

MINUTES OF THE REGULARLY SCHEDULED MEETING BIXBY PLANNING COMMISSION

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

MONDAY, AUGUST 21, 2017 ~ 6:00 PM

Comments/Review of Rules by Tammy Ewing, City Attorney

CALL TO ORDER: TIME: 6:12 PM

ROLL CALL

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

CONSENT AGENDA

(LANCE) "MARCAE' CAN YOU PLEASE PRESENT THE CONSENT AGENDA?"

Marcae' presentation of consent agenda

(LANCE) "THE CONSENT AGENDA IS HEARD AS ONE ITEM, THESE ITEMS DO NOT MOVE ON TO CITY COUNCIL. TONIGHT THERE ARE 2 ITEMS ON THE CONSENT AGENDA, IF THERE ARE NO COMMENTS OR CONCERNS, DO I HAVE A MOTION TO APPROVE ITEM 1-4?"

1. Approval of Minutes: Regularly Scheduled Planning Commission Meeting~May 15, 2017
2. Approval of Minutes: Regularly Scheduled Planning Commission Meeting~June 19, 2017
3. Approval of Minutes: Regularly Scheduled Planning Commission Meeting~July 17, 2017

1-3 CONSENT MOTION: Tom Holland		SECOND: Jerod Hicks
MOTION: can we pull item 4 from the agenda for discussion? I move we approve items 1-3. Item was approved: 5:0:0		
Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

4. **LOT SPLIT** Bxls-17.09 STUNKARD: Applicant, JR Donelson, on behalf of owner
Discussion and review of a Lot Split for a new Single-family residence, the property is located south of 161st Street and west of Mingo in the City of Bixby, OK

REQUEST: Lot-Split approval

LOCATION: South of 161st and west of Mingo

STR: Section 25, T17N, R13E

LOT SIZE: (1) One Lots (**Original/New Tract Unplatted**)

ZONING: CS (Commercial Shopping), OL (Office Low Intensity)
(Parent Tract) RM-1 (Residential Multi-family) RS-2 (Residential Single-family)

EXISTING USE: Vacant Undeveloped

PROPOSED USE: Single-family residence

PUBLIC INPUT: None, not advertised

BOA: Board of Adjustment (BOA) Single-family residence will require a Special Exception from the BOA. Scheduled for Tuesday, September 5, 2017

BACKGROUND INFORMATION:

The applicant requests to lot split the undeveloped tract for the purpose of a Single-family residence. Staff has required the right-of-way along 161st Street to be dedicated along with required utility easements. There are no plans at this time to develop the parent tract. The applicant has applied for a Special Exception from the Board of Adjustment, single-family residences are not allowed by right in OL and CS.

This item was presented at the August 2, 2017 Technical Advisory Committee (TAC) Meeting for approval.

OL Code Requirements: Bixby Zoning **11-7D-4: BULK AND AREA**

REQUIREMENTS:

- Frontage (minimum feet)*:
 - Arterial 75
 - Not an arterial 50
 - Floor area ratio (maximum) 0.30

*Setback from centerline of abutting street (minimum feet): Measured from centerline of abutting street; add to the distance designated in the column to the right 1/2 of the right of way width designated on the major street plan, or 25 feet if the street is not designated on the major street plan:

- Arterial 50
- Not an arterial 25

- Setback from abutting R district:
 - Boundary lines (minimum feet) 10*
 - Building height (maximum feet) 5 stories or 70 feet

COMPREHENSIVE PLAN:

Land Use Intensities: Medium (moderate activity, transitional uses not highest and best use but allowed per the matrix)

Land Use: Commercial Area

Urban Design Elements: Primary Arterial

Public Facilities: Secondary School

ATTACHMENTS:

1. Case Map
2. Lot Split Exhibits

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

STAFF RECOMMENDATION: Staff and the Technical Advisory Committee recommend Approval of **BXLS-17.09** with the following conditions:

1. Include deed of dedication for right-of-way
2. BRING WARRANTY DEED TO OFFICE OF CITY PLANNER TO BE STAMPED AFTER APPROVAL OF PLANNING COMMISSION AND BEFORE FILING AT TULSA COUNTY
3. Provide copy of filed document to office of city planner

4 CONSENT MOTION: Chris Cloyde		SECOND: Jerod Hicks
MOTION/NOTES: Questions from Tom Holland-should the PC set the precedence for allowing single family on a CS lot? This is not a desirable path. JR-in the future they would come back to the BOA and operate a business making the property income producing. Item was approved: 4:1:0		
Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland		Abstain
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

Motion was made to move Other Business - Item 9 of the Agenda to the top before Public Hearings to accommodate Chris Cloyde who recused himself from Item 8.

OTHER BUSINESS

9. ZONING TEXT AMENDMENT: Discussion and review of Zoning Ordinance language changes regarding screening requirements for any use allowing 24 hour access or services

PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

(LANCE) ARE THERE ANY COMMENTS FROM PC? NO MOTION REQUIRED!

