

SPECIAL MEETING
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA

JANUARY 9, 2017

5:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for the Planning Commission Meeting: December 19, 2016

PUBLIC HEARINGS

2. **ZONING REQUEST FOR PUDEWA;** Applicant, Seth Barreras, on behalf of Pudewa Holdings, LLC

BXZO-16.11 PUDEWA

Public hearing and recommendation on the approval of one (1) ZONING request, *BXZO-16.11 PUDEWA*, 4.35 Acres; the zoning request proposes to change the parcel from AG (Agriculture) to CG (Commercial General) for the purpose of an Office Use, located in part of Section 6, T17N, R14E; the property is located north of 131st and west of Garnett Road, Bixby, Oklahoma

OTHER BUSINESS

ADJOURNMENT

Posted By: City Staff on behalf of Marcae' Hilton



Date: December 27, 2016

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.

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.

AGENDA – Bixby Planning Commission, December 19, 2016

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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).

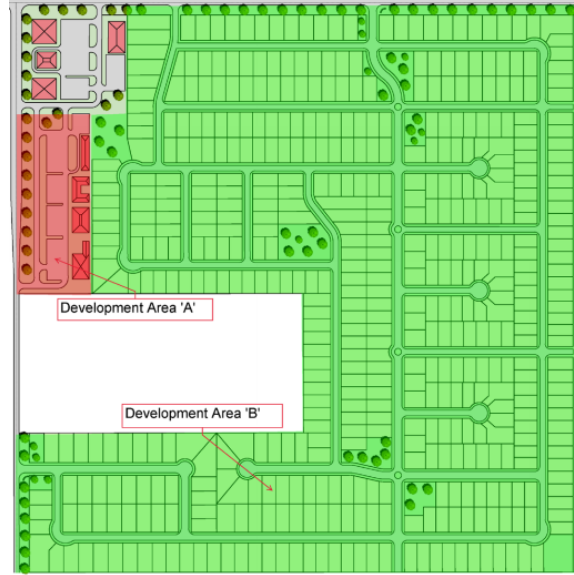
DEVELOPMENT AREA A, 5.88 Acres, CS (Commercial Zoning District), Uses permitted as a matter of right in CS (Commercial Shopping) excluding "sexually oriented" uses
Use Units 1, 4, 5, 10, 11, 12, 13, 14, 19 allowed by right.

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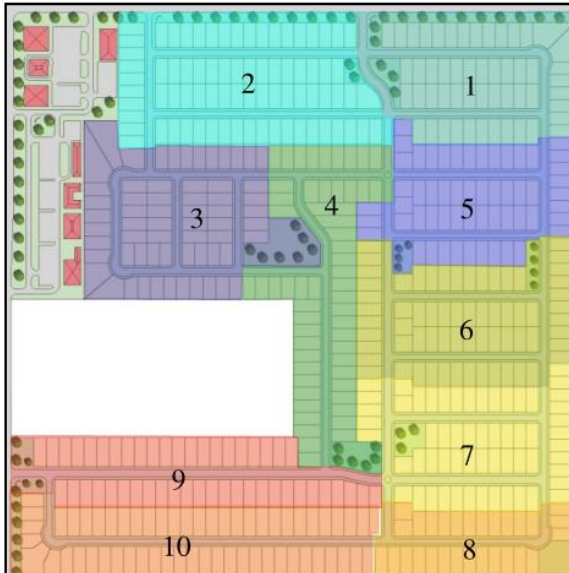
DEVELOPMENT AREA November 21



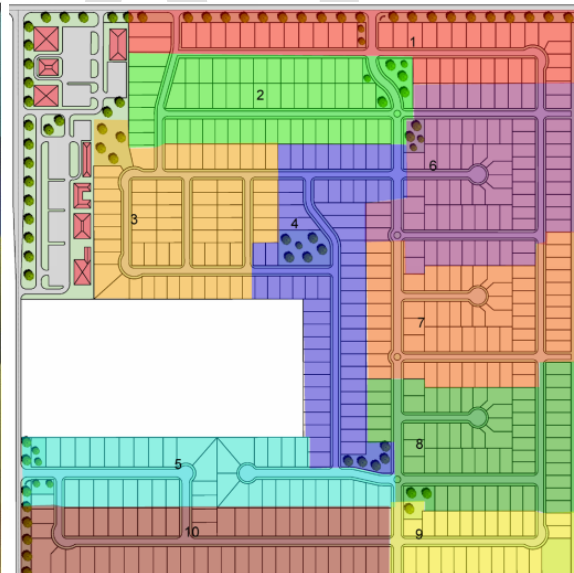
DEVELOPMENT AREA December 19



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

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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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:

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- 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

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.

