BIXBY PLANNING COMMISSION
MINUTES OF REGULARLY SCHEDULED MEETING

CITY HALL, COUNCIL CHAMBERS ~ 116 WEST NEEDLES, BIXBY, OKLAHOMA
MONDAY, JUNE 18, 2018 ~ 6:00 PM

CALL TO ORDER TIME: 6:14 PM

ROLL CALL

Planning Commission Members	**HERE**	**ABSENT**
Chris Cloyde	H	
Tom Holland	H	
Joshua Nave	H	
Lance Whisman (CHAIR)	H	
Paul Wizikowski	H	
Other staff present: Tammy Ewing-City Attorney, Marcae' Hilton-City Planner		

CONSENT AGENDA

1. **APPROVAL OF MINUTES:** Regularly Scheduled Planning Commission Meeting | May 21, 2018

1. CONSENT MOTION: Josh Nave	SECOND: Tom Holland	
Planning Commission Vote: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

PUBLIC HEARINGS

2. **ZONING *BXZO-18.01 OLYMPIA FIELDS*:** Applicant Eric Enyart, Tanner Consulting
   Discussion and recommendation on a rezoning request BXZO-18.01 Agriculture (AG) to Single-family Residential (RS-2.5), 36.685 Acres, on an undeveloped parcel for the purpose of a multi-phased residential development, Section 01, T17N, R13E
   Property Located: ½ mile north of 131ST and west of Mingo in the City of Bixby, OK

NO. 2: PRESENTATION FROM STAFF | Jason Mohler, Development Services Director

REQUEST: The applicant request approval of the rezoning of Olympia Fields

EXISTING ZONING: AG (Agriculture)

PROPOSED ZONIING: BXZO-18.01 (RS-2.5) Single-family Residential

LOCATION: ½ mile north of 131ST and west of Mingo

STR: Section 01, T17N, R13E

LOT SIZE: 36.685 Acres, thirty (30) Lots, three (3) Blocks, three (3) Reserves

EXISTING USE: Undeveloped

PUBLIC INPUT: 3 calls and 1 email

PROPOSED USE/DETAILS: The applicant for Olympia Fields has submitted a rezoning and Preliminary Plat for review. Staff and TAC reviewed the plat application on June 6, 2018 at the regularly scheduled TAC meeting. The applicant held a neighborhood meeting on Monday, June 11, 2018, the developer was present to answer questions from the residents to the south. The outcomes of the meeting are unknown at the time of this report. Staff believes with the resolution of comments, the rezoning application will meet the land use regulations.

The property is currently in the 100 year floodplain, the City of Bixby has a drainage project underway (Haikey Creek Flood Mitigation project) upon completion, the boundaries of this project should come out of the floodplain. No building permits can be issued on any platted lots if located within the floodplain unless they meet current FEMA and City regulations.

SURROUNDING ZONING AND LAND USE:

North: AG (Agriculture) Ski Pond
South: AG (Agriculture) Large lot, Unplatted Single-family lots
East: AG (Agriculture) Undeveloped, Sod Farm
West: RS-4 (Single-family Residential) Bixby Landing, AG-Frye Ditch

COMPREHENSIVE PLAN:

Land Use Intensities: Low
Land Use: Vacant, Agriculture, Rural Residences and Open Land
Urban Design Elements: Secondary Arterial
Public Facilities: Adjacent to Fry Ditch Trail

ATTACHMENTS: Plat Documents

STAFF RECOMMENDATION: Staff believes the proposed zoning request meets the requirements of the Zoning Regulations and Land Use objectives.
Comments:

- At the request of adjacent property owners consider a deeper rear yard setback, this would allow for a larger separation.
    - Staff recommends a BOA Variance covering each platted residential lot for a change in the rear and front yard setback

