

BIXBY PLANNING COMMISSION

AGENDA

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

TUESDAY, FEBRUARY 21, 2017 ~ 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes of the Planning Commission Meeting: December 19, 2016
2. **LOT SPLIT:** Applicant-Andy Fritz, Fritz Land Surveying, LLC on behalf of owner FOX-MART, LLC

BXLS-17.01 FOXMART

Approval of a Lot Split for an unplatted parcel in Section 25, T17, R13, 0.47 acres, the property is located north of 171st Street (East 171st Street South) and east of Memorial (South Memorial Drive) between the curve of Highway 64 and Memorial, in Bixby, Oklahoma

PUBLIC HEARINGS

3. **PUD AMENDMENT REQUEST:** Applicant, Tom Sherrill owner of South Park Self Storage, LLC

BXPUD-17.01 (PUD86A) SOUTH PARK SELF STORAGE

Public hearing and recommendation on the approval of a PUD Amendment request, *BXPUD-17.01 (PUD 86A), SOUTH PARK SELF STOSRAGE located within PUD 86, 0.06 Acres*; the PUD request proposes to change Development Area 2 from office use to allow additional climate controlled mini sotrage (Use Unit 16), located in part of Section 25, T18N, R13E; the property is located north of 111th (East 111th Street South) and east of Memorial (South Memorial Drive), in Bixby, Oklahoma

4. **PUD AMENDMENT REQUEST:** Applicant, Ricky Jones of Tanner Consulting on behalf of owner 121st & Memorial, LLC

BXPUD-17.02 (PUD76A #3) SCENIC VILLAGE PARK

Public hearing and recommendation on the approval of a PUD Amendment request, *BXPUD-17.02 (PUD 76A #3), QUAIL CREEK OF BIXBY located within PUD 76, 40.68 Acres*; the PUD request proposes to reduce side-yard setbacks abutting streets from 20 feet to 10 feet within the subject property (Development Areas C & D) and to increase front-yard setbacks to 25' to correspond with the recorded plat, located in part of Section 2, T17N, R13E; the property is located south of 121st (East 121st Street South) and west of Memorial (South Memorial Drive), in Bixby, Oklahoma

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

OTHER BUSINESS

ADJOURNMENT

Posted By: City Staff on behalf of Marcae' Hilton
Date: February 6, 2017
Time: 5:00PM



Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

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MINUTES
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
DECEMBER 19, 2016 **6:00 PM**

CALL TO ORDER: 6:08 PM, Lance Whisman, Chair

ROLL CALL Jason Mohler, Secretary

PLANNING COMMISSION (PC):

Members Present: Lance Whisman (Chairman)

Steve Sutton (Vice Chair)

Larry Whiteley

Tom Holland

Members Absent: Jerod Hicks

STAFF PRESENT:

Phil Frazier, Esq., City Attorney

Jason Mohler, Development Services Director & City Engineer

Marcae' Hilton, City Planner

OTHERS ATTENDING:

See attached Sign-In Sheets

CONSENT AGENDA: Lance Whisman, Chair

1. Approval of Minutes for the Planning Commission Meeting: November 21, 2016

2. **LOT SPLIT & LOT COMBINATION**, Applicant, Jim and Amy Thompson

BXLS-16.05 THOMPSON

BXLC-16.04A THOMPSON

BXLC-16.04B THOMPSON

Approval of a Lot Split (Lot 7, Block 2, Johns Park Addition Revised, Plat #3704) and Lot Combination A & B in Section 30, T17, R14E, the property is generally located south of 161st Street and east of Mingo

MOTION TO APPROVE CONSENT AGENDA: Tom Holland

SECOND: Steve Sutton, Vice Chair

ROLL CALL:

MOTION PASSED: 4:0:0

PUBLIC HEARINGS: Lance Whisman, Chair

3. **CONTINUED HEARING FOR A ZONING AND PUD REQUEST FOR 161 & MEMORIAL**, Applicant, Rausch Coleman

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

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

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: jmohler@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

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BXPUD-16.05 161 MEMORIAL

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

STAFF REPORT: Marcae' Hilton, City Planner

REQUEST:

Zoning Changes

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

EXISTING ZONING:

DEVELOPMENT AREA A AG (Agriculture)

DEVELOPMENT AREA B AG (Agriculture) & RS-3

LOCATION:

South of 161st Street and east of Memorial

STR:

Section 25, T17N, R13E

LOT SIZE:

144 Acres

EXISTING USE:

Undeveloped Agriculture

PUBLIC INPUT:

(1)

COMMENTS FOR DECEMBER 19, 2016: *Staff heard several hours of comments from Public, Council, and Planning Commission at the regularly scheduled meeting of November 21, 2016. As a result, the Planning Commission asked for more information on the following: the impact of this development on schools, traffic, and drainage. In addition, there were specific concerns regarding density. Staff met with the applicant and discussed the four main topics. The applicant resubmitted the PUD as seen in the attached document.*

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

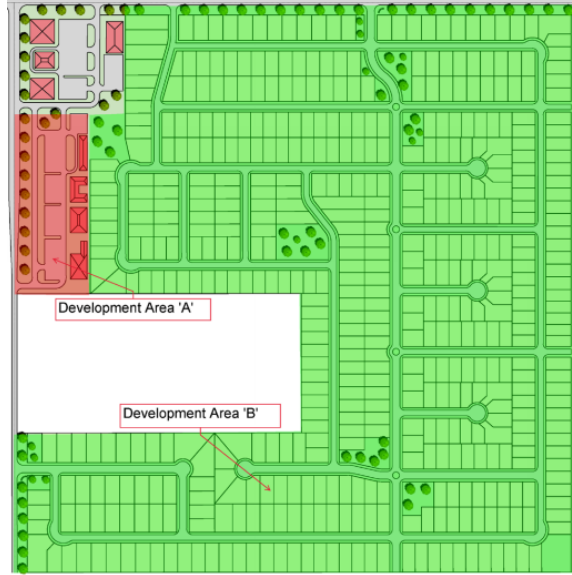
DEVELOPMENT AREA A, 5.88 Acres, CS (Commercial Zoning District), Uses permitted as a matter of right in CS (Commercial Shopping) excluding "sexually oriented" uses
Use Units 1, 4, 5, 10, 11, 12, 13, 14, 19 allowed by right.

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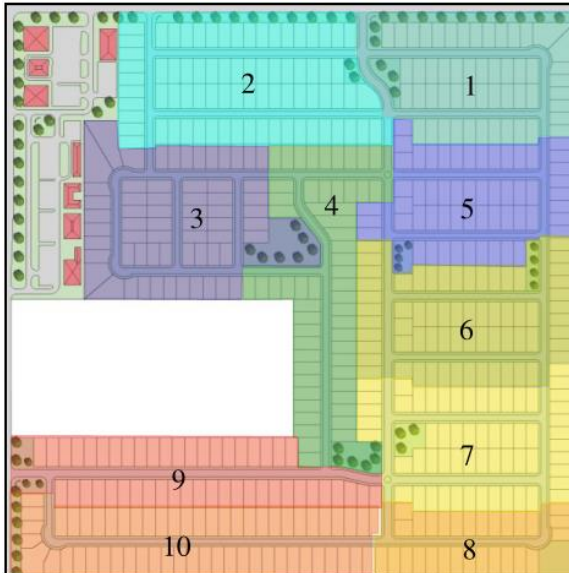
DEVELOPMENT AREA November 21



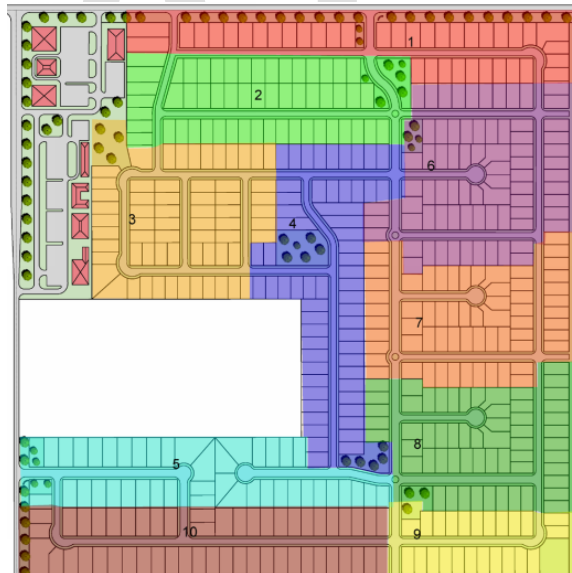
DEVELOPMENT AREA December 19



PHASING November 21



PHASING December 19



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

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: CG (Commercial General), RS-3 (Single-family Residential)(PUD 39)

West: AG-undeveloped agriculture parcel

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Middle: RMH-Residential Mobile Home
South: AG-undeveloped agriculture parcel
East: AG-undeveloped agriculture parcel

COMPREHENSIVE PLAN:

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

ATTACHMENTS:

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

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

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

PURPOSES:

The purposes of the Planned Unit Development are to:

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

STAFF RECOMMENDATION:

COMMENTS FOR DECEMBER 19, 2016: Compare and contrast PUD November 21, December 19 & BIXBY CODE for City Council

COMMENTS FROM NOVEMBER 21, 2016: Staff recommends Approval of *BXZO-16.08 & BXZO-16.09 161 & MEMORIAL* and approval of the companion PUD request *BXPUD-16.05 161 & MEMORIAL* with the following conditions (not a complete list)(11.17.16 Applicant has corrected much of the comments below):

1. All PUD changes shall be corrected before submittal to City Council
2. Correct the title to read:

BXPUD-16.05 161 & MEMORIAL
3. Per Pre-Development Meeting:
 - a. Provide connection (stub-out street) to:

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: jmohler@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

- i. Riverview Street with traffic circle
 - ii. 2 Connections to East with traffic circles
 - iii. 1 connection to South with traffic circle
- b. Provide access to Commercial Development from Residential Area
- c. Please provide conceptual drainage report-details to SCOPE AND CONCEPT Page 4 OF 16
- d. Change verbiage: major thoroughfares to Memorial and 161 Street Page 4 of 16
- e. Add word: Park to Pecan in 4th paragraph, Page 4 of 16
- f. Expound: paragraph 5, Page 4 of 16
 - i. Rausch Coleman paying all costs associated with design work....
 - 1. Roughly how much dirt?
 - 2. Roughly how much detention?
 - 3. How many acres?
 - 4. City Engineer design piece
 - 5. Masterplan Regional Detention
 - ii. Dedicate a Trail along east boundary of property
 - 1. INCLUDE TRAILS LANGUAGE-refer to Go Plan if needed
 - 2. Acknowledge the trails adjacent to property along east will be developed
 - 3. Identify trails as an amenity
 - 4. Create language requiring access from development areas to trail
 - 5. Trail to allow safe pedestrian accessibility to school
- g. Page 7 of 16: Add detailed concepts for each Development (modify language below as needed):
 - i. Each development will be phased
 - ii. "All Residential Development will be platted, the Plat will serve as a Site Plan for each phase"
 - iii. "All Commercial Development will be platted and go through the Site Plan Process as developed"
- h. Page 8 of 16: Add fencing requirement language-columns of brick/stone will be added at intervals to provide aesthetic appeal. (11-8-10 B 1-8, E)
- i. Change the language of paragraph 4, Page 8 of 16-Comprehensive Plan Modification is not required, Development Sensitive, Low High are all allowed with PUD
- j. Add Sidewalk language per code: every arterial street, collector street or minor street (12-3-2 N)
- k. Add infrastructure plan/phases per Fire Marshal-Phase 1 over 30 lots need to tie in
- 4. Per TAC Meeting:
 - a. All Utilities underground
 - b. ONG-layout front, front easements are big enough
 - i. 4" line along N-consider the change in grade
 - ii. Coordinate phases along the way
 - iii. Residential development will be 1st followed by Commercial
 - c. COX-N/S Memorial Fiber to home, E/W along 161st
 - d. OG&E-N of 161st/West of Memorial

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- i. More Easement Space requested
 - ii. Eddie will be the Project Manager
 - iii. Consider Topo
- e. BTC-rear preference
 - i. Consider Topo
 - ii. Will check the easements during platting

SUMMARY OF PUBLIC COMMENT:

- 3 SIGNED IN
- 7 "PLANNING COMMISSION PUBLIC HEARING REQUEST" WERE TURNED IN
 - 6 WERE IN OPPOSITION
 - 1 WAS NEUTRAL
- WRITTEN CONCERNS-SEE ATTACHED
 - NEED ANSWERS TO POSED QUESTIONS FROM LAST MEETING
 - TRAFFIC ON MEMORIAL
- VERBAL CONCERNS SAME AS LAST MEETING
 - DENSITY
 - DRAINAGE
 - TRAFFIC ON MEMORIAL
 - GROWTH
 - SCHOOL

PLANNING COMMISSION HELD LENGTHY CONVERSATION/NEGOTIATION WITH RAUSCH COLEMAN REPRESENTATIVES

MOTION: Steve Sutton, Vice Chair-move to approve 161st and Memorial PUD and zoning with staff comments, to include regional detention, limit development to 525 homes with no more than 379 lots at 60' and 100% full brick or stone, make sure PUD includes HOA language, the plat shall be no less than the conceptual layout or improved.

