AGENDA
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
March 19, 2012 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

3 1. Approval of Minutes for the September 21, 2011 Special-Called Meeting
17 2. Approval of Minutes for the November 21, 2011 Regular Meeting
52 3. Approval of Minutes for the December 19, 2011 Regular Meeting (Record of No Meeting)
53 4. Approval of Minutes for the January 16, 2012 Regular Meeting (Record of No Meeting)
54 5. Approval of Minutes for the February 20, 2012 Regular Meeting (Record of No Meeting)
55 6. Case # AC-11-12-01. Discussion and possible action to approve wall sign(s) for "Lifetime Fitness Preview Center" at 10462 S. 82nd E. Ave. Ste. 105-106, Lot 7, Block 1, *Regal Plaza.*
7. Case # AC-12-01-01. Discussion and possible action to approve wall sign(s) for "Hine Dental Family Dentistry" at 12345 S. Memorial Dr. Ste. 104 in the *The Boardwalk on Memorial* shopping center, part of Lot 1, Block 1, *The Boardwalk on Memorial.*
8. Case # AC-12-01-02. Discussion and possible action to approve wall sign(s) for "South Tulsa Carpet & Tile" at 10807-B S. Memorial Dr., part of the SW/4 of Section 25, T18N, R13E.
9. Case # AC-12-01-03. Discussion and possible action to approve wall sign(s) for *My Dentist Dental Clinic* at 12106 S. Memorial Dr., Lot 1, Block 1, *Braums Addition.*
10. Case # AC-12-02-01. Discussion and possible action to approve wall sign(s) for Crosscreek / "The Crossing of South Tulsa, Inc." at 12800 S. Memorial Dr., Lot 1, Block 1, *Crosscreek.*
11. Case # AC-12-02-02. Discussion and possible action to approve a relocated and improved ground sign, including an LED/Electronic bulletin/message board for *Bixby Free Will Baptist Church*, part of the W/2 SW/4 SW/4 of Section 24, T17N, R13E; 15801 S. Memorial Dr.
12. Case # AC-12-02-03. Discussion and possible action to approve a ground sign for *Stumpff & Cooke Insurance* at 12844 S. Memorial Dr. Ste. B, part of Lot 1, Block 1, *Clyde Miller Acreage.*
13. Case # AC-12-02-04. Discussion and possible action to approve a wall sign for *Midwest Sporting Goods* at 12005 S. Memorial Dr. in the *Town and Country Shopping Center*, All of Block 18, *Southern Memorial Acres Extended.*

14. Case # AC-12-02-05. Discussion and possible action to approve a ground sign for *Elevate AV* at 125 W. Needles Ave., Lots 18, 19, & 20, Block 9, *Midland Addition.*
15. Case # AC-12-02-06. Discussion and possible action to approve a wall sign for *FreshBerry*, to be relocated from 11085 S. Memorial Dr. to 11087/11089 S. Memorial Dr. in the "Market Place" shopping center.
16. Case # AC-12-03-01. Discussion and possible action to approve a wall sign for "Napoli's Italian Restaurant" at 13330 S. Memorial Dr. Ste. 4 in the "Riverbend Shoppes" shopping center, Lots 1, 2, & 3, Block 1, *Riverbend Commercial Center Amended.*

PUBLIC HEARINGS

109

17. **BZ-355 – JR Donelson for Town & Country Real Estate Company.** Public Hearing, Discussion, and consideration of a rezoning request from RS-3 Residential Single Family District to CS Commercial Shopping Center District for part of the N/2 NE/4 NE/4 of Section 02, T17N, R13E.
Property located: The 7700-block of E. 121st St. S.

PLATS

OTHER BUSINESS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Posted By: Enyart

Date: 03/12/2012

Time: 2:10 PM

2

MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
September 21, 2011 6:00 PM

SPECIAL-CALLED MEETING

STAFF PRESENT:
Erik Enyart, AICP, City Planner
Patrick Boulden, Esq., City Attorney

OTHERS ATTENDING:
See attached Sign-In Sheet

CALL TO ORDER:

Chair Thomas Holland called the meeting to order at 6:00 PM.

ROLL CALL:

Members Present: Jeff Baldwin, John Benjamin, Larry Whiteley, and Thomas Holland.
Members Absent: Lance Whisman.

CONSENT AGENDA:

1. Approval of Minutes for the August 15, 2011 Regular Meeting

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Chair Thomas Holland introduced Consent Agenda Item numbered 1. Larry Whiteley made a MOTION to APPROVE Consent Agenda Item numbered 1, the Minutes as presented by Staff. John Benjamin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Whiteley, Holland, & Benjamin
NAY:	None.
ABSTAIN:	Baldwin.
MOTION CARRIED:	3:0:1

Jeff Baldwin explained that he Abstained as he was not present at the meeting.

2. Case # AC-11-09-01. Discussion and possible action to approve a wall sign for "Guntec" at 12800 S. Memorial Dr. Ste. H in the *Crosscreek* shopping center, Lot 1, Block 1, *Crosscreek.*
3. Case # AC-11-09-02. Discussion and possible action to approve a Redbox kiosk/ground sign for *Walgreens* in the *Bixby Commons* shopping center at 11118 S. Memorial Dr., Lot 1, Block 1, *Resubdivision of Lots 3 and 4 of Bixby Commons.*

Chair Thomas Holland introduced Consent Agenda Items numbered 2 and 3 and clarified with Erik Enyart that the permits had already been approved and that he was requesting ratification of approval.

Larry Whiteley made a MOTION to APPROVE Consent Agenda Items numbered 2 and 3. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Whiteley, Holland, Benjamin, & Baldwin
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	4:0:0

PUBLIC HEARINGS:

None.

PLATS

4. **Preliminary Plat of Seven Lakes II.** Discussion and consideration of a Preliminary Plat for "Seven Lakes II," part of the W/2 of Section 02, T17N, R13E.
   Property located: Intersection of 67th E. Ave. and 125th Pl. S.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Thursday, September 15, 2011*
RE:	*Report and Recommendations for:*
	Preliminary Plat of Seven Lakes II

LOCATION:
- *Intersection of 67th E. Ave. and 125th Pl. S.*
- *North of Seven Lakes I*
- *Part of the W/2 of Section 02, T17N, R13E.*

LOT SIZE:

Parent Tract:	*36.24 acres, more or less (and that part of the Phase III tract of 23 acres, more or less, lying south of the NW/4 of this Section)*
Subject Property Area:	*17.70 acres, more or less*

EXISTING ZONING: *RS-4 Residential Single Family District*

EXISTING USE: *Vacant*

REQUEST:
(1) *Preliminary Plat approval for 59-lot residential subdivision*
(2) *Modification/Waiver from Subdivision Regulations Section 12-3-4.F to exceed the 2:1 maximum depth to width ratio**
(3) *Modification/Waiver from Subdivision Regulations Section 12-3-3.A, if any utility easements would not achieve the minimum width standards at 17.5' for perimeters*

* Modification/Waivers have not yet been requested.

SURROUNDING ZONING AND LAND USE:

North: RS-4 & AG; Approximately 23-acres of unplatted land owned by the developer and zoned RS-4, and a 20-acre unplatted tract containing a house and otherwise vacant/wooded land owned by John Tiger et al., an unplatted 12-acre vacant tract owned by Tulsa County, and an unplatted vacant and wooded 20-acre tract owned by the City of Bixby, all zoned AG.

South: RS-4; Single family residential in Seven Lakes I.

East: AG; The Fry Creek Ditch Channel with agricultural land to the east of that.

West: RS-4; Unplatted vacant land for a future phase of "Seven Lakes" and single family residential in Seven Lakes I.

COMPREHENSIVE PLAN: Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land.

PREVIOUS/RELATED CASES:

BZ-309 – Wynona Brooks, Trustee of Mildred A. Kienlen A Revocable Living Trust – Request for rezoning from AG to RS-4 for area including Seven Lakes I, subject property, and 23 acres abutting to the north – PC recommended Approval 01/18/2005 and City Council Approved 02/14/2005 (Ord. 901).

Preliminary Plat of Seven Lakes II – Request for Preliminary Plat approval for "Seven Lakes II" for the subject property plat area and the balance of the 36.24-acre parent tract – PC recommended Conditional Approval 05/19/2008 and City Council Conditionally Approved 05/27/2008.

RELEVANT AREA CASE HISTORY: (not a complete list)

Preliminary Plat of Seven Lakes I – Request for Preliminary Plat approval for Seven Lakes I abutting subject property to the south – PC recommended Approval 06/20/2005 and City Council Approved 06/27/2005.

Final Plat of Seven Lakes I – Request for Final Plat approval for Seven Lakes I abutting subject property to the south – PC recommended Approval 10/16/2006 and City Council Approved 10/23/2006.

BACKGROUND INFORMATION:

The second phase of the "Seven Lakes" residential development, to be known as "Seven Lakes II," was previously approved for Preliminary Plat in May of 2008. At that time, it included all of the parent tract of 36.24 acres (more or less) and proposed 114 lots. This current plat now proposes to develop the eastern portion of the parent tract at 59 lots, presumably more in line with a more conservative market demand than in 2008.

ANALYSIS:

Property Conditions. The subject property is vacant and zoned RS-4. The development will be designed to collect stormwater and drain it to the east to Fry Creek Ditch # 2. East 125th Place South already exists to the south of the subject property, having been built with Seven Lakes I. Within this plat area, the other streets, and what appears to be the fourth "lake" in "Seven Lakes," were already "rough cut" during or after the development of the first phase.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Low Intensity and (2) Vacant, Agricultural, Rural Residences, and Open Land.

The single family housing development anticipated by this plat would be consistent with the Comprehensive Plan.

General. This subdivision of 36.24 acres, more or less, proposes 59 lots, four (4) blocks, and three (3) Reserves.

The Seven Lakes development, and this plat, represents a conventional but attractive design, with uniquely crisscrossed curvilinear streets with no true cul-de-sacs, interspersed with Reserves for water amenities. The subdivision is similar to Seven Lakes I, abutting to the south, with relatively similar-sized and configured lots. Typical lots range from 65' X 120' (7,800 square feet, 0.18 acres) to 70' X 120' (8,400 square feet, 0.19 acres). All lots appear to meet RS-4 zoning standards.

The Technical Advisory Committee (TAC) reviewed this Preliminary Plat on September 07, 2011. The Minutes of the meeting are attached to this report.

The Fire Marshal's and City Engineer's memos are attached to this Staff Report. Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

Access and Internal Circulation. Primary access to the subdivision would be via Seven Lakes I to the south, to which this subdivision will connect. Seven Lakes I has a street connection at 126th St. S. and has a temporary construction entrance and second means of ingress/egress about a block to the north of that.
Staff Recommendation. Staff recommends Approval Staff of the Preliminary Plat with the following corrections, modifications, and Conditions of Approval:

1. *Subject to a Modification/Waiver from Subdivision Regulations Section 12-3-4.F, as Lot 15, Block 2, and Lot 2, Block 3 (and potentially others) appear to exceed the 2:1 maximum depth to width ratio as per SRs Section 12-3-4.F. The Modification/Waiver may be justified by citing its necessity as a product of an attractive subdivision design defined by the crisscrossing, curvilinear street network with no true cul-de-sacs, interspersed with Reserves for water amenities.*
2. *Subject to a Modification/Waiver from Subdivision Regulations Section 12-3-3.A, if any utility easements would not achieve the minimum width standards at 17.5' for perimeters. Such request may be justified by demonstrating where an 11' U/E will be back to back with another 11' in abutting subdivision, resulting in a 22'-wide U/E corridor between the subdivisions. Other justifications may be offered and deemed adequate.*
3. *Subject to compliance with all Fire Marshal, City Attorney, and City Engineer recommendations and requirements.*
4. *Unlike the other water amenity reserves in Seven Lakes I, Reserves A and B have no 'handle' to provide access to the otherwise landlocked Reserve Areas. Access is necessary for routine maintenance and emergency access. Handle access is to be a minimum of 20' in width, per the City Engineer. Locations for Reserve access and access improved surface design and construction standards are all subject to the approval of the Fire Marshal and City Engineer.*
5. *Title Block area should qualify "Being a Subdivision of a Part of the West Half..." as it is not a subdivision of the entire NW/4, nor is it entirely located within the NW/4 per the Location Map and the Tulsa County Assessor's parcel data.*
6. *Elevation contours at (presumably) one (1) foot intervals represented as required per SRs Section 12-4-2.B.6. However, please label.*
7. *"Owner / Developer" block on face of plat, Legal Description, and Owner Signature Block: "Owner / Developer" block on the face of the plat and the Owner Signature Block at the end of the DoD/RCs states "Sheridan South Development, LLC." According to the Tulsa County Assessor's parcel data, as of August 2011, this name in title is correct for that part of the Phase III tract of 23 acres, more or less, lying south of the NW/4 of this Section, but is not correct for that part of the Phase II property which composes the greater part of the plat area, which the Assessor recognizes to be "Seven Lakes II, LLC."*

   Secondly, the legal description of the land being platted does not differentiate between what part of the underlying land is owned by which property owner name in title. For clear title and tax purposes, Staff believes that each dedicating owner should have their respective legal description specified in the DoD/RCs.

