

BIXBY PLANNING COMMISSION

MEETING MINUTES OF THE REGULARLY SCHEDULED MEETING MONDAY | SEPTEMBER 17, 2018 | 6:00 PM

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

CALL TO ORDER Chris Cloyde (CHAIR)-TIME: 6:03PM

ROLL CALL

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

CONSENT AGENDA

- 1. APPROVAL OF MINUTES** | Regularly Scheduled Planning Commission Mtg. | July 16, 2018
- 2. APPROVAL OF MINUTES** | Regularly Scheduled Planning Commission Mtg. | August 20, 2018

NO. 1-2: ALL ITEMS ARE VOTED ON AS ONE MOTION

Chris Cloyde (CHAIR) **ARE THERE ANY COMMENTS FROM PC?** Lance Whisman, Vice-Chair, requested each item be voted on separately.

Chris Cloyde (CHAIR) **DO WE HAVE A MOTION?**

1-2. CONSENT MOTION: (1) 5-0-0, (2) 5-0-0		
MOTION (1): Tom Holland		
MOTION: LANGUAGE: Move to approve per staff recommendation		
SECOND: Josh Nave		
MOTION: (2) Paul Wizikowski		
MOTION: LANGUAGE: Move to approve per staff recommendation		
SECOND: Tom Holland		
Planning Commission Vote	Yes (1)	Yes (2)
Chris Cloyde	Y	Y
Tom Holland	Y	Y
Joshua Nave	Y	Y
Lance Whisman	Y	Y
Paul Wizikowski	Y	Y

PUBLIC HEARINGS

3. PRELIMINARY PLAT (BXPT-18.06) ROBINSON RANCH: Applicant | Tanner Consulting

Discussion and possible recommendation of the Preliminary Plat of Robinson Ranch (BXPT-18.06), 483 Lots, One (1) Block, Eight (8) Reserves, 131.242 acres, on an undeveloped parcel for the purpose of a Single-family residential development, zoned *BXPUD-16.05:RS-3*, Section 25, T17N, R13E

General Location: South of 161st & east of Memorial Drive in the City of Bixby, OK

NO. 3: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

(Marcae) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON MONDAY, September 24, 2018

REQUEST: Approval of the Preliminary Plat for Robinson Ranch

EXISTING ZONING: DEVELOPMENT AREA A BXPUD-16.05:CS (PUD) (Commercial Shopping)
DEVELOPMENT AREA B BXPUD-16.05:RS-3 (PUD)(Single-family)

LOCATION: South of 161st E. Ave and east of Memorial

STR: Section 25, T17N, R13E

LOT SIZE: 131.242 Acres

EXISTING USE: Undeveloped Agriculture

BACKGROUND INFORMATION: This **plat was** comprised of two development areas, both subject to *BXPUD-16.05 Prairie Ranch*, Development Area A is a rectangular parcel (308 feet by 788 feet or 5.43+- acres) dedicated to retail and office space. Development Area B is approximately 131.242 acres dedicated to Single-family Residential.

City Council approved the PUD, BXPUD-16.05 on April 10, 2017 (Ordinance 2212).

PRELIMINARY PLAT INFORMATION:

NO COMMENT FROM THE TECHNICAL ADVISORY COMMITTEE (TAC):
Wednesday, September 5, 2018

SURROUNDING ZONING AND LAND USE:

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

West: AG-undeveloped agriculture parcel

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

PLAT CHECKLIST COMMENTS: (not a complete list)

____PLANNING COMMENTS:
PRELIMINARY PLAT

1. Meet standards of PUD | BXPUD-16.05 Prairie Ranch
 - a. No. of Lot's allowed in PUD: 525 total
 - b. Plat shows: 483 total (this satisfies PUD requirements)
 - c. Breakdown of Widths Meets PUD Requirements

ALLOWED	(DRAWN)		PUD % PLAT %	WIDTH
379	(323) -23		72.2 67	60 ft. width
87	(101) +22		16.6 22	65 ft. width
59	(55) -1		11.2 11	70 ft. width
525	(483) +-4		100 100	
2. Correct No. of Lots discrepancy
 - a. Plat shows 483 lots in Title Block
 - b. Number of lots drawn appears to be 482
 - c. Statistics page shows 479
3. Plat is missing west entry feature reserve south of 165th (Applicant agreed to add)
4. Lot missing width measurement

113	227	390
121	237	414
151	245	417
156	249	426
159	252	451
163	253	455
187	308	466
190	320	463
195	327	469
197	330	476
199	367	477
200	375 confirm w & e distance	483
209	379	
214	380	
220		

5. Meet standard platting requirements per City of Bixby Code
6. Assign addresses before submittal of Final Plat-approval subject to Fire Marshal
7. Confirm all lots meet the 6,600 sq. ft. minimum
8. Park/Reserve Areas
 - a. PUD requires a common park area @ Lots 64 & 65 (Applicant believe this is better location, used term Tot Park, small area for passive recreation)
 - b. PUD requires 3 parks with playgrounds/equipment (Correction 3 parks, 2 pieces of specified equipment)
 - c. PUD requires entry feature on both sides of 165th and 86th (Applicant agrees to add reserve area for missing entry feature.)