REQUEST: The Mayor and Council have asked Development Services Staff and Planning Commission to consider changes to screening requirements when a use provides 24-hour access or service. The concern is noise, lights, foot traffic, and other nuisances, which are derived from being open 24 hours a day.

ATTACHMENTS: Staff/Council Memo

ZONING AMENDMENTS

11-7F-3: ACCESSORY USES:

B. Accessory Use Conditions

3. Storage: Accessory storage of materials, equipment or products, within two hundred feet (200') of an abutting R district, shall be screened by the erection of a screening wall or fence along the lot line or lines in common with the abutting R district.

4. Any use allowing 24 hour access or services is required to install an (8) eight foot masonry screening fence when abutting residential development.

11-7I-8: ADMINISTRATION OF DEVELOPMENT:

1. A site plan reflecting:

e. Proposed screening and landscaping;

Any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-8-10: SCREENING FENCES OR WALLS:

A. Purpose: For the purpose of maintaining a compatible relationship between certain land uses, a screening requirement is hereby established for the initiation and continuance of particular uses in such instances as may be hereinafter designated.

B. Any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

BC. Specifications: When the provisions of this title require the construction of a screening wall or fence as a condition for the initiation and subsequent continuance of a use, unless otherwise specified, the screening wall or fence shall be opaque and adhere to the following regulations:

1. Shall be constructed with customarily used fencing materials, and shall be designed and arranged to provide visual separation of uses irrespective of vegetation;
2. Shall not be less than six feet (6') in height, except when in a required front yard, in which case the screening wall or fence shall be four feet (4') in height, nor taller than eight feet (8');
3. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance;
4. Shall be erected prior to the occupancy of the building or initiation of the use required to be screened;

5. Shall be uniform in height, except for significant changes in topography;
6. Shall have a consistency of design;
7. Shall, if painted, be earth tone in color when abutting an R district boundary; and
8. Shall not be a chainlink fence which utilizes inserts of metal or other materials.

CD. Maintenance: The screening wall or fence shall be maintained by the owner of the lot containing the use required to construct the screening. Failure to maintain after notice by the building inspector shall constitute a violation of this title.

DE. Modification Of The Screening Wall Or Fence Requirements: The board of adjustment, as a special exception, may:

1. Modify or remove the screening requirement where existing physical features provide visual separation of uses.
2. Modify the screening requirement where an alternative screening will provide visual separation of uses.
3. Grant an extension of time to erect a screen where properties which are to be benefited by the screen are undeveloped.
4. Remove or reduce the screening requirement where the purposes of the screening requirement cannot be achieved, or is prohibited by other ordinances and/or regulations.

F. Screening Wall Upon Detailed Site Plan Approval: Upon detailed site plan approval, where required by this title, the planning commission may require that the screening requirement be satisfied using a screening wall, to include materials such as masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof. The planning commission may require this only when determined reasonable and appropriate based on the intensity of the land use requiring screening, the surrounding architectural context, or other such considerations specifically related to the development and the need for screening in its context. (Ord. 2031, 12-21-2009)

11-9-0: INTRODUCTION OF USE UNITS:

2. A detailed site plan representing the lot of record and all existing and proposed improvements and such information as required for a comprehensive review and approval by city staff, which information shall be listed on the application form for site plan approval, including:
 - a. A plan view site plan.
 - b. Building elevations or building height information.
 - c. A landscape plan.
 - d. A sign plan or signage information represented on another drawing.
 - e. A screening and fence plan represented on another drawing.
 - f. A lighting plan or lighting information represented on another drawing. (Ord. 2091, 9-10-2012)

11-9-9: USE UNIT 9 MANUFACTURED HOME DWELLING:

C. Use Conditions: The manufactured home dwelling, when located within an RMH district and located on a lot which is abutting an RE, RS or RD district, shall be screened from the abutting RE, RS or RD district by the erection and maintenance of a with an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening wall or fence along the lot line or lines in common with the RE, RS or RD district.

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

C. Use Conditions: The uses included in use unit 11, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development. (Ord. 272, 4-2-1974)

11-9-12: USE UNIT 12 EATING PLACES OTHER THAN DRIVE-INS:

C. Use Conditions: The uses included in use unit 12, when located within a district other than an R district and located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

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

C. Use Conditions:

1. In the CS district, there shall be no open air storage or display of merchandise offered for sale within three hundred feet (300') of an abutting R district.
2. The uses included in use unit 13, when located within a district other than an R district, and located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

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

C. Use Conditions:

1. In the CS district, there shall be no open air storage or display of merchandise offered for sale within three hundred feet (300') of an abutting R district.
2. The uses included in use unit 14, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete

tilt-up panels, or some combination thereof screening fence when abutting residential development. (Ord. 272, 4-2-1974)

11-9-15: USE UNIT 15 OTHER TRADES AND SERVICES:

C. Use Conditions: The uses included in use unit 15, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-9-16: USE UNIT 16 MINISTORAGE:

. Along all property lines adjoining or visible from an adjoining public street or any R or O district:

a. All building walls shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted on such exterior walls.

b. Buildings shall be so screened from by the erection and maintenance of permanent opaque walls or fences that it cannot be seen from adjoining streets or lots in any district when viewed by a person standing on ground level; provided, however, that no screening in excess of eight feet (8') in height shall be required. Continued maintenance of required screening in good repair shall be a continuing condition of occupancy, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

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

C. Use Conditions:

1. The uses included in the use unit 17, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.

2. Within the CS district, there shall be no open air storage or display of merchandise offered for sale within three hundred feet (300') of an adjoining R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development. (Ord. 272, 4-2-1974)

11-9-18: USE UNIT 18 DRIVE-IN RESTAURANTS:

C. Use Conditions: The uses included in use unit 18, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is

required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development..

