

BIXBY BOARD OF ADJUSTMENT

AMENDED AGENDA

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

MONDAY ~ NOVEMBER 6, 2017 ~ 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for Board of Adjustment Meeting: September 5, 2017
2. Approval of Board of Adjustment Calendar for 2018

PUBLIC HEARING

3. SPECIAL EXCEPTION: BXBA-17.02 TRUE LIFE: Applicant, Rodney Stacy

Discussion and possible action to approve a request for a Special Exception from the Board of Adjustment, to permit a Church (Use Unit 5) to be built on an undeveloped lot zoned (AG) Agriculture, the property is generally located: half a mile east of Memorial Drive on 171st Street South/HWY 64, in the City of Bixby, in part of Section 25, T17N, R13E

Posted By: *Marcae' D. Hilton*

Date: November 2, 2017

Time: 5:00 PM

AGENDA – Board of Adjustment: November 6, 2017

Page 1 of 1

All items are for Public Hearing unless the item is worded otherwise

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

CONSENT AGENDA

1.Approval of Minutes for Board of Adjustment Meeting: September 5,
2017- **NOT IN PACKET**

2.Approval of Board of Adjustment Calendar for 2018

PUBLIC NOTICE

THE SCHEDULE OF REGULAR MEETINGS FOR CALENDAR YEAR 2018 OF THE BIXBY BOARD OF ADJUSTMENT, IN AND FOR THE CITY OF BIXBY, OKLAHOMA, A MUNICIPAL CORPORATION

Public Notice is given and filed with the Bixby City Clerk that, for Calendar Year 2018, except as otherwise noted below, the Bixby Board of Adjustment of the City of Bixby, Oklahoma will hold its regular monthly meeting on the first Monday of each month. Should a meeting date fall on a holiday, the regular meeting will be held on the following Tuesday. These regular meetings will be held at 6:00 P.M. in the City Council Chambers of the Bixby Municipal Building, located at 116 West Needles Avenue, in the City of Bixby, Oklahoma.(Authority: Title 25 Oklahoma Statutes, Section 311(A))

REGULAR MEETING DATES & APPLICATION DEADLINES

1. Meetings will begin at 6:00 pm
2. First Monday of every month*
*If there is a City holiday on the regularly scheduled meeting night the meeting will be moved to Tuesday of the same week
3. The due date for applications will be four (4) weeks prior, on Tuesday

MONTH	DATE	DAY OF WEEK	APPLICATION DUE DATE
January	2	*Tuesday	Tuesday, December 5, 2017
February	5	Monday	Tuesday, January 9
March	5	Monday	Tuesday, February 6
April	2	Monday	Tuesday, March 6
May	7	Monday	Tuesday, April 10
June	4	Monday	Tuesday, May 8
July	2	Monday	Tuesday, June 5
August	6	Monday	Tuesday, July 10
September	4	*Tuesday	Tuesday, August 7
October	1	Monday	Tuesday, September 4
November	5	Monday	Tuesday, October 9
December	3	Monday	Tuesday, November 6
January (2019)	7	Monday	Tuesday, December 11, 2018

PUBLIC HEARING

1.SPECIAL EXCEPTION: BXBA-17.02 TRUE LIFE:

Applicant, Rodney Stacy

Discussion and possible action to approve a request for a Special Exception from the Board of Adjustment, to permit a Church (Use Unit 5) to be built on an undeveloped lot zoned (AG) Agriculture, the property is generally located: half a mile east of Memorial Drive on 171st Street South/HWY 64, in the City of Bixby, in part of Section 25, T17N, R13E



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

STAFF REPORT

To: Bixby Board of Adjustment

From: Marcae' Hilton, City Planner

Date: November 6, 2017

RE: **SPECIAL EXCEPTION: BXBA-17.02 TRUE LIFE:** Applicant, Rodney Stacy
Discussion and possible action to approve a request for a Special Exception from the Board of Adjustment, to permit a Church (Use Unit 5) to be built on an undeveloped lot zoned (AG) Agriculture, the property is generally located: half a mile east of Memorial Drive on 171st Street South/HWY 64, in the City of Bixby, in part of Section 25, T17N, R13E

REQUEST: SPECIAL EXCEPTION: BXBA-17.02 TRUE LIFE

LOCATION: Half a mile east of Memorial Drive on 171st Street South/HWY 64

STR: Section 25, T17N, R13E

SIZE OF TRACT: 5.070, One Lot, unplatted

ZONING: AG (Agriculture District)

EXISTING USE: Vacant, Pecan Grove

FLOODPLAIN: YES, 100 Year

PUBLIC INPUT: Staff is NOT aware of any calls as of October 30, 2017

BACKGROUND INFORMATION:

BXBA-17.02 TRUE LIFE: Public Hearing and Judgement, by the applicant, Pastor Rodney Stacy, requesting approval of a Special Exception (Use Unit 5), for the purpose of building a church on the undeveloped agriculture land.