SECOND: Larry Whiteley

ROLL CALL:

MOTION PASSED: 3:1:0

4. ZONING AND PUD REQUEST FOR THE RESIDENCES AT BOARDWALK PUD 81A,

Applicant, Cade Brummer, NSPJ Architects

BXZO-16.10 BOARDWALK (DEVELOPMENT AREA B) (Residential Multi-family) (PUD 81A:RM-3)

PUD 81A, MAJOR AMENDMENT #3

Public hearing and recommendation on the approval of one (1) ZONING request, *BXZO-16.10 BOARDWALK*, 3.79 Acres; and approval of the companion PUD AMENDMENT request *PUD 81A, Major Amendment #3*; the zoning request proposes to change DEVELOPMENT AREA B from CS (Commercial Shopping District) to RM-3 (Residential Multi-family) with the proposed companion PUD AMENDMENT for the purpose of Residential Multi-family, Mixed-Use, Commercial, Detention & Mini-storage; approximately 30 acres in part of Section 1, T17N, R13E; the property is located south of 121st Street and east of Memorial, Bixby, Oklahoma

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STAFF REPORT: Marcae' Hilton, City Planner

ZONING REQUEST

EXISTING ZONING: DEVELOPMENT AREA B, CS (Commercial Shopping)

REQUESTED CHANGES: DEVELOPMENT AREA B, RM-3 Residential Multi-family PUD81A, MAJOR AMENDMENT #3, ENTIRE TRACT TO INCLUDE:

- Development Area B-Add Reserve Area A of 121st Center;
- Development Area E-Add Part of PUD 29 160'x160' parcel (Lot 1 Block 1, of Gre-Mac Acres Subdivision, 12345 South Memorial);
- Development Area E-All of PUD 77 Byrnes Mini-storage

LOCATION: South of 121st Street and east of Memorial, Bixby, Oklahoma

STR: Section 01, T17N, R13E

LOT SIZE: 30 Acres

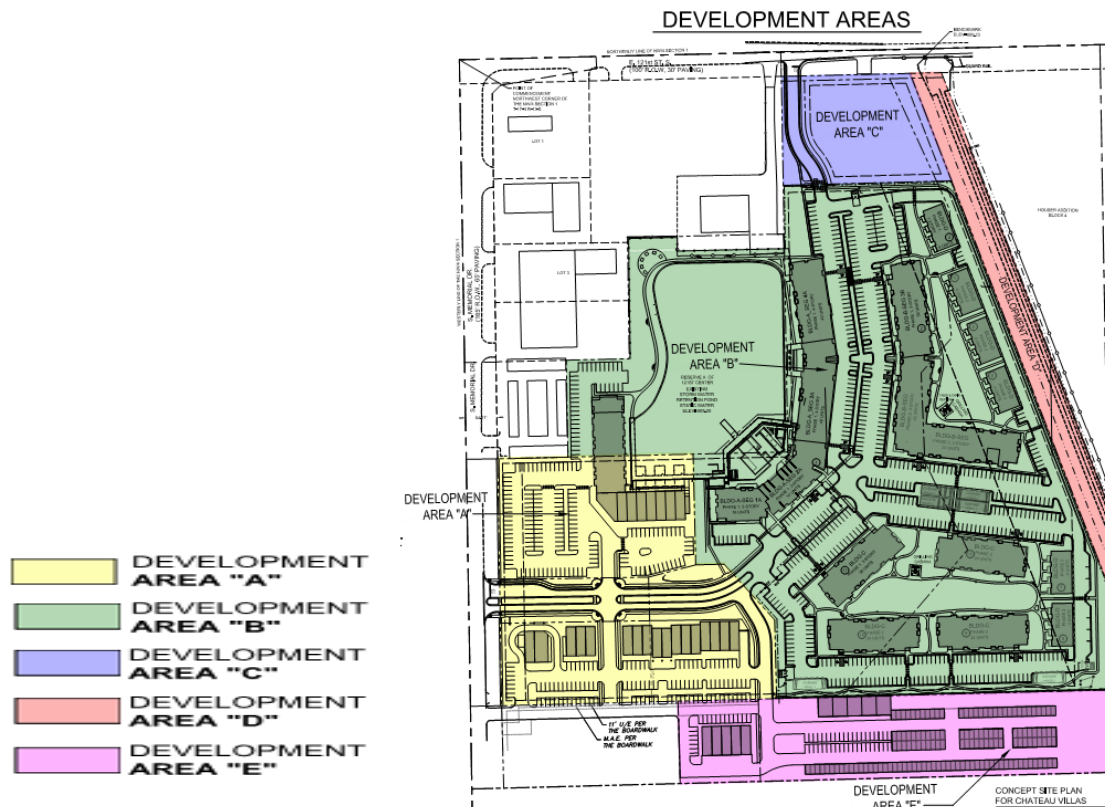
EXISTING USE: Currently Boardwalk PUD 81 is under development

PROPOSED USE/DETAILS: The applicant requests a zoning change and major amendment to PUD 81 in an effort to include all his amenities under one PUD Document.

DEVELOPMENT AREA B: Add Reserve Area A of 121st Center; the land owner Black Gold Group has fully acquired approximately 3.75 acres of Reserve Area A of 121st Center (west of currently developing property) comprised mostly of a large retention pond. This Area will be designated as a high intensity, multi-use with commercial/retail on the first floor and apartments above. See comparison chart submitted by Architect for details.

DEVELOPMENT AREA E: PUD 29, 160'x160' parcel (Lot 1 Block 1, of Gre-Mac Acres Subdivision, 12345 South Memorial); Development Area A of the existing *The Boardwalk on Memorial* strip retail center (12345 South Memorial) previously approved as PUD 29) currently zoned CS located adjacent to and directly west of the Byrnes Mini Storage site. It is the intent of this Major Amendment #3 to formally add this parcel into the existing parcels of the previously approved PUD 81 Major Amendment #2.

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DEVELOPMENT AREA E: All of PUD 77 Byrnes Mini-storage, The applicant asks for the use of Nichiha as a supplement to tradition masonry as required by PUD 77, the Corridor Appearance District allows for products similar to EFIS or Stucco, City Council on December 12, 2016 agreed Nichiha is a masonry equivalent.

11-7G-5: DEVELOPMENT MINIMUM STANDARDS:

A. All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.

B. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the city council reduce or waive the requirement altogether.

C. The city planner may refer a proposed structure to the city council for approval if determined to be of exceptional character, iconic, or potentially offensive. (Ord. 2107, 1-14-2013)

PUBLIC INPUT: None to the Planning Department

BACKGROUND INFORMATION:

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SURROUNDING ZONING AND LAND USE:

North: CS & RM-1/PUD-6, RD, and RS-1; The *Memorial Square* duplex-style condo/apartments and vacant lots, and single-family residential to the northeast, *QuikTrip* and commercial in the *Town and Country Shopping Center* to the northwest

South: RS-1, and RS-2; vacant land and a single-family residential in *Gre-Mac Acres* and *Southern Memorial Acres No. 2*

East: RS-1; Single-family residential and the Bixby Fire Station #2 in the *Houser Addition*.

West: CG, CS, & AG; Commercial development in *121st Center*, the *Spartan Self Storage* ministorage and (west of Memorial Dr.) agricultural land and the *Easton Sod* sales lot zoned CS.

COMPREHENSIVE PLAN:

Land Use Intensities: Low Intensity, Medium Intensity

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

Urban Design Elements: Adjacent to Corridor

Public Facilities: Planned Regional Trails

ATTACHMENTS:

1. Ariel Map
2. Case Maps (2)
3. PUD

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

Staff believes the proposed Amended PUD request meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-71-2:

PURPOSES:

The purposes of the planned unit development are to:

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

STAFF RECOMMENDATION: Staff recommends Approval of ***BXZO-16.10 BOARDWALK***, and ***PUD 81A, Major Amendment #3*** with the following conditions (not a complete list):

1. Approve Zoning for Development Area B as RM-3
2. Add language referring to the Uses allowed in Development Area B
3. All PUD changes shall be corrected before submittal to City Council on January 9, 2016
4. Add comparison chart to include: current PUD info, PUD 77, PUD 29, Zoning Info
5. Call out the use of Nichiha as a supplement and approved material in lieu of Brick in PUD 77 (mini-storage) to be further studied/approved during the site plan process
6. Correct the title to read:

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PUD 81A Major Amendment #3
(BXZO-16.10 BOARDWALK)

7. Per Emergency Services, adhere to all comments
8. INCLUDE TRAILS LANGUAGE

SUMMARY OF PUBLIC COMMENT:

- 1 COUPLE SIGNED IN- OWN HOUSES WHICH BACK UP TO PARKING LOT ON SOUTH, NOT IN FAVOR OF 3 STORY MINI-STORAGE, DISCUSSION ENSUED REGARDING FENCING
- MR TALLEY SENT COMMENTS STATING A WOODEN FENCE WAS NOT ACCEPTABLE, AN DRAINAGE IS THE LARGEST CONCERN FROM NEIGHBORS
- 0 "PLANNING COMMISSION PUBLIC HEARING REQUEST" WAS TURNED IN

MOTION: Steve Sutton, Vice Chair, Approve Boardwalk subject to Staff and Planning Commission comments including: Development Area C is limited to (3) three Stories, Development Area E, the mini storage is limited to (2) two stories, subject to a site-line drawing and including a front elevation; the screening along the south will be extended to the west as Development Area E is built out

SECOND: Larry Whiteley

ROLL CALL:

MOTION PASSED: 4:0:0

OTHER BUSINESS: Lance Whisman, Chair

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

MOTION: Tom Holland, Approve as recommended

SECOND: Larry Whiteley

ROLL CALL:

MOTION PASSED: 4:0:0

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

MOTION: Tom Holland, Approve as Recommended

SECOND: Steve Sutton, Vice Chair

ROLL CALL:

MOTION PASSED: 4:0:0

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ADJOURNMENT: Larry Whiteley, Motion to Adjourn 10:07 PM

APPROVED BY:

Chair

Date

Marcae' Hilton, Jason Mohler
City Planner/Recording Secretary

DRAFT

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BIXBY PLANNING COMMISSION

SIGN IN SHEET

DATE: DECEMBER 19, 2016

NAME	ADDRESS	EMAIL	ITEM#
Form - 1. Perry Hunt	13127 E. 183 rd Pl. S.		3
- 2. Jack W. Junkin	16008 589 th E Ave		3
3. Aaron & Arlene Shortney	8107 E 12 th St S.		4
Form - 4. George Fish	18251 S. 132 nd E Ave		3
- 5. Bob Hall	16619 S. Memorial B14		
6.			
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11.			
12.			
13.			



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 12-19-16

Name: Carol Davey Day Time Phone: _____

Night Time Phone: _____ E-mail Address: _____

Address: 8317 E 164 ST S City: Bixby Zip: 74008

☐ Agenda Item Number 3

☐ 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: Brittney Walker Day Time Phone: 918 231 6773
Night Time Phone: 918 231 6773 E-mail Address: Brittney78@hotmail.com
Address: 322 E. 5th St. #B City: Bixby Zip: 74008

☐ Agenda Item Number 3

☐ 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:

do not support rezoning of 161st at this time,
other things need to be tackled 1st

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: BRUCE DANEY Day Time Phone: 918.704.6365
Night Time Phone: 918.704.6365 E-mail Address: _____
Address: 8317 E 164 ST City: Bixby Zip: 74008

☐ Agenda Item Number 3

☐ 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: 12/19/16

Name: Perry Hewitt Day Time Phone: 9183643928
Night Time Phone: same E-mail Address: _____
Address: 13127 E. 183rd A.S. City: Bixby Zip: 74008

- ☐ Agenda Item Number 3
- ☐ 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:

Need Answers to Questions posed at last Meeting

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: Leona Fish Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 1825 S. 132nd Ave City: _____ Zip: _____

☒ Agenda Item Number 3

☐ 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: 12-19-16

Name: DOB EVANS Day Time Phone: 918 740-3950
Night Time Phone: 918-740-3950 E-mail Address: 263606@gmail.com
Address: 5794 E 144 City: Bixby Zip: 74008

☒ Agenda Item Number 3

☐ 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:

The traffic from 500 ft new
homes on memorial will exagenerate what is already
almost unbearable

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: 12-19-16

Name: BRAD GIRARD Day Time Phone: 918-833-2723
Night Time Phone: same E-mail Address: bmgirard@alpa.net
Address: 5879 E 164TH ST City: Bixby Zip: 74008

☐ Agenda Item Number 3

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

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

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

Topic of Discussion:

161st + Memorial Zoning

Supporting Materials:

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

CITY OF BIXBY PLANNING COMMISSION

Marcae Hilton

From: Richard Stewart <richie4bixbyward4@gmail.com>
Sent: Monday, December 19, 2016 6:25 PM
To: Marcae Hilton
Subject: Fwd: Re: Housing Addition

----- Forwarded message -----

From: "Dr. Kyle Wood" <kwood@bixbyps.org>
Date: Dec 19, 2016 3:50 PM
Subject: Re: Housing Addition
To: "Richard Stewart" <richie4bixbyward4@gmail.com>
Cc:

> Hi, Richie:

>

> I've had a chance to look at the PUD for the proposed development at 161st and Memorial area. In general please know that BPS supports positive growth and development in the our community. Many folks referred to Bixby in the past as the "best kept secret in south Tulsa county." Well, I don't think Bixby is a secret anymore. Positive growth and development to me includes, at a minimum, the inclusion of a well thought out and organized infrastructure to support the growth. I fundamentally support that a man has, for the most part, the right to do with his land as he wants. There are certainly reasonable restrictions for the common good. A fundamentally well-built and decent size house I think is important to the Bixby common good. A strong infrastructure to maintain and support growth supports the common good. We must have good roads, lighted intersections, good fire protection, and an adequate level of security and crime prevention in a police department. Access to medical care is important around where large numbers of people live, work, and go to school. And certainly not least is a school system capable of adjusting to community growth. As you know, our community recently passed a multi-million dollar, multi-year bond issue for our schools to add classrooms, schools, and space for current and future needs of our school system. The projections used for our future growth are based on two demographic studies that predict a student growth pattern of 4 to 5% student enrollment growth per year. I believe our current building plan will accommodate that growth. Growth beyond 5%, however, may cause crowding issues in one or more of our schools. Given this information relative to the proposed development in the area of 161st and Memorial, where a proposed 600+/- home development will be constructed, my only response as to the viability of the school being able to take in the school enrollment growth from the development, is that the school can accommodate growth from this development to a certain degree. If all 600+/- homes are built within a couple of years, I predict the enrollment growth will be too much for the school's current construction plan. However, if the development/home construction schedule extends 10 years and beyond, I predict the school will be able to keep up with the enrollment growth. Good luck.

