

MINUTES OF THE REGULARLY SCHEDULED BIXBY PLANNING COMMISSION

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

MONDAY, MAY 15, 2017 ~ 6:00 PM

LANCE WHISMAN, CHAIR INTRODUCED NEW CITY ATTORNEY, MS. TAMMY EWING

MS EWING PROCEEDED WITH OATHS AND COMMENTS

EXECUTION OF OATHS: Lance Whisman, Josh Nave, Jerod Hicks, Chris Cloyde

CALL TO ORDER: 6:07~LANCE WHISMAN, CHAIR

ROLL CALL JASON MOHLER, DIRECTOR OF DEVELOPMENT SERVICES

Planning Commission Members	HERE
Chris Cloyde	H
Tom Holland	H
Jerod Hicks	H
Joshua Nave	H
Lance Whisman (CHAIR)	H
Other Staff Present: Marcae' Hilton, Planner Jason Mohler, Director of Development Services, Tammy Ewing, City Attorney	

ELECTION OF CHAIR AND VICE CHAIR

CHAIR~Tom Holland nominated LANCE WHISMAN for Chair (passed 4:0)

VICE CHAIR (VC)~Lance Whisman nominated JEROD HICKS for Vice-Chair, (passed 4:0)

CONSENT AGENDA-Lance Whisman, Chair

1. Approval of Minutes: Planning Commission Meeting ~ March 20, 2017
2. Approval of Minutes: Planning Commission Meeting ~ April 17, 2017

CONSENT (1&2) MOTION: Jerod Hicks, VC	SECOND: Tom Holland
MOTION/NOTES: There were no comments	
Planning Commission Members	Yes
Chris Cloyde	Y
Tom Holland	Y
Jerod Hicks	Y
Joshua Nave	Y
Lance Whisman	Y

PUBLIC HEARINGS-Introduced by Lance Whisman, Chair

3. **PRELIMINARY PLAT CONRAD VILLAGE, BLOCKS 1-7, BXPUD-16.04:** Applicant, Erik Enyart of Tanner Consulting
Discussion and recommendation of the Preliminary Plat for Conrad Village, Blocks 1-7, Zoning: RS-3: BXPUD-16.04 (Development Area D), 35.754 Acres with Ninety-six (96) Lots, Seven (7) Blocks, Six (6) Reserves in Section 23, T17N, R13E

Marcae' Hilton, City Planner: *Property Generally Located: North of 161st Street and West of Memorial in the City of Bixby, OK*

REQUEST: *The applicant request to approval of the Preliminary Plat for Conrad Village, Blocks 1-7, Zoning: RS-3: BXPUD-16.04 (Development Area D)*

EXISTING ZONING: *ENTIRE TRACT, PUD-BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75-LEANN ACRES AND PUD 85-CONRAD FARMS)*

DEVELOPMENT AREA A & B, CG (General Commercial)

DEVELOPMENT AREA C-1, RS-3 (Residential Single-family)

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

LOCATION: *North of 161st Street and west of Memorial Drive*

STR: *Section 23, T17, R13E*

NO. OF LOTS: *Ninety-six (96) Lots, Seven (7) Blocks, Six (6) Reserves*

TOTAL ACRES: *35.754 Acres*

EXISTING USE: *AG (Agriculture), Former Conrad Family Farms*

PUBLIC INPUT: *(0)*

PROPOSED USE/DETAILS: *This Preliminary Plat represents a single-family residential development and serves as Phase One of the development process for the previously approved Conrad Farms PUD: BXPUD-16.04. The Bixby City Council granted the applicant approval on their zoning request October 10, 2016. The PUD changed DEVELOPMENT AREA A & B from AG (Agriculture) to CG (General Commercial District), and DEVELOPMENT AREA C-1 from AG (Agriculture) to RS-3 (Residential Single-family) with a companion PUD for the purpose of a Master Planned, Multiuse Development situated on 182.19 acres. The overall PUD is generally located near the 7400 Block of 151st E. Ave- and spans in-part west to Sheridan and from 151st Street south to 161st Street.*

TAC COMMENTS (May 3, 2017) PRELIMINARY PLAT:

REPRESENTATIVES: *Mr. Ricky Jones and Justin Morgan were present to answer questions on behalf of the applicant.*

- 1. Phase One of Two phases*
- 2. Brian Green is the developer*
 - o Mr. Green will be at the PC meeting*
 - o What is the depth of the channels?*
 - East 6-8 feet*
 - West wide and flat*
- 3. Marcae' Hilton, City Planner*
 - o Bixby is in the process of adopting addressing standards, staff will look at proposed addressing and make comments*
 - o Please do not use more than 4 house numbers from one lot to the next*
- 4. OG&E-Give easement on both sides of Overland Drainage Easement*
 - o Will there be boring under 161st Street?*
 - o What is the time table? ASAP*

5. *East Central-location and width of easements are satisfactory*
6. *Ricky Jones- they will provide North access at # of lots*
7. *Jason Mohler, City Engineer*
 - *Water is located at 161st and Memorial*
 - *Consider measures for traffic calming*
 - *Sanitary 24 Inch line to east*
 - *There is a significant per acre tap fee per ordinance based on gross acreage*
 - *Could extend sewer to south*
 - *Trail extension along Bixby Creek-be prepared to address the developer game plan for trail*
 - *Ricky PUD has trail language*
 - *Possible trail on the east, no details at this time*
8. *Joey Wiedel, Fire Marshal*
 - *8 Inch along collector*
 - *6 Inch elsewhere*
 - *Keep future development in mind, keep additional access in mind*
 - *Addressing, do not use 20 number gap*

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: BXPUD-16.04, Currently (AG) undeveloped agriculture parcel, (RMH) Residential Mobile Home

West: (AG) undeveloped agriculture parcel, Single-family residential and, far west (CH) Commercial Heavy and

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: *Plat Documents*

Staff believes the proposed Preliminary Plat meets the requirements of the Zoning Regulations and Land Use objectives and BXPUD-16.04

STAFF RECOMMENDATION: *Staff and TAC recommend approval of the Preliminary Plat for Conrad Village with the conditions listed in the Plat Checklist.*

Comments (Not a Complete List):

- *This plat will not receive signatures from the City of Bixby and cannot be filed without approved engineering.*
- *Complete corrections per Checklist.*

3. MOTION: Move To Approve (Tom Holland)	SECOND: Chris Cloyde
MOTION/NOTES: Brian Green and Julius Puma were present as developers, Ricky Jones spoke	
Trail connection and consideration of trail as improvements benefit to development, PC wanted information on traffic calming systems on a number of streets, discussed 4 way stops, traffic calming will be discussed further during engineering. Reserve A will be used as a park	

Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

4. **PUD BXZO-17.01 & BXPUD-17.03 PARK PLACE:** Applicant, JR Donelson, on behalf of owner Park Place on Memorial, LLC
Discussion and recommendation of a ZONING & PUD (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

Property Generally Located: South of 124th Street S and east of Memorial in the City of Bixby, OK

Marcae' Hilton, City Planner:

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: *This item was heard on March 20 at Planning Commission several neighbors were present to speak about concerns*

BACKGROUND INFORMATION:

This item was heard March 20 at the Planning Commission Meeting, it was approved with conditions. The item was being prepared for presentation and approval by the City Council on May 22, 2017. However, after much consideration the applicant felt the number of parking spaces agreed to during Planning Commission were too restrictive. Staff recommended pulling the item from the City Council agenda and bringing the it back to Planning Commission for further consideration. Mr. Wilson, the applicant, was agreeable.

The applicant has three requests:

- a. *Change of Zoning to CS*
- b. *Recommendation of approval for the Park Place PUD*
- c. *Recommendation of approval for the increased number of parking spaces and required changes to the site plan*

The applicant intends to use the existing house as an office space, which is an allowed use by right in CS districts. The PUD request was provided to accommodate parking and bulk and area deviations. 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:

March 1, 2017: 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.

May 3, 2017 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.

JR, to follow up with PSO on parking
Site Plan

- Show PSO easement on Site Plan
- No immediate construction on building
- Moved drive isle to east
- Business use only
- Contact the water resource board for water well/irrigation question
- The sanitary sewer will have to be extended manhole 15 feet
- Questions for ODEQ about 8 inch line/rehabilitation?

COMPREHENSIVE PLAN:

Land Use Intensities: Medium

Land Use: Residential Area

Urban Design Elements: Primary Arterial

RELEVANT CODE:

11-5-2: POLICY ON ZONING MAP AMENDMENTS:

Zoning map amendments (rezonings) shall not conflict with the comprehensive plan land use map; any rezoning applications which would be contrary to the comprehensive plan land use map must be processed along with a request to amend the land use map and a PUD in order to be accepted and considered. (Ord. 2031, 12-21-2009)

Within areas designated "corridor" and "commercial area" or "vacant, agricultural, rural residences, and open land" on the comprehensive plan land use map, it is city policy to require that a planned unit development (PUD) application be processed along with any application for rezoning to commercial, provided, however, that the city council may waive this requirement upon finding of sufficient good cause. (Ord. 2137, 7-14-2014)

11-7I-2: PURPOSES:

The purposes of the planned unit development are to:

- Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- Permit flexibility within the development to best utilize the unique physical features of the particular site;
- Provide and preserve meaningful open space; and
- Achieve a continuity of function and design within the development. (Ord. 272, 4-2-1974)

11-7D-2: PRINCIPAL USES PERMITTED:

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off street parking, loading and screening requirements and other use conditions in chapter 9 of this title. The use units permitted in commercial districts are set forth in table 1 of this section. (Ord. 632, 11-27-1989; amd. 2006 Code)

TABLE 1

USE UNITS PERMITTED IN COMMERCIAL DISTRICTS

	Use Units	Districts
No.	Name	CS
1.	Areawide uses	X
4.	Public protection and utility facilities	X
5.	Community services and similar uses	X
10.	Off street parking areas	X
11.	Offices and studios	X
12.	Entertainment establishments and eating establishments other than drive ins	X
13.	Convenience goods and services	X
14.	Shopping goods and services	X

X=Use by right. (Ord. 994, 4-14-2008; amd. Ord. 2031, 12-21-2009)

11-9-5: USE UNIT 5 COMMUNITY SERVICES AND SIMILAR USES: 

1-9-11: USE UNIT 11 OFFICES AND STUDIOS: 

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

11-9-14: USE UNIT 14 SHOPPING GOODS AND SERVICES: 

ATTACHMENTS:

Case Map Zoning

Case Map PUD

Ariel Map

Draft PUD

STAFF RECOMMENDATION Staff believes the proposed Zoning and PUD request meets 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

COMMENTS (not a complete list)

1. Review and correct PUD before submittal to City Council
2. See additional comments/markups on the PUD
 - i. Page 1, add "Commercial"
 - ii. Page 2, Add second column on page 2 comparing and contrasting zoning code/PUD
 - iii. Page 3, change the language regarding the driveway
 - iv. Page 5, type in specific language identifying the uses permitted and restricted cite the code/ordinance
 - v. Show dumpsters on Exhibit 2 (Site Plan)

4. MOTION: Move to Approve, Josh Nave		SECOND: Chris Cloyde	
MOTION/NOTES: Several citizens spoke, Concerns about second access for commercial, traffic signage (where will sign be placed), future uses			
Planning Commission Members		Yes	No
Chris Cloyde		Y	
Tom Holland		Y	
Jerod Hicks		Y	
Joshua Nave		Y	
Lance Whisman		Y	

5. **PUD BXZO-17.02 & BXPUD-17.04 VILLAGE:** Applicant, Blackard Global on behalf of owner The Bridge Church, Inc.

Discussion and recommendation of a ZONING & PUD (RS-3, RM-3, OL, CH & PUD) for a Mixed-use Development, approximately 28.46 Acres in Section 35, T18N, R13E

Property Generally Located: North of 121st Street and West of Memorial in the City of Bixby, OK

Marcae' Hilton, City Planner:

REQUEST: *RECOMMENDATION OF APPROVAL FOR A MASTER PLANNED, MULTI-USE DEVELOPMENT THROUGH A PROPOSED AMENDMENT TO A ZONING DISTRICT OF THE CITY OF BIXBY, OKLAHOMA & PROPOSED AMENDMENT FOR A SUPPLEMENTAL ZONING PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA, (PUD) PLANNED UNIT DEVELOPMENT*

EXISTING ZONING: *CS (COMMERCIAL SHOPPING)*

REQUESTED ZONING: *RS-3, RM-3, OL, CH (SINGLE FAMILY, MULTI-FAMILY, OFFICE, COMMERCIAL)*

LOCATION: *North of 121ST and west of Memorial*

STR: *Section 35, T17N, R13E*

LOT SIZE: *26 +/- Acres*

EXISTING USE: *Undeveloped Vacant*

PROPOSED USE/DETAILS: *This property belongs to "The Bridge Church," the current zoning (CS) supports a church use. The church may apply for a Specific Use Permit through the Board of Adjustment to build a religious facility. See: Use Unit 5 11-9-5: USE UNIT 5 COMMUNITY SERVICES AND SIMILAR USES: . Per our Zoning and Land Use regulations, in a CS Zoned District a church use is allowed by right. (11-7D-2: PRINCIPAL USES PERMITTED: ). The applicant requests a zoning and PUD change on behalf of The Bridge Church to provide a Master Planned multi-use development, which encompass the northwest corner of 121st and Memorial less and except Lots 5-9 of Bixby Centennial Plaza, Plat No. 6107. This proposal is based on a Village concept. When fully developed a resident of the Village could potentially live, work, dine and entertain within the 26 acre development. The theme is a Classic American Downtown Square with public gathering spaces. In addition, the concept dedicates commercial development providing additional tax dollar opportunities to the City of Bixby.*

Staff believes the proposed Master Planned, Mixed-Use Zoning and 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.*

