

MINUTES

BIXBY PLANNING COMMISSION

AMENDED AGENDA

CITY HALL, COUNCIL CHAMBERS ~ 116 WEST NEEDLES, BIXBY, OKLAHOMA

MONDAY, MARCH 20, 2017 ~ 6:00 PM

CALL TO ORDER **6:06 PM**

ROLL CALL

Planning Commission Members	HERE	ABSENT
Tom Holland	H	A
Jerod Hicks		A
Steve Sutton (VICE CHAIR)	H	A
Lance Whisman (CHAIR)	H	A

CONSENT AGENDA (**LANCE:** “THE CONSENT AGENDA IS HEARD AS ONE ITEM, TONIGHT THERE ARE TWO ITEMS, IF THERE ARE ANY COMMENTS OR CONCERNS, PLEASE MOVE TO PULL THE ITEM FOR DISCUSSION. THESE ITEMS DO NOT MOVE ON TO CITY COUNCIL”)

More discussion on attendance and quorum. Items 1 and 2 can be voted on as long as 2 members were present at the meeting.

Tom Holland, did we act on item 3 last month?

Steve Sutton, lets vote on items one and two, then we can vote on item 3.

1. Approval of Minutes: Planning Commission Meeting ~ January 9, 2017

2. Approval of Minutes: Planning Commission Meeting ~ February 21, 2017

CONSENT AGENDA ITEMS 1 & 2 MOTION: Vice Chair, Steve Sutton		SECOND: Tom Holland
MOTION/NOTES: Move to approve items one and two of the Consent Agenda.		
Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

(Chairman, Lance Whisman, reading of title for Item No. 3)

3. **LOT SPLIT:** Applicant, John Wimbush on behalf of both lot owners (Joice Family)
BXLS-17.03 & BXLC-17.01 JOICE

Approval of a Lot-Split and Lot-Combination for Lot Sixteen (16) and Lot Seventeen (17), Block Two (2) of Poe Acreage in Section 2, T17N, R13E, the property is located north of 131st Street and west of Memorial Drive; ADDRESS: 7405 & 7411 E 131st Street South in the City of Bixby

CONSENT AGENDA ITEM 3	
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MOTION: Tom Holland		SECOND: Steve Sutton, Vice Chair
MOTION/NOTES: TOM HOLLAND: Comments...he was present during the auction and wanted clarification on boundary lines. Jerry Hoffman, was the purchaser and came forward to speak: 5009 S 167 th Tulsa, OK, drove by and stated the boundary line is half way between the two homes. Marcae' Hilton, 12.93 feet total between houses, 7.22 feet between house and property line.		
Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

PUBLIC HEARINGS

4. [Lance Whisman, Chairman](#): **PLAT AMENDMENT**: Applicant, Erik Enyart of Tanner Consulting, LLC

QUAIL CREEK PLAT AMENDMENT, Discussion and recommendation of approval of a Plat Amendment for Quail Creek of Bixby, Plat #6613, in Section 02 T17N, R13E, the property is located west of Memorial Drive and South of 121st Street in the City of Bixby
Staff Comments by Marcae' Hilton

REQUEST: *The Plat Deed of Dedication Amendment is Part II of a request to reduce the side-yard setback abutting streets from 20' to 10' within the subject property (Development Areas C and D) and to increase the front-yard setback to 25' to correspond with the recorded plat as was approved in Major Amendment #1. Part I, the PUD Amendment reduced setbacks and also recognized Reserve Area A and Lot 40, Block 2 are no longer part of the Quail Creek Development Areas C & D, and will be replatted as part of Cottages at Quail Creek and included in BXPUD-16.03 Cottages at Quail Creek*

EXISTING ZONING: PUD 76A: CG (Commercial General)

LOCATION: South of 121st Street South and west of Memorial Drive

STR: Section 02, T17, R13E

LOT SIZE: All of *Quail Creek of Bixby*, a subdivision of the City of Bixby, Plat No. 6613, Less and Except Reserve A and Lot 40, Block 2

EXISTING USE: Single Family Residential and Amenities

PUBLIC INPUT: (0)

PROPOSED USE/DETAILS: The applicant was granted approval by the Bixby City Council on February 27, 2017 of the requested Planned Unit Development Amendment (BXPUD-17.02 Scenic Village) also known as PUD 76 Major Amendment #3. The proposal reduced certain side-yard setback abutting streets from 20 feet to 10 feet within the subject

property and increased the front-yard setback to 25 feet to correspond with the recorded plat.

