compliance with the opacity requirement of PUD 81.

Other than as outlined above and in the recommendations below, all other fence plans appear to be substantially consistent with the PUD Text and the representation of fences on the PUD site plan, and appear to be in order.

Landscape Plan. PUD 81 requires compliance with the landscaping standards of the Zoning Code and provides the following descriptions and special standards for landscaping:

"The 13 (sic) buildings will create three separate "environments" for the residents. One "environment" will focus around the existing pond and the remaining buildings will be divided between two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping.

...

The Community will be completely interconnected with sidewalks that link all buildings as well as a hike-bike path surrounding the pond and the perimeter of the entire property. The design for the community's initial development presently includes beautiful landscape throughout with full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating, Pond Views with Water Feature...."

Specific to DA B:

"Minimum internal landscaped space: 30%
Landscaping space is noted on Exhibit "B" as lawn area. These areas will contain sod, plants and trees.

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

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Landscape screening / buffering along the East and South boundaries shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council[.]"

Specific to DA D:

"The PUD shall meet the requirements of the City of Bixby Zoning code in all other manners.
Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council."

The landscaping trees proposed along the west side of the drainage channel appear to exceed those shown on the plans for "North Bixby Commerce Park," and they appear to be located on/along the high bank. However, there are now fewer trees proposed in DA D than as represented on the PUD site plan Exhibit B1 (approximately 73 versus 42 using one accounting method). As this PUD boundary is critical from a screening/buffering standpoint, Staff recommends no fewer trees here than were represented on Exhibit B1.

As it pertains to the description, "two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping," the two areas corresponding to those indicated in the PUD site plan do not appear to reflect "berms," and "heavy landscaping" is questionable as the northern location appears to be smaller and contain fewer landscaping trees and/or shrubs (approximately 57 versus 35 using one accounting method). The southerly one appears to have roughly the same number of trees and/or shrubs.

As it pertains to the description, "full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating," other than landscaping trees, none of the described elements appear to be reflected on the landscape plan or any other plan drawing. Furthermore, the entire site now appears to propose fewer trees than were represented on PUD 81 Exhibit B1 (roughly 300 versus roughly 200; 198 reported on landscape plan). Staff recommends that the plans be revised to represent all specified design elements and not fewer than the total number of trees as represented on Exhibit B1.

The "Landscape Requirements" summary reports a 15% landscaped lot area standard, when PUD 81 requires 30%. The 15% standard cited should be corrected. If the cited 710,977 square feet [proposed Lot 3, Block 1, "Chateau Villas" lot area] is correct, 30% would be 213,293.1 square feet. Per the landscape plan, 332,357 square feet will be impervious, which appears to comply with this PUD 81 standard.

The proposed landscaping is compared to the Zoning Code and PUD 81 as follows:

1. <u>15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1)</u>: Standard is not less than 15% of the Street Yard area shall be landscaped. The Street Yard is the Zoning setback along an abutting street. The multifamily DA B /

proposed Lot 3, Block 1, "Chateau Villas" presently has no street frontage, but this may change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. **Compliance with this standard will be determined upon receipt of revised plans.**

2. Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7): Standard is minimum Landscaped Area strip width shall be 7.5', 10', or 15' along abutting street rights-of-way. The multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas" presently has no street frontage, but this may change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. **Compliance with this standard will be determined upon receipt of revised plans.**
3. 10' Buffer Strip Standard (Section 11-12-3.A.3): Standard requires a minimum 10' landscaped strip between a parking area and an R Residential Zoning District. As there are no R Districts abutting multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas", **this standard is met.**
4. Building Line Setback Tree Requirements (Section 11-12-3.A.4): Standard is one (1) tree per 1,000 square feet of building line setback area. The "Landscape Requirements" summary includes 30' and 25' setbacks along the east side, but there is a 75' setback from the easterly line of DA D shared with *Houser Addition*. The 75' setback will likely encompass the 10' setback between DAs B and D. The PUD 81-specific setbacks to 4-story portions of buildings are not recognized as building setbacks as per the intent of this Code provision. The cited 550'-long west propertyline does not appear to correspond with all of the westerly propertylines, which will include those common with Reserve Area 'A' of *121st Center*. Other similar errors are likely; the Applicant should review, make all corrections, and double check for accuracy prior to resubmission. Street frontage and the existence, configuration, and ultimate size of a Reserve Area corresponding to Development Area D are likely to change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. Thus, **compliance with this standard will be determined upon receipt of revised plans.**
5. Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2): Standard is no parking space shall be located more than 50' or 75' from a Landscaped Area, which Landscaped Area must contain at least one (1) or two (2) trees. For a lot of this size, the standard calls for a maximum of 75' spacing, with two (2) trees required within the Landscaped Area. Based on provided dimensions and relative distances between site features, it is not clear whether the parking spaces within and around the garage buildings between Buildings B and C meet this standard, as the landscaped areas here only contain one (1) tree each. **Compliance with this standard cannot be determined.**
6. Street Yard Tree Requirements (Section 11-12-3.C.1.a): Standard is one (1) tree per 1,000 square feet of Street Yard. The Street Yard is the Zoning setback along an abutting street. The multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas" presently has no street frontage, but this may change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. **Compliance with this standard will be determined upon receipt of revised plans.**

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7. Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. As noted in the parking and loading section of this analysis, the total number of parking spaces cannot be determined at this time and may change. **Compliance with this standard will be determined upon receipt of revised plans.**
8. Parking Areas within 25' of Right-of-Way (Section 11-12-3.C.5.a): Standard would be met upon and as a part of compliance with the tree standard per Section 11-12-3.C.1.a.
9. Irrigation Standards (Section 11-12-3.D.2): Zoning Code Section 11-12-4.A.7 requires the submission of plans for irrigation. Note # 4 (and perhaps others) on the landscape plan indicates a plan to have a plan for irrigation, and that drawing L3.00 will include a "description" of the system. An irrigation plan was not found. Drawing L3.00 was not included, so it cannot be determine if it is the required irrigation plan. **This standard is not met.**
10. Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.): The reported heights and calipers of the proposed trees, tree planting diagram(s), planting instructions, the notes on the drawings, and other information indicate compliance with other miscellaneous standards, with the following exceptions:

    a. Please identify or remove leaderlines with numbers and letters attached to Building A.
    b. Please resolve text/linework congestion along 121st St. S., around southwest corner of multifamily DA B, and elsewhere as needed/appropriate.
    c. Changes required on the site plan, as represented on the landscape plan, should also be made here.
    d. A canopy tree appears to be planted on the sign in front of Building A. Another appears to be partially blocking the sign. Please resolve this and any other hardscape and landscape design conflicts.
    e. The "Landscape Requirements" summary is inconsistent with the interpretations rendered in this analysis, and should be reconciled therewith or removed. If retained, it should be bifurcated into DAs B and D or proposed Lot 3 and the Reserve Area corresponding to DA D, if not coterminous with DA D.
    f. Planting instructions, as customary and required per Section 11-12-4.A.5, appear to be incomplete. General Note #s 4 and 6 refer to drawing L3.00, which was not provided. Instructions should demonstrate satisfaction of applicable standards found in Section 11-12-3.D.
    g. Please add General Note # 5 is missing or otherwise renumber appropriately.
    h. General Note # 7 may refer to a different project. Please update to speak more generally to utilities and utility easements or discuss.
    i. Please provide a tree planting detail diagram (profile view showing planting depth for rootball, staking, mulching, etc.), customary and required per Section 11-12-4.A.5.
    j. Please represent, dimension, and label all U/Es and other easements.
    k. Tree species list: Please add tree heights to demonstrate compliance with Zoning Code.

l. Tree species list: Recognizing individual trees are represented in specific locations by tree type category and total number of trees are provided, please add numbers of each tree species or otherwise each tree type category.
m. Tree Type Legend: "Understory Trees" is at variance with "Overstory Trees" in tree species list.
n. Symbols customarily representative of existing trees indicated along the west side of the south line of proposed Lot 3, Block 1, "Chateau Villas." Some may also be located along the east end of the south line. Please advise / represent if / which trees / what kinds may be located within the subject property.
o. Existing trees may be located within Reserve Area 'A' of *121st Center*. Please represent and provide information on same as per the site plan application.
p. "Lawn" term used is imprecise. Please define on the plan or use more precise terminology such as "sod," "proposed grass," or otherwise as appropriate.
q. Development Area A label appears to be cut out of frame.
r. Survey data at northwest corner appears to be cut out of frame.
s. 45'-wide Drainage Easement indicated along the east side of the subject property conflicts with tree symbols and other features. Please resolve.
t. Please identify or explain triangular symbols within and approaching apartment buildings.

Until the above are resolved, **this standard is not met.**

11. Lot Percentage Landscape Standard (Section 11-7I-5.F; PUDs only): Standard applies to commercial, office, and industrial lots. Development is a Use Unit 8 multifamily development. See discussion on PUD 81-specific standards elsewhere herein. **This standard is not applicable.**

Exterior Materials and Colors. Appearance and height information is provided on the elevations drawings SP1.10, SP1.11, A1.16, A1.17, A1.18, A1.26, A1.27, A1.28, A1.32, and A1.42 (hereinafter, individually or together, sometimes "Elevations Drawings" or similar).

PUD 81 provides for "Building Façades" for multifamily DA B: "Not less than 40% of all buildings facades within Development Area B, on average, shall be constructed of masonry (including stone, "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry" and stucco) and not less than 60% of all buildings within Development Area B, on average, shall be constructed with masonry alternatives (including only fiber cement cladding), which percentages may exclude negligible amounts of trim, such as pre-finished metal accents from the ground at the building to the top floor top plate. Provided no building shall have less than 25% masonry, as used herein. Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review."

Per the elevations drawings, the multifamily buildings will primarily consist of (1) siding (60%) and (2) brick, stone, and "stucco" masonry (40%), of unknown individual proportions. Per the project totals summary on the elevations drawings, the entire project proposes 40% masonry, which meets the 40% minimum masonry required by PUD 81. The project totals should be broken down into specific categories of masonry. Although not presently specified on the

plans, the siding should be clarified to equal the "fiber cement cladding" as per the terminology used in PUD 81.

Per the elevations drawings, no building will have less than 25% masonry, as required.

The Development Standards for DA B of PUD 81 provides, in relevant part, "Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review." Per the elevations drawings, none of the required façades meet the 75% standard, which was included in the PUD as recommended by Staff to honor the spirit and intent of the 75% masonry standard of the original PUD. The façades to which the 75% standard appears to apply include, and are proposed as follows:

1. The western end of Building A faces Memorial Dr. directly, but only proposes 26% masonry (16% brick/stone and 10% "stucco").
2. The northern end of Building A faces 121st St. S. directly, but only proposes 34% masonry (23% brick/stone and 11% "stucco").
3. The northern end of Building B faces 121st St. S. directly, but only proposes 26% masonry (16% brick/stone and 10% "stucco").
4. The westerly façades of Building A arguably all face Memorial Dr. directly, but propose:
   a. Segment A: 46% masonry (29% brick/stone and 17% "stucco").
   b. Segment B (clubhouse): 33% masonry (16% brick/stone and 17% "stucco").
   c. Segment C: 52% masonry (30% brick/stone and 22% "stucco").
   d. Segment D: 42% masonry (23% brick/stone and 19% "stucco").
5. The westerly façades of the westernmost two (2) Building(s) C arguably face Memorial Dr. directly, but each proposes 30% masonry (20% brick/stone and 10% "stucco").
6. The northern façade of the northernmost Building [D] ("Carriage Home") arguably faces 121st St. S. directly, but proposes 25% masonry (25% brick/stone).

The subject property is within the Corridor Appearance District, which, as of 2013, has a masonry and/or approved masonry alternatives requirement for all building elevations facing a Public street. Building A is partially within the Corridor Appearance District but, as noted above, the westerly façades of Building A would have less than 50% masonry, the balance to be a cementitious fiber product which has previously been recognized as an approved masonry alternative under the Corridor Appearance District. The Corridor Appearance District requires 100% masonry or approved masonry alternatives. Even if the concerned façades of Building A are increased to at least 75% masonry, this standard would not be met but for the specific provisions of PUD 81. The final exterior materials treatment of Building A and all buildings is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.

Furthermore, although it was not ultimately made a Condition of Approval of PUD 81 Major Amendment # 1, Staff would encourage the *Houser Addition-* / east-facing façades of the Buildings [D] / "Carriage Homes" and the east-facing end of Building B to increase masonry content in respect for the need to buffer from the single-family neighborhood. The Buildings

[D] / "Carriage Homes" only propose 36% masonry (12% brick/stone and 24% "stucco"), and the east end of Building B only proposes 26% masonry (16% brick/stone and 10% "stucco").

Staff recommends that the formulation of the specific cementitious fiber product(s) planned should also specified on the plan drawings (e.g. including or not including "fly ash"). Further, Staff recommends that the Architect provide specific construction methods to be used for "stucco" and cementitious fiber materials pursuant to previous recommendations and discussions concerning these materials, their formulations, and applications.

Color information was not provided on elevations drawings and should be considered a required element of this PUD Detailed Site Plan, allowing for City Council consideration per the intent of the Council approval provisions of PUD 81.

Rooves will primarily be flat with some parapets, "V"-shaped rooflines of undisclosed pitch are indicated on the northern end of Building A and south end of Building B. These rooflines should be clarified, but may not be expected or found in character with the surrounding context. This is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.

The locations of six (6) garage buildings are indicated on the site plan, and their elevations / profiles are detailed on drawing SP1.10. They appear to be lap-siding buildings with some brick/stone [veneer] and a shed roof of unknown material or pitch. The exterior materials are not provided. A note provides, "All materials to match arch." As buildings, they are subject to the 40% project average minimum masonry standard of Development Area B of PUD 81. The missing information needs to be provided and the Applicant should confirm that the 40% project average minimum masonry standard is met with same included.

The locations of two (2) "Grilling Cabana" structures are indicated on the site plan, in the greenspaces between groups of apartment buildings. Their elevations / profiles are detailed on drawing SP1.11, which shows them to be covered shelters with built-in gas grills, each composed of "stone veneer," "brick veneer," "stucco veneer," with "cut stone" and "EIFS" trim, and a "standing seam metal" shed roof. They do not appear to be visible from public streets, and not particularly visible from *Houser Addition*. The plans appear to be in order and do not conflict with PUD 81.

Outdoor Lighting. The Lighting Plan consists of "Photometric Plan" drawing E0.01.

PUD 81 provides for lighting:

"All pole mounted and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall be designed or have the ability to control the light pattern to minimize the light leaving the site at the boundary of the development. The mounting height of each fixture light shall not exceed 30' as measured from the pavement to the light fixture. A maximum light level of .00 foot candles shall be obtained at the Eastern boundary of Development Area D. A photometric study will be provided to verify the .00 foot candle measurement at the property line. All lights shall face down and away from the boundary of the development."

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The photometric plan does not demonstrate that the footcandle effects of the proposed lighting will be reduced to 0.0 at the easterly boundary of DA D, shared with an existing single-family dwellings in *Houser Addition.* Plans must be revised as necessary to achieve and demonstrate compliance, including compliance with the PUD requirements and Zoning Code restrictions on lighting used to illuminate off-street parking areas.

Although not indicated, streetlights will likely be required at the Memorial Dr. and 121st St. S. entrances to the development. Streetlights / pole-mounted lights will likely be necessary to illuminate the private street / drive entrances to the multifamily development area / proposed Lot 3, Block 1, "Chateau Villas." Finally, [pedestrian] asphalt paths and sidewalks around the existing stormwater retention pond (along the back sides of the businesses in *121st Center*), sidewalks around the perimeters (including behind garage buildings), sidewalks around the greenspaces between buildings, and building entrances may all need lighting. The Applicant should add locations and full specifications for all proposed outdoor lighting as required by the site plan application and as necessary for a full review of a PUD Detailed Site Plan.

The photometric plan indicates light output between Segments A, B, and C of Building A, but these areas are understood to be part of the Building A complex. This should be resolved.

Signage. Signage information is provided by the representation of such information on site plan Exhibit - B and drawings SP1.10 and A1.16.

PUD 81 provides for signs in Development Area B:

"Signs shall be limited to the following:

- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed, or 50 square feet, whichever is less. Wall signs shall be limited to the clubhouse and / or office building. Apartment buildings shall be permitted two (2) address signs per building, limited to four (4) square feet per each such sign.
- No roof or projecting signs shall be permitted.
- Directional signage limited to 6 square feet of display surface area per side and customary parking and driveway signage will be permitted subject to Detailed Site Plan approval."

PUD 81 provides for signs in Development Area A:

"Signs shall be limited to the following:

- One double sided project identification ground sign not exceeding 25' in height shall be permitted along Memorial Drive, provided it does not exceed 175 square feet of display surface area per side. Signage for both Development Areas A and B shall be allowed on this sign.
- One double sided ground sign not exceeding 20' in height shall be permitted for each lot along Memorial Drive, provided it does not exceed 100 square feet of display surface area per side.
- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.
- No roof or projecting signs shall be permitted."

The site plan indicates the location of one (1) "proposed development entrance sign" at the southeast corner of the intersection of Memorial Dr. and the main entrance private street / drive, in the same general location as represented on the PUD 81 site plan, and one (1) "signage" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas."

Drawing SP1.10 provides an "Entry Monument" detail diagram, which does not match the label or symbols used for either the "Signage" at the entrance to the multifamily development area or the "Proposed Development Monument Sign" at the Memorial Dr. entrance to the entire development. If the "Entry Monument" is intended for the latter, it will comply with the signage provisions of PUD 81 for Development Area A. The sign appears to be 9' 11" in height and composed of stucco with a cast stone base (which resembles brick), a stone veneer columnar accent, copy reading "CHATEAU VILLAS" against a tile background, and cast stone cap and lintel.

If the "Entry Monument" is intended for the one (1) "signage" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas," the signage provisions for DA B do not provide an exemption from the requirement to have arterial street frontage in order to have a ground sign here. If proposed Lot 3, Block 1, "Chateau Villas" is not reconfigured pursuant to recommendations for the Preliminary and Final Plat and this PUD Detailed Site Plan, a PUD Amendment would be required to allow the apparent ground sign.

Information for the missing ground sign needs to be provided.

Per drawing A1.16, the front elevation for the clubhouse segment of Building A reflects "Club Signage," but dimensions are not provided. If intended as a placeholder for a future sign design, it should be so noted. No other wall signs are indicated.

"Directional," "parking," and "driveway" signage does not appear to be indicated. The same should be provided as a part of the site plan per the PUD Text quoted above.

Signs reserving the ADA accessible parking spaces and directional signage painted to the pavement of the driveways (not visible from adjoining public streets) should conform to applicable standards or are otherwise exempt per Federal standards.

Staff Recommendation. The Detailed Site Plan adequately demonstrates compliance with the Zoning Code and PUD 81 and is in order for approval, subject to the following corrections, modifications, and Conditions of Approval:

General

1. The multifamily Development Area B / proposed Lot 3, Block 1, "Chateau Villas" is partially within the 100-year (1% Annual Chance) Regulatory Floodplain. To fully comply with applicable regulations, the floodplain and drainage improvements must be completed, the developer must secure FEMA approval of a LOMR upon completion of these improvements, the 100-year Floodplain must be entirely

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contained within a Reserve Area, and the Applicant must request and be approved for a Partial Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.

2. Per the Tulsa County Assessor's parcel records, there would be two (2) different owners of the land to be platted as "Chateau Villas": Chateau Villas, LP and NCFM, LLC et al. The latter owns Reserve Area 'A' of *121st Center*. In order to make modifications to this Reserve, Chateau Villas, LP must acquire full title to the property, or Chateau Villas, LP (or another entity controlled by the developer) must acquire a partial interest adequate to allow the modifications.
3. The Site Plan proposes constructing parts of the pool, spa, and patio on existing Reserve Area 'A' of *121st Center*. The Reserve is not within PUD 81 and is not presently entitled for multifamily use, and cannot support part of the multifamily complex in its present state. As previously discussed with the Applicant, a PUD Major Amendment to annex the Reserve to the PUD may be sought at the time the Applicant is in title to the property or has the legal right to make permanent zoning changes to the property. Alternatively, the site plan may be modified to remove these multifamily land use elements from the Reserve area. Pedestrian pathways serve the multifamily and commercial Development Areas and so should be interpreted as being allowable use elements in CS zoning.
4. Per the recorded plat of *121st Center*, Reserve Area 'A' was dedicated as "a perpetual easement" and the DoD/RCs of that plat contain specific ownership, use, and performance provisions which may conflict with present plans for modifications to the existing stormwater retention pond. These dedications and/or restrictions may be released upon the successful approval and recording of a new plat, such as "Chateau Villas" or, prior to or upon the successful recording of the Final Plat of "Chateau Villas," it may be necessary to vacate or partially vacate the concerned part of the underlying plat of *121st Center* to completely extinguish these elements.
5. Easterly "Future 1-Story Office / Retail" building may not meet 10' setback from easterly line of Development Area A / proposed Lot 2, Block 1, "Chateau Villas" per PUD 81. The parking lots shown may not meet parking lot setbacks from a Residential Development Area / proposed Lot 3, Block 1, "Chateau Villas." Other problems of this nature may exist. Speculative commercial buildings, parking lots, etc. within Development Area A / proposed Lots 1 and 2, Block 1, "Chateau Villas," should be removed if not proposed at this time. Staff has not reviewed the commercial development areas as a part of this site plan application. If proposed, the Site Plan needs to be updated to include building elevations and all necessary details for such commercial buildings.
6. Please update site plan to reflect Reserve Area corresponding to DA D as per recommendations in the Staff Report for the Preliminary and Final Plat of "Chateau Villas."
7. Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.
8. Project Data Form: Reports apartment unit count at 382, when PUD 81 restricts to 375.
9. Project Data Form: Reports clubhouse at 7,000 (same as Exhibit B of PUD 81), but building elevations indicate roughly 3,300 : 6,402 square feet.

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10. Please add all existing and proposed U/Es and other easements (e.g. M.A.E.) within and along the perimeters of the subject property.
11. Per related recommendations for the Preliminary and Final Plats, the private street / drive connecting to Memorial Dr. may be reconfigured for the purpose of achieving minimum public street frontage for proposed Lot 3, Block 1, "Chateau Villas." Please reconcile site plans with any changes on the plat.
12. The private streets / drives connecting to Memorial Dr. and/or 121st St. S., if to be streets, the private street names should be added to the site plans.
13. All changes necessary for the plat of "Chateau Villas," to the extent relevant for this PUD Detailed Site Plan, should also be made here.
14. Site Plan: A certain linetype is used apparently to indicate DA boundary lines. However, DA Boundary lines are coterminous with proposed propertlines per the draft plat of "Chateau Villas." Since propertylines are more important, please replace with same.
15. Site Plan: Please represent and provide survey data for proposed propertyline common to proposed Lots 1 and 2 per the draft plat of "Chateau Villas."
16. Site Plan: Please clarify extents and/or confirm accuracy of leaderlines for 10' BLDG Setback Line along the east side of proposed Lot 4.
17. Please dimension garage buildings along south line of proposed Lot 3 and increase setback to 17.5', corresponding with the 17.5'-wide Perimeter U/E to be platted.
18. Consider increasing the setback of the garage buildings along the south side to provide an adequate buffer area to protect the integrity of the foundation and supporting wall, in the event of excavation of the 17.5'-wide U/E up to its interior edge.
19. 26'-wide "Private Street...Asphalt" linework projects from the southeast corner northerly into the drainage channel area. Please clarify linework. See leaderlines.
20. Please clarify "BMP" as used in the pond area in the southwest corner of proposed Lot 3, Block 1, "Chateau Villas."
21. Please clarify "BMP" note with leaderlines indicating whether note refers to ovular polygon or whirlpool-like symbol in its center (fountain?).
22. Please identify whirlpool-like symbol in pond area.
23. Please dimension the width of the proposed canal and two (2) bridges over canal.
24. 225.00' dimension along the west line of proposed Lot 4, Block 1, "Chateau Villas" is inconsistent with 224.84' dimension on the draft plat. Please reconcile.
25. 225.00 / 224.84' dimension placement is in conflict with 325.01' dimension. Relocation for clarity recommended.
26. 130.06' dimension placement is in conflict with 386.00' dimension along the south end of the easterly propertyline. Relocation for clarity recommended.
27. 130.06' dimension along the south end of the easterly propertyline: Please use leaderlines or other methods to indicate extent of feature dimensioned.
28. 255.94' dimension placement is in conflict with 386.00' dimension along the south end of the easterly propertyline. Relocation for clarity recommended.
29. Please resolve text/linework congestion at 386.00' dimension along the south end of the easterly propertyline.
30. Linetype represented west of and parallel to 325.01' dimension. Please identify if relevant to site design or remove.

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31. Northernmost angle/bearing attending linetype represented west of and parallel to 325.01' dimension is in conflict with angle/bearing represented to the south and with plat. Please reconcile or remove.
32. "Road Width" label along 121st St. S. does not include dimension. Roadway appears to widen toward the west. Please represent roadway widths at the northeast and northwest corners of proposed Lot 4, Block 1, "Chateau Villas" as required by site plan application.
33. Please add dimensions to pool and spa features, or provide a detail diagram on an appropriate drawing.
34. Certain symbols resembling universal symbol for handicapped-accessible parking spaces appear inverted.
35. Please clarify note at northeast corner of proposed Lot 4, Block 1, "Chateau Villas" as "Existing Concrete Storm Water Drainage Structure," along with whether it will remain or be replaced.
36. Please add two (2) foot elevation contours per the site plan application. The same should be adequately muted to avoid text/linework congestion.
37. Please represent setbacks (and/or dimensions of encroachment) from both corners of the nearest three (3) existing ministorage buildings.
38. Linework along the propertyline common to Reserve Area 'A' and Lots 3 and 4 of *121st Center* should be completed and identified, if relevant, or removed.
39. Note pertaining to potential realignment of drive connecting to 121st St. S.: Please clarify with additional statement to the effect that drive will be constructed at the time of the development of proposed Lot 3, Block 1, "Chateau Villas."
40. Please update site plan to reflect existing parking lot, fences, and other improvements within and along the north side of Reserve Area 'A' attending the *Atlas General Contractors* business on the adjacent lot and note any changes proposed.
41. Please complete representation and label easterly existing concrete drive connection to 121st St. S. and note any changes proposed.
42. Please add to Legend or label in situ unidentified symbols and linework at the northeast corner of proposed Lot 4, Block 1, "Chateau Villas."
43. Please relocate appropriately and clarify or otherwise remove "Asphalt" label in place of easterly existing concrete drive connection to 121st St. S.
44. Shoreline / existing water surface edge linetype appears to be represented but is not identified. If represented, existing water surface elevation should be labeled.
45. Site Plan: Please identify or explain triangular symbols within and approaching apartment buildings.
46. Please add missing building footprint dimensions to an appropriate drawing (maximum lengths/depths only is acceptable).
47. Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).
48. Minor changes in the placement / locating individual trees or parking spaces, or other such minor site details, are approved as a part of this Detailed Site Plan, subject to administrative review and approval by the City Planner. The City Planner shall determine that the same are minor in scope and that such changes are an alternative means for compliance and do not compromise the original intent, purposes, and

standards underlying the original placement as approved on this Detailed Site Plan, as amended. An appeal from the City Planner's determination that a change is not sufficiently minor in scope shall be made to the Board of Adjustment in accordance with Zoning Code Section 11-4-2.

Access and Internal Circulation

49. The proposed new and any modifications to existing driveway/street intersections on 121st St. S. require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii.
50. The proposed new and any modifications to existing driveway/street intersections on Memorial Dr. requires City Engineer curb cut approval, ODOT driveway permit approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii.
51. Internal private streets / drives require Fire Marshal's approval in terms of locations, widths, and curb return radii.
52. PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the shared entrances may be or become private streets. However, internal parking lot drive aisles are not likely to be "streets" as they are presently termed. If so, the plat would need to dedicate them as such and provide names for each. If otherwise, they should be retitled as "drives," "driveways," "drive lanes," "drive aisles," or similarly as appropriate.
53. For a Use Unit 8 multifamily development, Zoning Code Section 11-9-8.D requires 1.5 parking spaces per efficiency or 1 bedroom dwelling unit and 2 per 2 or more bedroom dwelling unit. The Project Data Form table on the site plan drawing reports the apartment unit count at 382, when PUD 81 restricts to 375. Further, floor plans have not been provided to allow for positive accounting. Therefore, the minimum parking spaces required cannot be determined and the requirements claimed in the Project Data Form table cannot be verified.
54. The Project Data Form table on the site plan drawing provides that 613 parking spaces are required and 616 provided. However, the table reports a 1 parking space per efficiency ("studio") apartment unit ratio, when Zoning Code Section 11-9-8.D requires 1.5 spaces. If the total number of parking spaces cited is accurate, the site would appear to not meet the minimum parking standards of the Zoning Code. Secondly, it is not clear if the reported numbers of parking include those represented in commercial DA A / proposed Lots 1 and 2, Block 2, "Chateau Villas." Finally, in the first parking lot encountered, south of Building A Segment A, nine (9) spaces are cited but only eight (8) counted. For these reasons, and as the design may change for any number of reasons, Staff has not attempted to account for all parking spaces claimed at this time. The Applicant should make any adjustments necessary and update parking statistics accordingly, make corrections to total parking numbers cited, and double-check for accuracy, and then Staff will review and advise if parking is still out of order.

55. Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. Because minimum parking spaces required cannot be determined, the maximum cannot either.
56. As the total number of parking spaces cannot be determined, Staff cannot verify whether the number of handicapped-accessible parking spaces proposed meets the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2. The Applicant should make any adjustments required.
57. ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan does not indicate any van-accessible designs.
58. The Site Plan does not provide any dimensions for regular- or van-accessible spaces, access aisles, or accessible routes to the entrances, and does not provide information indicating signage to be used to reserve the accessible spaces. The Applicant should make use of a regular- and/or van-accessible handicapped-accessible parking space/access aisle/accessible route detail diagrams as needed to demonstrate compliance with applicable standards, including both ADA and Bixby Zoning Code standards (see Figure 3 in Section 11-10-4.C). Van-accessible spaces should be designed to the left of the accessible aisle, allowing for passenger-side convenience.
59. During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).
60. The individual parking space dimensions have not been provided. Several of the parking lots include overall dimensions of parking strips and drive aisles. Separating the drive aisles, the difference mathematically suggests (typically) 18'-deep parking stalls. However, all dimensions need to be provided and must demonstrate compliance with standards for the same Zoning Code Section 11-10-4.
61. Parking areas and/or driveway paving may encroach on the 17.5'-wide Perimeter U/E along the south side of the multifamily DA B and/or the 17.5'-wide Perimeter U/E recommended to be alternatively-placed outside and along the west side of DA D and/or any U/Es which may result upon consultation with franchise utility companies and/or any other easements of record which are not yet represented on the plats or site plans. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.
62. Sidewalks internal to the multifamily development are indicated but not labeled as such or consistently dimensioned as to width. To avoid unnecessary congestion, a few indicated sidewalks may be labeled along with "typical," and a note may be added specifying that all sidewalks are _____' in width unless otherwise labeled.
63. The sidewalk along the east side of the street/drive connection to 121st St. S. does not appear to connect to the sidewalk internal to the fence. Please address appropriately. If a connection is not planned, please advise, and in that case, a pedestrian crossing may be in order.
64. Please clarify design of sidewalk as it approaches/crosses the 121st St. S. bridge over the Fry Creek Ditch # 1 tributary.

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65. Drawing "Exhibit - B" appears to be a leftover title from the PUD 81 Major Amendment # 1. Please consider retitling appropriately.
66. Any recommendations in the analysis inadvertently omitted from this itemized list are included as if fully set forth here.

Parking & Loading Standards

67. Project Data Form: Parking: Please label column heads such as "Units," "Ratio," "Min. Required," "Provided," or otherwise as appropriate.
68. Project Data Form: Parking: Zoning Code Section 11-9-8.D requires 1.5 parking spaces for efficiency ("studio") apartment units. Please correct ratio and product.

Screening/Fencing

69. The plans do not appear to provide elevations / profile view / details of proposed vehicle gates. These should be provided as required by the site plan application and must be found satisfactory to the Fire Marshal.
70. The masonry columns, per the PUD Text, are not shown on the wrought / ornamental iron fence elevation / profile view detail diagrams on drawings SP1.11.
71. To avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap with the 8'-high wood fence. This should be represented on the site plan and notes should provide that it will be constructed at the time of development of proposed Lot 3, Block 1, "Chateau Villas."
72. SP1.10 or SP1.11: Please add masonry wall elevation for northerly portion of Development Area D, as per other recommendations in this report.
73. PUD 68 provided that the wood fences shall be constructed with all braces and supports on the interior. Per PUD 81, this should be done for this project as well. Please provide appropriate notation.
74. 8'-high wood fence appears to cross drainage channel where it exits proposed Lot 3, Block 1, "Chateau Villas." Please confirm intent to cross channel with wood fence and whether such design is acceptable from an engineering/drainage/floodplain standpoint. See related recommendations for overlapping fence sections as per the Conditionally Approved PUD Detailed Site Plan for "North Bixby Commerce Park."
75. Please add the 8'-high wood screening fence along the west side of the channel / PUD 68 Development Area D as recommended in the screening section of this report.
76. The diagram does not clearly specify the material to be used for the gates for the dumpster enclosures, such as is necessary to demonstrate compliance with the opacity requirement of PUD 81.
77. Site Plan: Please correct typo in "Combination Wood and Ornamental Iron Fence" in Legend. Please search and correct any other similar instances.
78. Drawing SP1.11: Pedestrian gate detail diagram appears to be specific to pool. Please provide detail diagram for pedestrian gates used elsewhere in the development.

79. Wood fence symbol used along north side of pond feature in southwest corner of proposed Lot 3, Block 1, "Chateau Villas." This changed from the site plan included in PUD 81 Major Amendment # 1. Please confirm wood fence intended and clarify with label used in situ, which is at variance.
80. Please update site plan to reflect existing fence along the north side of Reserve Area 'A' attending the *Floorhaus Flooring America / Carpet Center* business on the adjacent lot and note any changes proposed.
81. "Automatic vehicle gate" labels do not appear to indicate the actual gates. If inappropriate for representation at this scale, please provide a detail diagram on an appropriate site plan drawing.
82. Please provide offset dimensions of proposed fences/walls.

Landscape Plan

83. The landscaping trees proposed along the west side of the drainage channel in DA D are now fewer than as represented on the PUD site plan Exhibit B1 (approximately 73 versus 42 using one accounting method). As this PUD boundary is critical from a screening/buffering standpoint, Staff recommends no fewer trees here than were represented on Exhibit B1.
84. As it pertains to the description, "two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping," the two areas corresponding to those indicated in the PUD site plan do not appear to reflect "berms," and "heavy landscaping" is questionable as the northern location appears to be smaller and contain fewer landscaping trees and/or shrubs (approximately 57 versus 35 using one accounting method). Staff recommends that the plans be revised to represent all specified design elements.
85. As it pertains to the description, "full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating," other than landscaping trees, none of the described elements appear to be reflected on the landscape plan or any other plan drawing. Furthermore, the entire site now appears to propose fewer trees than were represented on PUD 81 Exhibit B1 (roughly 300 versus roughly 200; 198 reported on landscape plan). Staff recommends that the plans be revised to represent all specified design elements and not fewer than the total number of trees as represented on Exhibit B1.
86. The "Landscape Requirements" summary reports a 15% landscaped lot area standard, when PUD 81 requires 30%. The 15% standard cited should be corrected. If the cited 710,977 square feet [proposed Lot 3, Block 1, "Chateau Villas" lot area] is correct, 30% would be 213,293.1 square feet. Per the landscape plan, 332,357 square feet will be impervious, which appears to comply with this PUD 81 standard.
87. Please resolve the 15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1) matter as described in the Landscape Plan analysis above.
88. Please resolve the Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7) matter as described in the Landscape Plan analysis above.

89. Please resolve the Building Line Setback Tree Requirements (Section 11-12-3.A.4) matter as described in the Landscape Plan analysis above.
90. Please resolve the Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2) matter as described in the Landscape Plan analysis above.
91. Please resolve the Street Yard Tree Requirements (Section 11-12-3.C.1.a) matter as described in the Landscape Plan analysis above.
92. Please resolve the Tree to Parking Space Ratio Standard (Section 11-12-3.C.2) matter as described in the Landscape Plan analysis above.
93. Please resolve the Irrigation Standards (Section 11-12-3.D.2) matter as described in the Landscape Plan analysis above.
94. Please resolve the Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.) matter as described in the Landscape Plan analysis above.

Exterior Materials and Colors

95. Elevations drawings: Building Totals: Please clarify that "Board & Batt / Lap Siding" and "Alternative[s] (Siding)" equals "fiber cement cladding" as per the terminology used in PUD 81.
96. Staff recommends that the formulation of the specific cementitious fiber product(s) planned should also specified on the plan drawings (e.g. including or not including "fly ash"). Further, Staff recommends that the Architect provide specific construction methods to be used for "stucco" and cementitious fiber materials pursuant to previous recommendations and discussions concerning these materials, their formulations, and applications.
97. Elevations drawings: Project Totals: Please break down the 40% masonry into specific categories of masonry.
98. The Development Standards for DA B of PUD 81 provides, in relevant part, "Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review." Per the elevations drawings, none of the required façades meet the 75% standard, which was included in the PUD as recommended by Staff to honor the spirit and intent of the 75% masonry standard of the original PUD. Please revise appropriately.
99. Although it was not ultimately made a Condition of Approval of PUD 81 Major Amendment # 1, Staff would encourage the *Houser Addition-* / east-facing façades of the Buildings [D] / "Carriage Homes" and the east-facing end of Building B to increase masonry content in respect for the need to buffer from the single-family neighborhood. The Buildings [D] / "Carriage Homes" only propose 36% masonry (12% brick/stone and 24% "stucco"), and the east end of Building B only proposes 26% masonry (16% brick/stone and 10% "stucco"). Item is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.
100. Please clarify the "V"-shaped rooflines on the northern end of Building A and south end of Building B. These rooflines may not be expected or found in character with the surrounding context. Item is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.

101. The locations of six (6) garage buildings are indicated on the site plan, and their elevations / profiles are detailed on drawing SP1.10. They appear to be lap-siding buildings with some brick/stone [veneer] and a shed roof of unknown material or pitch. The exterior materials are not provided. A note provides, "All materials to match arch." As buildings, they are subject to the 40% project average minimum masonry standard of Development Area B of PUD 81. The missing information needs to be provided and the Applicant should confirm that the 40% project average minimum masonry standard is met with same included.
102. Color information was not provided on elevations drawings and should be considered a required element of this PUD Detailed Site Plan, allowing for City Council consideration per the intent of the Council approval provisions of PUD 81. Please provide. Item open for City Council consideration per the intent of the Council approval provisions of PUD 81.
103. Elevations drawings appear to be incomplete (e.g. missing information on windows, doors, trim, roof details, etc.).
104. Elevations drawings: Building totals: Please clarify that percentages include both stone and brick.
105. Elevations drawings: Project Totals: Please clarify line items such as "Approved Masonry Alternatives."
106. Elevations drawings: Building Totals: Please correct typos in term "Alternative[s]."
107. Please provide specific construction methods to be used for stucco and cementitious fiber materials pursuant to previous recommendations and discussions concerning these materials, their formulations, and applications.
108. Elevations drawings: Project Totals: Please correct typos in term "Alternative[s]."
109. Drawing SP1.10: Detail diagram appears to represent "trellis" structures as indicated on the site plan, but named "pool cabana" on detail diagram. Please reconcile.
110. Building(s) E: Please advise if there is a Building "D," and where same might be located. "D" is otherwise missing in sequence. If skipped, consider relabeling buildings "E" as "D."
111. Elevations drawing A1.42: Represent façades of "Carriage Homes," which appear to correspond to Building(s) [D] on the site plan. Please reconcile.

Outdoor Lighting

112. Lighting Plan: Does not demonstrate compliance with the 0.0 footcandle requirement of PUD 81 pertaining to residential areas. Please revise appropriately.
113. Lighting Plan: Streetlights will likely be required at the Memorial Dr. and 121st St. S. entrances to the development. Streetlights / pole-mounted lights will likely be necessary to illuminate the private street / drive entrances to the multifamily development area / proposed Lot 3, Block 1, "Chateau Villas." Finally, [pedestrian] asphalt paths and sidewalks around the existing stormwater retention pond (along the back sides of the businesses in *121st Center*), sidewalks around the perimeters (including behind garage buildings), sidewalks around the greenspaces between buildings, and building entrances may all need lighting. Please add locations and full specifications for all proposed outdoor lighting as required by the site plan application and as necessary for a full review of a PUD Detailed Site Plan.

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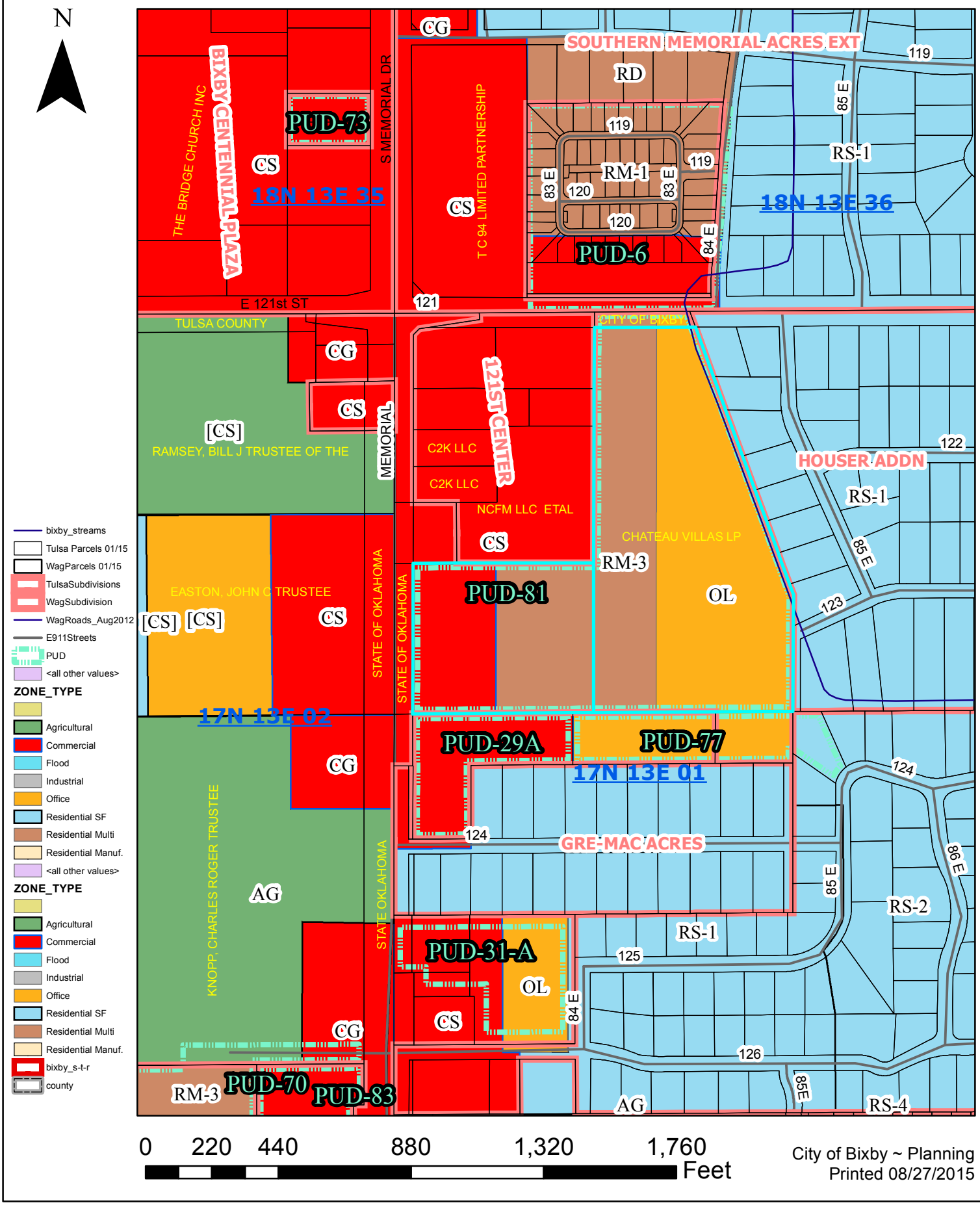
114. Photometric plan indicates light output between Segments A, B, and C of Building A, but these areas are understood to be part of the Building A complex. This should be resolved.
115. Please discuss where photometric plan shows all four (4) light fixture types will be mounted no higher than 30' as per the PUD standard.

Signage

116. "Entry Monument" detail diagram on SP1.10 does not match label or symbols used for either the "Signage" at the entrance to the multifamily development area or the "Proposed Development Monument Sign" at the Memorial Dr. entrance to the entire development. Please reconcile as appropriate.
117. If the "Entry Monument" is intended for the one (1) "signage" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas," the signage provisions for DA B do not provide an exemption from the requirement to have arterial street frontage in order to have a ground sign here. If proposed Lot 3, Block 1, "Chateau Villas" is not reconfigured pursuant to recommendations for the Preliminary and Final Plat and this PUD Detailed Site Plan, a PUD Amendment would be required to allow the apparent ground sign.
118. Please provide the missing details (height, width, display surface area, composition, and appearance) of the missing of the two (2) types of signs indicated on the site plan: the "Signage" at the entrance to the multifamily development area or the "Proposed Development Monument Sign" at the Memorial Dr. entrance to the entire development.
119. Please advise if there will be signage for the 121st St. S. entrance to either or both of the multifamily development area or the entire development.
120. Per drawing A1.16, the front elevation for the clubhouse segment of Building A reflects "Club Signage," but dimensions are not provided. If intended as a placeholder for a future sign design, it should be so noted.
121. "Directional," "parking," and "driveway" signage does not appear to be indicated. The same should be provided as a part of the site plan per the PUD Text quoted in the signage analysis above.

Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81) & BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81)



City of Bixby ~ Planning
Printed 08/27/2015

CITY OF BIXBY

P.O. Box 70
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BIXBY, OK 74008
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Engineering Department Memo

To: Erik Enyart, City Planner

From: Jared Cottle, City Engineer

CC: Bea Aamodt, Public Works Director
File

Date: 08/28/15

Re: Chateau Villas
Detailed Site Plan Review

General Comments:

1. The Detailed Site Plan contains does not contain information on proposed Utilities, Grading, or Drainage information.
2. Comments on Utilities, Paving, and Grading have been provided for the on the Plat and on the PFPI Plans. Applicable comments from those Comment lettersshould be incorporated into the Detailed Site Plan.

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Engineering Department Memo

To: Mr. Jason Mohler, PE
Cedar Creek
P.O. Box 702525
Tulsa, OK 74170-2525

From: Jared Cottle, PE

CC: Bea Aamodt, PE
Erik Enyart, City Planner
File

Date: 09/14/15

Re: Chateau Villas
Plan Review

General Comments:

1. Please note the comments provided on the Preliminary and Final Plats. These comments are also applicable to the Plans provided.
2. A comment response letter addressing each of the items listed below is required with the next submittal.
3. The Checklist provided in the Engineering Design Manual must be submitted and included with all future submittals. No further reviews will be completed until the Checklist has been provided.
4. This project is located within the Fry Creek drainage basin. Fee-in-lieu for storm water will be required.
5. ODEQ Permit Applications, Engineering Reports, and fees must be provided for the water and sewer submittals to the State.
6. A Storm Water Pollution Prevention Plan must be prepared and submitted with the Earth Change Permit.
7. A copy of the NOI that is filed with ODEQ must be provided with the SWP3.
8. A Geotechnical Report must be provided for the proposed development.
9. Based on the information provided in the first submittal, a thorough review of the Engineering Design Manual prior to the next submittal is strongly recommended.

Drainage Report Comments:

10. All applicable information pertaining to a LOMR submittal must be provided in the Report. Information regarding the conformance to the previously approved CLOMR hydrology and hydraulics must be referenced and included in the Report. No information has been provided regarding the current or proposed status of the site in relation to the approved CLOMR.

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11. The Report and plans must address the changing location and number of discharge points in the context of a HEC-HMS model. The approved HRA Drainage Plan and FEMA submittal consisted of a single discharge into the Fry Tributary. The final hydrologic model utilized will need to be submitted to FEMA for approval with the LOMR. Any changes or modifications required by FEMA will need to be completed by the Developer prior to final project approval.

12. The multiple discharge points for the Storm Sewer System must be part of the HEC-HMS modeling and the hydrology accepted by FEMA as part of the LOMR approval, provided the hydrology can be shown to create no greater discharge rates than current conditions. Statements such as "should be considered acceptable" are meaningless without supporting data.

13. The hydrology model must be developed in HEC-HMS and not only conform to the models previously created and approved for the site, but also a modified duplicate model. Runoff calculations using the HydroCAD application for peak SCS runoff is not approved for either the Fry Tributary channel or on-site detention design. See the Engineering Design Manual, Table D.2.1 for the rainfall conditions that must be used to develop the hydrology model.

14. Updated, electronic copies of the HEC models for the LOMR hydrology and hydraulics must be provided.

15. An exhibit showing the CLOMR versus LOMR floodplain boundaries must be provided.

16. Cross-sections of the channel and adjacent property must be provided for verification prior to LOMR submittal. The cross-sections must include the original design in the background along with the as-built conditions.

17. Please clarify the next to last paragraph on Page 4. A specific elevation must be used that relates to physical constraints on the site to model the storage volumes and discharge rates. The elevations utilized must relate to actual design features on the site.

18. Detailed storm sewer calculations must be provided in the Report as per the Engineering Design Manual. Examples from other projects are available upon request.

19. Five (5) minutes is a maximum Tc on commercial sites. Individual Tc's must be calculated for each drainage basin.

20. The Storm Sewer System is described as based on a 5-year storm with overland drainage components to handle the 100-year storm event. However, no such overland routing system is depicted or described in the Plans. Based on the information submitted, widespread on-site flooding will result for any storm exceeding the 5-year event. The Storm Sewer System must be redesigned in accordance with good engineering practice. The depths of any generalized flooding in sump areas or of roadways must be clearly identified, create no adverse impacts for emergency vehicles, and be approved – in writing – by the Owner.

21. Unless specifically designed, overland flow discharge for the 100-year and 500-year events will from the detention facilities onto adjacent properties will not be permitted.

22. All off-site runoff (i.e. Memorial, 121st Street, Boardwalk on Memorial) must be shown and related to existing system capacities on those streets. Pre and Post development conditions must be analyzed and included in the Report.

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23. The Drainage maps must include:
    - Contours – existing and proposed as applicable
    - Drainage areas that relate to actual physical drainage basins rather than property lines – e.g. DR-1 and the Basin Diagram.
    - Drainage paths used for Tc calculations
    - Clear depictions and accounting of off-site drainage basins
    - Basins utilized for CLOMR hydrology in comparison to those proposed with this submittal – e.g. DR-2
24. Detailed calculation pages that must be provided include:
    - CN calculations for HEC models, "C" calculations for Rational design
    - Tc calculations for HEC models and for Storm Sewer system design
    - Stage-Storage calculations for detention areas
    - Stage-Discharge calculations for each outlet structure
    - Culvert design data
    - EGL-HGL derivations
    - Inlet designs
    - Pipe designs
25. The Engineers Certification regarding storm water drainage must be included in the Report as per the Engineering Design Manual.
26. Due to the magnitude of the changes that are required with these comments, additional detailed comments on the next submittal should be anticipated.

Grading/Drainage/Paving Comments:

27. Site access and circulation must be reviewed and approved by the Fire Marshall.
28. All lots must be labeled in accordance with the Plat – i.e. on Site Plans.
29. Grading plans for the Trail and modifications to Reserve "A" must be provided.
30. All proposed Trickle Channels should be clearly labeled on the Plans and the proposed WSE under the design storm conditions shown on the cross-section.
31. The drainage design intent for "Future Development" areas (Lots 1, 2, and 4) should be clearly shown on the Plan, including the future basins/discharge point(s) and connections to the storm sewer system.
32. The top of the ponds is shown at 609, leaving a 100-year event freeboard of 0.63'. No 500-year freeboard is provided. Nearby structures are shown with finish flood elevations of 609.50 and 610.00. This level of protection does not meet the freeboard requirements of the Engineering Design Manual and must be revised.

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33. The pond WSEs are shown at 606.00 with a 100-year WSE of 608.37 for both ponds. Calculation data showing that the hydraulic connection between the ponds does not result in a higher WSE in the north pond must be provided.

34. The 100-year WSE in the Fry Tributary ranges from elevation 606 at the south to elevation 608 on the north. This varying WSE must be included in the backwater analysis for the EGL and HGL storm sewer and pond calculations.

35. EGLs and HGLs must be included on the Storm Sewer Profiles – including the downstream reference HGL beginning with Fry Creek. These elevations must be carried through the ponds and their connection bridge/earthen channel features.

36. The 100-year WSE should be labeled (in addition to the normal WSE) at the pond connections to the storm sewer system.

37. The pond discharge is shown as a culvert. The Stage-Discharge curves must reflect this condition.

38. The Q100 flow must be included on the Profiles with a clear depiction of the system utilized to manage the corresponding flow rate.

39. All clearances between the storm pipe and the water and sewer lines must be labeled in the profiles.

40. Invert elevations should be provided in addition to the top of rim for all storm sewer structures.

41. The curb inlet design designation, in accordance with the Legend provided, must be included in the structure labels in the Profiles.

Utility Plan Comments:

42. Clear labeling and differentiation (line type) must be made between Public and Private utility lines.

43. Private utility lines must be located outside of Public utility easements. The purpose for the U/E between Lot 2 and Lot 4 is unclear.

44. Service locations for Lots 1, 2, and 4 must be shown and labeled on the Plans – water and sanitary sewer.

45. The water meters located at the end of the Public lines and the beginning of the Private lines must be clearly labeled.

46. A segment of the water line along the west entrances is labeled as 6" while the balance of the line is shown to be 8". Please correct.

47. The horizontal separation between all water lines (Public and Private) and sewer lines should be shown on the Plans.

48. The east-west sanitary sewer line along the south boundary of the property should be Public, the balance of the sanitary sewer lines, lying under driveway and park areas, should be Private, labeled accordingly, and located outside of general U/E corridors.

49. All details should be as per the City of Bixby Infrastructure Specifications and so note on the Plans. Only special details that have been specifically approved by Staff may be included in the Plans. All other details – e.g. Trench and Bedding Details, should be eliminated from the Plans.

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Sanitary Sewer Comments:

50. Clearances between the storm and water lines must be labeled in the profiles at all crossings.
51. Profiles must include labels that signify whether the line is Public or Private.
52. Profiles must include building Finish Floor elevations.
53. The off-site easements covering the connection to the existing manhole south and east of the site must be shown and labeled on the Plans.

Water Comments:

54. Fire hydrant locations must be approved by the Fire Marshall.
55. As per the Engineering Design Manual, hydrant coverage radii must be included in the Plans.
56. Profiles must include labels that signify whether the line is Public or Private.
57. The water meters located at the end of the Public lines and the beginning of the Private lines must be clearly labeled on the Profiles.
58. Clearances between the storm and sanitary sewer lines must be labeled in the profiles at all crossings.

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CITY OF BIXBY FIRE MARSHAL

Memo

To: Erik Enyart, AICP, City Planner

From: Joey Wiedel

Date: 09-17-2015

Re: PUD 81 "Chateau Villas"

PUD 81 "Chateau Villas" are approved by this office with the following conditions:

1. Fire Hydrant spacing shall be no further than 300 feet apart. All hydrants shall be operable before construction begins.
    - Brand- AVK or Mueller , Color- Chrome Yellow
    - Fire line supporting the fire hydrants shall be looped.
    - Fire hydrant distribution shall be installed as per meeting with Jason Mohler.
2. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2009 Appendix D)
    - Turn Around shall conform to 2009 IFC Chapter 5 and Appendix D
    - Fire Lanes shall be installed per 2009 IFC Chapter 5 and Appendix D. Shall be addressed as last project.
    - Main entrance shall have 15 foot face of curb to face of curb drive.
    - Fire Apparatus access roads shall extend to within 150 feet of all portions of the facility or portions of the exterior walls. (2009 IFC 503.1.1)
        - One (1) hour fire rated breezeways with sprinkler coverage will allow for hose lay distances.
    - Gate shall conform to City of Bixby Ordinance 9-7-2
        - Recommend radio transmitters for emergency vehicle access.
3. Each building shall be addressed independently to allow emergency response with Fire Alarm system.
4. All open ended corridors/breezeways and balconies shall be sprinkled.

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5. Property Line – Whenever the exterior wall is located in excess of 11 feet and less than 30 feet at any point from the nearest property line, the wall shall have a fire resistance rating of at least one (1) hour per City of Bixby Ordinance 9-7-2.

6. Turn radiuses to be further discussed with Mr. Mohler as we noted some areas of concern during our meeting.

7. One (1) hour fire ratings between units with two (2) hour separation walls to meet fire area requirements per IBC 2009.

8. Balconies shall be of non-combustible construction.

9. Future development "A" has limited ingress/egress would be approved with appropriate sprinkler protection and/or building area limitations.

Joey Wiedel

9-17-2015

Date

City of Bixby
Site Plan Application

Applicant: Cedar Creek Consulting
Address: P.O. Box 702525, Tulsa, OK 74170
Telephone: 918.619.2113 *Cell Phone:* 918.619.2113 *Email:* jmohler@cedarcreekinc.com

Property Owner: Chateau Villas LP If different from Applicant, does owner consent? Yes
Property Address: 12303 S. Memorial Drive, Tulsa, OK 74170
Existing Zoning: CS/OL/RM-3 (PUD 81) *Existing Use:* Undeveloped *Proposed Use:* Multi-family *Use Unit #:* 8

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

See attached.

Is subject tract located in the 100 year floodplain? ◉ YES ○ NO

All new structures requiring a Building Permit, other than a small job permit, within Use Units 2, 5, and 8 through 27, inclusive, shall require the submission of a site plan demonstrating compliance with the requirements of the Zoning Code. A site plan shall be submitted with the Building Permit application as follows: Five (5) full-size hard copies, four (4) 11" X 17" hard copies, and one (1) copy in an acceptable electronic file format. Compliance with the approved site plan shall be a condition of Building Permit approval and continued occupancy. The site plan shall specifically include:

- ☑ All property lines with dimensions of the parcel or parcels on which the building permit is sought.
- ☑ All existing and proposed improvements represented to scale and dimensioned from the lot lines.
- ☑ The names and widths of all adjacent street, road, highway, alley, and railroad rights-of-way of record.
- ☑ Any roadway paving edges, curb lines, sidewalks, culverts, and/or borrow ditch centerlines, if the same are located within or along the boundary of the subject property.
- ☑ Any road, access, drainage, utility, and other such easements, including County Clerk recording references (i.e. Book/Page or Document #) for each.
- ☑ Amount of post-construction impervious area in square feet and percentage of lot area, calculated by a surveyor, architect, or engineer.
- ☑ The topographical layout of the land at no greater than two (2) foot contours if site elevation changes 10 feet or more, or if necessary for proper site design review in the opinion of City staff.
- ☑ Any Special Flood Hazard Areas and Flood zone designations as identified by the adopted, effective Floodplain maps.
- ☑ Any significant streams, swales, ditches, or natural drainageways.
- ☑ Any existing or proposed ponds or stormwater detention or retention facilities.
- ☑ All existing and/or proposed driveways and internal drives, to include labeling the surface material to be used (e.g. concrete or asphalt) for each.
- ☑ Dimensions and labels for any existing access limitations and access openings.
- ☑ Water wells, septic or other on-site disposal systems, oil or gas wells or underground lines, significant oil or gas extraction appurtenances, and other critical site features.
- ☑ Unique identifiers so that the plan may be related to the subject property if ever separated from the file, such as property owner's name, property or building address, and/or legal description.
- ☑ Name, address, and contact information of the site plan preparer.
- ☑ A unique drawing number or name to distinguish the site plan from any other drawings submitted.

