

MINUTES
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
NOVEMBER 21, 2016 **6:00 PM**

CALL TO ORDER: By Lance Whisman 6:11 PM

ROLL CALL: Jason Mohler, Secretary

PLANNING COMMISSION (PC):

Members Present: Lance Whisman (Chairman)

Steve Sutton (Vice Chair)

Larry Whiteley

Tom Holland

Jerod Hicks

STAFF PRESENT:

Patrick Boulden, Esq., City Attorney

Jason Mohler, Development Services Director & City Engineer

Marcae' Hilton, City Planner

OTHERS ATTENDING:

See attached Sign-In Sheets

CONSENT AGENDA: Lance Whisman, Chair

1. Approval of Minutes for the Planning Commission Meeting: October 27, 2016

MOTION TO APPROVE ITEM NO 1: Tom Holland

SECOND: Jerod Hicks

ROLL CALL:

MOTION PASSED: 5:0:0

PUBLIC HEARINGS: Lance Whisman

2. **ZONING AND PUD REQUEST FOR 161 & MEMORIAL**, Applicant, Rausch Coleman

BXZO-16.08 161 MEMORIAL (DEVELOPMENT AREA A) CS (Commercial Shopping) (PUD)

BXZO-16.09 161 MEMORIAL (DEVELOPMENT AREA B) RS-3 (Residential Single Family) (PUD)

BXPUD-16.05 161 MEMORIAL

Discussion and Recommendation on the approval of two (2) ZONING requests *BXZO-16.08 & BXZO-16.09 161 & MEMORIAL* and approval of the companion PUD request *BXPUD-16.05 161 & MEMORIAL*; the zoning requests propose to change DEVELOPMENT AREA A from AG (Agriculture) to CS (Commercial Shopping District), and DEVELOPMENT AREA B from AG (Agriculture) & RS-3 to All RS-3 (Residential Single-family) with the proposed companion PUD for the purpose of Single-family and Commercial Development; 144 acres in part of Section 25, T17N, R13E; the property is located south of 161st E. Ave and east of Memorial, Bixby, Oklahoma

STAFF PRESENTATION: Marcae' Hilton,

REQUEST:

Zoning Changes

- DEVELOPMENT AREA A from AG (Agriculture) to CS
(Commercial Shopping) (PUD)

AGENDA – Bixby Planning Commission, November 21, 2016

Page 1 of 6

- DEVELOPMENT AREA B from AG (Agriculture) & RS-3 to RS-3 Residential Single Family & (PUD)
- Recommendation of Approval of proposed companion PUD (Planned Unit Development)

EXISTING ZONING: DEVELOPMENT AREA A AG (Agriculture)
DEVELOPMENT AREA B AG (Agriculture) & RS-3

LOCATION: South of 161st E. Ave and east of Memorial

STR: Section 25, T17N, R13E

LOT SIZE: 144 Acres

EXISTING USE: Undeveloped Agriculture

PUBLIC INPUT: (1)

PROPOSED USE/DETAILS: The applicant requests a recommendation of approval of Planned Unit Development (BXPUD-16.05 161 & MEMORIAL). The PUD will serve as a Master Plan including long-term phased residential development areas with commercial adjacent to Memorial surrounded by Single-family residential. The tract of land surrounds the existing Pecan Park (Mobile Home Park).

DEVELOPMENT AREA A, 5.88 Acres, CS (Commercial Zoning District), Uses permitted as a matter of right in CS (Commercial Shopping) excluding "sexually oriented" uses

Use Units 1, 4, 5, 10, 11, 12, 13, 14, 19 allowed by right.

	Code for CS	PUD
Floor Area Ratio:	.50	.50
Building Height:	5 stories or 70 FT	Not to exceed 3 stories
Street Frontage:	150 FT Arterial	100 FT
Setbacks:		
Arterial ROW	50 FT	50 FT
Non-arterial ROW	25 FT	25 FT
Adjacent Residential	10 FT*	20 FT
All other Lots		0 FT
Landscaping	15%	15%
Min/Max Parking	Per Use Unit	Per Use Unit
Other Bulk and Area	Per Code CS	As required within the CS District

*Plus 2 feet setback for each 1 foot of building height exceeding 15 feet if the abutting property is within RE, RS, RD district

