

BIXBY PLANNING COMMISSION

MINUTES of REGULARLY SCHEDULED MEETING

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

MONDAY, DECEMBER 18, 2017 ~ 6:00 PM

CITY ATTORNEY, TAMMY EWING review of Planning Commission Rules

CALL TO ORDER TIME: 6:06

ROLL CALL

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

CONSENT AGENDA

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

1. Approval of Minutes: Regularly Scheduled Planning Commission Meeting ~ November 14, 2017

1. CONSENT MOTION: Jerod Hicks, Vice Chair	SECOND: Tom Holland	
Planning Commission Members	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

SITE PLANS

2. **SITE PLAN BXSP-17.09 CLEAR BLUE II:** Applicant, CLEAR WATER LLC/DBA, CLEAR BLUE EXPRESS

Discussion and recommendation of a site plan for an automated carwash on an undeveloped lot, Zoning:CG (Commercial General), .98 Acres, in Section 2, T17N, R13E in Bixby, OK

Property Located: northwest corner of 131st and Memorial in Bixby, OK

NO. 2 SITE PLAN: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

(MARCAE) THIS ITEM WILL GO TO CITY COUNCIL ON JANUARY 8, 2018

THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? NONE

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

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

2 . SITE PLAN: NO ACTION REQUIRED	SECOND: NO ACTION REQUIRED
MOTION/NOTES: NOT FOR PLANNING COMMISSION APPROVAL, JUST COMMENT	

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COMMENTS:

TOM HOLLAND: application does not meet preference for retail ORD 2136, prime retail corner-not many left, concerns about the blue façade, traffic, lighting, hours of operation and noise generated are all concerns.

MR FARR: 4001 S Palm, the property will be well lit, not open past 8:00PM, ingress-egress preference to move according to staff, blowers/dryers are inside tunnel.

There is an existing carwash at 50th and Yale.

TOM HOLLAND: would prefer a decibel reading

LANCE WHISMAN: are the materials glass, concrete? Is the grey/blue masonry?

MR FARR: we can change the materials

CHRIS CLOYDE: Is stormwater going underground? The trash enclosure needs to be moved away from street.

JOSH NAVE: question on process-Staff, this is just for comment no action required

LANCE WHISMAN: I mirror same comments as Tom, this is a prime retail site.

Letter to Mr. Farr-12.20.18

The item will be heard at the regularly scheduled City Council meeting of January 8, 2017. Please address or be prepared to address the following comments from Staff & the Planning Commission Meeting held 12.18.17:

1. Does the site plan demonstrate compliance with the Corridor Appearance District standards?

ARTICLE G. CORRIDOR APPEARANCE DISTRICT

- a. 11-7G-6
 - b. Blue façade-specify materials
2. Applicant shall submit completed site plan application before appearance at the January 8, 2018 City Council.
 3. Planning Commission
 - a. Ordinance 2136-preference for retail
 - b. This is a prime retail corner, there are not many left in Bixby
 - c. Car Washes do not produce retail tax
 - d. Make changes on the site plan representing comments on the access points
 - e. Confirm type of lighting and foot candles at property line
 - f. Confirm hours of operation _____ to 8:00PM
 - g. Move trash receptacle away from street view
 - h. PC had concerns about noise from vacuums and blowers for drying
 - i. Confirm decibel level from manufacturers specifications
 4. William Farr Comments:
 - a. Hours of operation-not past 8:00PM
 - b. Landscaping will meet requirements of Bixby Zoning Code
 - c. Would prefer to do detailed plan if City Council approves the site
 - d. Curb cuts will meet requirements of public safety

REQUEST:

Discussion and recommendation of a site plan for an automated carwash

PROPERTY LOCATED:

Northwest corner of 131st and Memorial in Bixby, OK

EXISTING ZONING:

CG (COMMERCIAL GENERAL)

STR:

Section 2, T17N, R13E

EXISTING USE:

Vacant Lot

ENTRANCES:

Governed by ODOT, Public Safety has given input

PROPOSED USE:

Use Unit 17

Fully Automated Car Wash

Not a Retail Establishment

BACKGROUND INFORMATION:

TAC Comments (12.6.17): NO COMMENTS FROM TAC MEMBERS

STAFF HAS THE FOLLOWING COMMENTS:

- **FAÇADE:** Consider Corridor Appearance District? YES
CORRIDOR APPEARANCE:
 - **ARTICLE G. CORRIDOR APPEARANCE DISTRICT** 🌐
 - **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)
 - **11-7G-6: SITE PLAN APPROVAL REQUIRED:**
 - A site plan is hereby required. The site plan shall demonstrate compliance with the corridor appearance district development minimum standards and the requirements of this title. The information required to be included in the site plan shall be as set forth in subsection 11-9-0E of this title. Maintenance of the site in substantial compliance with the approved site plan shall be a condition of continued occupancy. (Ord. 2091, 9-10-2012)
- **ORDINANCE NO. 2136 “COMMERCIAL AREA POLICIES”**
 - PREFERENCE FOR RETAIL DEVELOPMENT OVER ALL OTHER LAND USE TYPES WHERE APPROPRIATE IN CONTEXT
 - Not a Retail Establishment
 - Non-sales tax on service business
- **ENTRANCES:**
 - Governed by ODOT
 - Public Safety has given input

SURROUNDING ZONING AND LAND USE:

NORTH-CG (COMMERCIAL GENERAL) Dentist and Automotive services

SOUTH-CG (COMMERCIAL GENERAL) Valley National Bank

EAST- AG (AGRICULTURE) undeveloped parcels

WEST-RS-1 (SINGLE-FAMILY) Shellenbarger Church & Clyde Miller Acreage

COMPREHENSIVE PLAN:

Land Use Intensities: Medium

Land Use: Commercial Area

Urban Design Elements: Primary Arterial

Staff believes the proposed Car Wash meets the following requirements:

- **COMPREHENSIVE PLAN, MAP DESIGNATION**
- **CG: 11-7D-2: PRINCIPAL USES PERMITTED:** (Ord. 632, 11-27-1989; amd. 2006 Code)

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off street parking, loading and screening requirements and other use conditions in chapter 9 of this title. The use units permitted in commercial districts are set forth in table 1 of this section.

- **Use Unit: 11-9-17: USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES:** (Ord. 272, 4-2-1974; amd. Ord. 994, 4-14-2008; Ord. 2031, 12-21-2009)

However, much consideration should be given to the following:

- **ARTICLE G. CORRIDOR APPEARANCE DISTRICT**
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)
- **Ordinance 2136**, which was adopted by City Council July 24, 2014. "PREFERENCE FOR RETAIL"

ATTACHMENTS:

1. SITE PLAN DRAWINGS

PLATS

3. **PRELIMINARY & FINAL PLAT 118TH & MEMORIAL ADDITION, A REPLAT OF LOTS 11, 12, AND 13, BLOCK 7, AMENDED PLAT OF BLOCK SEVEN (7), NORTH HEIGHTS ADDITION (Plat No. 2683):** Applicant, Juan Vasquez

Discussion and recommendation of the Preliminary/Final Plat for 118TH & MEMORIAL ADDITION (DISCOUNT TIRE), Zoning: CS (Commercial Shopping) and OL (Office Low Intensity), 1.33 Acres, 1 Lot, 1 Block, in Section 35, T18N, R13E

Property Located: 7749 E 118th Street, north of 118th Street and west of Memorial Drive in Bixby, OK-

NO. 3 PLAT: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner-SITE PLAN WAS APPROVED 9.11.17 BY CC, IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON JANUARY 8, 2018, THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

(LANC) IS ANYONE HERE TO SPEAK ON THIS ITEM? NONE

(LANC) THE PUBLIC HEARING PORTION IS CLOSED.