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City of Bixby
Site Plan Application

- ☑ Seal and signature of the design professional preparing the site plan if/as required.
- ☑ Date of the site plan, including any dates of revision.
- ☑ North arrow.
- ☑ Graphic scale; a numeric scale may also be used if the native paper size is specified on the site plan.
- ☑ Location map identifying the site within the land Section, arterial or larger streets within or along the boundaries of the land Section, along with sufficient subdivisions or other land features to allow for the identification of the site within the land Section.
- ☑ Other existing and/or proposed critical features not listed above if necessary for proper site design review in the opinion of City staff.
- ☑ Representation of critical features within a sufficient area outside the site if necessary for proper site design review in the opinion of City staff.

All information and items listed below must be completed and submitted prior to application review.

Included		Submittal Items	Comments
Yes	N/A		
☒	○	Site plan showing the information listed above	
? ☒	☐	A landscape plan representing all existing and/or proposed landscaping.	
☒	☐	A sign plan representing all existing and/or proposed signs.	
☒	☐	Building elevations or building height information.	
☒	☐	A screening and fence plan or representation on another drawing of all existing and/or proposed fences, walls, gates, and trash receptacle screening enclosures.	
☒	☐	A lighting plan and lighting information.	

Is the subject property located in a Planned Unit Development (PUD)? YES PUD #: 81

If within a PUD, does the PUD require Planning Commission approval of a site plan? YES

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: Jason C. Medlock Date: 8/21/2015

APPLICANT – DO NOT WRITE BELOW THIS LINE

Date Received 08/21/2015 Received By Enyart Date Approved _____

Building Permit # _____ Case Reference # _____

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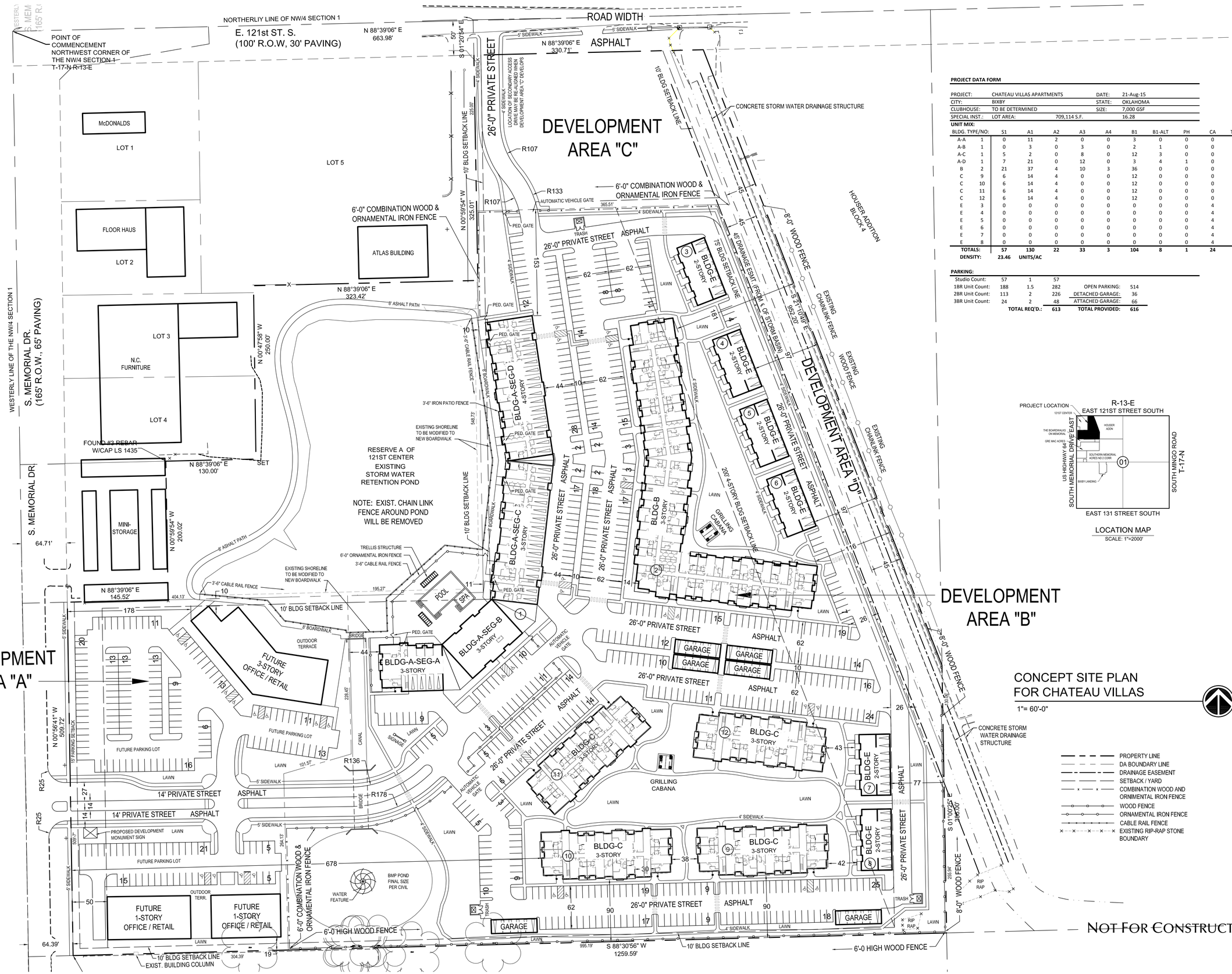

PROJECT DATA FORM

PROJECT:	CHATEAU VILLAS APARTMENTS					DATE:	21-Aug-15			
CITY:	BIXBY					STATE:	OKLAHOMA			
CLUBHOUSE:	TO BE DETERMINED					SIZE:	7,000 GSF			
SPECIAL INST.:	LOT AREA:		709,114 S.F.				16.28			
UNIT MIX:										
BLDG. TYPE/NO:	S1	A1	A2	A3	A4	B1	B1-ALT	PH	CA	TOTAL:
A-A 1	0	11	2	0	0	3	0	0	0	16
A-B 1	0	3	0	3	0	2	1	0	0	9
A-C 1	5	2	0	8	0	12	3	0	0	30
A-D 1	7	21	0	12	0	3	4	1	0	48
B 2	21	37	4	10	3	36	0	0	0	111
C 9	6	14	4	0	0	12	0	0	0	36
C 10	6	14	4	0	0	12	0	0	0	36
C 11	6	14	4	0	0	12	0	0	0	36
C 12	6	14	4	0	0	12	0	0	0	36
E 3	0	0	0	0	0	0	0	0	4	4
E 4	0	0	0	0	0	0	0	0	4	4
E 5	0	0	0	0	0	0	0	0	4	4
E 6	0	0	0	0	0	0	0	0	4	4
E 7	0	0	0	0	0	0	0	0	4	4
E 8	0	0	0	0	0	0	0	0	4	4
TOTALS:	**57**	**130**	**22**	**33**	**3**	**104**	**8**	**1**	**24**	**382**
DENSITY:	**23.46**	**UNITS/AC**								

PARKING:

Studio Count:	57	1	57		
1BR Unit Count:	188	1.5	282	OPEN PARKING:	514
2BR Unit Count:	113	2	226	DETACHED GARAGE:	36
3BR Unit Count:	24	2	48	ATTACHED GARAGE:	66
	TOTAL REQ'D.:		**613**	**TOTAL PROVIDED:**	**616**

LOCATION MAP
SCALE: 1"=2000'

CONCEPT SITE PLAN FOR CHATEAU VILLAS
1"= 60'-0"

- PROPERTY LINE
- DA BOUNDARY LINE
- DRAINAGE EASEMENT
- SETBACK / YARD
- COMBINATION WOOD AND ORNIMENTAL IRON FENCE
- WOOD FENCE
- ORNAMENTAL IRON FENCE
- CABLE RAIL FENCE
- EXISTING RIP-RAP STONE BOUNDARY

NOT FOR CONSTRUCTION

EXHIBIT - B

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
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P. 913.831.1415
F. 913.831.1563
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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

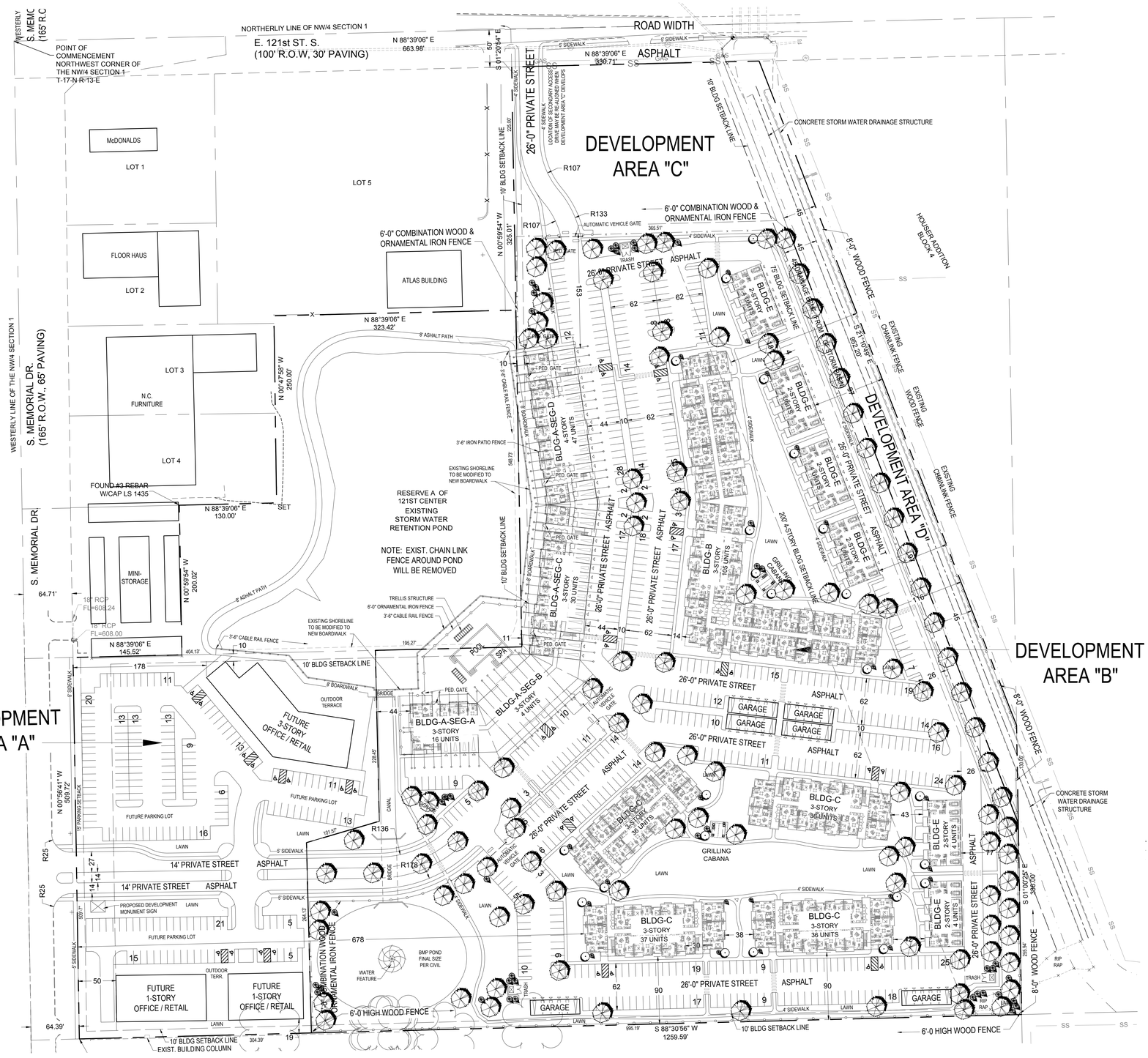
SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE

REVISIONS

DATE
08/14/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.



Overstory Trees			
	Common Name	**Botanical Name**	**Size**
AFM	Autumn Fantasy Maple	Acer x fermoni 'Autumn Fantasy'	4" Cal.
BKG	Blackgum	Nyssa sylvatica	4" Cal.
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	4" Cal.
RVB	Heritage River Birch	Betula nigra 'Heritage'	
SWO	Swamp White Oak	Quercus bicolor	4" Cal.
Columnar Trees			
CPP	Crimson Pointe Plumb	Prunus cerasifera 'Cipriozam'	2" Cal.
Evergreen Trees			
CBS	Colorado Blue Spruce 'Select'	Picea pungens	
CNJ	Canaerti Juniper	Juniperus chinensis x pfitzeriana	B&B
NWS	Norway Spruce	Picea abies	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	B&B
SBS	Serbian Spruce 'Riverside'	Picea omorika 'Riverside'	B&B
Ornamental Trees			
CPM	Crepe Myrtle	Lagerstroemia indica	2" cal
ERB	Eastern Redbud	Cercis Canadensis	2" cal
PFC	Profussion Crabapple	Malus 'Profusion'	2" cal
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	2" cal
SBM	Sweetbay Magnolia	Magnolia virginiana	2" cal
SNC	Snowdrift Crabapple	Malus x 'Snowdrift'	2" cal
WBD	Whitebud	Cersis Canadensis 'White Bud'	2" cal
WHP	Wheeping Willow	Salix alba 'Tristis'	2" cal

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SHEET L3.00 FOR IRRIGATION SYSTEM DESCRIPTION.

6. REFER TO SHEET L3.00 FOR PLANTING DETAILS □ SPECIFICATIONS.

7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

LANDSCAPE REQUIREMENTS (11-12-3):

STREET YARD TREES:

1 TREE PER 1,000 SF OF STREET YARD

SOUTH SETBACK:
10' X 949' = 9,490 SF 1 TREE PER 1,000 SF = 10 TREES

EAST SETBACK:
25' X 256' = 6,400 SF 1 TREE PER 1,000 SF = 7 TREES
30' X 853' = 25,590 SF 1 TREE PER 1,000 SF = 26 TREES

NORTH SETBACK::
10' X 366' = 3,660 SF 1 TREE PER 1,000 SF = 4 TREES

WEST SETBACK:
10' X 550' = 5,500 SF 1 TREE PER 1,000 SF = 6 TREES

TOTAL REQUIRED PERIMETER YARD TREES = 53 TREES

PARKING TREES:

1 TREE PER 10 PARKING SPACES
514 SPACES PROVIDED

52 PARKING TREES REQUIRED

OPEN SPACE:

MINIMUM REQUIRED OPEN SPACE:
710,977 SF X 15□ REQ. OPEN = 106,647 SF

PROVIDED OPEN SPACE:
710,977 SF - 378,620 SF IMPERVIOUS = 332,357 SF
(building and par□ing areas)

TREE TYPE LEGEND:

113 SHADE / UNDERSTORY TREE

61 EVERGREEN TREE

24 ORNAMENTAL TREE

198 TOTAL TREES SHOWN

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ARCHITECTS P.A.
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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A MIXED USE DEVELOPMENT FOR:
CHATEAU VILLAS
SOUTHEAST OF INTERSECTION OF 121st
STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

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- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

TREE PLANTING PLAN
FOR CHATEAU VILLAS
1"= 60'-0"

DATE 08/21/2015
JOB NO. 564315
DRAWN BY: TWH
SHEET NO. L1.00

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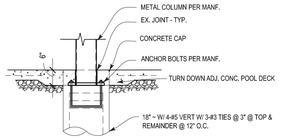
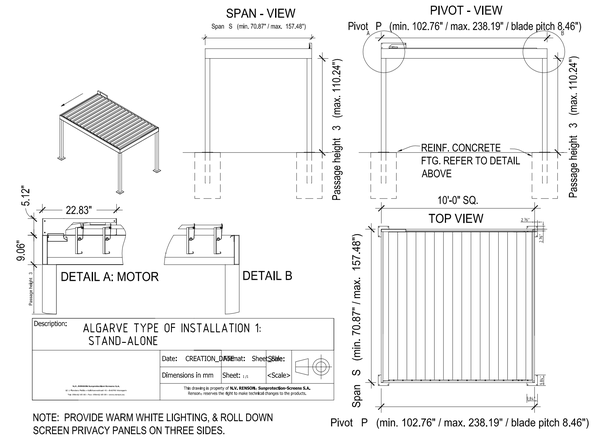


FOOTING DETAIL

1/2" = 1'-0"

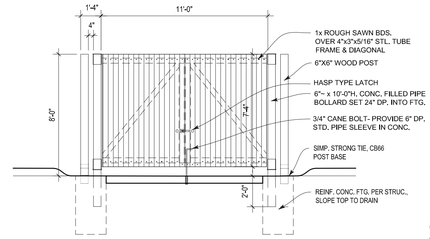


POOL CABANA

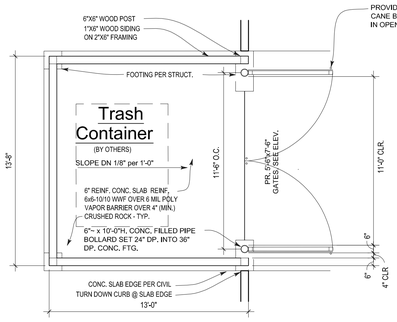
1/4" = 1'-0"

3

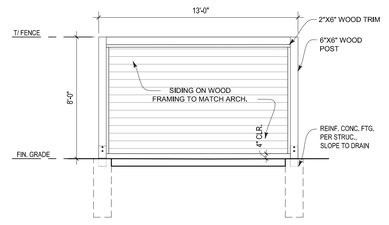
SP1.10



FRONT ELEVATION



PLAN



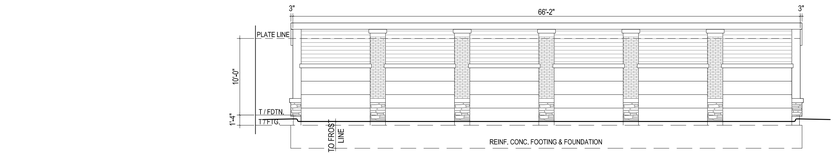
SIDE ELEVATION

TRASH ENCLOSURE

1/4" = 1'-0"

2

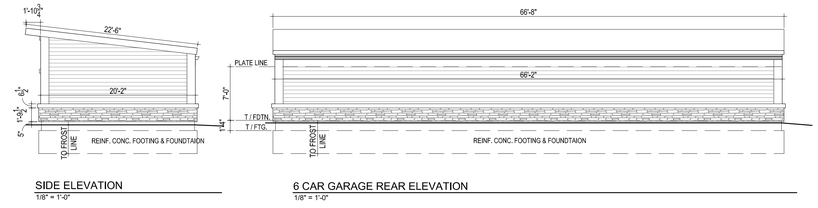
SP1.10



6 CAR GARAGE FRONT ELEVATION

1/8" = 1'-0"

NOTE: ALL MATERIALS TO MATCH ARCH.



SIDE ELEVATION

1/8" = 1'-0"

6 CAR GARAGE REAR ELEVATION

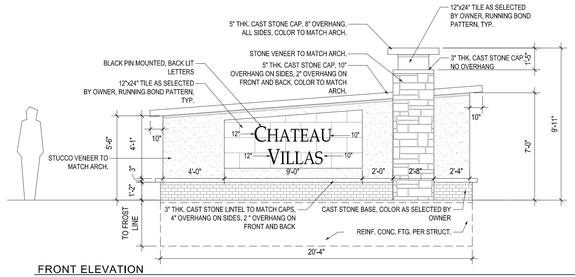
1/8" = 1'-0"

6 CAR GARAGE

1/8" = 1'-0"

4

SP1.10



FRONT ELEVATION

ENTRY MONUMENT

1/4" = 1'-0"

1

SP1.10

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

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- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

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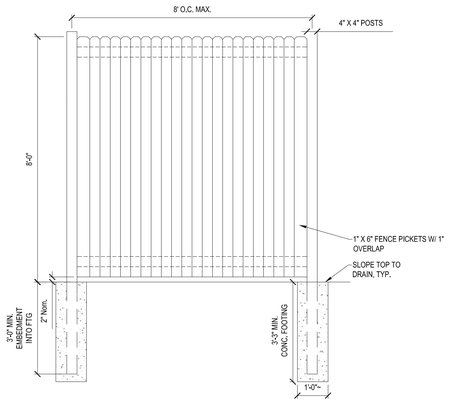
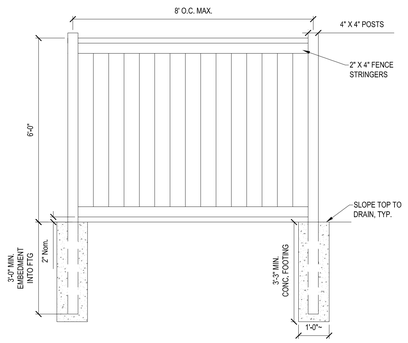
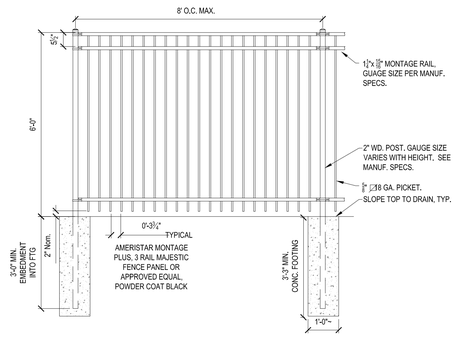
564315
DRAWN BY:
TWH
SHEET NO.
SP1.10



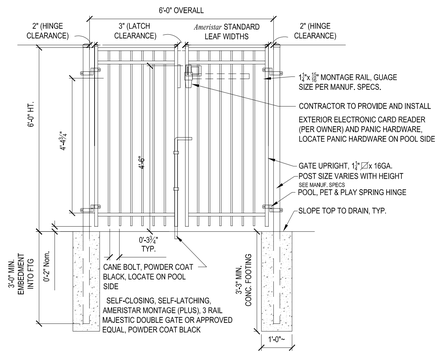
8'-0" WOOD FENCE



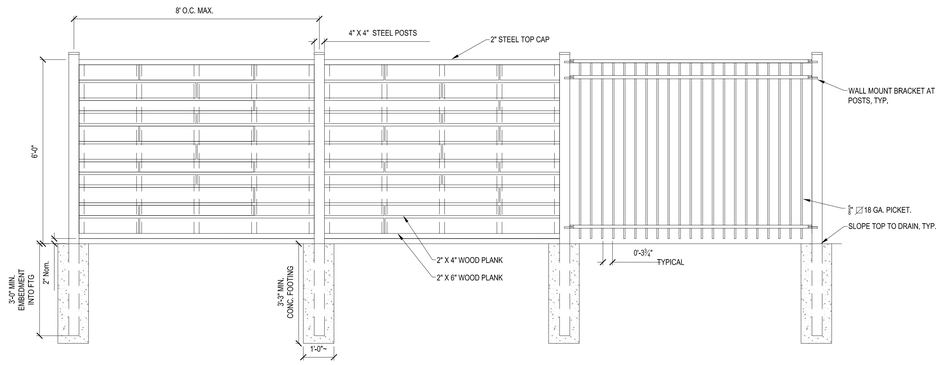
6'-0" WOOD FENCE



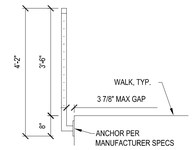
6'-0" ORNAMENTAL IRON FENCE



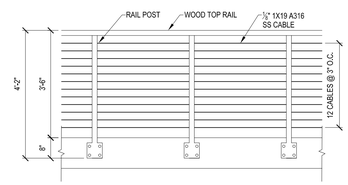
6'-0" ORNAMENTAL IRON FENCE GATE - DOUBLE



6'-0" COMBINATION WOOD & ORNAMENTAL IRON FENCE

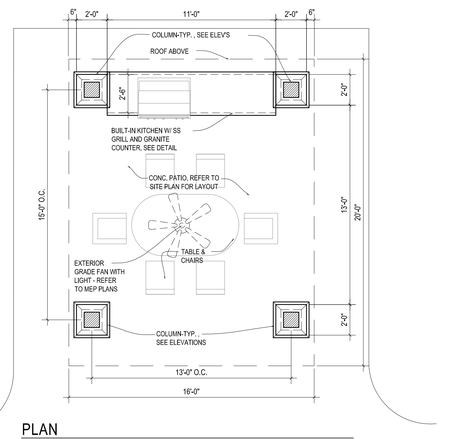


3'-6" CABLE RAIL SECTION



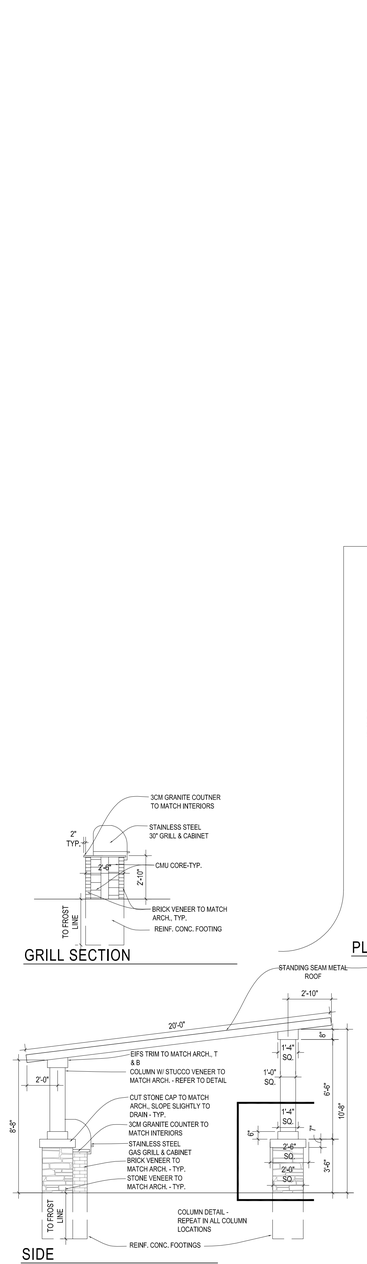
3'-6" CABLE RAIL FENCE

FENCE ELEVATIONS 2
1/2" = 1'-0" SP1.11



PLAN

GRILL SECTION



SIDE

FRONT

OPEN SPACE ROOF COVERED GRILL AREA 1
1/4" = 1'-0" SP1.11

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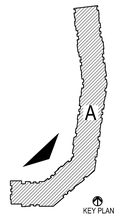


BUILDING TYPE "A"

NW-CLUB ELEV.

1/8" = 1'-0"

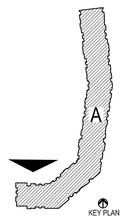
BRICK / STONE:	330 S.F.	16%
STUCCO:	356 S.F.	17%
BOARD & BATT / LAP SIDING:	1374 S.F.	67%
MASONRY:		***33%***
ALTERNATIVE (SIDING):		***67%***

BUILDING "A" TOTALS:

STONE: 7790 S.F.		24%
STUCCO: 5612 S.F.		17%
SIDING: 19524 S.F.		59%
MASONRY:	41%	
ALTERNATVE:	59%	

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%

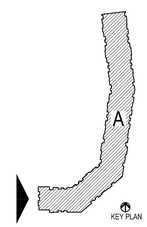


BUILDING TYPE "A"

NORTH ELEVATION

1/8" = 1'-0"

BRICK / STONE:	641 S.F.	29%
STUCCO:	382 S.F.	17%
BOARD & BATT / LAP SIDING:	1171 S.F.	54%
MASONRY:		***46%***
ALTERNATIVE (SIDING):		***54%***

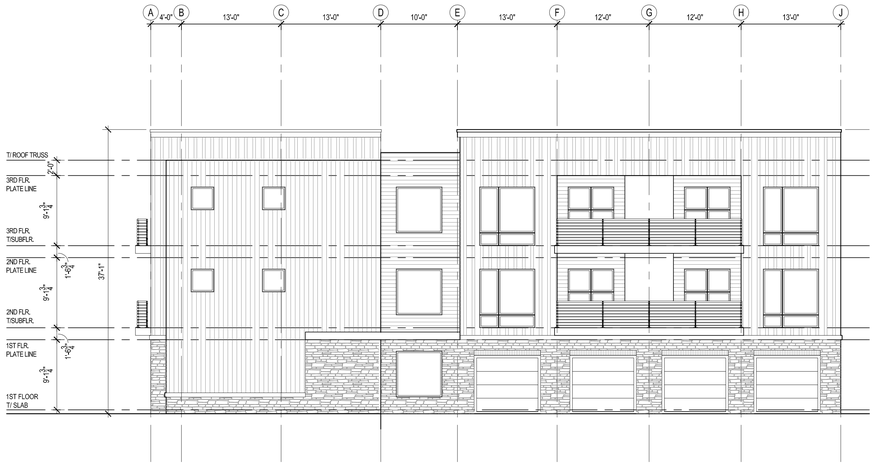


BUILDING TYPE "A"

EAST END ELEV.