• BACKGROUND INFORMATION ON COMMERCIAL ZONING DISTRICTS

Use Units		Districts		
<u>No.</u>	<u>Name</u>	<u>CS</u>	<u>CG</u>	<u>CH</u>
1.	Areawide uses	X	X	X
2.	Areawide special exception uses	E	E	E
4.	Public protection and utility facilities	X	X	X
5.	Community services and similar uses	X	X	X
6.	Single-family dwelling	E	E	E
7.	Duplex dwelling	E	E	E
8.	Multi-family dwelling and similar uses	E*	E*	X
10.	Off street parking areas	X	X	X
11.	Offices and studios	X	X	X
12.	Entertainment establishments and eating establishments other than drive-ins	X	X	X
13.	Convenience goods and services	X	X	X
14.	Shopping goods and services	X	X	X
15.	Other trades and services	E	X	X
16.	Ministorage	PUD	PUD	PUD
17.	Automotive and allied activities	E	X	X
18.	Drive-in restaurants	E	X	X
19.	Hotel, motel and recreation facilities	X	X	X
20.	Commercial recreation; intensive	E	E	E
22.	Research and development	-	E	X
23.	Warehousing and wholesaling	-	E	X
25.	Light manufacturing and industry	-	-	E

(CH) COMMERCIAL HIGH INTENSITY,

D. CH Commercial High Intensity District: The CH district is designed to accommodate high intensity commercial and related uses in areas designated high intensity by the comprehensive plan. (Ord. 272, 4-2-1974)

Use Units 1, 4, 5, 8, 10, 11, 12, 13, 14, 15, 17, 19 ~~22, 23~~ allowed by right

Use Units 2, 6, 7, 20, ~~25~~ allowed by special exception

Use Unit ~~16~~ allowed with PUD

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	<i>Code for CH</i>	<i>PUD</i>
<i>Floor Area Ratio:</i>	<i>N/A</i>	<i>.75</i>
<i>Building Height:</i>	<i>5 stories or 70 ft.</i>	<i>40 ft.</i>
<i>Street Frontage:</i>	<i>N/A</i>	<i>100 ft. public or private</i>
	<i>N/A</i>	<i>0</i>
<i>Setbacks:</i>		
<i>Arterial</i>	<i>N/A</i>	<i>50 ft. from ROW</i>
<i>Non-arterial</i>	<i>N/A</i>	<i>20 ft. from ROW</i>
<i>Other Lots</i>	<i>N/A</i>	<i>0 ft.</i>

STAFF RECOMMENDS PROHIBITING THE LOCATION OF SEXUALLY ORIENTED BUSINESSES 11-7D-6: LOCATION OF SEXUALLY ORIENTED BUSINESSES:

STAFF RECOMMENDS STRIKING THE USES WITHIN ALL OF (2)

11-9-2: USE UNIT 2 AREAWIDE SPECIAL EXCEPTION USES:

A. Description: Uses which, in some instances, may be suitable for location in any district, but, because of their potential adverse influence in adjacent properties, require site review and are, therefore, permitted in all districts as a special exception requiring board of adjustment approval.

STAFF RECOMMENDS STRIKING THE USES WITHIN ALL OF (4)

11-9-4: USE UNIT 4 PUBLIC PROTECTION AND UTILITY FACILITIES:

A. Description: Public protection and utility facilities which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are, therefore, permitted in certain districts by special exception and in the remaining districts by right. (Ord. 272, 4-2-1974)

STAFF RECOMMENDS STRIKING THE USES WITHIN ALL OF (16)

11-9-16: USE UNIT 16 MINISTORAGE:

A. Description: A structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two (2) axle trucks and customary one- and two (2) axle hauling trailers. See definition of "ministorage" in this title.

STAFF RECOMMENDS STRIKING ALL SALES USES AND SOME OTHER USES IN (17)

11-9-17: USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES:

B. Included Uses:

~~Sales:~~

~~Agricultural implement sales.~~

~~Aircraft sales.~~

~~Automobile sales, new and used.~~

~~Boat sales.~~

~~Camper sales.~~

~~Manufactured home sales.~~

~~Motorcycle sales.~~

~~Truck sales.~~

~~Services:~~

~~Auto wash.~~

~~Automobile rental.~~

Oil and lubrication service.

Overnight campgrounds for recreational vehicles.

Tune up service.

Vehicle repair and service (except painting). (Ord. 272, 4-2-1974; amd. Ord. 994, 4-14-2008; Ord. 2031, 12-21-2009)

STAFF RECOMMENDS STRIKING THE USES WITHIN (20)

11-9-20: USE UNIT 20 COMMERCIAL RECREATION; INTENSIVE:

A. Description: Commercial recreation, facilities, the principal activities of which are usually open air, located in undeveloped, outlying sections of the city.

STAFF RECOMMENDS STRIKING THE USES WITHIN (22 & 22A)

11-9-22: USE UNIT 22 RESEARCH AND DEVELOPMENT:

A. Description: Facilities for scientific research, development and testing, which are customarily located on large, landscaped sites and the operation of which does not produce objectionable environmental effects.

B. Included Uses: Enclosed scientific research, testing and development.

STAFF RECOMMENDS STRIKING THE USES WITHIN (23) 11-9-23: USE UNIT 23

WAREHOUSING AND WHOLESALING:

A. Description: Warehousing, wholesaling and trucking often located adjacent to the central business district, in industrial parks served by rail and highway transportation and port areas.

B. Included Uses:

Storage, NEC

Truck rentals

Trucking establishments

Warehousing, NEC

Wholesale establishments, NEC

PUBLIC INPUT: *(Many neighbors have called and emailed. The applicant has had a couple of meetings/conversation with neighbors)*

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: (RS-1) Single-family Residential, North Heights Addition, near Jiffy Lube

South: (CS) Commercial Shopping, undeveloped agriculture parcel

East: (CG) General Commercial: PUD 76 Scenic Village, Bixby Creek

West: (RS-3) Single-family Residential, Fox Hollow, PUD 51: CS, OL-St Johns

COMPREHENSIVE PLAN:

Land Use Intensities: Medium at Corner,

Land Use: NA

Urban Design Elements: Corridor

The Comp Plan recognizes High Intensity zoning classifications within Corridors specifically including and recommending CG, CH, IL, IM, and IH when used with a PUD. The Comp Plan also recommends medium intensity zoning classification are appropriate including RM-3, OL within a corridor classification. (Page 12 of Comp Plan)

ATTACHMENTS:

1. Case Maps
2. PUD/ORDINANCE
3. PUD EXHIBITS

STAFF RECOMMENDATION: Staff recommends Approval of BXZO-17.02 & BXPUD-17.04 with the following conditions (not a complete list):

1. Correct the title to read: BXPUD-17.04 VILLAGE
2. Provide updated Exhibit C
 - a. Include Development Area identification
 - b. Include parking and acres per development
 - c. Include type of development
 - d. Include other relevant information as related to each area
3. All PUD changes shall be corrected before submittal to City Council
4. Provide language-requiring stub out streets to adjacent undeveloped properties
5. Provide Design Guideline images
6. Confirm number of acres
7. Page 3, permitted uses: identify Use Units
8. Page 7, e, building materials must be confirmed on rear façade
9. Page 14, (20) Signage: Spell out allowed signage materials, Staff does not support current trends in signage, signs must appear to be period accurate
10. Page 18, change date
11. City Legal Staff will prepare the Ordinance
12. Blackard will prepare a more detailed PUD

Planning Commission has the right to make the following recommendations:

11-5-4: ZONING MAP AMENDMENTS:

D. Planning Commission Action On Zoning Map Amendments:

1. After notice and public hearing, the planning commission shall vote to:
 - a. Recommend to the city council that the application be approved as submitted, or as amended, or be approved subject to modification; or
 - b. Recommend to the city council that the application be denied.
2. An application recommended for approval, or approval subject to modification, shall be transmitted, with the report and recommendation of the planning commission, to the city council within fifteen (15) days from the date of the planning commission action.
3. An application recommended for denial, shall not be considered further unless the applicant, within fifteen (15) days from the date of the planning commission action, files a written request with the city clerk for a hearing by the city council. The request for hearing shall be accompanied by the payment of a fee in such amount as established by resolution of the city council. Upon notice of such request, the planning commission shall forthwith transmit the application and its report and recommendations to the city council.
4. In the event the planning commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote to the city council within fifteen (15) days from the date of the planning commission action. (Ord. 272, 4-2-1974; amd. 2006 Code)

RECESS: 7:09 RECONVENE: 7:18		
5. MOTION: Tom Holland		SECOND: Chris Cloyde
MOTION/NOTES: Move to continue item to next Planning Commission meeting, June 19, 2017		
Several citizens spoke: no multifamily, no identification of development areas, the planning commission heard from Jeff Blackard and many of the public, in the end the PC decided the applicant needed to provide additional information in the proposed PUD. The applicant agreed to come back in June, with adequate revisions, for a continuation of the conversation,		
Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

OTHER BUSINESS

6. **ZONING LANGUAGE CHANGES: Jason presentation of ITEM 6 on agenda**

Discussion and review of zoning ordinance language changes

REQUEST: Ordinance No. 2216 to update Use Unit 4, Public Protection and Utility Facilities

BACKGROUND INFORMATION: The current language of Use Unit 4, Section 11-9-4.C.d. (2), includes the term “habitable”. Staff believes that this term was intended to prevent “antenna” construction within 110% of the total height of the antenna from a residential dwelling. The term “habitable structure” should be replaced with the term “residential dwelling” to avoid confusion. This item went to City Council on May 8, 2017, the emergency clause was not approved adopting Ordinance No. 2216, the item will be presented for approval of the emergency clause at the next regularly or specially scheduled City Council meeting.

ATTACHMENTS: Ordinance No. 2216

Use Unit 4 Code Mark-up

(Published in the Tulsa Business & Legal News,
City of Bixby, Tulsa County, Oklahoma
JUNE __, 2017.)

ORDINANCE NO. 2216

AN ORDINANCE AMENDING BIXBY CITY CODE, TITLE 11, TITLED "ZONING REGULATIONS", CHAPTER 9, TITLED "USE UNITS"; AMENDING SUBPARAGRAPH 11-9-4.C.1.d(2), TITLED “USE UNIT 4 PUBLIC PROTECTION AND UTILITY FACILITIES”, “USE CONDITIONS”, RELATED TO PRINCIPAL USE ANTENNAS AND ANTENNA SUPPORTING STRUCTURES; AMENDING THE SET BACK FOR SUCH SUPPORTING STRUCTURES TO BE MEASURED FROM “RESIDENTIAL DWELLINGS” INSTEAD OF “HABITABLE STRUCTURES”; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Title 11, Bixby City Code, Chapter 9, subparagraph 11-9-4.C.1.d(2), be and the same is now amended to read as follows:

AGENDA – Bixby Planning Commission, May 15, 2017

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“(2) All residential dwellings, including those located on the subject property.”

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part of this ordinance is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part of it.

Section 3. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety and, more particularly, because this ordinance is essential to the controlled and orderly growth of the City of Bixby, this ordinance shall take effect immediately from and after its passage and approval.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: **5-YES, 0-NO, 0-ABSTAINING, 0-ABSENT**, on this 5th day of June 2017.

s/ John Easton
Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least a four-fifths (4/5) of the entire membership of the Bixby City Council, to-wit: **5-YES, 0-NO, 0-ABSTAINING, 0-ABSENT**, on this 5th day of June 2017.

s/ John Easton
Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

s/ Yvonne Adams
City Clerk

APPROVED:

s/ Patrick T. Boulden
City Attorney

STAFF RECOMMENDATION: *No action is required*

6. NO ACTION REQUIRED	SECOND:
NOTES: discussion with staff and PC: Josh Nave, Lance Whisman, Tom Holland	

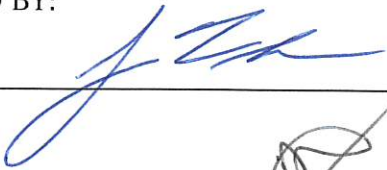
ADJOURNMENT: 8:28 PM

AGENDA – Bixby Planning Commission, May 15, 2017

Page 14 of 15

APPROVED BY:

Chair


Marcae' Hilton, Jason Mohler
City Planner or Recording Secretary

Date

10-16-17

PUBLIC HEARING REQUEST
PC 5.15.17



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 5-15-17

Name: JAN SWAFFORD Day Time Phone: _____
Night Time Phone: _____ E-mail Address: janswofford
Address: 11914 S 73 E Ave City: Bixby Zip: 74008 @cox.net

☐ 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:

BRIDGE PROJECT

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: Jay Mauldin Day Time Phone: _____

Night Time Phone: _____ E-mail Address: _____

Address: 7341 E 119 PL S City: Bixby Zip: 74008

☒ Agenda Item Number 5

☐ 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: 5-15-2017

Name: LYNN LEDFORD Day Time Phone: _____
Night Time Phone: _____ E-mail Address: LYNNLEDFORD@aol.com
Address: 7734 EAST 118TH ST City: BIXBY Zip: 74008

☐ Agenda Item Number 5

☒ 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: 5-15-17

Name: JAN SWAFFORD Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 11974 S 73 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:

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: 5-15-17

Name: LORI SCALF *per Jan Swafford* Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: _____ 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:

BRIDGE PROJECT

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: RONALD CASTEEL Day Time Phone: _____

Night Time Phone: SAME E-mail Address: LUINDACASTEEL@YAHOO.COM

Address: 11623 S. 74th E. AVE City: Bixby Zip: 74008

☐ Agenda Item Number BXZO-17.02

☐ 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: 5-15-17

Name: Pam Eggers Day Time Phone: _____

Night Time Phone: _____ E-mail Address: _____

Address: Fox Hollow 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:

Supporting Materials:

ASKED ME TO SAY SHE IS FOR WHAT THE
DEVELOPER HAS STATED.