   Alternatively, all of this would appear to be reconcilable by conveying that part of the subject property plat area (or the entire 36.24-acre parent tract lying within the NW/4) from "Seven Lakes II, LLC" to "Sheridan South Development, LLC."
8. *Add proposed addresses to the lots.*
9. *As per the previous version of this plat, the street connecting E. 125th St. S. to E. 125th Pl. S. is a north-south Avenue (but was not then or now so designated). For emergency 911 response, mail service, and general addressing purposes, please provide this street name and clearly differentiate street segments at the intersections.*
10. *Per SRs Section 12-4-2.A.5, the Location Map must include:*
    - *All platted additions represented with the Section:*
      - *LaCasa Movil Estates (misrepresented as to configuration)*
      - *LaCasa Movil Estates 2nd (missing)*
      - *Braums Addition (missing)*
      - *Encore on Memorial (missing)*
      - *Village Ten Addition (misrepresented as to configuration)*
      - *Clyde Miller Acreage (misrepresented as to configuration)*
      - *Poe Acreage (misrepresented as to configuration)*

- *Scale at 1" = 2,000'.*

11. *10' [wide] "Reserve" between Lots 10 and 11 of Block 1 does not have a name, such as "Reserve C." "Reserve C" is mentioned throughout the DoD/RCs.*
12. *25' B/L and U/E along all streets – is a full 25' needed? If not, consider a 20' U/E to provide a 5' buffer area, or the amount necessary to protect the integrity of the foundation and supporting wall, in the event of excavation of the U/E up to its interior edge.*
13. *DoD/RCs Preamble: Missing critical wording such as "And has caused the above described land to be surveyed, staked, ~~and~~ platted, dedicated, access rights reserved, and subdivided into blocks, lots, reserve areas, and streets...."*
14. *DoD/RCs Preamble: describes as "...a Subdivision in the City of Bixby." Title Block on face of plat describes as "An Addition to the City of Bixby." Recommend reconciliation. See also Surveyor's Certificate; other occurrences possible.*
15. *Deed of Dedication Section I.C: Subsection 4 would more logically follow current subsection 5.*
16. *Deed of Dedication Section I.G: Subsection 4 would more logically follow current subsection 5.*
17. *Deed of Dedication Section II.B: Titled "Reserves "A", "B", and "C" but describes other Reserve Areas, apparently located within Seven Lakes I (e.g. "Reserve 'H'"). As recommended elsewhere herein, "Reserve C" is a suggested designation of the currently un-named 10'[wide] Reserve in this plat. Please clarify as appropriate.*
18. *Deed of Dedication / Restrictive Covenants: Section II.B.4: Use of word "caliber" in place of "caliper," as presumed intended.*
19. *Deed of Dedication / Restrictive Covenants: Section III.F: Add language that states that speed bumps are subject to the City of Bixby approval.*
20. *Deed of Dedication / Restrictive Covenants: Section IV.A: Refers to Reserve Areas A, B, and C; consider adding all Reserve areas to ensure the one (1) HOA will be established and maintained for all Seven Lakes subdivisions. Developer is encouraged to ensure a singular HOA, for the overall benefit and lowest dues responsibility for all lots, and greater subdivision social identity and cohesiveness.*
21. *Deed of Dedication / Restrictive Covenants: Section IV.B: The two (2) instances of "subsequent" should be preceded by "previous" or similar wording, to provide for inclusion of Seven Lakes I, which precedes this plat.*
22. *Deed of Dedication / Restrictive Covenants: Section IV.C: Use of word "therefore" in place of "therefor," as presumed intended.*
23. *Deed of Dedication / Restrictive Covenants: Section V.A: Use of word "hereon" in place of "herein," as presumed intended.*
24. *Deed of Dedication / Restrictive Covenants: Section V.D: Typo in word "forth."*
25. *Deed of Dedication / Restrictive Covenants: Section V.D: Typo divides word "as" with intervening text "thereof g."*
26. *Deed of Dedication / Restrictive Covenants: Section V.D: Consider a more current date for Zoning Code citation than 2002.*
27. *A copy of the Preliminary Plat including all recommended corrections shall be submitted for placement in the permanent file.*

(Prior to the meeting, Erik Enyart provided copies of the City Engineer's memo and the City Attorney's email received on that date, and a hard copy of a revised Preliminary Plat drawing received just prior to the meeting).

Chair Thomas Holland asked, in reference to recommendation # 4, how access to the ["lake" water features] would be afforded. Erik Enyart stated that he had received copy of a revised Preliminary Plat drawing received just prior to the meeting and that it included a new "handle" of Reserve A for access, and a 15'-wide temporary easement located at the northwest side of the plat area. Mr. Enyart indicated that these access arrangements must be approved by the City Engineer and Fire Marshal. Barrick Rosenbaum stated that the 15'-wide temporary easement could be changed to 20' in width as required.

Chair Thomas Holland clarified with Barrick Rosenbaum that the Homeowners Association would maintain the ["lake" water features in the Reserve Areas]. Mr. Rosenbaum noted that his firm did not design the first phase of this development. Mr. Rosenbaum noted that the water features were not [stormwater] detention ponds, but rather were for aesthetics and to convey water to the Fry Creek channel. Mr. Rosenbaum noted that he was working out the plans for these with City Engineer Jared Cottle. Mr. Holland clarified with Mr. Rosenbaum that they were not required for stormwater detention purposes.

Barrick Rosenbaum stated that [he and his client] had used the Deed of Dedication and Restrictive Covenants verbiage from phase one and acknowledged there was some cleanup needed.

John Benjamin clarified with Erik Enyart that his recommendation # 3 included the City Engineer, Fire Marshal, and City Attorney recommendations.

Chair Thomas Holland clarified with Erik Enyart that the stormwater would be handled by an underground stormsewer system draining to the Fry Creek channel.

There being no further discussion, Larry Whiteley made a MOTION to RECOMMEND APPROVAL of the Preliminary Plat subject to all of the recommendations listed in the Staff Report.

Larry Whiteley asked what would happen if sand got into the stormsewers and blocked them. Barrick Rosenbaum stated that the stormsewers were public and that the City of Bixby would be responsible for maintaining them. Erik Enyart stated that the ["lakes" water features] would be maintained by the Homeowners Association, and in the event the Homeowners Association fails to maintain them, the City of Bixby has the right, under the Deed of Dedication and Restrictive Covenants to contract to have it done, and the bill will be sent to all of the property owners. Mr. Enyart confirmed with Mr. Rosenbaum that this was the case.

Larry Whiteley repeated his MOTION to RECOMMEND APPROVAL of the Preliminary Plat subject to all of the recommendations listed in the Staff Report. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Whiteley, Holland, Benjamin, & Baldwin
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	4:0:0

OTHER BUSINESS

5. **BLPAC-8 – Alaback Design Associates, Inc. for Bixby Public Schools.** Discussion and possible action to approve a Landscaping Plan Alternative Compliance plan per Zoning Code Section 11-12-4.D for a new school facility development for the E/2 of the S/2 of the NE/4 of Section 24, T17N, R13E, less the E. 50' for right-of-way.
   Property located: 15400 S. Mingo Rd.

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Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Monday, September 12, 2011*
RE:	*Report and Recommendations for:*
	BLPAC-8 – Alaback Design Associates, Inc. for Bixby Public Schools

LOCATION: – *E/2 of the S/2 of the NE/4 of Section 24, T17N, R13E, less the E. 50' for right-of-way*
– *The 15400 S. Mingo Rd.*

SIZE: *40 acres, more or less*

EXISTING ZONING: *AG Agricultural District*

EXISTING USE: *Agricultural*

REQUEST: *Landscaping Plan Alternative Compliance plan per Zoning Code Section 11-12-4.D*

COMPREHENSIVE PLAN: (1) Low Intensity/Development Sensitive, (2) Vacant, Agricultural, Rural Residences, and Open Land, and (3) Community Trails.

PREVIOUS/RELATED CASES: *(not a complete list)*

Plat Waiver for Bixby Public Schools – Request for Waiver of the platting requirement per Zoning Code Section 11-8-13 for the 32-acre school property abutting to the south – Approved by City Council 03/08/2010 after accepting right-of-way and U/E dedications at the same meeting.

BBOA-519 – JR Donelson for Bixby Public Schools – request for Special Exception per Zoning Code Section 11-7A-2 Table 1 to allow a Use Unit 5 school facility in an AG Agricultural District on the 32-acre school property abutting to the south – BOA Approved 04/05/2010.

BLPAC-6 – JR Donelson, Inc. for Bixby Public Schools – request for approval of a Landscaping Plan Alternative Compliance plan for the 32-acre school property abutting to the south per Zoning Code Section 11-12-4.D for a Vocational-Agriculture building for Bixby Public Schools – PC Conditionally Approved 04/19/2010.

BZ-348 – JR Donelson, Inc. for Bixby Public Schools – request for rezoning part of the 32-acre school property abutting to the south from RMH to AG for school land use and development purposes – PC recommended Approval 04/19/2010 and City Council Approved 05/10/2010 (Ord. 2037)

BBOA-521 – JR Donelson for Bixby Public Schools – Request for Special Exception per Zoning Code Section 11-7A-2 Table 1 to allow a Use Unit 5 school facility in an AG Agricultural District for the subject property and part of the SW/4 NE/4 Section 24, T17N, R13E – Approved by BOA 06/07/2010.

BACKGROUND INFORMATION:

Bixby Public Schools is proposing to construct a new Bixby Middle School toward the east end of the subject property. This development, along with several others, was part of the School Bond issue passed by School District voters April 06, 2010.

The zoning administrative site plan submitted by JR Donelson, Inc. on August 04, 2011 was approved on that date. As authorized by the City Manager, on or about August 10, 2011, Staff signed the Conditional / Provisional Building Permit "subject to final landscape plan approval as required by Zoning Code and any conditions attached to plan approval."

ANALYSIS:

Property Conditions. The subject property is an approximately 40-acre agricultural tract (the SE/4 NE/4), located at the 15300:15600-block of S. Mingo Rd. (Tulsa County Assessor's Parcel # 97324732418500).

The subject property is relatively flat and drains to the southeast. The lowest elevations are along a 100-year Floodplain drainageway cutting diagonally through the property from northwest to southeast.

General. Alternative Compliance plans are generally recommended for approval when the total number of required trees and/or landscaped areas are met within the total site, but are merely relocated within property irrespective of required locations within landscaped Street Yards and setback areas.

The Landscape Plan Alternative Compliance plan requests flexibility from two (2) landscaping standards:

1. *The Building Line Setback Tree Requirements (Section 11-12-3.A.4) and*
2. *The Street Yard Tree Requirements (Section 11-12-3.C.1.a)*

All of the landscaping standards are met with the exception of these two matters. In both cases, the Plan proposes to relocate the required number of landscaping trees (53 in rear yard building line setback and 47 in Street Yard) closer to the developed area on the east side of the subject property. Together with the 26 trees required pursuant to the Tree to Parking Space Ratio Standard (Section 11-12-3.C.2), 126 trees are required on the subject property. Staff has counted 140 trees proposed on the subject property, far in excess of the minimum number required.

Staff Recommendation. Staff recommends Approval.

Erik Enyart confirmed with a Planning Commissioner and Dan Alaback that the planned landscaping exceeded the required number of landscaping trees for the total site.

There being no further discussion, Larry Whiteley made a MOTION to APPROVE. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Whiteley, Holland, Benjamin, & Baldwin
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	4:0:0

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

There being no further business, Chair Thomas Holland declared the meeting Adjourned at 6:16 PM.

APPROVED BY:

Chair

Date

City Planner/Recording Secretary

City of Bixby
Engineering Department

Memo

To: Erik Enyart

From: Jared Cottle JWC

CC: Bea Aamodt
File

Date: 09/21/11

Re: Seven Lakes II
Final Plat Review

General Plat Comments:

1. Updated Utility Plans have not been submitted with the Plat. The overall utility concept has been approved, but no formal submittals or updates have been provided.
2. Storm water drainage for the development as a whole was also reviewed and approved. However, likely modifications to the drainage system have not been submitted for review or approval.
3. Fee-in-lieu charges will be assessed for this project within the Fry Creek drainage basin.

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Erik Enyart

From: Patrick Boulden
Sent: Wednesday, September 21, 2011 4:30 PM
To: Erik Enyart
Cc: 'Barrick Rosenbaum, P.E., CFM'; 'thurmondco1@aol.com'; 'djenevoldsen@olp.net'; Jared Cottle; Bea Aamodt; 'Jim Sweeden'
Subject: Legal Review of the Seven Lakes II Preliminary Plat, Dated 9/1/2011

Erik:

I have reviewed the draft plat for the Seven Lakes II Addition to the City of Bixby and would require the following before it receives final approval:

(1) **On the Face of the Plat in the Plat's Legend**: The following abbreviations were listed in the plat's legend, but are not used on the plat: "LNA Limits of No Access", "OD/E Overland Drainage Easement" and "[address block] Street Address" Only abbreviations actually use on the plat must be listed in the plat's legend. Either these abbreviations must be used on the plat map or they must be deleted from the plat's legend.

(2) **Section I, Subsection C, Water and Sewer Service, paragraph 1**: The first portion of this provision refers to the protection of "public water mains" and public sanitary sewer facilities" but omits "storm sewers". However, in the middle of this provision, "storm sewers" are referenced. Either "storm sewers" should be included in both portions or omitted from the second portion. They must be made consistent.

(3) **Section I, Subsection C, Water and Sewer Service, paragraph 2**: In this provision, the word "will" must be changed to "shall".

(4) **Section I, Subsection E, Limits of No Access**: This provision refers to areas designated adjacent to Sheridan Road as Limits of No Access, but Sheridan road is not adjacent to this subdivision. This error must be corrected.

(5) **Section I, Subsection E, Storm Sewer, paragraphs 1 and 2**: Both of these provisions refer to storm sewer easements or areas shown on the plat, but no such easements are depicted on the plat. Either the storm sewer easements must be depicted on the plat or this language must be deleted.

(6) **Section I, Subsection E, Storm Sewer, paragraphs 3**: In this provision, the word "will" must be changed to "shall".

(7) **Section II, Subsection B, Reserves "A", "B" and "C", paragraph 1**: Paragraph 1 of this subsection refers to "Reserve 'H'" but there is no "Reserve 'H'" In addition, if these reserve areas are to include storm sewer easements, there must be specific language included that dedicates these area to the public as storm sewer easements.

(8) **Section II, Subsection B, Reserves "A", "B" and "C", paragraph 6**: The last sentence of this provision states that "A lien established by the City of Bixby shall be subordinate to the lien of any first mortgage..." This phrase must be removed from this paragraph, thus permitting existing law to govern the priority of liens.

(9) **Section III, Subsection P, Fencing: In line 8 there is a reference to Section "P2"**: This reference must be clarified. In line 11, the word "is" must be changed to "shall".

(10) **Section III, Subsection P, Perimeter Fencing**: This provision refers to "fence easements depicted on the accompanying plat as "F&L/E", but there are no such areas depicted on the plat. Either these areas must be depicted on the plat or this language must be removed.

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(11) **Section V, Subsection D. Definitions**: The following Typographical errors in this provision must be corrected: Line 3: "set fors set forbth", Line 4: "a thereof gs".

That's it.