1/8" = 1'-0"

BRICK / STONE:	245 S.F.	16%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1125 S.F.	74%
MASONRY:		***26%***
ALTERNATIVE (SIDING):		***74%***



BUILDING TYPE "A"

SOUTH ELEVATION

1/8" = 1'-0"

BRICK / STONE:	407 S.F.	18%
STUCCO:	119 S.F.	5%
BOARD & BATT / LAP SIDING:	1712 S.F.	77%
MASONRY:		***23%***
ALTERNATIVE (SIDING):		***77%***

BUILDING TYPE "A"

SE-CLUB ELEV.

1/8" = 1'-0"

BRICK / STONE:	330 S.F.	16%
STUCCO:	359 S.F.	17%
BOARD & BATT / LAP SIDING:	1400 S.F.	67%
MASONRY:		***33%***
ALTERNATIVE (SIDING):		***67%***

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

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08/21/2015
JOB NO.
564315
DRAWN BY:
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SHEET NO.
A1.16

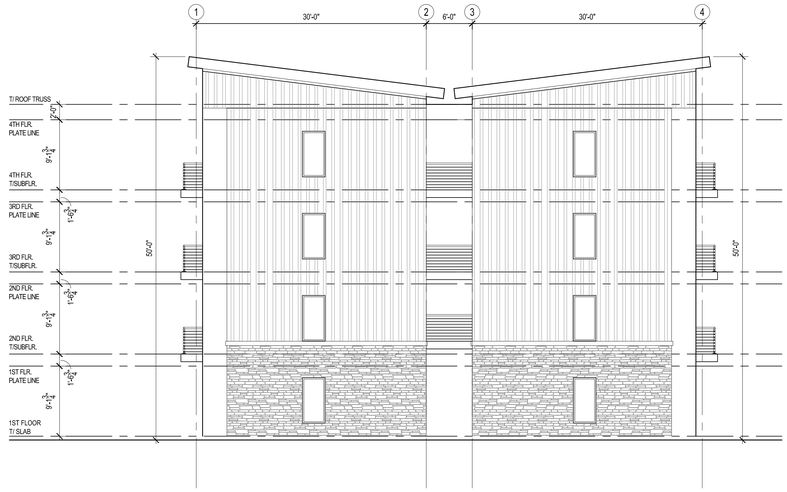
NOT FOR CONSTRUCTION

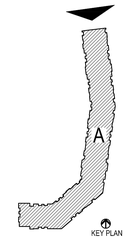
BUILDING "A" TOTALS:

STONE: 7790 S.F.	24%
STUCCO: 5612 S.F.	17%
SIDING: 19524 S.F.	59%
MASONRY:	41%
ALTERNATVE:	59%

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%





BUILDING TYPE "A"

NORTH END ELEV.

1/8" = 1'-0"

BRICK / STONE:	578 S.F.	23%
STUCCO:	271 S.F.	11%
BOARD & BATT / LAP SIDING:	1648 S.F.	66%
MASONRY:		***34%***
ALTERNATIVE (SIDING):		***66%***

BUILDING TYPE "A"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1397 S.F.	23%
STUCCO:	1143 S.F.	19%
BOARD & BATT / LAP SIDING:	3465 S.F.	58%
MASONRY:		***42%***
ALTERNATIVE (SIDING):		***58%***

BUILDING TYPE "A"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1400 S.F.	30%
STUCCO:	1008 S.F.	22%
BOARD & BATT / LAP SIDING:	2267 S.F.	48%
MASONRY:		***52%***
ALTERNATIVE (SIDING):		***48%***

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- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
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REVISIONS

DATE
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JOB NO.
564315
DRAWN BY:
TWH / ACK
SHEET NO.
A1.17

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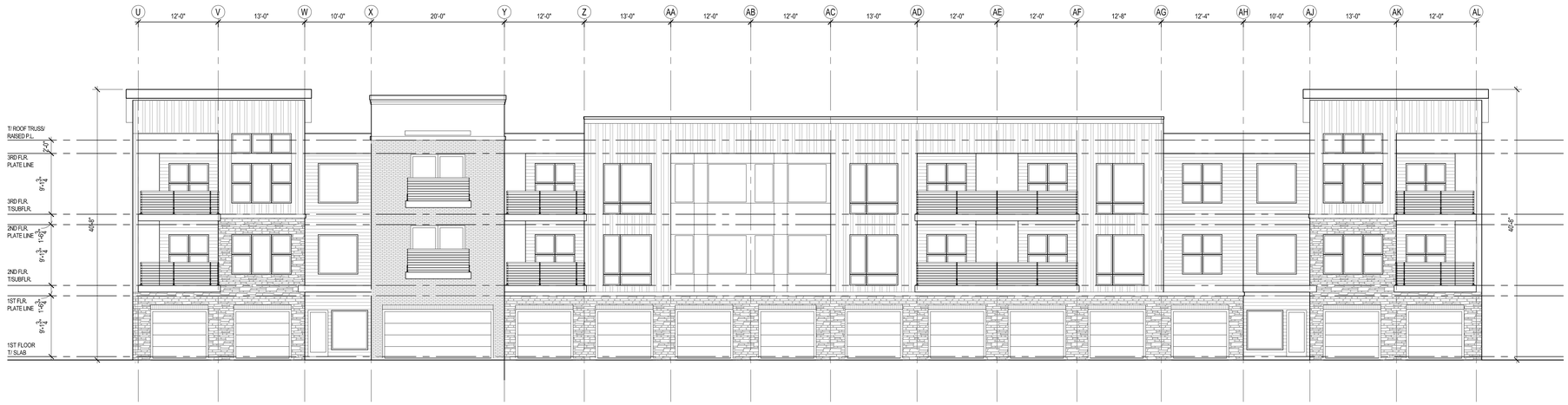
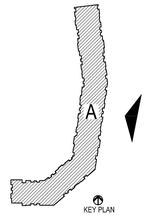
BUILDING "A" TOTALS:

STONE: 7790 S.F.	24%
STUCCO: 5612 S.F.	17%
SIDING: 19524 S.F.	59%
MASONRY:	41%
ALTERNATVE:	59%

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%



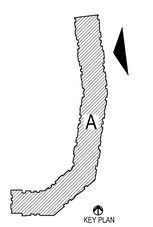


BUILDING TYPE "A"

EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1236 S.F.	30%
STUCCO:	893 S.F.	22%
BOARD & BATT / LAP SIDING:	1972 S.F.	48%
MASONRY:		***52%***
ALTERNATIVE (SIDING):		***48%***



BUILDING TYPE "A"

EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1358 S.F.	24%
STUCCO:	929 S.F.	17%
BOARD & BATT / LAP SIDING:	3258 S.F.	59%
MASONRY:		***41%***
ALTERNATIVE (SIDING):		***59%***

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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

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REVISIONS

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564315
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A1.18

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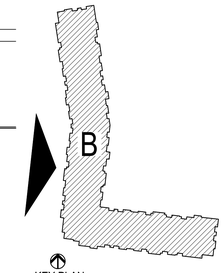
BUILDING TYPE "B"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1554 S.F.	33%
STUCCO:	510 S.F.	11%
BOARD & BATT / LAP SIDING:	2587 S.F.	56%
MASONRY:		***44%***
ALTERNATIVE (SIDING):		***56%***

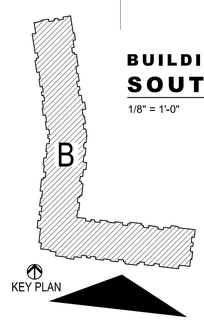


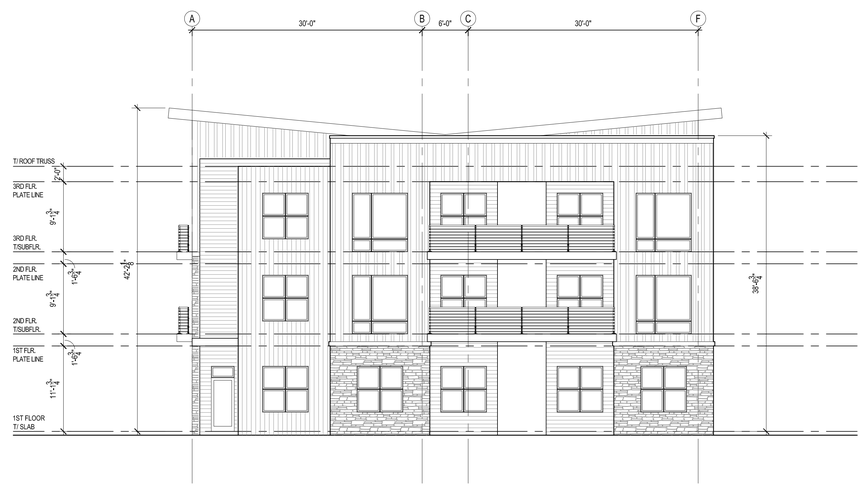
BUILDING TYPE "B"

SOUTH ELEVATION

1/8" = 1'-0"

BRICK / STONE:	2059 S.F.	32%
STUCCO:	886 S.F.	14%
BOARD & BATT / LAP SIDING:	3426 S.F.	54%
MASONRY:		***46%***
ALTERNATIVE (SIDING):		***54%***



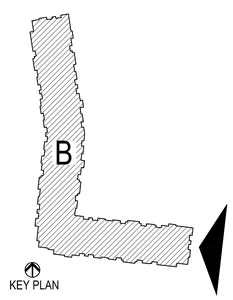


BUILDING TYPE "B"

SOUTH-EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	245 S.F.	16%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1132 S.F.	74%
MASONRY:		***26%***
ALTERNATIVE (SIDING):		***74%***



BUILDING "B" TOTALS:

BRICK / STONE:	9564 S.F.	30%
STUCCO:	4073 S.F.	13%
BOARD & BATT / LAP SIDING:	18286 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%

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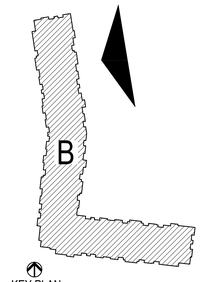
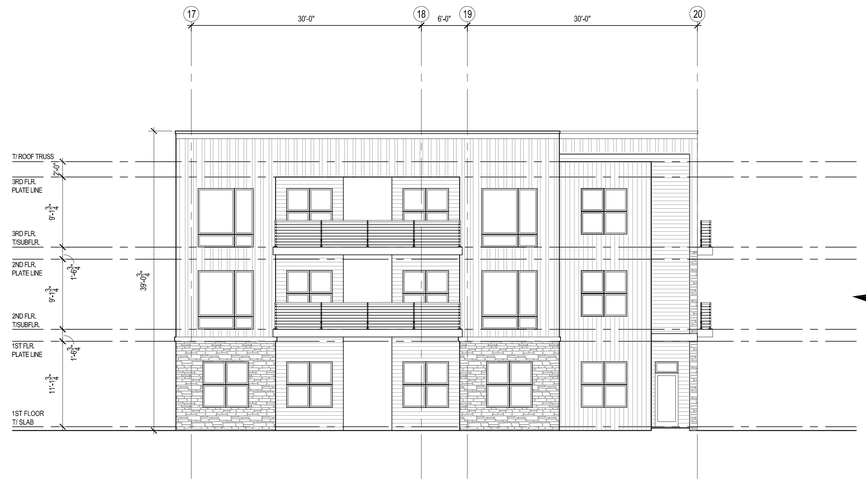


BUILDING TYPE "B"

EAST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1471 S.F.	30%
STUCCO:	510 S.F.	11%
BOARD & BATT / LAP SIDING:	2843 S.F.	59%
MASONRY:		***41%***
ALTERNATIVE (SIDING):		***59%***



BUILDING TYPE "B"

NORTH ELEVATION

1/8" = 1'-0"

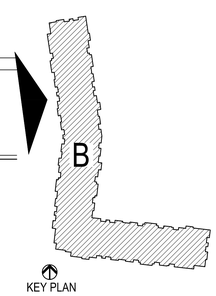
BRICK / STONE:	245 S.F.	16%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1126 S.F.	74%
MASONRY:		***26%***
ALTERNATIVE (SIDING):		***74%***

BUILDING "B" TOTALS:

BRICK / STONE:	9564 S.F.	30%
STUCCO:	4073 S.F.	13%
BOARD & BATT / LAP SIDING:	18286 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%



BUILDING TYPE "B"

WEST ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1121 S.F.	25%
STUCCO:	510 S.F.	10%
BOARD & BATT / LAP SIDING:	3221 S.F.	65%
MASONRY:		***35%***
ALTERNATIVE (SIDING):		***65%***

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A MIXED USE DEVELOPMENT FOR:

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SOUTHEAST OF INTERSECTION OF 121st
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A1.27

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BUILDING "B" TOTALS:

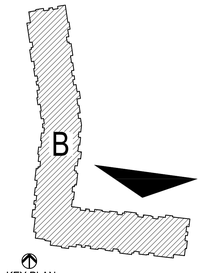
BRICK / STONE:	9564 S.F.	30%
STUCCO:	4073 S.F.	13%
BOARD & BATT / LAP SIDING:	18286 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

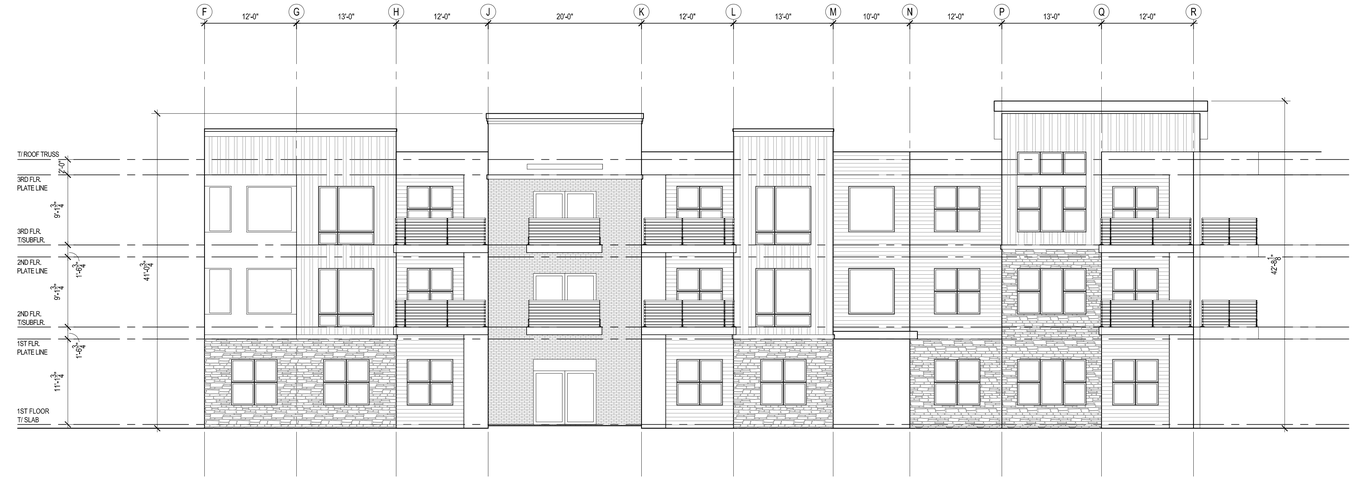
MASONRY: 56,047 S.F. 40%
ALTERNATVE: 83,850 S.F. 60%

BUILDING TYPE "B"
NORTH ELEVATION
1/8" = 1'-0"

BRICK / STONE:	1658 S.F.	34%
STUCCO:	753 S.F.	15%
BOARD & BATT / LAP SIDING:	2536 S.F.	51%
MASONRY:		***49%***
ALTERNATIVE (SIDING):		***51%***

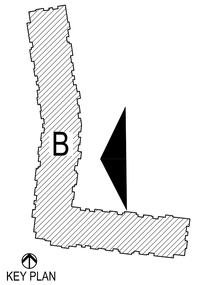


KEY PLAN



BUILDING TYPE "B"
EAST ELEVATION
1/8" = 1'-0"

BRICK / STONE:	1111 S.F.	36%
STUCCO:	600 S.F.	19%
BOARD & BATT / LAP SIDING:	1416 S.F.	45%
MASONRY:		***55%***
ALTERNATIVE (SIDING):		***45%***



KEY PLAN

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REVISIONS

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JOB NO.
564315
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A1.28

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BUILDING TYPE "C"

RIGHT ELEVATION

1/8" = 1'-0"

BRICK / STONE:	300 S.F.	20%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1070 S.F.	70%
MASONRY:		***30%***
ALTERNATIVE (SIDING):		***70%***

BUILDING TYPE "C"

LEFT ELEVATION

1/8" = 1'-0"

BRICK / STONE:	300 S.F.	20%
STUCCO:	152 S.F.	10%
BOARD & BATT / LAP SIDING:	1070 S.F.	70%
MASONRY:		***30%***
ALTERNATIVE (SIDING):		***70%***

BUILDING TYPE "C"

REAR ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1627 S.F.	31%
STUCCO:	398 S.F.	8%
BOARD & BATT / LAP SIDING:	3235 S.F.	61%
MASONRY:		***39%***
ALTERNATIVE (SIDING):		***61%***

BUILDING TYPE "C"

FRONT ELEVATION

1/8" = 1'-0"

BRICK / STONE:	1684 S.F.	34%
STUCCO:	398 S.F.	8%
BOARD & BATT / LAP SIDING:	2841 S.F.	58%
MASONRY:		***42%***
ALTERNATIVE (SIDING):		***58%***

BUILDING "C" TOTALS:

BRICK / STONE:	3911 S.F.	30%
STUCCO:	1100 S.F.	18%
BOARD & BATT / LAP SIDING:	8216 S.F.	62%
MASONRY:		***48%***
ALTERNATIVE (SIDING):		***62%***

PROJECT TOTALS:

MASONRY: 56,047 S.F.	40%
ALTERNATVE: 83,850 S.F.	60%

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REVISIONS

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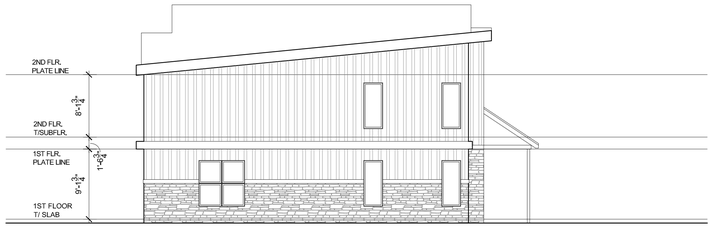
G:\564315-Chateau Villages MF-Bixby, OK\01-Current Drawings\01-Xref\X_BLDG-C EXT ELEVATIONS.dwg, 8/21/2015 10:39:30 AM, akright, © NSPJ Architects

CARRIAGE HOME TOTALS:

BRICK / STONE:	863 S.F.	23%
STUCCO:	585 S.F.	16%
BOARD & BATT / LAP SIDING:	2252 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

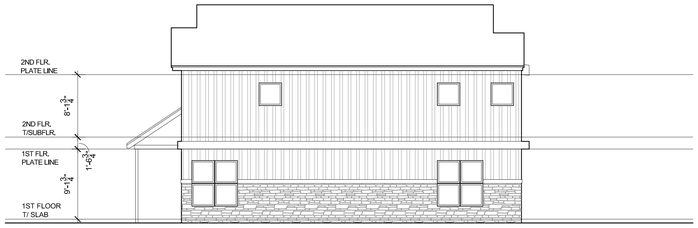
PROJECT TOTALS:

MASONRY: 56,047 S.F. 40%
ALTERNATVE: 83,850 S.F. 60%



CARRIAGE HOMES
LEFT ELEVATION
1/8" = 1'-0"

BRICK / STONE:	186 S.F.	25%
STUCCO:	0 S.F.	0%
BOARD & BATT / LAP SIDING:	567 S.F.	75%
MASONRY:		***25%***
ALTERNATIVE (SIDING):		***75%***



CARRIAGE HOMES
RIGHT ELEVATION
1/8" = 1'-0"

BRICK / STONE:	193 S.F.	27%
STUCCO:	0 S.F.	0%
BOARD & BATT / LAP SIDING:	529 S.F.	73%
MASONRY:		***27%***
ALTERNATIVE (SIDING):		***73%***

CARRIAGE HOMES
REAR ELEVATION
1/8" = 1'-0"

BRICK / STONE:	124 S.F.	12%
STUCCO:	248 S.F.	24%
BOARD & BATT / LAP SIDING:	677 S.F.	64%
MASONRY:		***36%***
ALTERNATIVE (SIDING):		***64%***

CARRIAGE HOMES
FRONT ELEVATION
1/8" = 1'-0"

BRICK / STONE:	350 S.F.	30%
STUCCO:	337 S.F.	29%
BOARD & BATT / LAP SIDING:	479 S.F.	41%
MASONRY:		***59%***
ALTERNATIVE (SIDING):		***41%***

NSPJ
ARCHITECTS, Inc.
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
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NSPJARCH.COM

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A MIXED USE DEVELOPMENT FOR:
CHATEAU VILLAS
SOUTHEAST OF INTERSECTION OF 121st
STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

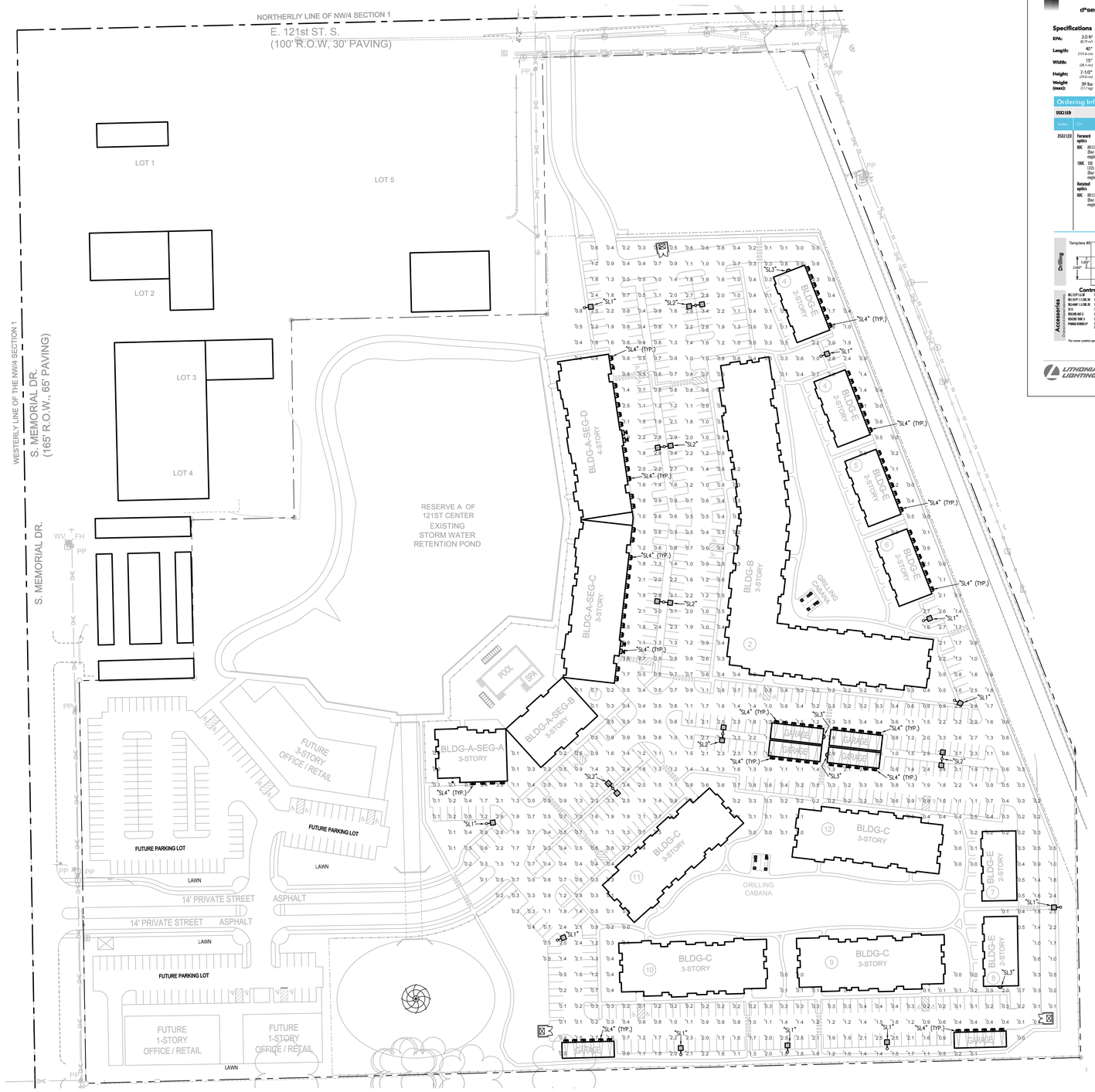
DRAWING RELEASE LOG
- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

DATE
08/21/2015
JOB NO.
564315
DRAWN BY:
TWH / ACK
SHEET NO.
A1.42

NOT FOR CONSTRUCTION

G:\564315-Chateau Village MF-Bixby, OK\01-Current Drawings\01-Xrefs\Carriage Homes\X_BLDG-CARR- ELEV.dwg, 8/21/2015 10:52:19 AM, akinghi, © NSPJ Architects



1 PHOTOMETRIC PLAN

1"=60'-0"

NORTH

D-Series Size 2
LED Area Luminaire

DESIGNLIGHTS CONSORTIUM

Catalog Number

Notes

Type "SL1" & "SL2"

d*series

Specifications

EPA: 2.0 ft² (0.19 m²)
Length: 45" (114.4 cm)
Width: 15" (38.1 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 39 lbs (17.7 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED											
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX2 LED	Forward optics 80C 80 LEDs (Four engines) 100C 100 LEDs (Four engines) Rotated optics 80C 80 LEDs (Four engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)*	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium BLC Backlight Control T4W Type IV Wide TFTM Forward Throw Medium TVS Type V Very Short TVSS Type V Very Short Square TVS Type V Short TVM Type V Medium TVW Type V Wide	MVOLT* 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped separately* SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor	Shipped installed PER NEMA® twist-lock receptacle only (no controls)* DMG 0-10V dimming driver (no controls)* DCR Dimmable and controllable via PLC4i® (no controls)* DS Dual switching** PBR Motion sensor, 15-30' mounting height** BL30 Bi-level switched dimming, 30% ** BL50 Bi-level switched dimming, 50% ** Shipped installed WS House-side shield * WTB Utility terminal block* SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* TLS Tool-less entry "triple" latch* L90 Left-rotated optics* R90 Right-rotated optics*	DDBTD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured sandstone DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Drilling

Template 40

Top of Pole

3.66" (93 mm)

5.00" (127 mm)

0.562" (14.3 mm)

0.902" (22.9 mm)

BOLT PATTERN

Bolt Circle Diameter | Number of Bolts | Slot Length | Slot Width
BBW16RS | Single unit | 7 at 180° | 0.75" (19 mm) | 1.75" (44.5 mm)
BBW16RS | 4 at 90° | 0.75" (19 mm) | 1.75" (44.5 mm)

Example: DSX 5W BBW16RS DDBXD

BOLT shares a unique drilling pattern with the AERO™ family. Specify this drilling pattern when specifying poles, per the table below.

BBW16RS | Single unit | 7 at 180° | BBW24RS | 3 at 90° *
BBW24RS | 4 at 90° * | BBW24RS | 4 at 90° *
BBW48RS | 4 at 90° * | BBW24RS | 3 at 120° **

Example: DSX 7B BT BBW48RS DDBXD

Visit Lithonia Lighting's POLES STARPAGE to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.35" O.D. minimum.
**For round pole mounting (RPA) only.

Accessories

Controls & Shields

DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) *
Shorting cap *
DSHS SVF | House-side shield for SF/DF LEDs
DSHS SVK | House-side shield for 10F LEDs
PUMHA-DDBXD-FP | Square and round pole universal mounting bracket (specify finish)

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D. | Shipping Weight | Shipping Data
2-3/8" | AST20-190 | AST20-280 | N/A | 8/4 | 8/4 | 8/4
2-7/8" | AST29-190 | AST29-280 | N/A | AST29-280 | AST29-380 | AST29-480
4" | AST39-190 | AST39-280 | AST39-380 | AST39-380 | AST39-480 | AST39-480

NOTES
1 Available with 80 LEDs (80C option) only.
2 Not available with 530mA (350 or 525mA for shortest lead times. Consult factory for 350mA (2A), and 1000K (1Kh) lead times.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240, 277, 347 or 480V for specific voltage (347V and 480V for 4-STORY only (SF, DF options).
4 Not available with BL30, BL50, DS, or PBR. N/A 347V or 480V.
5 Not available with PBR, DS, DCR, BL30 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 With T2S option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PBR. N/A 347V or 480V.
7 Not available with SPUMBA or RPUMBA (with PER option. Ordered and shipped as separate line item from Acuity Brands Controls. For 1000mA, 5WA or 6WA PER, must order DLL127F 1.5 CUL JU Photocell - SSL twist-lock (120-277V) or the nearest/A is wired after the luminaire manufactured.
8 Available with BL30 & BL50 only.
9 Available with 530mA, 700mA and 1000mA drive current. Not available with 1000mA and 525mA or 350mA.
10 Requires an additional switched line.
11 Specify the Designlights Consortium® (DLC) 4.0 qualified configuration when ordering. Not available with DCR, DS, TLS or WTB.
12 Dimming driver standard. MVOLT only. Not available with DCR or WTB.
13 Also available as a separate accessory; see Accessories Information.
14 WTB not available with BL30, BL50, DS, or PBR. N/A 347V or 480V.
15 Not available with SF, DF, WTB, TLS, L90 or R90 voltage options. Double fuse (DF) requires 208, 240 or 480 voltage option.
16 With T2S option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PBR. N/A 347V or 480V.
17 Not available with SPUMBA or RPUMBA (with PER option. Ordered and shipped as separate line item from Acuity Brands Controls. For 1000mA, 5WA or 6WA PER, must order DLL127F 1.5 CUL JU Photocell - SSL twist-lock (120-277V) or the nearest/A is wired after the luminaire manufactured.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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WSQ LED
Architectural Wall Sconce

DESIGNLIGHTS CONSORTIUM

Catalog Number

Notes

Type "SL3"

Specifications

Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-3/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

For 3/4" NPT, side-entry conduit

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSQ LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DDBTXD

WSQ LED									
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options		Finish (required)
WSQ LED	1 One engine (5511LMs) 2 Two engines (10 LEDs)	700 mA options: 10A700/40K 4000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT* 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	Shipped included (blank) Surface mount Shipped separately* WBW Surface-mounted back box WTS Uplift 3 degrees	Shipped installed PE Photoelectric cell, button type ** SF Single fuse (120, 277, 347V) * DF Double fuse (208, 240, 480V) * DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup * WGU Wet location door for up orientation PIR Motion/ambient light sensor * Shipped separately VG Vertical guard WG Wire guard	DDBTD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

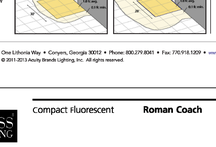
The emergency battery backup (ELCW option) is integral to the luminaire – no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features are unparalleled in the industry. (ELCW not available with WTS option.)