>

>

> Dr. Kyle Wood
> Superintendent
> Bixby Public Schools
> kwood@bixbyps.org

>

>

>

>

>

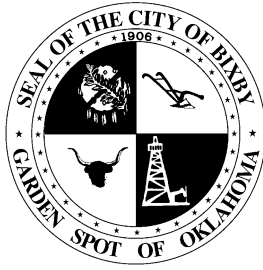
> On Wed, Nov 23, 2016 at 3:58 PM, Richard Stewart <richie4bixbyward4@gmail.com> wrote:

>>

>> Dr. Wood, the other night the Rousch Coleman housing addition I sent forwarded to you was up for debate before the planning commission. I wanted to visit with you briefly next week sometime if you have a moment concerning my concerns. Please feel free to call me at [918-277-3776](tel:918-277-3776). Thank you so much.

>

>



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: Tuesday, February 21, 2017

RE: Report and Recommendations for:
LOT SPLIT: Applicant-Andy Fritz, Fritz Land Surveying, LLC on behalf of owner FOX-MART, LLC
BXLS-17.01 FOXMART
Approval of a Lot Split for an unplatted parcel in Section 25, T17, R13, 0.47 acres, the property is located north of 171st Street (East 171st Street South) and east of Memorial (South Memorial Drive) between the curve of Highway 64 and Memorial, in Bixby, Oklahoma

REQUEST: Lot-Split approval request for an unplatted parcel

LOCATION: North of 171st Street (East 171st Street South) and east of Memorial (South Memorial Drive) between the curve of Memorial and Highway 64

STR: Section 25, T17, R13

LOT SIZE: 0.47 acres

ZONING: CG (Commercial General)

EXISTING USE: Antique Store

PROPOSED USE: Church Assembly (Not confirmed)

PUBLIC INPUT: None, not advertised

BACKGROUND INFORMATION:

The applicant requests the 1.63-acre tract be split into two parcels, both with CG (Commercial General) zoning. The owner plans to sell the south parcel to Blue Flame 47, staff believes they will use the building for offices and general assembly uses, both uses are allowed in CG (Use Unit 5, Use Unit 11). This item was presented at the February 1, 2017 Technical Advisory Committee (TAC) Meeting for approval.

COMPREHENSIVE PLAN:

Land Use Intensities: Medium

Land Use: Commercial Area

Urban Design Elements: Corridor Arterial, Primary Arterial

ATTACHMENTS:

1. Case Map
2. Lot Split Exhibit

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

STAFF RECOMMENDATION: Staff and the Technical Advisory Committee recommend Approval of **BXLS-17.01 FOXMART** with the following conditions:

1. WHEN OWNERSHIP CHANGES, THE NEW OWNER IS TO COMPLETE AND SUBMIT WITH PAYMENT A ZONING CLEARANCE PERMIT APPLICATION, TO BE REVIEWED PER ORDINANCE:

11-3-2: 11-3-2: ZONING CLEARANCE PERMIT:

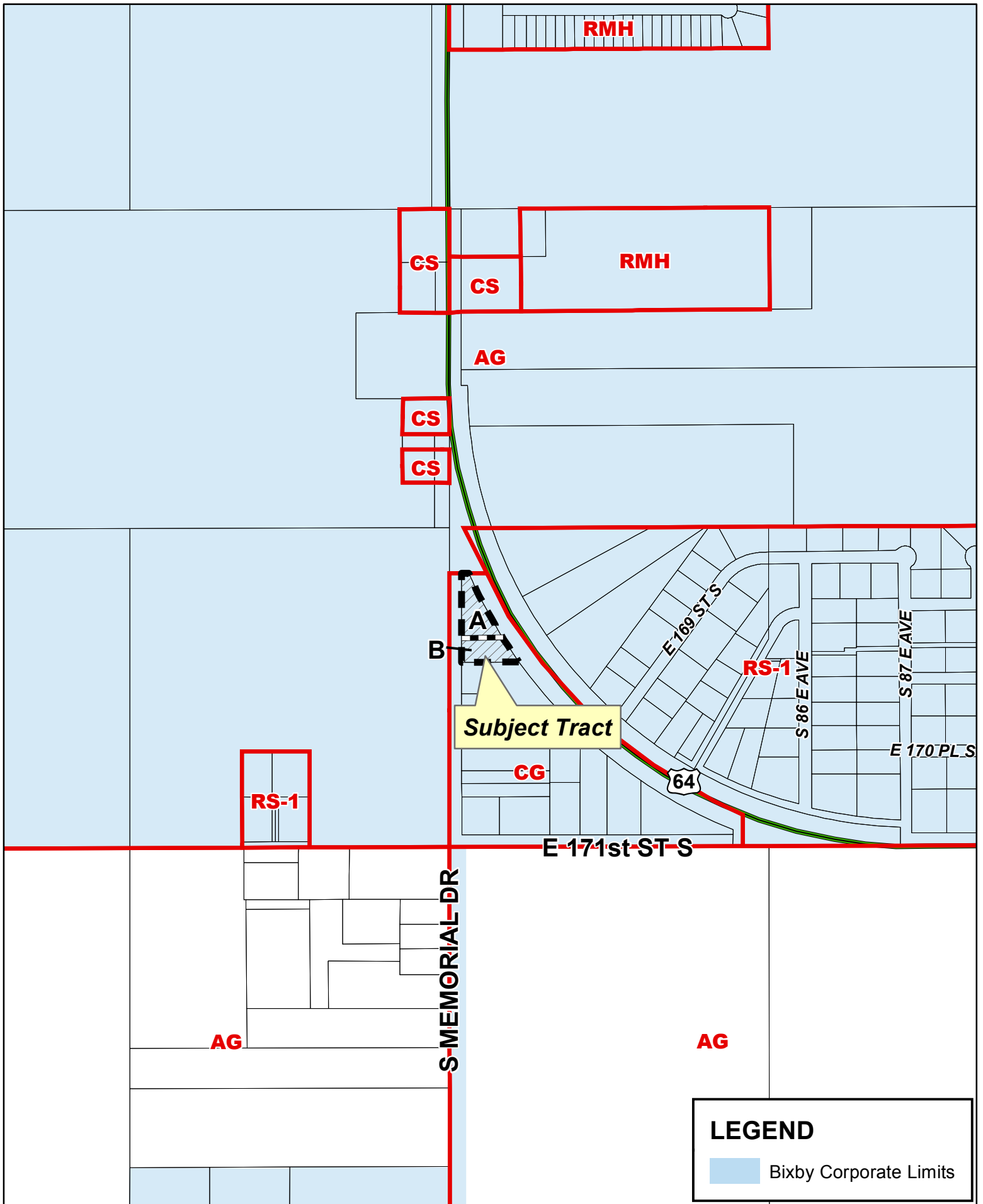
- A. Required: It shall be unlawful for any person, firm or corporation to erect, move, add to or structurally alter any building or structure, or to use or change the use of any building or land, or to permit the aforementioned actions until a zoning clearance permit has been issued by the building inspector.
- B. Application For Permit: Application for a zoning clearance permit shall be accompanied by a legal description of the lot and plans in duplicate, drawn to scale in black line or blueprint, showing the actual shape and dimension of the lot; the location and dimensions of all easements; the location, size and height of any existing buildings or structures to be erected or altered; the existing and intended use of such building or structure and portion of the lot; the number of dwellings and buildings it intends to accommodate, if any; and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this title.
- C. Response To Application For Permit: After an application for a zoning clearance permit is filed in compliance with the provisions herein, the building inspector shall issue a zoning clearance permit,

and copy of submitted plans, or shall notify the applicant, in writing, of his refusal to issue a permit setting forth the reasons therefor. (Ord. 272, 4-2-1974)

2. BRING WARRANTY DEED TO OFFICE OF CITY PLANNER TO BE STAMPED AFTER APPROVAL OF PLANNING COMMISSION AND BEFORE FILING AT TULSA COUNTY.
3. PER TAC COMMENTS, INCLUDE A MUTUAL ACCESS AGREEMENT.
4. OWNER SHOULD BE AWARE ODOT HAS PLANS TO MODIFY ACCESS TO HIGHWAY 64 IN THAT AREA. ODOT MAY IMPOSE ADDITIONAL REQUIREMENTS AT A FUTURE DATE REGARDING HWY 64.
5. TAC COMMENTS

- ***Andy Fritz was present representing purchaser* COMMENTS (not a complete list):**

- Joey Wiedel: recommendation of Mutual Access Easement, confirm uses through the Zoning Clearance Application
- Andy Fritz: uses mentioned by purchaser are offices/assembly
- Marcae' Hilton: please resubmit drawing with MAE 10 days before Planning Commission
- **THIS ITEM WILL BE ON TUESDAY, FEBRUARY 21, PLANNING COMMISSION MEETING AND WILL NOT GO TO CITY COUNCIL.**