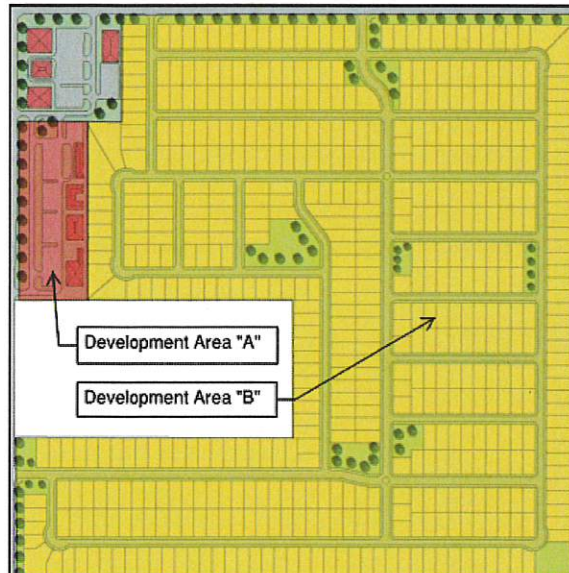
DEVELOPMENT AREA B, 128.70 Acres, RS-3 (Residential Single-family) uses permitted by right in RS Zoning Districts including those uses listed as permissible Accessory Uses (Use Units 2, 4, 5, and 7); as well as Area Wide Uses by Right (Use Units 1, 6, 7)

	Code for RS-3	PUD
Maximum No. of Lots	NA	560
Lot Width	65	60
Minimum Lot Size	6,900	6,600
Building Height:	48 FT	2 Stories or 35 feet

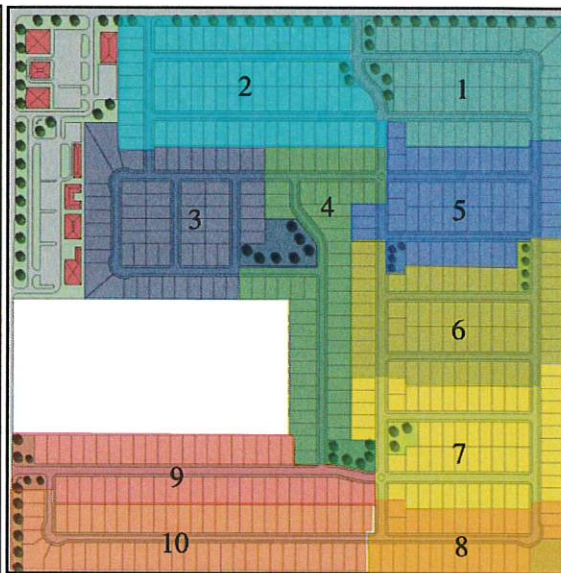
Off Street Parking Unit
 Min. Livability Space 4,000 SQ FT
 Setbacks:
 Front Yard 25 FT
 Rear Yard 20 FT
 Side Yard/Street 5 FT
 Side Yard Not/Street 5 FT
 Other Bulk and Area
 Min Dwelling Size NA
 Min Masonry First Fl. Plate

2 Enclosed Spaces Per Dwelling
 2, 000 SQ FT
 20 FT
 20 FT
 15 FT
 5 FT
 As Per RS Districts
 1,175 SQ FT
 80% Masonry up to first floor
 -35% brick
 Masonry may include:
 James Hardie Board, Stucco, EIFS,
 Stone or Brick

DEVELOPMENT AREA



PHASING CONCEPT



BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: CG (Commercial General), RS-3 (Single-family Residential), (PUD 39)
 West: AG-undeveloped agriculture parcel
 Middle: RMH-Residential Mobile Home
 South: AG-undeveloped agriculture parcel
 East: AG-undeveloped agriculture parcel

COMPREHENSIVE PLAN:

Land Use Intensities: Medium Intensity, Low Intensity, Development Sensitive
 Land Use: Vacant, Agricultural, Rural Residences, and Open Land
 Urban Design Elements:
 Public Facilities: Planned Community Trails

ATTACHMENTS:

1. Ariel Map
2. Case Maps (3)
3. PUD
4. GO PLAN Trails Map

Staff believes the proposed Zoning request meets the requirements of the Zoning Regulations and Land Use objectives.