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum at the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277V for specific voltage (347V and 480V ordered per PFE option) or Ilumig DX (SF or DF).
2 May also be ordered separately as an accessory. Ex: WSQBWV DDBXD U. Must specify finish.
3 Must be ordered with fixture; cannot be field installed.
4 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Not available with 40K option. Not available with motion/ambient light sensor (PIR).
6 Integral battery pack is rated for -20° to 60°C operating temperature. Includes 5-year limited battery warranty. (5-year warranty).
7 Specifies the Design Lights LEDS C SSCP (photocell included); see Motion Sensor Guide for additional ordering information.
Not available with "PER" option (button type photocell). Dimming driver standard. Not available with WLL, WL or WH.

LITHONIA LIGHTING

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PROGRESS LIGHTING

Compact Fluorescent | **Roman Coach** | **Outdoor**

Type "SL4"

	-09	-20	-31
P5770	□	□	□

Finish

Catalog No.	Brushed Nickel	Antique Bronze	Textured Black	Lamping	Dimensions (Inches) A	B	C	D
P5770	-09	-20	-31	1-26w GU-24	7	15-3/8	7-1/4	6-7/8

Specifications:

General
- Etched seeded glass curved panels
- Acorn style
- Aluminum construction
- Plated Brushed Nickel (-09) finish
- Painted Antique Bronze (-20), Textured Black (-31) finishes
- Lamp replacement through bottom opening
- Companion Chain hung lantern, Close-to-ceiling, Post top lantern, Wall lantern, fixtures are available

Mounting
- Wall mount
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included

Electrical
- GU24 base
- Pre-wired

Labeling
- cCSAus Wet location listed

Progress Lighting
701 Millennium Blvd.
Greenville, South Carolina
29607

www.progresslighting.com

Rev. 08/13

LIGHT FIXTURE SCHEDULE													
MARK	MANUFACT.	MODEL NUMBER	MOUNTING			FINISH	LAMPS						REMARKS
			RECESS.	SURF.	WALL		INCAND.	FLUOR.	LED	HID	CODE	QUAN.	
SL1	LITHONIA	DSX2 LED 80C 1000 3000K T2M 120 RPA DDBXD		POLE		DARK BRONZE			X		275W	1	2, 3, 4, 5
SL2	LITHONIA	(2)DSX2 LED 80C 1000 3000K T3M 120 RPA DDBXD		POLE		DARK BRONZE			X		275W	2	1, 3, 4, 5
SL3	LITHONIA	WSQLED1 10A700/35K/SR2			X	DARK BRONZE			X		24W	1	5, 6
SL4	PROGRESS	P5770-31EB			X	BLACK		X			26W	1	5, 6

REMARKS:
1 - PROVIDE WITH (2) HEADS AT 180° FROM EACH OTHER.
2 - PROVIDE WITH (1) HEAD.
3 - MOUNT ON 25' RSS POLE, WITH HANDHOLE AND BASE COVER.
4 - PROVIDE SCREW-IN BASE FOR 80 MPH WIND RATING, 1.3 GUST FACTOR.
5 - 120 V.
6 - MOUNT AT 8 FT AFG.

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site Light	1.0 fc	4.0 fc	0.0 fc	N/A	N/A	0.3:1

NSPJ ARCHITECTS PA
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
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F. 913.831.1563
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REGISTERED PROFESSIONAL ENGINEER
RICHARD R. BEARDMORE
21880
OKLAHOMA
6-26-15

DOCUMENT FOR:

CHATEAU VILLAS

A MIXED USE DEVELOPMENT
SOUTHEAST OF INTERSECTION OF 121st
STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

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- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

NOT FOR CONSTRUCTION

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DATE
08/21/2015
JOB NO.
564315
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SHEET NO.
E0.01

... E0-01_02.dwg 1 08/19/15 DAL

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

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner

Date: Friday, September 18, 2015

RE: Report and Recommendations for:
BSP 2015-05 – "Jiffy Lube Office Building" – W Design, LLC (PUD 54)

LOCATION:
- 8000-block of E. 118th St. S.
- 7740 E. 118th St. S. (previously associated address)
- 7712 E. 118th St. S. (current address assigned per plat; reassignment recommended)
- Lot 2, Block 1, *Bixby Jiffy Lube*

SIZE: ½ acre, more or less

EXISTING ZONING: OL Office Low Intensity District & PUD 54

SUPPLEMENTAL ZONING: PUD 54 for "Jiffy Lube"

EXISTING USE: Vacant lot

DEVELOPMENT TYPE: Approval of Detailed Site Plan including as elements: (1) Detailed Site Plan, (2) Detailed Landscape Plan, and (3) Detailed Lighting Plan, (4) Detailed Sign Plan, and (5) building plans and profile view / elevations pursuant to PUD 54 for "Jiffy Lube Office Building," an office/storage building development

COMPREHENSIVE PLAN: Medium/Low Intensity + Residential Area

110

PREVIOUS/RELATED CASES: (Not necessarily a complete list)

BZ-182 – Eugene Green – Request for rezoning from RS-1 to CG for Lots 1 and 2 of Block 5, *North Heights Addition* (later replatted as Lot 1, Block 1, *Bixby Jiffy Lube*) at 11800 S. Memorial Dr. for a car lot (abutting subject property to the east) – City Council Approved 08/11/1987 (Ord. # 569).

BBOA-449 – Patrick Moore for SBM Corporation – Request for Special Exception to authorize a Use Unit 17 Automotive and Allied Activities for a *Jiffy Lube* auto service facility for Lots 1 and 2 of Block 5, *North Heights Addition* (later replatted as Lot 1, Block 1, *Bixby Jiffy Lube*) at 11800 S. Memorial Dr. (abutting subject property to the east) – BOA Denied 10/02/2006.

BZ-318 – SBM Corporation for Eugene & Norma Green – Request for rezoning from RS-1 to OL for subject property Lot 3 Block 5, *North Heights Addition* (later replatted as Lot 2, Block 1, *Bixby Jiffy Lube*) – PC Recommended Approval 10/16/2006 and City Council Approved 11/13/2006 (Ord. # 953).

PUD # 54 – Jiffy Lube – Request for PUD overlay zoning for Lots 1, 2, and 3 of Block 5, *North Heights Addition* (later replatted as *Bixby Jiffy Lube*; includes subject property) – PC Recommended Approval 03/19/2007 and City Council Approved 04/09/2007 (Ord. # 963).

AC-07-04-01 – Request for Architectural Committee approval of site plans and the proposed *Jiffy Lube* and office buildings for Lots 1, 2, and 3 of Block 5, *North Heights Addition* (later replatted as *Bixby Jiffy Lube*; includes subject property) – Approved in April, 2007 per contemporary sources (Minutes of 04/16/2007 meeting not found).

AC-07-10-07 – Request for Architectural Committee approval of site plans and the proposed *Jiffy Lube* and office buildings for Lots 1, 2, and 3 of Block 5, *North Heights Addition* (later replatted as *Bixby Jiffy Lube*; includes subject property) – Tabled/No Action on 10/15/2007 due to realization that the site plans and buildings were already approved as per AC-07-04-01.

PUD # 54 Minor Amendment # 1 – Request for PUD Minor Amendment for Lots 1, 2, and 3 of Block 5, *North Heights Addition* (later replatted as *Bixby Jiffy Lube*; includes subject property) to revise building setback lines to reflect the newly-dedicated additional right-of-way as proposed by the plat – PC Approved 01/21/2008.

Preliminary Plat of Bixby Jiffy Lube – Request for Preliminary Plat approval for "Bixby Jiffy Lube," a replat of Lots 1, 2, and 3 of Block 5, *North Heights Addition* (includes subject property) – PC Recommended Conditional Approval 12/17/2007 and City Council Conditionally Approved 01/14/2008.

Final Plat of Bixby Jiffy Lube – Request for Final Plat approval for "Bixby Jiffy Lube," a replat of Lots 1, 2, and 3 of Block 5, *North Heights Addition* (includes subject property) – PC Recommended Conditional Approval 01/21/2008 and City Council Conditionally Approved 01/28/2008 (Plat # 6276 recorded 03/02/2009).

AC-08-01-02 – Request for Architectural Committee approval of revised site plans and the proposed *Jiffy Lube* and office buildings for Lots 1, 2, and 3 of Block 5, *North Heights Addition* (later replatted as *Bixby Jiffy Lube*; includes subject property) – AC Conditionally Approved 02/18/2008.

AC-08-08-01 & AC-08-08-02 – Request for Architectural Committee approval of ground and wall signs for *Jiffy Lube* for Lots 1 and 2, Block 5, *North Heights Addition* (later replatted as Lot 1, Block 1, *Bixby Jiffy Lube*) abutting subject property to the east – AC Approved 08/18/2008.

BACKGROUND INFORMATION:

History of the Application. As requested by the Applicant, the Planning Commission Continued this application from the May 18, 2015 agenda.

By email on June 12, 2015, the Applicant requested that the application be Continued to the July 20, 2015 Planning Commission meeting. As there were no other applications to consider, as recommended by Staff, Chair Thomas Holland Cancelled the June Regular Meeting.

As requested by the Applicant by phone on July 17, 2015, the Planning Commission Continued this application from the July 20, 2015 Planning Commission meeting to the August 17, 2015 meeting.

Staff met with the Applicant August 03, 2015 to discuss Staff's previous recommendation for a PUD Major Amendment to address the initial plans' apparent Use Unit 23 storage / warehousing use of a majority or significant part of the "office" building, and to address other design issues which may require an amendment to the PUD, and/or to provide a new proposal as to the design to address the issues outlined by Staff. At the meeting, the owner stated that the building was no longer planned for use for storage of automotive-related supplies, and a statement to that effect was received Friday, August 07, 2015. New site plans and information was received August 13, 2015, and this report has been updated to reflect this new information.

At its Regular Meeting held August 18, 2015, as agreed to by the Applicant, the Planning Commission Continued this application to the 09/21/2015 Regular Meeting to allow Applicant to meet with North Heights HOA / neighborhood to help inform building / site design, and make any changes pursuant to that meeting.

Staff has not received any new information or had any contact from the Applicant since the last meeting. Staff's recommendation has not changed.

Previous Recommendations Pertaining to Land Use. Per pre-application discussions with the Applicant and per the initial Site Plan submittal, the proposed building was originally intended to contain "incidental storage." Staff had advised the Applicant that, in order for the building to be deemed a Use Unit 11 office building with incidental storage, greater than 50% of the floor area should be actually devoted to general business office use. It was not clear, based on the floor plan provided with the application, whether or how the "future office" areas[1] would be restricted from being actually used for storage until completed. The previous "storage" area was roughly 40% of the building floor area, and the "future office" areas were roughly 36% of the building floor area. If roughly 76% (or any part at or greater than 50%) of the building were to be used for storage, that would appear to cause the building's principal use to be recognized as a Use Unit 23 warehousing and/or storage use, which is not permitted per PUD 54. PUD 54 restricts Development Area A (*Jiffy Lube* site) to CS uses plus Use Unit 17 automotive oil changing/repair/[lubrication], and Development Area B (subject property) to uses allowed [by right] within the OL district. If Use Unit 23 was actually being proposed, and if the City was

[1] The revised AS201, received August 13, 2015, has the "Storage" and "Future Office" area designations removed, and the entire open area is now designated "General Business Office....Owner Plans to Construct Additional Office as Necessary for its Future Growth."

amenable to allowing same, this should have required a PUD Major Amendment to "unlock" Use Unit 23 from the available CG zoning in Development Area A, allow its allocation to Development Area B, and specify a maximum building floor area corresponding to the percentage of the building actually to be devoted to Use Unit 23 use. Staff advised the Applicant that such a Major Amendment would allow the City of Bixby to further inform the design and development standards, such as building and/or other building and/or site enhancements as a part of the prerequisites for PUDs pursuant to Zoning Code Section 11-7I-8.C, especially:

1. Harmonizing with the existing and expected development of surrounding areas,
2. Presenting a unified treatment of the development possibilities of the project site, and
3. Maintaining consistency with the stated purposes and standards the Zoning Code provisions for PUDs, which, per Zoning Code Section 11-7I-2, include purposes pertinent to this PUD such as:
   (A) Permitting innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, and
   (B) Achieving a continuity of function and design within the development.

If a PUD Major Amendment is ultimately proposed at some future point, such building and/or site design enhancements, to be proposed by the Applicant and to be considered and approved by the Planning Commission and City Council in exchange for the special benefit of more intensive land use approval, could include:

- Upgrading the EIFS siding to traditional masonry,
- Increasing the overall percentage of minimum masonry and/or approved masonry alternatives,
- Restoring the EIFS that "wrapped around" the south end of the building as per the initial submittal,
- Adding minimum masonry and/or approved masonry alternatives to all sides of the building,
- Changing the pitch and/or material of the white metal roof to be more compatible and consistent with the residential neighborhood abutting to the west,
- Bringing the *Jiffy Lube* development area up to code for minimum landscaping,
- Completing the required sidewalk along the *Jiffy Lube* development area, and/or
- Enhancing the proposed landscaping back to the initial submittal quality, if not further.

Purpose of the Application. Language in the landscaping section of PUD 54 provides that the final landscaping and screening standards are to be determined as a part of the "PUD site plan." Although the text does not specify, this language indicates subjectivity, and suggests to Staff that a board or body would review and approve the "PUD site plan." The City of Bixby took the initial site plan (AC-07-04-01), and subsequent revised site plan (AC-08-01-02) through the Bixby Architectural Committee in April, 2007 and January/February, 2008. It is believed these site plan approvals were presented to the Architectural Committee (AC) because the property is located in the Corridor Appearance District, which required AC site plan approval at that time. It may have served a secondary purpose, approving the PUD-required "PUD site plan."

Upon Staff review of the documents pertaining the site plan per AC-08-01-02, PUD 54 Minor Amendment # 1, the Preliminary Plat, and the Final Plat, Staff discovered that certain language in the PUD section of the Deed of Dedication and Restrictive Covenants of the recorded plat differed from that of the PUD Text. Staff Reports and contemporary review emails do not reflect that the City of Bixby requested this change; the origination of the change is not known. The Deed of Dedication and Restrictive Covenants (DoD/RCs) Section 2 "Development Standards for All Lots" provides that (1) there shall be a "detailed landscape and screening plan," and (2) the "detail landscape plan...shall be approved by the Bixby Planning Commission." Read together, the PUD Text and the DoD/RCs text should be construed to require that the Bixby Planning Commission review and approve the required "PUD site plan," which "PUD site plan" should include the required "detailed landscape and screening plan." This BSP 2015-05 application requests approval as determined required by Staff.

The subject property shares a development history with the *Jiffy Lube* on the lot abutting to the east. The Zoning and development entitlements granted between 2006 and 2008 for the *Jiffy Lube* included the office building on the subject property, entitled and previously shown to be (60' X 100' =) 6,000 square feet in floor area. However, the office building was not built at the same time, and more detailed plans for same have just now been received. According to Tulsa County Assessor's parcel records, both lots are presently owned by the same entity, Auto Oil Change, LC.

ANALYSIS:

Subject Property Conditions. The subject property consists of vacant Lot 2, Block 1, *Bixby Jiffy Lube*, and is zoned OL with PUD 54 "Jiffy Lube." The subject property slopes moderately downward to the south. It appears to partially drain southeasterly along the borrow ditch attending Memorial Dr., and partially to the south through the stormwater drainage system in *Bixby Centennial Plaza*, which presently utilizes a temporary stormwater detention pond to the west of the *Bank of Oklahoma*. This pond is ultimately planned to be replaced in favor of a stormsewer system installed along 121st St. S. and to drain west to the Fry Creek Ditch # 2, which may be accessed upon payment of applicable excess capacity fees and fees-in-lieu of continued onsite stormwater detention. The borrow ditch along Memorial Dr. may be in either or both of the Fry Creek Ditch # 1 or Fry Creek Ditch # 2 drainage basins.

The subject property appears to be presently served by the critical utilities (water, sewer, electric, etc.).

General. The Detailed Site Plan represents a suburban-style design and indicates the proposed internal automobile traffic and pedestrian flow and circulation and parking. The subject property lots conforms to PUD 54 and, per the plans generally, the office building development would conform to the applicable bulk and area standards for PUD 54 and the underlying OL district, except as otherwise outlined herein.

Compared to the site plan last approved in 2008 per AC-08-01-02, a few changes have been made, including, but not necessarily limited to:

- Building is (109' X 55' =) 5,995 square feet, compared to (100 X 60' =) 6,000 square feet per the original site plan.
- The west setback has been increased from 25' to 30'.
- The north setback has been increased from ~28' to ~31'.
- The parking lots along the north and south sides of the building have been removed, and more parking relocated to the east side of the building.
- The required sidewalk will be added along the frontage of 118th St. S.
- The building's interior and exterior designs have changed.

The site plan proposes approval of a building to be known as the "Jiffy Lube Office Building," which Staff understands is intended to be considered a Use Unit 11 "general business office" for the entity owning all of the *Jiffy Lube* franchise locations in "Tulsa County." Per the Applicant's letter received August 07, 2015, the building is no longer planned to contain "incidental storage."

The Detailed Site Plan was prepared by W Design, LLC of Tulsa. The submitted plan-view Site Plan drawing consists of "Architectural Site Plan" drawing AS100 and "Floor Plan First Floor" drawing A201 (hereinafter, individually or together, sometimes "Site Plan" or "site plan"). The landscape plan consists of a "Landscape Plan" drawing AS101. Appearance and height information is provided on the "Exterior Elevations" drawing A301. Fence/screening information is provided by the representation of such information on AS100. The Lighting Plan consists of "Photometric Site Plan" drawing AS102. The application form indicates that the Sign Plan is "N/A." Per a site inspection, there are no signs on site, and no signs are indicated as proposed on any of the drawings; however, see Screening/Fencing and Signage analyses sections of this report.

The building is proposed to be a one (1) story metal building with EIFS and a synthetic stone wainscot along the north and east elevations, and a metal gable roof with a 1:12 pitch. The revised site plans provided August 13, 2015 have reduced the number of loading bay / overhead doors from three (3) to two (2). The former stairwell leading to an area of unspecified size represented on the plans as "unoccupied mechanical platform," and described as a "mezzanine or second floor" in the pre-application coordination meeting held March 12, 2015, has been removed.

Fire Marshal's and City Engineer's memos are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The Technical Advisory Committee (TAC) reviewed this application on May 06, 2015. The Minutes of the meeting are attached to this report.

Access & Circulation. Per the plat of *Bixby Jiffy Lube* and the site plan, the subject property has 105.64' of frontage on 118th St. S., and one (1) driveway connections is planned thereto. The driveway connection would correspond to a 25'-wide Mutual Access Easement (MAE) as represented on the plat of *Bixby Jiffy Lube*, half of which MAE is located on the subject property, and the easterly half on the *Jiffy Lube* property. Primarily to the east of this MAE,

there is an existing north-south drive connecting 118th St. S. to an existing east-west private drive along the north side of the *Bixby Centennial Plaza* development to the south.

Plans for access can be further inferred from the site plans.

Staff could not find language in the recorded plat of *Bixby Jiffy Lube* pertaining to the dedication, purpose, beneficiaries, intended use, or maintenance responsibility for the MAE.

The MAE may have been intended to provide mutual access between Lots 1 and 2 of *Bixby Jiffy Lube*. Although the Applicant's response received August 13, 2015 notes that the original language pertaining to the MAE was not found, it also claims that the purpose was exclusively to provide mutual access between the owners of Lots 1 and 2. As per the actual site construction and as per the first *Jiffy Lube* site plans (AC-08-01-02), the 25'-wide MAE does not correspond to the north-south driveway connecting 118th St. S. to the east-west private drive along the north side of the *Bixby Centennial Plaza* development to the south. However, per contemporary development review narratives, rather than or in addition to this purpose, it is possible that the MAE may have been intended to secure an additional access through *Bixby Centennial Plaza*, by agreement with the developer of that commercial subdivision, "as the Applicant has stated has been reached." A copy of such agreement was provided, and the legal description used appears to correspond to where the drive lanes were actually constructed. Regardless of whether the MAE was or was not (at least also) intended to secure mutual access with the *Bixby Centennial Plaza* development to the south, the Applicant should consider and advise how the MAE may be modified, and potentially expanded, to reconcile actual use areas (e.g. parking, garbage bin enclosure, and landscaping versus drive lanes) according to current site designs.

Most of the pavement for the existing north-south drive is located on the *Jiffy Lube* property, but there is some measure located on the subject property as well. Per the site plan, most of the MAE on the subject property will be occupied by the parking lot strip along the east side of the building. Per the site plan, the 18'-deep parking lot stalls will be located 15' on the subject property and three (3) feet on the *Jiffy Lube* property. There will also be a curb-protected landscaped area defining the new curb return that will modify the existing north-south drive at the northeast corner of the subject property lot. The landscaped area will occupy all of the subject property's MAE here, and extend approximately three (3) feet into the abutting Lot 1, Block 1, *Bixby Jiffy Lube*, which area is part of the existing drive lane.

Since the site design calls for three (3) feet of the 18'-deep parking lot stalls to be located on the *Jiffy Lube* Lot 1, Block 1, *Bixby Jiffy Lube*, the Applicant should research, determine positively, and advise whether ADA standards will allow the handicap-accessible space and access aisle to be divided by a common property line which will separate different lots, which may be independently owned, now or in the future. The Applicant should advise what accommodations will be used to ensure continued maintenance and shared expenses of all of the shared areas (formal dedication or rededication and modification of existing MAE, new easement agreement, etc.). The Applicant's response received August 13, 2015 does not appear to address the misaligned nature of the MAE and drive locations or the additional mutual use purposes (parking, garbage bin enclosure, etc.) discussed in this report. If ADA standards do

not allow this even with accommodations, the Applicant will need to amend the site plan such that the areas are wholly on the subject property.

The proposed new and any modifications to existing driveway/street intersections require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii. Internal drives also require Fire Marshal's approval in terms of locations, widths, and curb return radii.

The required sidewalk along 118th St. S. is indicated. Sidewalks are part of complete streets, providing a safe and convenient passageway for pedestrians, separate from driving lanes for automobile traffic.

Internal pedestrian accessibility will be afforded via internal sidewalks, connecting pedestrians between parking areas and building entrances within the development (reference Zoning Code Section 11-10-4.C). With the revised site plan drawings received August 13, 2015, a connection has been added to connect the building's public entrance to the public sidewalk along 118th St. S.

Parking & Loading Standards. For a Use Unit 11 office building, Zoning Code Section 11-9-11.D would require 1 space / 300 square feet of floor area. At 5,995 square feet, 20 parking spaces would be required. With the revised site plan drawings received August 13, 2015, the parking lot along 118th St. S. has been removed, and the parking lot strip along the east side of the building has been slightly reconfigured. The site plan now reports, and Staff counted 11 off-street parking spaces to serve the subject property.

PUD 54 requires compliance with the parking requirements of the Zoning Code, but also provides the following mutual parking privileges provision:

"...parking spaces required in one development area may be satisfied by spaces in another area, as long as "the total spaces provided shall not be less than the sum of the individual requirements and the spaces required for each use, and shall be under the ownership or permanent control of the owners of the use for which the spaces are required." Mutual use shall be authorized by a duly recorded mutual access or reciprocal access agreement."

For a Use Unit 11 office building, as the number of spaces has been reduced from 20 to 11, the subject property would require credit or use of parking spaces located within Development Area A / Lot 1, Block 1, *Bixby Jiffy Lube*. Per the 1976 Zoning Code, parking and loading requirements did not apply to oil lubrication and service business uses previously classified under Use Unit 16. Per the 2008 Zoning Code Text Amendment pertaining to Use Unit 16 ministorage developments, oil lubrication and service businesses uses were reclassified under Use Unit 17, and no parking or loading standards were added to the Zoning Code upon the reclassification. Thus, the *Jiffy Lube* does not have parking or loading requirements. Per the revised site plan drawings received August 13, 2015, the nine (9) spaces located in Development Area A / Lot 1, Block 1, *Bixby Jiffy Lube* will be used as credit toward the 20 required. An amendment to the Mutual Access Easement or some other legal instrument should be used to adequately transfer the legal right to use parking spaces on Lot 1 to the owner of Lot 2, which lots may be sold independently at any point in the future.

Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. At 11 parking spaces proposed, the number of parking spaces proposed would not conflict with this standard if the building were deemed a Use Unit 11 office use.

With 11 parking spaces on site, the one (1) handicapped-accessible parking space appears to comply with the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2.

ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan provides that the one (1) accessible space will be of van-accessible design, and the dimensions provided on the space appear to comply with ADA dimensional standards. The dimensional design standards of per Zoning Code Section 11-10-4.C Figure 3 do not apply to van-accessible spaces. Per the revised site plans received August 13, 2015, the van-accessible space is now to the left of the accessible aisle, allowing for passenger-side convenience, as appropriate.

During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).

The individual parking space dimensions have been provided and demonstrate compliance with standards for the same Zoning Code Section 11-10-4.

The parking lot is subject to a 10' minimum setback from 118th St. S., a Collector Street, per Zoning Code Section 11-10-3.B Table 1. The former northwestern parking lot has been removed. Based on its relative representation compared to the 11'-wide U/E, this standard appears to be met.

The parking lot is subject to a 10' minimum setback from an R district per Zoning Code Section 11-10-3.B Table 1. The subject property abuts an R district to the west, and meets this parking lot setback standard.

The Site Plan shows parking area and driveway paving would encroach on the 20'-wide U/E along the north side (Tulsa County Assessor's Document # 2007138858) and the 7.5'-wide U/E along the east side of the subject property. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.

For Use Unit 11 office buildings, Zoning Code Section 11-9-11.D requires one (1) loading berth per 10,000 to 100,000 square feet, plus 1 per each additional 100,000 square feet of floor area, and thus the building does not meet the threshold for requiring any. The east side of the building will have two (2) loading bay areas, which the Applicant has stated are not intended as loading bays but as garage doors for the current owner's private vehicles.

Screening/Fencing. PUD 54 requires for screening "[a]n eight (8) feet high screening fence...along the west boundary of Development Area B consisting of a block wall or other acceptable material." The site plan represents the location of the existing 8'-high masonry wall, and depicts it in a photograph (or Google Street View image capture) as Diagram # 2. The City required the masonry wall be erected when the *Jiffy Lube* was built as there was a delay in the construction of the office building. However, the image and previous correspondence with the owner indicate that the northerly end of the fence is not at the 8' height, but is rather "stepped down" at its approach to the street. Staff has previously advised the owner that this would require a PUD Amendment. In the response received August 13, 2015, the Applicant has stated, "During some previous discussions with the Neighborhood, the residents had wanted a lower fence height at the corner for safer visibility. The owner is currently coordinating with the neighborhood to determine if they want the height of the fence increased, or left as is. Depending on the outcome of the Neighborhoods desires, we will take the proper steps in the minor amendments to the PUD."

Previous discussions and correspondence with the owner indicate that the owner may have, at one point, intended to install signage in the screening wall identifying the North Heights Addition, as a part of the owner's discussions with the neighborhood to secure zoning entitlements for the *Jiffy Lube* and office building development on the subject property. It does not appear, however, that such a design element was included as a development standard in the PUD or as a condition of approval for any other development entitlement. Staff discussed this matter with the owner during a pre-application coordination meeting held March 12, 2015 and again during the meeting held August 03, 2015. See signage analysis section of this report for further information on this matter.

PUD 54 requires the following for garbage dumpster screening:

"There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. An opaque fence of at least 8 feet in height shall be placed around all dumpsters. All dumpsters shall be located behind the front building lines."

The site plan identifies one (1) trash can enclosure area, which has been relocated with the latest site plans to the southeast corner of the building, which new location also complies with the locational restriction of the PUD. The revised plans call for it to be an 8'-high cedar wood dumpster enclosure, and the profile view/elevation is indicated as diagram #s 4 and 5 on drawings AS101, and appears to demonstrate compliance with the opacity requirement. As recommended, the screening height and composition details have been submitted, for the Planning Commission's review and approval as a part of this Detailed Site Plan.

In a meeting with the Applicant and owners August 03, 2015, the owners stated that they would consolidate the existing, unscreened commercial dumpster serving *Jiffy Lube* with the new dumpster enclosure, and that they will amend the Mutual Access Easement (or use another method) to allow for the shared use of the singular enclosure.

