

# BIXBY PLANNING COMMISSION MINUTES

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

Tuesday | February 18, 2020 | 6:00 PM

**CALL TO ORDER: Chris Cloyde 6:03PM**

## ROLL CALL

| Planning Commission Members                                                           | HERE | ABSENT |
|---------------------------------------------------------------------------------------|------|--------|
| Chris Cloyde (VICE CHAIR)                                                             | H    |        |
| Tom Holland                                                                           | H    |        |
| Joshua Nave (CHAIR)                                                                   | H    | A      |
| Lance Whisman                                                                         | H    |        |
| JR Donelson                                                                           | H    |        |
| Other staff present   Marcae' Hilton, City Planner; Jason Mohler, Dev. Serv. Director |      |        |

## CONSENT AGENDA

**1. APPROVAL OF MINUTES** | Regular Scheduled Planning Commission Mtg. | December 16, 2019

(CHAIR) WE WILL HAVE THE CONSENT AGENDA-READING OF TITLES BY STAFF

(STAFF) | READING OF TITLE 1 - 5

(CHAIR) DO WE HAVE A MOTION?

(STAFF) ITEMS PULLED FOR DISCUSSION WILL BE VOTED ON SEPERATELY PER  
ROBERTS RULES

| 1. CONSENT   APPROVAL OF MEETING MINUTES |        |                     |
|------------------------------------------|--------|---------------------|
| MOTION: JR Donelson                      |        | SECOND: Tom Holland |
| NOTES:                                   |        |                     |
| Planning Commission Vote                 | Yes    | No                  |
| Chris Cloyde                             | Y      |                     |
| Tom Holland                              | Y      |                     |
| Joshua Nave                              | Absent |                     |
| Lance Whisman                            | Y      |                     |
| JR Donelson                              | Y      |                     |

## PUBLIC HEARING

### 2. MINOR AMENDMENT TO BXPUD-16.03 | THE COTTAGES AT QUAIL CREEK (BXPUD-20.02 MI16.03 COTTAGES AT QC)

Applicant | Heather Orvis

Discussion and recommendation on the minor amendment request for a build line reduction of Two (2) feet (20 feet to 18 feet), zoned RS-3 | BXPUD-16.03, Lot Three (3), Block One (1), Plat No. 6759, 8.851 acres, Section 02, T17N, R13E

**Property Located:** west of Memorial and one-half mile south of E. 121<sup>st</sup> Street

**NO. 2: PRESENTATION FROM STAFF** | Marcae' Hilton, City Planner

- This item does not require CC approval.
- THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

(CHAIR) DOES THE APPLICANT HAVE ANY COMMENTS?

(CHAIR)

- IS ANYONE HERE TO SPEAK ON THIS ITEM?
- PUBLIC COMMENT (5 MIN PER PERSON | 30 MIN TOTAL)

(CHAIR) THE PUBLIC HEARING PORTION IS CLOSED.

(CHAIR) ARE THERE ANY COMMENTS FROM PC?

(CHARI) DO WE HAVE A MOTION?

| 2. CONSENT   MINOR AMENDMENT TO BXPUD-16.03   THE COTTAGES AT QUAIL CREEK (BXPUD-20.02 MI16.03 COTTAGES AT QC) |        |                    |
|----------------------------------------------------------------------------------------------------------------|--------|--------------------|
| MOTION: Tom Holland                                                                                            |        | SECOND:JR Donelson |
| NOTES: No applicant present to speak. No utility issues                                                        |        |                    |
| Planning Commission Vote                                                                                       | Yes    | No                 |
| Chris Cloyde                                                                                                   | Y      |                    |
| Tom Holland                                                                                                    | Y      |                    |
| Joshua Nave                                                                                                    | Absent |                    |
| Lance Whisman                                                                                                  | Y      |                    |
| JR Donelson                                                                                                    | Y      |                    |

### 3. SITE PLAN | Village of Scereno Phase 1 (BXSP-20.02 VILLAGE OF SCERENO)

Applicant | Select Design

Discussion and recommendation, as required in the approved PUD, on the Phase One-Site Plan (BXSUP-20.02) for *Village of Scereno*, Use Unit 5-Church, zoning BXPUD-17.04, 28.46 Acres total, preliminary plat (BXPUD-17.04 Village) contains 5 Blocks, on an undeveloped lot for the purpose of a church, mixed-use facilities, and residential uses, Section 35, T18N, R13E

**Property Located:** northwest corner of Memorial Drive and 121<sup>st</sup> Street

**Josh Nave arrived at 6:16PM**

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

- IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON February 24, 2020
- THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

(CHAIR) DOES THE APPLICANT HAVE ANY COMMENTS?