Patrick Boulden Bixby City Attorney
City of Bixby, City Attorney's Office
116 West Needles Avenue, Post Office Box 70, Bixby, OK 74008
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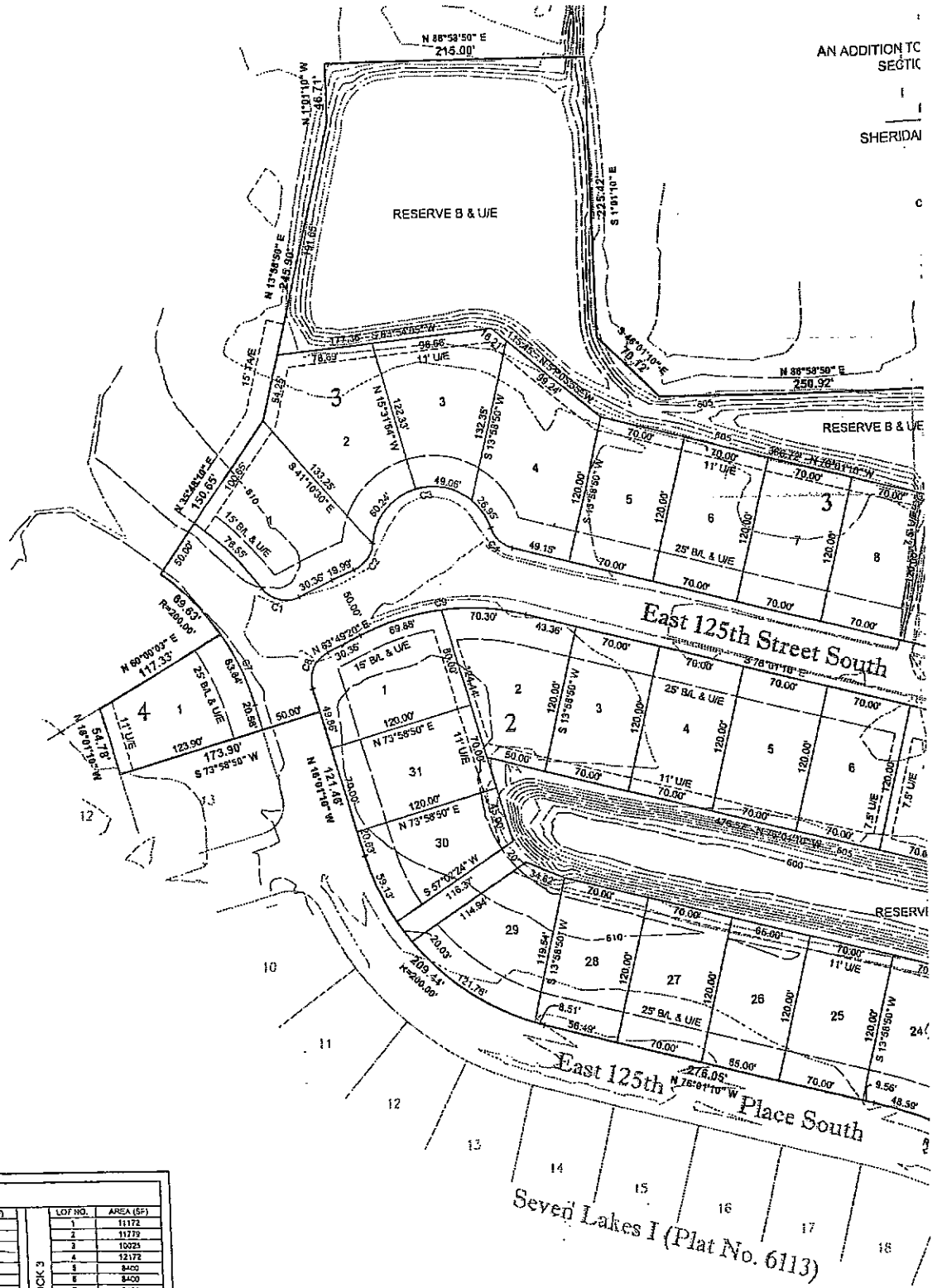
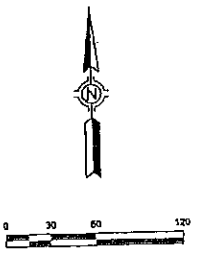




Legend

B/L ..... BUILDING LINE
L/NA ..... LIMITS OF NO ACCESS
OD/E ..... OVERLAND DRAINAGE EASEMENT
RW/E ..... RESTRICTED WATERLINE EASEMENT
TA/E ..... TEMPORARY ACCESS EASEMENT
U/E ..... UTILITY EASEMENT
[1234] ..... STREET ADDRESS

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1580" AT ALL CORNERS.

Basis of Bearings

THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTH ZONE - NAD83 (1993).

ADS Benchmark

BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SECTION 02, T-17N, R-13E, TULSA COUNTY, OKLAHOMA. ELEV = 611.97 (NAVD 1988)

Site Benchmark

Notes

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	79°31'25"	25.00'	34.70'
C2	62°57'52"	25.00'	27.47'
C3	156°08'09"	50.00'	136.25'
C4	57°35'33"	25.00'	25.17'
C5	59°59'44"	150.00'	157.07'
C6	90°00'00"	25.00'	39.27'
C7	18°12'50"	200.00'	63.64'
C8	79°50'30"	25.00'	34.84'
C9	40°09'30"	200.00'	140.18'
C10	59°59'44"	200.00'	209.42'
C11	19°34'21"	225.00'	76.88'
C12	59°19'10"	25.00'	25.87'
C13	154°43'43"	55.00'	148.53'
C14	75°32'05"	175.00'	230.71'
C15	25°22.37"	100.00'	44.29'
C16	90°00'00"	50.00'	78.54'

LOT AREA TABLE

	LOT NO.	AREA (SF)
BLOCK 1	1	7800
	2	7800
	3	7869
	4	8425
	5	9870
	6	9197
	7	7551
	8	8333
	9	7955
	10	7500
	11	7500
	12	8400
	13	8400
	14	8275
BLOCK 2	1	9410
	2	9337
	3	8400
	4	8400
	5	8400
	6	8400
	7	8400
	8	9517
	9	10875

	LOT NO.	AREA (SF)
BLOCK 2	10	10432
	11	9224
	12	10032
	13	8105
	14	8444
	15	9450
	16	9500
	17	8400
	18	7500
	19	7600
	20	9063
	21	7500
	22	8020
	23	8580
	24	7758
	25	8400
	26	7500
	27	8400
	28	8399
	29	9125
	30	7415
	31	8400

	LOT NO.	AREA (SF)
BLOCK 3	1	11172
	2	11779
	3	10025
	4	12172
	5	8400
	6	8400
	7	8400
	8	8400
	9	8400
	10	8225
	11	8589
	12	7500
	13	9468
4	1	8475

Preliminary Plat

Seven Lakes II

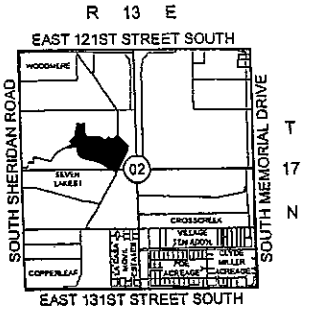
) THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, BEING A SUBDIVISION OF THE NW/4 OF
)N 02, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN

Owner / Developer

N SOUTH DEVELOPMENT, LLC
6314 EAST 95TH STREET
TULSA, OKLAHOMA 74137
PHONE: (918) 261-5200
FAX: (918) 299-7767
ONTACT: MR. CHUCK RAMSAY

Engineer / Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2544
C.A. #3843 EXPIRES JUNE 30, 2013
INFO@HRAOK.COM



Location Map

Land Summary

SUBDIVISION CONTAINS FIFTY-NINE (59) LOTS IN FOUR (4) BLOCKS AND TWO (2) RESERVE AREAS

BLOCK 1 ..... 14 LOTS
BLOCK 2 ..... 31 LOTS
BLOCK 3 ..... 13 LOTS
BLOCK 4 ..... 1 LOT

RESERVE A ..... 1.87 ACRES
RESERVE B ..... 1.44 ACRES

SUBDIVISION CONTAINS 17.70 ACRES

FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA

DATE

MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.

CITY MANAGER - CITY CLERK

COUNTY CLERK STAMP

CITY OF BIXBY
SEP 21 2011
RECEIVED
By Enyart

COUNTY TREASURER STAMP

15

Date Prepared: September 20, 2011

WO 312250

BIXBY PLANNING COMMISSION
SIGN IN SHEET
DATE: September 21, 2011

NAME	ADDRESS	ITEM
1.		
2.		
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MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
November 21, 2011 6:00 PM

STAFF PRESENT:
Erik Enyart, AICP, City Planner
Patrick Boulden, Esq., City Attorney

OTHERS ATTENDING:
See attached Sign-In Sheet

CALL TO ORDER:

Chair Thomas Holland called the meeting to order at 6:08 PM.

Chair Thomas Holland noted that the meeting was delayed because the Commission was waiting to see if any additional members were going to arrive.

ROLL CALL:

Members Present: Lance Whisman, Jeff Baldwin, and Thomas Holland.
Members Absent: John Benjamin and Larry Whiteley.

CONSENT AGENDA:

1. Approval of Minutes for the September 19, 2011 Regular Meeting (Record of No Meeting)
2. Approval of Minutes for the September 21, 2011 Special-Called Meeting
3. Approval of Minutes for the October 17, 2011 Regular Meeting (Record of No Meeting)

Chair Thomas Holland introduced the Consent Agenda Items and confirmed with Erik Enyart that items numbered 1 through 3 could be combined. Lance Whisman stated that he was not present at the September 21, 2011 meeting and confirmed with Erik Enyart that it would be best that he not vote on them. Mr. Enyart stated that this item could be Continued to the next meeting, or Passed to later in the meeting, in the event another Planning Commissioner arrived in the meantime.

Chair Thomas Holland asked Erik Enyart what the Commission needed to do with the "Record of No Meeting" Minutes. Mr. Enyart stated that they were on the agenda for approval, and that the Commission should approve them. Mr. Enyart clarified with Mr. Holland that the purpose was to place the document in the file for the regular meeting, so that there is a record [that the scheduled meeting did not take place on that date].

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Chair Thomas Holland asked to entertain a Motion. Jeff Baldwin made a MOTION to APPROVE Consent Agenda Items numbered 1 and 3, the Minutes as presented by Staff. Chair Thomas Holland SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

Chair Thomas Holland declared that the Minutes of the September 21, 2011 meeting would be Tabled until later in the meeting or Passed to the next meeting.

4. Approval of schedule of meetings and application cutoff dates for 2012

Chair Thomas Holland introduced Consent Agenda Item number 4 asked Erik Enyart for a report. Mr. Enyart noted that the regular meetings in the months of January and February were scheduled for the second Tuesday of those months, as the regular meeting Mondays fell on holidays. Mr. Enyart requested approval of the meeting schedule.

Chair Thomas Holland asked to entertain a Motion. Lance Whisman made a MOTION to APPROVE Consent Agenda Item number 4, the meeting schedule as presented by Staff. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

5. Case # AC-11-11-01. Discussion and possible action to approve wall sign(s) for "South Tulsa Dance Co." at 10425 S. 82nd E. Ave. Ste. 110 in the "Regal Plaza" shopping center, Lot 9, Block 1, *Regal Plaza.*

Chair Thomas Holland introduced Consent Agenda Items number 5 and asked Erik Enyart if they were like similar such cases where they had already been approved. Mr. Enyart confirmed and stated that Staff had reviewed and approved the sign permit, finding that the signage conformed to the Zoning Code requirements. Mr. Enyart requested ratification of the approval given.

Lance Whisman made a MOTION to APPROVE Consent Agenda Item number 5. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

Chair Thomas Holland asked how many people had signed up to speak on the items. Erik Enyart stated that he believed most of the people in attendance were representing their own applications. Mr. Enyart stated that there were some Bixby Metro Chamber of Commerce Leadership Bixby interns present, which could be recognized. Chair Thomas Holland recognized the Leadership Bixby interns and asked if they wanted to introduce themselves. Richard Oltmann and Jeff Henson introduced themselves and the Planning Commissioners welcomed them.

PUBLIC HEARINGS

6. **BZ-354 – Ronnie McGlothlin for Bixby Lumber Co., Inc.** Public Hearing, Discussion, and consideration of a rezoning request from CS Commercial Shopping Center District to CG General Commercial District for part of the S/2 S/2 SE/4 SE/4 NE/4 Section 23, T17N, R13E.
   Property located: 15600 S. Memorial Dr.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Thursday, November 03, 2011*
RE:	*Report and Recommendations for:*
	BZ-354 – Ronnie McGlothlin for Bixby Lumber Co., Inc.

LOCATION: – *15600 S. Memorial Dr.*
– *The S/2 S/2 SE/4 SE/4 NE/4 of Section 23, T17N, R13E (less R/W)*

LOT SIZE: *95,982 square feet (2.2 acres), more or less*

EXISTING ZONING: *CS Commercial Shopping Center District*

EXISTING USE: *Vacant commercial buildings (previously occupied by Bixby Lumber Co. / Building Solutions, a Use Unit 15 lumber yard and building materials sales business)*

REQUESTED ZONING: *CG General Commercial District*

SUPPLEMENTAL ZONING: *Corridor Appearance District*

SURROUNDING ZONING AND LAND USE:

North: *CS, AG, & CG; The First United Methodist Church of Bixby on approximately 29 acres.*

South: *CG & CS; The Cottom Veterinary Clinic zoned CG abutting to the south and a two-story dwelling (apparently unoccupied) to the south of that zoned CS.*

East: *(Across S. Memorial Dr.) RS-3; Residential in Ramsey Terrace and the St. Clement of Rome Catholic Church to the southeast.*

West: *CS & AG; Vacant land owned by the First United Methodist Church of Bixby. The Bixby Creek channel is to the southwest and is zoned AG.*

COMPREHENSIVE PLAN: *Corridor + Development Sensitive + Commercial Area.*

PREVIOUS/RELATED CASES: *(not a complete list)*

BZ-96 – Rosalie Reed and Janice Bailey – Request for rezoning from AG to "Commercial" ["CG"] for the subject property (CS zoning approved for all of the S/2 S/2 SE/4 NE/4 of this Section (10 acres) due to a legal description error) – PC Recommended Approval of CS on 10/27/1980 and City Council Approved CS zoning on 10/31/1980 (Ord. # 414).

AC-01-10-03 – Request for approval of signage for the subject property – Approved by Architectural Committee 10/04/2001.

AC-03-10-03 – Request for approval of a ground sign for the subject property (replacing one removed for Memorial Dr. highway widening) – Approved by Architectural Committee 10/20/2003.

Plat Waiver for Bixby Lumber – Request for Waiver of the platting requirement per Zoning Code Section 11-8-13 (formerly Zoning Code Section 260) – Conditionally Approved by City Council 05/11/2009 after accepting a U/E dedication at the same meeting.

AC-09-05-04 – Bixby Lumber – HRAOK, Inc. – Request for Detailed Site Plan approval for subject property, to allow for a replacement storage building – Architectural Committee Conditionally Approved 05/18/2009, subject to BBOA-505 and the submission of the remaining outstanding information items.

BBOA-505 – Ronnie McGlothlin for Bixby Lumber Co., Inc. – Request for Variance from the minimum number of parking spaces per Zoning Code Section 11-9-15.D for subject property – BOA Approved 07/06/2009.

BBOA-548 – Ronnie McGlothlin for Bixby Lumber Co., Inc. – Request for Special Exception per Zoning Code Section 11-7D-2 Table 1 to allow Use Unit 23 warehousing and wholesaling, to include a food products wholesale business with incidental food processing and packaging in the CG General Commercial District for subject property – Pending BOA consideration 12/05/2011.