____TAC COMMENTS:

PRELIMINARY PLAT

9. Resend Plat if and when utility easement lines change

____FIRE MARSHAL COMMENTS:

PRELIMINARY PLAT

10. "Robinson Ranch is approved by this office with the following caveats.
 - a. All fire access roads shall be in place prior to construction of homes.
 - i. Fire access roads shall be designed and maintained to sustain the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities.
 - ii. Street signage shall be installed prior to construction.
 - iii. Grades shall not exceed 8%.
 - b. Provide modeling to ensure local fire apparatus is capable of navigating the proposed traffic calming circles and island configurations.
 - i. 32'4" overall length
 - ii. 184.00 wheelbase center to center
 - iii. 103.00 width
 - iv. Front over hang 98.000
 - c. Fire hydrants shall be installed per City of Bixby standards. Fire hydrants shall be operable before construction.
 - i. 600 feet maximum spacing

____ENGINEERING COMMENTS: (NOT COMPLETE LIST)

PRELIMINARY PLAT

Paving & Sidewalk Comments:

11. Sidewalks are required. The Engineering plans should include sidewalk location and details.
 - a. 12-6-4: PLAN SUBMITTAL:
The subdivider of the proposed subdivision shall submit four (4) complete sets of construction plans and specifications for all improvements regarding streets, drainage and storm sewers, water lines, sanitary sewer system, sidewalks, and pedestrian ways, in accordance with this title, current engineering design manual and PFPI requirements to the city for their approval. (Ord. 854, 9-9-2002; amd. 2006 Code)
 - b. 12-3-2: GENERAL DESIGN STANDARDS:
N. Sidewalks: If the proposed subdivision affronts both sides, concrete sidewalks shall be constructed along both sides of every arterial street, collector street or minor street shown on the plat in accordance with the engineering design manual of the city; provided, that concrete sidewalks shall be constructed only on the one side of frontage

roads opposite the highway; provided further, that sidewalks shall not be required on the interior of industrial subdivisions, unless the planning commission and/or the city council determines that there is a need for such sidewalks for pedestrian movement to a residential subdivision or to a school site. After final acceptance by the city of the sidewalks, the maintenance thereof shall become the responsibility of the abutting property owners.

STAFF RECOMMENDATION:

Staff believes the Preliminary Plat for Robinson Ranch meets the requirements of the Zoning Regulations and Bixby Land Use and recommends conditional approval subject to the staff checklist and compliance with PUD (BXPUD-16.05).

THE APPLICANT IS PRESENT, Applicant Presentation by Ricky Jones of Tanner Consulting.

Chris Cloyde (CHAIR) IS ANYONE HERE TO SPEAK ON THIS ITEM? NONE

Chris Cloyde (CHAIR) THE PUBLIC HEARING PORTION IS CLOSED.

Chris Cloyde (CHAIR) ARE THERE ANY COMMENTS FROM PC? SEE BELOW

Chris Cloyde (CHAIR) DO WE HAVE A MOTION? SEE BELOW

3. PRELIMINARY PLAT (BXPT-18.06) ROBINSON RANCH		VOTE: 5-0-0
MOTION: Josh Nave		
MOTION LANGUAGE: Move to approve per staff comments, and with the improved design of the culvert under 86th to keep kids safe and out of the culvert		
SECOND: Lance Whisman		
NOTES/DISCUSSION: Planning Commission discussed the number of lots in PUD versus on face of plat, they expressed concern about the drainage ditch that is 10 ft. in width, citing it could be too small to be safely used as green space; the number of playgrounds and the type of equipment Sidewalks are required internally and along arterials. Screening was discussed at length.		
NOTES/DISCUSSION: Applicant Representatives: Ricky Jones-Tanner/Planner, Justin Morgan-Tanner/Engineer Lou Reynolds-Attorney, Jesse Fulcher-Rausch Coleman/Planner There is an 8% reduction of number of lots from the conceptual site plan to the Plat currently there are 480 lots on the plat. Reserve F (PARK AREA) shows a decrease in size, Ricky referred to is as a "tot lot" for passive recreation. The plat exceeds the PUD requirement of green space with a total of 42 acres. The reserve areas are dual purpose serving as green space and drainage areas. The engineering has not been completed and subject to change and staff comments.		
Planning Commission VOTE: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