Quail Creek of Bixby is part of PUD 76, *Scenic Village Park*, and includes all of development area C & D. The original Plat No. 6613 was 40.680 acres, since the filing of the Plat the developer has abrogated roughly half (½) an acre (Lot 40, Reserve Area A). The Reserve Area and Lot 40 will be platted as part of the *Cottages at Quail Creek*. BXPUD-16.03 *The Cottages at Quail Creek* was recommended for approval by the Planning Commission at the regularly scheduled meeting of August 15, 2016 and approved by City Council on September 12, 2016.

TAC Comments: Erik Enyart was present representing Quail Creek

Corner lots will have a reduced setback of 10', some houses that have been built will not apply, Exhibit B shows changes on plat

COMMENTS: NO COMMENTS FROM UTILITIES

THIS ITEM WILL BE ON MONDAY, MARCH 20, PLANNING COMMISSION MEETING AND WILL GO TO CITY COUNCIL MONDAY, MARCH 27.

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: Undeveloped portion of PUD 76: CG (Commercial General), (Across 121st St. S.) RS-3 (Residential Single-family) *Fox Hollow*, PUD 51: OL/CS; Fry Creek Ditch # 2; northwest AG (Agriculture) North Elementary and North 5th & 6th Grade Center school campuses

South: AG (Agriculture) Fry Creek Ditch # 1, PUD 37: CS (Commercial Shopping)

East: RS-3 (Residential Single-family) *South Country Estates*

West: AG & RS-4; Fry Creek Ditch #2

COMPREHENSIVE PLAN:

Land Use Intensities: None

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

Urban Design Elements: Corridor

Public Facilities: Planned Regional Trail

ATTACHMENTS:

1. Ariel Map
2. Case Map
3. Exhibits (A & B)

Staff believes the proposed Plat Amendment request meets the requirements of the Zoning Regulations and Land Use

STAFF RECOMMENDATION: Staff and TAC recommend approval of the AMENDMENT TO THE DEED OF DEDICATION OF QUAIL CREEK OF BIXBY (PUD 76) request with no conditions.

Lance Whisman, Vice Chair, where are the two lots going (Reserve Area and Lot 40), would it be a better idea to remove these two lots.

Erik Enyart, further explanation of project, representing Rick Dodson and Danny Brumble.

ITEM NO. 4 MOTION: Tom Holland		SECOND: Steve Sutton, Vice Chair
MOTION/NOTES: Lance Whisman, Vice Chair, where are the two lots going (Reserve Area and Lot 40), would it be a better idea to remove these two lots. Erik Enyart, further explanation of project, representing Rick Dodson and Danny Brumble. LANCE: Move to Approve		
Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

5. [Lance Whisman, Chairman](#): **LOT SPLIT:** Applicant, Sal Titone of HRAOK on behalf of Andre Family

BXLS-17.02 ANDRE Discussion and approval of a Lot-Split for an unplatted parcel belonging to the Andre Family for 7.71 acres to be divided into 4 lots in Section 15, T17N, R13E, the property is located south of 141st Street and west of Sheridan Road; ADDRESS: 5724 E 141ST Street in the City of Bixby

[Marcae' Hilton, Staff recommendation:](#)

REQUEST: [Lot-Split approval for an unplatted parcel](#)

LOCATION: [South of 141st Street and west of Sheridan Street Address: 5724 E 141ST Street](#)

STR: [Section 15, T17N, R13E](#)