Landscape Plan. PUD 54 requires compliance with the landscaping standards of the Zoning Code and provides the following special standards for landscaping:

"Provided open space and landscape areas shall be calculated to comprise no less that ten percent (10%) of the gross development area of the PUD. The actual [quantity] and quality of open space and landscape areas within a particular development area shall be approved and determined through the PUD site plan. The plan shall include, but not be limited to, a 25 feet wide landscaped open space area along the west boundary of Lot 3, Block 5, North Heights, which is Development Area B..."

Notwithstanding the subjectivity of the second sentence, which is subject to the Planning Commission's approval of this PUD site plan, all specific and special PUD-imposed landscaping requirements outlined in the above paragraph have been met with this landscape plan.

The initial landscape plans submitted have been changed upon the issuance of the initial Staff Report. Some landscaping trees have been removed (new calculations removed duplication of tree requirements at overlapping Street Yard and setback area strips, and all trees not required have been removed), and plans for an underground irrigation system have been removed in favor of hose bibs.

The proposed landscaping is compared to the Zoning Code and PUD 54 as follows:

1. 15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1): Standard is not less than 15% of the Street Yard area shall be landscaped. The Street Yard is the required Zoning setback, which is 25' along 118th St. S., on which the subject property has 105.64' of frontage. PUD 54 does not increase the 25' setback required by the OL district. The Street Yard thus contains (105.64' X 25' =) 2,641 square feet, 15% of which would be 396.15 square feet. Based on the calculations provided, and per dimensions indicated on the site plan, **this standard is met.**
2. Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7): Standard is minimum Landscaped Area strip width shall be 7.5', 10', or 15' along abutting street rights-of-way. A 10' minimum width strip is required along 118th St. S., a Collector Street. The former northwestern parking lot has been removed. The proposed parking lot setback / landscaped strip does not appear to be provided, but the 11'-wide U/E is. Based on its relative representation, **this standard is met.**
3. 10' Buffer Strip Standard (Section 11-12-3.A.3): Standard requires a minimum 10' landscaped strip between a parking area and an R Residential Zoning District. There is an RS-1 district abutting to the west. Based on dimensions on the site plan and the relative representation of site features, **this standard is met.**
4. Building Line Setback Tree Requirements (Section 11-12-3.A.4): Standard is one (1) tree per 1,000 square feet of building line setback area. Excluding the building line setback along 118th St. S. (which is a Street Yard), the PUD provides setbacks along the east, south, and west boundaries of Development Area B / Lot 2, Block 1, *Bixby Jiffy Lube*. The PUD-imposed setbacks are greater than the underlying OL district in all cases, so are the ones which apply to this standard. The revised landscape plan received August 13, 2015 identifies how the various setback and

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Street Yard tree requirements can be calculated, which Staff recognizes as consistent with the Zoning Code and its interpretation as follows:

197.63' Easterly Boundary Setback Tree Requirements: East line @ (197.63' – 25' Street Yard =) 172.63' • 10' = 1,726.3 square feet / 1,000 = 2 trees. Excluding Boundary Setback Trees elsewhere accounted for, two (2) trees are proposed in the landscaped area containing the setback along this line (at southeast lot corner). **This standard is met.**

105' South Boundary Setback Tree Requirements: South line @ (105' – 10' East Setback =) 95' • 20' = 1,900 square feet / 1,000 = 2 trees. Excluding Boundary Setback Trees elsewhere accounted for, two (2) trees are proposed in the landscaped area containing the setback along this line (centermost 2 along south line). **This standard is met.**

185.99' West Boundary Setback Tree Requirements: West line @ (185.99' – 25' Street Yard – 20' South Setback =) 140.99' • 25' = 3,524.75 square feet / 1,000 = 3.525 = 4 trees. Excluding trees elsewhere accounted for, four (4) trees are proposed in the landscaped area containing the setback along this line (southernmost 4 trees along the west line). **This standard is met.**

5. Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2): Standard is no parking space shall be located more than 50' or 75' from a Landscaped Area, which Landscaped Area must contain at least 30, 100, or 200 square feet and one (1) or two (2) trees. For the subject property, the standard calls for a maximum of 50' of spacing, with one (1) tree required within the Landscaped Area. With the initial submittal, it was not clear, based on the dimensions provided, whether the centermost parking spaces along the east side of the building would have met this standard from available landscaped areas. However, the revised site plans received August 13, 2015 have removed this parking space. **This standard appears to be met.**
6. Street Yard Tree Requirements (Section 11-12-3.C.1.a): Standard is one (1) tree per 1,000 square feet of Street Yard. The Street Yard is the Zoning setback along an abutting street. The subject property has 105.64' of frontage on 118th St. S. which requires (105.64' X 25' =) 2,641 square feet / 1,000 = 2.6 = 3 trees. Excluding trees elsewhere accounted for, three (3) trees are proposed in the Street Yard. **This standard is met.**
7. Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. 11 parking spaces now proposed / 10 = 1.1 = 2 trees required (1/10 of a tree is not possible, and minimum numbers of required trees are not rounded-down). Excluding the Street Yard and Building Setback trees reported above, two (2) trees proposed. **This standard is met.**
8. Parking Areas within 25' of Right-of-Way (Section 11-12-3.C.5.a): Standard would be met upon and as a part of compliance with the tree standard per Section 11-12-3.C.1.a.
9. Irrigation Standards (Section 11-12-3.D.2): Zoning Code Section 11-12-4.A.7 requires the submission of plans for irrigation. Note # 6 (and perhaps others) on the landscape plan indicates compliance is now proposed by hose bibs on the building.

100' radii are indicated from each hose bib and demonstrate compliance minimum requirements of the Zoning Code. **This standard is met.**

10. Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.): The reported heights and calipers of the proposed trees, tree planting diagram(s), the notes on the drawings, other information indicate compliance with other miscellaneous standards. With the changes made to the plan drawing received August 13, 2015, **this standard appears to be met.**
11. Lot Percentage Landscape Standard (Section 11-7I-5.F; PUDs only): Standard is 15% of an office lot within a PUD must be landscaped open space. Although PUD 54 preempts the 15% standard with a 10% standard, per the Site Plan, 48% of the lot area will be pervious surface (sod). **This standard is not applicable.**

Exterior Materials and Colors. Appearance and height information is provided on the "Exterior Elevations" drawing A301. The PUD has a 35' maximum building height in Development Area B / Lot 2, Block 1, *Bixby Jiffy Lube*. The previous shed-roof design has changed, and the plans now call for a white gable roof design with a 22' 3.5" ridge height and a 1:12 pitch.

PUD 54 provides for "Building Facades": "All construction shall comply with City of Bixby ordinances."

The subject property is within the Corridor Appearance District, which, as of 2013, has a masonry and/or approved masonry alternatives requirement for all building elevations facing a Public street. Per the elevations drawing, the building is to be a white metal building with white EIFS veneer and a 3'-tall "tan blend" manufactured stone veneer (sometimes a/k/a "wainscot") along the north/118th St. S.-facing elevation and east/Memorial Dr.-facing elevation. The synthetic stone veneer was added with the revised plans received August 13, 2015. The originally-submitted plans "wrapped" the EIFS around the easterly end of the south-facing elevation for an unspecified distance, but the plans received August 13, 2015 have removed this.

Although the office building was represented on the AC-07-10-07 and AC-08-01-02 site plans along with the *Jiffy Lube* to the east, elevations for the office building were not included with either application. However, Staff found building elevations and floor plans drawings for the original office building as proposed, and as the Architectural Committee apparently approved per AC-07-04-01 in April, 2007. The plans only included the front building elevation, and showed it to be a stucco building with a high-pitched shingle roof with four (4) dormers, a projecting portico and/or recessed vestibule with temple-front design, including a pediment and two (2) columns or pilasters, and what appears to resemble a brick "wainscot" roughly 2'-high. The floor plan reflected no loading docks or storage areas.

As Staff advised the owner and Applicant in the pre-application coordination meeting held March 12, 2015, and by subsequent email to the Applicant, if there are any particular design elements that would be superior to what is now proposed, those will be included as a review comment for comparison and discussion. In Staff's estimation, this metal building with large loading bay doors, which resembles a storage building even if not currently proposed for storage, at least as compared to the previous "pure" office building, would represent a diminished quality design.

The OL zoning and office building on the subject property were originally intended or otherwise should be recognized as serving as a buffer and transitional zoning district and land use between the heavy commercial *Jiffy Lube* to the east and the single-family residential neighborhood to the west.

Staff notes that a large metal building primarily composed of open areas served by two (2) large loading bay doors, with parking now reduced below what is considered adequate for office occupancy under the Zoning Code, if not now by this building owner, may at some point become attractive for use for storage/warehousing. Thus, construction of this building at this time may ultimately result in an intermittent or chronic code enforcement situation throughout the life of the building.

For all the reasons outlined above, as provided for plans exhibiting "exceptional character" within the Corridor Appearance District per Zoning Code Section 11-7G-5.C, if and upon Planning Commission approval, Staff will refer the site and building plans to the City Council for its consideration as well.

Outdoor Lighting. The Lighting Plan consists of "Photometric Site Plan" drawing AS102, which includes a photometric plan and a legend describing the different light fixtures proposed and certain other particulars. There do not appear to be any pole-mounted lights; all are building-mounted and appear typical for an office building application.

PUD 54 provides for lighting:

"Exterior light poles shall meet the requirements of the Bixby Zoning Ordinance. Lighting used to illuminate the development area shall shield and direct the light away from properties with[in] an R District that are residentially developed. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R District that is residentially developed. Exterior lighting mounted on building walls shall be permitted."

Per the photometric plan, it appears that the footcandle effects of the proposed lighting will be reduced to 0.0 at the westerly propertyline shared with an existing single-family dwelling. This appears to demonstrate compliance with the PUD requirements and Zoning Code restrictions on lighting used to illuminate off-street parking areas.

Signage. PUD 54 requires compliance with the signage standards of the Zoning Code and provides no special standards for signage other than the representation of any proposed ground signs on the site plan.

The application form indicates that the Sign Plan is "N/A." Per a site inspection, there are no signs on site, and no signs are indicated as proposed on any of the drawings.

As noted in the Screening section of this report, Staff has recommended the Applicant advise if there is still intent to install signage in the screening wall identifying the North Heights Addition, and if so, amend the plans accordingly. The Applicant has responded to this

recommendation by stating "The owner is currently coordinating with the neighborhood to determine if they want the identification signage, or left as is. Depending on the outcome of the Neighborhoods desires, this placard will be installed onto the existing screening fence. If the signage is to be installed it will be submitted to the City of Bixby for a signage permit and follow all requirements set forth by the City of Bixby." Unless PUD 54 is amended to provide specific allowance and development standards for such a sign, it should otherwise be permitted pursuant to Zoning Code Section 11-9-21.C.3.f: "Tablets built into the wall of a building or other structure and used for inscriptions or as memorial tablets or for similar purposes."

Building-wall-mounted signs are expected, but are not indicated on any of the plans. The Applicant has responded by stating, "There are no building-wall-mounted signs proposed at this time. Any future signage will go through the City of Bixby's sign permit application process."

Directional signs, although not indicated, are limited to a maximum of three (3) square feet in display surface area per Zoning Code Section 11-9-21.C.3.k.

Signs reserving the ADA accessible parking spaces and directional signage painted to the pavement of the driveways (not visible from adjoining public streets) should conform to applicable standards or are otherwise exempt per Federal standards.

Staff Recommendation. The Detailed Site Plan adequately demonstrates compliance with the Zoning Code and is in order for approval, subject to the following corrections, modifications, and Conditions of Approval:

1. For all the reasons outlined above, as provided for plans exhibiting "exceptional character" within the Corridor Appearance District per Zoning Code Section 11-7G-5.C, if and upon Planning Commission approval, Staff will refer the site and building plans to the City Council for its consideration as well.
2. Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.
3. Staff could not find language in the recorded plat of *Bixby Jiffy Lube* pertaining to the dedication, purpose, beneficiaries, intended use, or maintenance responsibility for the MAE. Regardless of whether the MAE was (at least also) intended to secure mutual access with the *Bixby Centennial Plaza* development to the south, the Applicant should consider and advise how the MAE may be modified, and potentially expanded, to reconcile actual use areas (e.g. parking and landscaping versus drive lanes) according to current site designs. The Applicant's response received August 13, 2015 does not appear to address the misaligned nature of the MAE and drive locations or the additional mutual use purposes (parking, garbage bin enclosure, etc.) discussed in this report. See Access & Circulation section of this report for further details.
4. Since the site design calls for three (3) feet of the 18'-deep parking lot stalls to be located on the *Jiffy Lube* Lot 1, Block 1, *Bixby Jiffy Lube*, the Applicant should research, determine positively, and advise whether ADA standards will allow the handicap-accessible space and access aisle to be divided by a common property line which will separate different lots, which may be independently owned, now or in the future. The Applicant should advise what accommodations will be used to ensure continued maintenance and shared expenses of all of the shared areas (formal dedication

or rededication and modification of existing MAE, new easement agreement, etc.). The Applicant's response received August 13, 2015 does not appear to address the misaligned nature of the MAE and drive locations or the additional mutual use purposes (parking, garbage bin enclosure, etc.) discussed in this report. If ADA standards do not allow this even with accommodations, the Applicant will need to amend the site plan such that the areas are wholly on the subject property.

5. The proposed new and any modifications to existing driveway/street intersections require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii.
6. Internal drives require Fire Marshal's approval in terms of locations, widths, and curb return radii.
7. Per the revised site plan drawings received August 13, 2015, the nine (9) spaces located in Development Area A / Lot 1, Block 1, *Bixby Jiffy Lube* will be used as credit toward the 20 required. An amendment to the Mutual Access Easement or some other legal instrument should be used to adequately transfer the legal right to use parking spaces on Lot 1 to the owner of Lot 2, which lots may be sold independently at any point in the future.
8. During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).
9. The Site Plan shows parking area and driveway paving would encroach on the 20'-wide U/E along the north side (Tulsa County Assessor's Document # 2007138858) and the 7.5'-wide U/E along the east side of the subject property. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.
10. PUD 54 requires for screening an 8'-high screening fence along the west boundary of the subject property, consisting of a block wall or other acceptable material. It appears that the northerly end of the existing fence is not at the 8' height, but is rather "stepped down" at its approach to the street. As Staff has previously advised the owner, this would require a PUD Amendment.
11. The owner should advise if the owner still intends to install signage in the screening wall identifying the North Heights Addition. If there is still intent to do this, the plans should be amended accordingly. See Screening/Fencing and Signage analyses sections of this report for further information on this matter.
12. Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).
13. Minor changes in the placement / locating individual trees or parking spaces, or other such minor site details, are approved as a part of this Detailed Site Plan, subject to administrative review and approval by the City Planner. The City Planner shall determine that the same are minor in scope and that such changes are an alternative means for compliance and do not compromise the original intent, purposes, and standards underlying the original placement as approved on this Detailed Site Plan, as amended. An appeal from the City Planner's determination that a change is not sufficiently minor in scope shall be made to the Board of Adjustment in accordance with Zoning Code Section 11-4-2.

MINUTES
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES
113 W. DAWES AVE.
BIXBY, OK 74008
May 06, 2015 – 10:00 AM

MEMBERS PRESENT

STAFF PRESENT
Erik Enyart, AICP, City Planner, City of Bixby
Joey Wiedel, Fire Marshal, City of Bixby

OTHERS PRESENT
Brooks Pittman, *Pittman Poe & Associates, Inc.*
Weldon Bowman, AIA, NCARB, *W Design, LLC*
Brian Letzig, Associate AIA, *W Design, LLC*
Ryan Coulter, *Coulter REALTORS / Coulter Partners, LLC*

1. Erik Enyart called the meeting to order at 10:03 AM.

Erik Enyart observed that no utility companies were present, and speculated that part of the reason could be that one case is essentially a rezoning to commercial, and another was the construction of an office building on a site surrounded by existing development, and another part of the reason may be the continued decline in attendance at these meetings. Brooks Pittman compared this meeting format to that in Broken Arrow. Mr. Enyart noted that the Bixby TAC meetings were not as well attended as those in Broken Arrow or Tulsa.

2. **PUD 88 – "Yale 31 Corporation PUD" – Pittman Poe & Associates, Inc., Brooks Pittman.** Discussion and comment on a rezoning request for approval of Planned Unit Development (PUD) # 88 for approximately 1.25 acres consisting of the S/2 of the SE/4 of the NE/4 of the NE/4 of the NE/4 of Section 11, T17N, R13E, with proposed underlying zoning CG General Commercial District.
Property Located: 13164 S. Memorial Dr.

Erik Enyart introduced the item and summarized the location and the situation. Mr. Enyart stated that, if one looks at a zoning map for this 131st St. S. and Memorial Dr. area, they would notice an odd feature, that being a Residential district surrounded by commercial zoning. Mr. Enyart stated that this property contained an existing daycare facility that the owners were wanting to rezone to commercial. Mr. Enyart asked Brooks Pittman if the use was to include veterinary services of any sort. Mr. Pittman stated that there was one possible tenant that would include a kennel, but that no contract had been signed. Mr. Enyart indicated agreement and stated that the property would need commercial zoning if to be used for any commercial use. Mr. Enyart noted that the PUD also contained language providing development standards for when the property was ultimately

redeveloped, and indicated favor for what he had seen. Mr. Enyart and Mr. Pittman discussed features of development standards. Mr. Pittman noted that he had included language specifying the requirement to comply with Fire Marshal requirements. Joey Wiedel indicated agreement and discussed with Mr. Pittman certain Fire Code standards.

Erik Enyart asked Brooks Pittman, for the sake of the Staff Report, if the land, although mostly flat, did not slope slightly to the north. Mr. Pittman indicated that the land was flat and that he was not sure. Mr. Enyart stated that he believed it sloped slightly to the north, based on contour data and a site inspection. Mr. Enyart stated that it appeared to him that the land sloped to the north, but he could not be sure as he was expecting that to be the case when he visited the site.

Erik Enyart noted that he had provided Brooks Pittman a printout of the draft Staff Report. Mr. Enyart stated that he was recommending approval but that there were certain corrections to be made. Mr. Pittman confirmed with Mr. Enyart that it would be appropriate to make the recommended changes at this time. Mr. Enyart stated that he would be able to report to the Commissioners that he and the Applicant had worked together on the Staff recommendations and made all changes as recommended, and the final version they received was the version as recommended by Staff. Mr. Enyart stated that he anticipated producing the Agenda Packet by Friday, and so he would be able to update the Staff Report to reflect that the corrections had been made. Mr. Pittman stated that he would make the changes per the draft Staff Report and return a revised PUD to Mr. Enyart shortly. Mr. Enyart stated that he would email an electronic version of the Staff Report as soon as he could finish it, which should be shortly.

Erik Enyart noted that the PUD had language suggesting veterinarian services may occur onsite, and asked Brooks Pittman if this was the case. Mr. Pittman stated that, at one point, this was mentioned as a possibility, so he included in the PUD.

Erik Enyart asked if there were any further questions or comments. There were none.

Erik Enyart stated that, hearing none, the meeting would proceed to the next item on the agenda. Mr. Enyart thanked Brooks Pittman for his attendance.

Brooks Pittman left at this time around 10:10 AM.

3. **BSP 2015-05 – "Jiffy Lube Office Building" – W Design, LLC (PUD 54).** Discussion and comment on a PUD Detailed Site Plan and building plans for "Jiffy Lube Office Building," a Use Unit 11 office with incidental storage building development for approximately ½ acre consisting of Lot 2, Block 1, *Bixby Jiffy Lube*.
   Property Located: 8000-block of E. 118th St. S.

Erik Enyart introduced the item and noted that this project needed no explanation as the Applicant was the only one in attendance and knew about the project.

Weldon Bowman confirmed with Erik Enyart that he had not yet issued his staff report. Mr. Enyart noted that he was just finishing the review for the PUD item that came before this one, but would get the report to Mr. Bowman as soon as he could complete it. Mr. Enyart stated that he expected to

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be able to start on that review that day. Mr. Bowman confirmed with Mr. Enyart that the City Engineer's review correspondence had not yet been issued.

Weldon Bowman stated that Ryan Coulter would be the general contractor on the project.

Erik Enyart noted that the Applicant had met with Staff previously about the site plan, and the City had discussed the new development standards that apply today, including the masonry requirement in the Corridor [Appearance District]. Mr. Enyart stated that he had observed the new parking lot on the north side of the site and liked the design, which included the required sidewalk. Mr. Enyart stated that he had not yet had a chance to review the site plan in detail, but would do so as soon as he could get to it and would provide the Applicant with a copy.

Erik Enyart thanked the Applicants for attending and stated that he felt he needed to apologize that no utility company representatives had shown. Mr. Enyart stated that the site plans were included in the agenda packet, and the link to its posting online was included in the email sent to all the utility companies, so hopefully any utility company with questions would communicate directly with the Applicant.

Erik Enyart asked if there were any further questions or comments. There were none.

4. Old Business – None.

5. New Business – None.

6. Meeting was adjourned around 10:20 AM.

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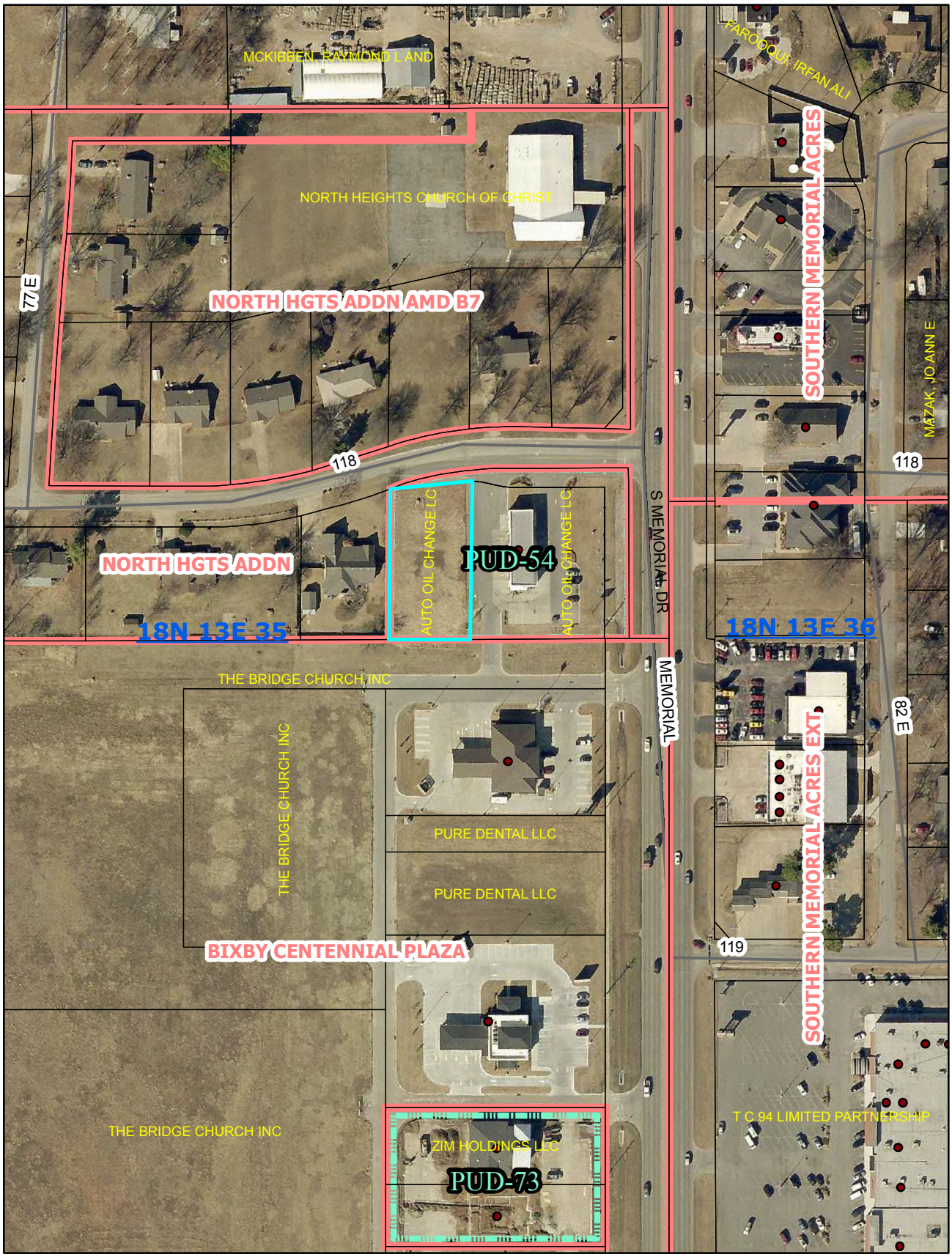
BSP 2015-05 – "Jiffy Lube Office Building" – W Design, LLC (PUD 54)



City of Bixby ~ Planning
Printed 04/23/2015

City of Bixby
Site Plan Application

Applicant: W DESIGN (BRIAN LETZIG)
Address: 1313 E 15TH STREET, SUITE A
Telephone: 918.794.6616 *Cell Phone:* 405.269.6063 *Email:* brian.letzig@wdesignsite.com

Property Owner: SBM CORP. PAT + GREG MOORE If different from Applicant, does owner consent? YES
Property Address:
Existing Zoning: OL *Existing Use:* — *Proposed Use:* OFFICE *Use Unit #:* 11

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

DEVELOPMENT AREA B
LOT 3, BLOCK 5, NORTH HEIGHTS ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.

Is subject tract located in the 100 year floodplain? ○ YES ● NO

All new structures requiring a Building Permit, other than a small job permit, within Use Units 2, 5, and 8 through 27, inclusive, shall require the submission of a site plan demonstrating compliance with the requirements of the Zoning Code. A site plan shall be submitted with the Building Permit application as follows: Five (5) full-size hard copies, four (4) 11" X 17" hard copies, and one (1) copy in an acceptable electronic file format. Compliance with the approved site plan shall be a condition of Building Permit approval and continued occupancy. The site plan shall specifically include:

- ☐ All property lines with dimensions of the parcel or parcels on which the building permit is sought.
- ☐ All existing and proposed improvements represented to scale and dimensioned from the lot lines.
- ☐ The names and widths of all adjacent street, road, highway, alley, and railroad rights-of-way of record.
- ☐ Any roadway paving edges, curb lines, sidewalks, culverts, and/or borrow ditch centerlines, if the same are located within or along the boundary of the subject property.
- ☐ Any road, access, drainage, utility, and other such easements, including County Clerk recording references (i.e. Book/Page or Document #) for each.
- ☐ Amount of post-construction impervious area in square feet and percentage of lot area, calculated by a surveyor, architect, or engineer.
- ☐ The topographical layout of the land at no greater than two (2) foot contours if site elevation changes 10 feet or more, or if necessary for proper site design review in the opinion of City staff.
- ☐ Any Special Flood Hazard Areas and Flood zone designations as identified by the adopted, effective Floodplain maps.
- ☐ Any significant streams, swales, ditches, or natural drainageways.
- ☐ Any existing or proposed ponds or stormwater detention or retention facilities.
- ☐ All existing and/or proposed driveways and internal drives, to include labeling the surface material to be used (e.g. concrete or asphalt) for each.
- ☐ Dimensions and labels for any existing access limitations and access openings.
- ☐ Water wells, septic or other on-site disposal systems, oil or gas wells or underground lines, significant oil or gas extraction appurtenances, and other critical site features.
- ☐ Unique identifiers so that the plan may be related to the subject property if ever separated from the file, such as property owner's name, property or building address, and/or legal description.
- ☐ Name, address, and contact information of the site plan preparer.
- ☐ A unique drawing number or name to distinguish the site plan from any other drawings submitted.

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City of Bixby
Site Plan Application

- ☐ Seal and signature of the design professional preparing the site plan if/as required.
- ☐ Date of the site plan, including any dates of revision.
- ☐ North arrow.
- ☐ Graphic scale; a numeric scale may also be used if the native paper size is specified on the site plan.
- ☐ Location map identifying the site within the land Section, arterial or larger streets within or along the boundaries of the land Section, along with sufficient subdivisions or other land features to allow for the identification of the site within the land Section.
- ☐ Other existing and/or proposed critical features not listed above if necessary for proper site design review in the opinion of City staff.
- ☐ Representation of critical features within a sufficient area outside the site if necessary for proper site design review in the opinion of City staff.

All information and items listed below must be completed and submitted prior to application review.

Included		***Submittal Items***	***Comments***
Yes	***N/A***		
●	○	Site plan showing the information listed above	
●	○	A landscape plan representing all existing and/or proposed landscaping.	
○	●	A sign plan representing all existing and/or proposed signs.	
●	○	Building elevations or building height information.	
●	○	A screening and fence plan or representation on another drawing of all existing and/or proposed fences, walls, gates, and trash receptacle screening enclosures.	EXISTING FENCE SHOWN ON THE SHEET 2/AS100
●	○	A lighting plan and lighting information.	