4. PRELIMINARY PLAT (BXPT-18.07) RIVER CREST BLOCKS 1-10: Applicant | Tanner Consulting

Discussion and possible recommendation on an undeveloped parcel for the purpose of a Single-family residential development, zoned *BXPUD-18.08:RS-1*, Section 11, T17N, R13E, in the City of Bixby, OK

General Location: South of 131st & ½ mile west of Memorial Drive in the City of Bixby, OK

Preliminary Plat of River Crest Blocks 1-4 (BXPT-18.07), eighty-two (82) Lots, four (4) Blocks, four (4) Reserves, 23.902 acres; And

Preliminary Plat of River Crest Blocks 5-10 (BXPT-18.07), one hundred fifteen (115) Lots, six (6) Blocks, two (2) Reserves, 23.898 acres

NO. 4: PRESENTATION FROM STAFF | Marcae' Hilton, City Planner

(Marcae) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON MONDAY, September 24, 2018

REQUEST: Approval of the Preliminary Plat for River Crest Blocks 1-10

LOCATION: South of 131st Street and West of (Bemo Rd.) S. 73RD E. Ave.

STR: Section 11, Township 17N, Range 13E

LAND AREA: 47.8

EXISTING USE: Undeveloped

LOT DATA:

BLOCKS 1-4
Eighty-two (82) Lots
Four (4) Blocks
Four (4) Reserves
23.902 Acres; and

BLOCKS 5-10
One hundred fifteen (115) Lots
Six (6) Blocks
Two (2) Reserves
23.898 Acres

EXISTING ZONING: BXPUD-18.08 RIVER TRAILS
PUD:RS-1 Single-Family Residential
Approved by City Council July 23, 2018
Ordinance No. 2251

BACKGROUND INFORMATION: This project proposes a detached Single-family residential subdivision with up to 210 lots. The proposed streets are roll curb on a private, gated street network. The screening along 131st will consist of masonry and wrought iron. The original underlying PUD (13A) was abandoned by the City Council at the regularly scheduled meeting on July 23, 2018. Ordinance No. 2252

PUD 13A DATA:

PUD 13A: River Oaks
Adopted: June 13, 1994 Ordinance No. 704
Owner: The Wallace Family LP and Lisa F. Wallace
Supplemental Needs Trust Acres: 278 +-
Current Zoning: PUD 64A (RS-2, RS-4-Rivers Edge) (Clean-up only)

PUD 13A (RS-1, CS-Undeveloped)
PUD 490 is located in Tulsa and is not touched by the abandonment.
New Zoning: PUD 64A NO CHANGE
PUD 490 NO CHANGE (NOT IN BIXBY CITY LIMITS)
PUD 13A ABANDONED
WEST PORTION: Adopted as BXPUD-18.08, Single-family
EAST PORTION: NO PUD, Straight zoning (CS)
Commercial Shopping
PRELIMINARY PLAT INFORMATION:

NO COMMENT FROM THE TECHNICAL ADVISORY COMMITTEE (TAC):
Wednesday, September 5, 2018

SURROUNDING ZONING AND LAND USE:

North: (RMH) Residential Mobile Home, (AG) Agricultural
South: (RS-1) Single-family, City Owned Property & Arkansas River
East: (RS-1) Single-family, (AG) Agricultural, PUD13A:(CS) Commercial Shopping
West: (AG) Agricultural, Fry Ditch

COMPREHENSIVE PLAN:

Land Use Intensities: LOW INTENSITY
Land Use: RESIDENCES AREA
Urban Design Elements: CORRIDOR, SECONDARY ARTERIAL
Public Facilities: NEAR RECREATION/OPEN SPACE

PLAT CHECKLIST COMMENTS: (not a complete list)

NAME: RIVER CREST BLOCKS 1-4 & BLOCKS 5-10
STR: 11/17/13
LOT DATA: **BLOCKS 1-4** **BLOCKS 5-10**
LOTS: 82 115
BLOCKS: 4 6
RESERVES: 8 2
ACRES: 23.902 23.898
APPLICANT: **Tanner Consulting**
OWNER: **Rockwood Investments, LLC**
2108 North 129th East Ave.
Tulsa, OK 74116
918-633-9873
Dale Forrest
SURVEYOR: **Tanner Consulting**
5323 S. Lewis, Ave.
Tulsa, OK 74105
918.745.9929
justin@tannerbaitshop.com
Dan Tanner, P.L.S. No. 1435
C.A. #2661 Expires 6-30-2019

ENGINEER: Same as Surveyor
PRELIMINARY: Planning Commission: Monday, September 17, 2018
City Council-pending PC approval: September 24, 2018
CF PLAT: Planning Commission: _____
City Council-pending PC approval: _____