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE
MEETING SEE TEXT VIA MARCAE'S EMAIL

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 5-15-17

Name: Mike & Joy Stapleton Day Time Phone: _____
Night Time Phone: 918-645-1279 E-mail Address: mstapleton@OLP.NET
Address: 1330 E 119th St City: Bixby Zip: 74008

- ☐ Agenda Item Number 5
- ☐ 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: Harley Lundy Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 11647 S 73 E ave City: Bixby Zip: _____

☒ Agenda Item Number 5

☐ 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: Cindy Mauldin Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 7341 E 119th Pl S City: Bixby Zip: 74008

☒ Agenda Item Number 5

☐ 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: Chris Waid Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 11959 S. 73rd E. AVE City: Bixby Zip: 74008

☐ Agenda Item Number 5

☐ 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: 5/15/17

Name: Amber Waid Day Time Phone: _____
Night Time Phone: 918-261-1213 E-mail Address: Amber.Waid@hotmail.com
Address: 1959 S. 73rd East Ave City: Bixby Zip: 74068

☒ Agenda Item Number item 5

☐ 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:

Village of Scareno → opposed to ANY multifamily residential housing

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: Wilma Hillhouse Day Time Phone: _____
Night Time Phone: Same as day E-mail Address: _____
Address: 8112 E. 124 St City: Bixby Zip: 74808

☒ Agenda Item Number 4

☐ 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: 7-15-2017

Name: TIFANY TALLEY Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 8113 E 124 ST. S. City: Bixby Zip: 74007

☒ Agenda Item Number A

☐ 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: 5-15-17

Name: Terry & Barbara Coward Day Time Phone: _____

Night Time Phone: Same E-mail Address: _____

Address: 8114 E 124th St City: Bixby Zip: 74008

☐ Agenda Item Number 4

☐ 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: Matt Talley Day Time Phone: _____
Night Time Phone: 918 619 5247 E-mail Address: _____
Address: 813 E. 12th St City: Bixby Zip: 74608

- ☐ Agenda Item Number 4
- ☐ 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: Keith Bolton Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 8122 E 12th St City: Bixby Zip: 74608

- ☐ Agenda Item Number 704
- ☐ 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

form not completed - *the*



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 5-15-17

Name: CAULDETTE ADAMS *Per Jan Swafford* Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: _____ 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:

BRIDGE PROJECT

Supporting Materials:

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

CITY OF BIXBY PLANNING COMMISSION

CITIZEN EMAIL

Marcae Hilton

From: Jan Swafford <janswafford@cox.net>
Sent: Tuesday, May 16, 2017 12:03 PM
To: Marcae Hilton
Cc: Lori Scalf; Claudette Adams; Jan Swafford
Subject: Fox Hollow Questions and Requests

Hi Marcae"

1. It's my understanding that Blackard Global plans to return to the Planning Commission June 19—Is this correct?
2. What was said about July?
3. Would you please send me a copy of the PC rules—I guess City Council rules too.
4. As Board Members we were unable to give an up or down vote last night—which as I recall you tried to explain. But it has left us concerned that most in the audience didn't submit a form which indicated their positions. Is a question like the one asked last night (I believe by Mr. Cloyde) for the numbers for and against going to be pivotal?

Thank you

Jan
918-855-4330

PS—The City needs to get you a dolly/wheelbarrow to carry all those files you had last night!!

NOTES FROM FOX HOLLOW
HOA MEETING 1.27.17

Fox Hollow Property Development Watch Committee 1-27-17 Meeting Minutes

Meeting Date: Friday, January 27, 2017

Attendees:

Pastor Orlando Juarez, Bridge Church; Jeff Blackard, CEO of Blackard Global, Inc., the Bridge Church property developer; Jed Rollins, Chief of Staff, Blackard Global, Inc.; Fox Hollow Property Development Watch Committee—Claudette Adams, Jay Mauldin, and Jan Swafford; Lori Scaif—Fox Hollow HOA Vice President; Harley Lundy, North Heights HOA Vice President; Ron Casteel, North Heights resident; Brian Guthrie, our Ward 2 City Councilor and North Heights resident; and two individuals later identified as Bridge Church members.

This meeting was to receive and discuss the updates to the Village of Scereno plan based on recommendations provided by neighbors at the 12-12-16 meeting.

1. Apartments: The apartments remain unchanged from the original plan—although they may be somewhat relocated to accommodate buffer for Fox Hollow residents—see #4 below.
 - a. Mr. Blackard indicated there would be 120 units.
 - b. Mr. Blackard will be the owner of the apartments.
 - c. The apartments are to be built in a manner to attract age 55 and older but will not be limited to that age group.
 - d. The apartments will have elevators.
 - e. The apartments are 3 stories high.
 - f. The apartment rental rate will be above market.
2. Athletic Facility: The land inside the U-shaped apartment complex is the site of an Athletic Facility.
 - a. Fox Hollow residents will be able to use the facility.
 - b. The Athletic Facility becomes the primary focal point when looking northwest from 121st through the street containing the retail and church buildings.
3. Apartment view buffer: In addition to the Athletic Facility, the retail and church buildings reduce visibility of the multi-family residences from 121st street.
 - a. The retail and church structures are three stories high.
4. Fox Hollow Resident Buffer. The Plan now buffers the seven Fox Hollow residents on 76th E. Ave.
 - a. Residences of approximately \$350,000 FMV will be built between the seven Fox residences and the apartments.
 - b. Residences will likewise buffer many of the North Heights residences.
 - c. A walking path landscaped with trees will be constructed between the Village of Scereno residences and the bordering residences in Fox Hollow and North Heights.
5. Bridge Church HOA President: The Bridge Church will be the President of the Village of Scereno HOA.

- a. Pastor Juarez says they intend to maintain a desirable area where people want to come and enjoy.
6. Granbury stone (matching lighter weight sticky stone for upper stories): This stone is to be used for all single-family and multi-family residences.
- a. All structures will be covered on all sides as well as up to the full height.
 - b. The purpose is to create an aesthetically pleasing and visual blending of all structures.
 - c. All builders (if any other than the developer) will be restricted to the same building requirements.
7. Retail: Mr. Blackard said there will be about 30,000 sq. ft. of retail. vs. 100,000 in
PUD
- a. Retail shops will be on both sides of the building structure; therefore, there will be no back sides to the buildings or alley ways.
 - b. The retail stores are to be small.
8. Zero Lot Lines: Some of the family structures could be zero lot line structures. Per the slide presentation the zero lot lines do not pertain to the residences abutting Fox Hollow.
9. Pavilion Noise: The Pavilion is somewhat sunken and will face southeast.
- a. Pastor Juarez believes most venues will be over by 9:00 or 10:00 p.m.
 - b. Larger venues will be held in the "Barn" located on 121st Street west of the pavilion.
10. Parking: No parking or streets abut Fox Hollow.
11. Opposition: Mr. Blackard is only concerned if a majority of residents oppose the project.
- a. He believes this mixed-use development project is of higher quality than any other that would be proposed in this area or has ever been proposed in Bixby.
 - b. He believes this detailed written project will set a precedent that all other builders can be made to adhere to by the City.
 - c. He has stated that he had never lost a zoning fight.
12. St. John's: Mr. Blackard hopes to coordinate building design with HKS out of Dallas who will be developing the St. John's hospital facility on property between the Bridge development and Fox Hollow.
13. The property owner, Bridge Church, hopes to break ground in late spring or early summer.
- a. Bridge Church feels exceptionally "blessed" to have attained this high-caliber developer.
14. Fireworks: Bridge Church is working with the City to find another site for the 4th of July Fireworks display—possibly Washington Irving Park or Bentley Park.

Respectfully submitted,

Jan Swafford

HANDOUTS FROM
APPLICANT

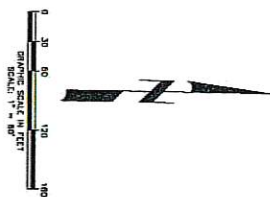
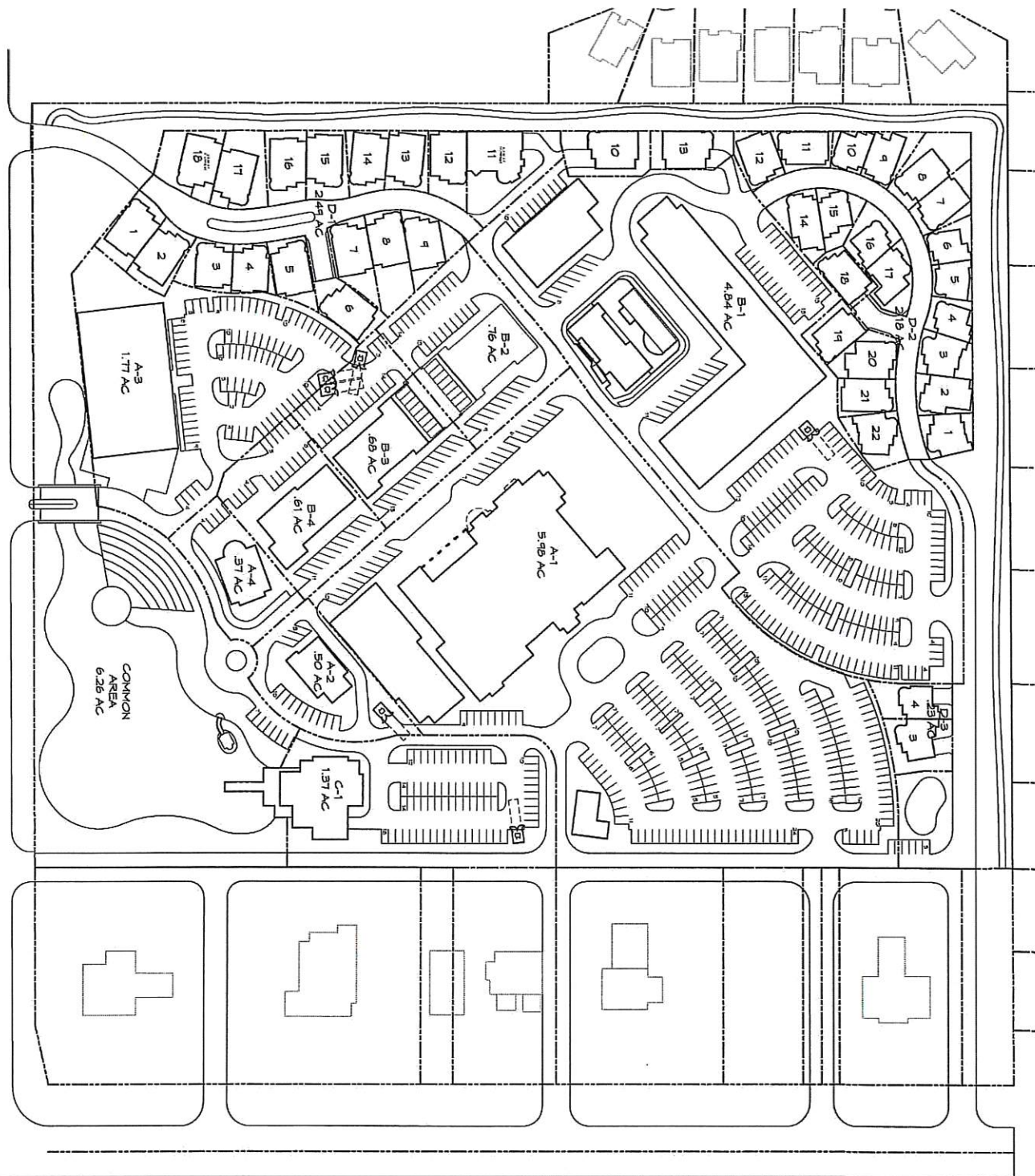


Exhibit C
Master Site
Plan

S-1

May 12, 2017

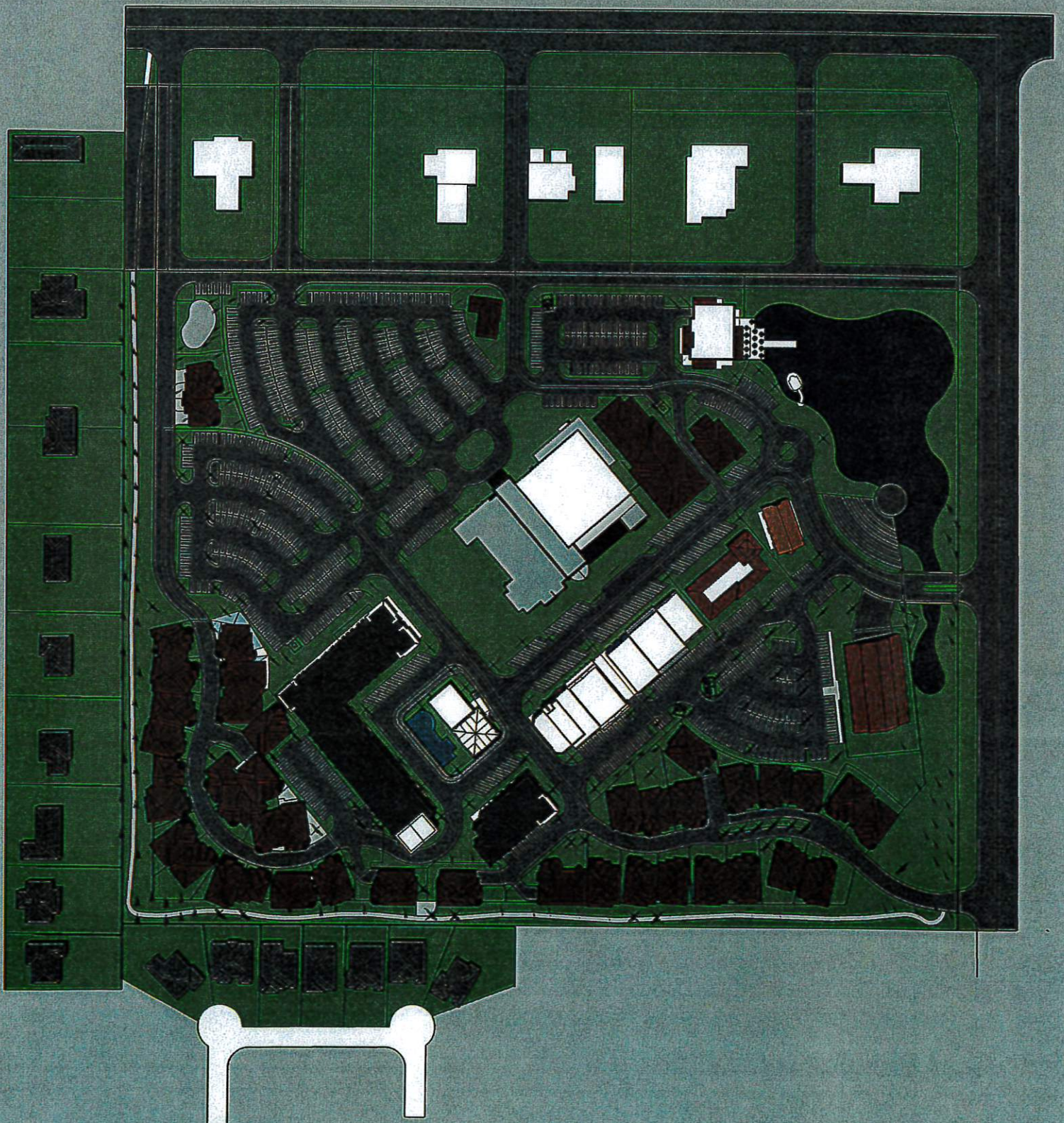
Copyright © 2017 by Blackard Global

Village of Scereno
Bixby, Oklahoma

MEETING MINUTES 5.15.17 Page 41 of 89



Owner/ Developer:
Blackard Global, Inc.
401 Adriatic Pkwy, Suite 700
McKinney, Texas 75070
214-914-1695
iblackard@blackard.net