11-9-19: USE UNIT 19 HOTEL, MOTEL AND RECREATION FACILITIES:

C. Use Conditions: The uses included in use unit 19, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

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

C. Use Conditions: The uses included in use unit 20, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

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

C. Use Conditions:

1. The uses included in use unit 22, when located in an IR district, shall be conducted within enclosed buildings.
2. The uses included in use unit 22, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-9-22A: USE UNIT 22A SCIENCE AND TECHNOLOGY DEVELOPMENT AND MANUFACTURING:

C. Use Conditions:

1. The uses included in use unit 22A, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection of a screening wall or fence or sufficient landscape, or combination screening by wall, fence and/or landscape along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-9-23: USE UNIT 23 WAREHOUSING AND WHOLESALING:

C. Use Conditions: The uses included in use unit 23, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-9-24: USE UNIT 24 MINING AND MINERAL PROCESSING:

C. Use Conditions: The board of adjustment, in granting a mining and mineral processing use by special exception, shall consider potential environmental influences, such as dust and vibration, and shall establish in the particular instance, appropriate protective conditions such as setbacks, screening and method of operation, as will mitigate the adverse affect on proximate land uses. Oil and gas well drilling shall comply with title 3, chapter 8 of this code, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-9-25: USE UNIT 25 LIGHT MANUFACTURING AND

INDUSTRY:

C. Use Conditions:

1. The uses included in use unit 25, which are located within three hundred feet (300') of an R district, shall be conducted within enclosed buildings.
2. The uses included in use unit 25, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-9-26: USE UNIT 26 MODERATE MANUFACTURING AND INDUSTRY:

C. Use Conditions:

1. The uses included in use unit 26, which are located within three hundred feet (300') of an R district, shall be conducted within enclosed buildings.
2. The uses included in use unit 26, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-10-3: SETBACKS:

A. Off street loading areas shall not be located within fifty feet (50') of any abutting property which is within an R district unless it is wholly within an enclosed building or screened on all sides abutting the R district by a screening wall or fence , any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.

11-10-4: DESIGN STANDARDS FOR OFF STREET PARKING AREAS:

I. Screening: Unenclosed off street parking area which are principal uses shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an R district, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development. Unenclosed off street parking areas, containing six (6) or more spaces, which are accessory to uses not required to provide screening shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an RE or RS district; provided, that if the parking area is located more than fifty feet (50') from the RE or RS lot line or lines, the screening requirement shall not apply. (Ord. 2031, 12-21-2009)

11-10-5: DESIGN STANDARDS FOR OFF STREET LOADING AREAS:

D. Screening: Unenclosed off street loading berths shall not be located within fifty feet (50') of any property in an R district unless it is screened on all sides abutting the R district by a screening wall or fence, any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development..

11-11-1: SCOPE:

Within the districts established by this title, or amendments that may later be adopted, there exist uses, structures and lots which were lawful before this title was adopted or amended, but which would be prohibited under the terms of this title or future amendment to this title. These uses, structures and lots, herein referred to as "nonconforming", may continue as regulated by this chapter. A use lawfully existing prior to the effective date hereof, or amendment thereto, which does not comply with a parking, loading, screening, bulk and area, sign or enclosure requirement or requirements, but which is otherwise lawful shall be deemed nonconforming and may continue as regulated by sections 11-11-4, 11-11-5 and 11-11-9 of this chapter. Any use allowing 24 hour access or services is required to install an (8) eight foot masonry, masonry like product, stucco, stone, concrete tilt-up panels, or some combination thereof screening fence when abutting residential development.. (Ord. 272, 4-2-1974)

11-11-8: PARKING, LOADING AND SCREENING NONCONFORMITIES:

A use lawfully existing at the effective date hereof or amendment thereto, but which does not comply with a parking, loading or screening requirement or requirements of this title, shall be deemed nonconforming and may continue, subject to the following provisions:

A. No such use may be enlarged or extended unless parking and loading is provided as required for the enlargement or extension.

B. No such use may be enlarged or extended unless screening is provided as required for the use.

C. No such use may be changed unless parking, loading and screening is provided as required for such use; provided, however, that the board of adjustment may modify such parking and loading requirements as a special exception after finding that the proposed use meets the standards contained in subsection 11-4-9C of this title, and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties. The change of use to another use contained within the same use unit shall not constitute a "change of use" within the meaning of this section. (Ord. 272, 4-2-1974)

STAFF RECOMMENDATION: Staff asks the Planning Commission to review the documents provided and submit feedback in writing to the office of the City Planner by Tuesday, August 22, 2017 (memo provided to PC via email 8.9.17). The City Planner will provide the final documents to City council for review and acceptance at a future date.