FINAL PLAT APPROVED: _____ FINAL PLAT PRINTS: _____

DATE FILED: _____

COMMENTS: (not a complete list)

____ **PLANNING COMMENTS:**

PRELIMINARY PLAT

1. Meet standards of PUD | BXPUD-18.08 River Trails
 - a. Add PUD No. to face of plat documents
2. Meet standard platting requirements per City of Bixby Code
3. Assign addresses before submittal of Final Plat-approval subject to Fire Marshal
4. Add Limits of No Access at entrance (133 & 72)
5. Confirm Lot area meets 6,000 sq. ft.
6. DO NOT PUT FINAL PLAT STAMP ON PRELIMINARY PLAT

____ **TAC COMMENTS:**

PRELIMINARY PLAT

7. Resend Plat if and when utility easement lines change

____ **FIRE MARSHAL COMMENTS:**

PRELIMINARY PLAT

8. "River Crest blocks 1-10 PUD 18.08" is approved by this office with the following caveats.
 - a. 73rd shall be designed as a residential collector as to meet INCOG street design.
 - b. Gates shall be submitted to this office before final plat approval.
 1. Gates shall be designed to meet COB ordinance.
 - a. Hydrants shall be installed no further than 600 feet.
 1. Hydrants shall be installed per COB standards and operational prior to construction.
 - a. Streets shall be constructed capable of supporting and imposed load of 75,000 pounds.
 - b. Street signs shall be installed prior to construction.

____ **ENGINEERING COMMENTS: (NOT COMPLETE LIST)**

PRELIMINARY PLAT

Paving & Sidewalk Comments:

9. Sidewalks are required per City Code and PUD. The Engineering plans should include sidewalk location and details.

a. **12-6-4: PLAN SUBMITTAL:**

The subdivider of the proposed subdivision shall submit four (4) complete sets of construction plans and specifications for all improvements regarding streets, drainage and storm sewers, water lines, sanitary sewer system, sidewalks, and pedestrianways, in accordance with this title, current engineering design manual and PFPI requirements to the city for their approval. (Ord. 854, 9-9-2002; amd. 2006 Code)

b. **12-3-2: GENERAL DESIGN STANDARDS:**

N. Sidewalks: If the proposed subdivision affronts both sides, concrete sidewalks shall be constructed along both sides of every arterial street, collector street or minor street shown on the plat in accordance with the engineering design manual of the city; provided, that concrete sidewalks shall be constructed only on the one side of frontage roads opposite the highway; provided further, that sidewalks shall not be required on the interior of industrial subdivisions, unless the planning commission and/or the city council determines that there is a need for such sidewalks for pedestrian movement to a residential subdivision or to a school site. After final acceptance by the city of the sidewalks, the maintenance thereof shall become the responsibility of the abutting property owners.

STAFF RECOMMENDATION: Staff believes the Preliminary Plat for River Crest meets the requirements of the Zoning Regulations and Bixby Land Use and recommends conditional approval subject to the staff checklist and compliance with PUD (BXPUD-18.08).

THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS, Applicant Presentation by Ricky Jones of Tanner Consulting.

Chris Cloyde (CHAIR) IS ANYONE HERE TO SPEAK ON THIS ITEM? NONE

Chris Cloyde (CHAIR) THE PUBLIC HEARING PORTION IS CLOSED.

Chris Cloyde (CHAIR) ARE THERE ANY COMMENTS FROM PC? SEE NOTES BELOW

Chris Cloyde (CHAIR) DO WE HAVE A MOTION? SEE NOTES BELOW

4. PRELIMINARY PLAT (BXPT-18.07) RIVER CREST BLOCKS 1-10		VOTE: 5-0-0
MOTION: Josh Nave		
SECOND: Paul Wizikowski		
NOTES: discussion regarding the long drive aisle, Mr. Morgan, Engineer stated the streets are private & gated. He also stated BEMO Road (73 rd) would be improved with the project. There was a brief discussion of the masonry requirement.		
Planning Commission VOTE 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

5. CONDITIONAL FINAL PLAT (BXPT-18.08) QUAIL CREEK COMMONS: Applicant | Tanner Consulting

Discussion and recommendation of the Conditional Final Plat of Quail Creek Commons (BXPT-18.08), Two (2) Lots, One (1) Block, a replat of all of Lot One (1), Block Three (3), Scenic Village Park-Plat No. 6477 and part of the east half of Section 2, T17N, R13E, for a total of 11.977 acres, on an undeveloped parcel for the purpose of commercial development, zoned PUD-76:CG,

General Location: South of 121st & ¼ mile west of Memorial in the City of Bixby, OK