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

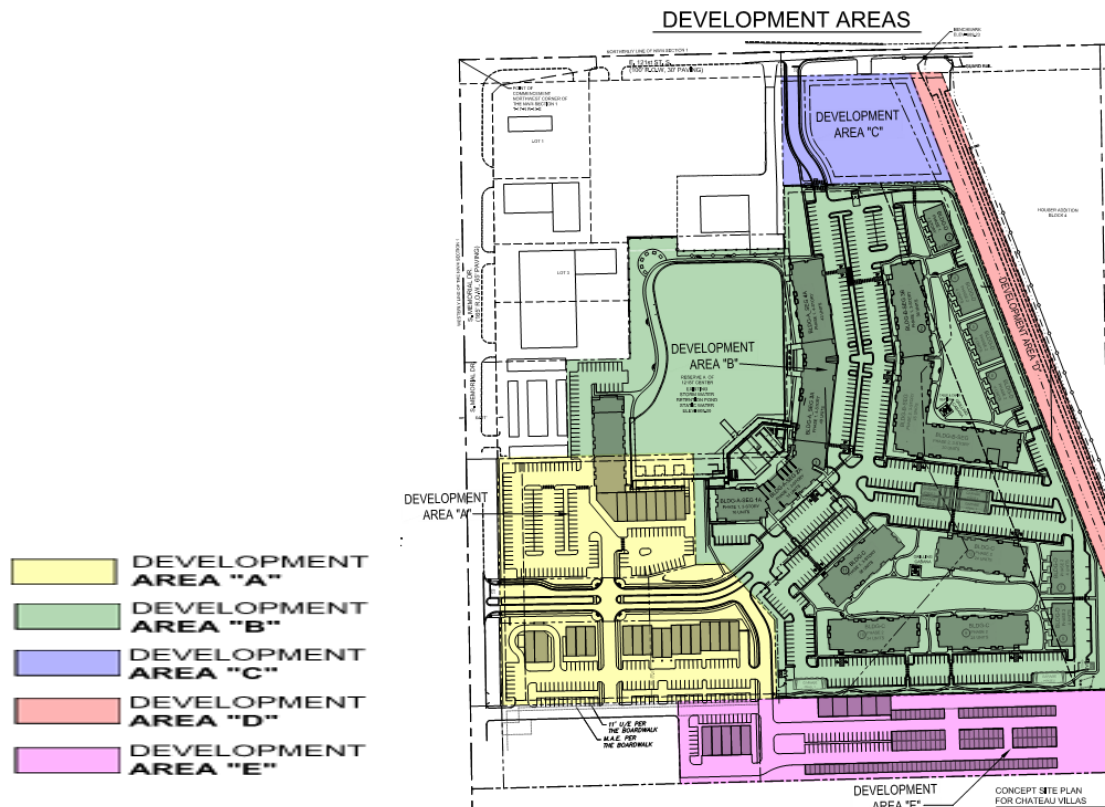
EXISTING USE: Currently Boardwalk PUD 81 is under development

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:

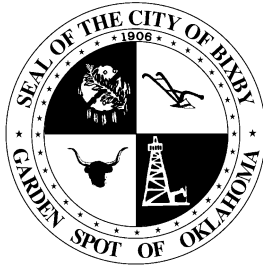
Chair

Date

Marcae' Hilton, Jason Mohler
City Planner/Recording Secretary

DRAFT

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

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Monday, January 9, 2017

RE: Report and Recommendations:
ZONING REQUEST FOR PUDEWA, Applicant, Pudewa Holdings, LLC,
Property Owner: Haikey Park Baptist Church
BXZO-16.11 PUDEWA
Discussion and Recommendation on the approval of a rezoning request
BXZO-16.11 PUDEWA; the applicant proposes to change the zoning
from AG (Agriculture) to CG (General Commercial District); 4.358 acres;
the property is located at 12700 S. Garnett Rd, Broken Arrow, OK, west of
Garnett and about ¼ mile north of 131st Street in part of Section 06,
T17N, R14E

REQUEST: Zoning Change

EXISTING ZONING: AG (Agriculture)

REQUESTED ZONING: CG (General Commercial)

LOCATION: 12700 S. Garnett Rd, Broken Arrow, OK
West of Garnett and about ¼ mile north of 131st Street
NOTE: the parcel is located in Bixby City Limits but has a
Broken Arrow address

STR: Section 06, T17N, R14E

LOT SIZE: 4.358 Acres

EXISTING USE: Church Building, Agriculture, BBOA 50

PROPOSED USE/DETAILS: The applicant requests this zoning change; PUDEWA HOLDINGS, LLC is on contract to purchase the property pending the zoning approval and plans to use the existing facility as a publishing company for Christian literature.