Is the subject property located in a Planned Unit Development (PUD)? YES PUD #: 54

If within a PUD, does the PUD require Planning Commission approval of a site plan? YES

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: _____ Date: 04/17/2015

APPLICANT – DO NOT WRITE BELOW THIS LINE

Date Received 04/20/2015 Received By Enyart Date Approved _____
Building Permit # _____ Case Reference # BSP 2015-05

JR DONELSON
17440 So.89th E. Ave.
Bixby, Okla. 74008-6407
1-918-366 3413
Fax 1-918-366 3908

LETTER OF TRANSMITTAL

DATE: April 10, 2007

TO: Jim Coffee
City Planner
City of Bixby

07-04-01

GENTLEMEN:

ACCOMPANYING DOCUMENTS FOR

Architectural review committee, Jiffy Lube
(1) office elevation
(1) office plan
(1) site plan
(1) Jiffy Lube elevation

JR Donelson

Received by: _____ Date: _____

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SOUTH MEMORIAL DRIVE

EXISTING CURB

Car Stacking

N 0°19'W

210.46'

Landscape

69.47'

"A"

48'

12'

R/W LINE

NEW

NORTH HEIGHTS

E. 118TH St. So.

Landscape

Jiffy Lube

100'

S 89°41'W

207.95'

Landscape

Office 3

105'

Landscape

185.99'

4

110'

30.33

156.30'

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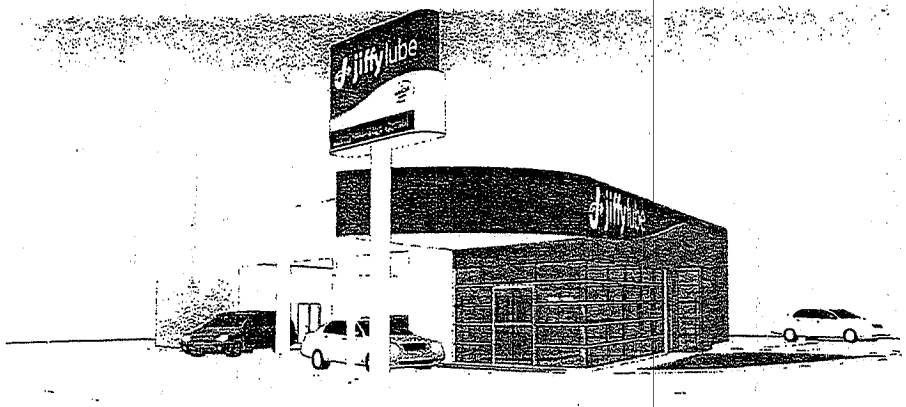
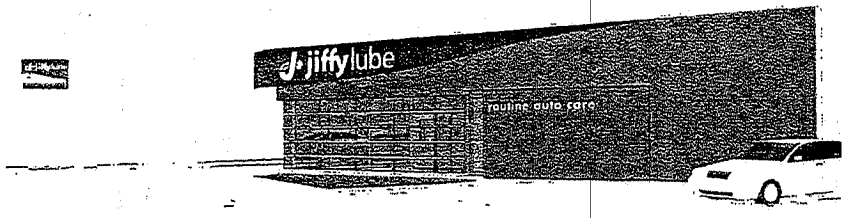
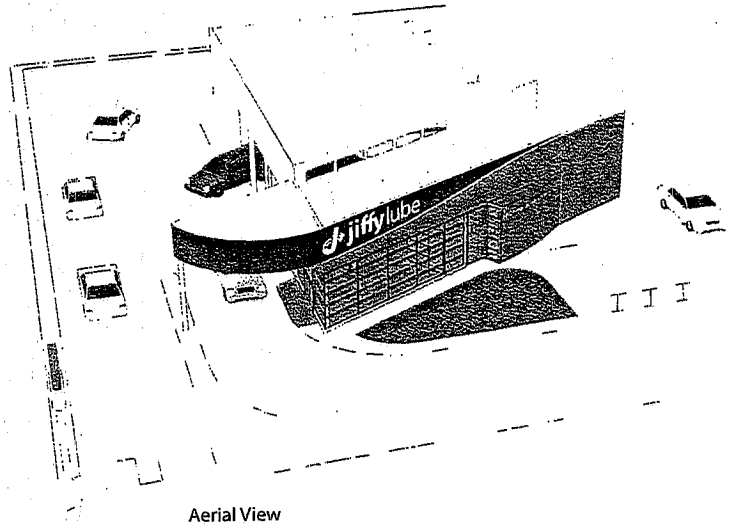
Building Facade – New-Build Architecture Direction 1 – Refinements



Left View

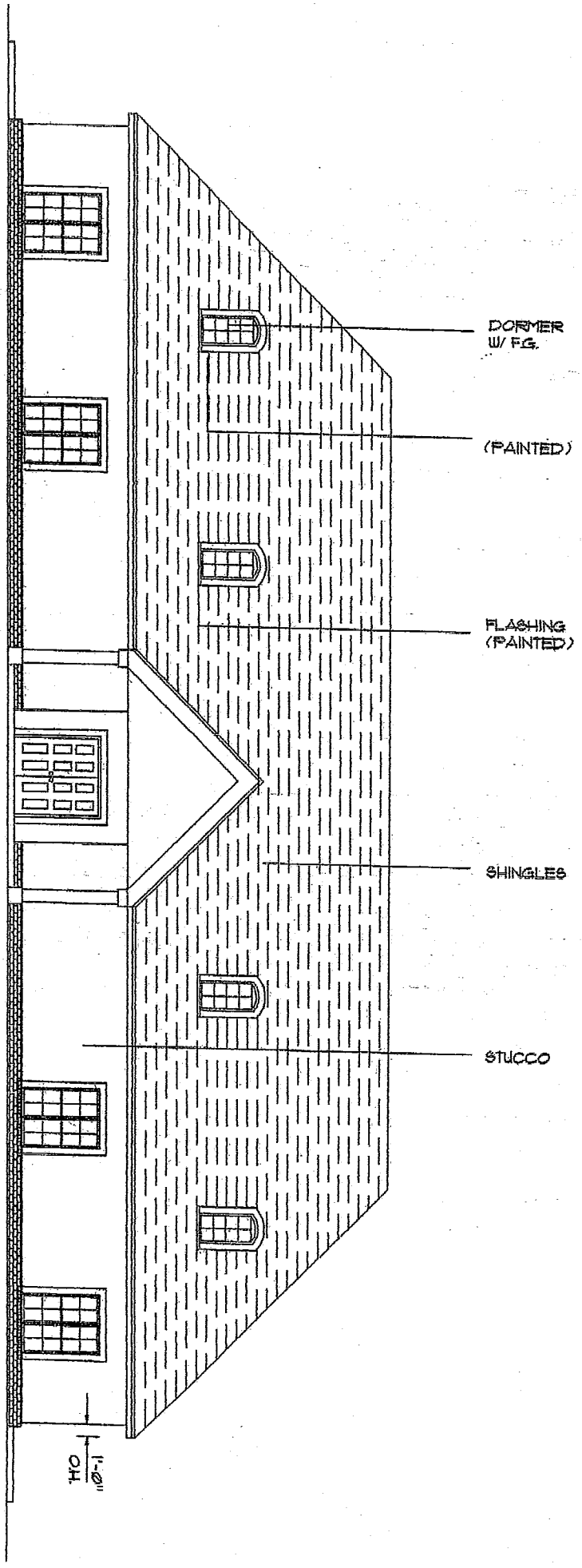


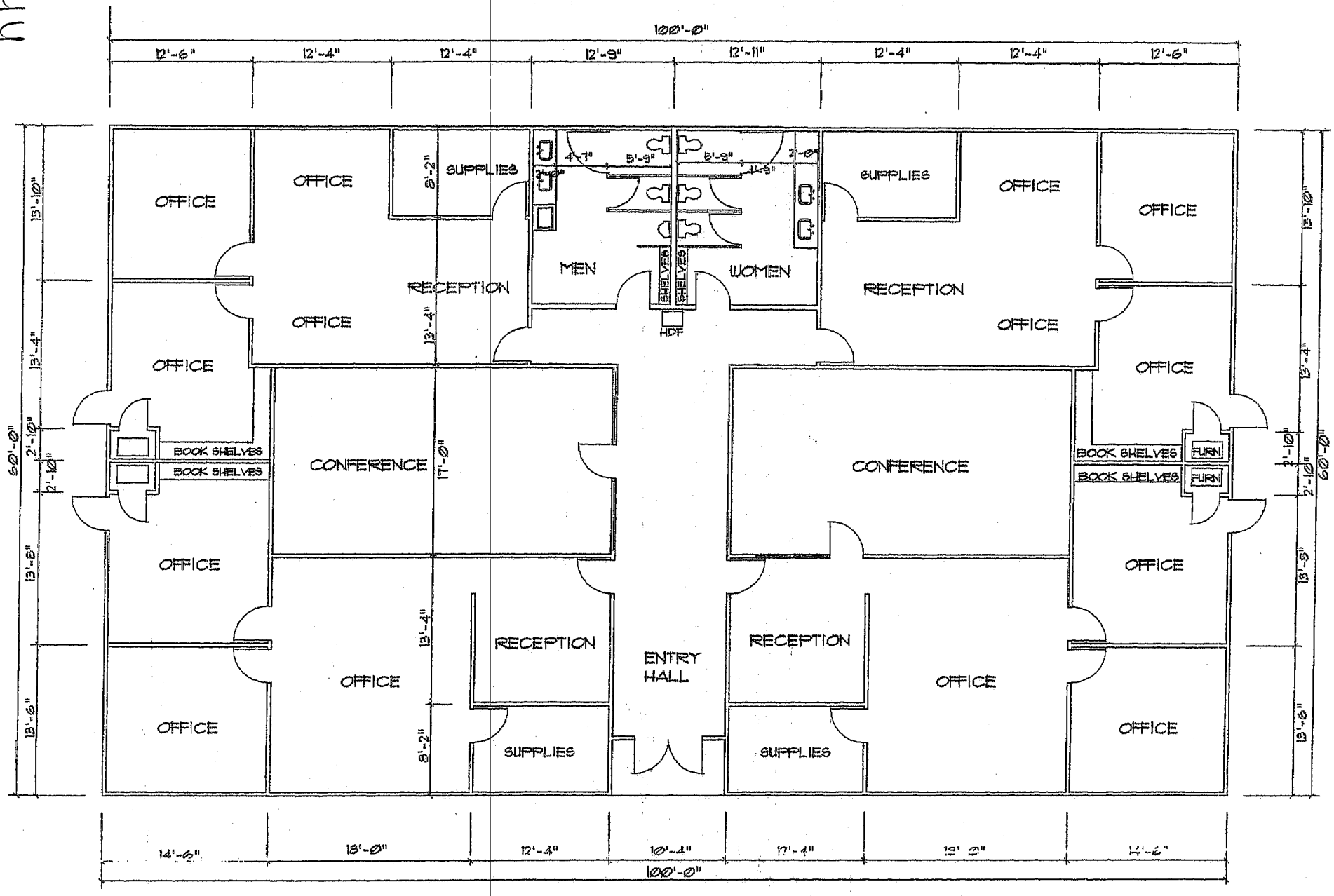
Right View



Aerial View

Ehl





FLOOR PLAN

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

CITY OF BIXBY

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

Engineering Department Memo

To: Erik Enyart, City Planner

From: Jared Cottle, City Engineer JWC

CC: Bea Aamodt, Public Works Director
File

Date: 05/13/15

Re: Jiffy Lube Office Building
Site Plan Review

General Comments:

1. Plans submitted do not provide any Utility, Paving, or Grading information. Additional review and comments will be provided with Building Permit Application.
2. If modification to City utility mains are anticipated, complete utility plans will be required.
3. Building Permit issuance will require an Earth Change Permit.
4. Special consideration should be given to the finishes used to clad the building. Council input on the final appearance may be required if the new building will differ significantly from the requirements placed on recent commercial building projects within the Memorial Corridor.

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Bixby
Fire Marshal's Site Plan Review Worksheet

Date of Review: 4-28-2015 Permit Number: _____
Business/Bldg Name: Jiffy Lube Office Building Address of Project: _____
Designer Name: W. Design Designer's Phone: (918) 794-6616

The numbers that follow worksheet statements represent a IFC code section unless otherwise stated. Appendix D and the references noted below are not mandatory unless the AHJ has incorporated the Appendix as a regulatory requirement.

Worksheet Legend: X or OK = no problem, **N** = need to provide, **NA** = not applicable

Access:

1. X Drawings are provided.
2. X The required fire department access roads is a minimum unobstructed 20 ft. in width and 13 ft. 6 in. clear height, IFC 503.2.1. Check with local or state requirements that may have street planning regulations that supercede the IFC requirements.
3. N "No Parking Fire Lane" signs are provided at AHJ prescribed locations, IFC 503.3.
4. X Required fire department access roads are designed to support an apparatus with a gross axle weight of 75,000 lb, engineering specifications are provided, IFC App D102.1.
5. X Required fire department access roads are an all weather driving surface such as asphalt, concrete, chip seal (oil matting), or similar materials, IFC 503.2.3.
6. X The proposed building does have an emergency vehicle access road within 150 ft. of any exterior portion of the structure, if not, a fire department access road must be provided, IFC 503.1.1.
7. N The grade for required fire department access road does not exceed 10 percent unless approved by the Chief, Appendix D103.2.
8. N A local jurisdiction alternative to the 10 percent grade restriction could be the following: If the grade exceeds 10 percent, the first portion of the grade shall be limited to 15 percent for a length of 200 ft. and then 15 percent to 20 percent for a maximum of 200 ft., repeat the cycle as necessary unless the building is sprinklered.
9. N No access drive grades are greater than 10 percent if Appendix D is applicable at the local level, Appendix D 103.
10. N The access road design for a maximum grade conforms to specifications established by the fire code official, IFC 503.2.7.
11. NA The dead-end fire department access roads (s) in excess of 150 ft. is provided with a turn-around, IFC 503.2.5.
12. NA The turn-around cul-de-sac has an an approved inside and a outside radius, e.g. 30 ft. 50 ft. respectively, a hammerhead design is a minimum 70 ft. L x 20 ft. W, or another approved design may be used, IFC 503.2.4.
13. NA The turning radius for emergency apparatus roads is 30 ft. inside and 50 ft. outside radius or as approved by the code official.
14. X Fire department access roads shall be constructed and maintained for all construction sites, IFC 1410.1.
15. NA Dead-end streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround, IFC 503.2.5.

Water Flow and Hydrants: An in-depth plan review for private hydrants and private water mains will occur during the project plan review phase.

16. X A fire flow test and report is provided to verify that the fire flow requirement is available. Also, refer to the note at the bottom of the page.
17. X Water mains and pipe sizes are detailed on the site plan, IFC 508.1.
18. X All water mains and hydrants shall be installed and operate as soon as combustible materials arrive on a construction site, IFC 1412.1.

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19. N The nearest hydrant(s) to the project structure and/or property road frontage are shown on the plan.

20. NA Prior to the installation of private water main systems, plans shall be submitted for a permit, review and approval.

Note: When a hydrant water flow report is required, the test should be performed by the local water purveyor or a company approved by the water purveyor. The report shall provide the water pressures measured and provide the available GPM at 20 PSI residual pressure. Existing reports may be used if not dated more than 3 years ago or as approved by the code official.

Additional Comments:

PLANS APPROVED CONTIGENT UPON THE FOLLOWING ITEMS BEING ADDRESSED.

Item 7-10 - Ensure no more than 10 percent grade on emergency access roads.

Item 19- Ensure there is a fire hydrant within 300 feet of said property.

Review Date: 4-28-2015	(Approved) or Disapproved	FD Reviewer: Joey Wood
Review Date:	Approved or Disapproved	FD Reviewer:
Review Date:	Approved or Disapproved	FD Reviewer:

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August 6, 2015

Erik Enyart

Planning Department

City of Bixby

CITY OF BIXBY

AUG 0 7 2015

RECEIVED

By Enyart

cf. BSP2015-05

Dear Mr. Enyart:

Per your request, S.B.M. Corporation (doing business as Jiffy Lube) asserts that the proposed office building site located at the southwest corner of 118th street and Memorial Drive will be used as a "General office and office required storage" by S.B.M. Corporation. It will not be used for "automotive product warehousing."

If any additional information or clarification is required prior to "Planning Staffs'" final report to the "Planning Commissions", please advise.

Sincerely,

Patrick C. Moore

Patrick C. Moore

Secretary, S.B.M. Corporation

cc: Patrick Boulden, esq., City Attorney, City of Bixby

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KEYNOTES
SITE PLAN

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

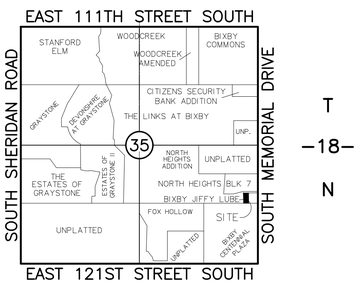
1. NEW 1.5 STORY METAL BUILDING
2. 4" WIDE PARKING STRIPING
3. 6" CONCRETE CURB
4. SIDEWALK RAMP, 1:12 MAX SLOPE
5. 4'-0"W SIDEWALK WITH CURBS, PER CITY OF BIXBY STANDARDS
6. 5'-0"W SIDEWALK
7. ACCESS AISLE WITH DIAGONALS AT 36" O.C.; DIAGONALS AND PERIMETER STRIPES TO BE 4" WIDE
8. ACCESSIBLE PARKING, VAN STALL
9. EXISTING 8'H MASONRY FENCE, RE: 2/AS100
10. EXISTING LANE STRIPING
11. 8'H CEDAR WOOD DUMPSTER ENCLOSURE, RE: 4/AS101 AND 5/AS101.
12. EXISTING POWER POLE
13. EXISTING FIRE HYDRANT
14. EXISTING CONCRETE CULVERT
15. EXISTING CONCRETE STORM RUNOFF DRAIN
16. RIGHT OF WAY LINE

LEGEND
SITE PLAN

- LANDSCAPED AREA
- CONCRETE PAVING
- ASPHALTIC CONCRETE PAVING
- EXISTING METAL BUILDING
- EXISTING SITE (NOT IN CONTRACT)
- OE — EXISTING OVERHEAD ELECTRIC

PARKING SPACES REQUIRED			COUNT
USE UNIT 11: 5,995 SF / 300			20
VAN ACCESSIBLE SPACES REQUIRED			1
STANDARD SPACES PROVIDED			9
SHARED JIFFY LUBE PARKING			9
TOTAL PARKING COUNT			20
LAND USE			
LIGHT OFFICE			OL (PUD-54)
BUILDING SETBACK			MIN.
FROM 118TH STREET SOUTH			25'
FROM THE EAST BOUNDARY			10'
FROM THE WEST BOUNDARY			25'
FROM THE SOUTH BOUNDARY			20'
SITE AREA	S.F.	ACRES	%
BUILDING AREA	5,995	.14	30
PAVING AREAS	3,109	.07	15
TOTAL IMPERVIOUS SURFACE	9,104	.21	45
TOTAL PERVIOUS SURFACE (SOD)	11,035	.25	55
TOTAL SITE AREA	20,139	.46	100
PROPOSED BUILDING HEIGHT	22'-3 1/2" RIDGE HEIGHT		

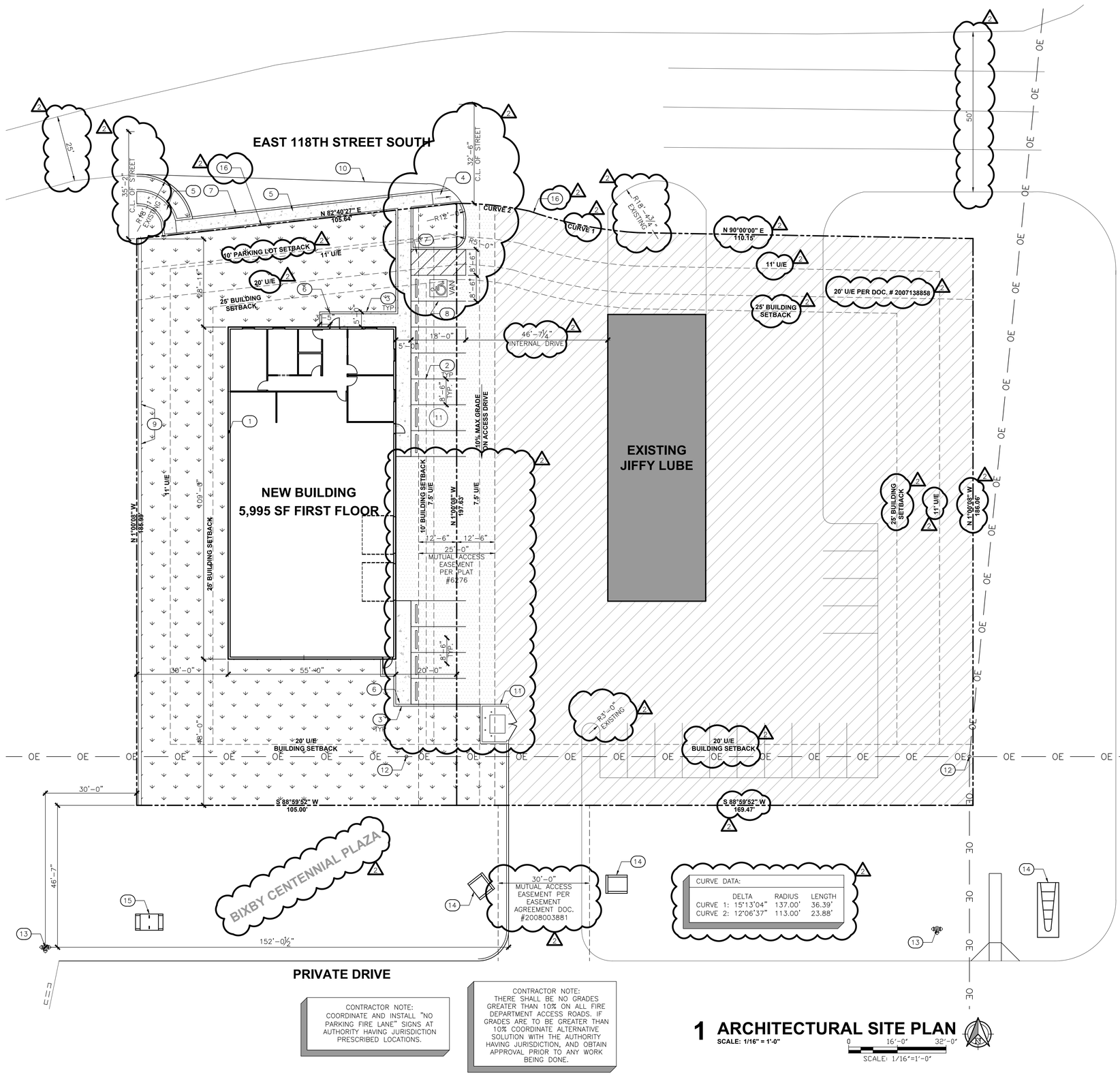
R –13– E



T –18– N

Location Map
SCALE: N.T.S.

2 EXISTING MASONRY FENCE
SCALE: NONE



CONTRACTOR NOTE: COORDINATE AND INSTALL "NO PARKING FIRE LANE" SIGNS AT AUTHORITY HAVING JURISDICTION PRESCRIBED LOCATIONS.

CONTRACTOR NOTE: THERE SHALL BE NO GRADES GREATER THAN 10% ON ALL FIRE DEPARTMENT ACCESS ROADS. IF GRADES ARE TO BE GREATER THAN 10% COORDINATE ALTERNATIVE SOLUTION WITH THE AUTHORITY HAVING JURISDICTION, AND OBTAIN APPROVAL PRIOR TO ANY WORK BEING DONE.

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"
SCALE: 1/16"=1'-0"

wdesign
ARCHITECTURE & INTERIORS
1513 E. 15th Street, Suite A
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

WELDON BOWMAN, AIA
OK LICENSE NO. 6042
C.A.# 02461 EXPIRES 06/30/2015

PROJECT:

JIFFY LUBE OFFICE BUILDING

PUD 54A

PROJECT # 15038

BIXBY, OK 74008

CONSULTANT:

REVISIONS:

1	REV #1	05/05/2015
2	REV #2	08/13/2015

ISSUE DATE:

04.17.2015

SHEET NAME:

ARCHITECTURAL SITE PLAN

SHEET #:

AS100

Preliminary Not For Construction

DRAWN BY: BJL

\\wdesignserver\W Design\Projects\15038_Moore_Bixby Jiffy Lube Office Building\5. CONSTRUCTION DOCS\DRAWINGS\15038-AS101.dwg, 8/13/2015 5:51:57 PM, brian.letzig

LEGEND

TURF / GRASS (AREA TO BE IRRIGATED) .....

PROPERTY LINE / R.O.W.....

ASPHALTIC CONCRETE (IMPERVIOUS MATERIAL).....

CONCRETE (IMPERVIOUS MATERIAL).....

PROPOSED STRUCTURE ROOFTOP (IMPERVIOUS MATERIAL).....

COMMERCIAL HOSE BIB..... HB

PLANTING NOTES

1. LANDSCAPE PLANS ARE FOR PLANT MATERIAL AND IRRIGATION ONLY.
2. FORTY-EIGHT HOURS PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES, OR ENTITIES. REVIEW WITH OWNER SITE ELECTRICAL, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS AND RECORD SETS OF SAME IN POSSESSION OF OWNER. MARK ALL SUCH UTILITIES ON SITE PRIOR TO COMMENCING. COORDIANTE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR DAMAGE TO ANY SYSTEM AT NO COST TO OWNER.
3. UTILITIES SHOWN FOR INFORMATION PURPOSES ONLY. LANDSCAPE AND IRRIGATION CONTRACTOR SHALL MOVE PLANTS AND IRRIGATION AS MAY BE NECESSARY TO AVOID CONFLICT WITH UTILITIES.
4. ALL DEMOLITION FOR EXISTING BLDGS,UTILITIES, FENCE, PAVEMENT, TREES, ETC. SHALL BE PERFORMED BY GENERAL CONTRACTOR PRIOR TO LANDSCAPE OR IRRIGATION INSTALLATION.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES AS OUTLINED IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY HOSE BIBS. ALL LANDSCAPED AREAS MUST BE WITHIN A 100' RADIUS OF EACH HOSE BIB.
7. ALL PLANT MATERIAL SHALL BE HEALTHY AND DISEASE FREE AT THE TIME OF PLANTING.
8. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER BEFORE EXCAVATION BEGINS. THE ENGINEER MAY ADJUST THE LOCATION OF ANY SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
9. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
10. ALL TRAFFIC ISLANDS TO BE OVER-EXCAVATED THREE FEET BELOW BASE OF CURB AND BACKFILLED WITH TOPSOIL. ISLANDS WILL BE CROWNED A MINIMUM OF ONE FOOT ABOVE TOP OF CURB.
11. FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
12. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS OTHERWISE NOTED AND REVIEWED WITH THE ENGINEER FOR FINAL APPROVAL.
13. WITHIN APPROVED BED AREAS, PREPARE SOIL BY ROTO-TILING TWO INCHES (2") OF COMPOST "BACK TO NATURE" SOIL CONDITIONER) OVER THE ENTIRE BED AREA TO A DEPTH OF SIX INCHES (6").
14. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD TO INSURE THAT THE TREE TRUNK IS A MINIMUM OF 10' FEET FROM ANY UTILITY.
15. ON ALL TREES THE TOP SIX INCHES (6") OF BACK FILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL.
16. AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON THE TREE.
17. ALL TREES SHALL BE STAKED WITH TWO (2) BLACK METAL SPLIT TEE FENCE POST AND TIED WITH WIRE THROUGH THE HOSE.
18. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND ARE NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS TO BE TOPSOILED 6" DEEP AND SHALL BE SODDED.
19. FOR OTHER PLANTING REQUIREMENTS, SEE DETAILS.
20. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS, GROUNDCOVERS, AND GRASS.
21. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
22. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
23. DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH THE APPROVAL OF THE ENGINEER.
24. NO PROPOSED TREE LOCATION IS CLOSER THAN 5' FROM ANY UNDERGROUND UTILITY, NOR IS ANY TREE CLOSER THAN 10' FROM ANY OVERHEAD UTILITY LINE.

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.

AT&T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
AMERICAN ELECTRIC POWER (PSO)
BTC BROADBAND
CITY OF BIXBY

LANDSCAPE ORDINANCE SUMMARY

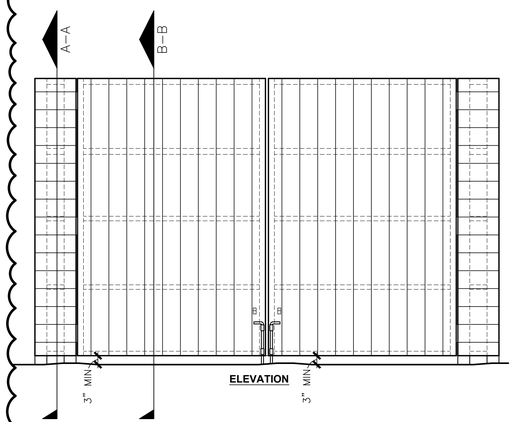
STREET YARD REQUIREMENT	
FRONTAGE STREET	EAST 118th ST. SOUTH
STREET YARD AREA	2,641 sf
LANDSCAPE AREA REQUIRED	NO LESS THAN 15%(396 sf)
LANDSCAPE AREA PROVIDED	2,138 sf or 81%
NUMBER OF TREES REQUIRED (1 PER 1000 SQ. FT)	3
EAST BOUNDARY BUILDING SETBACK LANDSCAPE REQUIREMENT	
CALCULATED AREA	1,720 sf
LANDSCAPE AREA REQUIRED	NO LESS THAN 15%(258 sf)
LANDSCAPE AREA PROVIDED	288 sf or 17%
NUMBER OF TREES REQUIRED (1 PER 1000 SQ. FT)	2
WEST BOUNDARY BUILDING SETBACK LANDSCAPE REQUIREMENT	
CALCULATED AREA	3,555 sf
LANDSCAPE AREA REQUIRED	NO LESS THAN 15%(533 sf)
LANDSCAPE AREA PROVIDED	3,555 sf or 100%
NUMBER OF TREES REQUIRED (1 PER 1000 SQ. FT)	4
SOUTH BOUNDARY BUILDING SETBACK LANDSCAPE REQUIREMENT	
CALCULATED AREA	1,900 sf
LANDSCAPE AREA REQUIRED	NO LESS THAN 15%(285 sf)
LANDSCAPE AREA PROVIDED	1,900 sf or 100%
NUMBER OF TREES REQUIRED (1 PER 1000 SQ. FT)	2
PARKING TREE REQUIREMENT	
NUMBER OF TREES REQUIRED (1 PER 10 PARKING SPACES)	2
TOTAL TREE COUNT	
TOTAL TREES REQUIRED / TOTAL TREES PROVIDED	13 / 13

LANDSCAPE MATERIAL LIST

Key	Qty	Material Name	
LAG	13	LAGERSTROEMIA INDICA 'WHIT IV' - RED ROCKET CRAPE MYRTLE	10' (H) - 2" (CAL)
BW	TBD	BOXWOODS	TBD
CM	TBD	DWARF CREPE MYRTLES	TBD
SP	TBD	SPIREA	TBD

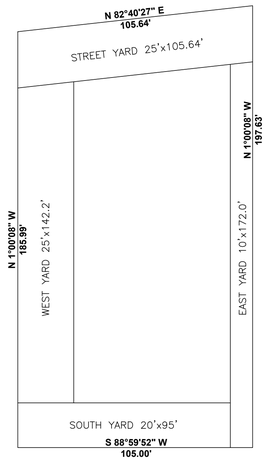
I CERTIFY THAT LAGERSTOEMIA INDICA 'WHIT IV' - RED ROCKET CRAPE MYRTLE OF 2" (CAL) AND 10' (H) SHALL BE RECOGNIZED AS TREES.