NO. 5: PRESENTATION FROM STAFF | Marcae' Hilton, City Planner

(Marcae) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON MONDAY, September 24, 2018

REQUEST: Approval of the Conditional Final Plat for Quail Creek Commons

LOCATION: South of 121st & ¼ mile west of Memorial in the City of Bixby, OK

STR: Section 2, Township 17N, Range 13E

LAND AREA: 11.977 Acres

EXISTING USE: Undeveloped

LOTS: 2

BLOCKS: 1

RESERVES: NONE

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

BACKGROUND INFORMATION: This project proposes a commercial development with a mix of office, upscale warehousing, and retail. The project is a replat of all of Lot One (1), Block Three (3), Scenic Village Park-Plat No. 6477 and part of the east half of Section 2, T17N, R13E. Lots will be split as portions of the plat are sold for development.

SURROUNDING ZONING AND LAND USE:

- North: (CS) Commercial Shopping | St. John, (OL) Office
- South: (PUD 76:CG) Commercial General | Single-family residential
- East: (CS) Commercial Shopping | Undeveloped
- West: (PUD 76:CG) Commercial General | Senior Housing

COMPREHENSIVE PLAN:

- Urban Design Elements: CORRIDOR, PRIMARY ARTERIAL
- Public Facilities: NEAR RECREATION/OPEN SPACE

PLAT CHECKLIST COMMENTS: (not a complete list)

PLANNING COMMENTS:

PRELIMINARY & FINAL PLAT

10. Meet standards of PUD 76
11. Meet standard platting requirements per City of Bixby Code
12. Addresses are subject to Fire Marshal approval
13. Provide cross-access to small lot adjacent to and along 121st, and to the east.

14. All Powerlines are to be underground

TAC COMMENTS:

PRELIMINARY & FINAL PLAT

15. Resend Plat if and when utility easement lines change

FIRE MARSHAL COMMENTS:

PRELIMINARY & FINAL PLAT

16. "Quail Creek Commons" PUD 76 is approved by this office

ENGINEERING COMMENTS: (NOT COMPLETE LIST)

PRELIMINARY PLAT

Paving & Sidewalk Comments:

17. Sidewalks are required per City Code. The Engineering plans should include sidewalk location and details.

a. 12-6-4: PLAN SUBMITTAL:

The subdivider of the proposed subdivision shall submit four (4) complete sets of construction plans and specifications for all improvements regarding streets, drainage and storm sewers, water lines, sanitary sewer system, sidewalks, and pedestrianways, in accordance with this title, current engineering design manual and PFPI requirements to the city for their approval. (Ord. 854, 9-9-2002; amd. 2006 Code)

b. 12-3-2: GENERAL DESIGN STANDARDS:

N. Sidewalks: If the proposed subdivision affronts both sides, concrete sidewalks shall be constructed along both sides of every arterial street, collector street or minor street shown on the plat in accordance with the engineering design manual of the city; provided, that concrete sidewalks shall be constructed only on the one side of frontage roads opposite the highway; provided further, that sidewalks shall not be required on the interior of industrial subdivisions, unless the planning commission and/or the city council determines that there is a need for such sidewalks for pedestrian movement to a residential subdivision or to a school site. After final acceptance by the city of the sidewalks, the maintenance thereof shall become the responsibility of the abutting property owners.

STAFF RECOMMENDATION:

Staff believes the Conditional Final Plat for Quail Creek Commons meets the requirements of the Zoning Regulations and Bixby Land Use and recommends conditional approval subject to the staff checklist and compliance with PUD 76.

THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS Applicant Presentation by Ricky Jones of Tanner Consulting.

Chris Cloyde (CHAIR) IS ANYONE HERE TO SPEAK ON THIS ITEM? None

Chris Cloyde (CHAIR) THE PUBLIC HEARING PORTION IS CLOSED.

Chris Cloyde (CHAIR) ARE THERE ANY COMMENTS FROM PC? See Notes below.

Chris Cloyde (CHAIR) DO WE HAVE A MOTION? See Notes below.

5. CONDITIONAL FINAL PLAT (BXPT-18.08) QUAIL CREEK COMMONS	Vote: 5-0-0
MOTION: Chris Cloyde, Chair	
SECOND: Paul Wizikowski	
NOTES: Mr. Ricky Jones of Tanner presented the project as "super blocks" which will be lot split later as the project develops.	