RELEVANT AREA CASE HISTORY:

BACKGROUND INFORMATION:

The subject property is developed with commercial buildings which were previously occupied by Bixby Lumber Co. / Building Solutions, a Use Unit 15 lumber yard and building materials sales business. The Applicant, who owns the subject property and is the owner of that business, relocated operations to another facility in Sapulpa within the past year or two. The buildings are currently vacant, and the Applicant/landowner has expressed interest in leasing the facility for a Use Unit 23 wholesale business with incidental food processing and packaging. More specifically, the application for BBOA-548 states, "Owner will take spices mix them together to create a chili mix, package and then distribute to retail businesses."

Applicant's representative JR Donelson has informed Staff that the operation would not do any cooking, there would be no odors, all materials are "sealed" during receiving and shipping, and it will be a clean operation.

Use Unit 23 is not allowed in the current CS zoning district. The lowest intensity zoning district in which it would be allowed is CG, with a Special Exception or by PUD. BBOA-548 will be considered by the Board of Adjustment December 05, 2011, pending the approval of CG zoning per this application.

ANALYSIS:

Subject Property Conditions. The subject property is relatively flat and appears to slope slightly to the west to Bixby Creek. The property contains two (2) existing commercial buildings.

The subject property has been developed incrementally over time, and now is completely covered with gravel for outside storage areas, with the exception of the buildings and the concrete parking area in the front of the building, and a few narrow strips of grass at the frontward fringes of the property.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Corridor, (2) Development Sensitive, and (3) Commercial Area.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that CG zoning May Be Found In Accordance with the Corridor designation of the Comprehensive Plan Land Use Map.

The Matrix provides that CG zoning May Be Found In Accordance with the Development Sensitive designation of the Comprehensive Plan Land Use Map.

The Matrix does not indicate whether or not the CG zoning would be in accordance with the Commercial Area Land Use designation of the Plan Map.

Page 7, item numbered 1 of the Comprehensive Plan states:

> *" The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands are recommendations which may vary in accordance with the Intensities depicted for those lands." (emphasis added)*

This language is also found on page 30, item numbered 5.

This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific "Land Use" (other than "vacant, agricultural, rural residences, and open land," which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the "Land Use" designation on the Map should be interpreted to "recommend" how the parcel should be zoned and developed.

Therefore, it is evident from this section that the "Land Use" designation of the Comprehensive Plan Land Use Map, in addition to the Intensity designation, is also intended to inform/provide direction on how rezoning applications and land use decisions should be considered.

The subject property is developed, however, as is most of the "Commercial Area"-designated strip along the west side of Memorial Dr. between 151st St. S. and 161st St. S. Nevertheless, the "Commercial Area" designation should not be entirely discounted.

For all the reasons outlined above, Staff believes the proposed CG zoning should be found In Accordance with the Comprehensive Plan.

Surrounding Zoning and Land Use Compatibility. Surrounding zoning patterns are primarily CS, CG, and AG.

To the north is the First United Methodist Church of Bixby on approximately 29 acres (only part of which is developed and the balance is vacant). The approximately 7.5 acres of it immediately abutting to the north is zoned CS, and the balance is zoned AG and CG. There are additional CG zoning districts further to the north.

To the south the zoning is a mix of CG, CS, and RM-2. Immediately abutting to the south is approximately 1 acre of CG zoning, containing the Cottom Veterinary Clinic. Further to the south is a two-story dwelling (apparently unoccupied) zoned CS. The land to the southwest is zoned CS and RM-2 and is vacant.

Zoning to the east (across S. Memorial Dr.) is RS-3 for the Ramsey Terrace residential subdivision. To the southeast is the St. Clement of Rome Catholic Church, also zoned RS-3.

The subject property is separated from the nearest residential property by a right-of-way of approximately 140, containing Memorial Dr. / US Hwy 64, which is four (4) lanes with a center turn lane along this section thereof.

Finally, to the west is vacant land owned by the First United Methodist Church of Bixby, zoned CS and AG. The Bixby Creek channel is to the southwest and is zoned AG.

The requested CG zoning would be a logical extension of the existing, established CG zoning district abutting to the south, and would be compatible with the CS zoning to the north, west, and south. Further, the subject property is already developed commercially, and was previously occupied for many years with a Use Unit 15 heavy commercial use, with no evident detriment to the surrounding area. The proposed CG zoning and commercial use should be compatible with surrounding commercial, office, and church uses, and future uses anticipated by surrounding zoning patterns.

Staff Recommendation. For the reasons outlined above, Staff recommends Approval.

Erik Enyart stated that the proposed tenant and new jobs occupying the vacant building were "background information," and his recommendation was based on sound planning and zoning principles, [without consideration of the specific use contemplated].

Chair Thomas Holland referenced the Staff Report and asked Erik Enyart if the property was not in a Corridor. Erik Enyart stated that the CG zoning *May Be Found In Accordance* with the Corridor designation of the Comprehensive Plan. Mr. Holland clarified with Erik Enyart that he was referring to the Appearance Corridor District. Mr. Enyart confirmed Mr. Holland was correct in that the property was located within a Corridor designation of the Comprehensive Plan and was also located within the Corridor Appearance District overlay zoning district. Mr. Holland clarified with Mr. Enyart that, within the Corridor Appearance District, all new buildings to be constructed must first go before the Planning Commission for Detailed Site Plan approval.

Lance Whisman asked Erik Enyart to clarify what the Comprehensive Plan meant as far as whether CG zoning was "in accordance" with the plan, including the Development Sensitive designation. Mr. Enyart stated that the CG zoning *May Be Found In Accordance* with the Corridor designation, and *May Be Found In Accordance* with the Development Sensitive designation of the Comprehensive Plan. Mr. Enyart stated that the Plan also identified the property as within a Commercial Land Use designation. The Commissioners asked for further clarification. Mr. Enyart

stated that, per the Matrix, a certain zoning district will fall into one of three categories: The "plus" sign [+] means that the zoning is *In Accordance*, the "zero" [o] means that the zoning *May Be Found In Accordance*, and a "negative" sign [-] means that the zoning is *Not In Accordance* with the Corridor designation of the Comprehensive Plan. Mr. Enyart stated that, since the property was designated Corridor and Development Sensitive which both recognized CG zoning as *May Be Found In Accordance* and was designated a Commercial Area, he recommended the Commission find the CG zoning as *In Accordance* with the Corridor designation of the Comprehensive Plan.

Lance Whisman clarified with Erik Enyart that the proposed new business would package food products and sell wholesale. Chair Thomas Holland expressed concern that CG zoning [would allow many additional uses beyond what was discussed at this time]. Mr. Enyart indicated agreement that the CG zoning would allow additional Use Units. Mr. Holland clarified with Mr. Enyart that the proposed use required a Special Exception or PUD to be allowed in the CG zoning district, if CG zoning was approved. Mr. Holland asked if a PUD could not be used for this purpose. Mr. Enyart stated that the Commission could make this recommendation if it so desired.

Applicant's representative JR Donelson of 8410 E. 111th St. S. introduced himself and noted that the property contained an existing structure. Mr. Donelson stated that the exterior of the building would not change, nor would the fencing [or any other exterior aspect of the site]. Mr. Donelson stated that a business would like to move to Bixby and bring jobs. Mr. Donelson stated that he had talked to Erik Enyart and was told that this type of business would need a change of zoning from CS to CG. Mr. Donelson stated that the business would package food products purchased wholesale and then resell them. Mr. Donelson stated that his client was asking for a rezoning from CS to CG and a Special Exception from the Board of Adjustment, as it doesn't fit under CS zoning. Mr. Donelson stated that there was no reason to plat the property or do a PUD with regards to this particular [business]. Mr. Donelson stated that, in the surrounding area, the [First Methodist] Church would stay where it was, Doc Cottom recently passed away and no one knows what the heirs will do with the [veterinarian clinic] property, and Bixby Creek was to the west, and nothing in the area would change.

Chair Thomas Holland indicated favor for providing a location for 40 people to work.

One of the Commissioners asked if the hours of operation were known. Ronnie McGlothlin stated that the business was in Leonard and currently operated between about 6:30 AM and 4:30 PM. JR Donelson stated that he thought they operated between 7:00 to 7:30 AM and 4:00 to 4:30 PM.

Chair Thomas Holland asked if there would be no odors. Ronnie McGlothlin stated that there would not be, but that the business crushed peppers for the chili mix.

Chair Thomas Holland expressed concern for what kinds of businesses could operate on the property after this one, when the property was still zoned CG.

Lance Whisman asked Erik Enyart if the Commission could place restrictions on the approval. Erik Enyart stated that there were two (2) ways of attaching restrictions: The Board of Adjustment could place conditions of approval on the Special Exception if it determined the same were necessary, or

conditions could be attached if approved by PUD. Mr. Enyart stated that conditions could not be attached to a straight rezoning.

Jeff Baldwin asked if the restrictions would not be built into the Special Exception approval. The other Commissioners noted that the Special Exception would only be allowing one more additional [use] to those allowed by the CG zoning.

Chair Thomas Holland asked Jeff Baldwin if he had any further questions. Mr. Baldwin indicated favor for the proposed business.

Chair Thomas Holland asked to entertain a Motion. Jeff Baldwin made a MOTION to RECOMMEND APPROVAL of CG Zoning as recommended by Staff.

Chair Thomas Holland asked if all of the recommendations were included in the Motion. Erik Enyart stated that, since conditions could not be attached to a rezoning, the recommendation could only be to approve or deny, and he recommended Approval. Mr. Holland clarified that he meant the Motion included referencing the Staff's recommendation for approval as outlined in the Staff Report. This point appeared to be agreed by all by acclamation.

Lance Whisman SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

7. **Zoning Code Text Amendment.** Public Hearing to receive Public review and comment, and Planning Commission recommendations regarding the adoption of a proposed amendment to the Zoning Code of the City of Bixby, Oklahoma, pursuant to Oklahoma Statutes Title 11 Section 43-101 et seq. and Bixby Zoning Code/City Code Title 11 Section 11-5-3, regarding Use Unit 21 sign regulations for "temporary signs," "portable signs," and "banner signs," including number and times permitted, similar changes, and other related amendments.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Monday, November 07, 2011*
RE:	*Report and Recommendations for:*
	Zoning Code Text Amendment – Use Unit 21 Sign Codes

AGENDA ITEM:
Zoning Code Text Amendment. *Public Hearing to receive Public review and comment, and Planning Commission recommendations regarding the adoption of a proposed amendment to the Zoning Code of the City of Bixby, Oklahoma, pursuant to Oklahoma Statutes Title 11 Section 43-101 et seq. and Bixby*

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Zoning Code/City Code Title 11 Section 11-5-3, regarding Use Unit 21 sign regulations for "temporary signs," "portable signs," and "banner signs," including number and times permitted, similar changes, and other related amendments.

ANALYSIS:

On October 25, 2011, the Mayor met with City Staff, including the City Manager, City Attorney, City Planner, and Code Enforcement Officer, to discuss how to relax restrictions on temporary/portable/banner signs. This was precipitated by a complaint from a business tenant in the South Park Center shopping center that it was prevented from getting a banner sign due to Bixby's restriction on one (1) such sign per property at a time, and as a result, a sale promotion period was missed.

The Zoning Code restrictions that caused the business owner trouble were Zoning Code Sections 11-9-21.G.3.b:

"b. Each portable sign permit shall be effective for a period of time not to exceed thirty (30) days, and limited to two (2) such signs per lot of record per calendar year; provided, however, that a lot of record with multiple tenants shall be allowed one such sign per tenant per lot of record per calendar year. A singular sign permit application may be accepted for multiple properties. (Ord. 2029, 11-23-2009)"

and 11-9-21.G.3.i:

"i. No more than one sign shall be used on any property."

Together this means that only one (1) business within a shopping center can have a permit at a time, and permits received after the first must "wait their turn." This issue has happened multiple times. The staff is restricted from issuing permits in these cases and businesses become frustrated. It can also be an administrative headache trying to keep track of which business got what permit when, when it was picked up and paid for, when the sign was actually erected, and when the 30-day or 60-day permit period expires, which business is waiting next in line, should the 30-day period be extended if another business is waiting in line, how many permits has a certain business been issued per calendar year, etc.

The South Park Center shopping center can be used as an example in this analysis. It is approximately seven (7) acres in size and contains seven (7) multi-tenant commercial buildings and seven (7) to nine (9) ministorage buildings. It has approximately 47 businesses / tenant spaces. As can be expected, with 47 businesses in a difficult economy, the growing interest in banner signage appears to be on a collision course with the one (1) permit per property rule, and other number and time restrictions.

The City Attorney suggested that the number of signs be based on a frontage formula, such as one (1) per 150' of street frontage.

By the end of the meeting, the Mayor expressed preference, and the City Staff agreed to propose changes to timing and number restrictions as follows:

- *Timing: To be permitted up to four (4) times per business per calendar year in 30-day increments. Thirty-day periods can be separate or consecutive as desired by the business. In the case of consecutive, this means that one (1) permit can be extended three (3) times for a total of 120 days per calendar year. In the case of separate periods, each 30-day period requires a separate permit.*
- *Number: Per-lot restriction to be changed to a frontage formula such as one (1) sign per 150' of street frontage.*

To take the example of the South Park Center shopping center, with approximately 904' of street frontage on Memorial Dr., this would allow up to six (6) banner signs at a time based on the Memorial Dr. frontage.

Banner signs will continue to be restricted to placement on private property (as opposed to within the public street or highway right-of-way), and so in many cases, shopping center tenants will need to share limited available private locations, agree with the landlord to occupy parking spaces, and/or get creative and invest in multiple banner-signage-support structures.

Banner signs will also continue to be restricted to the number which the shopping center owner gives permission. Zoning Code Section 11-9-21.G.3.j requires that the property owner give written permission to place signs on their property.

The Mayor expressed preference for making these amendments as soon as possible, to allow Bixby merchants to take advantage of the new flexibility in the holiday shopping season. The City desires to help local businesses, which also benefits the City as it primarily depends on retail sales for revenues to fund City operations, including police and fire protection, street improvements and maintenance, and other Public infrastructure and services. Per the Mayor and City Manager, this proposed amendment has been advertised for a Public Hearing on the November 21, 2011 Regular Meeting of the Planning Commission. On November 14, 2011, the City Council will consider acknowledging the plan-in-progress and confirming authorization for Staff to proceed on the amendment, in terms of time and publication cost expenditures.

The City Council passed Ordinance # 881 on 12/08/2003, "legalizing" the use of portable/banner signs and providing use regulations therefor (it does not appear the Zoning Code provided for such signs previously). The assumed, primary intent of the ordinance was to enable businesses to use such signage to advertise, while placing reasonable restrictions on their use to help maintain the aesthetic quality of the Bixby's commercial corridors.