RS-2.5 BULK AND AREA STANDARDS	RS-1	RS-2	RS-2.5	RS-3
Lot width (minimum feet):				
Single-family	100	75	70	65
Lot area (minimum square feet):				
Single-family	13,500	9,000	8,500	6,900
Land area per dwelling unit (minimum square feet):				

Single-family	16,000	10,875	9,600	8,400
Height	48	48	48	48
Maximum number of stories	3	3	3	3
Livability space	7,000	5,000	4,500	4,000
Front yards arterial	35	35	35	35
Front yards not arterial	35	30	30	25
Rear yards	25	25	25	20
One side	10	10	10	5
Other side	5	5	5	5

(JASON) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON MONDAY, JUNE 25, 2018
(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM?

PUBLIC COMMENTS: VERBAL/PAPER FOR/AGAINST

- Charles Frentzel-9494 E 136th St. VERBAL AGAINST
  - Traffic & flooding
- Audi Jones-12826 S. Mingo VERBAL AGAINST
  - Provided pictures of flooding
  - Clay soil does not perk
  - Localized flooding
- Jessica Dyer-12824 S. Mingo VERBAL AGAINST
  - Flooding, mature trees
- Nathan Nauman-12828 S. Mingo VERBAL AGAINST
  - Pictures presented showing flooding
- Brittany Walker-32 E. 5th Street PAPERAGAINST
  - Hold off on development, lack of infrastructure, horrible roads
- Erik Locke-12830 S. Mingo PAPERAGAINST
  - Pictures presented Audie-flooding
- Angie Nauman-12828 S. Mingo PAPERAGAINST
  - Flooding, drainage, larger homes & lots are preferred, pictures presented by Audi

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.
(LANCE) ARE THERE ANY COMMENTS FROM PC?
PLANNING COMMISSION COMMENTS:
Extensive discussion with City Engineer regarding flooding, sanitary sewer, water and Haikey Creek project.
Discussion about flooding on Mingo.
When will the area come out of the floodplain?
Discussion about sewer and water.
Discussion about flooding in the area and how the Haikey Creek Drainage project

will impact the area.
Discussion on what can be considered when deciding zoning (land-use) issue.
A little discussion on the density and existing natural vegetative buffer

11-7B-1: PURPOSES:

A. General Purposes: The residential districts are designed to:
1. Achieve the residential objectives of the comprehensive plan;
2. Protect the character of residential areas by excluding inharmonious commercial and industrial activities;
3. Achieve a suitable environment for family life by permitting in residential areas appropriate neighborhood facilities, such as churches, schools and certain cultural and recreational facilities;
4. Preserve openness of the living areas and avoid overcrowding by requiring minimum yards, open spaces, lot areas, and by limiting the bulk of structures;
5. Permit a variety of dwelling types and densities to meet the varying needs of families; and
6. Control the density of residential development to facilitate the planning for an economical provision of streets, utilities and other public facilities.

DO WE HAVE A MOTION?

2. BXZO-18.01 OLYMPIA FIELDS: Tom Holland	SECOND: Chris Cloyde	
MOTION/NOTES: Move to approve per staff recommendation		
Planning Commission VOTE: 3-2-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave		N
Lance Whisman		N
Paul Wizikowski	Y	

3. **PRELIMINARY PLAT *OLYMPIA FIELDS:*** Applicant Eric Enyart, Tanner Consulting
Discussion and recommendation on the Preliminary Plat for Olympia Fields (BXPT-18.03), 10.825 Acres, thirty (30) Lots, three (3) Blocks, three (3) Reserves, on an undeveloped parcel for the purpose of a Single-family Residential development, Section 01, T17N, R13E
Property Located: ½ mile north of 131ST and west of Mingo in the City of Bixby, OK

NO PRESENTATION FROM STAFF: THE APPLICANT WAS PRESENT, THEY ASKED TO CONTINUE THE ITEM UNTIL THE JULY PC MEETING
(LANCE) THE APPLICANT HAS ASKED FOR THIS ITEM TO BE CONTINUED