LOT SIZE: [4 Lots Total: 7.71 Acres](#)
[Tract 1: 2.44 Acres](#)
[Tract 2: 1.90 Acres](#)
[Tract 3: 1.90 Acres](#)
[Tract 4: 1.47 Acres](#)

ZONING: [AG \(Agriculture\), Use Unit 6, Single-family dwelling](#)

EXISTING USE: [Lot 1-3 \(Single-family residences\)](#)
[Lot 4 \(Barn\)](#)

PROPOSED USE: [3 Single-family residences](#)

PUBLIC INPUT: [None, not advertised](#)

BACKGROUND INFORMATION:

[The applicant requests to lot split the property into four lots for individual ownership. December 01, 2009 the Andre Family was granted a Board of Adjustment Variance over the entire 7.7 acres \(1\) a variance to be permitted to maintain three dwellings on a singular lot of record, and \(2\) a variance from certain bulk and area standards. At that time it was determined by staff and BOA the applicant met the hardship still meeting the 2.2 acre requirement. Currently, 4 \(four\) lots are being proposed, therefore they no longer meet the AG zoning requirements. If the Lot Split is approved the applicant will be required to submit a](#)

PUD to allow the AG zoning to continue to exist. The property is zoned AG, per Bixby Zoning **11-7B-4: BULK AND AREA REQUIREMENTS:** 🏡

Bulk and Area Requirements:

Lot Width	200 feet	PUD (not complete list)
Lot Area	2 acres	150 feet
Land area per dwelling units	2.2 acres	1.45 acres
Side Yard	0	1.45 acres
Rear Yard	40 feet	0
Maximum building height	45 feet	40 feet
		45 feet

11-7A-3: ACCESSORY USES: 🏡 No Accessory Uses are allowed on the property. A Home occupation will require a Special Exception approval from the Board of Adjustment.

This item was presented at the March 1, 2017 Technical Advisory Committee (TAC) Meeting for approval.

COMMENTS (not a complete list):

- Change Mutual Access Easement to include Utility Easement
- Identify Waterlines
- If barn operates as a business the owner must get a special exception from the Board of Adjustment
- Are the Lots on Septic? or DEQ? City Sewer?
- Confirm they are served by East Central
- How are they managing private water service lines?

COMPREHENSIVE PLAN:

Land Use Intensities: Low

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

Urban Design Elements: Secondary Arterial, Corridor

Public Facilities: Planned Community Trail

ATTACHMENTS:

1. Aerial Map
2. Case Map
3. Lot Split Exhibit
4. Engineering Comments

Staff believes the proposed Lot Split request could meet the requirements of the Zoning Regulations and Land Use objectives.

STAFF RECOMMENDATION: Staff and the Technical Advisory Committee recommend Approval of **BXLS-17.02** with the following conditions:

1. APPLICANT MUST HAVE AN APPROVED PUD OVERLAY FOR THE AG (SINGLE-FAMILY RESIDENTIAL) REQUEST
2. BRING WARRANTY DEED TO OFFICE OF CITY PLANNER TO BE STAMPED AFTER APPROVAL OF PLANNING COMMISSION
3. APPLICANT CANNOT FILE THE WARRANTY DEED AT TULSA COUNTY UNLESS A PUD HAS BEEN APPROVED BY PLANNING COMMISSION AND CITY COUNCIL.

4. PROVIDE COPY OF FILED DOCUMENT TO OFFICE OF CITY PLANNER
5. REMEDY THE ENGINEERING COMMENTS
6. TAC COMMENTS PROVIDED WITHIN BODY OF REPORT

ITEM NO. 5 MOTION: Steve Sutton, Vice Chair		SECOND: Tom Holland
MOTION/NOTES: DEBORAH, STOWERS, OF HRAOK: 1913 W. TACOMA, BA, OK, THE SPACE IS NOT USED AS A BUSINESS. UTILITIES ARE WORKED OUT, FENCING IS WORKED OUT, THEY DO NOT OWN ANY OTHER PROPERTY.		
Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