A Special Exception is defined as “A use or a design element which is not permitted by right in a particular district because of potential adverse effect, but which is controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the Board of Adjustment, where specifically authorized by the Code, and in accordance with procedural standards of the Code”.

ARTICLE A. AGRICULTURAL DISTRICT 11-7A-2: PRINCIPAL USES PERMITTED:

- 11-7A-4: BULK AND AREA REQUIREMENTS: TABLE 3
- BULK AND AREA REQUIREMENTS IN THE AGRICULTURAL DISTRICT
- AG District
 - Lot width (minimum feet) 200
 - Lot area (minimum acres) 2
 - Land area per dwelling units (minimum acres) 2.2
 - Front yard and any yard abutting a street (minimum feet):
 - Measured from centerline of abutting street; add to the distance designated in the column to the right 1/2 of right of way designated on the major street plan; or 25 feet if not designated on the major street plan:
 - Arterial and freeway service road 35
 - Not an arterial 25
 - Side yard (minimum feet) 0
 - Rear yard (minimum feet) 40
 - Building height (maximum feet) 45*

* See additional height limitation in section 11-8-6 of this title.

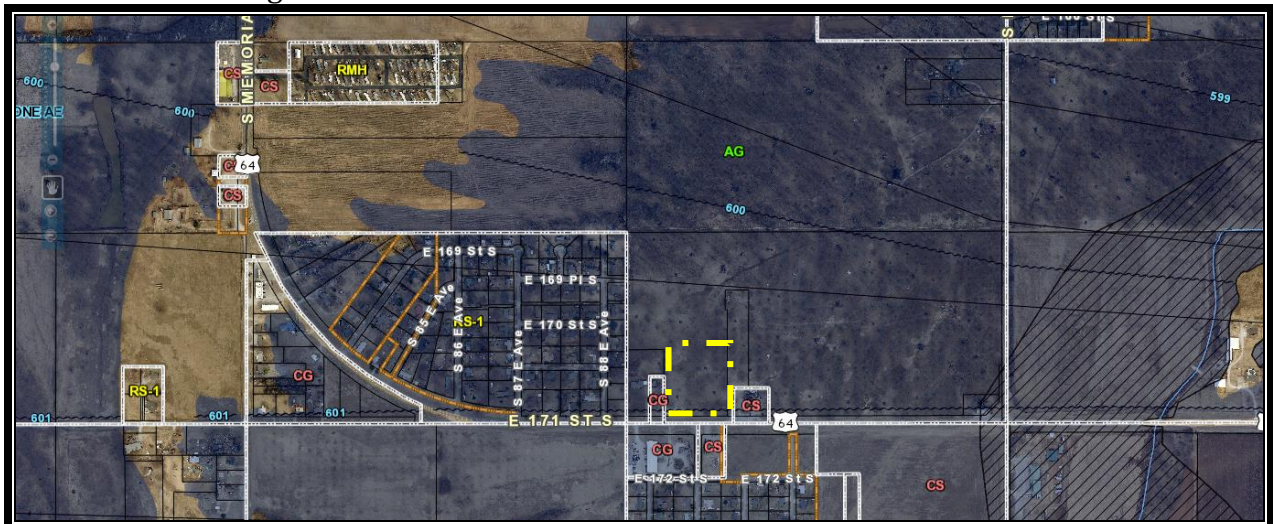


Figure 1: FLOODPLAIN

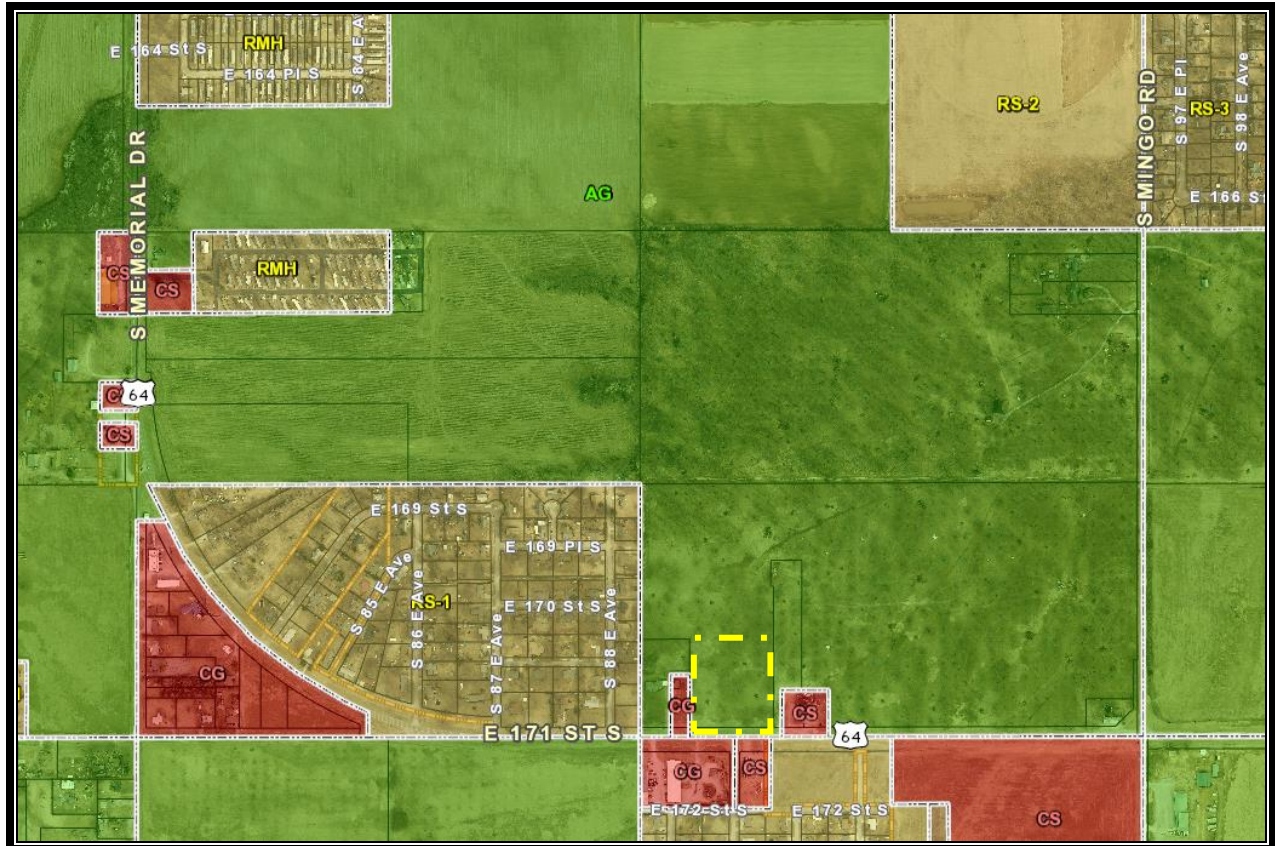


Figure 2: ZONING MAP

SURROUNDING ZONING AND LAND USE:

North: AG (Agriculture), Undeveloped

South: CS (Commercial Shopping), CG (Commercial General)

East: AG (Agriculture) & Single-family

West: CG (Commercial General)