Staff believes the proposed Master Planned PUD request meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-7I-2:

PURPOSES:

The purposes of the Planned Unit Development are to:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;
- C. Provide and preserve meaningful open space; and
- D. Achieve a continuity of function and design within the development.

STAFF RECOMMENDATION: Staff recommends Approval of *BXZO-16.08 & BXZO-16.09 161 & MEMORIAL* and approval of the companion PUD request *BXPUD-16.05 161 & MEMORIAL* with the following conditions (not a complete list), (11.17.16 Applicant has corrected much of the comments below):

1. All PUD changes shall be corrected before submittal to City Council
2. Correct the title to read:
BXPUD-16.05 161 & MEMORIAL
3. Per Pre-Development Meeting:
 - a. Provide connection (stub-out street) to:
 - i. Riverview Street with traffic circle
 - ii. 2 Connections to East with traffic circles
 - iii. 1 connection to South with traffic circle
 - b. Provide access to Commercial Development from Residential Area
 - c. Please provide conceptual drainage report-details to SCOPE AND CONCEPT Page 4 OF 16
 - d. Change verbiage: major thoroughfares to Memorial and 161 E. Ave Page 4 of 16
 - e. Add word: Park to Pecan in 4th paragraph, Page 4 of 16
 - f. Expound: paragraph 5, Page 4 of 16
 - i. Rausch Coleman paying all costs associated with design work....
 1. Roughly how much dirt?
 2. Roughly how much detention?
 3. How many acres?
 4. City Engineer design piece
 5. Masterplan Regional Detention
 - ii. Dedicate a Trail along east boundary of property
 1. INCLUDE TRAILS LANGUAGE-refer to Go Plan if needed

2. Acknowledge the trails adjacent to property along east will be developed
3. Identify trails as an amenity
4. Create language requiring access from development areas to trail
5. Trail to allow safe pedestrian accessibility to school
- g. Page 7 of 16: Add detailed concepts for each Development (modify language below as needed):
 - i. Each development will be phased
 - ii. "All Residential Development will be platted, the Plat will serve as a Site Plan for each phase"
 - iii. "All Commercial Development will be platted and go through the Site Plan Process as developed"
- h. Page 8 of 16: Add fencing requirement language-columns of brick/stone will be added at intervals to provide aesthetic appeal. (11-8-10 B 1-8, E)
- i. Change the language of paragraph 4, Page 8 of 16-Comprehensive Plan Modification is not required, Development Sensitive, Low High are all allowed with PUD
- j. Add Sidewalk language per code: every arterial street, collector street or minor street (12-3-2 N)
- k. Add infrastructure plan/phases per Fire Marshal-Phase 1 over 30 lots need to tie in
4. Per TAC Meeting:
 - a. All Utilities underground
 - b. ONG-layout front, front easements are big enough.
 - i. 4" line along N-consider the change in grade
 - ii. Coordinate phases along the way
 - iii. Residential development will be 1st followed by Commercial
 - c. COX-N/S Memorial Fiber to home, E/W along 161st
 - d. OG&E-N of 161st/West of Memorial
 - i. More Easement Space requested
 - ii. Eddie will be the Project Manager
 - iii. Consider Topo
 - e. BTC-rear preference
 - i. Consider Topo
 - ii. Will check the easements during platting
5. Compare and contrast: NEW PUD- BIXBY CODE

SUMMARY OF PUBLIC COMMENT:

- 37 SIGNED IN
- 35 "PLANNING COMMISSION PUBLIC HEARING REQUEST" WERE TURNED IN
 - 28 WERE IN OPPOSITION
 - 4 WERE IN FAVOR
 - 2 WERE BOTH IN FAVOR AND OPPOSITION
 - 1 WAS NEUTRAL
- WRITTEN CONCERNS-SEE ATTACHED
 - NOT WANTING GROWTH
 - TRAFFIC ON MEMORIAL
 - DRAINAGE

- VERBAL CONCERNS
 - DENSITY
 - DRAINAGE
 - TRAFFIC ON MEMORIAL
 - GROWTH
 - SCHOOLS

MOTION: CONTINUE TO NEXT MEETING Lance Whisman, Chair

SECOND: Larry Whiteley

ROLL CALL:

MOTION PASSED: 5:0:0

PLATS

OTHER BUSINESS

3. Discussion, Review, and Acceptance of the Planning Commission Opening Rules

MOTION TO APPROVE: Steve Sutton, Vice Chair

SECOND: Tom Holland

ROLL CALL:

MOTION PASSED: 5:0:0

ADJOURNMENT 10:46 PM

APPROVED BY:



Chair

12-19-16

Date

Marcae' Hilton, Jason Mohler
City Planner/Recording Secretary

BIXBY PLANNING COMMISSION

SIGN IN SHEET

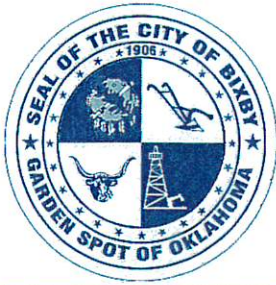
DATE: November 21, 2016

NAME	ADDRESS	EMAIL	ITEM#
1. James Jass	16565 S. 78 th E. Ave Bixby	JAMMY PA'S 08@gmail.com	7
2. Jason Arent	9132 E 102 nd Pl	jarent arent-j@msn.com	
3. John Kaiser	3201 W Gray St, B.A.	johnkaiser@kw.com	
4. Stacy Davis	16090 S. 85 th E. Ave Bixby	stacydavis@yahoo.com	2
5. Kyle Richardson	8707 E. 126 th Ct. S. Bixby, OK	Krich4@cox.net	
6. Steven Homabangh	13425 S 19 th Pl, Bixby, OK	shollaba@gmail.com	
7. Tony Williamson	13161 S. Memorial Dr.	Twoparts@olp.net	
8. Left Phillips	1108 W. Parkville St.	bmjirard@olp.net	
9. RICHARD STEWART	14327 S. 52 nd E. Ave.		
10. FERRY HEWITT	13127 E. 183 rd Pl S.		
11. Spooner Fish	18251 S. 132 nd E. Ave		
12. BRAD GIRARD	5879 E 164 th St Bixby		
13. Sherelle Henderson	9931 E. 116 th S Bixby	Shenere14@cox.net	
DeAnna Foster		dsbfoster@gmail.com	
Jenny Vanisand	12952 E. 182 nd St. S. Bixby, OK		
Elizabeth Turner	12952 E. 182 nd St. S. Bixby, OK		

NAME	ADDRESS	EMAIL	ITEM#
- 14. Amy Goldston	4681 E 148th Pl S 74008	amgoldston@hotmail.com	2
- 15. Kellie Sundberg	2672 E 171 St S Mounds	KellieSundberg@yahoo	2
- 16. Michael Morton	" "	Mikeymorton87@yahoo	2
- 17. Etisha Long	6710 E 161st St S. 74008	etishalong@cox.net	2
- 18. Stephanie Gillespie	9931 E 116th St S 74008	steph12888@yahoo.com	2
- 19. Jack McAnulty	16008 586th E Ave	taveummc@cox.net	2
- 20. Bruce Davey	8317 E 166 St 74008		2
- 21. Carol Davey	8317 E 164 St 74008		2
- 22. Brittney Walker	322 E. 5th B 74008	Brittney78@hotmail.com	2
- 23. Jeff Byrd	8750 E. 169th Pl. S. 74008	JNLByrd@yahoo.com	2
- 24. Jennifer Stokes	8640 E 169 St S 74008	travisandjennifer@yahoo.com	2
- 25. Sarah Bennetich	1012 E 181st S. Mounds 74041	butter0112@gmail.com	2
- 26. Rachel Birtch	9808 E. 123 St S Bixby OK	kodanics444@yahoo.com	
- 27. Madeline Frost	5847 E 201st St S		
- 28. Kelly Bastien	8625 E 160th Street S. Bixby	Kellybastien@gmail.com	
- 29. Mabeline Burnett	16433 S. 98th St. Bixby		
- 30. Jay Davidson	7341 E 119 Pl		

- Bryan White	14128 S 50th East Ave, Bixby	j24maybel@yahoo.com	Item 2
- DAN REE	15684 S. TACC	BTX	OK
- Carl Rumsey	16537 S 98th E Ave	Bixby	OK
- MARTIN PHILIPOTT	15626 S. LEWIS AVE	Bixby	OK
- Drew King	3181 E 143rd St S	Bixby, OK	drew.king21@gmail.com