9. MOTION NOT REQUIRED

MOTION/NOTES: Tom Holland had several comments about a broader use if masonry and perhaps a taller wall requirement, he agreed to provide comments in writing to City Staff. Jared Hicks asked if Masonry like was giving too much? The item and additional comments will be presented to City Council at a later date.

PUBLIC HEARINGS

5. **PUD:** Continuation of discussion and recommendation of approval of a Planned Unit Development, BXPUD-17.08 WINDRUSH, for the purpose of a Mixed-use Development including: Commercial, Office and Residential uses. Property location: west of Mingo Road and south of 131st Street, Bixby, OK, containing approximately 8.93 Acres

PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

REQUEST: RECOMMENDATION OF APPROVAL FOR PROPOSED SUPPLEMENTAL ZONING, PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA, (PUD) PLANNED UNIT DEVELOPMENT

EXISTING ZONING: (CS) COMMERCIAL SHOPPING

REQUESTED ZONING: (CS) COMMERCIAL SHOPPING and (PUD) BXPUD-17.08

EXISTING LAND USE: UNDEVELOPED

PROPOSED: NO CHANGE IN COMP PLAN

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

STR: Section 12, Township 17, Range 13

LOT SIZE: 8.93 Acres

PROPOSED USE: Residential, Commercial-Retail, Office

PUBLIC INPUT: None

BACKGROUND INFORMATION: This PUD is comprised of two development areas, Development Area A is a rectangular parcel (420 feet by 510 feet or 3.016 acres) dedicated for retail and office space with two primary accesses, 131 Street and Mingo Rd. Development Area B, is approximately 5.9 acres dedicated to Single-family Residential.

Staff believes the proposed PUD amendment meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-7I-2: PURPOSES OF A PUD:  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;
- D. Achieve a continuity of function and design within the development;

DEVELOPMENT AREA A (Business): 3.016 Acres

BULK AND AREA REQUIREMENTS	CS	BXPUD-17.08
(CS)		

Lot Width (minimum feet):	150 ft.	100 ft.
Height	70 ft. (5*)	35 ft.
Setback from Mingo (Arterial)	50 ft.	100 ft.
Setback from 131 st (Arterial)	50 ft.	100 ft.

Setback from south property line (RS-3:PUD-78)	10 ft.	15 ft.
Setback from west lot line (RM-2:PUD-78)	10 ft.	18 ft.

Maximum Dwelling Units	N/A	3
Minimum Lot Size	N/A	26,200 sq. ft.

Permitted Uses: 1, 4, 5, 10, 11, 12, 13, 14, 19

*stories

Masonry Units, EFIS, Stucco, Niche Board

DEVELOPMENT AREA B (Residential): 5.914 Acres

BULK AND AREA REQUIREMENTS	CS	BXPUD-17.08	RS-3
Lot Width (minimum feet):	50 ft.	60 ft.	65 ft.
Height	70 (5*)	35 ft.	48 ft.
Setback front building line	50 ft.	25 ft.	35 ft.
Setback side yard	50 ft.	5 ft.	5/5 ft.
Setback rear yard	10 ft.	20 ft.	20 ft.
Setback corner lot	10 ft.	15 ft.	N/A
Minimum House Size	N/A	1600 sq. ft.	N/A
Maximum Number of Stories	5	2	3
Livability Space	N/A	4000 sq. ft.	4000
Land Area Per Dwelling Unit	N/A	8400 sq. ft.	8400
Permitted Uses (Allowed by right in CS District): 1, 4, 5, (6), 10, 11, 12, 13, 14, 19			

Masonry Units, EFIS, Stucco, Niche Board

*stories

SURROUNDING ZONING AND LAND USE:

North: (AG) Agriculture, undeveloped

South: (RS-3) Single-Family Residential, (pud-78) platted as WILLOW CREEK

East: (CS) Commercial Shopping, (OL) Office Low Intensity, 2 undeveloped lots, AG USE- possible Mini-storage coming through Tulsa County

West: (CS) Commercial Shopping, CHURCH USE, (RS-3, RM-2:PUD78) Platted as Single-family Residential, WILLOW CREEK

COMPREHENSIVE PLAN:

Land Use Intensities: MEDIUM

Land Use: COMMERCIAL AREA, RESIDENTIAL

Urban Design Elements: PRIMARY ARTERIAL

ATTACHMENTS:

1. BXPUD-17.08 WINDRUSH WITH COMMENTS
2. CONCEPT PLAN
3. ZONING MAP

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:

1. As submitted
2. As amended
3. 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)

STAFF RECOMMENDATION: Staff recommends Approval of the PLANNED UNIT DEVELOPMENT BXPUD-17.08 with the following conditions (not a complete list):

- All requested Planning Commission (PUD changes) shall be corrected before submittal to City Council
- Confirm ROW Dedication width (SECONDARY ARTERIAL-100 FT ROW)
- Include materials for facades (brick, stone, etc.)
- ☑ Done in revised PUD 8.8.17 Masonry Units, EFIS, Stucco, Niche Board
- Meet or exceed comments from Fire Marshal (NOT INCLUDED)
- Meet or exceed comments from City Engineer (NOT INCLUDED)

(LANCE) IS THE APPLICANT PRESENT? JR Donelson

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? No Public Comment

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

(LANCE) ARE THERE ANY COMMENTS FROM PC? Minimal Discussion between PC members. DO WE HAVE A MOTION?