NOTES FROM FOX HOLLOW
HOA MEETING



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

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Monday, May 15, 2017

RE: Report and Recommendations:
ZONING AND PUD REQUEST FOR THE VILLAGE, Applicant, Blackard
Global
BXPUD-17.04
BXZO-17.02

Discussion and Recommendation on the approval of One (1) ZONING request BXZO-17.02 VILLAGE and approval of the companion PUD request BXPUD-17.04 VILLAGE the zoning requests propose to change CS (COMMERCIAL SHOPPING) to RS-3, RM-3, OL, CH (SINGLE FAMILY, MULTI-FAMILY, OFFICE, COMMERCIAL) with the proposed companion PUD for the purpose of a Master Planned, Multi-use Development; approximately 26 Acres in part of Section 35 T18N, R13E; the property is generally located north of 121ST and west of Memorial in Bixby, OK

REQUEST: RECOMMENDATION OF APPROVAL FOR A MASTER PLANNED, MULTI-USE DEVELOPMENT THROUGH A PROPOSED AMENDMENT TO A ZONING DISTRICT OF THE CITY OF BIXBY, OKLAHOMA & PROPOSED AMENDMENT FOR A SUPPLEMENTAL ZONING PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA, (PUD) PLANNED UNIT DEVELOPMENT

EXISTING ZONING: CS (COMMERCIAL SHOPPING)

REQUESTED ZONING: RS-3, RM-3, OL, CH (SINGLE FAMILY, MULTI-FAMILY, OFFICE, COMMERCIAL)

LOCATION: North of 121ST and west of Memorial

STR: Section 35, T17N, R13E

LOT SIZE: 26 +/- Acres

EXISTING USE: Undeveloped Vacant

PROPOSED USE/DETAILS: This property belongs to "The Bridge Church," the current zoning (CS) supports a church use. The church may apply for a Specific Use Permit through the Board of Adjustment to build a religious facility. See: Use Unit 5 11-9-5: USE UNIT 5

COMMUNITY SERVICES AND SIMILAR USES: [REDACTED]. Per our Zoning and Land Use regulations, in a CS Zoned District a church use is allowed by right. (11-7D-2: PRINCIPAL USES PERMITTED: [REDACTED]). The applicant requests a zoning and PUD change on behalf of The Bridge Church to provide a Master Planned multi-use development, which encompass the northwest corner of 121st and Memorial less and except Lots 5-9 of Bixby Centennial Plaza, Plat No. 6107. This proposal is based on a Village concept. When fully developed a resident of the Village could potentially live, work, dine and entertain within the 26 acre development. The theme is a Classic American Downtown Square with public gathering spaces. In addition, the concept dedicates commercial development providing additional tax dollar opportunities to the City of Bixby.

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

1974: 11-7I-2: PURPOSES: [REDACTED]

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.

USE UNITS PERMITTED IN COMMERCIAL DISTRICTS

Use Units		Districts		
No.	Name	CS	CG	CH
1.	Areawide uses	X	X	X
2.	Areawide special exception uses	E	E	E
4.	Public protection and utility facilities	X	X	X
5.	Community services and similar uses	X	X	X
6.	Single-family dwelling	E	E	E
7.	Duplex dwelling	E	E	E
8.	Multi-family dwelling and similar uses	E*	E*	X
10.	Off street parking areas	X	X	X
11.	Offices and studios	X	X	X
12.	Entertainment establishments and eating establishments other than drive-ins	X	X	X
13.	Convenience goods and services	X	X	X
14.	Shopping goods and services	X	X	X
15.	Other trades and services	E	X	X
16.	Ministorage	PUD	PUD	PUD
17.	Automotive and allied activities	E	X	X
18.	Drive-in restaurants	E	X	X
19.	Hotel, motel and recreation facilities	X	X	X
20.	Commercial recreation, intensive	E	E	E
22.	Research and development	E	E	X
23.	Warehousing and wholesaling	E	E	X
25.	Light manufacturing and industry	E	E	E

X=Use by right.

E=Special exception.

PUD=PUD required.

*=Nursing home, community group home, convent, monastery and novitiate are permitted as a matter of right; all other uses within use unit 8 permitted by special exception.

(Ord. 994, 4-14-2008; amd. Ord. 2031, 12-21-2009)

(CH) COMMERCIAL HIGH INTENSITY,

D. CH Commercial High Intensity District: The CH district is designed to accommodate high intensity commercial and related uses in areas designated high intensity by the comprehensive plan. (Ord. 272, 4-2-1974)

NO
CH

Use Units 1, 4, 5, 8, 10, 11, 12, 13, 14, 15, 17, 19, 22, 23 allowed by right 18?

Use Units 2, 6, 7, 20, 25 allowed by special exception

Use Unit 16 allowed with PUD

	Code for CH	PUD
Floor Area Ratio:	N/A	.75
Building Height:	5 stories or 70 ft.	40 ft.
Street Frontage:	N/A	100 ft. public or private
	N/A	0
Setbacks:		
Arterial	N/A	50 ft. from ROW
Non-arterial	N/A	20 ft. from ROW
Other Lots	N/A	0 ft.

STAFF RECOMMENDS PROHIBITING THE LOCATION OF SEXUALLY ORIENTED BUSINESSES 11-7D-6: LOCATION OF SEXUALLY ORIENTED BUSINESSES: 

AGREE
CS

STAFF RECOMMENDS STRIKING THE USES WITHIN ALL OF (2)

11-9-2: USE UNIT 2 AREAWIDE SPECIAL EXCEPTION USES: 

A. Description: Uses which, in some instances, may be suitable for location in any district, but, because of their potential adverse influence in adjacent properties, require site review and are, therefore, permitted in all districts as a special exception requiring board of adjustment approval.

STAFF RECOMMENDS STRIKING THE USES WITHIN ALL OF (4)

11-9-4: USE UNIT 4 PUBLIC PROTECTION AND UTILITY FACILITIES: 

A. Description: Public protection and utility facilities which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are, therefore, permitted in certain districts by special exception and in the remaining districts by right. (Ord. 272, 4-2-1974)

AGREE
CS

STAFF RECOMMENDS STRIKING THE USES WITHIN ALL OF (16)

11-9-16: USE UNIT 16 MINISTORAGE:  

A. Description: A structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two (2) axle trucks and customary one- and two (2) axle hauling trailers. See definition of "ministorage" in this title.

AGREE
CS

STAFF RECOMMENDS STRIKING ALL SALES USES AND SOME OTHER USES IN (17)

11-9-17: USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES:

B. Included Uses:

Sales:

Agricultural implement sales;
Aircraft sales;
Automobile sales, new and used;
Boat sales;
Camper sales;
Manufactured home sales;
Motorcycle sales;
Truck sales;

Services:

~~NO~~ Auto wash.

~~Automobile rental.~~

~~NO~~ Oil and lubrication service.

~~Overnight campgrounds for recreational vehicles.~~

~~NO~~ Tune up service.

~~NO~~ Vehicle repair and service (except painting). (Ord. 272, 4-2-1974; amd. Ord. 994, 4-14-2008; Ord. 2031, 12-21-2009)

CS = E

CH = X

1) Keep CS - By Exception
2) Designate what and where in PUD

STAFF RECOMMENDS STRIKING THE USES WITHIN (20)

11-9-20: USE UNIT 20 COMMERCIAL RECREATION; INTENSIVE:

A. Description: Commercial recreation, facilities, the principal activities of which are usually open air, located in undeveloped, outlying sections of the city.

AGREE

CS = E

CH = E

STAFF RECOMMENDS STRIKING THE USES WITHIN (22 & 22A)

11-9-22: USE UNIT 22 RESEARCH AND DEVELOPMENT:

A. Description: Facilities for scientific research, development and testing, which are customarily located on large, landscaped sites and the operation of which does not produce objectionable environmental effects.

B. Included Uses: Enclosed scientific research, testing and development.

CH

DELET.

STAFF RECOMMENDS STRIKING THE USES WITHIN (23) 11-9-23: USE UNIT 23

WAREHOUSING AND WHOLESALING:

A. Description: Warehousing, wholesaling and trucking often located adjacent to the central business district, in industrial parks served by rail and highway transportation and port areas.

B. Included Uses:

Storage, NEC

Truck rentals

Trucking establishments

Warehousing, NEC

Wholesale establishments, NEC

CH

DELET.

PUBLIC INPUT:

(Many neighbors have called and emailed. The applicant has had a couple of meetings/conversation with neighbors)

PASS

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: (RS-1) Single-family Residential, North Heights Addition, near Jiffy Lube