3. PP *OLYMPIA FIELDS: NO ACTION*	SECOND:	
MOTION/NOTES: NO ACTION, THE ITEM WAS CONTINUED TO THE JULY 16, 201 REGULARLY SCHEDULED MEETING.		
Planning Commission VOTE: NO ACTION	Yes	No

4. **PUD MINOR AMENDMENT 76 *BXPUD-18.07 MI76* &**
CONCEPTUAL SITE PLAN *QUAIL CREEK COMMONS BXSP-18.03:* Applicant Erik Enyart, Tanner Consulting
Discussion and recommendation of (BXPUD-18.07 MI76) a minor amendment request to PUD 76 Scenic Village Park & discussion and review of the supplementary Site Plan (BXSP-18.03) for two (2) undeveloped parcels (Lot 1, Block 3, *Scenic Village Park* Plat No. 6477 & conditionally approved Preliminary Plat, *Quail Creek Office Park*), 7450 E 121 ST S in Section 02, T17N, R13E
Property Located: South of 121st and west of Memorial in the City of Bixby, OK

NO. 4 A & B: PRESENTATION FROM STAFF | Jason Mohler, Development Services Director, IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON MONDAY, JUNE 25, 2018. THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

REQUEST:	RECOMMENDATION OF APPROVAL OF MINOR AMENDMENT TO PUD 76 (Supplemental Zoning), PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA
PROJECT NAME:	QUAIL CREEK COMMONS
EXISTING ZONING:	PUD 76 | CG (Commercial General)
LOCATION:	SOUTH OF 121ST AND WEST OF MEMORIAL
STR:	Section 2, Township 17N, Range 13E
LOT INFORMATION:	Lot 1, Block 3, *Scenic Village Park* Plat No. 6477 & conditionally approved Preliminary Plat, *Quail Creek Office Park*
ACRES:	11.977
EXISTING USE:	Undeveloped
PROPOSED CHANGE:	RETAIL, OFFICE, WAREHOUSE
PUBLIC INPUT:	None, Minor Amendments are not advertised

PUD/DEVELOPMENT INFORMATION:
PUD 76 Minor Amendment #2 is a request to establish minimum parking ratios, and to provide flexibility for signage and off-street loading, among other details. The applicant is also asking Planning Commission to consider and approve the Conceptual Site Plan. Per the PUD Amendment, City Staff would review and approve individual detailed site, landscaping, fencing/screening, signage, building elevation, and lighting plans.

Unless specifically modified within the PUD 76 Minor Amendment #2, the approved permitted uses and development standards of the original PUD 76 and all modifications from previously approved amendments shall remain in effect. Exhibit C of the attached PUD Minor Amendment #2 is a crosswalk when completed will illustrate the changes proposed by this amendment. Exhibit B to this PUD Minor Amendment #2 reflects the proposed conceptual site plan.

TAC COMMENTS | JUNE 6, 2018
ERIK ENYART, TANNER: this is PUD 76, approved in 2013, CG is underlying zoning
- North-retail, restaurant, office
- South-office, warehouse

- Preliminary Plat-August?

FIRE MARSHAL: consider addressing and wayfinding for public and public safety purposes

DEV. SERV.: Are all drives private?

- Does the Plat require mutual access?
- Does the Plat require mutual parking?
- Are the drives private?
- Provide mutual access to east through one of the southern drives
- Think about restaurant use when building retail pads-they require a grease trap behind building
- Work out details to Wenrick property/mutual access
- Ask Jared about moratorium on overhead lines with PSO along east boundary. In original project the City said No to powerlines-they serviced the residential side

SURROUNDING ZONING AND LAND USE:

- North: CS (Commercial Shopping)
- South: PUD 76: CG, Single Family Residential
- East: AG (Agricultural), Undeveloped
- West: AG (Agricultural), Undeveloped

COMPREHENSIVE PLAN:

- Land Use Intensities:
- Land Use: VACANT, AGRICULTURAL, RURAL RESIDENCES, AND OPEN LAND
- Urban Design Elements: CORRIDOR, NEAR CORRIDOR ARTERIAL
- Public Facilities: Planned Regional Trail

ATTACHMENTS: REVISED PUD DOCUMENTS

PLANNING COMMISSION SHOULD CONSIDER:

1. *Does the proposed PUD amendment meet the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-7I-2:*
   PURPOSES OF A PUD**:** The purposes of the planned unit development are to:
   A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
   B. Permit flexibility within the development to best utilize the unique physical features of the particular site;
   C. Provide and preserve meaningful open space;
   D. Achieve a continuity of function and design within the development;

2. *What action does the Planning Commission want to take?*
   11-5-4: ZONING MAP AMENDMENTS:
   D. Planning Commission Action On Zoning Map Amendments:
      1. After notice and public hearing, the planning commission shall vote to:
         a. Recommend to the city council that the application be approved:
         As submitted
         As amended
         Approved subject to modification; or
         b. Recommend to the city council that the application be denied.

2. An application recommended for approval, or approval subject to modification, shall be transmitted, with the report and recommendation of the planning commission, to the city council within fifteen (15) days from the date of the planning commission action.

3. An application recommended for denial, shall not be considered further unless the applicant, within fifteen (15) days from the date of the planning commission action, files a written request with the city clerk for a hearing by the city council. The request for hearing shall be accompanied by the payment of a fee in such amount as established by resolution of the city council. Upon notice of such request, the planning commission shall forthwith transmit the application and its report and recommendations to the city council.

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

STAFF COMMENTS FOR PUD MINOR AMENDMENT 76

1. CONFIRM THE FOLLOWING:
2. Does the original PUD & Plat requires mutual access?
3. Does the original PUD & Plat require mutual parking?
4. Are the drives private?
5. Provide on conceptual site plan and plat a mutual access to east through one of the southern E/W drives for future access to Memorial-see INCOG transportation plan
6. Think about restaurant use when building retail pads-they require a grease trap behind building
7. Work out details to Wenrick property/mutual access
8. Moratorium on overhead lines with PSO along east boundary
    a. Per City Manager Jared Cottle, former City Engineer for Bixby-It was the desire of Council to preclude installing overhead electric along property boundary so as not to negatively impact the development possibilities for the adjacent property owners based on issues – potential obstructions, clearance limitations, or aesthetic objections – that could discourage future developers.
    b. If permitted, the overhead electric to serve a residential project could potentially sacrifice the value and alternative uses of the commercial portions of both Scenic Village and the adjacent properties.
9. Complete the Matrix (Exhibit C, Page 12)
    a. List the Units which are approved include as part of the Matrix (Exhibit C, Page 12)
    b. Compare and contrasts *IV. Amended Development Standards* found on pages 7-9 in Matrix (Exhibit C, Page12)
10. Platting of the entire conceptual site is required

STAFF COMMENTS ON CONCEPTUAL SITE PLAN QUAIL CREEK COMMONS BXSP-18.03

11. Draw access to east
12. Plat access to east

(LANCE) NO PUBLIC COMMENT, THE PUBLIC HEARING PORTION IS CLOSED.
(LANCE) ARE THERE ANY COMMENTS FROM PC?
There was some confusion regarding what the applicant was requesting. The applicant was requested to clarify in the PUD the following:
What does the code require?
What did the original PUD require?
What is the amendment asking for?
This request was also part of the comments provided by staff. The PUD will not receive final approval until this information is provided.
DO WE HAVE A MOTION?

4. (A) PUD MINOR AMENDMENT 76 BXPUD-18.07 MI76 Josh Nave	SECOND: Chris Cloyde
4. (B) CONCEPTUAL SITE PLAN BXSP-18.03: Chris Cloyde	SECOND: Paul Wizikowski
MOTION/NOTES:	
4. (A) PUD MINOR AMENDMENT 76 BXPUD-18.07 MI76, approve per staff recommendation.	
4. (B) CONCEPTUAL SITE PLAN BXSP-18.03, approve per staff recommendation.	