5. MOTION: Jerod Hicks		SECOND: Josh Nave
NOTES: JR handed out a preliminary plat. Discussion ensued regarding the changes made in the PUD. What is the screening wall material along Mingo? What % of Masonry is going to be used?		
MOTION: Approve per staff recommendation adding 8'masonry, masonry like product, stucco, stone, concrete, tilt-up panels or some combination thereof screening between Commercial development and residential uses. A 6.0' privacy-screening fence will be built along the entire boundary of Development Area B (residential lots) adjacent to Mingo.		
Item was approved 5:0:0		
Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

6. **PARTIAL VACATION OF PLAT:** Partial Vacation of Plat for Quail Creek, Part of PUD 76
Discussion and review of the Partial Vacation of Plat for Quail Creek, Part of PUD 76, Lot 40, Block 2 and the Reserve Area will be replatted as part of The Cottages at Quail Creek, Part of BXPUD-16.03, located north of 131st Street and west of Memorial in the City of Bixby, OK
7. **PLAT: FINAL PLAT COTTAGES AT QUAIL CREEK,** Part of BXPUD-16.03:
Discussion and review of the Final Plat for Cottages at Quail Creek, Zoning: RS-3: BXPUD-16.03, 8.831 Acres with Forty (40) Lots, Two (2) Blocks, One (1) Reserve the property is located north of 131st Street and west of Memorial in the City of Bixby, OK

PRESENTATION of Item s 6 & 7 FROM STAFF~Marcae' Hilton, City Planner

2 REQUESTS: Applicant, Ricky Jones of Tanner Consulting

Item 6. on PC Agenda, 8.21.17~Partial Vacation of Plat

Item 7. on PC Agenda, 8.21.17~FINAL Plat

6. PARTIAL VACATION OF PLAT: *Partial Vacation of Plat for Quail Creek, Part of PUD 76*

Discussion and review of the Partial Vacation of Plat for Quail Creek, Part of PUD 76, Lot 40, Block 2 and the Reserve Area will be replatted as part of The Cottages at Quail Creek, Part of BXPUD-16.03, located north of 131st Street and west of Memorial in the City of Bixby, OK

7. FINAL PLAT: *THE COTTAGES AT QUAIL CREEK, PART OF BXPUD-16.03*

Discussion and review of the Final Plat for Cottages at Quail Creek, Zoning: RS-3:BXPUD-16.03, 8.851 Acres with Forty (40) Lots, Two (2) Blocks, One (1) Reserve the property is located north of 131st Street and west of Memorial in the City of Bixby, OK

REQUEST: Approval of the Partial Vacation of Plat for Quail Creek
Approval of Final Plat, The Cottages at Quail Creek, BXPUD-16.03

EXISTING ZONING: RS-3 (Residential Single Family District) & PUD (BXPUD-16.03 COTTAGES AT QUAIL CREEK), Approved at City Council on September 12, 2016

LOCATION: West of Memorial one-quarter mile and north of 131st Street South one-half mile

STR: Section 2, T17N, R13E

SIZE OF TRACT: 8.851Acres

LOT INFO: 40 Lots
2 Block
1 Reserve

PUBLIC INPUT: No known comments

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: PUD 76:CG-Commercial General District-partially developed as Single-family Residential and partially undeveloped

West: PUD 76:CG-Commercial General District-developed as Single-family Residential with (AG) and Frye Creek Ditch #1 to the far west of PUD development

South: (AG)-undeveloped agriculture parcel-Frye Creek Ditch #1

East: RM-Residential Multi-family development (Encore on Memorial)

GENERAL HISTORY:

ZONING: The applicant received approval from City Council on September 12, 2016, for a change in Zoning from AG to RS-3 along with bxpud-16.03 *Cottages of Quail Creek* in order to complete the next phase of the Quail Creek of Bixby and Quail Creek Villas of Bixby development.

RESERVE AREA A, LOT 40 BLOCK 2: Special attention has been given to the Reserve Area, which is combined with Lot 40, Block 2, of Quail Creek (Plat #6613) to provide a neighborhood amenity containing accommodations such as a pool, clubhouse, and play area. This collective area, located in the northwest corner of the plat will serve as the second point of access to the subdivision and as a connector street to Quail Creek. Reserve A and Lot 40, Block 2, Quail Creek of Bixby will be vacated and replatted with Cottages at Quail Creek, residents of the various Quail Creek subdivisions will make use of the facilities.