PREVIOUS/RELATED CASES: BBOA 50, Tom Mallory, Special Exception for Church Use

PUBLIC INPUT: (1) City Staff received a call from a neighbor who also attends the church; the caller asked about the zoning request, she made no comment. Staff also heard from a neighbor with a preference for the building and property to in harmony with the current surrounding land uses.

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: AG-Single-family residence, undeveloped agriculture

West: AG-Single-family residence, undeveloped agriculture

South: AG- Single-family residence, Special Needs Trust, undeveloped agriculture

East: Broken Arrow, Willow Springs West, Single-family residential, AG, undeveloped

COMPREHENSIVE PLAN:

Land Use Intensities: Rural

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

Urban Design Elements: Bixby Fence Line

Public Facilities: N/A



ATTACHMENTS:

1. Ariel Map
2. Case Map

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

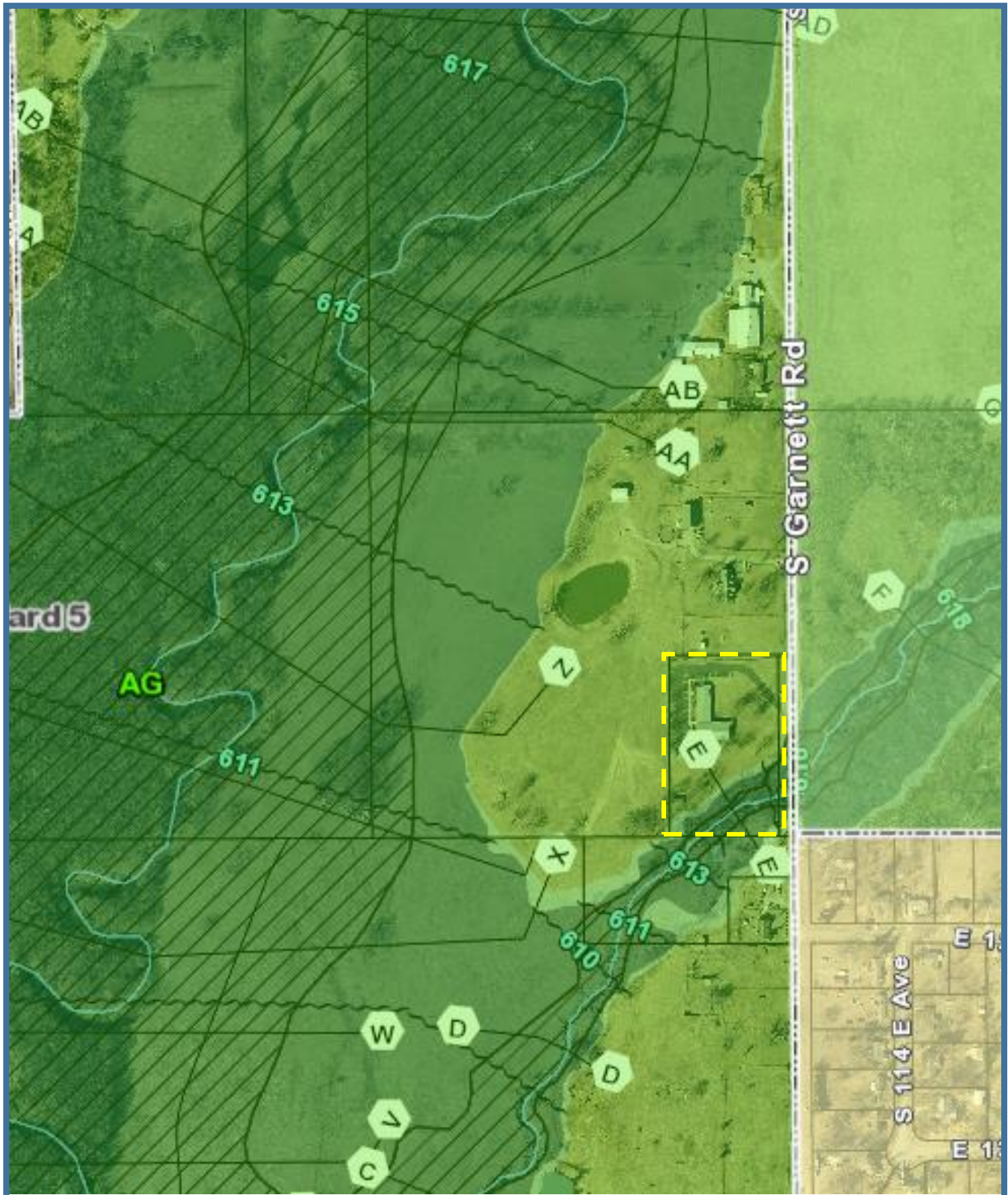
STAFF RECOMMENDATION: Staff recommends conditional Approval of BXZO-16.11 PUDEWA with the following comments (not a complete list):