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

3. PLAT: Josh Nave	SECOND: Chris Cloyde
MOTION/NOTES: MOVE TO APPROVE SUBJECT TO STAFF COMMENTS	

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TOM HOLLAND: please describe the screening, Juan Vasquez-it meets the requirements of the Code, it is a 6 ft. wooden fence, masonry would not work due to utilities. The site plan meets the landscaping and tree requirements.
TOM HOLLAND: Are cars allowed to park outside? JUAN- NO
CHRIS CLOYDE: Is this a private drainage easement?

Planning Commission Members 5-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

REQUEST: The applicant request the approval of the Preliminary & Final Plat for Discount Tire, a replat
EXISTING ZONING: CS, OL (Commercial Shopping, Office Light)
LOCATION: 7749 EAST 118TH ST SOUTH, BIXBY, OK 74008
North of 118th Street and west of Memorial Drive
STR: Section 35, T18N, R13E
LOT SIZE: One (1) Lot, One (1) Block
EXISTING USE: Undeveloped, previously a residential use
PUBLIC INPUT: NONE

PROPOSED USE/DETAILS: The applicant has submitted a Preliminary Plat/Final Plat for review; the planned use is a retail tire store.

TAC Comments (12.6.17): The applicant was not present, but was available by phone, there were no TAC comments.

BACKGROUND INFORMATION: It has been customary at the City of Bixby to move the Preliminary and Final Plat forward simultaneously when there is one lot and one block. Staff and TAC have reviewed the application and recommend approval with comments.

SURROUNDING ZONING AND LAND USE:

North: RS-1 (Single-family Residential) North Heights Church of Christ

South: CG (Commercial General) PUD 54 Jiffy Lube

East: CG (Commercial General) Southern Memorial Acres

West: RS-1 (Single-family Residential) North Heights Addn.

COMPREHENSIVE PLAN:

Land Use Intensities: LOW & MEDIUM

Land Use: Vacant and Residential

Urban Design Elements: PRIMARY ARTERIAL, NEAR PLANNED REGIONAL TRAIL

ATTACHMENTS: PLAT DOCUMENTS
CHECK LIST (FOR CONDITIONS OF APPROVAL)

Staff believes the proposed Preliminary/Final Plat meets the requirements of the Zoning Regulations and Land Use objectives.

PUBLIC HEARINGS

4. **PUD BXPUD-17.14 (MAJOR AMENDMENT TO PUD 63):** Applicant, Centennial American Properties, LLC

Discussion and recommendation of a Major Amendment to PUD 63 for self-contained, climate controlled storage, Use Unit 16, on a vacant lot within Lot 1, Block 2, 101 South Memorial Plaza a Re-plat of part of 101 South Memorial Center, Zoning: PUD 63:CS Commercial Shopping, in Section 25, T18N, R13E

Property Located: 10245 S 82 Ave. E, south of 101st Street and east of Memorial Drive in Bixby, OK

NO. 4 PUD: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner, IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON JANUARY 8, 2018, THE APPLICANT IS NOT PRESENT BUT IS IN AGREEMENT WITH STAFF COMMENTS

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? PUBLIC COMMENT (5 MIN PER PERSON~30 MIN TOTAL) Stuart VanDeWiele (representing Warren Clinic)-concerns about incomplete renderings and conformity with PUD. see additional notes below

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

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

4. PUD: Chris Cloyde	SECOND: Josh Nave
MOTION/NOTES: Motion to continue to 1.16.18 Planning Commission Meeting: 1. Developer should meet with adjacent property owners 2. Create 2 Development Areas with a detailed site plan, building elevations; identify lot split boundaries (C-1 limited to 3 stories with a minimum of 14,000+ sq ft of dedicated retail. 3. Site Plan for ultimate development must have ownership or first right of refusal on property to the west.	
COMMENTS: Public -Stuart E. Van De Wiele, attorney representing Warren Clinic. Warren Clinic cannot support an unknown. (Mr. Wiele did not have copy of proposed elevation). Can Planning Commission conditionally approve stating the building must look like conceptual building elevations? (Staff received an email on 12.29.17) Marcae – I have spoken with Doug Wynn of Centennial American Properties about the proposed storage project near 101 st & Memorial. Mr. Wynn provided the attached .pdf showing the North and West conceptual elevations of the proposed building. Provided that the planning commission and the City Council are in approval of (i) the change in use to add storage to the PUD, (ii) the retail component on the first floor, and (iii) the related parking, my client would make the following requests relevant to any recommendation for approval by the planning commission: - That any approval be conditioned upon the conceptual elevations / drawings provided such that what is being approved is what will actually be constructed; - That the South and East elevations be substantially similar to the North and East elevations (or perhaps require that all 4 elevations be provided); - That the building materials be specified so that brick and masonry are the predominant exterior materials utilized (I would specifically inquire as to the white panels along the third floor); and - That the change in use not be applicable to the remaining vacant portion (west	