Planning Commission VOTE: 5-0-0	Yes (4A)	No (4A)	Yes (4B) 5-0-0	No (4B)
Chris Cloyde	Y		Y	
Tom Holland	Y		Y	
Joshua Nave	Y		Y	
Lance Whisman	Y		Y	
Paul Wizikowski	Y		Y	

5. DISCUSSION OF FUTURE SPECIAL MEETING:
Consideration and discussion on the possibility of changing the previously set Special Planning Commission Meeting of Tuesday, July 24, 2018 Matrix Design Group, LLC.
NO. 5: PRESENTATION FROM STAFF~Jason Mohler, Development Services Director
NO ACTION REQUIRED

5. DISCUSSION OF FUTURE SPECIAL MEETING	SECOND:
NOTES: Staff and the Consultant are in the process of scheduling the final hearing in September, more information will be made available as dates are selected.	

ADJOURNMENT TIME: 8:00PM

APPROVED BY:

Chair 8-20-18
Date

Marcae' Hilton, Jason Mohler
City Planner or Recording Secretary

Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: June 18, 2018

Name: Charles Frentzel Day Time Phone: 918-369-2652

Address: 9494 E. 136th St. City: Bixby Zip: 74008

☒ **Agenda Item Number** ~~1~~ 2+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:

Traffic - Flooding

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: 6-18-18

Name: Audi Jones Day Time Phone: 918-7603295

Address: 12826 S. Mingo City: Bix. Zip: 74008

☑ **Agenda Item Number** 2 + 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:

Re-Zoning of agricultural Tract.

Supporting Materials:

Pictures

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: 6/18/18

Name: Jessica Dyer Day Time Phone: 918 906 7868

Address: 12824 S. Mingo Rd City: Bixby Zip: 74008

☑ **Agenda Item Number** ~~1~~ 2 & 3

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

☑ I wish to speak **IN OPPOSITION** to this item. concern/more than opposition

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

Topic of Discussion:

Flood, land, potential concerns

Supporting Materials:

experience living in area of question

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: 6/18/18

Name: Nathan Nauman Day Time Phone: 918-728-0875

Address: 12828 S Mingo Rd City: Bixby Zip: 74008

☒ **Agenda Item Number** ~~12~~ 2+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:

Rezoning of Property - Olympia Fields

Supporting Materials:

Pictures presented by Andi Jones.

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: June 18, 2018

Name: Brittney Walker Day Time Phone: 9182316772

Address: 32 E. 6th st. City: Bixby Zip: 74008

☑ **Agenda Item Number** ~~1~~ 2 ~~2~~ 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:
B1st development -- we need to hold off + take backseat to development due to lack of infrastructure, horrible road conditions, traffic

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: June 18, 2018

Name: Eric Locke Day Time Phone: 918-943-3741

Address: 12830 S. Mingo St City: Bixby Zip: 74008

□ **Agenda Item Number** 2 & 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:

Docs & Photos Presented By Andi Johns

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: June 18, 2018

Name: Angie Nauman Day Time Phone: 728-0876

Address: 12828 S Mingo City: Bixby Zip: 74008

☒ **Agenda Item Number** 2 & 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:

Flooding & drainage. Would prefer proposed neighborhood to have less homes w/ larger lots

Supporting Materials:

Pictures & discussion given at meeting

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

June 18, 2018

From the residents at 128th and Mingo.
(directly to the south of proposed neighborhood-Olympia Fields)

Bill and Angie Blankenship (918-409-5360)
J.and Jessica Dyer (918-269-5814)
Joe and Audi Jones (918-852-5127)
Eric and Carol Locke (918-729-9118)
Nathan and Angie Nauman (918-728-0875)