Josh Nave, Planning Commissioner asked about the PUD requirements concerning masonry requirements etc. Staff has looked up the requirements and the Plat correctly represents the PUD.		
Planning Commission VOTE: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

6. ZONING BXZO-18.01 OLYMPIA FIELDS: Applicant | Lou Reynolds, Eller & Detrich
(AGENDA CORRECTION 9.17.18)

Discussion and recommendation on a rezoning request (BXZO-18.01), Agriculture (AG) to Single-family Residential (RS-1), 36.685 Acres, on an undeveloped parcel for the purpose of a residential development, Section 01, T17N, R13E

General Location: ½ mile north of 131ST and west of Mingo in the City of Bixby, OK

NO. 6: PRESENTATION FROM STAFF | Marcae' Hilton, City Planner

(Marcae) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON MONDAY, September 24, 2018

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

EXISTING ZONING: AG (Agriculture)

PROPOSED ZONING: BXZO-18.01 (RS-1) Single-family Residential

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

STR: Section 01, T17N, R13E

LOT SIZE: 36.685 Acres

EXISTING USE: Undeveloped

PUBLIC INPUT: 1 (one) email

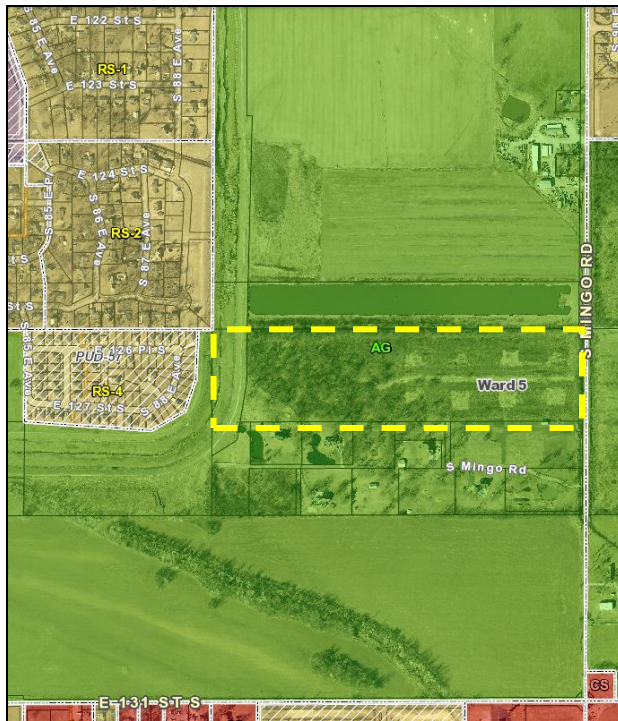
PROPOSED USE/DETAILS: The applicant for Olympia Fields has submitted a rezoning request with the goal of a Single-family residential development.

HISTORY:

- March 2018, Staff received a PUD, REZONING and PLAT Application on parcel
 - April 4, 2018, Staff and TAC reviewed PLAT Application at regularly scheduled TAC meeting.
 - Required items were advertised in paper, letters sent, sign posted
 - Required items were continued to an unknown date following a predevelopment meeting with City Staff, due to unresolved utility and access issues with the City of Bixby.

- 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 until they meet current FEMA and City regulations.