Scott Baker, Executive Pastor of Bridge Church:

- There is only one deviation of the original PUD, which is the timeline on found on page 28.

- In anticipation of a phased construction of the Church, I had the line included in the PUD. *All buildings shall be architecturally finished on all sides with the same materials, detailing and features, except A-1.*
- Bridge Church owns the land; we would like to get out of the rental situation.
- We have downsized from the vision of a 50,000 sq. ft. to 30,000 sq. ft. church building.
- 600 seat auditorium
- Fire Marshal required a rear access.
- Spring 2020 start Construction, Services by Easter of 2021
- Mr. Baker explained the site plan through the assistance of a video.
  - We are building the front “main entrance” facing Memorial as the final product with 3 temporary sides.
    - All the temporary sides have been designed and will be built to be increasable
    - The backside future expansion of the building will be built to the Main Street Design Standards at a later date.
    - The current skin is a metal material that matches the front in color with an expansion joint design for the next phases.
    - The Main Street design includes:
      - An arched area provides a shared open space for dining and entertainment.
      - A columned design feature represents a traditional turn of the century Bank building or other formal entity
      - A movie theater will serve as the Main Street entrance to the Church

- IS ANYONE HERE TO SPEAK ON THIS ITEM?

Ryan McCarty, Select Design:

- The goal is to plat the streets and get all the utilities in place for this phase.
- The plat will be submitted concurrently with the Building Permit
- The Fire lane will be in a reserve.
- The church is the POA (Property Owners Association)
- The internal private stormsewer will be built as needed for individual site development and reviewed with each building and site plan submittal
- The subdivision drainage is completed per the preapproved construction plan (overall site detention design).

Staff asked if additional signage could be budgeted to promote the ultimate vision.

Planning Commission:

JR Donelson, Please get the POA covenants filed before building commences

- JR, gave a detailed explanation of the building materials and process.
- JR, asked if other materials such as Nichiha could be used in lieu of the Metal skin?
- *Josh with Red Dog Construction* responded, they had explored other materials, but for the cost this was the best decision. Most products don't do well when reused and many times the support system and penetrations do not line up for easy transition of phases.

Josh Nave, Chair

Josh repeatedly expressed the concern with the phasing of the Church:

- The potential for the public to be misled by the drawings presented.
- The possibility of the vision never being fulfilled.
- The possible lack of funding for the vision.
- Questioned the tools the City has for enforcement of PUD.

Lance Whisman expressed some concerns but stated the surrounding neighborhood had not contacted him, therefore he was somewhat comfortable with the presentation and moving forward with the plan, knowing this is not the final product.

Tom Holland asked if more landscaping could be done on the back side of the building. He expressed concerns with the fulfillment of the vision and the lack of tools for implementation.

Chris Cloyde, Vice Chair, stated the line in the PUD seemed to confirm their ability to have some flexibility in the phasing and believed a recommendation of approval was acceptable.

**EXHIBITS:** Planning Commission Staff Report  
Approved PUD

**KEY ISSUE:** Approval

**RECOMMENDATION:** Staff and Planning Commission, in a vote of 4 Yes-1 Abstain, recommend approval of the Phase One Development Area A1 Site Plan for *BXSUP-20.02 Village of Scereno*

| 3. SITE PLAN   Village of Scereno Phase 1 (BXSP-20.02 VILLAGE OF SCERENO) |     |                      |
|---------------------------------------------------------------------------|-----|----------------------|
| MOTION: Joshua Nave                                                       |     | SECOND: Chris Cloyde |
| NOTES: Spring Start Construction 2020<br>Easter 2021                      |     |                      |
| Planning Commission Vote                                                  | Yes | No                   |
| Chris Cloyde                                                              | Y   |                      |
| Tom Holland                                                               |     | N                    |
| Joshua Nave                                                               | Y   |                      |
| Lance Whisman                                                             | Y   |                      |
| JR Donelson                                                               | Y   |                      |

**ADJOURNMENT: 7:14PM**