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end) of the subject lot so as to prevent some future development of “traditional mini-storage”.

I would appreciate you passing these requests and comments on to the commissioners for their consideration.

Thank you and have a great New Year’s weekend.

Stuart E. Van De Wiele

T: 918-594-0816 | F: 918-594-0505

PLANNING COMMISSION:

TOM HOLLAND: Do we want this project at all?

JEROD HICKS: agrees with Mr. Van De Wiele, requiring the applicant to talk to the neighbors is a valid point and request. The item should come back to PC in January.

LANCE WHISMAN: item should come back to PC, the preference for retail is important here in the case. Applicant should include a description of Climate-controlled storage.

Planning Commission Members 4-1-0	Yes	No
Chris Cloyde	Y	
Tom Holland		N
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	

REQUEST:

RECOMMENDATION FOR APPROVAL OF AN AMENDMENT TO PUD 63 (Supplemental Zoning), PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA PUD 63:CS (Commercial Shopping)

EXISTING ZONING:

LOCATION:

10245 S 82 Ave. E, south of 101st Street and east of Memorial Drive in Bixby, OK

STR:

Section 25, T18N, R13E

LOT:

Lot One (1), Block Two (2)

EXISTING USE:

Undeveloped

PUBLIC INPUT:

One email inquiry: Stuart E. Van De Wiele, Shareholder
www.hallestill.com

PROPOSED USE:

The project is a three story, climate controlled, mixed-use self-storage with a 14,961 SF dedicated retail (spec building)

TAC Comments (12.6.17): No TAC comments

PUD/DEVELOPMENT INFORMATION: (not complete list).

- **LOCATION:** 102nd and Memorial, Bixby
 - North of Aldi
 - West/North of Star world
 - South of Andy’s, Holiday Inn
- **ZONING/OTHER: PUD 63 AMEND.**
 - MAJOR AMENDMENT TO PUD 63:CS (COMMERCIAL SHOPPING)
 - 1.81 ACRES
 - 3 STORY MIXED USE
 - 96,899 SQ FT CLIMATE CONTROLLED
 - _____ UNITS?
 - 14,961 SF RETAIL SPACE, FIRST FLOOR
 - CORRIDOR APPEARANCE: YES
 - COMP PLAN: MED, COMMERCIAL

- **TYPE OF BUSINESS:**
 - 96,899 SF Climate Controlled Self-storage
 - 14,961 SF Retail
- **OWNER:**
 - Centennial American Properties
 - PO BOX 10588
 - Greenville, SC 29603
 - 864-271-3894
 - <http://www.capllc.com>
- **ENTRANCE:** WEST (83rd E Ave.)
- **FAÇADE:** FULL MASONRY PRODUCT
- **COMP PLAN:** CORRIDOR-TRIGGERS ORDINANCE NO. 2136 PREFERENCE FOR RETAIL

PUD AMENDMENT REQUEST: CHANGES ON (PAGE 4) OF ORIGINAL APPROVED PUD 63

LAND AREA:

Gross:	3.40 acres	148,110 square feet
Net:	3.29 acres	143,368 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted in accordance with the following Use Units of the City of Bixby Zoning Code: Use Unit 12 (Eating Places other than Drive-Ins); Use Unit 13 (Convenience Goods and Services); Use Unit 14 (Shopping Goods and Services); *Use 16 (Self-Contained Climate Control Self-Storage)*; Use Unit 18 (Drive-In Restaurants); and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code. Use Units 15 and 17 will not be allowed.