Joe Jones
12826 S Mingo Road
Bixby OK 74008

17 Jun 2018

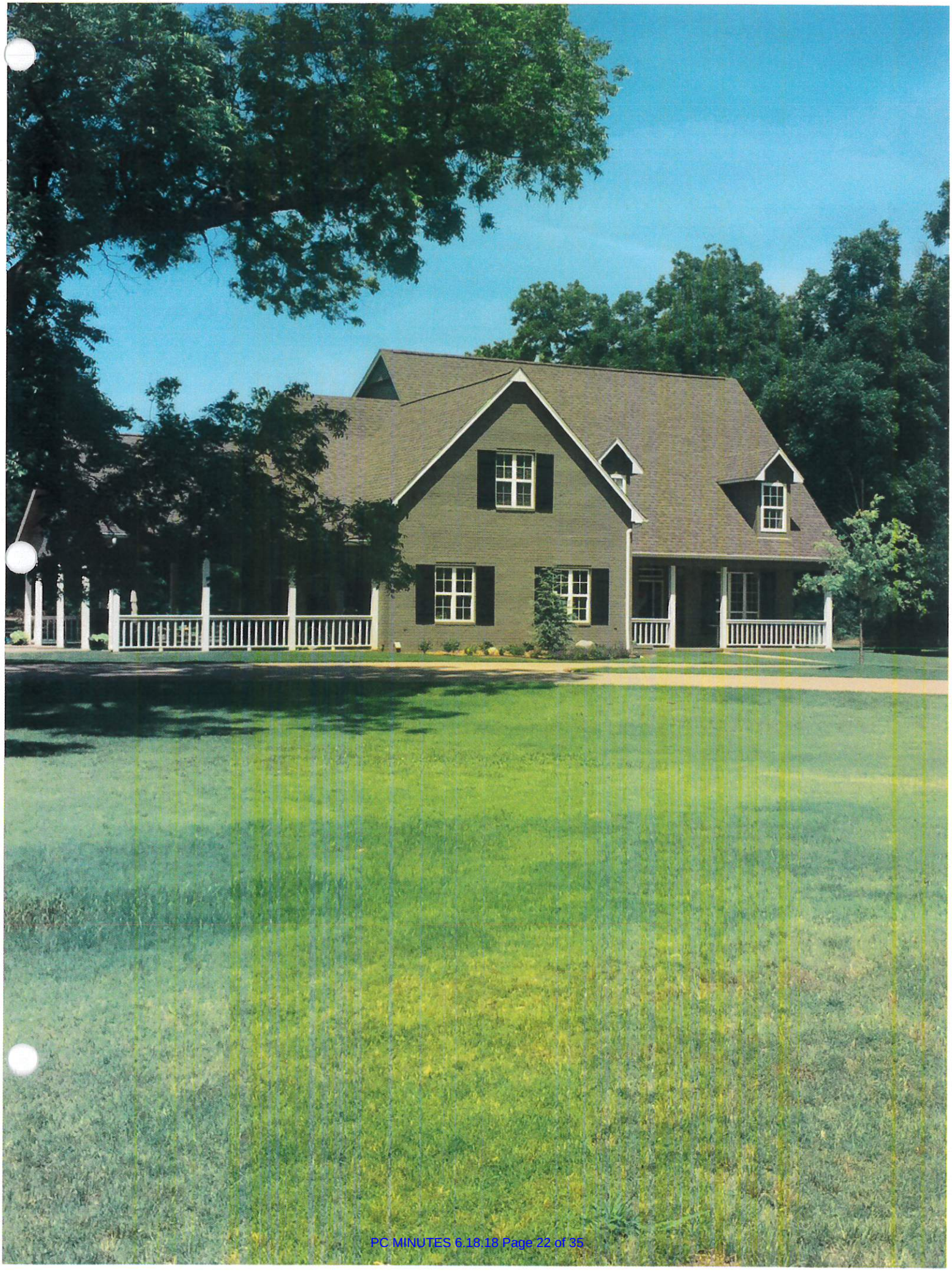