Figure 3: 171ST/HWY 64 LOOKING SOUTH



Figure 4: 171ST/HWY 64 LOOKING EAST



Figure 5: 171ST/HWY 64 LOOKING AT PROPERTY

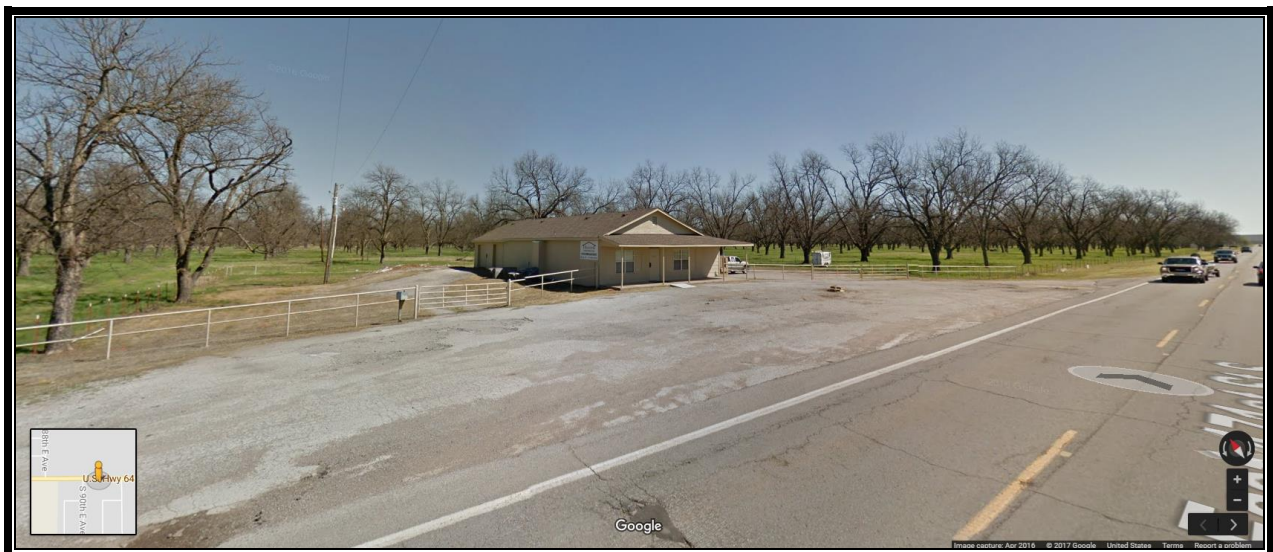


Figure 6: 171ST /HWY 64 BUSINESS-EAST OF PROPERTY



Figure 7: 171ST/HWY 64-SINGLE FAMILY TO WEST

COMPREHENSIVE PLAN:

LAND USE INTENSITIES: DEVELOPMENT SENSITIVE

LAND USE: VACANT, AGRICULTURAL, RURAL, AND OPEN SPACE

URBAN DESIGN ELEMENTS: PLANNED REGIONAL TRAIL, CORRIDOR ARTERIAL

PUBLIC FACILITIES: N/A

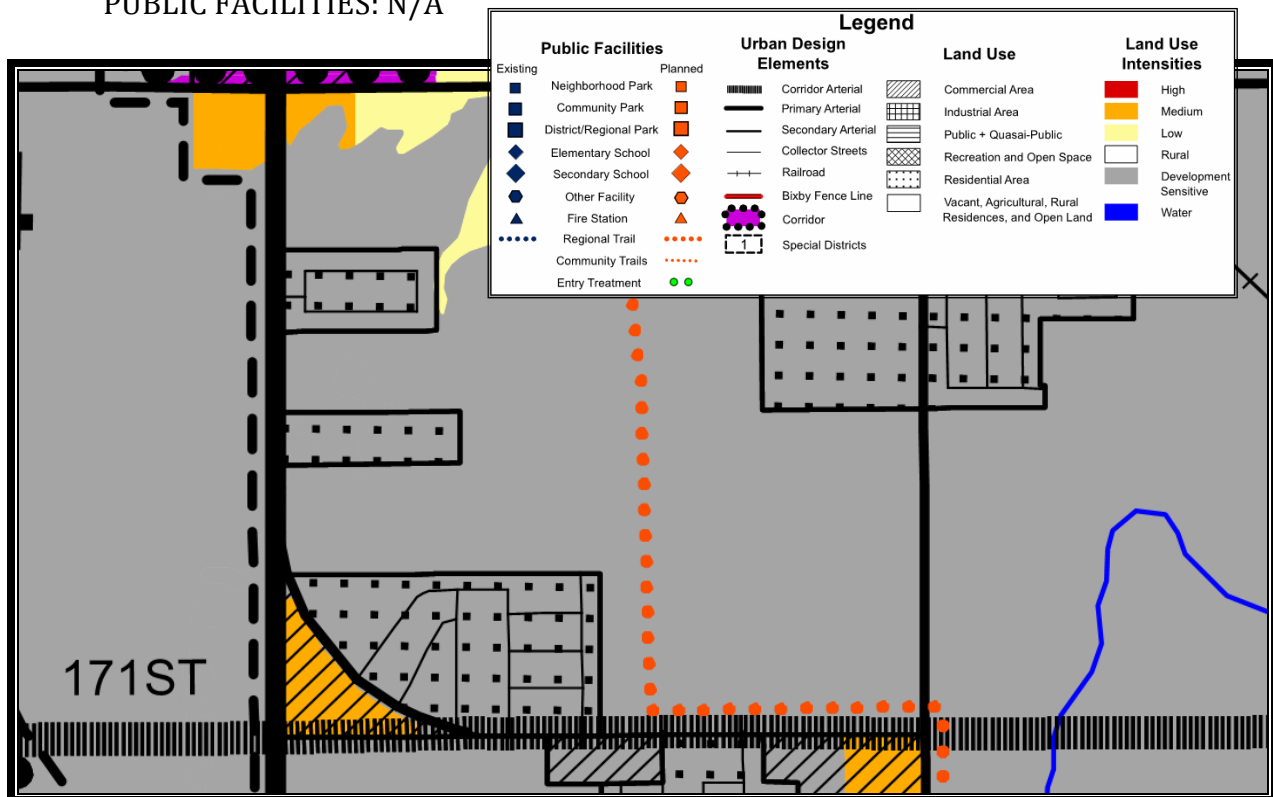


Figure 8: COMPREHENSIVE PLAN

EXHIBITS: LEGAL DESCRIPTION
 LEGAL MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE SPECIAL EXCEPTION FOR USE UNIT 5 (BXBA-17.02 TRUE LIFE) FOR A CHURCH ON AN AGRICULTURE ZONED PARCEL.

EXHIBIT "B"

LEGAL DESCRIPTION

A parcel of land located in the South half (S/2) of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said parcel more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Southeast Quarter; thence N89°56'22"E along the South line of said Southeast Quarter a distance of 261.50 feet; thence N00°01'03"E and parallel to the West line of said Southeast Quarter a distance of 48.30 feet to the North right-of-way line of U.S. Highway 64 also being the Point of Beginning; thence continuing N00°01'03"E and parallel to the West line of said Southeast Quarter a distance of 461.50 feet; thence N89°56'22"E and parallel to the South line of said Southeast Quarter a distance of 478.50 feet; thence S00°01'03"W and parallel to the West line of said Southeast Quarter a distance of 461.50 feet to a point on the North right-of-way line of said U.S. Highway 64; thence S89°56'22"W along the North right-of-way line of said U.S. Highway 64 a distance of 478.50 feet to the Point of Beginning. Said parcel containing 220,827.75 square feet or 5.070 acres more or less.

REAL PROPERTY CERTIFICATION

I, Gary A. Gill, P.L.S., Gill Surveying, P.C., certify that the attached legal description closes in accord with existing records and is a true representation of the real property described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

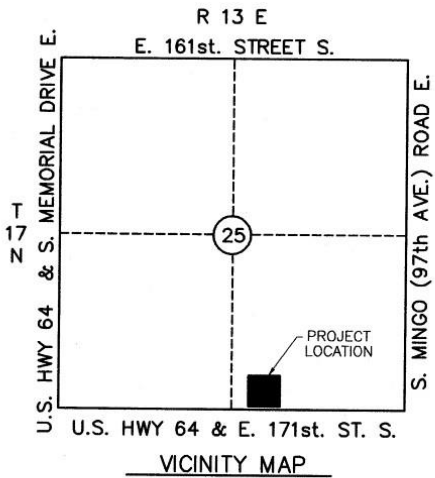
February 23, 2017
Date

Gary A. Gill
Gary A. Gill,
Oklahoma P.L.S. # 1376
C.A. No.: 4409
Expires: 6/30/18



EXHIBIT "B"

2 OF 2



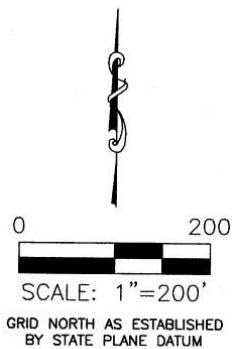
PROJECT NO.