Because the two interests (advertising and aesthetics) may sometimes be at variance, it should be recognized that this is a public policy decision, which is the exclusive prerogative of the City Council. The Mayor has expressed favor for an amendment relaxing restrictions on banner signage, and Staff presumes the balance of the Council will confirm their assent at the November 14, 2011 meeting. The Commission will be apprised of the outcome at the November 21, 2011 Regular Meeting.

The following amendments to Zoning Code Section 11-9-21.G are consistent with the direction provided by the Mayor and City Staff at the October 25, 2011 meeting, with additional minor amendments proposed for clarification of existing text:

"G. Portable Signs:

1. *A "portable sign" is defined as any sign not permanently attached to the ground or to a building or building surface, including signs that are designed to be mobile and moved from one location to another. Portable signs are considered temporary signs.*
2. *Excepted from this subsection are all residential neighborhood signs.*
3. *A portable sign may be granted by **sign** permit ~~issued by the office of the building inspector~~, allowing the maintenance of a **portable** sign in excess of ~~the number allowed at individual businesses as set forth in this section~~ **any other signage as permitted by this Title, subject to the following use conditions:***
   a. *No portable sign shall be displayed prior to obtaining a sign permit. (Ord. 881, 12-8-2003)*
   b. *Each portable sign permit shall be effective for a period of time not to exceed thirty (30) days, **provided that** the permit may be renewed for ~~one~~ **up to three (3), consecutive 30-day periods, for a total of 120 days per calendar year**~~, and limited to two (2) such signs per lot of record per calendar year; provided, however, that a lot of record with multiple tenants shall be allowed one such sign per tenant per lot of record per calendar year.~~*
   c. *A singular sign permit application may be accepted for multiple properties. (Ord. 2029, 11-23-2009).*
   d. *A portable sign shall not be placed in the road right of way.*
   e. *The portable sign shall be maintained in good repair and have a clean and neat appearance.*
   f. *The portable sign shall not have blinking or flashing lights or have other attention attracting devices.*
   g. ~~*A portable sign shall be indirectly illuminated by a*~~ ***Illumination, if any, shall be by** constant, nonmoving light source, which is shielded as to not be visible at eye level.*
   h. *Any electrical portable sign shall comply with the electrical code, as adopted by the city.*
   i. *No more than one **portable** sign shall be ~~used on any~~ **permitted for each 150 feet of public street frontage, provided that each property shall be permitted a minimum of one (1) sign.***

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j. Portable sign permits shall be approved only for placement of a sign on property owned by the applicant or agreed to by the property owner, in writing, submitted at the time of application. (Ord. 881, 12-8-2003)"

Staff has used the term "banner sign" in this analysis. The technical term for administrative purposes is "portable sign" as per the definition of the same in Zoning Code Section 11-2-1 and the provisions of Section 11-9-21.G. Banner signs are the most common form of "portable signs" permitted in Bixby, but portable signs sometimes come in other formats.

Staff Recommendation. Staff recommends Approval of amendments as consistent with expressed City Council policy.

Lance Whisman clarified with Erik Enyart that the current restrictions have led to one business "tying up" a [shopping center] property for 30 days, to the exclusion of all others.

Erik Enyart described how the relaxed restrictions would function, and provided explanations by example.

Lance Whisman asked how it would work if a business put up a sign on the building [in a shopping center] versus in the grassy strip by the street. Mr. Enyart stated that the regulations, currently and as proposed, do not speak to where on the properties the signs are located, and so, if a business used their permit to place a sign on their building in the shopping center, that would mean that, under the current regulations, another business in the shopping center could not place a second sign in the grass strip along the street. Mr. Whisman asked how this would apply to the *Regal Plaza* shopping center. Mr. Enyart stated that the *Regal Plaza* shopping center was somewhat different, in that all of the properties out by Memorial Dr. were owned by different businesses, and not the shopping center owner, so for example, *Chick-fil-a* owned their property, *Applebee's* owned their property, etc. Mr. Enyart indicated that a business in the shopping center would have to get the written permission of one of those frontage lot owners. Mr. Enyart stated that there was an inherent limitation on the number of signs, whereby each property owner has to give written permission to place someone's sign on their property. Mr. Enyart noted that some shopping centers, especially the older ones, do not have strips of grass on their lots in which to be permitted banner signs.

Lance Whisman asked where the time limitation numbers came from, and Erik Enyart stated that that was the number that came up in the meeting with City Staff and the Mayor and appeared to be the consensus view. Chair Thomas Holland asked about the significance of the number of signs and/or days permitted. Mr. Enyart stated that that number just came up in the meeting and "gained traction," and so was used. Mr. Enyart stated that there was no study done to determine the optimal number of signs or days permitted. The Commissioners discussed the difference between the 60 days per calendar year now permitted and the 120 days in the draft amendment. Mr. Holland asked if the Commission could not recommend a different number than 120 days, and Mr. Enyart responded that the Commission could give to the Council whatever recommendations it felt most appropriate.

Chair Thomas Holland asked to entertain a Motion. Lance Whisman made a MOTION to RECOMMEND APPROVAL of the proposed amendments as per the Staff Report, with the exception of the maximum days remaining at 60 instead of going to 120. Jeff Baldwin SECONDED the Motion.

Erik Enyart clarified the Motion with Lance Whisman and stated that he would include the Commission's intent in the Motion to have the total number of days set at 60 and not 120, and that he would work on the amendment wording to this effect.

Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

PLATS

None.

OTHER BUSINESS

8. **BL-381 – Khoury Engineering, Inc. for Bixby Investors, LP.** Discussion and possible action to approve a Lot-Split for Lot 6, Block 1, *Bixby Centennial Plaza.*
Property located: The 11800 : 11900-block of S. Memorial Dr.; 11894 S. Memorial Dr.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Tuesday, November 01, 2011*
RE:	*Report and Recommendations for:*
	BL-381 – Khoury Engineering, Inc. for Bixby Investors, LP

LOCATION:
- *11894 S. Memorial Dr.*
- *The 11800 : 11900-block of S. Memorial Dr.*
- *Lot 6, Block 1, Bixby Centennial Plaza*

LOT SIZE: *2 acres, more or less*
ZONING: *CS Commercial Shopping Center District*
EXISTING USE: *Vacant*
REQUEST: *Lot-Split approval*
COMPREHENSIVE PLAN: *Corridor + Medium Intensity + Commercial Area.*
PREVIOUS/RELATED CASES:

BZ-279 – Charles Norman/Martha Plummer Roberts et al. – Request for rezoning from AG to CS, OM, RM-1, and RS-2 for 73 acres, more or less, which became Bixby Centennial Plaza and Fox Hollow and an unplatted 10-acre tract later approved as PUD 51 – PC Recommended Approval as amended for CS, OM, OL, RS-3, and RS-2 on November 19, 2001 and Approved by City Council December 10, 2001 (Ord. # 842). Subject property included in that part approved for CS zoning.
Preliminary Plat of Bixby Centennial Plaza – Request for Preliminary Plat approval including subject property – PC Approved 07/17/2006 and City Council Approved 07/24/2006.
Final Plat of Bixby Centennial Plaza – Request for Final Plat approval including subject property – PC Approved 10/16/2006 and City Council Approved 10/23/2006.

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BL-350 – Khoury Engineering, Inc. – Request for Lot-Split approval to separate the south 46.08' of Lot 5 of Bixby Centennial Plaza and add to subject property – PC Conditionally Approved January 2008.

BL-351 – Khoury Engineering, Inc. – Request for Lot-Split approval to separate the north 42' of Lot 8 and add to Lot 7 of Bixby Centennial Plaza – PC Conditionally Approved 03/17/2008.

BBOA-529 – Khoury Engineering, Inc. – Request for Special Exception per Zoning Code Section 11-7D-2 Table 1 to allow a Use Unit 17 automotive repair and sales business use in the CS Commercial Shopping Center District for subject property – BOA Approved 12/06/2010.

BL-376 – Khoury Engineering, Inc. for Bixby Investors, LP – Request for Lot-Split approval for subject property – PC Conditionally Approved 12/20/2010.

BBOA-535 – Khoury Engineering, Inc. – Request for Variance from (1) the 150' minimum lot-width / minimum ground sign spacing standard of Zoning Code Section 11-9-21.C.[8].a, (2) from the maximum display surface area restrictions of Zoning Code Section 11-9-21.D.3, and (3) any other Zoning Code restriction preventing the erection of two (2) freestanding ground signs at three (3) square feet in display area [each], all for Lot 6, Block 1, Bixby Centennial Plaza – BOA Approved 01/03/2011.

BBOA-536 – Khoury Engineering, Inc. – Request for Variance from the 150' minimum lot-width / minimum ground sign spacing standard of Zoning Code Section 11-9-21.C.[8].a for the north 154.5' of Lot 6 and the S. 46.08' of Lot 5, Block 1, Bixby Centennial Plaza – BOA Approved 02/07/2011.

AC-11-02-01 – Firestone Complete Auto Care – Khoury Engineering, Inc. – Request for Detailed Site Plan approval for a Use Unit 17 automotive repair and sales business for the S. 165.5' of Lot 6, Block 1, Bixby Centennial Plaza (included part of subject property) – Withdrawn by Applicant prior to Planning Commission meeting 02/22/2011.

BBOA-544 – Khoury Engineering, Inc. – Request for Variance (A) the 150' minimum lot-width / minimum ground sign spacing standard of Zoning Code Section 11-9-21.C.[8].a, (B) from the maximum display surface area restrictions of Zoning Code Section 11-9-21.D.3 to allow three (3) square feet of display surface area per ground sign, and (C) any other Zoning Code restriction preventing the erection of three (3) freestanding ground signs at three (3) square feet in display area each for Lot 6 and the S. 46.08' of Lot 5, Block 1, Bixby Centennial Plaza – BOA Continued 09/06/2011 to the 10/03/2011 Regular Meeting.

BACKGROUND INFORMATION:

Previous Plans for Firestone Development. BBOA-529, BBOA-535, BL-376, and AC-11-02-01 (December 2010 to February 2011) were all applications in support of a Use Unit 17 Firestone Complete Auto Care & Tire Store development, which was to occur on the S. 165.5' of Lot 6, Block 1, Bixby Centennial Plaza. BBOA-536 was a request for the remaining land between the Firestone development and IBC Bank to have its own freestanding ground sign.

Ultimately, Firestone decided to cancel the project and did not buy the land or build the store.

A new business development is now proposed for the S. 216' of Lot 6. The business' name has not yet been made public.

BL-381, the subject of this report, is a request for Lot-Split to separate that new development tract from the North 104' balance of Lot 6, which will be added to the S. 46.08' of Lot 5 to create another future development lot.

BBOA-544 Relation to BBOA-535 and BBOA-536. In accordance with the Bixby Zoning Code Section 11-4.3.B, in order to secure the approval of a Board of Adjustment application, within 90 days of the approval, the Decision of Record shall be filed of record with the County Clerk. For both BBOA-535 and BBOA-536, Staff provided the Decision of Record, signed by the Board of Adjustment Chair and attested to by Staff, to the Applicant, who provided it to the property owner for signature and recording. The documents were not signed or recorded within the 90-day approval window, and the approvals are thus now void.

BBOA-544 is essentially identical to the requests per BBOA-535 and BBOA-536, in that their combined effect was to approve the erection of three (3) freestanding ground signs at three (3) square feet in display area each on Lot 6 and the S. 46.08' of Lot 5. BBOA-535 allowed the combined development entrance / shopping center sign within a sign easement at the southeast corner of Lot 6 and another freestanding ground sign on the southerly part of Lot 6, to advertise the Firestone business then planned. BBOA-536 allowed a freestanding ground sign on the future development lot between the IBC Bank on the north and the Firestone development then planned on the southern part of Lot 6. The Board of Adjustment

approved BBOA-535 on January 03, 2011 and BBOA-536 on February 07, 2011. BBOA-544 was on the September 06, 2011 Board of Adjustment agenda but was Continued to the October 03, 2011 Regular Meeting agenda to allow the Applicant to attend and represent the application (Applicant missed the September meeting due to traffic).

Application History. This application was advertised for a Public Hearing to be held at the regular Planning Commission meeting on September 19, 2011. However, that meeting was cancelled due to a lack of quorum. The Public Notice was lost, and the City agreed to pay the publication costs for re-advertising it for the October 17, 2011 regular meeting. However, that meeting was also cancelled as BL-381 was the only application item on the agenda and Staff inadvertently missed the deadline to re-advertise BL-381 for that meeting. The City has paid the publication costs to re-advertise this application for this November 21, 2011 regular meeting.

ANALYSIS:

Subject Property Conditions. The subject property consists of vacant Lot 6, Block 1 in Bixby Centennial Plaza, zoned CS.

General. Per BL-350, Lot 5 to the north was approved for Lot-Split to separate the south 46.08' from the balance of that lot, which was sold and developed with an IBC Bank. Per the Planning Commission's Conditional Approval, because it would otherwise violate the 150' minimum frontage requirement of the CS district, that 46.08' "sliver tract" was required to be attached to Lot 6, Block 1, Bixby Centennial Plaza. Deed restriction language to that effect was used on the deed presented to Staff for the Lot-Split approval certificate stamp and signature. However, the Tulsa County Assessor's parcel data does not reflect the attachment. This could be because the deed Staff stamped was not used, the Assessor's Office did not recognize the deed restriction language as requiring changes to the parcel data, or did not recognize it as adequate for this purpose, such as because there was not reciprocal deed restriction specifically concerning a conveyance of Lot 6.

The deed restriction language provided that the Planning Commission could reverse the combination by future Lot-Split approval. Therefore, as a Condition of Approval for BL-381, Staff recommends the Planning Commission require that the deed for the northerly tract (North 104' balance of Lot 6) include a deed restriction correspondingly attaching that tract to the South 46.08' of Lot 5.

Upon combination as recommended herein, the proposed two (2) tracts would comply with the 150' minimum Lot Width standard of the CS district.

The Technical Advisory Committee (TAC) reviewed this Lot-Split application on November 02, 2011. The Minutes of the meeting are attached to this report.

Staff Recommendation. Staff recommends Approval, subject to the northerly tract being deeded from the owner to the owner with a deed restriction attaching that tract to the South 46.08' of Lot 5, reciprocating the deed restriction per BL-350.

Erik Enyart noted that it was a *Communications Federal Credit Union* which planned to build on the proposed southern lot.

Chair Thomas Holland asked if the Applicant was present and wished to speak on the item. Applicant Malek Elkhoury of PO Box 52231, Tulsa, was present and noted that the previous plans were for a *Firestone* development, but that *Firestone* decided not to build there, and now a credit union wanted to build there. Mr. Elkhoury noted that the lot now proposed is slightly larger than when *Firestone* planned to build there.