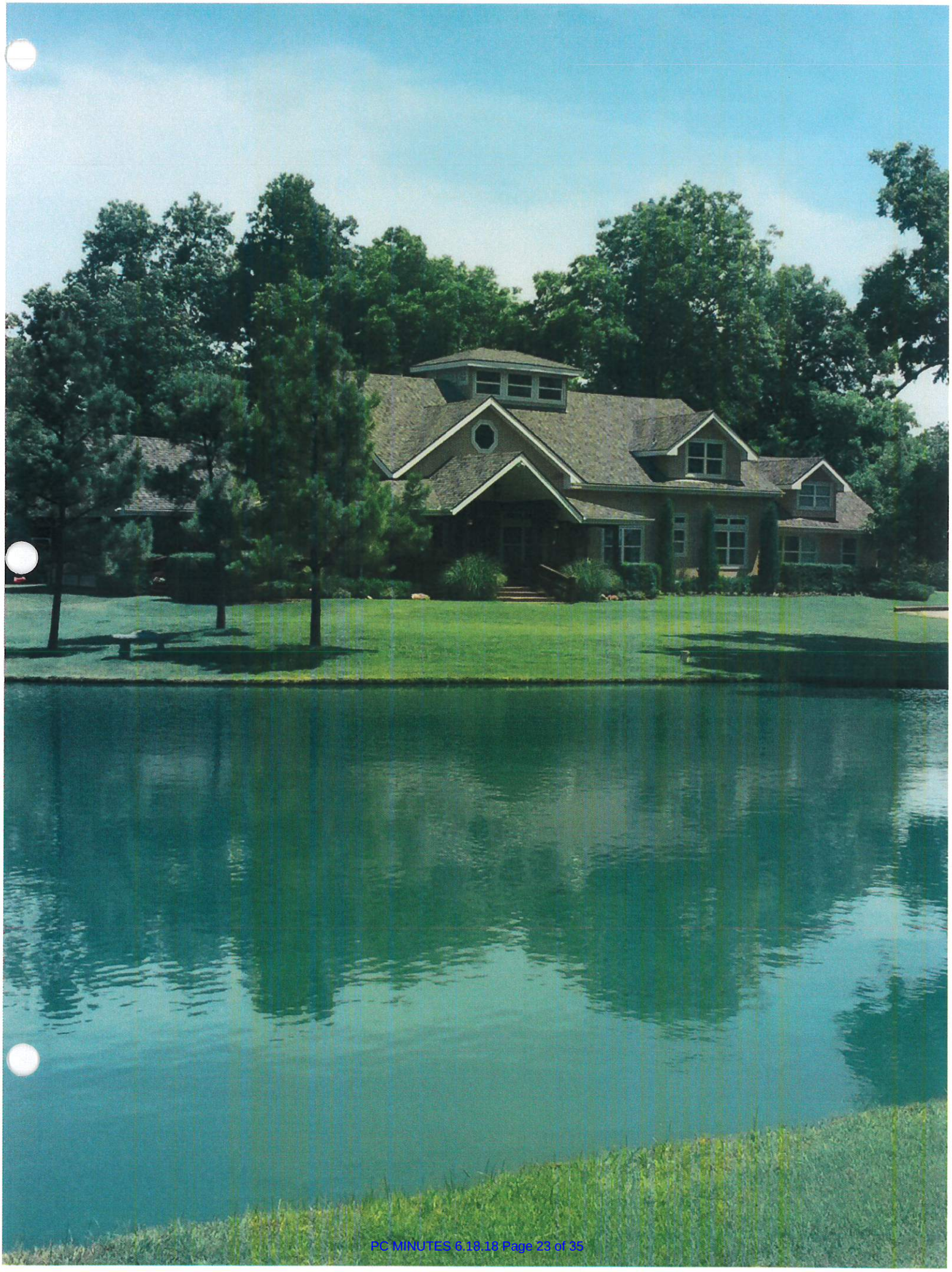
Bixby City Council