Staff Report: PUDEWA

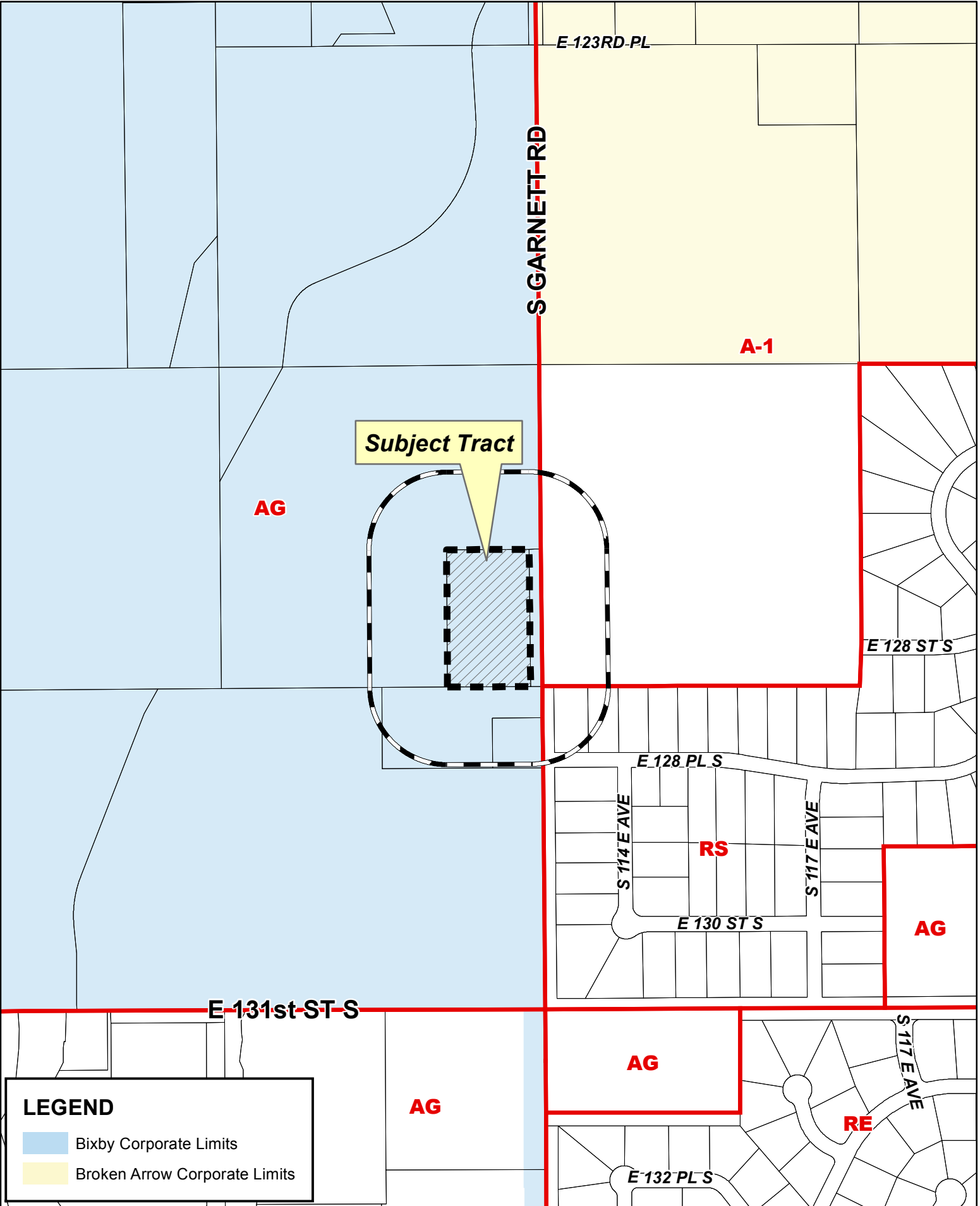
JANUARY 9, 2017

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1. The property will require platting if/when there is any expansion of the building foot print, platting will include necessary dedication of easements and Right-of-way
2. If there is a change of use, from Office a Zoning Clearance Permit is required to be filed with the City for review



NORTH ARROW

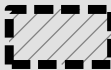


LEGEND

-  Bixby Corporate Limits
-  Broken Arrow Corporate Limits

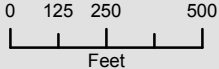


300' Radius



Subject Tract

BXZO-16.11



06 17-14