Chair Thomas Holland asked to entertain a Motion. Lance Whisman made a MOTION to APPROVE BL-381 subject to the attachment as recommended by Staff. Jeff Baldwin SECONDED the Motion. Roll was called:

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ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

9. **BL-382 – Sisemore, Weisz & Associates, Inc.** Discussion and possible action to approve a Lot-Split for Lot 3, Block 1, *101 Memorial Square*.
   Property located: 10121 S. Memorial Dr.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Tuesday, November 01, 2011*
RE:	*Report and Recommendations for:*
	BL-382 – Sisemore, Weisz & Associates, Inc.

LOCATION: – *Lot 3, Block 1, 101 Memorial Square*
– *10121 S. Memorial Dr.*
LOT SIZE: *1.58 acres, more or less*
ZONING: *CG General Commercial District and CS Commercial Shopping Center District with PUD 65 for 101 Memorial Square*
EXISTING USE: *Vacant*
REQUEST: *Lot-Split approval*
COMPREHENSIVE PLAN: *Corridor + Medium Intensity + Commercial Area.*
PREVIOUS/RELATED CASES: *(Not necessarily a complete list and does not include TMAPC-jurisdiction areas)*

BZ-89 – Ron Koepp – Request for rezoning from AG to CG for 3.6 acres including the southerly 0.96 acres (more or less) of the subject property – Recommended for Approval by PC 04/28/1980 and Approved by City Council 05/19/1980 (Ord. 401).

BZ-148 – John Moody for William E. Manley, et al. – Request for rezoning from AG to CG (amended to CS) for the area which was eventually platted as 101 Memorial Square, including subject property, less the southerly 0.96 acres (more or less) thereof – Recommended for Approval by PC 10/31/1983 and Approved by City Council 11/07/1983 (Ord. 496).

BBOA-341 – Roy D. Johnsen for William E. Manley – Request for Special Exception to allow used car sales on the northwest 0.7 acres of the area which was eventually platted as 101 Memorial Square – Denied by BOA 11/02/1998 – Notice of Appeal in District Court found in case file but with no followup information as to its ultimate disposition.

BBOA-409 – Eric Sack for William & Betty Manley – Request for Variance to Chapter 11, Section 1140(d) "Unenclosed off-street parking areas shall be surfaced with an all-weather material," and a Special Exception per Chapter 10 Section 1002.3(a) "Temporary open air activities, may continue for a period not to exceed thirty days per each application.... for the sale of Christmas Trees, wreaths, bows and other seasonal goods from November 25, 2003 through December 24, 2003 for area which was eventually platted as 101 Memorial Square, including subject property – Withdrawn by Applicant in September 2003.

BBOA-410 – Eric Sack for William & Betty Manley – Request for Variance to Chapter 11, Section 1140(d) "Unenclosed off-street parking areas shall be surfaced with an all-weather material," and a Special Exception per Chapter 10 Section 1002.3(a) "Temporary open air activities, may continue for a period not to exceed thirty days per each application.... for the sale of Halloween related items such as pumpkins, gourds, hay and other seasonal goods and related activities such as pony rides and miniature train rides, from September 26, 2003 through October 31, 2003 for the area which was

eventually platted as 101 Memorial Square, including subject property – Withdrawn by Applicant in September 2003.

PUD 65 – 101 Memorial Square – Manley 101st & Memorial, LLC – Request for PUD approval for area which was eventually platted as 101 Memorial Square, including subject property – Recommended for Conditional Approval by PC 11/17/2008 and Conditionally Approved by City Council 01/05/2009.

Preliminary Plat of 101 Memorial Square – Manley 101st & Memorial, LLC – Request for Preliminary Plat approval for area which was eventually platted as 101 Memorial Square, including subject property – Recommended for Conditional Approval by PC 11/17/2008 and Conditionally Approved by City Council 11/24/2008.

Final Plat of 101 Memorial Square – Request for Final Plat approval for area which was eventually platted as 101 Memorial Square, including subject property – Recommended for Conditional Approval by PC 02/17/2009 and Conditionally Approved by City Council 03/02/2009.

AC-09-02-02 – CVS/Pharmacy – Jacobs Carter Burgess – Request for Detailed Site Plan approval for Lot 1, Block 1, 101 Memorial Square – Architectural Committee Conditionally Approved 02/17/2009. Developer Appealed the Approval in order to do away with the landscaped berm and Council took no action on 03/09/2009 based on the City Attorney's opinion that the Council had removed the berm requirement for this Detailed Site Plan upon the approval of the Final Plat of 101 Memorial Square.

BSP 2009-01 – CVS/Pharmacy – Jacobs Carter Burgess – Request for Detailed Site Plan approval for Lot 1, Block 1, 101 Memorial Square as required by PUD 65 – PC Conditionally Approved 02/17/2009. Developer Appealed the Approval in order to do away with the landscaped berm and Council took no action on 03/09/2009 based on the City Attorney's opinion that the Council had removed the berm requirement for this Detailed Site Plan upon the approval of the Final Plat of 101 Memorial Square.

BBOA-547 – Kimley-Horn & Associates, Inc. – Request for Special Exception per Zoning Code Section 11-10-2.H to allow a total of 40 parking spaces, in excess of the 24 space maximum standard for a proposed restaurant in the CG General Commercial District and CS Commercial Shopping Center District with PUD 65 – Pending BOA consideration 11/07/2011.

AC-11-01-02 – Whataburger – Kimley-Horn & Associates, Inc. – Request for Detailed Site Plan approval for a Use Unit 12 fast-food restaurant for the S. 189.99' of subject property – Pending PC consideration 11/21/2011.

BACKGROUND INFORMATION:

ANALYSIS:

Subject Property Conditions. The subject property, Lot 3, Block 1, 101 Memorial Square, is moderately sloped and primarily drains to the southeast to an upstream tributary of Fry Creek. The property is presently vacant. It is bordered on the north by vacant Lot 2, Block 1, 101 Memorial Square, on the west by Memorial Dr., on the south by 102nd St. S., a private commercial street, and on the east vacant commercial lots in 101 Memorial Center and 101 South Memorial Plaza.

General. Per AC-11-11-02, the south 189.99' of the subject property is proposed to developed with a Whataburger fast-food restaurant. The northern 54.56' balance will be attached to vacant Lot 2, abutting it to the north.

Upon combination as recommended herein, the proposed two (2) tracts would comply with the 150' minimum Lot Width standard of PUD 65.

The Technical Advisory Committee (TAC) reviewed this Lot-Split application on November 02, 2011. The Minutes of the meeting are attached to this report.

Staff Recommendation. Staff recommends Approval, subject to the northern 54.56' tract being attached to the adopting lot by deed restriction language such as:

> *[INSERT THE LEGAL DESCRIPTION OF THE NORTHERN TRACT].*
>
> *The foregoing is restricted from being transferred or conveyed as described above without including:*
>
> *[INSERT THE LEGAL DESCRIPTION OF THE ADOPTING LOT 2 BLOCK 1]*
>
> *unless otherwise approved by the Bixby Planning Commission, or its successors, and/or the Bixby City Council as provided by applicable State Law,*

Or other language provided by the Applicant for this purpose subject to City Attorney approval.

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Chair Thomas Holland asked if the Applicant was present and wished to speak on the item. Applicant Darin Ackerman of 6111 E. 32nd Pl. S., Tulsa, was present but had no comment.

Chair Thomas Holland asked to entertain a Motion. Lance Whisman made a MOTION to APPROVE BL-382 subject to the attachment as recommended by Staff. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

10. **BSP 2011-03 – "Crosscreek Lot 5, Block 1, Tracts 3 & 4" – JR Donelson, Inc.** Discussion and consideration of a Detailed Site Plan and building plans for "Crosscreek Lot 5, Block 1, Tracts 3 & 4," a trade center development for part of Lot 5, Block 1, *Crosscreek.* Property located: 12824 and 12832 S. Memorial Dr.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Monday, November 07, 2011*
RE:	*Report and Recommendations for:*
	BSP 2011-03 – "Crosscreek Lot 5, Block 1, Tracts 3 & 4" – JR Donelson, Inc.

LOCATION:
- *12810 S. Memorial Dr. Suites 200 : 209 and 12812 S. Memorial Dr. Suites 200 : 209*
- *Northeast of the north dead-end of 73rd E. Ave. north of 129th St. S.*
- *Tracts 3 and 4 (per BL-377) of Lot 5, Block 1, Crosscreek*

SIZE: *3 acres, more or less, in two (2) tracts*

EXISTING ZONING: *CS Commercial Shopping Center District + PUD 37*

EXISTING USE: *Vacant*

DEVELOPMENT TYPE: *Approval of Detailed Site Plan including as elements: (1) Detailed Site Plan, (2) Detailed Landscape Plan, and (3) Detailed Lighting Plan, (4) Detailed Sign Plan, and (5) building plans and profile view / elevations for new trade center buildings*

SURROUNDING ZONING AND LAND USE:

North: *AG; The Fry Creek Ditch channel, with agricultural land to the north of that.*

South: *RS-1, RS-2, & RMH; The Bixby United Pentecostal Church and residences and vacant residential lots in Poe Acreage and unplatted residential areas fronting along E. 129th St. S., a mobile home park, and manufactured home residential in LaCasa Movil Estates and LaCasa Movil Estates 2nd to the southwest.*

East: *CS + PUD 37; Trade center metal buildings in Crosscreek.*

West: *CS + PUD 37, AG, & RMH; Baseball practice fields, the Fry Creek Ditch channel, with manufactured home residential in LaCasa Movil Estates and LaCasa Movil Estates 2nd to the southwest.*

COMPREHENSIVE PLAN: *Corridor*

PREVIOUS/RELATED CASES: *(Not necessarily a complete list)*

PUD 37 – Crosscreek – Randall Pickard for Remy Co., Inc. – Request for rezoning from AG to CS and PUD 37 for Crosscreek – Recommended for Approval by PC 03/21/2005 and Approved by City

Council April 11, 2005 (Ord. # 980 – number assigned to the approved blank ordinance in the year 2007 after discovery of the discrepancy).

Preliminary Plat of Crosscreek – Request for Preliminary Plat approval for Crosscreek – Recommended for Approval by PC 06/20/2005 and Approved by City Council 06/25/2005.

Final Plat of Crosscreek – Request for Final Plat approval for Crosscreek – Recommended for Approval by PC 11/21/2005 and Approved by City Council 11/28/2005.

AC-06-04-01 – Request for Architectural Committee [Site Plan and building plans] approval for Phase 1, consisting of buildings 1 through 5, inclusive, of Crosscreek – Believed to have been approved by AC April 17, 2006 (Minutes not found in case file).

BBOA-453 – Dennis Larson – Request for Special Exception to allow a Use Unit 17 indoors sales of used automobiles in the CS district with PUD 37 for the land platted as Crosscreek, and specifically, 12804 S. Memorial Dr. Unit # 109 – Approved by BOA 05/07/2007 on the condition that sales be indoors with no storage of automobiles outside of the building.

BBOA-487 – Keith Whitehouse for Cross Creek Office Warehouses, LLC – Request for Special Exception to allow a Use Unit 17 internet-based/indoor used automobile sales in the CS district with PUD 37 for Lot 2, Block 1, Crosscreek, and specifically, 12818 S. Memorial Dr. Unit # 111 – Approved by BOA 08/04/2008.

BBOA-494 – David Owens for Cross Creek Office Warehouses, LLC – Request for Special Exception to allow a Use Unit 17 indoor lawnmower and small engine repair business in the CS district with PUD 37 for Lot 3, Block 1, Crosscreek, and specifically, 12806 S. Memorial Dr. Unit # 115 – Withdrawn by Applicant in October/November 2008.

BBOA-498 – Cross Creek Office Warehouses, LLC and/or Remy Enterprises – Request for Special Exception to allow a Use Unit 19 indoor gymnasium, health club, baseball and basketball practice and training, enclosed commercial recreation establishments not elsewhere classified, and other such related uses within Use Unit 19, in the CS Commercial Shopping Center District with PUD 37 – Approved by BOA 03/02/2009.

PUD 37 – Crosscreek – Minor Amendment # 1 – Request for Minor Amendments to PUD 37 for Crosscreek – PC recommended Denial 05/18/2009 and City Council Approved on appeal 05/26/2009.

BL-377 – JR Donelson, Inc. for Remy Enterprises – Request for Lot-Split approval for Lot 5, Block 1 (including subject property) – PC Conditionally Approved 02/22/2011.

PUD 37 – Crosscreek – Minor Amendment # 2 – Request for Minor Amendments to PUD 37 for Crosscreek – PC Conditionally Approved 05/16/2011.

BSP 2011-02 – "Crosscreek Lot 5, Block 1, Tracts 1 & 2" – JR Donelson, Inc. – Request for PUD Detailed Site Plan approval for Crosscreek Lot 5, Block 1, Tracts 1 & 2 – PC Conditionally Approved 05/16/2011.

BLPAC-7 – JR Donelson, Inc. for Remy Enterprises – Request for Landscape Plan Alternative Compliance plan for Crosscreek Lot 5, Block 1, Tracts 1 & 2 – PC Conditionally Approved 05/16/2011.

BACKGROUND INFORMATION:

The Crosscreek development essentially consists of a series of metal trade center / warehouse buildings extending approximately ½ mile along the south side of the Fry Ditch No. 1 channel, oriented lengthwise along the channel (east-west). The exception is the front building ("Building 1"), which is oriented lengthwise along Memorial Dr., and has had appearance upgrades and is primarily used for retail sales. The metal warehouse buildings are consistent with those typical of warehousing and trades and services general business offices (Use Unit 15, etc.). It should be noted that Use Unit 23 Warehousing is not permitted in the CS district or per PUD 37. This has continually caused interpretative and occupancy permitting issues for Crosscreek.

In May of 2011, on "Tracts 1 & 2" (per BL-377) of Lot 5, Block 1, Crosscreek, the Applicant was granted approvals to construct two (2) new metal trade center buildings, similar to those existing in the rest of Crosscreek, but smaller, as they will be built on the smaller lots. By this request, the Applicant is now proposing to construct an additional two (2) new metal trade center buildings on "Tracts 3 and 4" of Lot 5, Block 1, Crosscreek. The new buildings will not occupy all of "Tracts 3 and 4," and the Applicant has indicated another two (2) smaller buildings may be constructed in the future on the vacant balance of land.

ANALYSIS:

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Property Conditions. The subject property consists of vacant Tracts 3 and 4 (per BL-377) of Lot 5, Block 1 in Crosscreek, zoned CS + PUD 37. The two (2) tracts together contain approximately three (3) acres and, when constructed, will drain north to the Fry Creek Ditch # 1.