6. [Lance Whisman, Chairman](#): **PRELIMINARY PLAT:** Applicant, Mark Capron of Sisemore Weisz & Associates

HADLEE MANOR THIS ITEM REQUIRES APPROVAL FROM CC 3.27.17

[Discussion and recommendation on the approval of a Preliminary Plat for Hadlee Manor](#), One (1) Lot, One (1) Block for approximately 10.915 acres in Section 26, T17N, R13E, the property is located south of 161st Street and west of Memorial Drive in the City of Bixby

[Marcae' Hilton Staff report:](#)

REQUEST: The applicant request to approval of the Final Plat and Site Plan for Hadlee Manor

EXISTING ZONING: RM-2 (Residential Multi-family District)

LOCATION: South of 161st Street and west of Memorial Drive

STR: Section 26, T17, R13E

LOT SIZE: One (1) Lot, One (1) Block for approximately 10.915 acres

EXISTING USE: AG (Agriculture)

PUBLIC INPUT: (0)

PROPOSED USE/DETAILS: The Bixby City Council granted the applicant approval on June 26, 2016 of the requested RM-2 (Residential Multi-family) zoning in conjunction with a Lot Split. The applicant is in the Platting Phase of development, the Preliminary Plat is approved by City Council on March 27, 2017.

The applicant, Gardner Capital will be building affordable Senior Housing with a Residential Multifamily Zoning (RM-2). The subject property consists of one Lot and one Block; the area to the south will continue to be used for agricultural purposes

with potential for additional development. The majority of the west half of the parcel is within the 100-year floodplain and will be dedicated in the reserve.

TAC Comments (3.1.17): Greg Weisz and Mark Capron were present to answer questions as the applicant. This project encompasses Senior Living Apartments, 48 Units total.

- Water line to east & loop to property
- Public Sanitary Sewer
- West detention
- Connection should be considered and planned for future development to the south
- Joey Wiedel-6" Across HWY 4", 8" GPM? (different sizes could cause pressure issues)
 - Flow Data will be required
 - Refer to Table B, Flow and Type of Construction
 - Fire Flow?
 - 8" line running south?
 - Flows will be required on both systems/bridging both
 - Refer to Appendix B for additional information
 - Consider the Turn Radius
 - Get ODOT info, need also for waterline
- Jason Mohler, will need easement for waterline
 - Relocate hydrant to 8"
 - Jason will send waterline information
 - Show Sanitary sewer layout
 - Move dumpsters out of easement
- Tim-OG&E, Community Building needs easement
 - Far West Building may need easement
 - Extend West easement South
 - DETERMINE LOAD? Decides if primary or secondary
- Jim-BTC, they will need a service easement
 - # of Units per Building?
 - 48 Units Total
 - Joey Wiedel, 62,000 gross Square Feet
 - Flow Data? Sprinkled or not
- Marcae', comments by Friday

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TAC Comments (4.5.17): Greg Weisz and Mark Capron were present to answer questions as the applicant. This project encompasses Senior Living Apartments, 48 Units total.

- Engineering coming soon
- Corrected OG&E, need transformer location
- Turn on traffic enforcement once renting starts
- Benham-doing ODOT work
 - Waterline bore
- Would new signage for traffic be an option

- Bring hydrology to Jared and Jason before completing
 - Set up new Meeting with Jared/Jason
- Joey Wiedel, Fire Marshal, Water line-Joey has not received any information on the analysis
 - Greg Weisz will send fire flow and ODEQ report

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: AG-Agriculture, single family

South: AG-undeveloped agriculture parcel, far south RS-1, Single Family Residential

East: CG-Commercial General, RS-1, Single Family Residential

West: AG-undeveloped agriculture parcel

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

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

Urban Design Elements: Special District

ATTACHMENTS:

4. Ariel Map
5. Plat Documents

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

STAFF RECOMMENDATION: Staff and TAC recommend approval of the Preliminary Plat for Hadlee Manor with the conditions listed in the Plat Checklist.