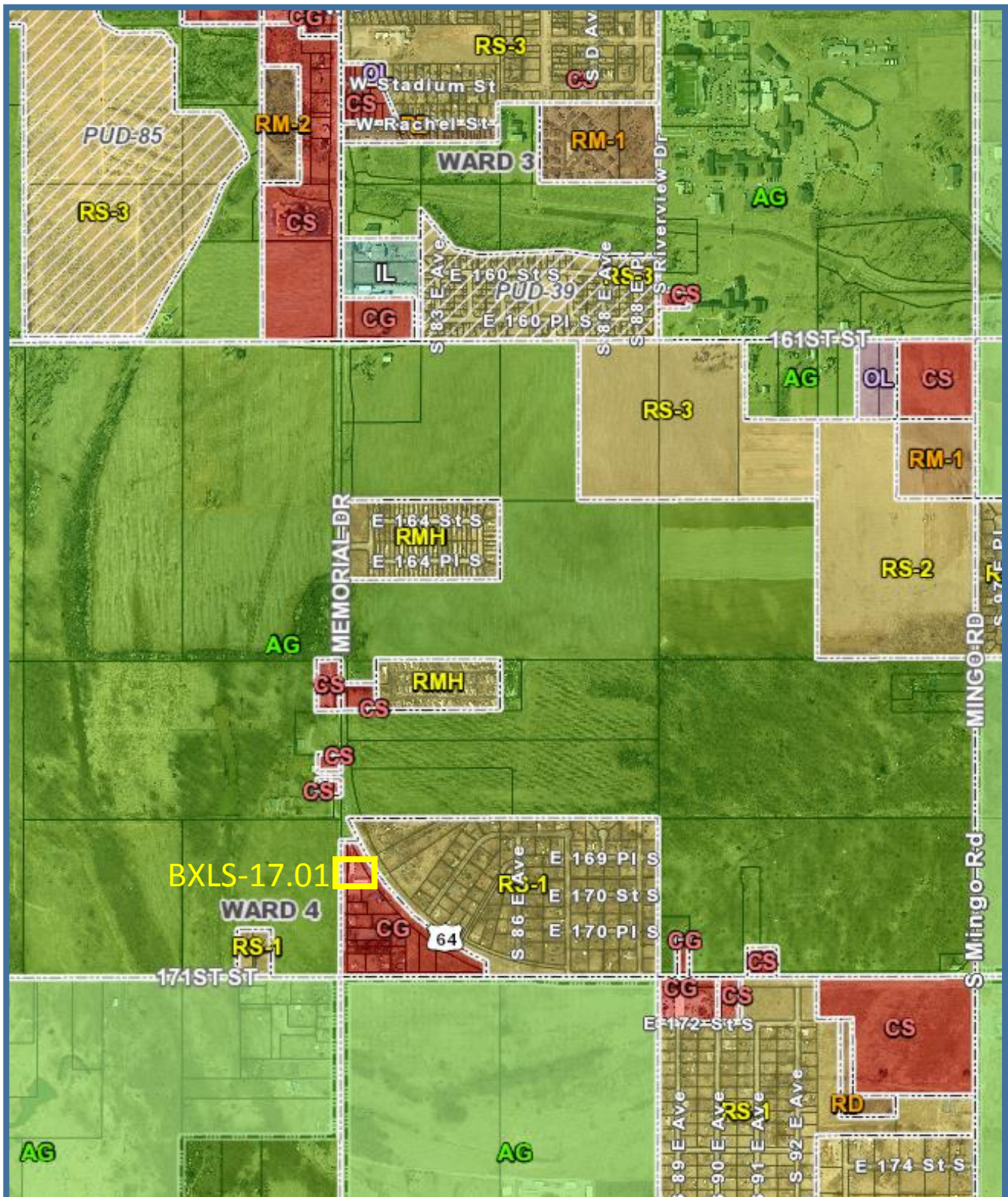
300' Radius



Subject Tract

BXLS-17.01





LOT SPLIT EXHIBIT

PROPERTY ADDRESS: 16907 S. MEMORIAL DRIVE, BIXBY, OK
SURVEYOR'S CLIENT: BLUE FLAME 47 / SCOTT NORVELL

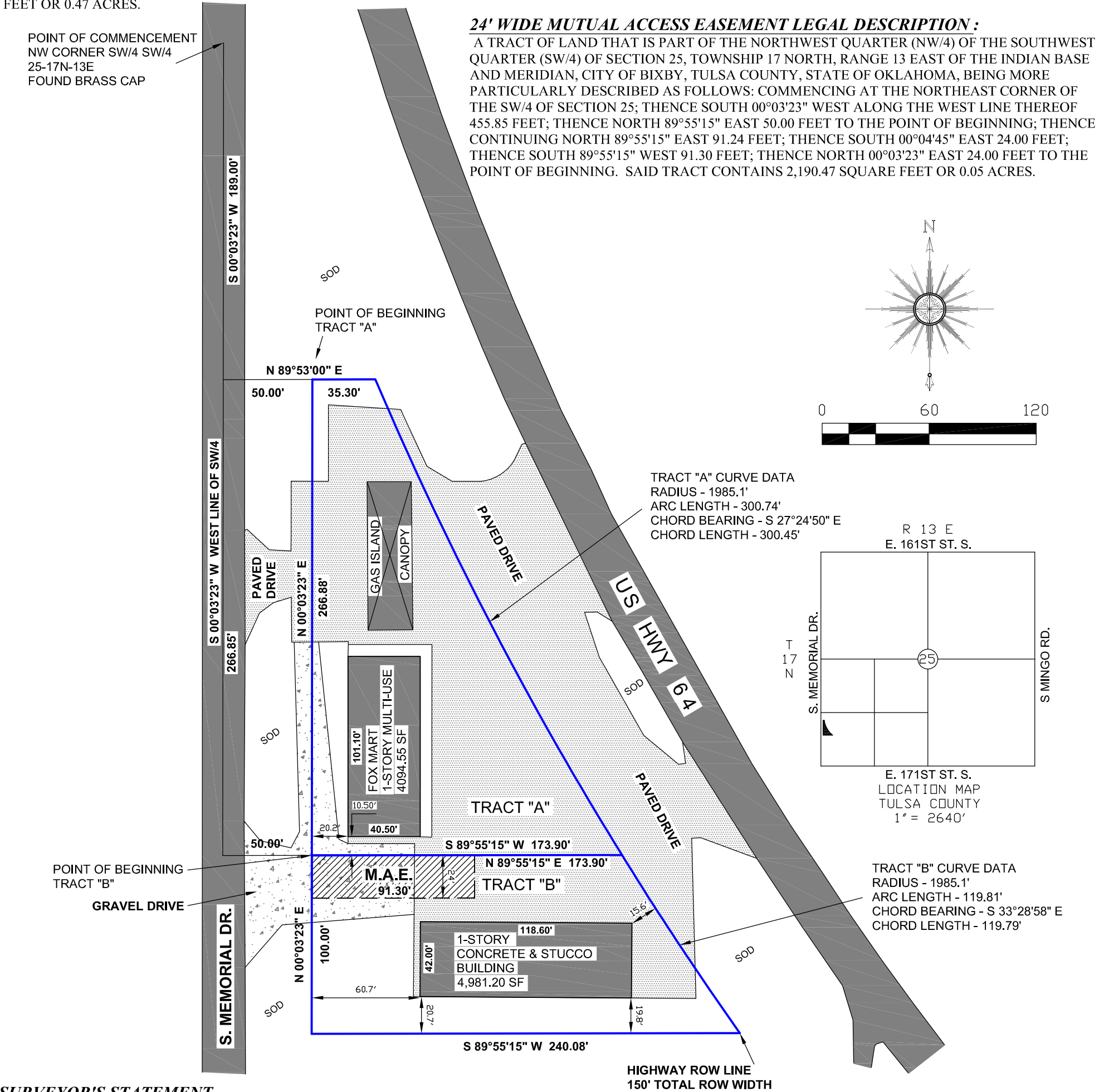
PARENT TRACT LEGAL DESCRIPTION AS PROVIDED IN QUIT CLAIM DEED FILED AS DOC. #2008006502: A TRACT OF LAND CONTAINING 1.71 ACRES IN THE SW/4 OF THE SW/4 OF SECTION 25, TWP. 17 NORTH, RANGE 13 EAST, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SW/4 OF THE SW/4; THENCE SOUTH 0 DEGREES-08'-08" WEST ALONG THE WEST LINE OF SAID SECTION 25 FOR 555.85'; THENCE DUE EAST FOR 290.08' TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 64; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY FOR 622.00' TO THE NORTH LINE OF SAID SW/4 OF THE SW/4; THENCE SOUTH 89 DEGREES-56'-57" WEST FOR 85.36' TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 50' THEREOF FOR ROAD RIGHT OF WAY. (THIS DEED DOES NOT MATHEMATICALLY CLOSE AND MAY CONTAIN ERRORS. ASSESSOR INFO AND ADJOINER DEEDS WERE USED TO ESTABLISH THE PARENT TRACT BOUNDARY).

PROPOSED TRACT "A" LEGAL DESCRIPTION : A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4)OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 OF THE SW/4 OF SAID SECTION 25; THENCE SOUTH 00°03'23" WEST ALONG THE WEST LINE OF THE SW/4 A DISTANCE OF 189.00 FEET; THENCE NORTH 89°53'00" EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°53'00" EAST 35.30 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HWY 64; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1985.1 FEET, AN ARC LENGTH OF 300.74 FEET, A CHORD BEARING OF SOUTH 27°24'50" EAST AND A CHORD LENGTH OF 300.45 FEET; THENCE SOUTH 89°55'15" WEST 173.90 FEET; THENCE NORTH 00°03'23" EAST 266.88 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 26,776.69 SQUARE FEET OR 0.61 ACRES.

PROPOSED TRACT "B" LEGAL DESCRIPTION : A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4)OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 OF THE SW/4 OF SAID SECTION 25; THENCE SOUTH 00°03'23" WEST ALONG THE WEST LINE OF THE SW/4 A DISTANCE OF 455.85 FEET; THENCE NORTH 89°55'15" EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°55'15" EAST 173.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HWY 64; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1985.1 FEET, AN ARC LENGTH OF 119.81 FEET, A CHORD BEARING OF SOUTH 33°28'58" EAST AND A CHORD LENGTH OF 119.79 FEET; THENCE SOUTH 89°55'15" WEST 240.08 FEET; THENCE NORTH 00°03'23" EAST 100.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 20,626.61 SQUARE FEET OR 0.47 ACRES.

24' WIDE MUTUAL ACCESS EASEMENT LEGAL DESCRIPTION :

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SW/4 OF SECTION 25; THENCE SOUTH 00°03'23" WEST ALONG THE WEST LINE THEREOF 455.85 FEET; THENCE NORTH 89°55'15" EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°55'15" EAST 91.24 FEET; THENCE SOUTH 00°04'45" EAST 24.00 FEET; THENCE SOUTH 89°55'15" WEST 91.30 FEET; THENCE NORTH 00°03'23" EAST 24.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2,190.47 SQUARE FEET OR 0.05 ACRES.



SURVEYOR'S STATEMENT

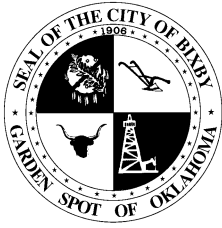
FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY, JANUARY 09, 2017, AND THAT THE LEGAL DESCRIPTIONS CREATED BY THIS EXHIBIT ARE IN ACCORD WITH EXISTING RECORDS AND DO MATHEMATICALLY CLOSE. BASIS FOR BEARING IS ASSUMED USING THE WEST LINE OF THE SW/4 OF SECTION 25 AS SOUTH 00°03'23" WEST.

PREPARED BY:
FRITZ LAND SURVEYING, LLC
2017 W. 91st STREET
TULSA, OK 74132
PH: 918.231.0575
FRITZLANDSURVEYING@GMAIL.COM
FLS# 17001

WITNESS MY HAND AND SEAL THIS
14TH DAY OF FEBRUARY, 2017.

[Signature]
ANDY FRITZ, PLS
OK LIC 1694





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: Tuesday, February 21, 2017

RE: Report, Discussion and Recommendation:
PUD AMENDMENT REQUEST: Applicant, Tom Sherrill owner of South Park Self Storage, LLC
BPUD-17.01 (PUD86A) SOUTH PARK SELF STORAGE
Public hearing and recommendation on the approval of a PUD Amendment request, BPUD-17.01 (PUD 86A), SOUTH PARK SELF STORAGE located within PUD 86, 0.06 Acres; the PUD request proposes to change Development Area 2 from office use to allow additional climate controlled mini-storage (Use Unit 16), located in part of Section 25, T18N, R13E; the property is located north of 111th (East 111th Street South) and east of Memorial (South Memorial Drive), in Bixby, Oklahoma

REQUEST: Amendment to Development Area 2-(Development Area 1A Additional Enclosed Mini-storage)

EXISTING ZONING: PUD 86A: CS (Commercial Shopping), CG (Commercial General)

LOCATION: 10901 S. Memorial Dr., North of 111th (East 111th Street South) and east of Memorial (South Memorial Drive)

STR: Section 25, T18, R13E

LOT SIZE: 0.06 Acres

EXISTING USE: **Development Area 1:** The South Park Center shopping center (Office and Climate controlled Mini-storage)
Development Area 2: The South Park Center shopping center (Office, Mini-storage and Retail)

PUBLIC INPUT: (0)

PROPOSED USE/DETAILS: The applicant requests a recommendation of approval of Planned Unit Development (BXPUD-17.01 SOUTH PARK). On December 08, 2014, a PUD amendment request was made proposed to allow the conversion of part of a retail building at the backside of the South Park Center shopping center for additional mini-storage use related to the South Park Self Storage, LLC business. The plan is to renovate the interior of the existing structure, without significant exterior modifications. This application seeks to further amend the PUD within the same building to add additional climate controlled mini-storage.

PUD Text: All PUD text must include Amendment 1A as part of each applicable category.

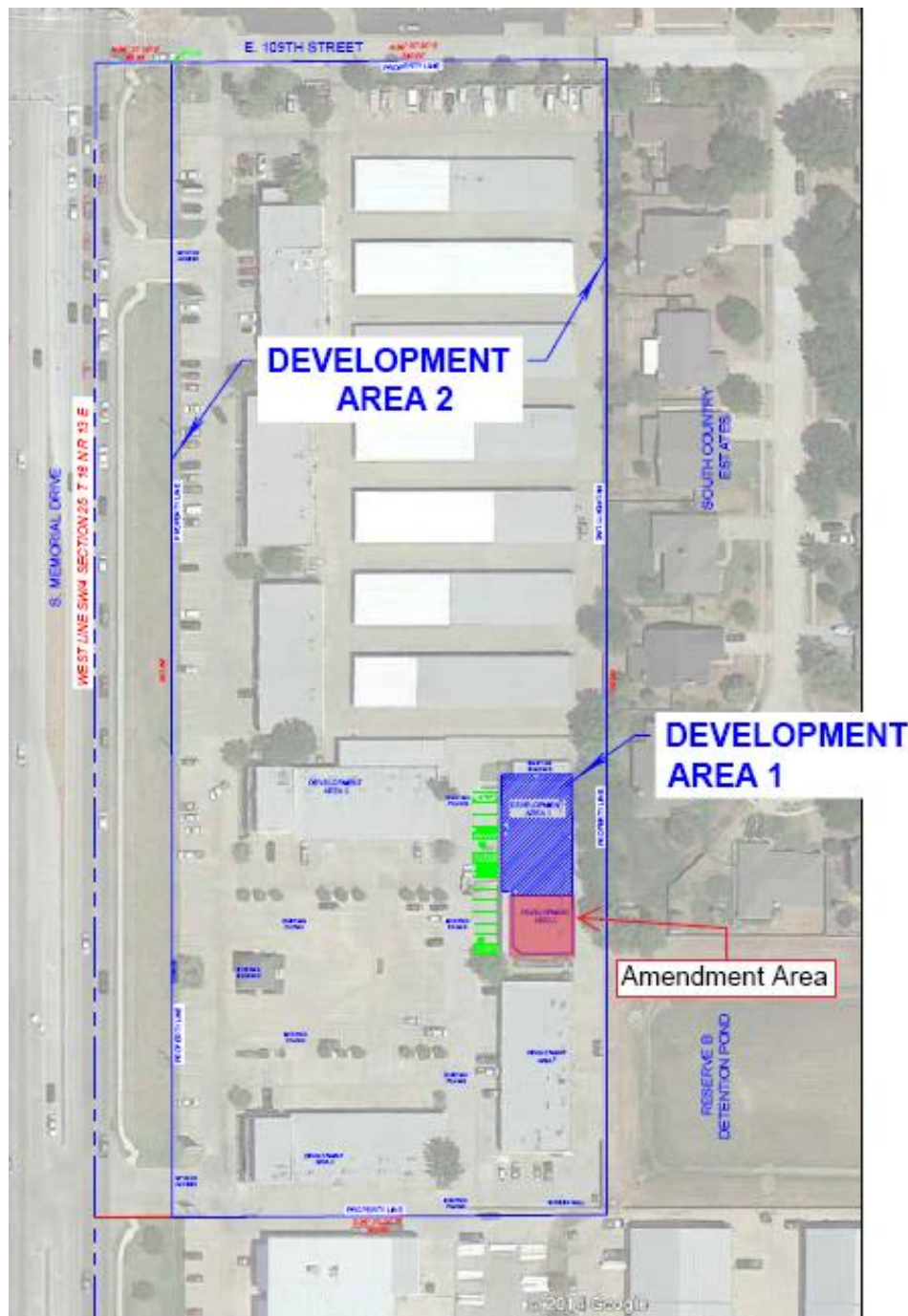
The subject property of approximately 7 acres is zoned CS and CG and contains the South Park Center shopping center including the Use Unit 16 South Park Self Storage mini-storage business. It has approximately 903.68' of frontage on Memorial Dr. and 340' of frontage on 109th St. S.

DEVELOPMENT AREA 1, 1A, 2 excluding "sexually oriented" uses

Use Units 1, 4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 allowed by right in CS and CG.