The Minor Amendment to PUD 76 for Quail Creek allowed Lot 40, Block 2 to serve a use other than residential. Quail Creek of Bixby is part of PUD 76, Scenic Village Park, and includes all of development area C & D. The original Plat No. 6613 was 40.680 acres. There were two parts to amending the deed of dedication for Quail Creek. During Part I, the *PUD Amendment* reduced setbacks and also recognized Reserve Area A and Lot 40, Block 2 are no longer part of the Quail Creek Development Areas C & D, and would be replatted as part of *Cottages at Quail Creek* per *BXPUD-16.03 Cottages at Quail Creek*. In Part II, the *Plat, Deed of Dedication Amendment* requested to reduce the side-yard setback abutting streets from 20' to 10' and to increase the front-yard setback to 25' to correspond with the recorded plat as was approved in Major Amendment #1.

The applicant was granted approval, by the Bixby City Council on February 27, 2017, of the requested Planned Unit Development Amendment (BXPUD-17.02 Scenic Village) also known as PUD 76 Major Amendment #3 (PUD 76B). The Plat amendment was approved March 27, 2017 by City Council.

Through the action of a Partial Vacation of Plat for Quail Creek, the developer will vacate and replat roughly half (½) an acre (Lot 40, Reserve Area A, Block 2) through the platting process. BXPUD-16.03, *The Cottages at Quail Creek*, was recommended for approval by the Planning Commission at the regularly scheduled meeting of August 15, 2016 and approved by City Council on September 12, 2016.

The Technical Advisory Committee (TAC) heard this item on Wednesday, August 2, 2017. Erik Enyart presented Plat Vacation documents for Quail Creek Lot 40, Block 2 and the reserve area, these two areas will be replatted with Cottages. Erik asked PSO how much U/E they need and conversed about relocating POS within the Reserve area. PSO has a primary feeder and switch line. Erik will be coordinating with PSO on the placement of the PSO utilities within the easement. PDG has been hired to submit a site-plan. Jason stated there is also a sanitary sewer line (15") within the UE. The earth work is 80% done on this site. The development is well underway.

Staff believes the *Plat Vacation Documents* and the *Final Plat for The Cottages at Quail Creek* meets the requirements of the Zoning Regulations and Bixby Land Use.

COMPREHENSIVE PLAN:

Land Use Intensities: None

Land Use: None

Urban Design Elements: Corridor

EXHIBITS:

Final Plat

Aerial Map

Plat Vacation Documents

STAFF RECOMMENDATIONS:

ITEM 6. Staff and TAC recommend approval of the *Partial Vacation of Plat for Quail Creek, Part of PUD 76, Reserve Area & Lot 40, Block 2*

ITEM 7. Staff and TAC recommend approval of the Final Plat *The Cottages at Quail Creek, BXPUD-16.03* subject to the resolution of comments from Staff and TAC.

(LANC) IS THE APPLICANT PRESENT? APPLICANT PRESENTATION-Ricky Jones of Tanner Consulting

(LANC) IS ANYONE HERE TO SPEAK ON THIS ITEM? No Public Comment

(LANC) THE PUBLIC HEARING PORTION IS CLOSED.

(LANC) ARE THERE ANY COMMENTS FROM PC? Limited conversation ensued.

DO WE HAVE A MOTION?

6 & 7. MOTION: Tom Holland		SECOND: Chris Cloyde
MOTION/NOTES: 5-0-0		
Planning Commission Members	Yes for 6 & 7	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

MEETING RECESS: 8:00 PM

MEETING CALLED TO ORDER FROM RECESS: 8:08 PM

Mr. Chris Cloyde recused himself, and left the room. He explained: Mr. Chairman, Fellow Planning Commissioners and the Citizens of Bixby:

On July 17th, BXPUD-17.07 LINKS A MAJOR AMENDMENT TO PUD-16 came before this Commission for approval. This PUD amendment was prepared by Crafton, Tull & Associates Office in Rogers, Arkansas. At the time of this meeting, I worked for Crafton Tull's Tulsa Office and I was unaware that the Roger's Office has prepared this PUD amendment. It wasn't until after the July 17th meeting that I was made aware of this fact. As of July 28th, I am no longer employed by Crafton Tull. Now that I know that Crafton Tull prepared the PUD amendment and in order to remove any appearance of impropriety on my part, I wish to remove myself from any Planning Commission participation on this agenda item. Therefore, I will leave the Planning Commission meeting prior to any discussion on this item. Thank you.