PARCEL NO. 1.A

COUNTY TULSA

LEGAL DESCRIPTION: PART OF THE S/2 OF THE SE/4 SECTION 25, T17N, R13E, I.B. & M., TULSA CO., STATE OF OKLAHOMA

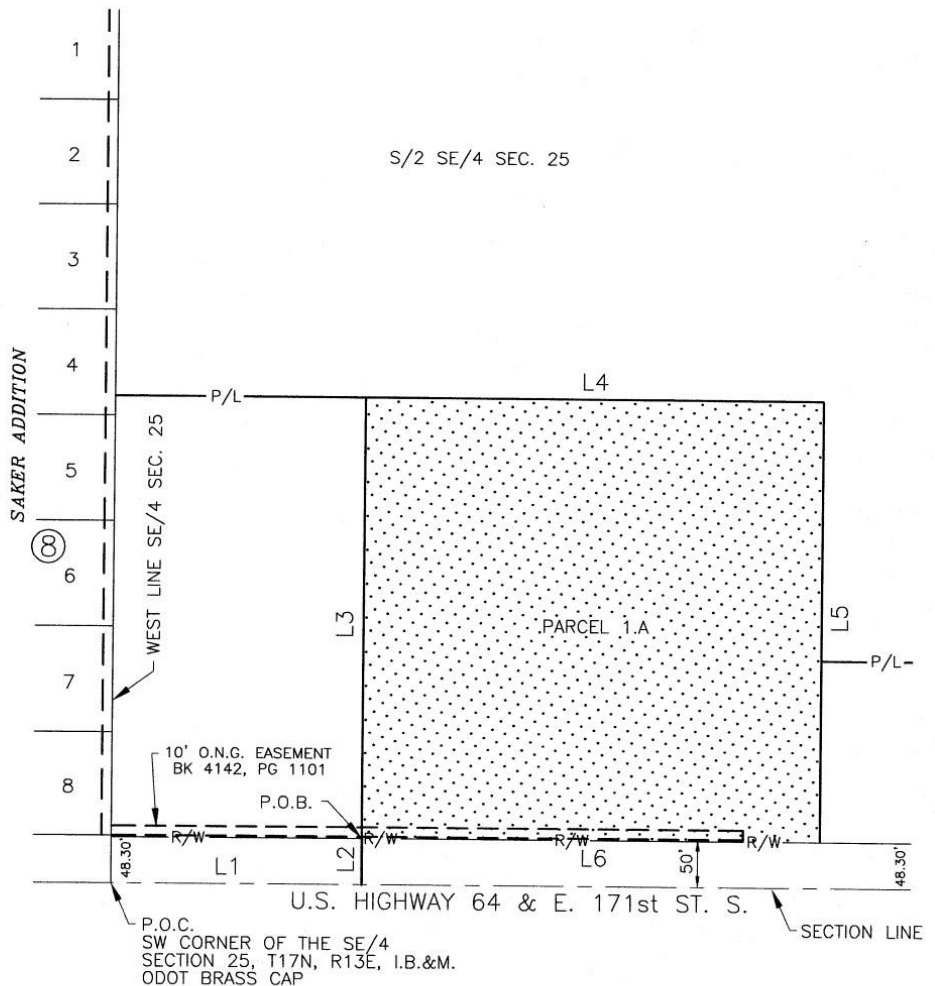
PROPOSED TRACT: 220,827.75 SQ. FT. OR 5.070± ACRES



LINE DATA		
LINE #	BEARING	DISTANCE (FT)
L1	N89°56'22"E	261.50
L2	N00°01'03"E	48.30
L3	N00°01'03"E	461.50
L4	N89°56'22"E	478.50
L5	S00°01'03"W	461.50
L6	S89°56'22"W	478.50

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R/W. = RIGHT-OF-WAY
O.N.G. = OKLAHOMA NATURAL GAS
P/L. = PROPERTY LINE



GILL SURVEYING, P.C.

LAND SURVEYING
3721 E. 81st PLACE
TULSA, OKLAHOMA 74137
PHONE: (918) 495-0605 FAX: (918) 495-0605
C.A. NO.: 4409 - EXPIRES: 6/30/18

PROPOSED
LAND EXCHANGE
PART OF THE S/2 OF THE SE/4 SECTION 25
T17N, R13E, OF THE I.B. & M.,
TULSA CO., STATE OF OKLAHOMA