Comments:

- This plat will not receive signatures from the City of Bixby and cannot be filed without approved engineering.
- Add Address to face of plat and complete corrections per Checklist.

Lance Whisman: has anyone discussed the traffic issue?

Marcae' Hilton: Yes, Jason, it will not be any time before 2018. ODOT is working on making the curve safer.

Mark Capron: 6111E. 32nd Place, Tulsa, OK representing Gardner Capital, look at the conceptual improvements, they have moved the drive farther south. This is a retirement community. Going through calculations for water pressure and flows.

ITEM NO. 6 MOTION: Steve Sutton, Vice Chair	SECOND: Tom Holland
MOTION/NOTES: Lance Whisman: has anyone discussed the traffic issue? Marcae' Hilton: Yes, Jason, it will not be any time before 2018. ODOT is working on making the curve safer. Mark Capron: 6111E. 32 nd Place, Tulsa, OK representing Gardner Capital, look at the conceptual improvements, they have moved the drive farther south. This is a retirement community. Going through calculations for water pressure and flows.	

Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

7. **Lance Whisman, Chairman: FINAL PLAT:** Applicant, Ryan McCarty of Select Design

WILLOW CREEK ESTATES BLOCKS 6-9

Discussion and recommendation on the approval of the Final Plat for Willow Creek Blocks 6-9 for approximately 20.93 Acres with 86 Lots and 4 Blocks in Section 12, T17N, R13E, the property is located south of 131st Street and west of Mingo Road in the City of Bixby

REQUEST: Approval of the Final Plat for Willow Creek Estates Blocks 6-9

EXISTING ZONING: (RS-3) Residential Single-Family District,
(RM-3) Residential Multi-Family District & PUD 78

LOCATION: West of Mingo Road and south of 131st Street

STR: Section 12, T17N, R13E

SIZE OF TRACT: 20.93 Acres

LOT INFO: 88 Lots, 4 Blocks

EXISTING USE: Undeveloped

PUBLIC INPUT: (0)

PROPOSED USE: Single Family Residential

BACKGROUND INFORMATION:

TAC COMMENTS: TAC heard this item on March 1, 2017. Ryan McCarty was present to speak on behalf of Willow Creek

- Joey Wiedel-Overall no changes in comments from Preliminary Plat
 - Will need two points of access
- Jim-BTC, need CAD Drawings
- Need Sunburst Document #
 - Has Barrick or Jared filed?
- Marcae', Comments by Friday
 - Place PUD in Covenants of Deed of Dedication
 - Utility Companies get letters prepared before the plat goes to CC on March 27, 2017

• Address Question-Marcae' will speak with Kurt Bickle about 911 addressing
THIS ITEM WILL BE ON MONDAY, MARCH 20, PLANNING COMMISSION MEETING AND WILL GO TO CITY COUNCIL MONDAY, MARCH 27.

SURROUNDING ZONING AND LAND USE:

North: AG (Agriculture District), undeveloped farmland

West: PUD 78: RS-3 Willow Creek Estates (Single-family Residential), RS-3 (Single-family Residential), Blue Ridge II, Blue Ridge Estates

South: RE (Residential Estate), Southwood South Addition

East: AG (Agriculture District)

COMPREHENSIVE PLAN:

Land Use Intensities: Medium, Low, and Development Sensitive

ATTACHMENTS:

6. Ariel Map
7. Plat Documents
8. Plat Checklist

STAFF RECOMMENDATION: Staff and TAC believe the proposed Final Plat meets the requirements of the Zoning Regulations and Land Use objectives.

Staff and TAC recommend approval of the Final Plat of Willow Creek Estates PUD 78 Blocks 6-9 subject to the conditions listed in the Plat Checklist, the resolution of any other comments from Staff and outstanding comments from the Preliminary Plat process.

Applicant, Ryan McCarty, Select Design-11063 D S. Memorial Drive, Bixby OK

Tom Holland: preliminary comments page 305, item 26, surface runoff moving from one lot to another.