8. **PUD AMENDMENT:** Continuation of discussion and recommendation of approval of a Major Amendment to the Planned Unit Development (PUD-16), for the purpose of additional apartments. Property location: 11500 Links Blvd., west of Memorial Road and south of E. 111th Street, Bixby, OK, containing approximately 80.07 Acres (BXPUD-17.07 LINKS A MAJOR AMENDMENT TO PUD-16)

PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

REQUEST: RECOMMENDATION OF APPROVAL FOR PROPOSED AMENDMENT FOR A SUPPLEMENTAL ZONING PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA (PUD) PLANNED UNIT DEVELOPMENT

EXISTING ZONING: BZ-219, PER ORDINANCE 738
RESIDENTIAL MULTI-FAMILY (RM-1), RM-1:PUD 16
COMMERCIAL SHOPPING (CS), (not part of PUD)

REQUESTED ZONING: (MAJOR AMENDMENT TO PUD 16) **BXPUD-17.07 LINKS**

EXISTING LAND USE: APARTMENTS, GOLF COURSE (UNDEVELOPED COMMERCIAL)

PROPOSED: NO CHANGE IN COMP PLAN

LOCATION: 11500 Links Blvd, Bixby, OK, west of Memorial Road and south of E. 111th Street

STR: Section 35, Township 18, Range 13

LOT SIZE: **80.07 Acres (less due to right-of-way dedication) BXPUD-17.07**
6.12 Acres COMMERCIAL PER BZ-219
80.12 Acres MULTI-FAMILY PER BZ-219:PUD16

PROPOSED USE: Additional Apartments, change in Golf Course hole configuration

PUBLIC INPUT: **Before PC 7.17.17:** Approximately 12 calls/emails
PC DRAFT Meeting Minutes 7.17.17: PRESENTATION FROM STAFF
Marcae' Hilton, City Planner~the applicant has contacted staff and asked the item be continued until the next meeting (August 21, 2017) the applicant is present to answer questions related to the continuation.

(LANCE) IS THE APPLICANT PRESENT? *YES, HUGH JARRETT, reiterated the request to continue the item to the next meeting, the applicant planned to meet with the public prior to the July 17, 2017 Planning Commission meeting, however, the community meeting notices did not get mailed in a timely fashion. The applicant would like to meet with the public before having a public hearing with the Planning Commission. According to the applicant, the notices arrived the day of or the day after the community/developer meeting.*

(LANCE) ARE THERE ANY COMMENTS FROM PC?

***Discussion ensued,** Tom Holland asked if we could hear public comment since so many people showed up for the case. The representative from the Links, Hugh Jarrett indicated changes have been made to the project and guessed many of the public concerns will be addressed with the additional proposed changes.*

(LANCE) DO WE HAVE A MOTION? *See Below*

3. MOTION: Tom Holland		SECOND: Chris Cloyde
MOTION: Move to continue until August 21, 2017 meeting		
NOTES: Hugh Jarrett, spoke as representative of LINKS <u>18</u> people completed the <i>Planning commission Public Hearing Request</i> • 11 registered “wish to speak in opposition” • 1 person registered “not present” “do not wish to speak-opposed” • 6 registered “do not wish to speak-opposed”		
Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

BACKGROUND INFORMATION:

Staff believes the proposed PUD amendment meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974:

11-71-2: PURPOSES OF A PUD:  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-this project does not increase the boundary of the existing Multi-family lot area and still meets the requirements of (RM-1) zoning code

B. Permit flexibility within the development to best utilize the unique physical features of the particular site; the development does not lose the golf course which is considered a high-end amenity, members can play golf in Bixby or at other "Links" golf courses across the country. The number of holes and pars will not change, the greens will be upgraded

C. Provide and preserve meaningful open space; the golf course allows for beautiful well manicured open space, the other amenities such as tennis courts and pool will not be impacted by the proposed development changes, if approved the developer will add a 24 hour fitness facility

D. Achieve a continuity of function and design within the development; if approved the overall project provides improvements for existing buildings and a higher end new development

This major amendment to PUD 16 (BXPUD-17.07) is considered an expansion of bulk and area requirements. The original PUD consisted of a 90.8 Acre golf course, multi-family residential and commercial development. The overall design concept continues to consist of a boulevard entry street with a landscaped median leading to the golf course and a Multi-family apartment complex. The frontage along Memorial is zoned commercial and not part of PUD 16. Originally, RM-2 zoning was requested, however, the approved zoning of RM-1 mandated lower density and more restrictive bulk and area requirements, straight RM-1 zoning would have allowed up to 820 dwelling units.

Zoning Case and PUD Staff Recommendation dated 3-6-96: Based on the Comprehensive Plan and pattern of existing zoning, staff is supportive of the CS and not greater than RM-1 zoning; and recommends APPROVAL of CS to a maximum depth not to exceed that of the existing CS to the south; and APPROVAL of RM-1 in the alternative to RM-2 based on the PUD Text and approval of PUD 16 with underlying RM-1 and uses to be a golf course and a maximum of 504 multi-family units as stated above and otherwise as presented in the PUD 16 Text and Outline Development Plan.