South: (CS) Commercial Shopping, undeveloped agriculture parcel

East: (CG) General Commercial: PUD 76 Scenic Village, Bixby Creek

West: (RS-3) Single-family Residential, Fox Hollow, PUD 51: CS, OL-St Johns



Figure 1. VIEW LOOKING NW TOWARD FOX HOLLOW

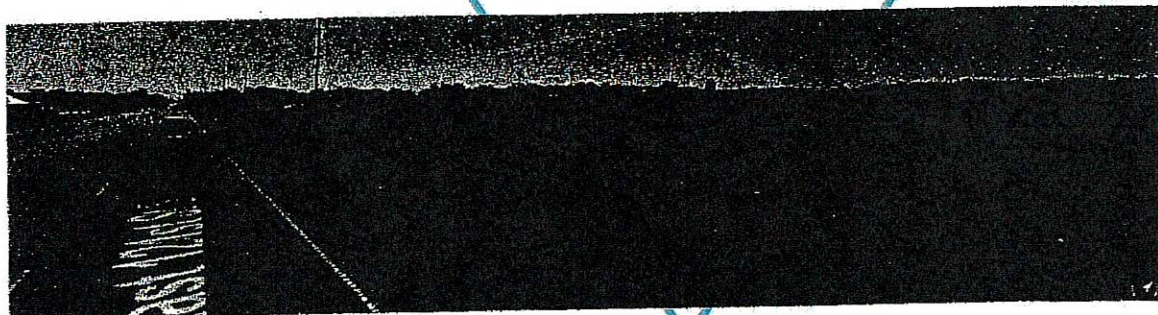


Figure 2 VIEW SOUTH, UNDEVELOPED

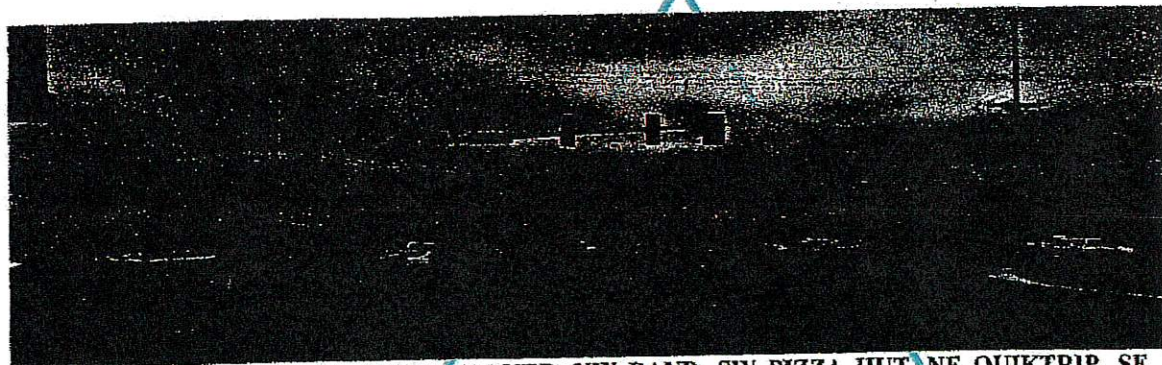
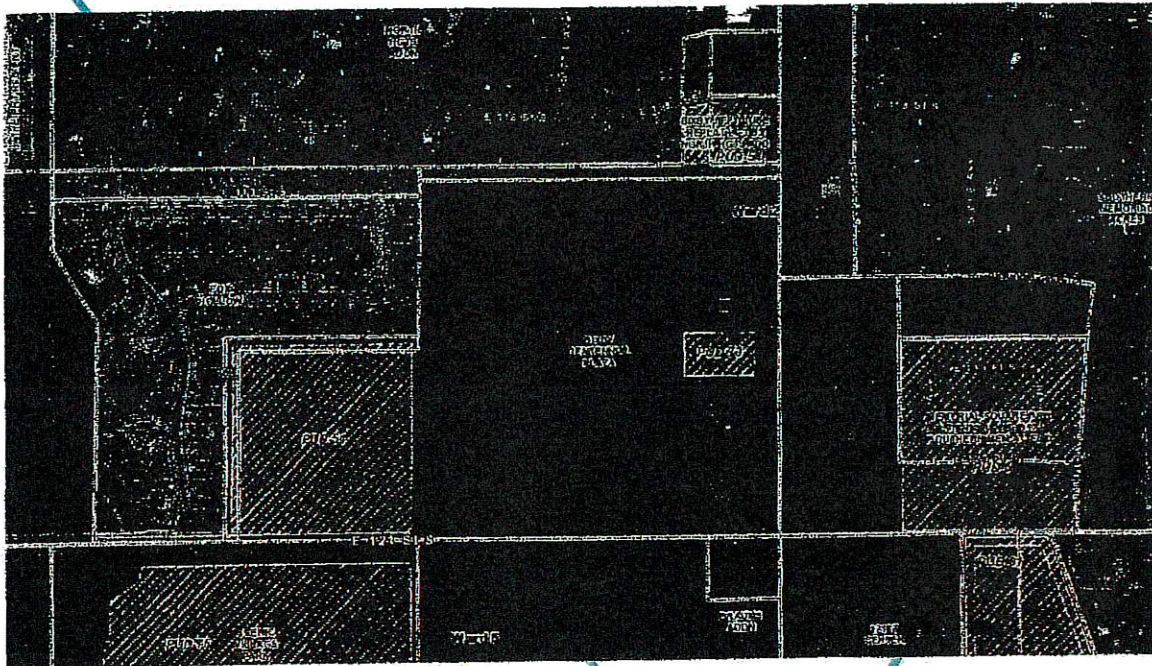


Figure 3 VIEW FROM EAST, HARD CORNER, NW BAND, SW PIZZA HUT, NE QUIKTRIP, SE MCDONALDS

PASS



COMPREHENSIVE PLAN:
 Land Use Intensities: Medium at Corner,
 Land Use: NA
 Urban Design Elements: Corridor

Public Facilities		Legend	
Neighborhood Park	Planned	Corridor Street	Commercial Area
Community Park	Planned	Primary Street	Residential Area
Neighborhood Park	Planned	Secondary Street	Public Open Space
Community Park	Planned	Collector Street	Neighborhood Area
Secondary School	Planned	Alleyway	Neighborhood Area
Elementary School	Planned	Side Street	Neighborhood Area
Child Care	Planned	Corner	Neighborhood Area
Fire Station	Planned	Special District	Neighborhood Area
Regional Trail	Planned		
Community Trail	Planned		
Tray Treatment	Planned		

111TH

121ST

MEMORIAL

The Comp Plan recognizes High Intensity zoning classifications within Corridors specifically including and recommending CG, CH, IL, IM, and IH when used with a PUD. The Comp Plan also recommends medium intensity zoning classification are appropriate including RM-3, OL within a corridor classification. (Page 12 of Comp Plan)

ATTACHMENTS:

1. Case Maps
2. PUD/ORDINANCE
3. PUD EXHIBITS

STAFF RECOMMENDATION: Staff recommends Approval of BXZO-17.02 & BXPUD-17.04 with the following conditions (not a complete list):

1. Correct the title to read: BXPUD-17.04 VILLAGE
2. Provide updated Exhibit C
 - a. Include Development Area identification
 - b. Include parking and acres per development
 - c. Include type of development
 - d. Include other relevant information as related to each area
3. All PUD changes shall be corrected before submittal to City Council
4. Provide language-requiring stub out streets to adjacent undeveloped properties
5. Provide Design Guideline Images
6. Confirm number of acres
7. Page 3, permitted uses: identify Use Units
8. Page 7, e, building materials must be confirmed on rear façade
9. Page 14, (20) Signage: Spell out allowed signage materials, Staff does not support current trends in signage, signs must appear to be period accurate
10. Page 18, change date
11. City Legal Staff will prepare the Ordinance
12. Blackard will prepare a more detailed PUD

Planning Commission has the right to make the following recommendations:

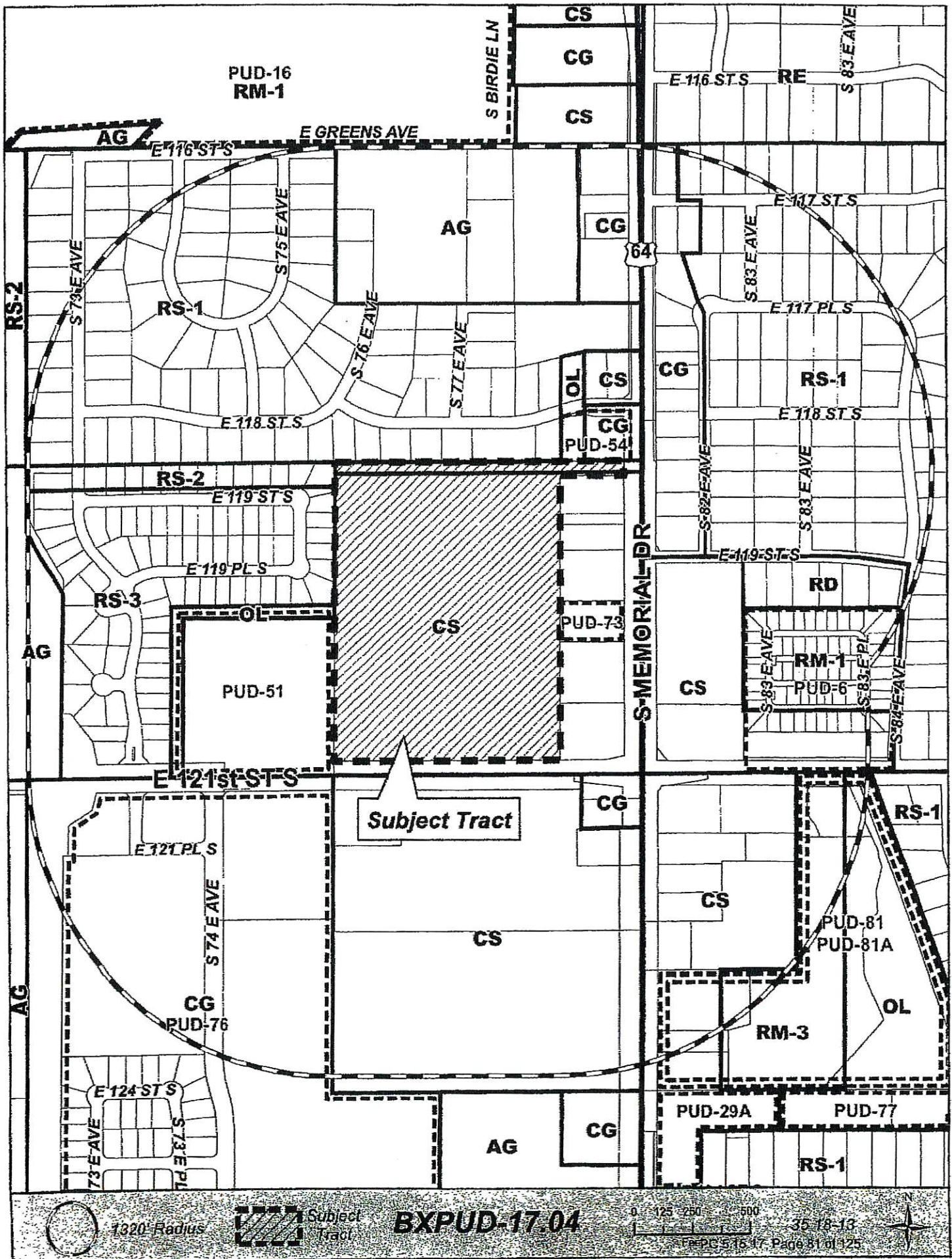
11-5-4: ZONING MAP AMENDMENTS:

D. Planning Commission Action On Zoning Map Amendments:

1. After notice and public hearing, the planning commission shall vote to:
 - a. Recommend to the city council that the application be approved as submitted, or as amended, or be approved subject to modification; or
 - b. Recommend to the city council that the application be denied.
2. An application recommended for approval, or approval subject to modification, shall be transmitted, with the report and recommendation of the planning commission, to the city council within fifteen (15) days from the date of the planning commission action.
3. An application recommended for denial, shall not be considered further unless the applicant, within fifteen (15) days from the date of the planning commission action, files a written request with the city clerk for a hearing by the city council. The request for hearing shall be accompanied by the payment of a fee in such amount as established by

resolution of the city council. Upon notice of such request, the planning commission shall forthwith transmit the application and its report and recommendations to the city council.

4. In the event the planning commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote to the city council within fifteen (15) days from the date of the planning commission action. (Ord. 272, 4-2-1974; amd. 2006 Code)



Ordinance amending the Planned Unit Development ("PUD"), upon application by Blackard Global on behalf of Church Ownership Entity ("Owner"), by changing the PUD Zoning Map in reference to 26.xx acres comprised of Block 1, Lots 1, 4, and 10 of the Bixby Centennial Plaza Subdivision (the "Property"), by adding a Planned Unit Development Overlay to the Property's existing zoning of CS - Commercial; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Blackard Global on behalf of Church Ownership Entity ("Owner"), for an amendment to the City of Bixby's Planned Unit Development ("PUD") and corresponding PUD Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on _____, and _____, during a meeting of the Planning Commission, and on _____, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Bixby and its citizens; and

WHEREAS, the applicant seeks to create a mixed-use pedestrian- and community-oriented development.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

SECTION 1. Upon application made by Blackard Global on behalf of Church Ownership Entity ("Owner"), the Planned Unit Development ("PUD") of the City of Bixby,

Oklahoma ("City"), is amended by changing the zoning on 26.xx acres comprised of a portion of Block 1, Lots 1, 4 and 10 of the Bixby Centennial Plaza Addition (the "Property"), by adding a Planned Unit Development Overlay ("PUD") to the Property's existing zoning of CS – Commercial, as shown in Exhibits A through J.

Exhibit A, which is the existing ALTA Survey description of the Property,

Exhibit B, which is the map to accompany the metes and bounds description,

Exhibit C, which is the "Master Site Plan,"

Exhibit D, which are "Design Guideline Images,"

Exhibit E, which is a list of permitted uses,

Exhibit F, which is a layout of the Property based on building height,

Exhibit G, which are required parking ratios,

Exhibit H, which are approved street sections, and

are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The PUD granted in Section 1 of this ordinance is subject to the following conditions:

1. **Master Site Plan:** The Owner shall develop the Property in accordance with the site layout illustrated in the Master Site Plan (Exhibit C) and the Design Guideline Images (Exhibit D). The purpose of the building footprints and street alignment on the Master Site Plan is to illustrate the development concept. Buildings are not required to be located as shown. Exhibits C and D illustrate the following the PUD's development concepts:

- a. A Horizontal and Vertically Integrated Mixed-Use Master Planned Development with buildings placed near the street right-of-way and mixed-use buildings resulting in a pedestrian-oriented development.
- b. Principal plaza to follow the Classic Americana Downtown Square pattern.
- c. Public gathering spaces

- d. Meandering main street or "spine" with three points of access to existing City streets
- e. Pedestrian-oriented design
- f. Shared and off-site parking
- g. Architectural requirements

2. Permitted Uses:

Development of the Property shall result in the provision of office, medical, commercial, and recreational uses developed in close proximity to and with respect for residential uses to meet the needs of residents living within the Property. Development of the Property may consist of single-family, townhouse, multifamily, office, or commercial uses or vertical and/or horizontal mixed-use buildings. Uses allowed on the Property are those identified in Exhibit D: *BLANK*

Exhibit E ?

Staff pg 8

*Identify
Use Units*

*IDENTIFY
BY
DEVELOPMENT
AREA*

3. Setbacks and Lot Width:

- a. A minimum lot width shall not be required.
- b. Minimum front, side, and rear yards shall not be required, except that:
 - i. Non-residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet;
 - ii. Buildings on South 121st East Street shall be setback a minimum of 20 feet
- c. Non-residential lots platted on the Property shall have a minimum lot size of 400 square feet.
- d. Single-family lots shall range between 1,200 and 6,000 square feet.
- e. All lots shall have frontage on a public street and/or a dedicated access easement with access to a public sidewalk.

4. Maximum Densities: Densities for the following uses developed on the Property shall not exceed:

- 40-42 a. 120 fee-simple single-family lots
 b. 64 Residential Condominium Units *CORRECT # & IDENTIFY Dev. AREA*
 c. 150 multifamily units - *CORRECT # & IDENTIFY Development Area*
~~DELETE~~ d. One 120-room hotel - *Come back as major amendment*
~~DELETE~~ e. 120-room Senior Care facility
 f. Up to 100,000 additional square feet of non-residential uses (Office, Retail, Commercial, Restaurants, etc) *IDENTIFY IN EACH DEVELOPMENT AREA*

5. **Open Space:** The Property must maintain a minimum of 10% open space, which includes any required storm water detention/retention facility.

6. **Definitions:**

- a. **Plaza:** An open public area that is usually near city buildings and that often has trees and bushes and places to sit, walk, and shop. Similar in layout and design to a Classic American Downtown Square
- b. **Condominium flats:** A unit within a multi-unit building or complex, which is individually owned and where the owner shares in joint ownership of any common grounds, passageways, etc. A condominium flat is not strictly intended for residential uses.
- c. **Artisan studios:** A mixed commercial-residential space for sale or lease where the individual residing in a portion of the space also operates a store, studio or showroom at the front of the space. The individual operating the commercial use cannot be different from the individual residing in the space.