Jason, this is an enforcement item to keep a neighbor from building a dam and blocking the water. It happens on every single plat, we are including this due to current code enforcement issues on old plats/subdivisions.

Tom Holland concerned about future residents and their knowledge regarding sheet flow and flooding.

Lance Whisman is this more than normal: Jason, No.

ITEM NO. 7 MOTION: Tom Holland		SECOND: Steve Sutton, Vice Chair
MOTION/NOTES: Applicant, Ryan McCarty, Select Design-11063 D S. Memorial Drive, Bixby OK Tom Holland: preliminary comments page 305, item 26, surface runoff moving from one lot to another. Jason, this is an enforcement item to keep a neighbor from building a dam and blocking the water. It happens on every single plat, we are including this due to current code enforcement issues on old plats/subdivisions. Tom Holland concerned about future residents and their knowledge regarding sheet flow and flooding. Lance Whisman is this more than normal: Jason, No.		
Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

8. Lance Whisman, Chairman: **PUD:** Applicant, JR Donelson, on behalf of owner Park Place on Memorial, LLC

BXZO-17.01 & BXPUD-17.03 PARK PLACE

Public hearing and recommendation on the approval of a ZONING & PUD request (RS-1 to CS) for Lot 1 (One), Block 2 (Two) of GRE-MAC ACRES for the purpose of office and retail space in Section 1, T17N, R13E, the property is located south of

124th Street and east of Memorial Drive; ADDRESS: 8102 E 124th St S in the City of Bixby

Marcae' Hilton Staff Report:

REQUEST: Zoning Change from RS-1 (Residential Single Family District) to CS (Commercial Shopping) in conjunction with PUD *BXPUD-17.03 PARK PLACE*

EXISTING ZONING: RS-1 (Residential Single Family District)

REQUESTED ZONING: CS (Commercial Shopping) & PUD

LOCATION: South of 124th Street and east of Memorial Drive
8102 E 124th St S in the City of Bixby

STR: Section 1, T17N, R13E

SIZE: 0.418 Acres

LOT & BLOCK: Lot 1, Block 2 of Gre-Mac Acres

EXISTING USE: Single-family Residential

PROPOSED USE: Office

PUBLIC INPUT: NO COMMENTS

BACKGROUND INFORMATION:

The applicant has two requests: change of Zoning to CS and the acceptance of the Park Place PUD. The applicant intends to use the existing house as an office space, which is allowed by right in CS districts. The PUD request was provided to accommodate parking and other bulk and area requirements. A PSO utility easement runs along the south end of the lot.

SURROUNDING ZONING AND LAND USE:

North: PUD 29A Boardwalk on Memorial, PUD 77 PUD 81, PUD 81A, Mixed Use Development, Strip shopping center

South: RS-1 Single-family residential, PUD 31A

East: RS-1 Single-family residential

West: CG-Commercial General & AG-Agriculture, undeveloped

TAC COMMENTS: JR Donelson and Bill Wilson were present to talk about the request, this site would serve as an office with Commercial zoning and a PUD overlay.

- Jim, BTC-this project looks similar to North, any new easements?
- Kathy, PSO- there is a PSO overhead transmission line that runs west to east on the south side, Kathy will look for a copy of the easement
- Marcae'-Send revised layout and covenants

- Office and Retail
- Jason-Commercial zoning is good, the curb cut distance from Memorial along 124th is not adequate
 - Consider different layout
 - Consider using existing house until other options open up
- Bill Wilson-could 124th be widened to 3 lanes?

THIS ITEM WILL BE ON MONDAY, MARCH 20, PLANNING COMMISSION MEETING AND WILL GO TO CITY COUNCIL MONDAY MARCH 27.