The first item I would like to talk about is the flooding on Mingo road during any significant rain event. The flooding occurs due to water flows from the storm water retention pond at 121st and Mingo. It will flood both bar ditches along Mingo and cover the road enough to where Mingo will be blocked off by the city. Water also backs up into our neighborhood at 128th street and during long periods of rain. The water will come very close to flooding the Locke home. Kalead Bakari's land will mostly be under water with just a few of the higher areas exposed. Adding additional runoff from more roads, driveways, roofs of the additional 110 houses will only make the problem worse. The bar ditches along Mingo are already receiving water runoff in excess of their rated capacity. We keep hearing that the area will be out of the flood plain once the levy is completed, but this flooding has nothing to do with the levy or Fry Ditch Creek. This flooding is a direct result of the storm water drainage and retention system of the neighborhoods to the north along Mingo. We have also heard that any development will have to be approved by FEMA and the city engineer if that is the case were the neighborhoods to the north approved? Because they are causing the current flooding. If the city wants to add housing along Mingo between 121st and 131st there needs to be a resolution to the flooding before developing the area. As a matter of public safety the bar ditches need to be widened not deepened by quite a bit as they are already 10 ft deep around our neighborhood. They also need to be extended to drain into the large drainage at 131st. If more development happens around this area without this happening flooding will only get worse and it will be inevitable that someone will drive through the standing water and possibly into the deep bar ditch. Also, when Mingo is closed people will not be able to leave or enter their houses as well as limiting emergency services access to the area. In our neighborhood flooding will be worse with the possibility of our houses being affected. Please see the pictures provided of the water issues.

The second item is the RS2.5 zoning. During our meeting with the developer he stated that he wanted to put in a RS1 development and that the city tied his hands. I believe this land should be zoned RE and at a minimum RS1 because the land in question has many 100 year old pecan trees and cutting all or most of them down for a neighborhood with 110 houses would be a major waste of a treed lot. Bixby has very few areas north of the river for development with large trees this may be the last one left. The developer stated he wanted to put in a neighborhood similar to the one at the Patriot Golf course in Owasso with large houses and large lots. That would be good because it would match the houses that are already in the area and would help with the runoff issue we discussed earlier with less pavement, driveways and roofs. I think the city would be better served putting a neighborhood with the RS2.5 level on another piece of land that is available now or will be in the near future. There are many areas that are free from trees already. At my property alone the proposed development will have 10 houses backing up to my property line. This will hurt my property value because there is a large difference in

the type and style of housing proposed for the development. The 38 acres for the proposed development is around the same size as our neighborhood and our neighborhood has 5 houses on it compared to 110 for the proposed development. I am not saying that there should be only 5 houses in the development but I think that houses with 1.5 acre lots would be a perfect fit for this area and needs to be zoned RE. I envision the area between 121 and 131 to have homes on larger lots similar to our neighborhood and the large house at the corner of 121 and Mingo as well as the house at 131 and Mingo.

In closing, I am not against developing the area I know that development will happen we knew it when my wife and I purchased our house, I just what to make sure the city is planning the area properly. Bixby is growing in leaps and bounds and with a high speed of development and growth details can get lost, missed, or not thought of at all. Once zoning is changed and approvals are granted going back or changing direction is very hard. I know that developers want to get in and start setting zoning areas so that the rest of the area will start being zoned into the same category. I would like to see this area of Bixby in the RS1 to RE zoning category and not every tree destroyed to place houses on top of them. Also consideration needs to be put into the drainage issues between 131 and 121 on Mingo and what the solution for that will be. I would like the city to consider what I have stated here and consider what the long term goal for the area will be.

Bixby Resident,

Joe Jones.