	Code for CS, CG	PUD
Acres	NA	Dev. Area 1-0.12 Acres Dev. Area 1A-0.06 Acres Dev. Area 2-6.9933 Acres (Net)
Zoning		CS (Commercial Shopping) CG (Commercial General)
Floor Area Ratio:	0.50, 0.75	.50
Building Height:	5 stories or 70 FT	35 FT
Street Frontage:	100, 150 FT Arterial	100 FT Arterial
Setbacks:		
Arterial ROW	50 FT	50 FT
Non-arterial ROW	25 FT	NA
Adjacent Residential	10 FT*	10*
Landscaping	15%	Upgraded during first amendment
Min/Max Parking	Per Use Unit	Dev. Area 1-1 space Dev. Area 1A-1 space Dev. Area 2-180 spaces

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



BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: CG (Commercial General), CS (Commercial Shopping), multitenant commercial strip shopping center

West: PUD 570/570A: CS, PUD 578A: CS, RM-1, RS-3, commercial businesses in the *Southern Crossing Shopping Center*

South: CS (Commercial Shopping), multitenant commercial strip shopping centers

East: RS-3; Single-family residential *South Country Estates*

COMPREHENSIVE PLAN:

Land Use Intensities: Medium Intensity

Land Use: Commercial

Urban Design Elements: Primary Arterial

Public Facilities: East of Bixby Fence Line

ATTACHMENTS:

1. Ariel Map
2. Case Maps
3. PUD exhibits

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

PURPOSES:

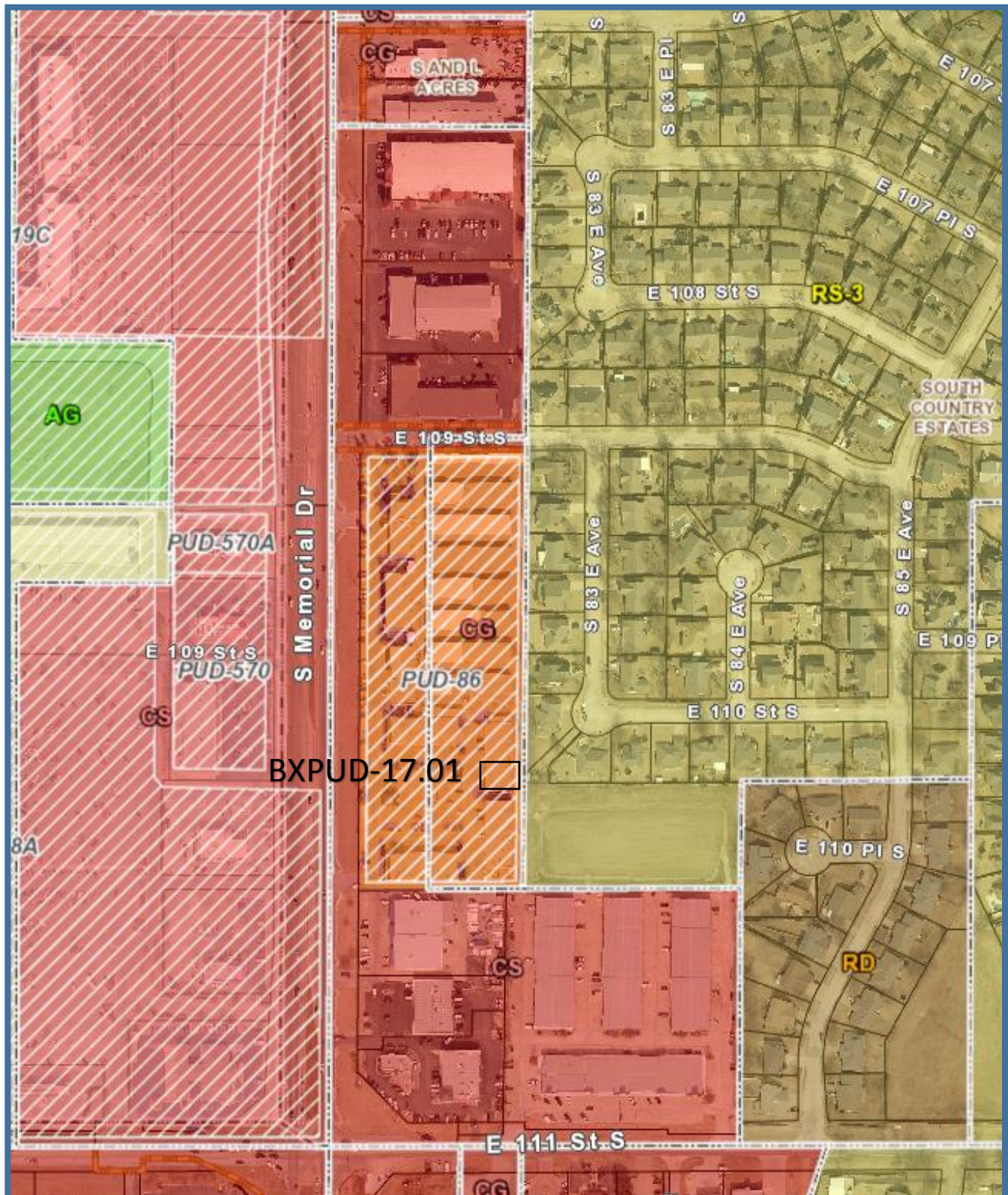
The purposes of the Planned Unit Development are to:

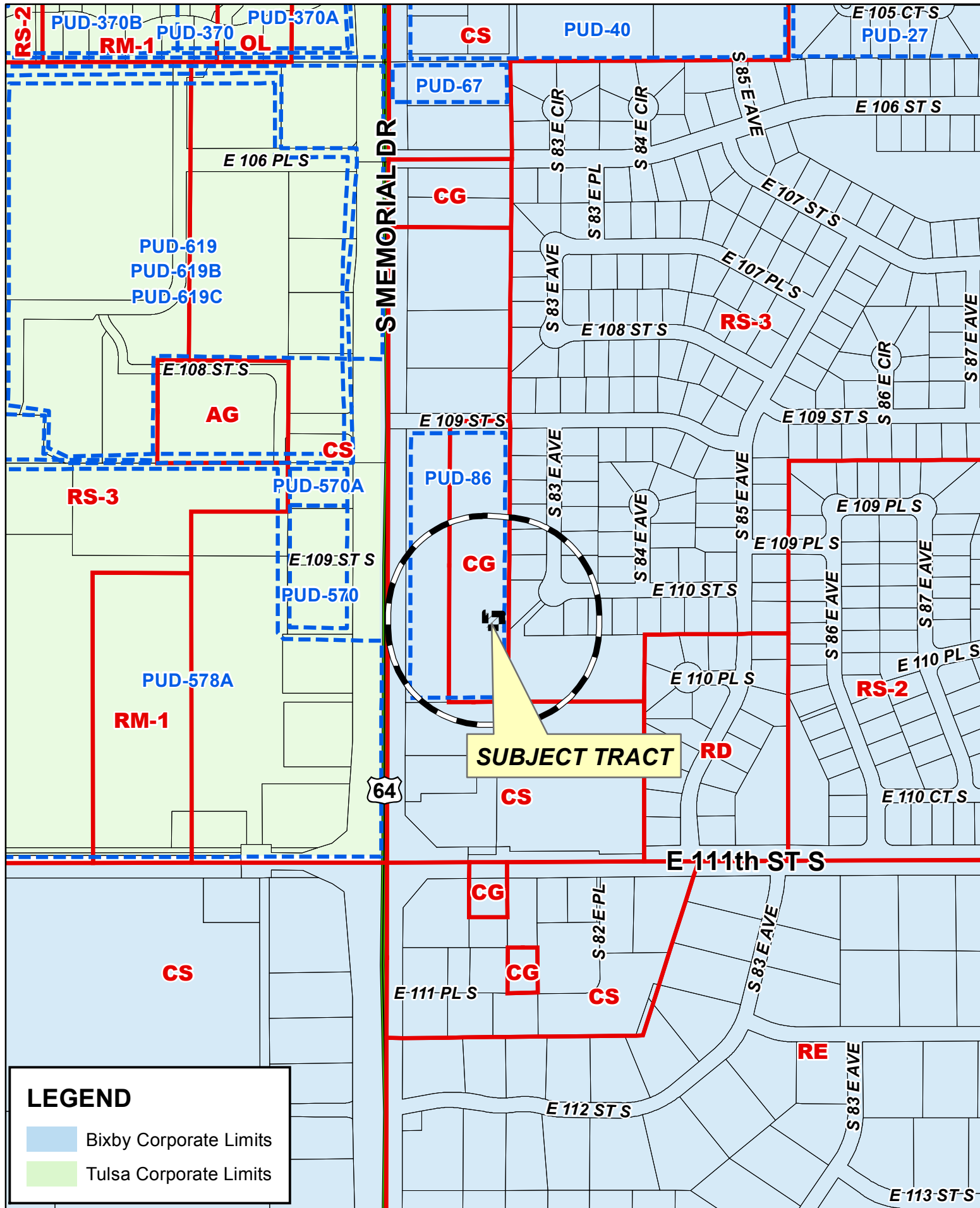
- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;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

STAFF RECOMMENDATION: Staff and TAC recommend Approval of PUD request *BXPUD-17.01 SOUTH PARK* with the following conditions (not a complete list):

All PUD changes shall be corrected before submittal to City Council

1. Correct the title
2. Add Amendment details as applicable in PUD text
3. Compare and contrast: NEW PUD– BIXBY CODE





LEGEND

-  Bixby Corporate Limits
-  Tulsa Corporate Limits



300' Radius



Subject Tract

**BXPUD-17.01
(PUD 86A)**



SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86

BXPUD 17.01 (PUD86A) South Park

SOUTH PARK SELF STORAGE, LLC

Bixby, Oklahoma

PLANNED UNIT DEVELOPMENT NO. 86

September 17, 2014

Revision date: December 8, 2014

BXPUD 17.01 (PUD86A) South Park

Amended Date: February 21, 2017

Prepared for:

South Park Self Storage, LLC

ATTN: Tom Sherrill

10901 South Memorial Drive

Bixby, OK 74008

HRAOK

ENGINEERS • SURVEYORS • PLANNERS

1913 WEST TACOMA-SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA7505 EXP. DATE: 6-30-2017

VOICE: (918) 258-3737
FAX: (918) 258-2554
www.hraok.com

SOUTH PARK SELF STORAGE, LLC
Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

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SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

DEVELOPMENT CONCEPT

Site Description and Location:

South Park Self Storage, LLC developed the site located at 10901 South Memorial Drive in 1995. This site was at that time developed as a mixed use commercial project, including both commercial units and self storage units. The project concept utilized the visible site road frontage along South Memorial Drive to incorporate an attractive commercial storefront image, while screening the storage unit features in the rear. The overall site area, known as Development Area 2, is shown on Exhibit “A” and proposed project area, known as Development Area 1 and 1A, which also includes the proposed PUD is shown on Exhibit “A1”.

South Park Self Storage, LLC seeks to transition the Development Area 1 and 1A (see Exhibit A1) from store front commercial development into enclosed store front storage facilities without disrupting the exterior store front image. The remainder of the existing Development Area 2 (see Exhibit A) will not be changed in any way.

Existing Site Zoning:

The entire development is currently zoned both “CS” Commercial Shopping District and “CG” General Commercial District. However, Development Area 1 and 1A is zoned “CG” General Commercial District only (see Exhibit “C”).

The development requests the following action:

1. Approval for development of existing commercial facility into enclosed mini storage facility. Use Unit 16, “CG” General Commercial District, Section 11-7D-2 (Table 1), City of Bixby Zoning Code.

Summary of Development Area in the Proposed PUD:

The PUD consist of two (3) development areas, development Area 1 and 1A, and Development Area 2, as represented on Exhibits “A” and “A1” and as legally described on Exhibits “B”, “B1”, and “B2”.

Features of the Site Area:

The property is an existing commercial retail shopping center and mini storage facility. Development area 1 and 1A is a portion of the existing multitenant shopping center building which will be converted to Use Unit 16 ministorage use under this PUD proposal. The majority of the existing building is eighteen (18) feet in height including projections that shield roof top mechanical equipment with a stucco type finish exterior. Moreover, the existing parking lot area is an asphalt surface with barrier curbs. The site also has existing sidewalks and landscape planters. Each building has a wall mount flood lamp that is spaced adequately throughout the parking area which provides proper lighting coverage. Exterior wall mount business signs are visible throughout which indentify all tenants in Development Area 2. A wooden, eight (8) foot high screen fence is located along the east boundary separating Development Area 1 and 2 and from the adjacent residential properties to the east and north. An eight (8) foot steel panel screen wall separates the storage area to the north. Existing access to Development Area 1 will remain from Memorial Drive, and north from East 109th Street and the mutual access from the adjacent shopping area to the south.

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

DEVELOPMENT STANDARDS

City of Bixby development standards apply to both, development area 1, 1A and development area 2, unless otherwise specified.

Land Area:

Development Area 1 (Net Area):	0.12 acres / 5169.50 square feet
Development Area 1A (Net Area):	0.06 acres / 2528.11 square feet
Development Area 2 (Net Area):	6.99 acres / 304,714 square feet
Development Area 2 (Gross Area):	8.98 acres / 391,454 square feet

Permitted Uses:

Existing Underlying Zoning District: “CG” commercial general and “CS” commercial shopping. Uses are to include all Use Units of the City of Bixby Zoning Code permitted by right within the existing “CS” district, “CG” district, excluding all sexually oriented business (SOB’s). Use unit 16 is allowed within development area 1 and 1A. Any development standards not specifically outlined in this PUD text are subject to the standard requirements of the Zoning Code.

Maximum Building Height:

The building height shall be limited to thirty five (35) feet.

Off-Street Parking:

Development Area 1 -
Parking space required for Development Area is 1 space.

Development Area 1A -
Parking space required for Development Area is 1 space.

Development Area 2 -
Parking spaces required for Development Area is 247 spaces.

Minimum Frontage:

One hundred (100) feet, Arterial Street.

Maximum Floor Area Ratio:

Overall FAR: 234,848 Sq. Ft. / 371,308 Sq. Ft. = 62.3% (*)

(* Up to 25% of all existing and any future second and third stories can be excluded from the maximum allowable FAR per Zoning Code Section 11-7I-5.A.2.c.)

Set Back From Abutting Arterial Roadway:

Fifty (50) feet

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

Minimum Building Setbacks (from R District Boundaries):

Ten (10) feet (*plus 2 feet setback for each 1 foot of building height exceeding 15 feet abutting property is within RE, RS, or RD district).

LANDSCAPED AREA & VISUAL SCREENING

Landscaping and visual screening are existing within the Development Area 1, 1A, and 2. Refer to Exhibit "A" (Development Area 1, 1A, and 2) and Exhibit "D" (Aerial). As part of the PUD proposal, two (2) new landscape islands were added as conceptually represented on exhibit "A" and "A1".

SIGNS

All new signs shall comply with the setback, height, size and other requirements of the City of Bixby Zoning Code.

STANDARD REQUIREMENTS

The Standard Requirements of the City of Bixby Fire Marshall, City Engineer, and City Attorney shall be met as a condition of approval.

ACCESS & CIRCULATION

The existing South Park Center shopping center, including the South Park Self Storage and the proposed additional mini storage development area, will maintain the existing points of access to Memorial Drive and 109th Street South. Existing internal drives will also be maintained. Existing obstructions that may prohibit the Fire lane access around Development area 1 will be removed such that the access will be established pursuant of the Fire marshal recommendations.

UTILITIES & DRAINAGE

Site utilities are existing within Development Areas 1, 1A, and 2 and will not be changed upon approval of this PUD.

SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence immediately following approval of Building Permit and to be completed within a timely manner.