- Bryan White 14128 S 50th East Ave, Bixby j24maybel@yahoo.com 2 Item
 DAN RICE 15685 S. 7th Ave Bixby OK donel dice @ suncon 2
 Carl Rumsey 16537 S 98th E Ave Bixby OK Carl, m. Rumsey@gmail.com
 MARTIN PALADIN 15626 S. LEWIS AVE Bixby OK SILKNOTZXSODAKING@cox.net
 Drew King 3181 E 143rd St S Bixby, OK drew.kingz1@gmail.com



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 21-Nov-2016

Name: Bryan Watzke Day Time Phone: 918.906.7377
Night Time Phone: _____ E-mail Address: j24may66@yahoo.com
Address: 14128 S 50th East Ave City: Bixby Zip: 74008

☒ Agenda Item Number 2

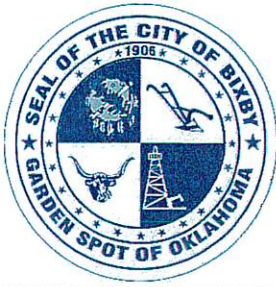
- ☐ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Dan Dice Day Time Phone: 918-851-1846
Night Time Phone: _____ E-mail Address: danieldice@gmail.com
Address: 15689 S. YALE AVE City: BIXBY Zip: 74008

- ☐ Agenda Item Number #2
- ☒ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Jeff Byrd Day Time Phone: 918-581-4520
Night Time Phone: same E-mail Address: JBByrd70@yahoo.com
Address: 8750 E. 16th Pl. S. City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

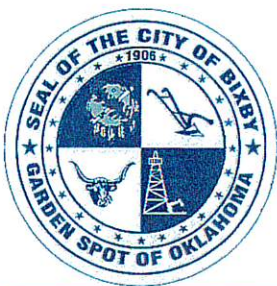
Development on 16th Memorial

Supporting Materials:

Google Maps / Canals that Run Through Neighborhoods
photos of Flow, Back up, Etc.

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Charles Frenzol Day Time Phone: 369-2652
Night Time Phone: 369-2652 E-mail Address: deep5@cox.net
Address: 9494 S. 1366 St. City: ~~74108~~ Bixby Zip: 74108

☒ Agenda Item Number # 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

zoning change

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: November 21, 2016

Name: Sarah Bennefeld Day Time Phone: 918.230.0982
Night Time Phone: 918.230.0982 E-mail Address: NA
Address: 1012 E 181st S. City: Mounds Zip: 74047

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Developing the Corner "Lot" at 161st + Memorial

Supporting Materials:

Post presented by Brian Guthrie

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Richard Daniel Day Time Phone: 918-692-3018

Night Time Phone: 918-369-2331 E-mail Address: _____

Address: 980 S E. 123rd S City: Bixby Zip: 74002

☐ Agenda Item Number _____

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Housing Addition

Supporting Materials:

Years of living in Bixby and
not wanting it to grow any larger.

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21

Name: Tyler Sommer Day Time Phone: (918) 943-6668
Night Time Phone: _____ E-mail Address: tyler.sommer@cox.net
Address: 7334 E 113th St. S. City: Bixby Zip: 74008

☐ Agenda Item Number #2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: TODAY

Name: RICHARD STEWART Day Time Phone: _____

Night Time Phone: _____ E-mail Address: _____

Address: _____ City: _____ Zip: _____

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

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Topic of Discussion:

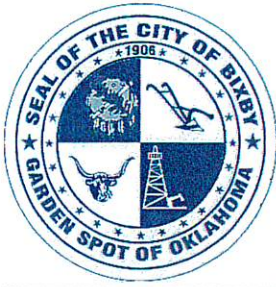
161ST 00

S. Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Brittney Walker Day Time Phone: 9182316773
Night Time Phone: 9182316773 E-mail Address: Brittney78@hotmail.com
Address: 322 E. 5th St Unit B City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

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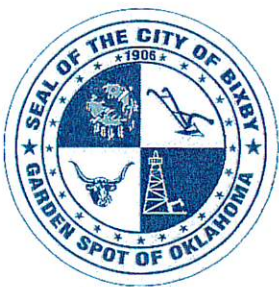
Topic of Discussion:

re-zoning of 16th

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21/16

Name: LEAH Phillips Day Time Phone: (918) 282-8308
Night Time Phone: JANE E-mail Address: _____
Address: 1108 W. Humboldt St City: BA Zip: 74011

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

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Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Jodi Stewart Day Time Phone: 918-943-6734
Night Time Phone: 918-943-6734 E-mail Address: jod.ste@cox.net
Address: 14327 S 52nd E Ave City: Bixby Zip: 74008

☒ Agenda Item Number 2

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☒ I wish to speak **IN OPPOSITION** to this item.