**BULK AND AREA REQUIREMENTS
PROPOSED****RM-1****PUD-16****RM-1 PREVIOUS PROPOSED**

Lot Width (minimum feet):

100

100

100

Lot area (minimum square feet);

Multi-family	10,000	10,000	10,000
Land area per dwelling unit (min sq. ft.):			
Multi-family, less than 2 bedrooms	3,100	3,100	3,100
Multi-family, 2 or more bedrooms	4,356	4,356	4,356
Height	48	26	48
Maximum number of stories	3	3	3
Livability space	1,000	556	556
NOTE SQUARE FOOTAGE: 556 sf FOR 1-BEDROOM AND 967 FOR 2-BEDROOM			

SURROUNDING ZONING AND LAND USE:

North: (CS) Commercial Shopping-BIXBY COMMONS (LOWES, REASORS), (RT:PUD47) Residential Townhouse-WOODCREEK VILLAGE AMENDED, (RS-3) Single-Family Residential-WOODCREEK

South: FRY DITCH CREEK, (AG) Agriculture-Single-family & undeveloped, (RS-1) Single-Family Residential, North Heights Addition

East: (OL) Office Low Intensity (BANK), (CS) Commercial Shopping, 2 undeveloped lots, one developed lot, (CG) Commercial General (SOD STORE)

West: FRY DITCH CREEK (HEAVILY VEGETATED), (RS-2:PUD17) Single-family Residential, GRAYSTONE, DEVONSHIRE AT GRAYSTONE RE-SUBDIVISION

COMPREHENSIVE PLAN:

Land Use Intensities: MEDIUM, DEVELOPMENT SENSITIVE, WATER

Land Use: COMMERCIAL AREA, RESIDENTIAL, OPEN LAND

Urban Design Elements: CORRIDOR, PLANNED REGIONAL TRAIL

Staff believes the proposed amendment meets the intent of the Comprehensive Plan land use and policy guide. On Page 12 of the Comprehensive Plan, "5. Corridors are defined as specific areas located along expressways and are to contain major employment and region-serving functions in concert with a relatively high residential base. In specific instances, a corridor may be defined along corridor-arterials in cases where existing and planned development, zoning, existing and planned highway improvements and traffic patterns warrant such a designation. Corridors are characterized by the following standards; a. High intensity zoning classifications that may or may not be appropriate within a corridor include CG, CH, IL, IM and IH. If such districts are approved for a corridor, it should be when a PUD is also applied...The medium intensity zoning classifications of RD, RM-1, RM-2, RM~3, OL, OM, CS, and ST are appropriate within a corridor. Less intense zoning classifications or an RMH may OT may not be appropriate within a corridor... An FD district is appropriate if a flood hazard area is in the corridor, it is intended that medium and high intensity zoning for corridor-designated areas be allowed for large undeveloped areas (40 acres +/-)...b. Land uses that are more intense in nature should have exposure and convenient access to high-speed transportation facilities. c. Multiple land uses may be allowed within a corridor and those land uses will be interrelated by internal vehicular and pedestrian traffic system. The

corridor may be ultimately connected to the regional transit system. d. Appropriate access should be provided to arterial streets from corridor collector streets. All tracts within corridors should have direct access to the corridor collector streets or service roads...f. Higher intensity development should be designed by utilization of extensive setbacks, buffering uses and other separations or transitions to be compatible with any adjoining low intensity development. g. Refer to the Corridor-Arterial Exhibit for special corridor-arterial standards.

ATTACHMENTS:

1. BXPUD-17.07 LINKS WITH COMMENTS
2. CONCEPT PLAN
3. ZONING MAP

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:

1. As submitted
2. As amended
3. 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)

STAFF RECOMMENDATION: Staff recommends Approval of the PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT BXPUD-17.07 with the following conditions (not a complete list):

- All requested Planning Commission (PUD changes) shall be corrected before submittal to City Council
- Meet or exceed comments from Fire Marshal (NOT INCLUDED)

- Meet or exceed comments from City Engineer (NOT INCLUDED)
- Provide improved traffic signage and awareness for motorist entering Memorial
 - Add stop sign at 115th St. South at entrance to Memorial Road
 - Paint "STOP" on pavement to indicate stop requirement
 - Add stop sign at Links Boulevard and Birdie Lane
 - Paint striping on pavement to indicate stop requirement

(LANCE) IS THE APPLICANT PRESENT? APPLICANT PRESENTATION Hugh Jarrett, spoke as representative of LINKS

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? PUBLIC COMMENT (5 MIN PER PERSON~30 MIN TOTAL) 28 total see details below

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

(LANCE) ARE THERE ANY COMMENTS FROM PC? DO WE HAVE A MOTION?

8. MOTION: Tom Holland		SECOND: Josh Nave
MOTION/NOTES: 3-1-1 INTERESTED PARTIES @ PLANNING COMMISSION 8.21.17: NOTES: 28 people completed the <i>Planning commission Public Hearing Request</i> • 09 registered "wish to speak in opposition" • 19 registered "do not wish to speak-opposed" -Mr. Joe Heldmann submitted photos of his yard claiming the Links development created a flood issue. Discussion ensued, the PC approved per staff recommendation, they cited the PUD meets the Code.		
Planning Commission Members	Yes	No
Chris Cloyde		RECUSED SELF
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman		N

ADJOURNMENT: 8:59 PM

APPROVED BY:



Chair

10-16-17

Date

Marcae' Hilton, Jason Mohler

City Planner or Recording Secretary