The foregoing PUD Text shall control in the event of any conflict between the terms of the PUD Text and the exhibits. Therefore, all exhibits shall be deemed to be modified as necessary to comply with the terms of the PUD Text and with the requirements of the Bixby City Council.

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

SITE ENVIRONMENTAL ANALYSIS

Topography:

The Development Areas 1, 1A, and 2 consists of an existing, developed site, which drains generally to the south east and no grade changes will be made upon approval of this PUD.

Drainage:

The Development Areas 1, 1A, and 2 consists of existing grades that drain to developed site drains, area inlets with a storm pipe system that generally flow to the south east to an existing storm water detention pond in Reserve B of South Country Estates. No grade changes will be made upon approval of this PUD.

Soil Analysis:

Development area 1, 1A, and 2 includes a fully developed tract with existing paving, curb islands, buildings, landscaping, etc. Soils analysis is not applicable.

Soil Type:

Per the National Resources Conservation Service Web Soil Survey, the soil type for the development area 1, 1A, and 2 has two types, Kamie loamy fine sand, (3 to 8 percent slopes) and Okay loam, (1 to 3 percent slopes).

Utilities:

South Park Self Storage is currently serviced by franchise utilities and no exterior utility projects will be necessary.

SOUTH PARK SELF STORAGE, LLC
Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

Exhibit “A” & “A1”

“A” – Development Area 1, 1A, and 2 (Overall)

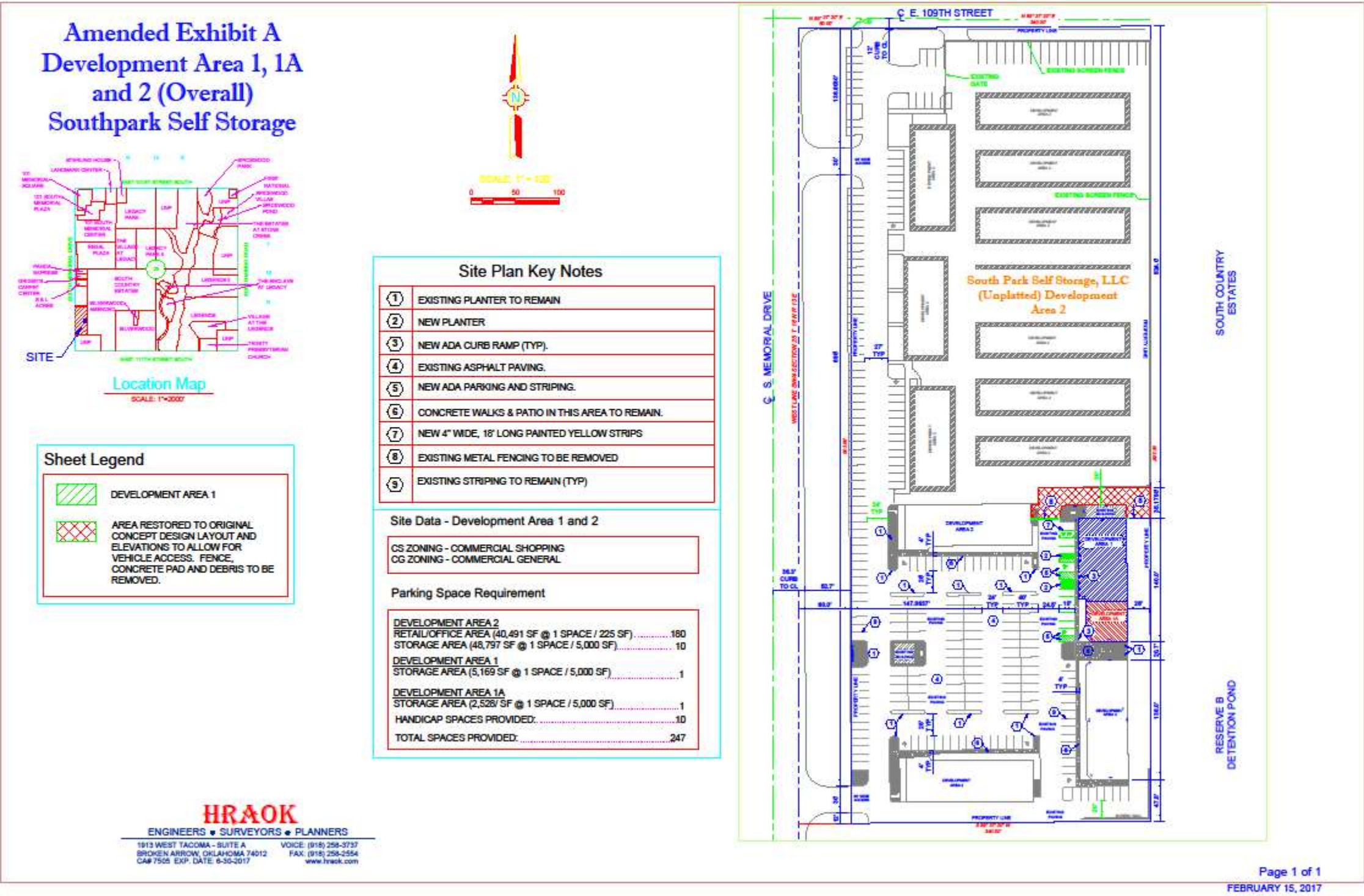
“A1” – Development Area 1 and A1

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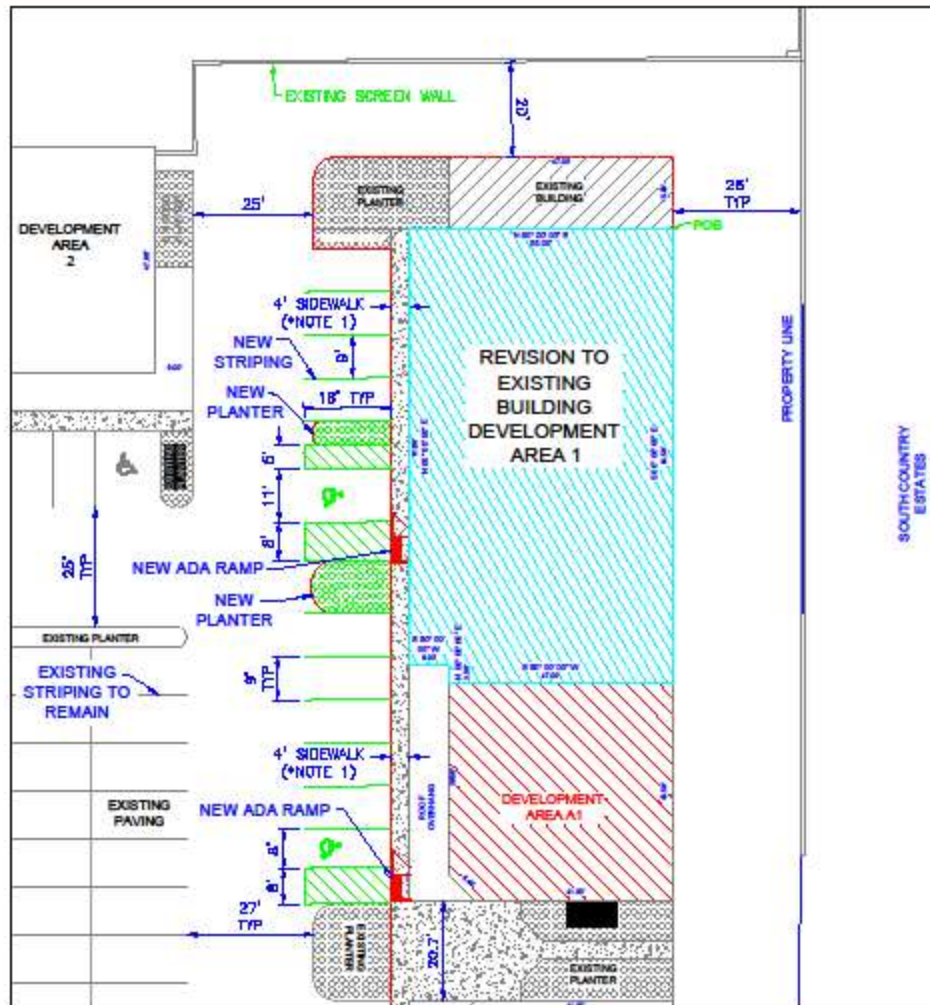
1913 WEST TACOMA-SUITEA
BROKEN ARROW, OKLAHOMA 74012
CA7505 EXP. DATE: 6-30-2017

VOICE: (918) 258-3737
FAX: (918) 258-2554
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SOUTH PARK SELF STORAGE, LLC
 Planned Unit Development No. 86
 BXPUD 17.01 (PUD86A) South Park

Amended Exhibit A1
Development Area 1, 1A
Southpark Self Storage



Notes:

1. EXISTING 12' WIDE SIDEWALK WITH 4' WIDE EXPOSED AREA TO REMAIN.

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 1913 WEST TACOMA - SUITE 100 - OKLAHOMA CITY, OK 73106-2500
 BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-0254
 CMT 0000 EXPIRATION DATE: 0-30-2017

Page 1 of 1

FEBRUARY 15, 2017

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86

BXPUD 17.01 (PUD86A) South Park

Exhibit “B” & “B1”

“B” – Legal Description Development Area 1

“B1” – Development Area 2 Ownership deed and legal description

“B2” – Legal Description Development Area 1A

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SOUTH PARK SELF STORAGE, LLC
Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park
Exhibit B

Legal Description

Development Area 1

A tract of land located within the Southwest Quarter (SW/4) of Section Twenty Five (25), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, City of Bixby, County of Tulsa, State of Oklahoma. Said tract being a portion of the that tract of land described in Book 5670 at Page 1348 of the Tulsa County Records and being more particularly described as follows:

Commencing at the Northwest corner of Lot One (1), Block Fifteen (15), South Country Estates, an Addition to the City of Bixby, County of Tulsa, State of Oklahoma; thence, S 00°00'00" E, along the West line of said Block 15 a distance of 519.01 feet; thence, S 90°00'00" W, departing said West line, a distance of 25.00 feet to the Point of Beginning of this description; thence,

S 00°00'00" E, parallel to the West line of Block 15, South Country Estates, a distance of 94.50 feet; thence,

S 90°00'00" W a distance of 47.00 feet; thence,

N 00°00'00" E a distance of 3.5 feet; thence,

S 90°00'00" W a distance of 8.00 feet; thence,

N 00°00'00" E a distance of 91.00 feet; thence,

N 90°00'00" E a distance of 55.00 feet to the Point of Beginning of this description.

Said Parcel contains 5,169.50 sq./ft. or 0.12 acres.

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

Handwritten: Daniel Jenkins 9708 E 55th Ave Tulsa, OK 74146

TULSA COUNTY CLERK - JOAN WASHINGTON DOC # 94118727 FEE 10.00 DCT 52532 PGS 2 11/09/94 11:56:35 5/0 5670/1317-1146

5570 1347 General Warranty Deed

(OKLAHOMA SENT. TORT. CLAIMS)

THIS DEED, made this 10 day of Oct., 1994

between L. C. Neel and Nelle Ellen Neel, husband and wife

of Tulsa County in the State of Oklahoma, part 10.0 of the 3rd part hereafter called party grantor (whether one or more)

and South Park Self Storage, L.L.C. party of the second part, party grantee

WITNESSETH, that in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of OKLAHOMA, to-wit:

See Addendum A attached

OKLAHOMA Documentary Tax 10.00 NOV-94 1950.00

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances therein belonging or in any wise appertaining, unto

said said party grantee L. C. Neel and Nelle Ellen Neel, husband and wife heirs, successors and assigns forever, provided, however, and agree to and with said party grantee, at the delivery of these presents, that they hereby sell in their own right of an absolute and indisputable estate of inheritance in fee simple, as and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, and discharged of and from all former and other grants, sales, charges, claims, judgments, taxes, assessments and encumbrances of whatever nature and kind, EXCEPT assessments and building regulations of record and special assessments not yet due.

IN WITNESS WHEREOF, the said party grantor has hereunto set their hand and seal the day and year above written.

Nelle Ellen Neel L. C. Neel
Nelle Ellen Neel L. C. Neel

STATE OF OKLAHOMA
County of Tulsa

I, Joan W. Washington, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Tulsa, State of OKLAHOMA, and that the same is a true and correct copy of the original as the same appears from the records of the County of Tulsa, State of OKLAHOMA, and that the same is a true and correct copy of the original as the same appears from the records of the County of Tulsa, State of OKLAHOMA.

My commission expires 11-2-97

Margaret Neel Jenkins
Notary Public

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86
BXPUD 17.01 (PUD86A) South Park

5670 1348

ADDENDUM A

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE DUE NORTH ALONG THE WESTERLY LINE OF SECTION 25 FOR ~~4763.68~~ 1383.60 FEET; THENCE NORTH 89° 37' 20" EAST FOR 60.00 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 89° 37' 20" EAST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST 109TH STREET SOUTH FOR 340.00 FEET TO THE NORTHWEST CORNER OF LOT ONE (1) IN BLOCK FIFTEEN (15) OF "SOUTH COUNTRY ESTATES" AN ADDITION TO THE CITY OF BOKSY, TULSA COUNTY, STATE OF OKLAHOMA; THENCE DUE SOUTH ALONG THE WESTERLY LINE OF SAID BLOCK 15 AND ALONG THE WESTERLY LINE OF RESERVE 3 OF SAID "SOUTH COUNTRY ESTATES" FOR 903.68 FEET; THENCE SOUTH 89° 37' 20" WEST FOR 340.00 FEET; THENCE DUE NORTH, PARALLEL WITH AND 60 FEET EASTERLY OF THE WESTERLY LINE OF SECTION 25, FOR 903.68 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND, CONTAINING 302,243 SQUARE FEET OR 7.0533 ACRES.