Comprehensive Plan. The Comprehensive Plan designates the subject property as Corridor.

The trade center development anticipated by this Detailed Site Plan would be consistent with the Comprehensive Plan.

General. The Applicant is proposing to build two (2) 125' X 80' (10,000 square feet) buildings, one (1) on each tract. The buildings will be located on the east sides of each tract and will be surrounded with concrete paving, with unpaved 10' X 80' strips on each of the building ends.

Fire Marshal's and City Engineer's memos are attached to this Staff Report. Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The subject property appears to presently be served by the critical utilities (water, sewer, electric, etc.).

The Technical Advisory Committee (TAC) reviewed this Detailed Site Plan on November 02, 2011. The Minutes of the meeting are attached to this report.

The subject property lot conforms to the CS district and PUD 37, and the proposed building appears to comply with the height, maximum FAR, and minimum building setback standards for the CS district and PUD 37.

Access and Internal Circulation. The Tracts 3 and 4 of Lot 5 subject property currently has no frontage on a public street. The PUD 37 Development Standards for Development Area "Lot 5" provide that there is no minimum frontage requirement. Access is afforded via a private roadway within a 30'-wide Mutual Access Easement, which runs through the development (via the plat of Crosscreek and a separate instrument easement, Document # 2011042634) on an east-west axis and connects the east line of the subject property to the west line of Lot 1. The driveway connection to Memorial Dr. is located at the southeast corner of Lot 1. Lot 5 also accesses S. 73rd E. Ave. via an unnamed, curved roadway constructed by the Crosscreek developer on land owned by the City of Bixby (part of the Fry Creek channel right-of-way). After some effort searching, Staff has not located any easement which would support this roadway. Perhaps it was understood that, if constructed on City property, it would be a de facto public street. It was not included in or dedicated by the plat of Crosscreek.

The roadway to the west connects to the rest of the Crosscreek development via a roadway that passes north-south through the northwest corner of Lot 5, and east-west along the north side of Lot 5.

In addition, Crosscreek Deed of Dedication Section 2.6.a provides what may amount to a blanket easement over all the lots in Crosscreek, "...The Owner/Developer hereby grants and establishes a perpetual, non-exclusive mutual access easement for purposes of permitting vehicular and pedestrian passage to and from all lots in the planned unit development across all drives and parking lots as shall exist on the lots." The section continues with "A mutual access easement shall be recorded in the office of the Tulsa County Clerk by the Owner/Developer." Such an easement was recorded May 18, 2011, Document # 2011042634. The former easement establishment language, located in the PUD Restrictions section of the DoD/RCs, appears to have been added after the PUD was approved, as it was not found in the PUD language itself. It may have been added in satisfaction of the latter statement, along with the specifically-defined MAEs as represented on the face of the plat.

A concrete trail was constructed along and just north of the north line of Lot 5 when other buildings were constructed in Crosscreek. It is located on the Fry Creek Channel land owned by the City of Bixby, and is planned to eventually connect to other trails.

The plans shows paving internal drives over the 17.5' Perimeter Utility Easement along the north side of Tract 3 and the south side of Tract 4. Paving over public utility easements is subject to City Engineer and Public Works Director approval.

Parking and Loading Standards. The "Site Plan" drawing indicates the location of proposed parking areas. Each building would have 10 parking spaces, five (5) on each of the north and south sides thereof. PUD 37 Minor Amendment # 2 provides that each building must have 10 parking spaces, and 10 are proposed in satisfaction of this standard.

The proposed handicapped-accessible parking spaces, regular and van-accessible, are provided in numbers and dimensions as required by both ADA and Bixby Zoning Code standards (see Figure 3 in Section 11-10-4.C). Access aisles, accessible routes to the entrances, signage to be used to reserve the

accessible spaces, and a handicapped-accessible parking space/access aisle/accessible route detail diagram are all indicated as required.

The parking lot complies with the 10' minimum setback from an R Residential district per Zoning Code Section 11-10-3.B Table 1.

Presuming primarily Use Unit 15 occupancies, per Zoning Code Section 11-9-15.D, one (1) loading bay / berth is required and several are provided for each building. The loading berths would comply with the number which would be required and the 25' setback from an R Residential district per Zoning Code Section 11-10-3.B Table 1. The dimensions are represented and are consistent with the dimensional standards as per PUD 37 Minor Amendment # 2.

Screening/Fencing. The Zoning Code requires a sight-proof screening fence for the subject property along the south property line, as it abuts an RS-1 Residential district.

PUD 37 requires for screening, "Appropriate screening shall be provided between the development areas and the residential areas to the south. All landscaping and screening shall be approved by the Bixby Planning Commission."

The "Site Plan" drawing indicates a "6' screening wall w/fence" along the south property line. A profile view / elevation diagram has been provided, representing the 6' cedar fence. This was found adequate for screening purposes in the similar case of BSP 2011-02 earlier this year (reference Zoning Code Sections 11-7I-6, 11-8-10.E, and 11-12-3.A.3) and so should be found adequate in this case.

PUD 37 provides also, "There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen from persons standing at ground level." A dumpster is proposed at the southwest corner of Tract 4. The Site Plan indicates it will be enclosed as required.

Landscape Plan. The Landscape Plan is compared to the landscaping standards of the Zoning Code as follows:

1. *15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1): Standard is not less than 15% of Street Yard area shall be landscaped. There is no street frontage and so no Street Yard for the subject property.* ***This standard is not applicable.***
2. *Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7): There is no street frontage and so no landscaped strip requirement for the subject property.* ***This standard is not applicable.***
3. *10' Buffer Strip Standard (Section 11-12-3.A.3): Standard requires a minimum 10' landscaped strip between a parking area and an R Residential Zoning District. Tree planting requirements are the same as for a Street Yard. There is 10' grass strip proposed along the south line, which would separate the parking lot from the RS-1 district abutting to the south, and six (6) trees are proposed. Standard will be met upon and as a part of compliance with the landscaping requirements for the South Setback Area per Section 11-12-3.A.4.*
4. *Building Line Setback Tree Requirements (Section 11-12-3.A.4): Standard is one (1) tree per 1,000 square feet of building line setback area. Per PUD 37, there is a 10' setback "from all boundaries," "Plus 2 feet for each one 1 foot building height exceeds 15 feet if the abutting property is within a Residential Zoning District." There is an RS-1 district abutting to the south, and the building will be 19 1/3' in height. Therefore, the south line setback is 18 2/3'. Tree requirement calculations are as follows:*

   West line of Tracts 3 + 4 @ 361.81' X 10' = 3,618.1 square feet / 1,000 = 4 trees. No (0) trees proposed in West Line Setback Area. ***This standard is not met for this Setback Area.***

   North line of Tract 3 @ 404.55' – 10' from West Line Setback = 394.55' X 10' = 3,945.5 square feet / 1,000 = 4 trees. Six (6) trees proposed in North Line Setback Area. ***This standard is met for this Setback Area.***

   South Line of Tract 4 @ 407' – 10' from West Line Setback = 397' X 18 2/3' = 7,410.33 square feet / 1,000 = 8 trees. Six (6) trees proposed in South Line Setback Area. ***This standard is not met for this Setback Area.***

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The east lines of Tracts 3 and 4 are not counted as they are interior to the "Lot 5" Development Area.

This standard is not met.

5. *Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2): Standard is no parking space shall be located more than 50' from a Landscaped Area, which Landscaped Area must contain at least one (1) tree.* ***This standard is met.***
6. *Street Yard Tree Requirements (Section 11-12-3.C.1.a): Standard is one (1) tree per 1,000 square feet of street yard. There is no street frontage and so no Street Yard for the subject property.* ***This standard is not applicable.***
7. *Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. A total of 20 parking spaces is proposed, which would require two (2) trees. A total of four (4) crepe myrtle trees are proposed in the landscaped areas "bookending" each building.* ***This standard is met.***
8. *Parking Areas within 25' of Right-of-Way (Section 11-12-3.C.5.a): There are no parking areas proposed within 25' of the right-of-way.* ***This standard is not applicable.***
9. *Irrigation Standards (Section11-12-3.D.2): The Landscape Plan represents "FPHB" ("Frost Proof Hose Bibs" per Note # 7) on the east and west ends of the two (2) proposed buildings. Also represented are radii from each FPHB showing landscaping areas that are within 100' of each. As indicated, however, the FPHB will not reach all of the landscaped areas on the north side of Tract 3 or the south side of Tract 4.* ***This standard is not met.***
10. *Miscellaneous Standards (Section 11-12-3.D, etc.): The reported calipers of the proposed trees, tree planting detail, and other information indicates compliance with other miscellaneous standards.* ***This standard is met.***
11. *Lot Percentage Landscape Standard (Section 11-7I-5.F: PUDs only): Standard is 10% of a commercial lot must be landscaped open space. The Landscaping Data summary table indicates 49% of the total area will be "landscape area." However, 49% does not appear to be accurate, recognizing that a large majority of the land will be paved and/or covered with buildings. This should be corrected in a manner consistent with the final landscape plan as approved per BLPAC-7. Until such time,* ***compliance with this standard cannot be determined.***

Per letter dated November 03, 2011, the Applicant is requesting approval of alternative plans for compliance. The second numbered item under the "Landscaping" section of the PUD 37 text (Page 7) provides,

"(2) All landscaping and screening shall meet or exceed the requirements of the PUD Chapter (Chapter 9), the Landscape Chapter (Chapter 17), and the Corridor Appearance District Chapter (Chapter 19), or an alternative plan may be approved by the Bixby Planning Commission if they determine that, although not meeting the technical requirements of the foregoing chapters, the plan is equivalent to or better than the requirements of the Landscape Chapter and the Corridor Appearance District Chapter and also meets the requirements of the PUD Chapter. Appropriate screening shall be provided between the development areas and the residential areas to the south. All landscaping and screening shall be approved by the Bixby Planning Commission."

Thus, the Planning Commission has the authority to approve an alternative plan for compliance within the context of this Detailed Site Plan application.

The Applicant should provide additional information showing, to the Planning Commission's satisfaction, how the above items which are not consistent with the minimum landscaping standards can still achieve the purposes and intent of the standards by alternative means. Specifically, the information should address:

- *Where the additional landscaping trees would be planted to meet the minimum overall number required (18 total, with 16 proposed),*
- *What will be proposed in the alternative to provide water to landscaping strips outside the 100'-radius areas from the FPHB as allowed by Zoning Code Section 11-12-3.D.2.c.*
- *Whether the lot percentage landscaping standard of Zoning Code Section 11-7I-5.F has been met.*

Exterior Materials and Colors. Profile View / Building Elevations diagrams are represented on the "Elevations" drawing, and indicate the proposed exterior materials and general architectural appearance for the proposed buildings.

The development proposes metal buildings with "pre-finished metal siding." The roof is planned to be a "pre-finished metal roof" and will slope down to the north and south with a 1/12 pitch. The buildings and roofs are anticipated to look the same as or similar to the ones used in the existing part of Crosscreek, only smaller in size.

Note # 6 on the "Site Plan" drawing provides, "The buildings are metal. The color is cream with blue trim."

Outdoor Lighting. PUD 37 Development Standards provides the following for lighting:

> *" Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or residential street right-of-way. No light standard or building-mounted light shall exceed 20 feet in height or the height which complies with the standard stated in the preceding sentence, whichever is lower."*

The "Elevations" profile view/elevations drawing indicates the proposed locations of the wall-mounted lights on the north and south sides of both buildings.

There is a residential area south of the subject property, creating the possibility of artificial lighting encroachment on these adjoining residences. To the southeast is the Bixby United Pentecostal Church at 7418 E. 129th St. S. The nearest residences appear to be approximately 300' to 400' from the nearest corners of the southernmost building.

The Applicant has submitted a lighting plan indicating diminished lighting within or otherwise toward the south property line. The plan was prepared by Tom Rorabaugh of Vision Lighting Sales, is dated July 14, 2011, and is the same plan which was used in satisfaction of the lighting-related Conditional of Approval for BSP 2011-02.

Note # 3 on the "Site Plan" drawing provides, "Lighting will be wall packs on exterior of the building. There will be no pole lights lighting will be Cooper LM10C, exterior wall pack cut off, with directional down lighting, mounted at 14'-0" "

The Applicant has submitted "cut sheets" showing the planned "Cooper Lighting - Lumark" wall-mounted lights to be used.

Signage. PUD 37 essentially requires all signage comply with the Zoning Code standards for the same, and be approved by the Planning Commission for a "detail sign plan." Note # 4 on the "Site Plan" drawing provides, "Signage will be on a tenant finish basis. Sign permits will be on an individual basis."

The "Site Plan" drawing indicates placard signs bearing the development name "Crosscreek" and building numbers, to be attached to the east sides of the buildings. They have been represented on the Profile View / Building Elevations drawings and comply with the standards for wall signs and so will be approved as a part of this Detailed Site Plan in satisfaction of the requirement for same per PUD 37.

Staff Recommendation. The Detailed Site Plan adequately demonstrates compliance with the Zoning Code and is in order for approval, subject to the following corrections, modifications, and Conditions of Approval:

1. *Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.*
2. *It appears that parts of the 17.5' U/E will be paved. Paving over utility easements requires the specific approval of the City Engineer and Public Works Director.*
3. *Subject to the satisfaction of all landscape plan issues listed above.*
4. *Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).*

Lance Whisman asked Erik Enyart what landscaping issues were unresolved. Mr. Enyart stated that they were:

- Where the additional landscaping trees would be planted to meet the minimum overall number required (18 total, with 16 proposed),

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- What will be proposed in the alternative to provide water to landscaping strips outside the 100'-radius areas from the FPHB as allowed by Zoning Code Section 11-12-3.D.2.c.
- Whether the lot percentage landscaping standard of Zoning Code Section 11-7I-5.F has been met.

Applicant JR Donelson stated that the proposed buildings were the "identical, same thing" to the two (2) that were previously built, and had the same number of trees. Erik Enyart stated that the number of trees are based on the configuration of the lot, and the subject property lots are longer than the first two and so more landscaping is required as a result. Mr. Donelson stated "We'll add two more trees; not a big deal."

Chair Thomas Holland asked Erik Enyart about the large number of items which are called out in the report as "does not meet" the standards. Mr. Enyart stated that the landscaping analysis lists several items which do not meet the standards, but that language in the PUD specifically allows the Planning Commission to approve, within the context of the Detailed Site Plan, plans for alternative compliance with the minimum landscaping standards. Mr. Enyart stated that, in every case where the Commission has approved an alternative compliance plan, it is when the minimum amount of landscaping is met somewhere on the property, even if not necessarily within the landscape strip areas as technically required. Mr. Enyart stated that, as noted in the report, the plans are mostly in compliance with this alternative compliance policy, but there are still some deficiencies outlined in the report.