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



MEETING MINUTES | 3 of 18 | 9.17.18.PC

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

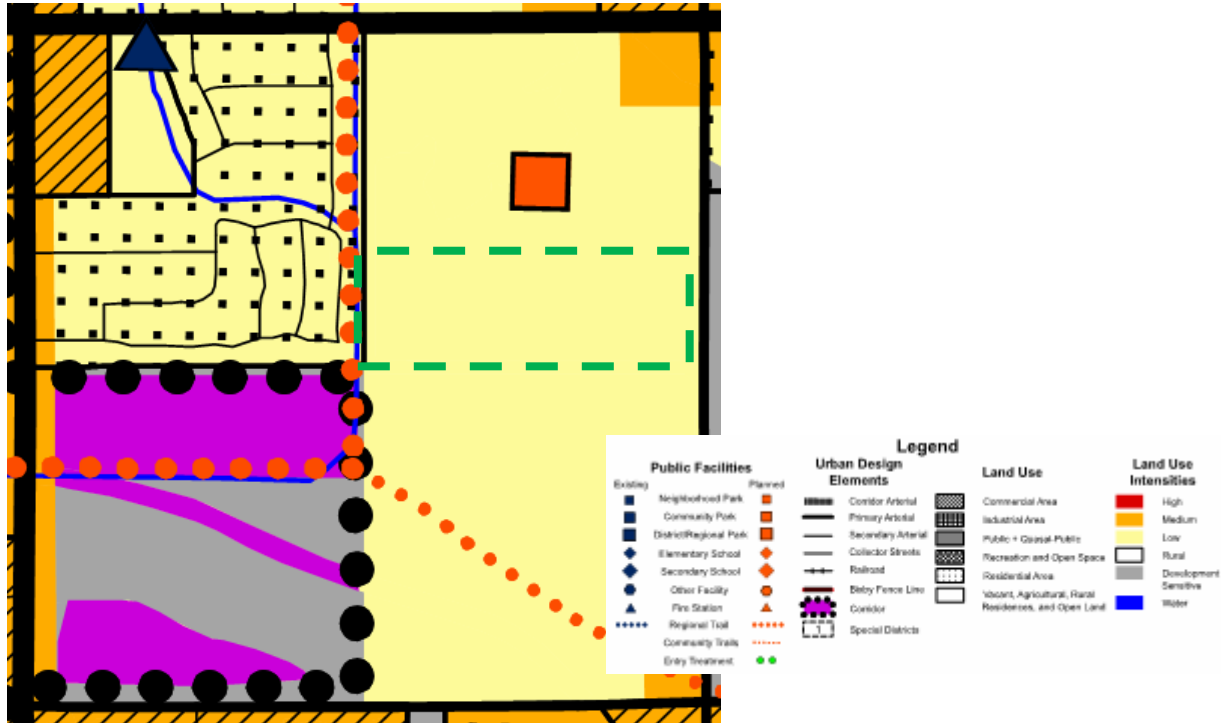


Figure 2: Comprehensive Plan Map.

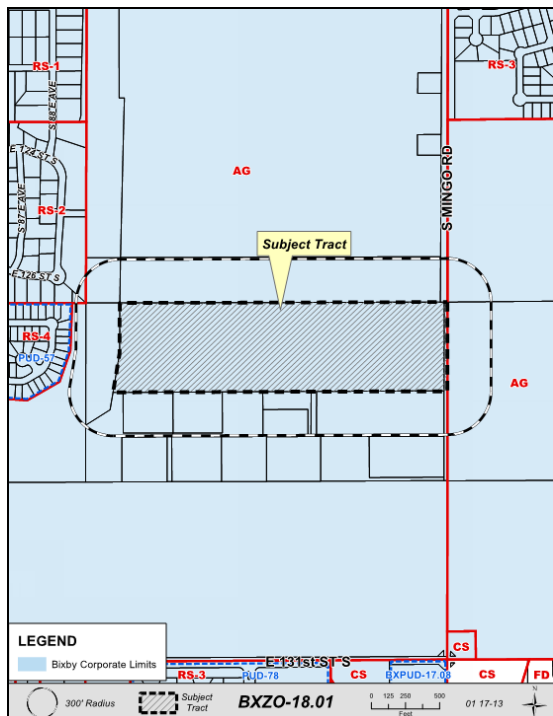


Figure 3: Zoning Map.

RS 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

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

- Sidewalks are required along Mingo and along the interior.
- Previously, adjacent property owners requested the applicant consider a deeper rear yard setback, this would allow for a larger separation.

Staff Recommendations:

- Staff recommends a BOA Variance covering each platted residential lot for a change in the rear and front yard setback; or
- Staff recommends a reserve along the south created to serve as a buffer

THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS | Applicant Presentation by Lou Reynolds of Eller and Detrich

Chris Cloyde (CHAIR) IS ANYONE HERE TO SPEAK ON THIS ITEM? One Person signed up in opposition, but chose not to speak.

Chris Cloyde (CHAIR) THE PUBLIC HEARING PORTION IS CLOSED.

Chris Cloyde (CHAIR) ARE THERE ANY COMMENTS FROM PC? See Notes below.

Chris Cloyde (CHAIR) DO WE HAVE A MOTION? See Notes below.

6. ZONING BXZO-18.01 OLYMPIA FIELDS:		VOTE: 5-0-0
MOTION: Josh Nave		
SECOND: Paul Wizikowski		
NOTES: Lou Reynolds represented the land owner, talked about sanitary sewer extension indicated approximately 45 lots, it is low intensity and meets all requirements.		
NOTES: Planning Commission discussed concerns about drainage from previous case history on this parcel.		
Planning Commission VOTE: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

7. COMPREHENSIVE PLAN AMENDMENT BXCP-18.01 WHITEHAWK: Applicant | Roger Rodich, Owner

Discussion and recommendation on a Comprehensive Plan amendment (BXCP-18.01 White Hawk) request to change the land use from Low Intensity-Recreational/Open Space to Low Intensity-Residential, for the purpose of allowing: golf course, open space, single-family residential and commercial uses, Section 15, Township 17N, Range 13E, in the City of Bixby, OK

General Location: North of 151st (HYW 67) and east of Yale

NO. 7: PRESENTATION FROM STAFF | Marcae' Hilton, City Planner

(Marcae) The applicant, Mr. Roger Rodich, has asked this item be continued to the regularly scheduled Planning Commission meeting of October 15, 2018. The Tulsa World incorrectly advertised the date of one of the three items regarding Whitehawk. It is the preference of Mr. Rodich that all 3 items be heard at that time and place.