7. **Specific Standards for Uses:**

- a. **Residential condominiums** shall be built in clusters of no less than two units per contiguous structure and no more than 18 units per contiguous building. *TIE TO SPECIFIC DEVELOPMENT AREA*

b. **Single-family dwellings:**

- i. Single-family dwelling may be located throughout the development. *NO*

TIE TO DEV AREA

- ii. Single-family dwellings may be used as home occupations, however, the following uses shall be prohibited as home occupations in single-family areas of the Property: vehicle repair; outdoor repair; barber shop, massage parlor, or beauty parlor; retail sales; greenhouse, commercial nursery or truck farming; food handling, processing or packing, other than services that utilize standard home kitchen equipment; medical or dental lab; restaurant; and sales or repair of firearms. Outside storage related to a home occupation is prohibited.

- ~~c. **Convenience Store with Gas Pumps:** No more than six vehicle fueling stations shall be permitted.~~

DELETE

- d. **Restaurants:** Restaurants shall be allowed outside storage for items including but not limited to fire wood, however, outside storage for restaurants shall be approved through the Special Use Exception procedures.

?

8. **Building Height:** *NO BUILDING ABOVE 3 STORY
IDENTIFY DEVELOPMENT AREA*

- a. Building height shall reflect the limitations indicated in Exhibit F.
- b. With the exception of bell towers, no building on the Property shall be greater than five stories above grade or 75 feet.
- c. Architectural embellishments not intended for human occupancy that are

?

*75'
HEIGHT*

integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first floor footprint may exceed the height limits by up to 20 feet.

75
20
95' ?

- d. **Mechanical equipment**, including mechanical/elevator equipment, penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar features may extend up to 20 feet above the actual building height, provided that:

75
20
95' ?

- i. These features are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
- ii. The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above.

9. Building Materials:

- a. Only durable materials such as clay fired brick, natural and manufactured stone, granite, marble, exterior insulation and finishing system ("EIFS") and stucco shall be considered primary materials. Native Oklahoma stone materials shall be of primary consideration in the building material selection process. Building materials and colors shall conform to the illustrations of the Design Guideline Images of Exhibit D. *Blank*

NO EIFS

- b. Primary materials shall comprise as least 80% of the façade of each floor, exclusive of doors and windows. EIFS as a primary building material may only be used above the second floor of any structure.

360° / Full
NO EIFS

- c. Only primary building materials are allowed on the first floor, exclusive of

doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine feet high.

- d. Secondary materials used on a building façade are those that comprise less than a total of 20% of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood or other materials as approved by the Director of Development Services in accordance with the Design Guideline Images (Exhibit D). *BLANK* WHO

- e. Four-Sided Building Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features. Where the rear façade does not face a public street, the architectural finish must match the remainder of the building in color only. Staff pg 2
Confirm
bldg mat'ls
on rear
NO facade
360°

- f. Building facades shall be designed in accordance with the Design Guidelines Images shown in Exhibit D. *BLANK*

- g. All buildings shall have a tile roof. Flat roof buildings shall have a parapet. Confirm
tile roof

10. Building Entries:

- a. Main entries to buildings shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.
- b. Each building and separate lease space at grade shall have a functioning "Primary Entry" from the sidewalk along the each street frontage. Corner entries may count as a Primary Entry for both intersecting street fronts.

11. Awnings, Canopies, Arcades and Overhangs:

- a. Structural awnings are encouraged at the ground level to enhance

articulation of the building volumes.

- b. The material of awnings and canopies shall complement the building.
- c. Canopies and awnings shall respect the placement of street trees and lighting.
- d. All large canopies, ~~i.e. gas stations, banks, etc.,~~ ^{DELETE} that require structural columns for support shall have a minimum six feet masonry or ornamental iron/steel (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall complement the building.

12. Building Articulation:

- a. The first floor of a building where retail or service uses take place shall be accentuated by awnings or canopies, different building materials, or other architectural features.
- b. For at least every 100 feet of building façade length, building facades fronting streets and private drives shall have massing changes and architectural articulation to provide visual interest and texture and to reduce large areas of undifferentiated building façade. Design articulation should not apply evenly across the building façade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

13. **Use of Public Right-of-Way:** The use of public right-of-way shall require a Use Privilege Agreement with the City. *BIXBY ?*

- a. The following projections shall be permitted into a public easement or right-of-way.
- b. Ordinary building projections, including, but not limited to water tables, sills,

belt courses, pilasters, and cornices may project up to 12 inches beyond a building face or architectural projection.

- c. Business signs and roof eaves may project up to 36 inches beyond the building face or architectural projection.
- d. Architectural projections, including balconies, bays, towers, and oriels; show windows (first floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to 48 inches beyond the building face.
- e. Canopies and/or awnings may project from the building face and may extend into the public right-of-way if a minimum sidewalk clearance and/or distance to a street tree of five feet is maintained. Additionally, canopies and/or awnings may be extended or be within eight inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than 18 inches from the back of the curb.
- f. Below-grade footings approved in conjunction with building permits.
- g. Outdoor eating areas and outdoor display of retail items for sale may extend into right-of-way if a minimum sidewalk clearance and/or distance to a street tree of five feet is maintained, provided that no extensions shall be permitted into a public easement or right-of-way of Ennis Joslin Road or Pharaoh Drive.

CORPUS
CHRISTI
BARIST
VILLAGE

14. Buffers: The property shall contain buffer yards around the perimeter of the Property in the areas shows on the Master Site Plan.

City **15. Parking:**

- a. The Property shall provide parking for each use in accordance with Exhibit G.

- b. Required parking for a particular use may be located and maintained anywhere within the Property.
- c. On-street parking and shared parking located anywhere within the Property's boundaries may be counted towards meeting the parking requirements of any use.
- d. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.

WHAT?

e. **Surface Parking Lots:**

- i. Whether or not the parking spaces are required by this ordinance, no more than 50% of parking spaces provided on the Property shall be provided by surface parking lots, not including parking made available on public streets.
- ii. Surface parking lots cannot be located on a corner lot fronting the main street and shall be located to the side or rear of a building.
- iii. With the exception of one row of parking in front of a storefront, or "teaser" parking, surface parking lots shall not be located between the main street and a principal building.

f. **Shared Parking:**

- i. Uses may share required parking spaces where the Owner can submit a shared parking analysis prepared by a professional engineer to the Director of Development Services demonstrating the feasibility

of shared parking for multiple uses. The shared parking analysis shall address at a minimum the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.

- ii. As a condition of approval of shared parking, shared parking must result in a reduction of at least ten percent (10%) of the aggregate required parking for such uses.
- iii. Up to 50% of the parking spaces required for a theater or other place of evening entertainment (after 5:00 PM), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.

g. **Parking Garages:**

DELETE
SECTION

- i. Parking garages shall be provided and located only within the main loop road of the "core," which is identified in Exhibit F
- ii. Adequate public access to and from public rights-of-way via private drives and/or access easements shall be established for parking garages.
- iii. In no instance shall a parking structure be taller than the building to which it is closest. Notwithstanding, the maximum height for a parking structure shall be 75 feet. was 50' in application
- iv. Where parking garages are within view from streets, openings in parking garages shall not exceed 75% of the parking garage's façade. The portion of the parking garage that is visible from the street shall

have an architecturally finished façade compatible with the surrounding buildings.

- v. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

16. Service Equipment and Areas:

- a. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind buildings.
- b. Transformers, HVAC equipment (if located at the ground level), lift stations, utility meters, and other machinery, where practical, should be located at the rear of the property.

17. Screening:

- a. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public rights-of-way.
- b. Screening materials for solid waste collection and loading areas shall be the same as the materials used for the principal building, or a six-foot tall solid masonry wall. Trash dumpsters shall have a door, which shall remain closed when not in use.
- c. No internal screening of differing uses within the boundaries of the Property is required.

- 18. **Fencing:** Fencing shall be constructed of wrought iron, tubular steel or similar material, or masonry. Fencing is allowed between the primary facade of the

WROUGHT
IRON
for
Backyard
of houses
abutting
Fox Hollow
east of
walking path.

building and the property line. Fencing is allowed to separate an outdoor eating area from the walkway if the outdoor seating area extends into the adjacent right-of-way.

19. Landscaping:

a. To retain authenticity to the small European village, public streets, private streets, plazas, gathering areas, alleys and/or pedestrian access corridors within the Property shall not be required to provide landscaping.

*WHY NO
LANDSCAPING?*

b. Artificial plants shall be strictly prohibited.

c. Landscaping shall utilize plants listed in the PUD.

NOT LISTED

d. Permanent irrigation shall be provided for all landscaping as follows:

i. Irrigation lines for perimeter landscaping identified in (a) above, shall be placed a minimum of 2.5 feet from a City sidewalk or alley. Reduction of this requirement is subject to review and approval by the City Engineer. Privately owned and operated irrigation lines shall not be located within a public easement.

ii. Only bubbler-type irrigation lines shall irrigate trees and shrubs. Other landscaping may be irrigated by spray irrigation. Separate valves shall be provided to turn off the spray irrigation line during periods of drought or water conservation.

iii. Rain, freeze, and wind detectors shall be installed on all irrigation lines.

iv. Automatic irrigation systems shall be operated between the hours of 6:00 p.m. and 10:00 a.m. to reduce loss of water to evaporation and wind.

Staff p8

Spell out 20. **Signage:** Signs located on the Property shall comply with the standards below.

Signage
materials, etc. Signs shall be designed for visual communication and orientation to the pedestrians and slow-moving vehicular traffic crossing pedestrian sidewalks as follows:

- a. Hanging or "blade" signs are permitted and shall be placed perpendicular to the façade, located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
- b. Canopy signs are permitted and shall be oriented perpendicular or parallel to the façade, typically located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalk.
- c. All signs shall maintain a minimum clearance of eight feet above sidewalk level to the bottom of the sign.
- d. Pole-mounted signs are prohibited and may only be used for public traffic, safety, transportation, and directional information purposes.
- e. Billboards shall not be permitted within, or attached to, any structure.
- f. Sandwich signs are permitted on sidewalks, provided that they are located adjacent to the building and are not located in, or block the sidewalk's five-foot wide clear zone.
- g. With the exception of the sign standards outlined under this section, all signs must meet the criteria and compliance of the standards of Section 7.5 of the PUD.

There is
no Section
7.5

21. Pedestrian Access:

- a. **Sidewalk and Clear Zone:** A minimum five-foot wide sidewalk is required to be constructed and remain in place within public street right-of-way along the

Plaza and collector roads. Pedestrian amenities and streetscape features, such as planters, benches, trees, light poles, shall not encroach upon the dedicated five-foot wide sidewalk or "clear zone."

b. **Mid-Block Pedestrian Pass-Throughs:**

Added
Not in
Application

- i. Where buildings are continuous for 400 linear feet or more, a mid-block pedestrian pass-through or galleria shall be provided. An

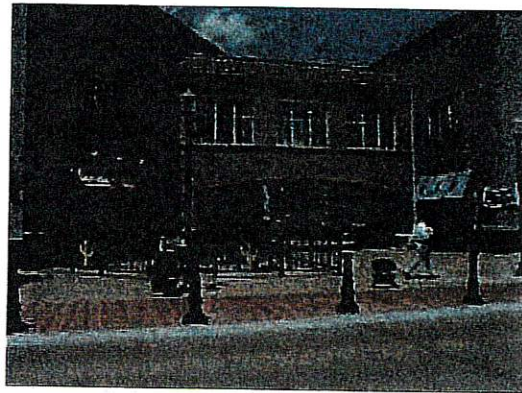


Figure 1

example of a pedestrian pass-through is provided in Figure 2 below:

- ii. The pass-through shall be lighted and designed to be safe and visually interesting for pedestrians, incorporating such features as display windows or artwork.
- iii. Mid-block pedestrian pass-throughs must be designed so they cannot be enclosed or locked.

CITY 22. **Streets:** Each building on the Property shall have access to a public street designed in accordance with the approved street sections (**Exhibit H**) and in accordance with the requirements of the City Engineer and Fire Marshal. Streets shall be laid out as shown in the Master Site Plan shown in Exhibit C. Streets shall be designed in accordance with the City Engineer and Fire Marshal.

Added

CITY 23. **Emergency Vehicle Access:** Parking on-street is prohibited except where provided

in approved public street construction drawings. A 20-foot wide drive aisle shall be maintained for emergency vehicles.

24. Visibility Triangles: Adequate sight distance as approved by the City Engineer will be provided at all intersections through the use of appropriate traffic control devices. Visibility triangles at intersections and private driveways for vehicles exiting the Property shall be provided at intersections with South 121st East Street.

25. Utilities: All utility lines shall be located underground.

26. Public Infrastructure: Infrastructure serving the needs of the full build-out of the Property shall be constructed in one phase.

27. Review of Construction Drawings: In order to review site and building construction drawings for compliance with this PUD:

- a. The Owner shall provide a Preliminary Site Plan for each building permit application demonstrating that the development meets the conditions of this PUD ordinance.
- b. The Owner shall submit a final façade plan and sample boards with a Final Site Plan for each building permit application to ensure that the minimum standards of this ordinance are met. The purpose of the façade plan is to ensure consistency and compatibility for all buildings within the development.
- c. The Owner shall submit additional details as deemed necessary by City review staff, including, but not limited to, façade plans of buildings within 100 feet of the building under review and the location of existing trees in the public right-of-way.

? **28. Procedures and Criteria for Alternative Compliance:**

- a. Alternative compliance is a procedure that allows development to occur

where the intent of the PUD and this PUD ordinance is met through an alternative design. It is not a general waiver of regulations. Rather, it permits a site-specific plan to incorporate an alternative design that is equal to or better than the strict application of a design standard in meeting the intent of both the zoning district and the applicable standard.