MINIMUM FRONTAGE (per lot):	100 Feet
MAXIMUM BUILDING FLOOR AREA:	RATIO 0.602
MAXIMUM BUILDING HEIGHT: (Story height may vary depending on type of finish.)	Three Story
MINIMUM BUILDING SETBACKS:	

Pursuant to Section 11-7D-4 of the City of Bixby Zoning Code:

From the west boundary	25.0 feet
From the south boundary	17.5 feet
From the north boundary	25.0 feet
From the east boundary	20.0 feet

SURROUNDING ZONING AND LAND USE:

- North: PUD 63: CS (Commercial Shopping), Holiday Inn, Andy's
- South: CS (Commercial Shopping), ALDI
- East: CS (Commercial Shopping), Star World
- West: CS (Commercial Shopping), vacant & CG (Commercial General) fast food

COMPREHENSIVE PLAN:

- Land Use Intensities: Medium
- Land Use: Commercial Area
- Urban Design Elements: CORRIDOR, PRIMARY ARTERIAL, NEAR PLANNED REGIONAL TRAIL

ATTACHMENTS: 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: 11-71-2:*

PURPOSES OF A PUD: The purposes of the planned unit development are to:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- 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. *How does the proposed project meet the intent of Ordinance 2136?*

"Due to the critical need for retail development to support capital improvements and municipal services, within areas designated "Corridor" and "Commercial Area" or "Vacant, Agricultural, Rural Residences, and Open Land" on the Land Use Map, it is City policy to (1) prefer retail development over all other land use types where appropriate in context and (2) prefer that a Planned Unit Development (PUD) application be processed along with any application for rezoning to commercial."

3. *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:

4. Correct the following language on amendment submittal: Pursuant to Section 11-7D-4 of the City of Bixby
5. Provide a letter from owner showing first right of refusal for vacant parcel to the west.

6. Parking will be required for a retail tenant, provide plan for parking
7. Lot split will be required including all necessary easements
8. Full site plan approval by City Council will be required with Lot Split Application

5. **PRELIMINARY PLAT & PUD**

BIXBY CAPELLA STORAGE & (BXPUD-17.13)CAPELLA:

Applicant, JR Donelson

Discussion and recommendation of the Preliminary Plat and PUD for Bixby Capella Storage, zoning BXPUD-17.13:CS (Commercial Shopping), 1.59 Acres, 1 Lot, 1 Block, on an undeveloped lot for proposed self-contained, climate controlled storage, Use Unit 16, Section 02, T17N, R13E

Property Located: ¼ mile west of Memorial and south of 121st Street

NO. 5 PUD: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner, THE APPLICANT IS PRESENT IF THE COMMISSION HAS ANY QUESTIONS

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? PUBLIC COMMENT-Mr. Bill Ramsey, adjacent land owner, Ms. Claudette Adams (Fox Hollow HOA President), Mr. Rick Dodson, adjacent land owner

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

(LANCE) ARE THERE ANY COMMENTS FROM PC? See comments below, DO WE HAVE A MOTION?

5. PUD: Chris Cloyde	SECOND: Tom Holland
MOTION: Move to Decline PUD	
PUBLIC COMMENT	
The proposed Planned Unit Development (BXPUD-17.13) was reviewed by Planning Commission and staff. Planning Commission voted 5-0-0 to deny the project with the following comments at the regularly scheduled meeting, held December 18, 2017. Per Ordinance 272 the applicant has the right to file a written report with the City Clerk for a hearing by the City Council, see highlighted area below for details. 11-5-4: ZONING MAP AMENDMENTS:  If an appeal is made within 15 days of December 18, 2017, the item will be heard at the next regularly scheduled City Council meeting. Please address or be prepared to address the following comments: 1. Does the site plan demonstrate compliance with the Corridor Appearance District standards? a. Yes 2. Planning Commission Meeting-December 18, 2017 a. Any staff comments b. All commissioners agreed Ordinance 2136-preference for retail was a valid argument. i. This is a prime retail corridor, there are not many left in Bixby ii. Mini-storage does not provide sales tax revenue c. (Edited for more information 1.11.18) Mr. Bill Ramsey, BOX 40, BIXBY, 74008, owns 14 acres to south and east, would like to see a single-story commercial center; I am opposed to a two and three story, what is the max height? If you allow a high building, Charleston's restaurant will not be there. Memorial and 121 is one of the last top areas you have to develop. Ministorage should be behind other uses/retail. Panera will not	