BY: _____ DATE: 08/07/2015



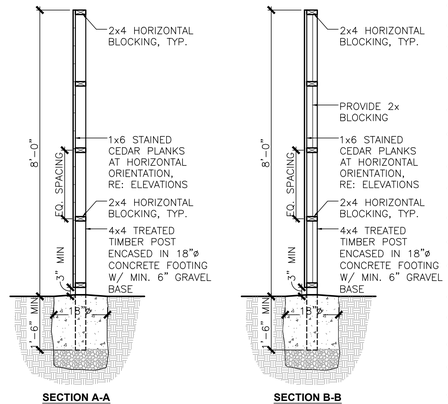
5 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



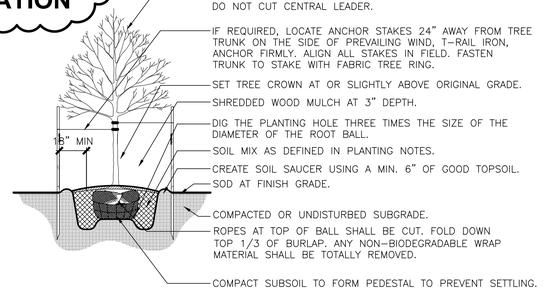
3 LANDSCAPE YARD KEYPLAN

SCALE: 1/32" = 1'-0"



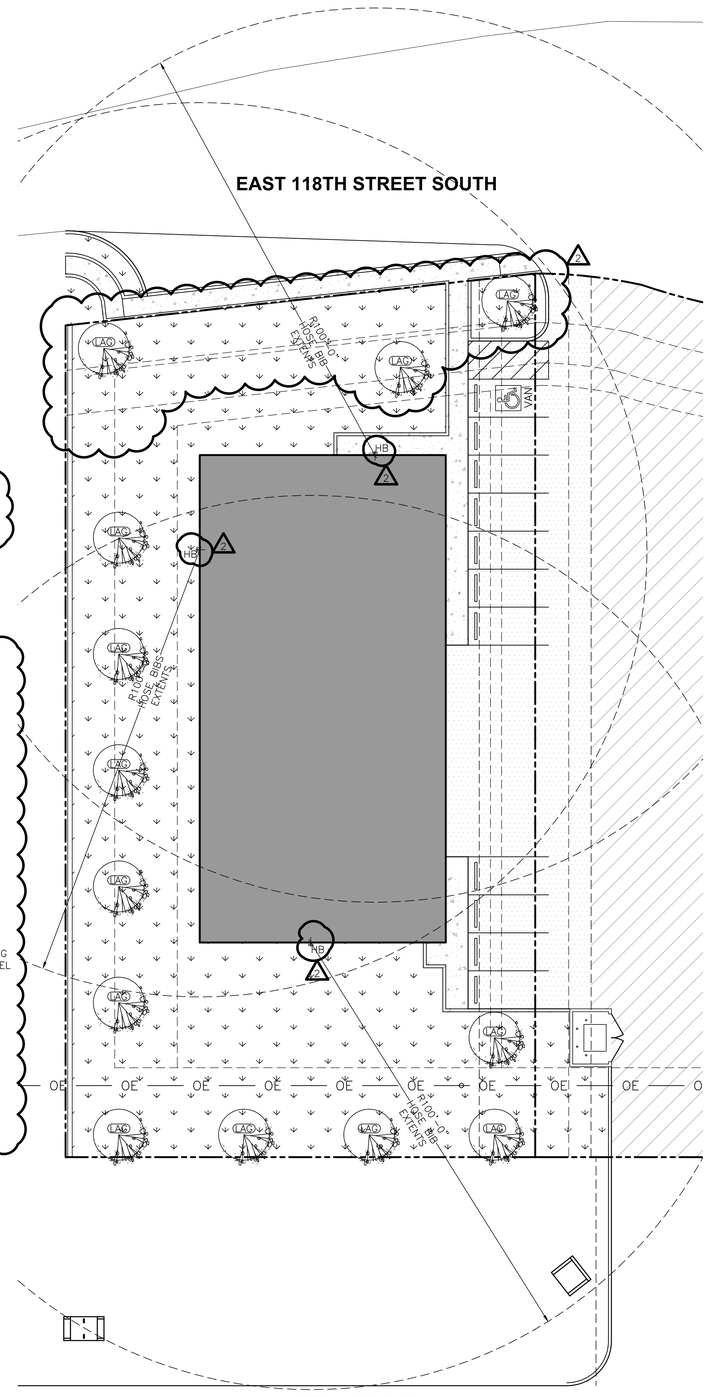
4 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



2 TREE PLANTING DETAIL

SCALE: NONE



1 LANDSCAPE / IRRIGATION PLAN

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

0 16'-0" 32'-0"

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

wdesign
ARCHITECTURE & INTERIORS
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www.wdesignsite.com

SEAL:

WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2015

PROJECT:

JIFFY LUBE OFFICE BUILDING

PUD 54A

PROJECT # 15038

BIXBY, OK 74008

CONSULTANT:

REVISIONS:

1	REV #1	05/05/2015
2	REV #2	08/13/2015

ISSUE DATE:

04.17.2015

SHEET NAME:

LANDSCAPE PLAN

SHEET #:

AS101

Preliminary Not For Construction

DRAWN BY: BJL

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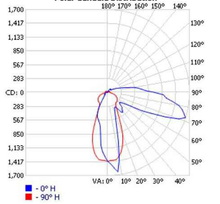
OUTDOOR PHOTOMETRIC REPORT
CATALOG: OWPC 70M 120 LP DDB

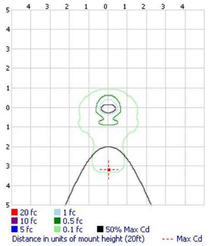
AcuityBrands.
LITHONIA LIGHTING

TEST #:	LTL20612B
TEST LAB:	ACUITY BRANDS LIGHTING CONYERS LAB
ISSUE DATE:	3/13/2013
CATALOG:	OWPC 70M 120 LP DDB
DESCRIPTION:	70W MH WALLPACK CUBE
Series:	OWPC
LAMP CAT #:	M70/MED
LAMP:	ONE 70-WATT CLEAR ED17 METAL HALIDE, HORIZONTAL POS.
LAMP OUTPUT:	1 LAMP, RATED LUMENS/LAMP: 5000
BALLAST / DRIVER:	M98
INPUT WATTAGE:	87.4
LUMINOUS OPENING:	RECTANGLE W/LUMINOUS SIDES (L: 7.56", W: 3", H: 7.56")
Max Cd:	1,695.0 AT HORIZONTAL: 0°, VERTICAL: 72.5°
Cutoff Class:	NONCUTOFF
Roadway Class:	VERY SHORT, TYPE IV
Efficiency:	51.3%

Polar Candela Distribution



Isofootcandle Plot



VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2015, ACUITY BRANDS LIGHTING.
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OUTDOOR PHOTOMETRIC REPORT
CATALOG: OWPC 70M 120 LP DDB

AcuityBrands.

ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Luminaire
0-30	589.6	11.8%	23%
0-40	789.4	15.8%	30.8%
0-60	1,192.9	23.9%	46.5%
60-90	895.5	17.9%	34.9%
70-100	828.8	16.6%	32.3%
90-120	388.5	7.8%	15.2%
0-90	2,088.5	41.8%	81.4%
90-180	475.8	9.5%	18.6%
0-180	2,564.2	51.3%	100%

ROADWAY SUMMARY

Cutoff Classification:	NONCUTOFF
Distribution:	TYPE IV, VERY SHORT
Max Cd, 90 Deg Vert:	990.0
Max Cd, 80 to <90 Deg:	1,580.0

	Lumens	% Lamp
Downward Street Side:	1,491.0	29.8%
Downward House Side:	598.0	12%
Downward Total:	2,089.1	41.8%
Upward Street Side:	431.7	8.6%
Upward House Side:	43.9	0.9%
Upward Total:	475.6	9.5%
Total Lumens:	2,564.7	51.3%

LUMENS PER ZONE

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	126.1	5.0%	90-100	199.0	7.8%
10-20	247.7	9.7%	100-110	122.1	4.8%
20-30	213.8	8.3%	110-120	67.3	2.6%
30-40	199.7	7.8%	120-130	38.8	1.5%
40-50	202.8	7.9%	130-140	27.7	1.1%
50-60	200.8	7.8%	140-150	15.2	0.6%
60-70	265.7	10.4%	150-160	4.6	0.2%
70-80	342.0	13.3%	160-170	0.8	0%
80-90	287.8	11.2%	170-180	0.2	0%

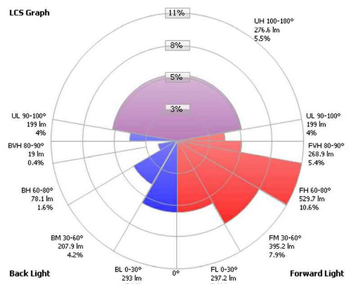
LCS TABLE

BUG RATING	B1 - U3 - G3	
FORWARD LIGHT	LUMENS	LUMENS %
Low(0-30):	297.2	5.9%
Medium(30-60):	395.2	7.9%
High(60-80):	529.7	10.6%
Very High(80-90):	268.9	5.4%
BACK LIGHT		
Low(0-30):	293.0	5.9%
Medium(30-60):	207.9	4.2%
High(60-80):	78.1	1.6%
Very High(80-90):	19.0	0.4%
UPLIGHT		
Low(90-100):	199.0	4%
High(100-180):	276.6	5.5%
TRAPPED LIGHT:	2,435.3	48.7%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: OWPC 70M 120 LP DDB

AcuityBrands.

LCS Graph



Scale = Max LCS %

Trapped Light: 2435.3lm, 48.7%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: OWPC 70M 120 LP DDB

AcuityBrands.

CANDELA TABLE - TYPE C

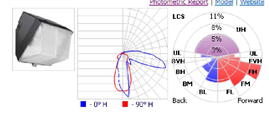
	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408	1408
5	1551	1554	1553	1548	1541	1538	1532	1528	1522	1516	1507	1501	1494	1490	1483	1475	1468	1464	1456
10	1389	1291	1296	1302	1308	1318	1323	1331	1340	1351	1371	1384	1400	1413	1432	1450	1466	1473	1477
15	721	671	675	679	684	692	698	710	721	738	756	776	791	812	838	866	895	915	944
20	449	434	434	434	437	442	444	448	453	459	464	467	471	474	480	489	498	508	520
25	343	335	335	336	338	340	342	344	345	348	348	350	351	351	352	355	359	360	365
30	339	346	344	339	335	331	327	325	321	316	310	304	300	297	296	295	296	296	298
35	476	485	490	492	498	499	495	483	457	426	394	365	343	327	310	299	291	284	283
40	478	469	477	491	512	529	539	539	534	527	522	511	495	478	445	406	364	331	310
45	428	405	409	419	430	438	441	446	447	451	452	453	454	458	459	458	465	468	442
50	320	312	314	317	318	320	322	324	329	341	351	359	360	359	360	367	385	412	443
55	353	356	352	347	346	341	334	325	316	310	307	309	311	308	310	314	324	342	360
60	534	563	539	522	503	482	455	422	392	366	347	333	325	326	321	308	296	298	320
65	997	1006	974	937	895	821	731	638	552	490	448	411	378	358	345	331	325	312	311
70	1577	1554	1531	1500	1440	1333	1187	1025	856	712	595	500	437	393	366	350	348	350	345
75	1642	1615	1639	1656	1656	1594	1485	1322	1121	915	718	561	456	396	364	341	322	318	317
80	1504	1483	1529	1566	1580	1540	1470	1327	1160	971	784	616	488	408	361	333	316	309	307
85	1222	1193	1229	1253	1255	1224	1164	1068	952	822	686	565	465	394	349	318	300	293	290
90	966	933	968	986	990	961	909	827	736	647	560	473	399	342	305	280	264	260	262
95	715	715	743	755	771	766	746	692	630	563	495	426	363	314	280	256	245	242	247
100	569	563	589	596	604	602	598	558	504	460	415	365	315	279	255	234	224	224	233
105	374	363	372	377	383	393	397	393	375	358	338	302	266	238	220	208	203	209	215
110	256	248	254	257	262	268	273	271	265	259	247	232	214	195	179	166	156	150	153
115	184	176	180	183	186	190	193	192	188	183	177	170	159	151	146	140	131	118	108
120	128	125	126	128	129	132	131	131	127	124	120	115	111	105	102	99	97	96	92
125	85	82	83	84	86	89	89	91	90	90	90	88	86	84	83	82	83	84	83
130	84	87	87	87	87	87	85	83	82	81	82	84	84	86	87	89	88	88	84
135	91	90	91	92	92	92	91	90	88	87	86	86	87	87	87	84	79	76	71
140	78	77	77	76	75	73	71	70	69	68	68	68	67	68	67	66	66	66	63
145	82	79	79	78	78	76	72	71	67	66	65	64	61	60	56	53	49	44	40
150	51	49	48	47	47	46	44	43	43	42	41	40	38	38	36	33	31	29	26
155	34	31	31	30	29	29	29	26	25	24	23	21	20	19	18	18	16	16	15
160	14	14	14	14	14	14	13	12	12	13	12	10	10	9	8	7	7	5	5
165	5	4	3	3	3	3	3	2	2	2	2	1	1	1	2	2	2	2	3
170	0	1	1	0	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2
175	0	1	1	0	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2
180	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

2 WALL PACK DATA SHEETS
SCALE: NONE

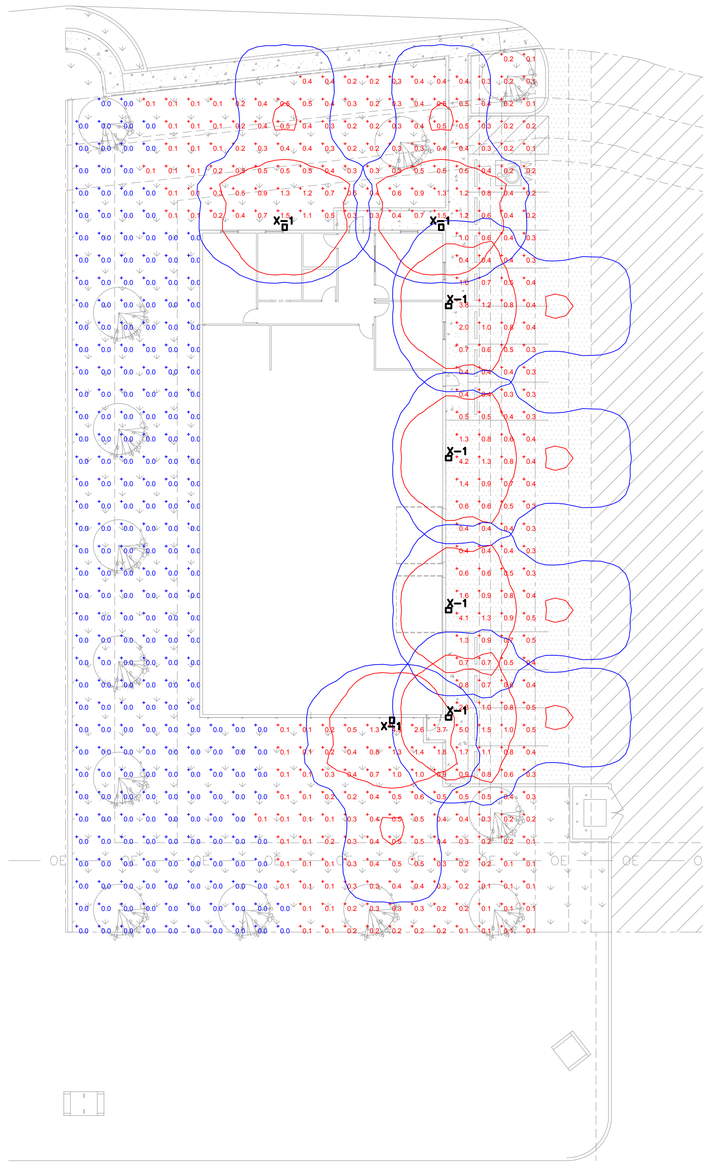
LUMINAIRE SCHEDULE X-1

Photometric Report | Model | Website

MANUFACTURER:	LITHONIA LIGHTING
CATALOG:	OWPC 70M 120 LP DDB
DESCRIPTION:	70W MH WALLPACK CUBE
LAMP CAT:	M70/MED
LAMP:	ONE 70-WATT CLEAR ED17 METAL HALIDE, HORIZONTAL POS.
LAMP OUTPUT:	1 LAMP, RATED LUMENS/LAMP: 5000
BALLAST:	M98
INPUT WATTAGE:	87.4
EFFICIENCY:	51%
DISTRIBUTION:	TYPE IV, VERY SHORT, NONCUTOFF, BUG RATING: B1 - U3 - G3



EAST 118TH STREET SOUTH



PRIVATE DRIVE

1 PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"

0 16'-0" 32'-0"
SCALE: 1/16"=1'-0"

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Fax: 918.794.6602
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CA# 02461 EXPIRES 06/30/2015

PROJECT:

JIFFY LUBE OFFICE BUILDING

PUD 54A

PROJECT # 15038

BIXBY, OK 74008

CONSULTANT:

REVISIONS:

1	REV #1	05/05/2015
2	REV #2	08/13/2015

ISSUE DATE:

04.17.2015

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET #:

AS102

Preliminary Not For Construction

DRAWN BY: BJL

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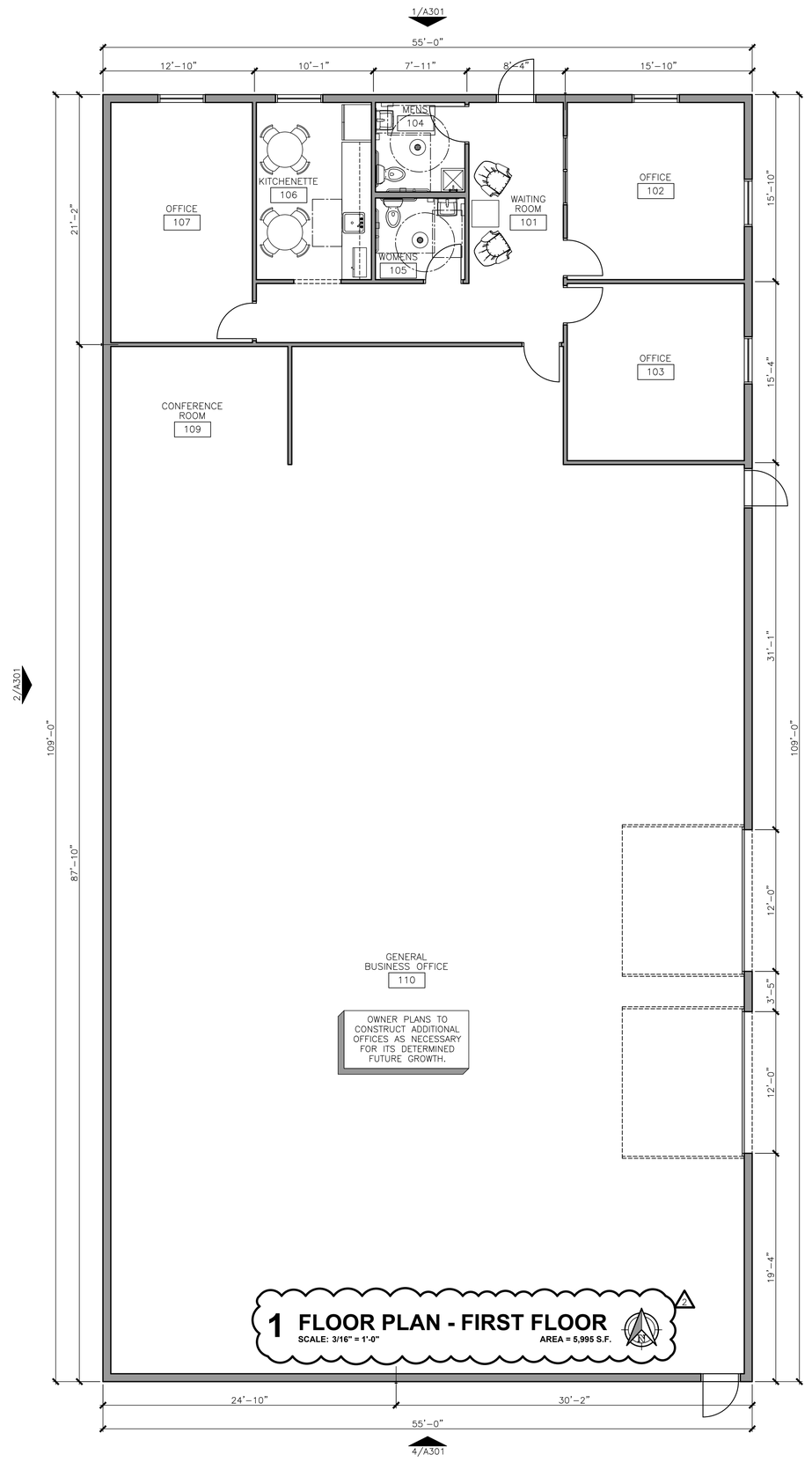

1 FLOOR PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0" AREA = 5,995 S.F.

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ISSUE DATE:

04.17.2015

SHEET NAME:

FLOOR PLAN FIRST FLOOR

SHEET #:

A201

Preliminary Not For Construction

DRAWN BY: BJL

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GENERAL NOTES

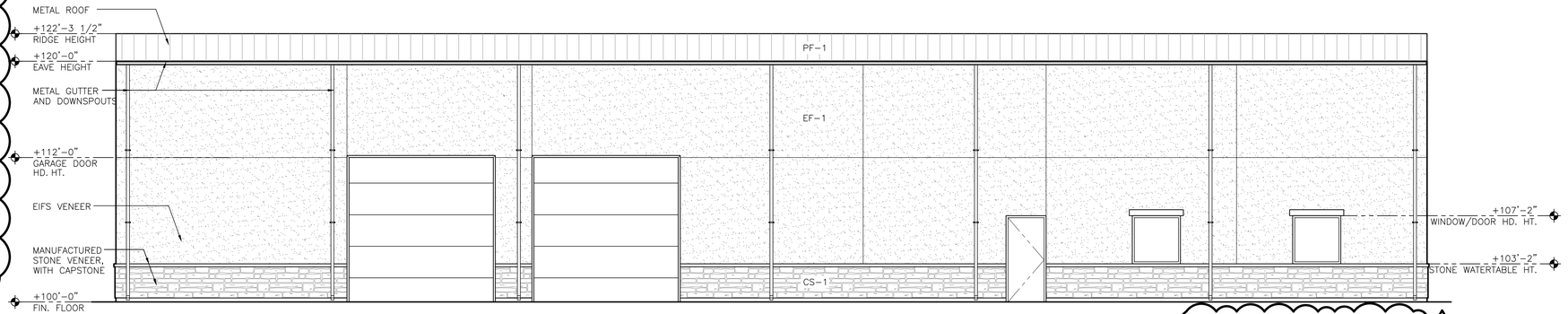
1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. ALL EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. ALL EXTERIOR 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.
4. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
5. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
6. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO DAYLIGHT ONTO CONCRETE SPLASH BLOCKS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO MATCH ADJACENT MATERIAL.
7. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

EXTERIOR FINISH LEGEND

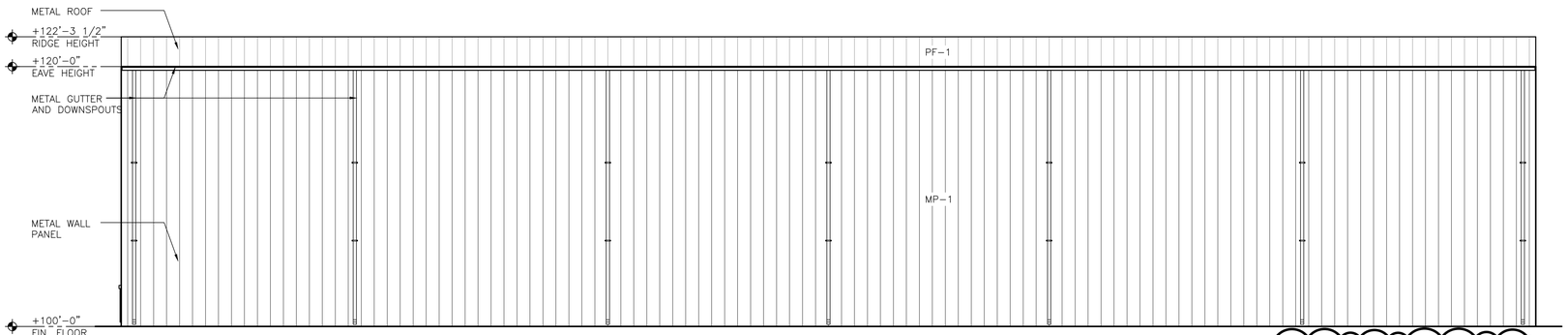
MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
PF-1	MTL. ROOF	WHITE	TBD / R-12 MTL. PANEL	VERIFY COLOR W/ OWNER
EF-1	EIFS	WHITE	TBD	VERIFY COLOR W/ OWNER
CS-1	CULTURED STONE	TAN BLEND	TBD	VERIFY COLOR W/ OWNER
MP-1	MTL. WALL PANEL	WHITE	TBD / R-12 MTL. PANEL	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR COLORS AND MATERIALS TO MATCH THE EXISTING FINISHES OF THE JIFFY LUBE

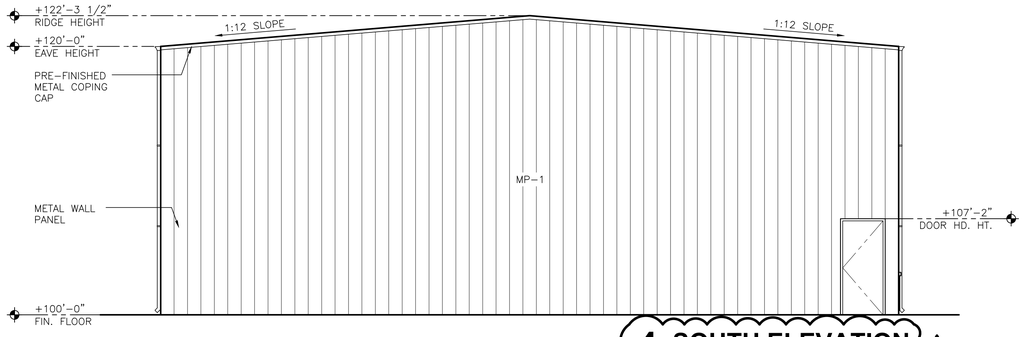
THERE ARE NO BUILDING-WALL-MOUNTED SIGNS PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE WILL GO THROUGH THE CITY OF BIXBY'S SIGN PERMIT APPLICATION PROCESS. 2



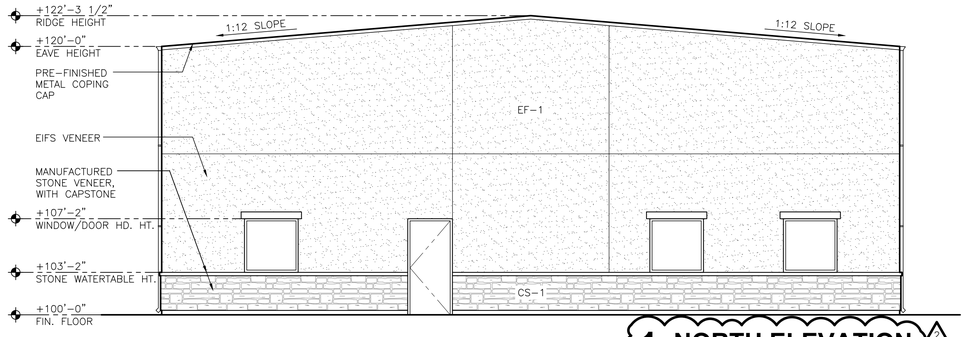
3 EAST ELEVATION 2
SCALE: 3/16" = 1'-0"



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



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



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

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ISSUE DATE:

04.17.2015

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET #:

A301

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DRAWN BY: BJL

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JIFFY LUBE OFFICE BUILDING - NORTHEAST VIEW

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107TH AND MEMORIAL

101ST AND SHERIDAN - COPPER OAKS OFFICE DEVELOPMENT

101ST AND SHERIDAN - COPPER OAKS OFFICE DEVELOPMENT

91ST AND GARNETT - CASTLEGATE OFFICE DEVELOPMENT

OFFICE GARAGE EXAMPLES