BXPUD 17.01 (PUD86A) South Park



SCALE: 1"=2000'

Legal Description

Commencing at the Northwest corner of Lot One (1), Block Fifteen (15), South Country Estates, an Addition to the City of Bixby, County of Tulsa, State of Oklahoma; thence, S00°00'00" E, along the West line of said Block 15 a distance of 519.01 feet; Thence, S89°00'00" W, departing said West line, a distance of 23.00 feet; Thence, S 00°00'00" E, parallel to the West line of Block 15, South Country Estates, a distance of 94.50 feet to the Point of Beginning; Thence continuing S 90°00'00" W a distance of 45.50 feet; Thence N00°00'00" W a distance of 33.00 feet; Thence N 00°00'00" E a distance of 49.00 feet; Thence N 90°00'00" E a distance of 8.00 feet; Thence S 00°00'00" W a distance of 3.5 feet; Thence N 90°00'00" E a distance of 47.00 feet to the Point of Beginning.

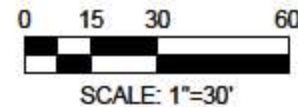
WITNESS MY HAND AND SEAL THIS 30TH DAY OF NOVEMBER, 2016.

HRAOK

SALVADOR TITONE
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1460



EXISTING UNDERGROUND LINES HAVE
BEEN SHOWN TO THE EXTENT KNOWN



PREPARED FOR: TOM SHERRILL

CHECKED BY:	ST	SCALE:	1"=30'
SURVEY BY:	N/A	DRAFTED BY:	DWM
SURVEY DATE:	N/A	JOB NUMBER:	XXX
BOOK / PAGE:	FILE	FILE NUMBER:	1813-25



1913 WEST TACOMA - SUITE A
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CALL 7505 EXPIRATION DATE: 06-30-2017

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86

BXPUD 17.01 (PUD86A) South Park

Exhibit “C”

“C” – Zoning Map

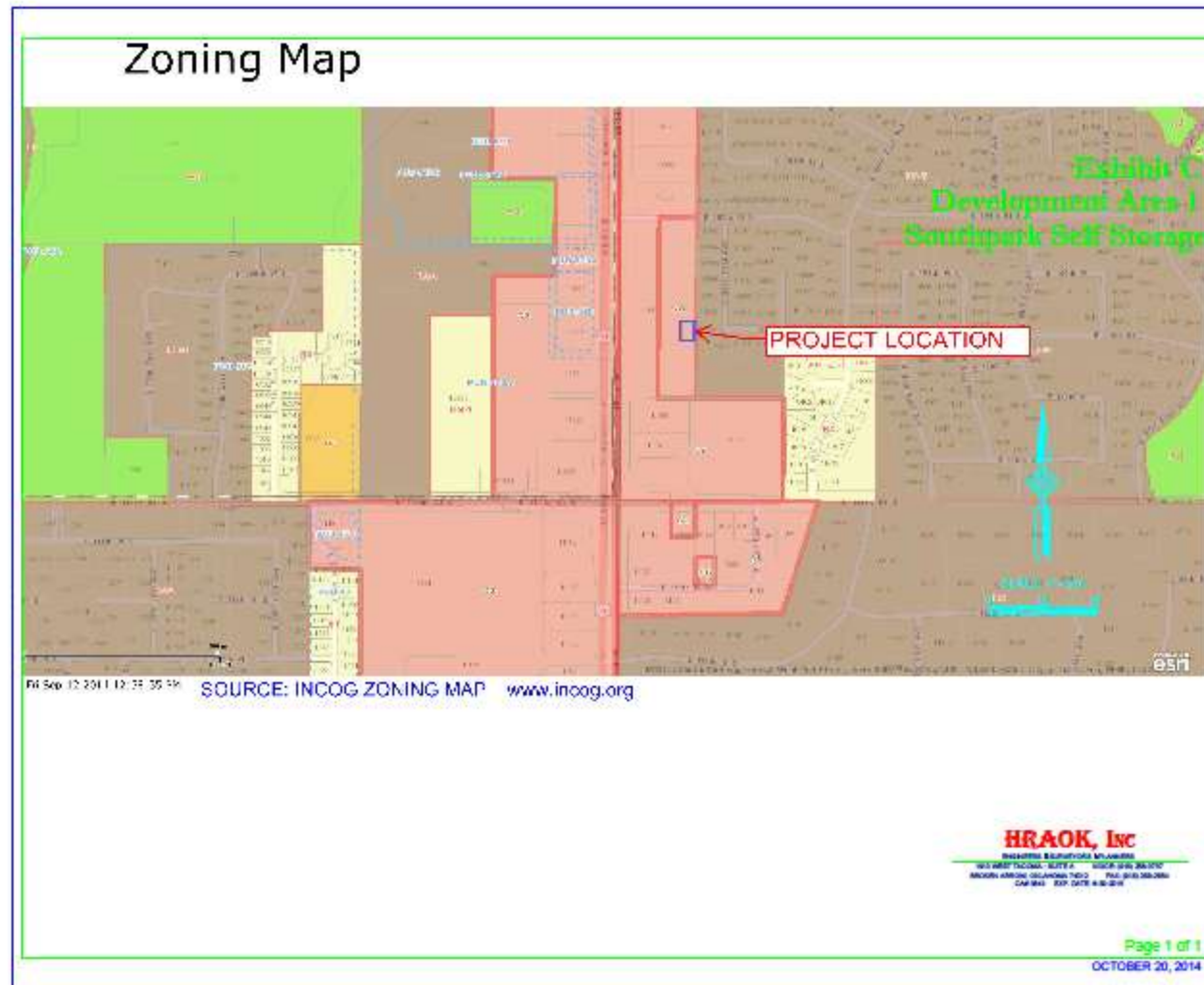
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BXPUD 17.01 (PUD86A) South Park



SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86

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Exhibit “D”

“D” – Aerial Map

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BXPUD 17.01 (PUD86A) South Park



Amended Exhibit D
Aerial Map
Development Area 1, 1A
Southpark Self Storage



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BROKEN ARROW, OKLAHOMA 74212 FAX (918) 258-2554
CAREERS SEPARATION DATE: 6-30-2017

SOUTH PARK SELF STORAGE, LLC

Planned Unit Development No. 86

BXPUD 17.01 (PUD86A) South Park

Exhibit “E”

“E” – F.I.R.M. Map

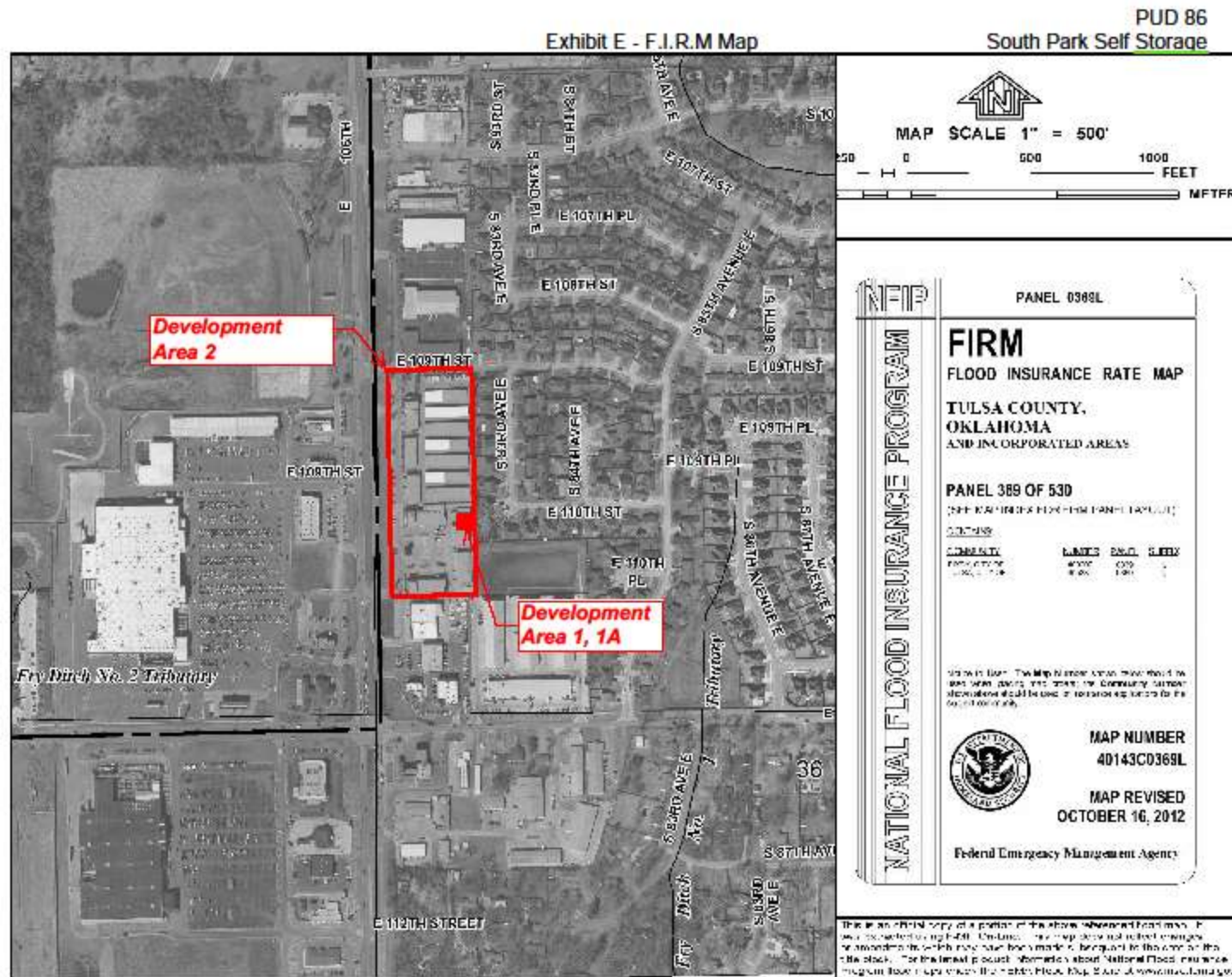
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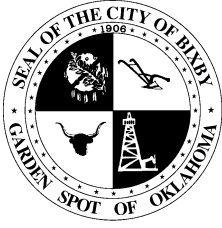
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 Planned Unit Development No. 86
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CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Tuesday, February 21, 2017

RE: Report, Discussion and Recommendation:
PUD AMENDMENT REQUEST: Applicant, Ricky Jones of Tanner Consulting on behalf of owner 121st & Memorial, LLC
DXPUD-17.02 (PUD76A #3) SCENIC VILLAGE PARK
Public hearing and recommendation on the approval of a PUD Amendment request, *DXPUD-17.02 (PUD 76A #3), QUAIL CREEK OF BIXBY located within PUD 76, 40.68 Acres*; the PUD request proposes to reduce side-yard setbacks abutting streets from 20 feet to 10 feet within the subject property (Development Areas C & D) and to increase front-yard setbacks to 25' to correspond with the recorded plat, located in part of Section 2, T17N, R13E; the property is located south of 121st (East 121st Street South) and west of Memorial (South Memorial Drive), in Bixby, Oklahoma

REQUEST: PUD 76 Major Amendment #3 is a request to reduce the side-yard setback abutting streets from 20' to 10' within the subject property (Development Areas C and D) and to increase the front-yard setback to 25' to correspond with the recorded plat as was approved in Major Amendment #1. The PUD Amendment also recognizes Reserve Area A and Lot 40, Block 2 are no longer part of the Quail Creek Development Areas C & D, and will be replatted as part of *Cottages at Quail Creek* and included in *DXPUD-16.03 Cottages at Quail Creek*

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

LOCATION: South of 121st (East 121st Street South) and west of Memorial (South Memorial Drive)

STR: Section 02, T17, R13E

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

EXISTING USE: Single Family Residential and Amenities

PUBLIC INPUT: (0)

PROPOSED USE/DETAILS: The applicant requests a recommendation of approval of Planned Unit Development (BXPUD-17.02 Scenic Village) also known as PUD 76 Major Amendment #3. The proposal is to reduce the side-yard setback abutting streets from 20 feet to 10 feet within the subject property and to increase the front-yard setback to 25 feet to correspond with the recorded plat.

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

TAC Comments: (not a complete list):

Marcae' Hilton: Condense Crosswalk to 8.5 x 11, include drawing showing PUD boundaries

THIS ITEM WILL BE ON TUESDAY, FEBRUARY 21, PLANNING COMMISSION MEETING AND IF APPROVED WILL GO TO CITY COUNCIL ON FEBRUARY 27, 2017

DEVELOPMENT AREA C & D

PERMITTED USES:

C & D-Detached residential dwelling units including single-family, patio home, and customary accessory uses, including common area facilities such as clubhouse, swimming pool and recreational open space.

ZONING

CG (Commercial General)

	Code for CG	PUD (Major Amendment #1)	AMEND (BXPUD-17.02)
ACRES	NA	38.727 Gross	NA
MAXIMUM DU**	NA	170	NA
MAX BUILD HEIGHT	70 ft.	35 ft.	NA
MAX STORIES	5	2	NA
MAX LOT WIDTH	NA	65 ft.	NA
MIN SETBACKS			
FRONT/STREET ROW	50 ft.	20 ft.	25 ft.
REAR LOT LINE		20 ft.	20 ft.
SIDE YARD LOT LINE		5 ft.	5 ft.
SIDE YARD ABUTTING ST		NA	10 ft.*

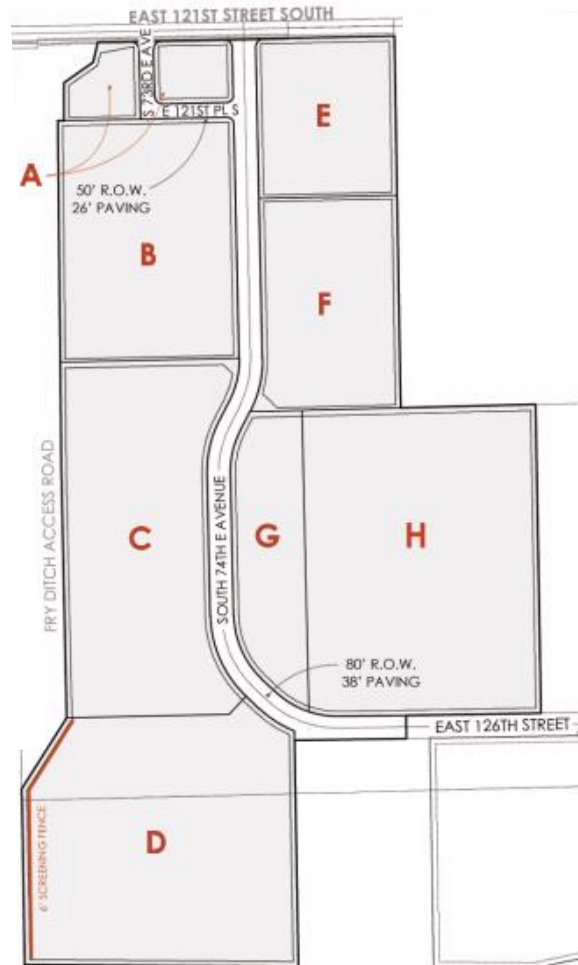
BETWEEN DETACH DU*

10 ft.