go next to a ministorage. Do not consider a 3 story in this location. He is opposed to the project stating it should be dedicated to retail space and building a 3 story building near 121st street would block the view of motorists, possible making it difficult to develop his parcel to the east. 3 story buildings should be on the back side.

- d. (Edited for more information 1.11.18) Claudette Adams 7321 E. 119th St. South, (Fox Hollow HOA President) asked for support of Comp Plan Ordinance 2136 “preference for retail” and keep the parcel retail oriented 86,000 sq. feet of storage along frontage with 5,400 sq. ft. of retail, does that show a preference for retail? Storage facilities should be on 2nd or 3rd tier rows, no storage along primary street frontage
- e. (Edited for more information 1.11.18) Mr. Rick Dodson/Brumble managing partner at 121st and Memorial, Mr. Brumble and I own the 12 acres of land to the west. Out of state developer, is coming with a 30 million development with commercial, office and mini-storage. Not for or against Mr. Wenrick product. If you move forward, I would think the Commission would have comments on quality, appearance; we do not want it to jeopardize or devalue our project. Bringing tax dollars. At site up north (101st Memorial), retail space goes for 3 or 4 times the price of storage, Mr. Brumble and I built one similar, they will have no issue with filling retail space. ~~Staff was not certain is Mr. Dodson was opposed or in favor of the plan.~~ One last thing, asking permission for commercial to centerline of our development.
- f. (Edited for more information 1.11.18) Mr. Tom Wenrick stated he has not had any retail offers-only medical and self storage. He also stated Mr. Ramsey was approached by a potential large tract retail developer and previously was not willing to sell.

JR DONELSON: 5,400 UP TO 6,000 or 6,500, MAX SQUARE FEET OF RETAIL FOR PARCEL36 spaces for parking, property under contract.

Early spring for construction if approved, St. John asked about site for doctor offices but City would get no tax dollars, building is masonry, stucco with sanitary sewer on SW corner, nothing in 11 ft. utility easement, BTC has power poles along north.

This site has parking issues when considering retail.

PLANNING COMMISSION COMMENTS:

LANCE WHISMAN, is this elevation accurate for retail? Bollards? JR-yes, no garage doors, smaller retail spaces, 5,400 sq. ft., 1000 sq. ft. per use.

CHRIS CLOYDE, not much landscaping

JASON MOHLER: fire marshal requires 2 access points, 30,000 SQ FT, will need a shared access on both sides, county input,

Commissioner Cloyde, opposed to location-too close to arterial street, questions about landscaping requirements, confirm 17.5’ perimeter easement or 11’/11’ perimeter easement if abutting other lot.

JOSH NAVE, Ord. 2136 preference for retail question, will Mr. Wenrick be owner/operator? JR-no

JR DONELSON: how high is St. John building? (2 story) Our building is 42 ft. Code allows 45 ft. We followed zoning ordinance for CS in PUD. All projects must go to CC in regards to “preference for retail” Ord. 2136

CHRIS CLOYDE: As a resident of Bixby, we would have 11 mini-storage facilities in Bixby.

MR. TOM WENRICK: 2930 E. 51st Street, Tulsa, developed Somerset, 111th, other sites in Bixby, has owned the property for a long time, Mr. Ramsey did not want to sell last year to a big developer, left me an orphan. I have had medical offers but no retail. When contacted by this developer, talking to me, Ramsey and Easton. Never had 2 doctors at same time, there would have been no retail. I understand that is a good thing to have in area but that hasn't happened. When contacted I told 'extra space' this is not an appropriate use in my opinion, that the City wants to have, you have got to have some retail, so they created 5,400 sq. ft. which is what you would find....this proposal gets some tax and the project looks like an office building. Mr. Dodson's project would not be incompatible. We are not dealing with a previous PUD, it is a different situation, no commercial around. This project is unusual, fresh and clean, height limitation is shorter than St. John.

