

MINUTES  
**PLANNING COMMISSION**

116 WEST NEEDLES, BIXBY, OKLAHOMA  
September 19, 2016                      6:00 PM

**CALL TO ORDER**

**ROLL CALL**

Members Present:    Mr. Tom Holland  
                              Mr. Lance Whisman  
                              Mr. Jerod Hicks  
                              Mr. Larry Whiteley  
Members Absent:     Mr. Steve Sutton

**STAFF PRESENT:**

Patrick Boulden, Esq., City Attorney  
Marcaé Hilton, City Planner  
Jason Mohler, Development Services Director & City Engineer (DSD)

**CONSENT AGENDA-Lance Whisman, PC Chair**

1. Approval of Minutes for the Planning Commission Meeting:
  - a. May 31, 2016
  - b. June 20, 2016
  - c. July 18, 2016
  - d. August 15, 2016

**APPROVED: 4-0-0**

**PUBLIC HEARINGS-Lance Whisman, PC Chair**

2. **ZONING AND PUD REQUEST FOR CONRAD FARMS**, Applicant, Ricky Jones of Tanner Consulting

***BXZO-16.06 CONRAD FARMS (DEVELOPMENT AREA A & B)***

***BXZO-16.07 CONRAD FARMS (DEVELOPMENT AREA C-1)***

***BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75 & 85)***

Discussion and Recommendation on the approval of two (2) ZONING requests *BXZO-16.06 & BXZO-16.07 CONRAD FARMS* and approval of the companion PUD request *BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75 AND 85)*; the zoning requests propose to change DEVELOPMENT AREA A & B from AG (Agriculture) to CG (General Commercial District), and DEVELOPMENT AREA C-1 from AG (Agriculture) to RMH (Residential Mobile Home) or RS-3 (Residential Single-family) with the proposed companion PUD for the purpose of a Master Planned, Multiuse Development; 182.19 acres in part of Section 23, T17N, R13E; the property is generally located near the 7400 Block of 151st E. Ave-and spans in-part west to Sheridan and from 151<sup>st</sup> Street south to 161<sup>st</sup> Street

**REQUEST: (Marcae' Hilton, City Planner) Zoning Changes**

**EXISTING ZONING:**

- **DEVELOPMENT AREA A & B** from AG (Agriculture) to CG (General Commercial District)
- **DEVELOPMENT AREA C-1** from AG (Agriculture) to RMH (Residential Mobile Home) or RS-3 (Residential Single-family)
- Recommendation of Approval of proposed companion **PUD** (Planned Unit Development)

**DEVELOPMENT AREA A & B**, AG (Agriculture)  
**DEVELOPMENT AREA C-1**, AG (Agriculture)  
**DEVELOPMENT AREA C & D**, RS-3 (Residential Single Family) & PUD 85-CONRAD FARMS  
**DEVELOPMENT AREA E**, RM-2 (Residential Multi-family) & PUD 75-LEANN ACRES

**REQUESTED ZONING:**

**DEVELOPMENT AREA A & B**, CG (General Commercial)  
**DEVELOPMENT AREA C-1**, RMH (Residential Mobile Home) or RS-3 (Residential Single-family)  
**DEVELOPMENT AREA C & D**, NO CHANGE  
**DEVELOPMENT AREA E**, NO CHANGE  
**ENTIRE TRACT**, PUD-BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75-LEANN ACRES AND PUD 85-CONRAD FARMS)

**LOCATION:** Near the 7400 Block of 151st E. Ave-and spans in-part west to Sheridan and from 151<sup>st</sup> Street south to 161<sup>st</sup> Street

**STR:** Section 23, T17N, R13E

**LOT SIZE:** 182.19 Acres

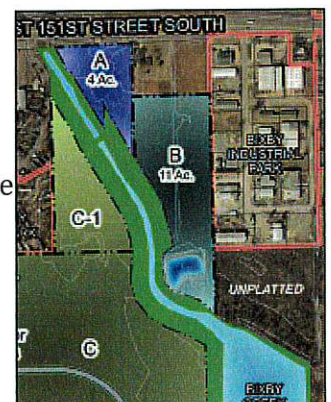
**EXISTING USE:** One Dwelling, Undeveloped Agriculture, Vacant Commercial Buildings

**PROPOSED USE/DETAILS:** The applicant requests a Major Amendment to PUD 75 and 85 in an effort to provide a Master Plan including long term phased development areas, which encompass the former Conrad Farms (PUD 85-never developed), Leann Acres (PUD 75-never developed) along with newly purchased project areas.