COMPREHENSIVE PLAN:

Land Use Intensities: Medium

Land Use: Residential Area

Urban Design Elements: Primary Arterial

ATTACHMENTS:

Case Map Zoning

Case Map PUD

Ariel Map

Draft PUD

STAFF RECOMMENDATION Staff believes the proposed Zoning and PUD request meet the requirements of the Zoning Regulations and Land Use objectives with the following conditions:

1. Staff recommends conditional Approval of BXZO-17.01
2. Staff recommends conditional Approval of BXPUD-17.03 PARK PLACE

PLANNING COMMENTS (not a complete list)

1. Review and correct PUD
2. Clarify Statements regarding new building
3. Add second column on page 2 comparing and contrasting zoning code/PUD
4. See additional comments/markups on the PUD
5. See attached Memo
6. See Fire Marshal Comments

ENGINEERING COMMENTS (forthcoming)

JR Donelson, 12820 S. Memorial Dr., looking at possibly removing single family home, but there were too many obstacles, presently Mr. Wilson would like to rezone to CS and would build a strip shopping if other surrounding property becomes available. We wanted to limit some things and spell out other items.

JR expanded on the application,

Tom Holland, Planning Commission: trying to understand confused about the exhibit drawing.

Lance Whisman, Chair, Planning Commission: question about entrance to Boardwalk

Tom Holland, Planning Commission: concerned about height of building allowed with the PUD. Tend to agree with commercial along Memorial. Concerned, is it appropriate to talk about screening at this time? **(NOTE: SCREENING IS REQUIRED 4.27.17)**

11-9-13: USE UNIT 13 CONVENIENCE GOODS AND SERVICES:

C. Use Conditions:

1. In the CS district, there shall be no open air storage or display of merchandise offered for sale within three hundred feet (300') of an abutting R district.

2. The uses included in use unit 13, when located within a district other than an R district, and located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.

CITIZENS SIGNED UP TO SPEAK:

RESIDENT: Matt Talley, 8113 E 124TH ST SOUTH, concerned about traffic. One entrance in, one entrance out. Drainage is still an issue, no notification when changes are requested. 8 ft. fence is built only if house is torn down.

RESIDENT: Keith Bolton, intersection widening was discussed, street not big enough. Traffic issues, bad design, entrance

RESIDENT: Matt Talley, if it does go commercial and he gets lot no. 2 can he go commercial off residential? Memorial is a corridor regulated by ODOT. ODOT is not allowing any new curb cuts. If they need two entrances or exits, what will happen. Marcae-we can only vote on what is before us tonight, if he wants to do anything else he must advertise with a 320 ft. radius. The Comp Plan supports the zoning, staff supports project, screening is factor against the second lot. Drainage is a technical conversation and they cannot cause adverse impact to others.

RESIDENT: Keith Bolton, (Marcae) five minute rule per person, does City not allow anything?

Steve Sutton, Vice Chair: To Jason: if there is a bottleneck on the at street present day. Is that something that will try to be addressed?

Jason we share that concern, if you zoom out and take a macro look at this perhaps it could be a larger development. There are some studies, which show a traffic light at 126th.

Marcae' we have had lengthy conversations, keep house as is, and add a few parking spaces.

BREAK: 7:30-7:36

RESUME MEETING @ 7:36PM

RESIDENT: Keith Bolton, street not big enough, bus cannot get through neighborhood.

RESIDENT: Wilma and Gene Hillhouse do not wish to speak

RESIDENT: Dennis Larson, owner of property in question, in favor of project, not sure the neighbor to the east would want cement wall.

Marcae: we never talked about moving the entrance farther east, but it could help.

RESIDENT: Walter Bishop, Ryder Brick owns the adjacent property to the south. What are we doing here if we are trying to upgrade Bixby, that house will not help the look of Bixby on Memorial. There is plenty of drainage. The two lots to the east they drain to the west. The house should be dressed up.

RESIDENT: Keith Bolton, are there any limits to the PUD regarding number of parking spaces.

Lance Whisman, Chair: we can make a condition that says what they have addressed is what we can require; **(Marcae')** the PC can make a recommendation to limit to four spaces. The site plan is conceptual, if you want to dictate the uses; you could...reading of excerpts from PUD.

Do you want to limit the parking spaces?