JOSH NAVE: based on Comprehensive Plan and as a resident I have a problem with it and would probably not approve.

LANCE WHISMAN: Is a medical office allowed as is? MARCAE' yes, it creates primary job and daytime traffic. Not a fan of location, sitting right on front row, anything behind would be blocked.

MARCAE' only voting on PUD.

CHRIS CLOYDE: I MAKE A MOTION TO DECLINE PUD, SECOND-TOM HOLLAND

Planning Commission Members 5-0-0		
	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Jerod Hicks	Y	
Joshua Nave	Y	
Lance Whisman	Y	
JR DONELSON: this will go to City Council with a recommendation of denial, MARCAE'-yes, you will need appeal within 15 days to file a written request JR DONELSON: I would like to poll planning commission to convey reasons, is reason you don't like project, you did not like PUD JOSH NAVE: does not fit City's Comp plan TOM HOLLAND: that is a fair assessment, I would agree with that too, nice looking building JEROD HICKS: I follow suit with that, like the concept like the idea, not the right location, JOSH NAVE: 100% retail on first floor with storage above it would suite Comp Plan rather than 25% of retail JR DONELSON: We will make a formal request to City Council		

REQUEST:

RECOMMENDATION FOR APPROVAL OF A PROPOSED SUPPLEMENTAL ZONING, PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA

EXISTING ZONING:

CS (Commercial Shopping)

LOCATION:

South of 121st Street and west of Memorial Drive

STR:

Section 2, T17N, R13E

LOT SIZE:

One (1) Lot, One (1) Block

EXISTING USE:

Undeveloped

PUBLIC INPUT: NONE
PROPOSED USE: The project is a three story mixed-use self-storage and retail facility. The applicant has submitted a Preliminary Plat for review along with the PUD documents.

TAC Comments (12.6.17): No TAC comments

FIRE MARSHALL COMMENTS: TO BE DETERMINED

ENGINEERING COMMENTS: TO BE DETERMINED

PUD/DEVELOPMENT INFORMATION: (not complete list).

ZONING/OTHER: PUD APPLICATION 12.18.17

- NEW PUD BXPUD-17.13:CS (COMMERCIAL SHOPPING)
- BULK AND AREA: MEETS DEVELOPMENT STANDARDS FOR CS
- PERMITTED USES: 1,4,5,10, 11,12,13,14,15,16

TYPE OF BUSINESS:

- Climate Controlled Self-storage
- 103,298 SF
- Retail 5,400 SF
- 3 STORY MIXED USE
- 86,000 SQ FT CLIMATE CONTROLLED
- 550 UNITS-98% CLIMATE CONTROLLED
- 5,400 SQ FT RETAIL SPACE, FIRST FLOOR
- Retail use is restricted by the number of parking stalls/lot size

CORRIDOR APPEARANCE: NO

ENTRANCE: NORTH (121st)

FAÇADE: MASONRY OR MASONRY PRODUCTS (PUD CALLS FOR MINIMUM OF 25%)

COMP PLAN: CORRIDOR-*TRIGGERS ORDINANCE NO. 2136 PREFERENCE FOR RETAIL*

OWNER:

Capella Development, LLC

6836 Bee Caves Rd. Ste 330

Austin, TX 78746

512-657-0041

<http://www.capellatx.com>

SURROUNDING ZONING AND LAND USE:

North: CS (Commercial Shopping), Village of Sereno CS:BXPUD-17.04, St. John

South: CS (Commercial Shopping), undeveloped

East: CS (Commercial Shopping), undeveloped

West: CG (Commercial General) PUD 76 Scenic Village Park

COMPREHENSIVE PLAN:

Land Use Intensities: Rural

Land Use: Vacant and Residential

Urban Design Elements: CORRIDOR, PRIMARY ARTERIAL, NEAR PLANNED REGIONAL TRAIL

MEETING MINUTES– Bixby Planning Commission, Monday, December 18, 2017 Page 13 of 15

**ATTACHMENTS: PLAT DOCUMENTS
CHECK LIST (FOR CONDITIONS OF APPROVAL)**

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. *How does the proposed project meet the intent of Ordinance 2136?*

“Due to the critical need for retail development to support capital improvements an municipal services, within areas designated “Corridor” and “Commercial Area” or “ Vacant, Agricultural, Rural Residences, and Open Land” on the Land Use Map, it is City policy to (1) prefer retail development over all other land use types where appropriate in context and (2) prefer that a Planned Unit Development (PUD) application be processed along with any application for rezoning to commercial.”

3. *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)

NO. 5 PLAT: JR DONELSON-TO SAVE TIME WE WILL ASK THAT BE TABLED.

Tammy are you withdrawing? JR-NO, Tabling requires a motion.

MEETING MINUTES– Bixby Planning Commission, Monday, December 18, 2017 Page 14 of 15

NO PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

(LANCE) DO WE HAVE A MOTION TO TABLE ITEM NO. 5 PLAT?

(TOM HOLLAND): QUESTION ON VOTING FOR PLAT-Why wouldn't the plat being turned down vs. PUD and Plat?

JR-Allows me to go to CC, if they approve PUD we can come back and item is already on agenda for approval

5B. PLAT: MOTION: Josh Nave		SECOND: Chris Cloyde	
MOTION: TABLED AT REQUEST OF APPLICANT			
Planning Commission Members	5-0-0	Yes	No
Chris Cloyde		Y	
Tom Holland		Y	
Jerod Hicks		Y	
Joshua Nave		Y	
Lance Whisman		Y	

SEE STAFF REPORT FOR PUD

RECOGNITION OF LEADERSHIP BIXBY:

- WES COLEMAN-BIXBY PUBLIC SCHOOLS
- PAUL WIZIKOWSKI

ANNOUNCEMENT OF RESIGNATION & FINAL MEETING FOR JEROD HICKS, VICE CHAIR

ADJOURNMENT TIME 8:21 PM

APPROVED BY:

Chair



Marcae' Hilton, Jason Mohler

City Planner or Recording Secretary

Date

1-16-18



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 12/18/17

Name: Stuart VanDeWiele

EMAIL OR PHONE: svandewiele@hallettll.com

Address: 320 S. Boston, #200 City: Tulsa Zip: 74103

☒ Agenda Item Number 4

☐ 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**

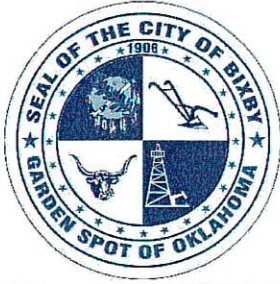
Topic of Discussion:

Incomplete renderings, conformity w/ PUD

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: 12-18-17

Name: Pick Dodson

EMAIL OR PHONE: Dodson Building

Address: 6528 E 101st City: Tulsa Zip: 74133

☐ Agenda Item Number 5

☐ 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:

Mini Storage / 101st west Memorial

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: 12-18-17

Name: Tom Warrick

EMAIL OR PHONE: _____

Address: 2930 E - 51 City: Tulsa Zip: 74105

☐ Agenda Item Number 5

☒ 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: 12-18-17

Name: _____

Kill Ramsey

EMAIL OR PHONE: _____

918 - 2987822

Address: _____

Box 40

City: _____

Bixby

Zip: _____

74008

☐ Agenda Item Number 5

☐ 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: _____

Height — USE MINI STORAGE

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: 12-18-17

Name: Alandette Adams

EMAIL OR PHONE: 918 698-3395 - adamsk5@cox.net

Address: 7321 E. 119th St. S City: Bixby Zip: 74008

☒ Agenda Item Number 5

☐ 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:

Ordinance 2136

Supporting Materials:

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

CITY OF BIXBY PLANNING COMMISSION