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Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Carl Rumsay Day Time Phone: 918-606-4831
Night Time Phone: 918-606-4831 E-mail Address: _____
Address: 16532 S 98th E Ave City: Bixby Zip: 74008

☐ Agenda Item Number 2

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☒ I wish to speak **IN OPPOSITION** to this item.

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Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Bob EVANS Day Time Phone: 918 740-3950
Night Time Phone: 918-740-3950 E-mail Address: _____
Address: 5794 E 144th ST S City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

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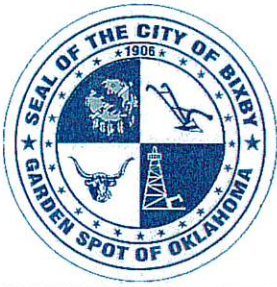
Topic of Discussion:

TRAFFIC ON MEMORIAL

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21/16

Name: Stephanie Gillespie Day Time Phone: (918) 770-3448
Night Time Phone: _____ E-mail Address: Steph10888@yahoo.com
Address: 9931 East 116th Street South City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item. *(pending information given during meeting) SMHG*

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Zoning & Pcd Request For 116th & Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21/14

Name: Kellie Sundberg Day Time Phone: 918 760 7031
Night Time Phone: _____ E-mail Address: Kelliesundberg@yahoo
Address: 2672 E 171 St S City: Mounds Zip: 74047

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Zoning 1st & Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21/16

Name: Michael Morton Day Time Phone: 9182311863
Night Time Phone: _____ E-mail Address: _____
Address: 2072 E 171st S City: Mound Zip: 74047

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

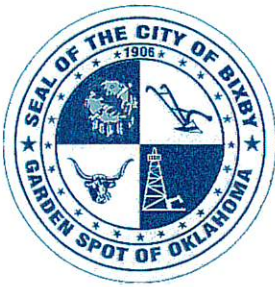
Topic of Discussion:

Zoning 161 & Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Elisha Long Day Time Phone: 918-200-4699
Night Time Phone: 918-200-4699 E-mail Address: elishalong@cox.net
Address: 16710 E 161st St S. City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: BRIAN FISH Day Time Phone: 918-259-5566
Night Time Phone: _____ E-mail Address: _____
Address: 18251 S. 132 E. AVE City: BIXBY Zip: 74008

☐ Agenda Item Number _____

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

REZONING 161ST MEMORIAL

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/20/16

Name: Amy Goldston Day Time Phone: 918-852-0766
Night Time Phone: _____ E-mail Address: amgoldston@hotmail.com
Address: 4681 E 148th PI S City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Stacy Davis Day Time Phone: 918-852-2076
Night Time Phone: same E-mail Address: shaena@yahoo.com
Address: 16090 S. 85th E. Ave. City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Zoning & PUD Request for 161st & Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21/16

Name: Tony Williams Day Time Phone: 918-369-2669
Night Time Phone: 918-447-9626 E-mail Address: twoparts@aol.com
Address: 13161 S. Memorial Dr City: Bixby Zip: 74008

☐ Agenda Item Number _____

☒ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

161st & Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Carol Davey Day Time Phone: 918-640-5622
Night Time Phone: 918 640 5622 E-mail Address: _____
Address: 8317 E 169 St S. City: Bixby Zip: _____

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

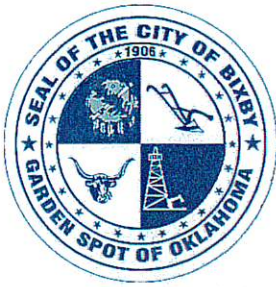
Topic of Discussion:

RE-ZONING

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: BRUCE DAVEY Day Time Phone: 918-704-6365
Night Time Phone: 918-704-6365 E-mail Address: _____
Address: 8317 E 164 ST City: Bixby Zip: 74008