PUD

- b. If a concept plan or development plan is to include a request for approval of alternative compliance, a pre-submittal conference is required to determine the preliminary response from the Director of Development Services. Based on that response, the application for a conceptual plan or development plan shall include sufficient explanation and justification, in both written and graphic form, for the alternative compliance requested. WHO?
- c. A request for approval of alternative compliance may include proposed alternatives to one or more design standards. To grant a request for alternative compliance the following criteria must be met:
 - i. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.
 - ii. The proposed alternative achieves the mixed-use goals and policies in the PUD and this PUD ordinance to the same or better degree than the standard.
 - iii. The proposed alternative benefits the community and is equivalent to or better than compliance with the design standard.
- d. Alternative compliance shall apply to the specific site for which it is requested and does not establish a precedent for assured approval of other requests, or the entire development plan, or future developments.)

29. Other Codes/Regulations: Nothing in this PUD ordinance shall be construed to

overrule a code or regulation adopted by separate measure. Nothing contained herein shall vary or supersede public safety requirements of the City of Bixby Technical Construction Codes, and other applicable laws, rules, and regulations of the City of Bixby.

30. **Time Limit:** Construction shall commence within 24 months from the date this PUD ordinance is approved by City Council.

SECTION 3. The official PUD Zoning Map of the City is amended to reflect changes made to the PUD by Section 1 of this ordinance.

SECTION 4. The PUD and corresponding PUD Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

NO **SECTION 5.** To the extent this amendment to the PUD represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the PUD, as it is amended by this ordinance. *NO*

SECTION 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. Publication shall be made in the City's official publication as required by the City's Charter.

WALKING Path with low lighting
MAJOR AMENDMENT CLAUSE
7 HOUSES ABUTTING FOX HOLLOW BUILT
SIMULTANEOUSLY WITH APARTMENTS
DEVELOPMENTAL SITES DEFINED/DETAILED

Bixby Centennial Plaza

PUD Exhibits



Exhibit B:

Legal Description

ALL OF BIXBY CENTENNIAL PLAZA, A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT

THE NORTH ONE HUNDRED FIFTY EIGHT AND FORTY-TWO HUNDREDTHS (158.42) FEET OF LOT FIVE (5), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

AND ALSO LESS AND EXCEPT

THE SOUTH TWO HUNDRED SIXTY FOUR (264) FEET OF LOT EIGHT (8), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

AND ALSO LESS AND EXCEPT

LOT NINE (9), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND ALSO LESS AND EXCEPT

THE SOUTH TWO HUNDRED SIXTEEN (216.00) FEET OF LOT SIX (6), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit C: Master Site Plan (colored)

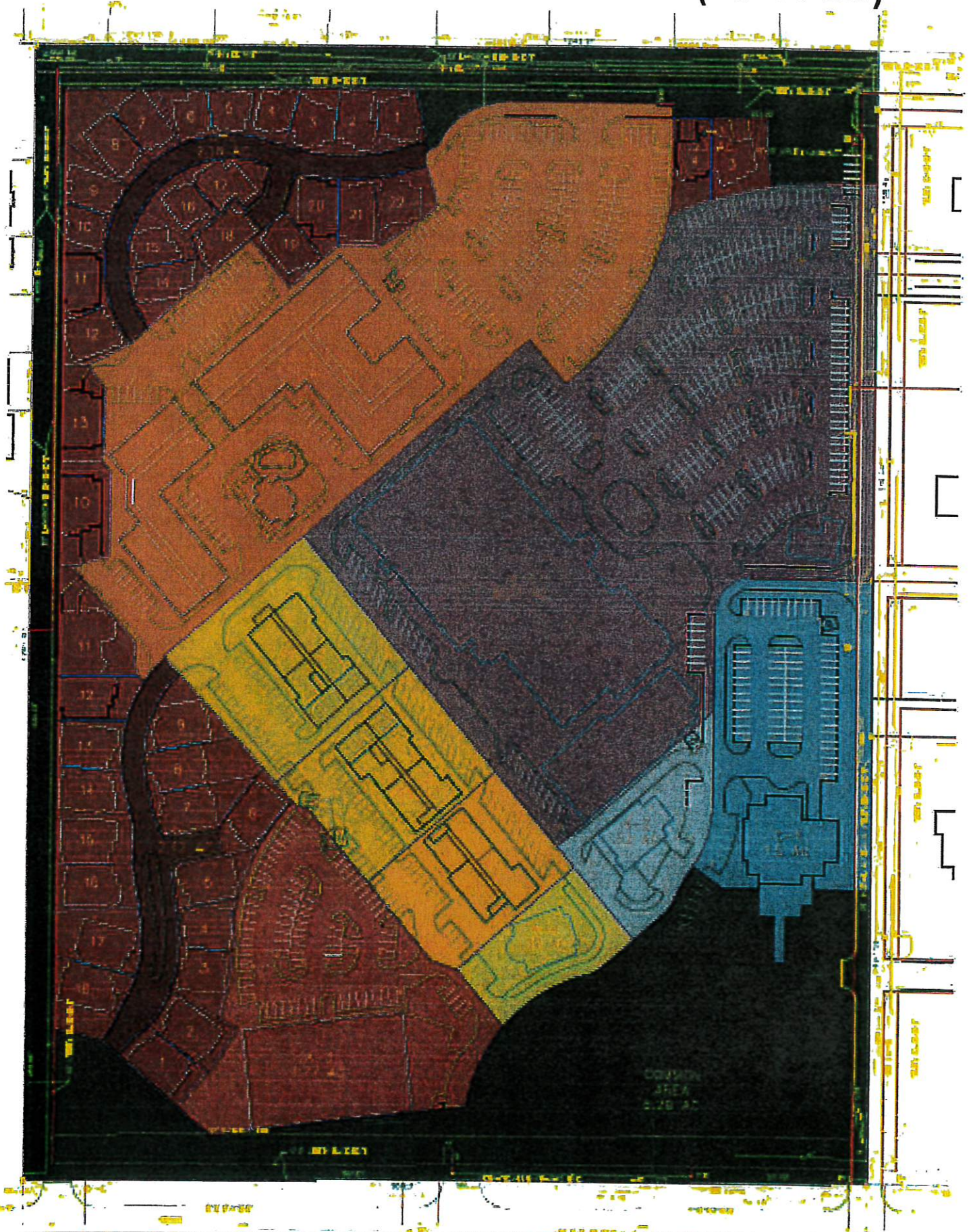


Exhibit C: Master Site Plan (b&w)

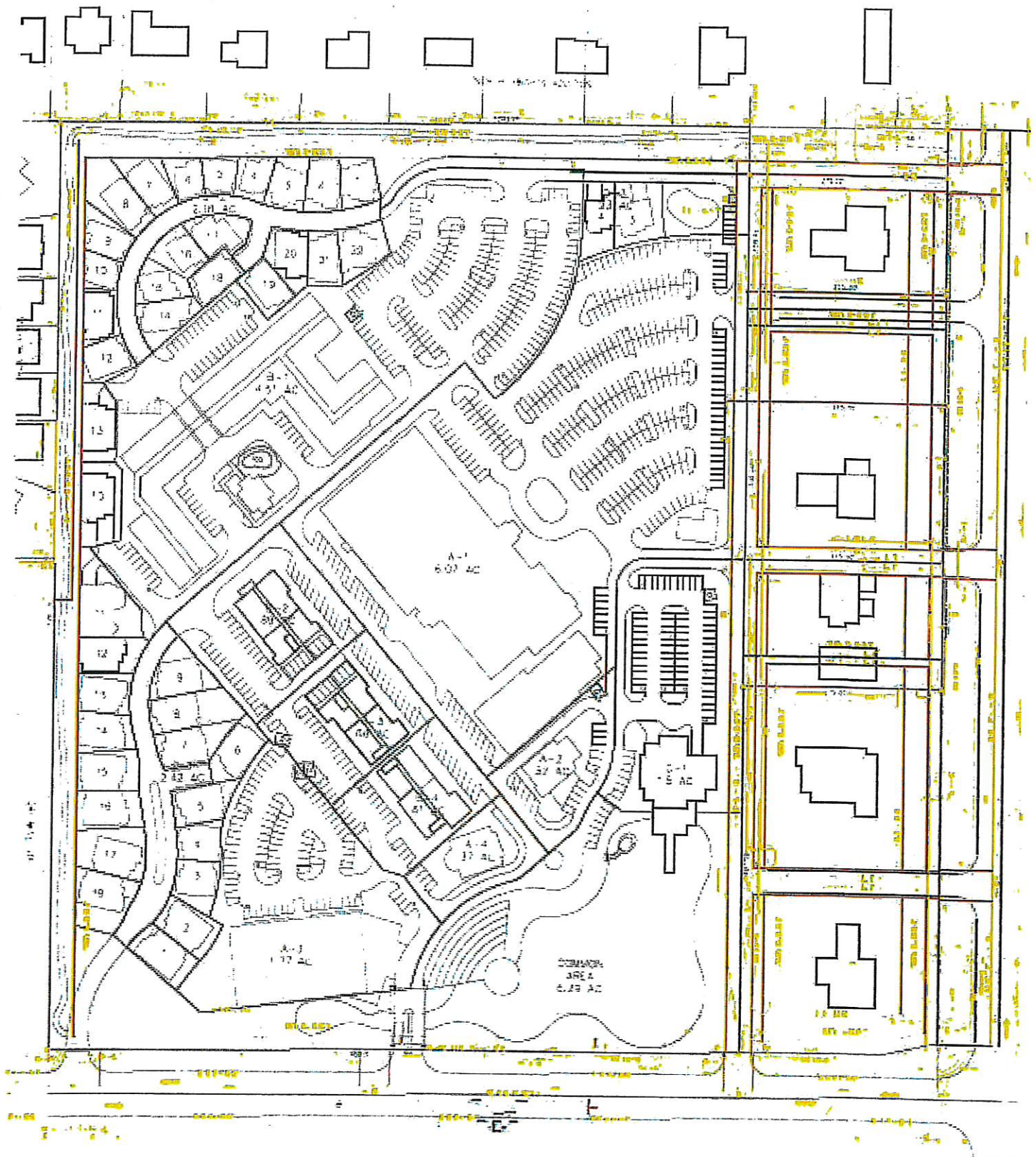


Exhibit D: Design Guideline Images

Exhibit E:

List of Permitted Uses

Page 1 of 5

Permitted Uses

- Accessory Building
- Administrative, Medical, or Professional Office
- Amphitheater – Public and/or Private
- Antenna and/or Antenna Support Structure, Commercial
- Antenna and/or Antenna Support Structure, Non-Commercial
- Antique Shop and Used Furniture
- Aquarium, Bird and/or Pet Shop
- Art Gallery and/or Studio
- Artisan Studio (See Definition, Section 2.6 of this ordinance)
- Assisted Care or Living Facility
- Auto Parts Sales, Inside
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bakery – Custom with onsite production
- Bank, Savings and Loan, or Credit Union
- Barber Shop
- Bar, Tavern, Nightclub by Special Use Exception only
- Beauty Salon
- Bed and Breakfast Home
- Beer, Liquor & Wine Package Sales
- Bicycle/Skateboard/Scooter Shop
- Blacksmith Studio
- Book or Stationery Store
- Boutique Hotel as part of the Plaza
- Building Material and Hardware Sales, Minor
- Business Service
- Butcher Shop – (Custom Meat Market)
- Camera Store
- Candy Store
- Candy Shop with on-site production
- Castle with adaptive re-use for Residential or any other approved use
- Cathedral with adaptive re-use for Residential or any other approved use
- Caretaker's/Guard's Residence
- Chapel – Wedding Event Center

Exhibit E:

List of Permitted Uses

Permitted Uses
Page 2 of 5

- Children's Theater
- Church, Synagogue or House of Worship
- Cigar and Tobacco Shop
- Civic/Convention Center
- Cobbler/Custom Boot Maker Studio
- Coliseum (Public Amphitheater) with attached Residences
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor
- Community Centers
- Community Gardens
- Community Vineyards
- Condominium, Residential
- Conference Center
- Convenience Store with Gas Pumps (See Section 2.7 of this ordinance for specific standards)
- Convenience Store without Gas Pumps
- Custom Clothier
- Dance Hall
- Day Care Center, Adult
- Day Care Center, Child
- Day Care Center, Incidental
- Day Spa
- Dental Care Office
- Department Store
- Dormitories in conjunction with Boarding School and/or College
- Dress Maker with onsite production
- Drug Store/Pharmacy/Compounding
- Dry Cleaning & Press-Shop
- Electronics Store
- Farmer's Market (Indoor and/or Outdoor)
- Film Developing & Printing
- Firehouse with adaptive re-use into Residential or any other approved use
- Flats – Residential
- Florist
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority

Exhibit E:

List of Permitted Uses

Permitted Uses
Page 3 of 5

- Furniture, Home Furnishings and Appliance Store
- Glass Blower
- Governmental Office
- Grocery Store
- Gymnastics/Dance Studio
- Hardware, Sporting Goods, toys, paint, wall paper
- Health/Fitness Center
- Health Care Salon
- Home Occupation (See Section 2.7 of this ordinance for specific standards)
- Hospital
- Hostel (up to 40 beds)
- Hotel
- Household Appliance Service and Repair
- Independent Living Facility
- Insurance Office
- Jewelry Shop/Repair
- Laundromat
- Locksmith/Security System Company
- Massage Therapy, Licensed
- Medical Quick Care, Emergency Room
- Mini-Storage Facility as Condo-wrap product on Structured Parking
- Mobile Food Vendor
- Multifamily Dwelling
- Multi-Purpose Event Center
- Municipal Uses Operated by the City of Corpus Christi
- Museum/Art Gallery
- Musical Instrument Shop
- Novelty or Variety Shop
- Nursery, Minor
- Nursing Home (Convalescence)
- Optical Goods Store
- Park or Playground
- Performing Arts Center
- Pet Day Care with overnight boarding available (Pet Hotel)
- Photography Studio