10 ft.

*SIDE-ENTRY GARAGES SHALL BE SET BACK A MINIMUM OF 20' FROM
ABUTTING STREET

**DWELLING UNITS



BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

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

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

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

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

COMPREHENSIVE PLAN:

Land Use Intensities: None

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

Urban Design Elements: Corridor

Public Facilities: Planned Regional Trail

ATTACHMENTS:

1. Ariel Map
2. Case Map
3. PUD exhibits

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

PURPOSES:

The purposes of the Planned Unit Development are to:

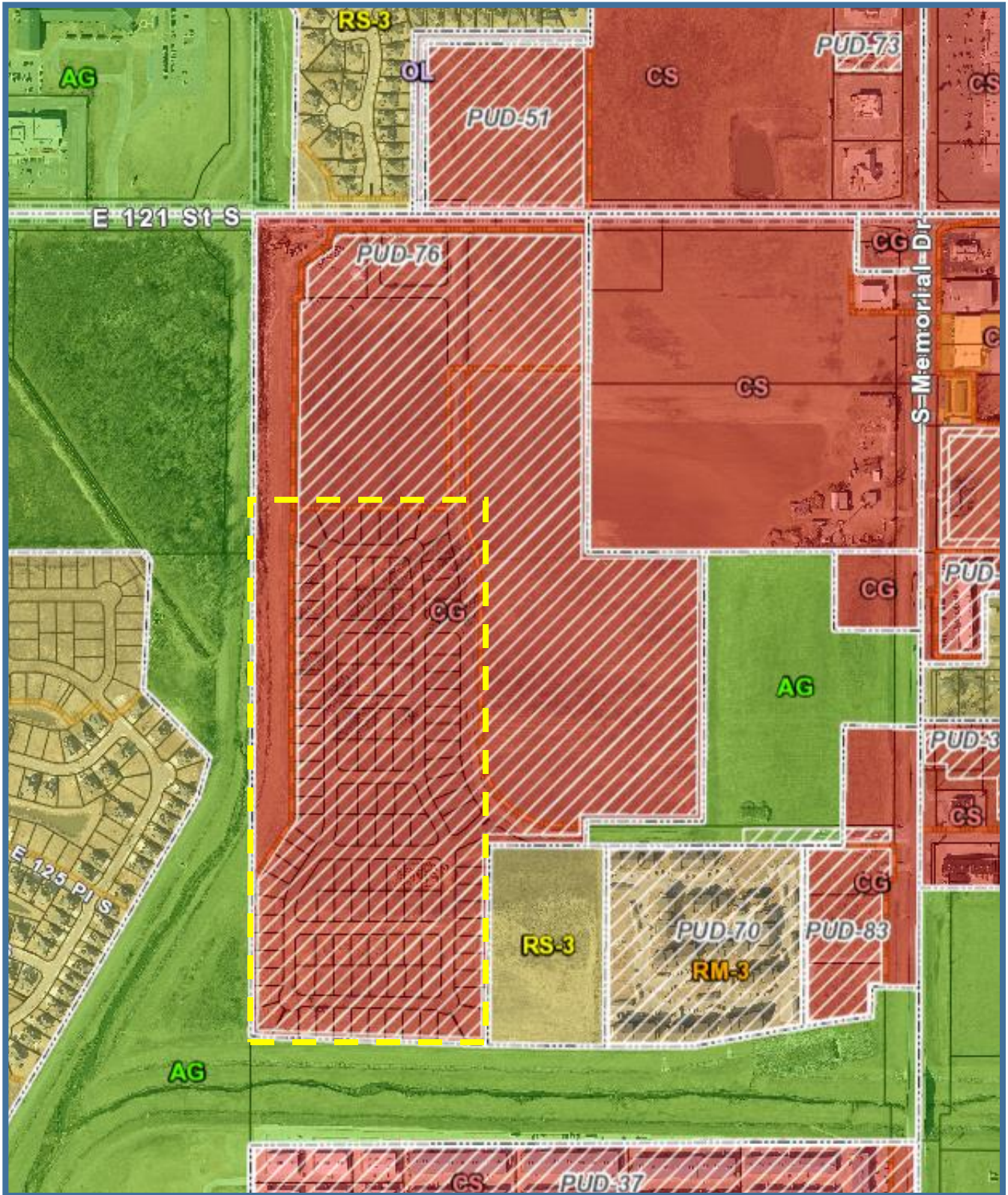
- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;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

STAFF RECOMMENDATION: Staff and TAC recommend Approval of PUD request *BXPUD-17.02 Scenic Village* with the following conditions (not a complete list):

All PUD changes shall be corrected before submittal to City Council

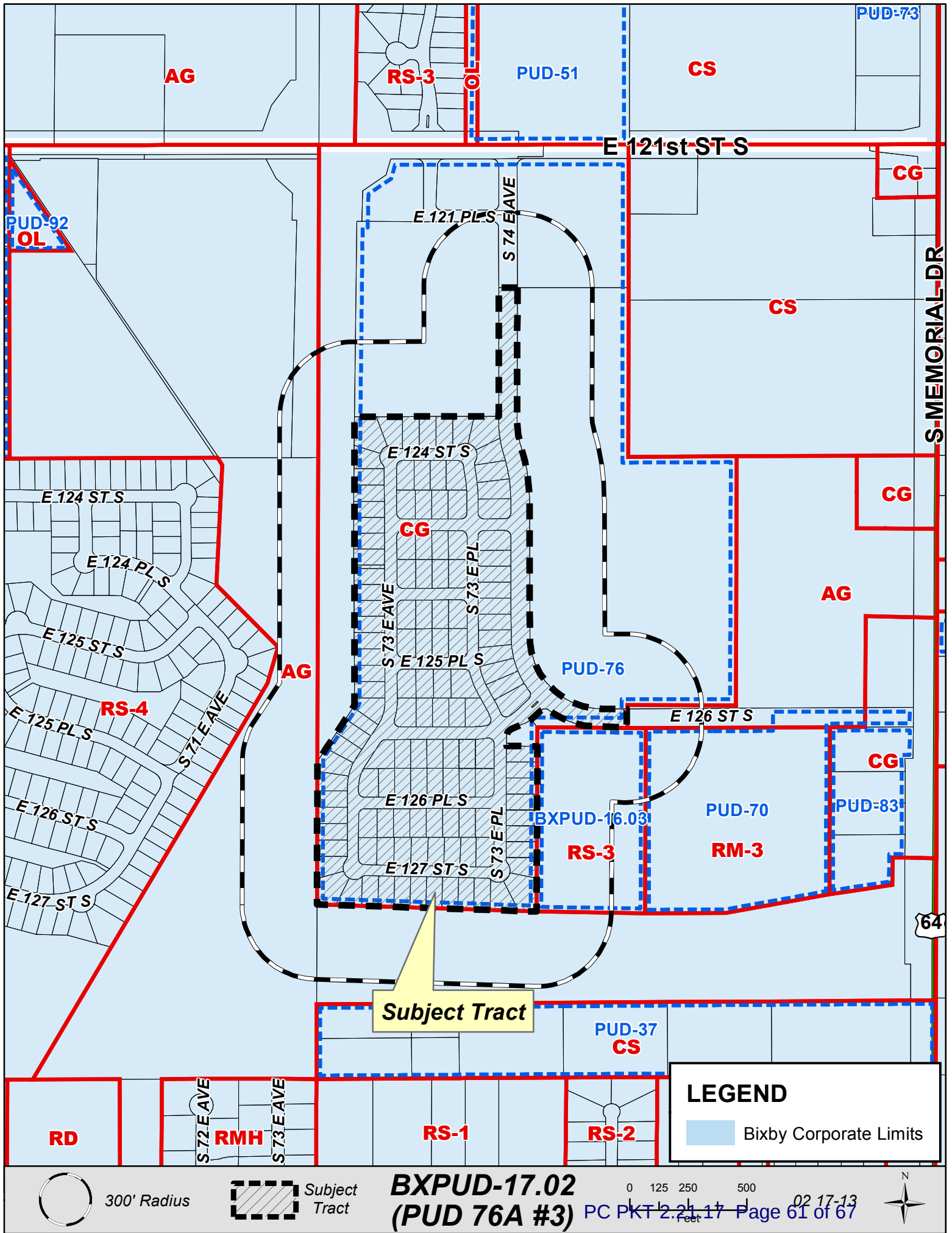
1. Correct language to identify similarities between the Plat and PUD
2. Add Amendment details as applicable in PUD text
 - a. Condense Crosswalk to 8.5 x 11
 - b. Include drawing showing PUD boundaries

AERIAL MAP



CITY OF BIXBY PLANNING

NORTH ARROW
PC PKT 2.21.17 Page 60 of 67



Scenic Village Park

PUD 76 Major Amendment # 3

40.680 acres West of South Memorial Drive,
South of East 121st Street South

Bixby, Oklahoma

Applicant/Owner

121st and Memorial, LLC
c/o Rick Dodson, Manager
6205 E. 105th Street
Tulsa, OK 74137
dodsonbuilding@cox.net

Development Engineer

Tanner Consulting, LLC
c/o Ricky Jones
5323 South Lewis Avenue
Tulsa, OK 74105
ricky@tannerbaitshop.com

December 28, 2016

TABLE OF CONTENTS

I. PROPERTY DESCRIPTION	3
II. INTRODUCTION AND SCOPE	4
III. AMENDED DEVELOPMENT STANDARDS	5
EXHIBIT A PUD DEVELOPMENT STANDARDS CROSSWALK	6

I. PROPERTY DESCRIPTION

Quail Creek of Bixby, located within PUD 76 “**Scenic Village Park**,” is an 40.680 acre subdivision located west of South Memorial Drive and south of East 121st Street South, in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

ALL OF “QUAIL CREEK OF BIXBY”, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6613), LESS AND EXCEPT RESERVE A AND LOT 40, BLOCK 2 THEREOF.

The above described property will hereinafter be referred to as the “Site” or “Subject Property.”

II. INTRODUCTION AND SCOPE

Planned Unit Development No. 76 “Scenic Village Park” (hereinafter “PUD 76”) was approved by the Bixby City Council on March 25, 2013, consisted of approximately 92 acres, and is located on the south side of East 121st Street South, west of South Memorial Drive. PUD 76 contains eight (8) development areas permitting multiple uses including assisted living, commercial, office and residential.

Major Amendment # 1 to PUD 76, comprising a part of the original PUD 76, was affirmatively recommended for approval by the Bixby Planning Commission on September 30, 2013 and was approved by the Bixby City Council on October 14, 2013. Major Amendment # 1 provided for single-family residential use of PUD 76 Development Areas C, D, and G, which includes the subject property.

Major Amendment # 2 to PUD 76, comprising a part of the original PUD 76, was tabled indefinitely by the Bixby Planning Commission on October 21, 2013, as requested by letter from the Applicant dated October 18, 2013.

Minor Amendment # 1 to PUD 76, comprising part of PUD 76 Development Area B, was approved by the Bixby Planning Commission on February 18, 2014. Minor Amendment # 1 pertained to development standards for signage and parking.

The subject property was platted as Quail Creek of Bixby on June 03, 2015.

BXPUD-16.03 “The Cottages at Quail Creek” was affirmatively recommended by the Bixby Planning Commission on August 15, 2016 and was approved by the Bixby City Council on September 12, 2016. BXPUD-16.03 included part of the subject property, Reserve A and Lot 40, Block 2, Quail Creek of Bixby, approximately ½ acre, and abrogated PUD 76 for the concerned part.

PUD 76 Major Amendment # 3 is a request to reduce side-yard setbacks abutting streets from 20’ to 10’ within the subject property (Development Areas C and D) and to increase front-yard setbacks to 25’ to correspond with the recorded plat.

Unless specifically modified herein (PUD 76 Major Amendment # 3), the approved permitted uses and development standards of the original PUD 76 (as modified by PUD Major Amendment # 1 and PUD Minor Amendment # 1) shall remain in full force and effect. PUD exhibits have not been updated for purposes of this Amendment.

III. AMENDED DEVELOPMENT STANDARDS

Within Development Areas C and D, the following is the amended development standards for “Minimum Yards and Building Setbacks”:

“MINIMUM YARDS AND BUILDING SETBACKS:

FROM FRONT LOT LINE:	25 FT.
FROM REAR LOT LINE:	20 FT.
FROM SIDE YARD LOT LINE:	5 FT.
FROM SIDE YARD ABUTTING STREET:	10 FT. *
BETWEEN DETACHED DWELLING UNITS:	10 FT.

* SIDE-ENTRY GARAGES SHALL BE SET BACK A MINIMUM OF 20’ FROM ABUTTING STREET.”

Exhibit A PUD Development Standards Crosswalk

for
PUD 76 Major Amendment # 3
13098 Quail Creek of Bixby
Bixby, Oklahoma

Item	Dev. Area	Major Amendment # 3	PUD 76 (with Major Amendment # 1)	Zoning Code	Notes
Unquantifiable					
1.	All/C & D	Acknowledges partial abrogation / removal of 1/2 acre per BXPUD-16.03			Reserve A & Lot 40, Block 2 will be replatted as The Cottages at Quail Creek
Development Standards					
2.	Minimum Front Yard Setback				
	C & D	25 FT	20 FT	25 FT	
3.	Minimum Side Yard Abutting Street Setback				
	C & D	10 FT	20 FT	N/A in CG	Side-entry garages shall be set back 20 FT minimum