Do you want to impose more stringent screening requirements?

RESIDENT: Matt Talley, if this is about the house why are we talking about the PUD? if there are any changes to the land area or any other part of the PUD there will be a new notice to the neighborhood. He cannot meet the zoning code without a PUD.

Tom Holland, are you OK with the 8 ft. wall on the north? As far as aesthetics? (Marcae') The house to the East the residents are pleased with the masonry wall.

Lance Whisman, Chairman: no more access to Memorial for this property. (Marcae/Jason-yes) Office building with 4 spaces, one being handicapped. There would be a fence along east. I am worried about the CS without adequate access. (Marcae') They will not have access to Memorial, the PSO transmission line would cost a huge investment, they would have to move the line if they enlarged. Very concerned with CS designation because of access. Staff requires the site to be designed with a mutual access agreement to the south.

JR: Because of the site plan we are working with, the access to the south is not advantageous at this time. If Mr. Wilson owned both residential lots, it would be advantageous.

Lance Whisman, Chairman: you could put a commercial business here and it would cause congestion on 124th and that is a problem.

Tom Holland, almost like the cart before the horse. What is the necessity to have the PUD, what could that property be used for? **(JR)** One parking for every 400 sq. feet of parking space. Could we approve it as CS we can use it as an office? If this board desires to go straight zoning, we would be in agreement. **(TOM)** if you had both lots, it would make sense. (Marcae) it could be just access to the south in the future.

Steve Sutton, Vice Chair: how can we get him an office?

Marcae': if it ever becomes more than Lot One, Block Two of Gre-mac Acres it has to come back to Planning Commission

Tom Holland, I am usually against commercial against residential, but we don't have the second lot at this time. More conversation.

Lance Whisman, Chairman: drainage conversation. JR/Jason briefly talk about drainage.

Tom Holland, if I were to consider this as is...issues with 40 feet, all rights by CS, JR, no issue with lowering height requirement

Lance Whisman, Chairman: still concerned about increased traffic congestion due to no major access.

Marcae': If you limit your parking to four spaces, you are limiting your uses. (no entertainment or eating establishments) **Lance** all for moving the entrance down. Code requires a Zoning Clearance Permit every time the use changes. See link below:

11-3-2: ZONING CLEARANCE PERMIT:

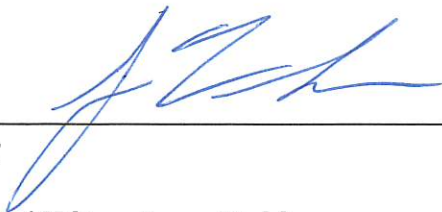
ITEM NO. 8 MOTION: Tom Holland	SECOND: Steve Sutton, Vice Chair
MOTION/NOTES: move to approve per staff recommendation with changing the Zoning and PUD and to add additional language: an 8 foot privacy fence will be installed on the east property line, limit the number of parking spaces to 4, limit the height to 30 feet, limit signage to a monument sign, lighting will meet City Code with appropriate shielding, project use, "additional uses will require BOA approval" should be stricken for this use we want the item to is changed it should "come back to the Planning Commission (page 4, item 9) drive isle will be moved farther east" (site plan review will address the entrance)	
Matt Talley, 8113 E 124th St., opposed, concerned about traffic	
Dennis Larson, 8102 E. 124th St., in favor, Questions	
Keith Bolton, 8122 E. 124th St, opposition, wish to speak	
Walter Bishop, 14801 S Memorial, Ryder Brick property owner, no opposed or in favor, Questions	

Wilma & Gene Hillhouse, 8112 E. 124 th St. opposed, do not wish to speak		
Planning Commission Members	YES	No
Tom Holland	Y	
Steve Sutton (VICE CHAIR)	Y	
Lance Whisman (CHAIR)	Y	

OTHER BUSINESS

ADJOURNMENT 8:40 PM

APPROVED BY:



 Chair

11-29-17

 Date

Marcae' Hilton, Jason Mohler
 City Planner/Recording Secretary