Exhibit E:

List of Permitted Uses

Permitted Uses
Page 4 of 5

- Place of Worship
- Police Substation
- Print Shop, Minor
- Private Club
- Private Recreation Center
- Private Utility, Other than Listed
- Public Water Feature (Lake, Moat, Waterway)
- Quick-Care Clinic or other similar Medical Use
- Radio Studio
- Real Estate Sales/Leasing Office
- Recycling Collection Point
- Rehabilitation Care Institution
- Restaurant or Cafeteria (See Section 2.7 of this ordinance for specific standards)
- Restaurant, Drive In (See Section 2.7 of this ordinance for specific standards)
- Restaurant/Coffee Shop, Ship-based (See Section 2.7 of this ordinance for specific standards)
- Retail Stores and Shops
- Retail/Service Incidental Use
- Salon
- School, Private or Parochial
- School, Public
- Signature Bridges
- Single-Family, Attached Dwelling
- Single-Family, Detached Dwelling
- Ski Shop
- Small Engine Repair Shop (no outside storage)
- Spa
- Stealth Antenna, Commercial—C
- Studio Dwelling
- Surgery Center with overnight boarding
- Telecommunications Studio with Offices
- Telephone Exchange
- Temporary Building
- Theater, Neighborhood (up to four screens)
- Transit Stop (no parking)

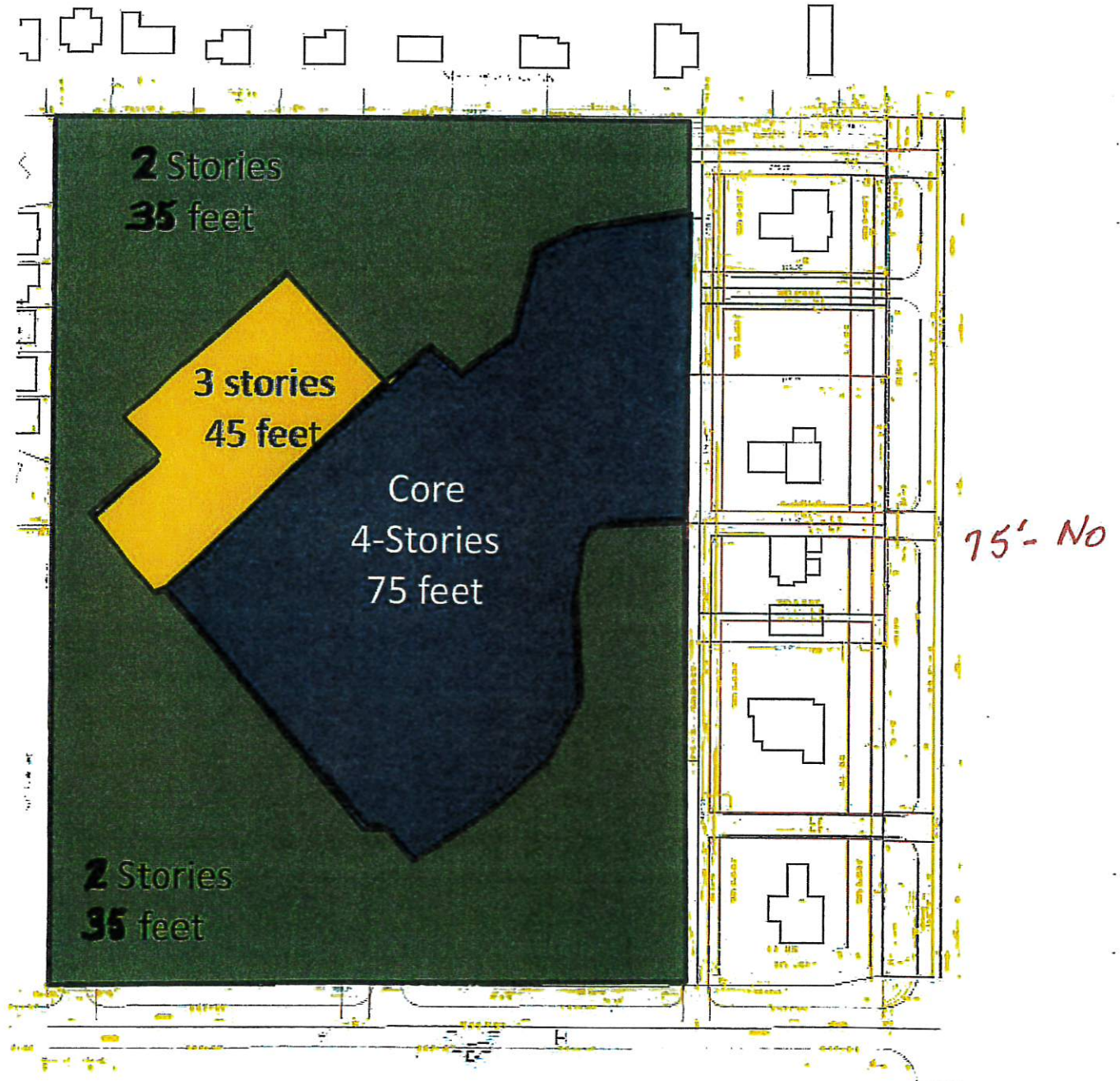
Exhibit E:

List of Permitted Uses

Permitted Uses
Page 5 of 5

- Travel Agency – Private Air Charter
- Utility Distribution/Transmission Facility
- Veterinarian Clinic and/or Kennel, Indoor with overnight Boarding
- Wedding Chapel
- Wine Bar
- Winery

Exhibit F: Layout of the Property Based upon Building Height



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Exhibit G:

Required Parking Ratios

Page 1 of 3

Required Parking Ratios

- Automobile Oil change and Similar Establishments: One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift.
- Bank, Savings and Loan, or similar Establishments: One (1) space per three hundred and fifty (350) square feet of gross floor area.
- Boutique Hotel / Bed and breakfast facility: One (1) space per guest room in addition to the requirements for a normal residential use.
- Business or professional office (general): One (1) space per three hundred and fifty (350) square feet of gross floor area except as otherwise specified herein.
- Church, rectory, or other place of worship: One (1) parking space for each three (3) seats in the main auditorium.
- College or University: One (1) space per each day student.
- Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.
- Commercial Amusement: One (1) space per five (5) guests at maximum designed capacity.
- Condominium Residence: One (1) space per unit, plus 1 additional space for each bedroom beyond the second bedroom.
- Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One (1) parking space for each four hundred (400) square feet of floor area thereof, as available to be shared with adjacent, full-time users.
- Dwellings, Multifamily: One (1) spaces for unit with one (1) and two (2) bedroom units, plus one additional space for each additional bedroom above two (2) bedrooms.
- Farmer's Market, Flea Market: One (1) space for each five hundred (500) square feet of site area, as available to be shared with adjacent, full-time users.
- Fraternity, Sorority, or Dormitory: One (1) parking spaces for each two (2) beds on campus, and one and space for each two beds in off campus projects.

Exhibit G:

Required Parking Ratios

Required Parking Ratios
Page 2 of 3

- **Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment Sales and Service, Clothing or Shoe Repair or Service:** Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000).
- **Gasoline Station:** Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
- **Health Studio or Club:** One (1) parking space per four hundred (400) square feet of exercise area.
- **Hospital:** One (1) space per employee on the largest shift, plus one (1) space per each bed or examination room whichever is applicable.
- **Hotel:** One (1) parking space for each sleeping room or suite plus one (1) space for each one thousand (1000) square feet of commercial floor area contained therein.
- **Kindergartens, day schools, and similar child training and care establishments:** shall provide one (1) paved off-street loading and unloading space for an automobile on a through "circular" drive for each twenty (20) students, or one (1) space per twenty (20) students, plus one (1) space per teacher.
- **Library or Museum:** Ten (10) spaces plus one (1) space for every five hundred (500) square feet, over one thousand (1,000) square feet.
- **Lodge or Fraternal Organization:** One (1) space per two hundred (200) square feet.
- **Medical or Dental Office:** One (1) space per three hundred (300) square feet of floor area. Facilities over twenty thousand (20,000) square feet shall use the parking standards set forth for hospitals.
- **Mini-Warehouse:** Four (4) spaces per complex plus one (1) additional space per three hundred (300) square feet of rental office.
- **Motor Vehicle Repair and Service:** Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift.
- **Nursing Home:** One (1) space per five (5) beds
- **Private Club:** One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area.
- **Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein:** One (1) space per three hundred and fifty (350) square feet of gross floor area.

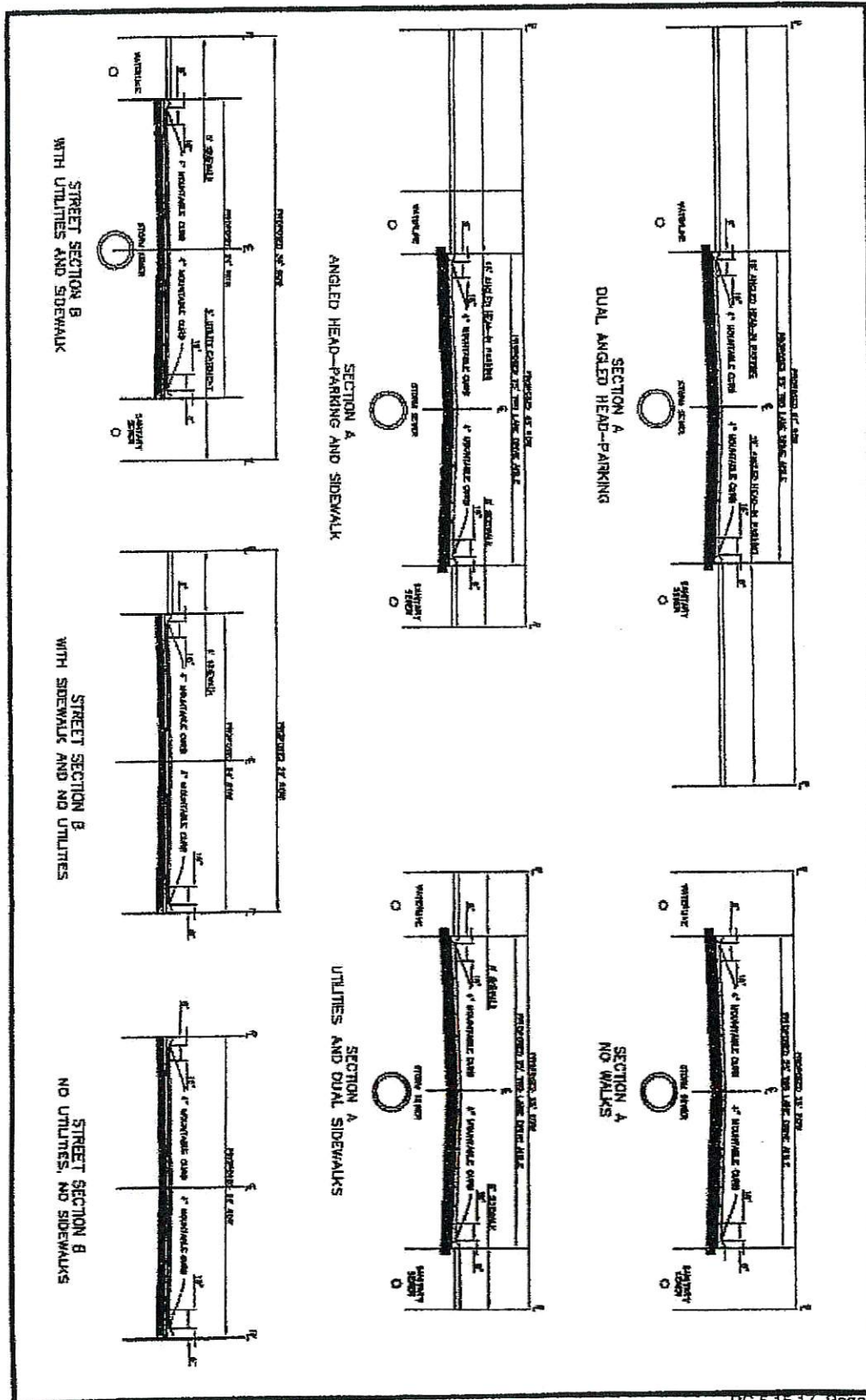
Exhibit G:

Required Parking Ratios

Required Parking Ratios
Page 3 of 3

- **Restaurant, Restaurant with a Private Club, Café or Similar Dining Establishment:** One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each four hundred (400) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1) parking space for each one hundred and twenty-five (125) square for stand-alone buildings with a drive-through.
- **Sanitarium, Convalescent Home, Home for the Aged or Similar Institution:** One (1) parking space for each five (5) beds.
- **School, Elementary, Secondary, or Middle:** One and one half (1 ½) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.
- **School, High School:** One and one half (1 ½) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.
- **Single-Family, Attached:** One (1) space per unit, plus one (1) space for each bedroom above the second bedroom.
- **Single-Family, Detached:** Two (2) spaces per home.
- **Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school):** One (1) parking space for each four (4) seats or bench seating spaces.

Exhibit H: Approved Street Sections



OTHER BUSINESS

6. ZONING LANGUAGE CHANGES:

Discussion and review of zoning ordinance language changes

PUBLIC HEARINGS

5. PUD BXZO-17.02 & BXPUD-17.04 VILLAGE: Applicant, Blackard Global on behalf of owner The Bridge Church, Inc.
Discussion and recommendation of a ZONING & PUD (RS-3, RM-3, OL, CH & PUD) for a Mixed-use Development, approximately 28.46 Acres in Section 35, T18N, R13E
Property Generally Located: North of 121st Street and West of Memorial in the City of Bixby, OK