**DEVELOPMENT AREA A**, 5.145 acres, CG (General Commercial), 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 CG        | PUD                      |
| Floor Area Ratio: | .75                | .75                      |
| Building Height:  | 5 stories or 70 FT | 40 FT                    |
| Street Frontage:  | 100 FT Arterial    | 100 FT public or private |
|                   | 50 Non-arterial    | 0                        |

AGENDA – Bixby Planning Commission, September 19, 2016



Setbacks:

|              |                     |                |
|--------------|---------------------|----------------|
| Arterial     | 50 FT               | 50 FT from ROW |
| Non-arterial | 25 FT               | 20 FT from ROW |
| Other Lots   | 10 FT (residential) | 0 FT           |

**DEVELOPMENT AREA B**, 10.914 Acres, CG (General Commercial) uses permitted by right in CG and by Special Exception and /or PUD including only "office -warehouse" / "trade center" and ministorage uses (Use Units 15, 16, 17, and 23), and customary accessory uses, excluding "sexually oriented" uses, open air storage is prohibited

Use Units 1, 4, 5, 10, 11, 12, 13, 14, 17, 18, 19 allowed by right

Use Units 15, 16, 17 and 23 including only "office warehouse," "trade center," & mini-storage

|                   | Code for CG        | PUD                     |
|-------------------|--------------------|-------------------------|
| Floor Area Ratio: | .75                | .75                     |
| Building Height:  | 5 stories or 70 FT | 40 FT                   |
| Street Frontage:  | 100 FT Arterial    | 30 FT public or private |
|                   | 50 Non-arterial    | 0                       |

Setbacks:

|              |                     |                |
|--------------|---------------------|----------------|
| Arterial     | 50 FT               | -              |
| Non-arterial | 25 FT               | 20 FT from ROW |
| Other Lots   | 10 FT (residential) | 0 FT           |

**DEVELOPMENT AREA C-1**, 6.097 Acres, RMH (Residential Mobile Home) or \*RS-3 (Residential Single-family), Use Unit 9 manufactured home dwelling units, customary accessory uses including management office and private recreation, laundry, and storage facilities, and Use Unit 5 common area facilities such as club house, swimming pool, playground and recreational open space

\*if not developed as a manufactured home park, Development Area C-1 shall be developed according to the use and development standards for development Area C

|                     | Code for RS-3 | PUD                                        |
|---------------------|---------------|--------------------------------------------|
| Max No. of Units:   | -             | 48                                         |
| Min Tract Width     | 100 FT        | 0 FT-30 FT of frontage on dedicated street |
| Min Street Frontage | 22 FT         | 0 FT-30 FT of frontage on dedicated street |
| Min RMH TRACT:      | 5 Acres       | 5 Acres (see PUD for details)              |
| Land Area/Unit:     | 5,445 sq. FT  | -                                          |
| Building Height:    | 1 story       | 1 story                                    |
| Min Livability:     | 300 SF        | 300 SF (see PUD for details)               |
| Yard Setbacks:      |               |                                            |
| Front:              | 5 FT          | (PUD)                                      |
| Rear:               | 10 FT         | (PUD)                                      |
| Side Yard/Street:   | 5/10 FT       | (PUD)                                      |
| Separation:         | 15 FT         | (PUD)                                      |



**DEVELOPMENT AREA C**, 97.136 acres, RS-3 (Residential Single Family)

Use Unit 6, detached residential dwelling units, single family, patio homes, customary accessory uses

Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space

|                                 | Code for RS-3      | PUD                |
|---------------------------------|--------------------|--------------------|
| Max No. of Lots:                | -                  | 400                |
| Min Dwelling Size:              | -                  | 1,600 FT           |
| Min Masonry 1 <sup>st</sup> Fl. | -                  | 80%                |
| Min Lot Width:                  | 65 FT              | 60 FT              |
| Min Lot Size:                   | 6,900 SF           | 6,900 SF           |
| Building Height:                | 3 stories or 48 FT | 2 stories or 35 FT |
| Min Livability:                 | 4,000 SF           | 2,000 SF           |
| Yard Setbacks:                  |                    |                    |
| Front:                          | 25 FT/35 FT        | 20 FT              |
| Rear:                           | 20 FT              | 20 FT              |
| Side Yard/Street:               | -                  | 15 FT              |
| Side Yard                       | 5/5 FT             | 5/5 FT             |



**DEVELOPMENT AREA D**, 62.688 Acres, RS-3 (Residential Single Family) Use Unit 6, detached residential dwelling units, single family, patio homes, customary accessory uses, including Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space

|                                 | Code for RS-3 | PUD                |
|---------------------------------|---------------|--------------------|
| Max No. of Lots:                | -             | 300                |
| Min Dwelling Size:              | -             | 1,200 FT           |
| Min Masonry 1 <sup>st</sup> Fl. | -             | 80%                |
| Min Lot Width:                  | 65 FT         | 60 FT              |
| Min Lot Size:                   | 6,900 SF      | 6,900 SF           |
| Building Height:                | 3 st./48 FT   | 2 stories or 35 FT |
| Min Livability:                 | 4,000 SF      | 2,000 SF           |
| Yard Setbacks:                  |               |                    |
| Front:                          | 25 FT/35 FT   | 20 FT              |
| Rear:                           | 20 FT         | 20 FT              |
| Side Yard/Street:               | -             | 15 FT              |
| Side Yard                       | 5/5 FT        | 5/5 FT             |