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

REZONING

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-2016

Name: Jack McGunkin Day Time Phone: 918-943-6019
Night Time Phone: 918-231-5255 E-mail Address: taxconn@cox.net
Address: 1600886th Ave Budap City: _____ Zip: _____

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

161st Memorial Neighborhood

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Kelly Boston Day Time Phone: 918-231-1385
Night Time Phone: 918-231-1385 E-mail Address: kellyboston@gmail.com
Address: 8625 E 160th Street S City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

161st + Memorial development

Supporting Materials:

N/A

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 21 NOV 2016

Name: JAMES PASS Day Time Phone: 918-364-5334
Night Time Phone: 918-364-5334 E-mail Address: JAMES.PASS@GMAIL.COM
Address: 16565 S. 98th E. AVE City: Bixby Zip: 74008

☐ Agenda Item Number 2

☒ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

DRAINAGE, supporting services currently available
to support future expansion.

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Jason Arant Day Time Phone: 918-995-5963
Night Time Phone: _____ E-mail Address: arant-j@msn.com
Address: 9132 E 102nd Pl City: Tulsa Zip: 74133

☐ Agenda Item Number _____

☒ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/20/16

Name: Mike + Kristi Green Day Time Phone: 918 698 9889
Night Time Phone: _____ E-mail Address: Mk2Star@gmail
Address: 9685 E. 175th St S City: Bixby Zip: 74088

- ☒ Agenda Item Number 2
- ☐ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: John Kaiser Day Time Phone: 918-798-5552
Night Time Phone: Keller Williams Realty E-mail Address: johnkaiser@kw.com
Address: 3201 W Gary St. City: Bixby Zip: 74012

☐ Agenda Item Number _____

☒ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

I am the listing agent for owner Tony Williamson who
is selling the 60 acres for development

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Leona Fish Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 18251 S. 132nd E. Ave. City: _____ Zip: _____

☐ Agenda Item Number _____

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

161st + Memorial

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/20/16

Name: Perry Hewitt Day Time Phone: 918.364.3929
Night Time Phone: _____ E-mail Address: _____
Address: 13127 E183rd Pl. S. City: Bixby Zip: 74008

☐ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Housing development support & infrastructure

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: BRAD GIRARD Day Time Phone: 918 8332723
Night Time Phone: 918 8332723 E-mail Address: bingirard@dp.net
Address: 5879 E 16th St City: Bixby Zip: 74008

☐ Agenda Item Number _____

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

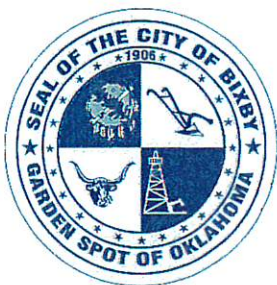
Topic of Discussion:

600 houses

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Michael Cox Day Time Phone: 918-946-6725
Night Time Phone: Same E-mail Address: _____
Address: 16031 S. 87TH E. Ave. City: Bixby Zip: 74008

☒ Agenda Item Number 2

☐ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

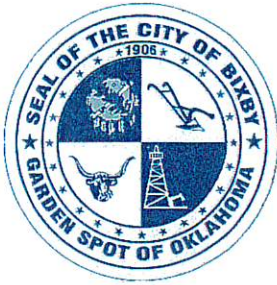
☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11/21/16

Name: Chelsea Cox Day Time Phone: 918-527-5520
Night Time Phone: same E-mail Address: COX.Chelseamarie@gmail.com
Address: 16031 S. 87th E Ave City: Bixby Zip: 74008

- ☒ Agenda Item Number 2
- ☐ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 11-21-16

Name: Sheree Henderson Day Time Phone: 918-855-7904
Night Time Phone: _____ E-mail Address: Sheree.Henderson@bixbyok.gov
Address: 9931 E. 116th City: Bixby Zip: 74008

☒ Agenda Item Number 2

- ☐ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

GOO homes

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION

BIXBY HOUSING MARKET 2016

Price	Active	New Const	Pending	2016 Solds
Under \$100,000	3	0	3	23
\$100,000-\$150,000	14	2	14	91
\$150,000-\$199,999	33	6	23	160
\$200,000-\$250,000	47	17	12	117
\$250,000-\$299,999	47	29	9	95
\$300,000-\$399,999	138	89	18	134
\$400,000+	128	39	19	116
Totals:	410	182	98	736