7. COMPREHENSIVE PLAN AMENDMENT BXCP-18.01 WHITEHAWK		VOTE: 5-0-0
MOTION: Chris Cloyde		
MOTION LANGUAGE: I MOVE THIS ITEM BE HEARD AT THE regularly scheduled PC meeting of October 15, 2018		
SECOND: Paul Wizikowski		
NOTES: The applicant, Mr. Roger Rodich, asked the item be continued to the regularly scheduled Planning Commission meeting of October 15, 2018; due to an error on behalf of the Tulsa World. The related PUD amendment request was incorrectly advertised. This request by Mr. Rodich was granted by Planning Commission and all 3 items will be heard at the October PC meeting.		
Planning Commission VOTE: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

- 8. ZONING BXZO-18.04 WHITEHAWK:** Applicant | Roger Rodich, Owner
Discussion and recommendation on a rezoning request BXZO-18.04 currently zoned-PUD-3:RM-2, RS-3, OM (MULTI-FAMILY, RESIDENTIAL, OFFICE) to proposed zoning: (RS-2) SINGLE-FAMILY+ (CS) COMMERCIAL SHOPPING & (Planned Unit Development) BXPUD18.10 MA3, for the purpose of allowing: golf course, open space, single-family residential and commercial uses, Section 15, Township 17N, Range 13E, in the City of Bixby, OK

General Location: North of 151st (HYW 67) and east of Yale

NO. 8: PRESENTATION FROM STAFF | Marcae' Hilton, City Planner

(Marcae) The applicant, Mr. Roger Rodich, has asked this item be continued to the regularly scheduled Planning Commission meeting of October 15, 2018. The Tulsa World incorrectly advertised the date of one of the three items regarding Whitehawk. It is the preference of Mr. Rodich that all 3 items be heard at that time and place.

8. PRELIMINARY PLAT (BXPT-18.07) RIVER CREST BLOCKS 1-10		VOTE 5-0-0
MOTION: Chris Cloyde		
MOTION LANGUAGE: I MOVE THIS ITEM BE HEARD AT THE regularly scheduled PC meeting OF October 15, 2018		
SECOND:		
NOTES: The applicant, Mr. Roger Rodich, asked the item be continued to the regularly scheduled Planning Commission meeting of October 15, 2018; due to an error on behalf of the Tulsa World. The related PUD amendment request was incorrectly advertised. This request by Mr. Rodich was granted by Planning Commission and all 3 items will be heard at the October PC meeting.		
Planning Commission VOTE: 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
Paul Wizikowski	Y	

NEW BUSINESS: PRESENTATION FROM STAFF | Marcae' Hilton, City Planner

- 9. ANNOUNCEMENT: PUD APPLICATION** | BXPUD-18.10 WHITEHAWK: This item was not properly advertised and cannot be heard at this meeting. The Tulsa World printed the wrong hearing date and apologizes for any inconvenience.
- 10. ANNOUNCEMENT: STRONG NEIGHBORHOOD INITIATIVE** | September 22, 2018 from 10:00 am to 12:00 pm, discuss neighborhood issues, learn about Bixby operations and programs, 14515 S YALE <https://www.whitehawkgc.com/venue/>
- 11. ANNOUNCEMENT: PLANNING COMMISSION | SPECIAL MEETING**
TUESDAY | SEPTEMBER 25, 2018 | 6:30 PM
COMPREHENSIVE PLAN 2030 UPDATE | Matrix Design Group, Inc.
Discussion and possible recommendation of adoption of the Bixby Comprehensive Plan, Future Land Use Map, Map Atlas and supporting documents to use as a guide for City policy and future land use in the City of Bixby through 2030.

9.-11. NEW BUSINESS	
MOTION: NO ACTION REQUIRED	
Mr. Tom Holland, Planning Commissioner raised a question about the notification process of abandoning a PUD. Staff verified it (PUD 13A) was abandoned according to the zoning code, no legal notice is required.	

APPROVED BY:

APPROVED at Regularly Scheduled Meeting-Unsigned

10.15.18

Chair

Date

Marcae' Hilton, Jason Mohler

City Planner or Recording Secretary



ADJOURNMENT TIME: 7:23



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 9-17-18

Name: Audi Jones Day Time Phone: 7603295

Address: 12826 S Mingo City: Bix Zip: 74008

☐ Agenda Item Number

6 OLYMPIA FIELDS (m)

☐ 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 zone

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: 9/17/18

Name: Michael Samurson Day Time Phone: (405) 213-6081

Address: 14672 S. 52nd East Ave. City: Bixby Zip: 74008

☐ Agenda Item Number 7, 8, 9 Whitehawk MO

☐ 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