**DEVELOPMENT AREA E**, 7.283 Acres, RM-2 (Residential Multi-family) Use Unit 6, detached residential dwelling units, single family, patio homes, customary accessory uses, including Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space

|                                                       | Code for RS-3 | Code for RM-2 | PUD                 |
|-------------------------------------------------------|---------------|---------------|---------------------|
| Max No. of Lots:                                      | -             | -             | 30                  |
| Min Dwelling Size:                                    | -             | -             | N/A                 |
| Min Masonry 1 <sup>st</sup> Fl.                       | -             | -             | N/A                 |
| Min Lot Width:                                        | 65 FT         | 60 FT         | 60 FT               |
| Min Lot Size:                                         | 6,900 SF      | 6,000 SF      | 6,900 SF            |
| Building Height:                                      | 3 st. /48 FT  | 3 st. /48 FT  | 2 stories and 35 FT |
| Min Livability:                                       | 4,000 SF      | 400 SF        | 2,000 SF            |
| Yard Setbacks:                                        |               |               |                     |
| Front:                                                | 25 FT /35 FT  | 25 FT /35 FT  | 20 FT               |
| Rear:                                                 | 20 FT         | 10 FT         | 20 FT               |
| Side Yard/Street:                                     | -             | -             | 15 FT               |
| Side Yard                                             | 5/5 FT        | 10/10 FT      | 5/5 FT              |
| Other Bulk and Area Requirements: as required in RS-3 |               |               |                     |



**PUBLIC INPUT:** (0)

## **BACKGROUND INFORMATION:**

### **SURROUNDING ZONING AND LAND USE:**

North: AG-undeveloped agriculture parcel (across 151<sup>st</sup> Street)

West: AG-single family residential and undeveloped agriculture parcel, far west CH-Commercial Heavy and RMH-Residential Mobile Home

South: AG-undeveloped agriculture parcel

East: Bixby Creek, Commercial-CS and CG, IL-Industrial Light and single family residential.

### **COMPREHENSIVE PLAN:**

Land Use Intensities: Development Sensitive, Low Intensity

Land Use: Commercial, Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements: Corridor

Public Facilities: Proposed Regional 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: 11-71-2:

**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-16.06, BXZO-16.07 and BXPUD-16.04 CONRAD FARMS (*A MAJOR AMENDMENT TO PUD 75 & 85*) with the following conditions (not a complete list):

- 1. Approve Zoning for Development Area C-1 as RMH
- 2. All PUD changes shall be corrected before submittal to City Council
- 3. Correct the title to read:
  - CONRAD FARMS, BXPUD-16.04
  - (*A MAJOR AMENDMENT TO PUD 75 & 85*)
- 4. Per Emergency Services, provide a third access once development builds single family dwelling 251
  - a. Provide third access on site layout (multiple options are acceptable)
  - b. Provide supportive language in PUD
- 5. Provide language as follows:
  - c. Requiring stub out streets to adjacent undeveloped properties
  - d. Requiring connection from Development in NW corner to Commercial Development on Corner of 151st Street and Sheridan (Pedestrian/Bicycle minimum)
  - e. 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"
  - f. Identification/location of small housing vs. large housing in each development area designating larger houses adjacent to arterial streets
- 6. Provide conceptual drainage report
- 7. Compare and contrast: NEW PUD – OLD PUD'S – BIXBY CODE
- 8. Elaborate on the amenity plan for development areas
- 9. INCLUDE TRAILS LANGUAGE-refer to Go Plan if needed
  - g. Acknowledge the trails adjacent to property along Bixby Creek will be developed

- h. Identify trails as an amenity
- i. Create language requiring access from development areas to trail

**DISCUSSION:** Justin Morgan, Tanner Consulting

Brian Green, Ira M. Green Construction

**PUBLIC INPUT:** Gerry Tobia, 15425 South Sheridan, Bixby, OK

(2) Additional persons signed up but did not speak, their questions had been answered.

**MOTION TO APPROVE:** Jerod Hicks

**DULY SECONDED:**

**APPROVED: 4-0-0**

#### **OTHER BUSINESS**

- 3. Discussion and action to set a public hearing on a proposed text amendment to the Bixby Zoning Code, Section 11-4-10, Appeals to the District Court. (Authority: Bixby City Code Section 11 5-3)

**MOTION TO APPROVE:** Tom Holland

**SECOND:** Larry Whiteley

**APPROVED: 4-0-0**

- 4. Discussion and action to set a public hearing on a proposed text amendments to the Bixby Zoning Code, 11-3-1, Duty of Building Inspector and Other Officials; 11-3-2, Zoning Clearance Permit; 11-4-2, Powers of Board; 11-4-4, Notice of Public Hearing; 11-4-5, Fees; 11-4-6, Appeals from Building Inspector; and 11-4-7, Interpretation. (Authority: Bixby City Code Section 11 5-3)

**MOTION TO APPROVE:** Tom Holland

**SECOND:** Larry Whiteley

**APPROVED: 4-0-0**

#### **NEW BUSINESS**

**Jared Hicks, Planning Commissioner**- shared some City Council direction regarding Planning Commission recommendations, and time constraints.

#### **ADJOURNMENT**