JR Donelson stated that, for the areas outside the 100' radius from a hose bib, the owner could use a hose extension attachment.

Lance Whisman asked what would happen if the areas were not watered and the trees died. Erik Enyart responded that the Zoning Code requires the replacement of dead trees, or a certain percentage of them anyway. Mr. Enyart noted that it appeared all the required landscaping trees were located within 100-foot radii, and so it was only grassy areas that fell outside them.

Erik Enyart asked JR Donelson if the minimum lot percentage standard was met, and Mr. Donelson stated that it was. Mr. Enyart stated that that third bulleted point could be satisfied by calling that out on the plan and turning it back in.

Erik Enyart summarized that the first bulleted point was satisfied with the Applicant's proposal to add two (2) new trees, for the second bulleted point, the Applicant stated that a hose extension attachment could be used and the Commission may consider whether this is satisfactory, and for the third bulleted point, the Applicant can specify the lot percentage on the plans.

Chair Thomas Holland asked to entertain a Motion. Lance Whisman made a MOTION to APPROVE BSP 2011-03 subject to all the conditions as recommended by Staff, with the exception of the second bulleted point under the landscaping issues. Jeff Baldwin SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

11. **AC-11-11-02 – "Whataburger" – Kimley-Horn & Associates, Inc.** Discussion and consideration of a Detailed Site Plan and building plans for "Whataburger," a Use Unit 12 restaurant development for part of Lot 3, Block 1, *101 Memorial Square*.
Property located: 10121 S. Memorial Dr.

Chair Thomas Holland introduced the item and asked Erik Enyart for the Staff Report and recommendations. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Tuesday, November 08, 2011*
RE:	*Report and Recommendations for:*
	AC-11-11-02 – Whataburger – Kimley-Horn & Associates, Inc.

LOCATION: – *[Part of] Lot 3, Block 1, 101 Memorial Square*
– *10121 S. Memorial Dr.*

SIZE: – *1.58 acres, more or less (Lot 3 subject property parent tract)*
– *1.21 acres, more or less (concerned part of Lot 3; cf. BL-382)*

EXISTING ZONING: *CG General Commercial District and CS Commercial Shopping Center District with PUD 65 for 101 Memorial Square*

DEVELOPMENT TYPE: *Approval of Detailed Site Plan including as elements: (1) Detailed Site Plan, (2) Detailed Landscape Plan, and (3) Detailed Lighting Plan, (4) Detailed Sign Plan, and (5) building plans and profile view / elevations pursuant to Zoning Code Sections 11-7G-4 and 11-7G-6 for a Use Unit 12 restaurant development.*

SURROUNDING ZONING AND LAND USE:

North: *CS/PUD 65; Vacant commercial lots and CVS/Pharmacy in 101 Memorial Square.*

South: *CG/CS/PUD 63; 102nd St. S. (private), the Schlotzsky's Deli restaurant and vacant commercial land in 101 South Memorial Plaza.*

East: *CS & CS/PUD 63; Vacant commercial lots and the Holiday Inn Express & Suites Tulsa South/Bixby in 101 South Memorial Plaza.*

West: *(across Memorial Dr.) CS & AG; Commercial in the Memorial Crossing shopping center, a Blockbuster video rental store, and vacant land zoned AG, all in the City of Tulsa.*

COMPREHENSIVE PLAN: *Corridor + Medium Intensity + Commercial Area.*

PREVIOUS/RELATED CASES: *(Not necessarily a complete list and does not include TMAPC-jurisdiction areas)*

BZ-89 – Ron Koepp – Request for rezoning from AG to CG for 3.6 acres including the southerly 0.96 acres (more or less) of the subject property – Recommended for Approval by PC 04/28/1980 and Approved by City Council 05/19/1980 (Ord. 401).

BZ-148 – John Moody for William E. Manley, et al. – Request for rezoning from AG to CG (amended to CS) for the area which was eventually platted as 101 Memorial Square, including subject property, less the southerly 0.96 acres (more or less) thereof – Recommended for Approval by PC 10/31/1983 and Approved by City Council 11/07/1983 (Ord. 496).

BBOA-341 – Roy D. Johnsen for William E. Manley – Request for Special Exception to allow used car sales on the northwest 0.7 acres of the area which was eventually platted as 101 Memorial Square – Denied by BOA 11/02/1998 – Notice of Appeal in District Court found in case file but with no followup information as to its ultimate disposition.

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BBOA-409 – Eric Sack for William & Betty Manley – Request for Variance to Chapter 11, Section 1140(d) "Unenclosed off-street parking areas shall be surfaced with an all-weather material," and a Special Exception per Chapter 10 Section 1002.3(a) "Temporary open air activities, may continue for a period not to exceed thirty days per each application.... for the sale of Christmas Trees, wreaths, bows and other seasonal goods from November 25, 2003 through December 24, 2003 for area which was eventually platted as 101 Memorial Square, including subject property – Withdrawn by Applicant in September 2003.

BBOA-410 – Eric Sack for William & Betty Manley – Request for Variance to Chapter 11, Section 1140(d) "Unenclosed off-street parking areas shall be surfaced with an all-weather material," and a Special Exception per Chapter 10 Section 1002.3(a) "Temporary open air activities, may continue for a period not to exceed thirty days per each application.... for the sale of Halloween related items such as pumpkins, gourds, hay and other seasonal goods and related activities such as pony rides and miniature train rides, from September 26, 2003 through October 31, 2003 for the area which was eventually platted as 101 Memorial Square, including subject property – Withdrawn by Applicant in September 2003.

PUD 65 – 101 Memorial Square – Manley 101st & Memorial, LLC – Request for PUD approval for area which was eventually platted as 101 Memorial Square, including subject property – Recommended for Conditional Approval by PC 11/17/2008 and Conditionally Approved by City Council 01/05/2009.

Preliminary Plat of 101 Memorial Square – Manley 101st & Memorial, LLC – Request for Preliminary Plat approval for area which was eventually platted as 101 Memorial Square, including subject property – Recommended for Conditional Approval by PC 11/17/2008 and Conditionally Approved by City Council 11/24/2008.

Final Plat of 101 Memorial Square – Request for Final Plat approval for area which was eventually platted as 101 Memorial Square, including subject property – Recommended for Conditional Approval by PC 02/17/2009 and Conditionally Approved by City Council 03/02/2009.

AC-09-02-02 – CVS/Pharmacy – Jacobs Carter Burgess – Request for Detailed Site Plan approval for Lot 1, Block 1, 101 Memorial Square – Architectural Committee Conditionally Approved 02/17/2009. Developer Appealed the Approval in order to do away with the landscaped berm and Council took no action on 03/09/2009 based on the City Attorney's opinion that the Council had removed the berm requirement for this Detailed Site Plan upon the approval of the Final Plat of 101 Memorial Square.

BSP 2009-01 – CVS/Pharmacy – Jacobs Carter Burgess – Request for Detailed Site Plan approval for Lot 1, Block 1, 101 Memorial Square as required by PUD 65 – PC Conditionally Approved 02/17/2009. Developer Appealed the Approval in order to do away with the landscaped berm and Council took no action on 03/09/2009 based on the City Attorney's opinion that the Council had removed the berm requirement for this Detailed Site Plan upon the approval of the Final Plat of 101 Memorial Square.

BBOA-547 – Kimley-Horn & Associates, Inc. – Request for Special Exception per Zoning Code Section 11-10-2.H to allow a total of 40 parking spaces, in excess of the 24 space maximum standard for a proposed restaurant in the CG General Commercial District and CS Commercial Shopping Center District with PUD 65 – BOA Approved 11/07/2011.

BL-382 – Sisemore, Weisz & Associates, Inc. – Request for Lot-Split approval for Lot 3 subject property – Pending PC consideration 11/21/2011.

BACKGROUND INFORMATION:

ANALYSIS:

Property Conditions. The subject property, Lot 3, Block 1, 101 Memorial Square, is moderately sloped and primarily drains to the southeast to an upstream tributary of Fry Creek. The property is presently vacant. It is bordered on the north by vacant Lot 2, Block 1, 101 Memorial Square, on the west by Memorial Dr., on the south by 102nd St. S., a private commercial street, and on the east vacant commercial lots in 101 Memorial Center and 101 South Memorial Plaza.

Per BL-382, the south 189.99' of Lot 3, Block 1, 101 Memorial Square is proposed to be separated from the 54.56' northern balance. The southern part is to be developed with a Whataburger fast-food restaurant. The northern balance will be attached to vacant Lot 2, abutting it to the north.

General. The Applicant is proposing to build a 3,117 square foot building for a Unit 12 Whataburger fast-food restaurant.

The Site Plan represents a conventional, suburban-style fast-food restaurant. The subject property lot conforms to PUD 65. The proposed building will be placed toward the center of lot and appears to comply with the height, maximum FAR, and minimum building setback standards of PUD 65. The plans propose a parking lot on the west and south sides of the building, with a total of 40 parking spaces proposed.

Fire Marshal's and City Engineer's memos are attached to this Staff Report. Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The Technical Advisory Committee (TAC) reviewed this Detailed Site Plan on November 02, 2011. The Minutes of the meeting are attached to this report.

Access and Internal Circulation. An existing north-south roadway crosses through the western part of the subject property and connects Lots 1 and 2 to the north to 102nd St. S. to the south. It is located within a 25'-wide Mutual Access Easement per the recorded plat of 101 Memorial Square. The subject property does not have direct access to Memorial Dr., nor is an exclusive driveway planned.

The provided drawings indicate the widths of the proposed driveways and their curb return radii. All these dimensions must comply with applicable standards and City Engineer and/or Fire Marshal requirements.

A sidewalk will flank the east/front and south sides of the buildings, and will connect pedestrians from the parking lots to the entrance on the south side of the building (reference Zoning Code Section 11-10-4.C). The sidewalk widths are dimensioned on the plans and appear appropriate.

The plans indicate a 5'-wide sidewalk will be constructed along Memorial Dr. as a part of this project. The plans also propose a 5'-wide striped pedestrianway to connect the sidewalk through the parking lot, through the access aisle attending the handicapped-accessible parking spaces, to the sidewalk in front of the building. The accessible parking space access aisle will have an [ADA-accessible] ramp per notes on the plan. The developer should coordinate with the building inspector to ensure that all sidewalks and ramps are ADA-compliant.

Another sidewalk is represented along the south side of the property along 102nd St. S., to be 5' in width.

One (1) loading berth is planned behind the building, in satisfaction of the one (1) required per Zoning Code Section 11-9-12.D. It meets the dimensional standards of Zoning Code Section 11-10-5.A.

Parking Standards. The "Site Plan" drawing C-2.0 indicates a total of 40 parking spaces. Zoning Code Section 11-9-12.D requires a minimum of 20.78 parking spaces for a 3,117 square foot building. Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number standard, to discourage developers from selecting properties which are too small to contain their buildings and all of the parking they anticipate need for. The maximum number of parking spaces allowed for this property, for 3,117 square feet, is 24 parking spaces (reference Zoning Code Section 11-9-12.D), and a total of 40 parking spaces is proposed. Therefore, the Applicant has requested, per BBOA-547, a Special Exception to allow a total of 40 parking spaces, and the Board of Adjustment approved the same on November 07, 2011.

The proposed 9' X 18' and 9' X 19' regular parking space dimensions comply with the minimum standards for the same per PUD 65.

The diagram on "Site Plan" drawing C-2.0 demonstrates that the handicapped-accessible parking spaces will also comply with the "hairpin" striping requirements of the Zoning Code.

The two (2) handicapped-accessible parking spaces would comply with the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces).

ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan indicates that the northerly ADA space will be of van-accessible design, as required.

The parking lot complies with the 15' minimum setback from Memorial Dr. and the 7.5' setback from 102nd St. S. per Zoning Code Section 11-10-3.B Table 1.

The plans show internal drives and parking spaces being paved over certain Utility Easement areas along the west, south, and east sides of the subject property. Paving over public Utility Easements is subject to City Engineer and Public Works Director approval.

Screening/Fencing. The Zoning Code does not require a sight-proof screening fence for the subject property, as it does not abut an R district. Except for the trash enclosure, no fences are proposed.

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Per "Site Details" drawing S5.1, the trash enclosure will be composed of CMU material and paint to match the building. It will be located behind (east of) the building, which would be an appropriate siting in respect to Memorial Dr. The design appears to be consistent with the quality of other screening fence enclosures recently permitted in Bixby and appropriate for an fast-food restaurant application.

Landscape Plan. "Landscape Plan" drawings L-1.0, L-2.0, IR-1.0 and IR-2.0 indicate proposed landscaping, which is compared to the Zoning Code as follows:

1. *15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1): Standard is not less than 15% of Street Yard area shall be landscaped. The Street Yard is the required Zoning setback, which is 70' from the Memorial Dr. right-of-way per PUD 65. A 15.5' parking lot setback / landscaped strip is proposed along Memorial Dr., to include landscaping trees.* ***This standard is met.***
2. *Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7): Standard is minimum Landscaped Area strip width shall be 15' along Memorial Dr., and 7.5' along 102nd St. S. A 15.5' parking lot setback / landscaped strip is proposed along Memorial Dr. and an approximately 14' to 15' setback / landscaped strip (less sidewalk) is proposed along 102nd St. S.* ***This standard is met.***
3. *10' Buffer Strip Standard (Section 11-12-3.A.3): Standard requires a minimum 10' landscaped strip between a parking area and an R Residential Zoning District. There are no R districts abutting.* ***This standard is not applicable.***
4. *Building Line Setback Tree Requirements (Section 11-12-3.A.4): Standard is one (1) tree per 1,000 square feet of building line setback area. Excluding the building line setbacks along Memorial Dr. and 102nd St. S. (which are Street Yards), there are no other applicable setbacks.* ***This standard is met.***
5. *Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2): Standard is no parking space shall be located more than 50' from a Landscaped Area, which Landscaped Area must contain at least one (1) or two (2) trees.* ***This standard is met.***
6. *Street Yard Tree Requirements (Section 11-12-3.C.1.a): Standard is one (1) tree per 1,000 square feet of Street Yard. The Street Yard is the Zoning setback along an abutting street right-of-way.*

   The subject property has 189.99' of frontage along Memorial Dr. (per BL-382), which has a 70' setback per PUD 65. 189.99' X 70' = 13,299.3 square feet / 1,000 = 14 trees required in the Memorial Dr. Street Yard (3/10 of a tree is not possible, and minimum numbers of required trees are not rounded-down). Fourteen (14) trees are proposed in this Street Yard. ***This standard is met for the Memorial Dr. Street Yard.***

   The subject property has 280' of frontage along 102nd St. S., which has a 40' setback per PUD 65. 280' X 40' = 11,200 square feet / 1,000 = 12 trees required in the 102nd St. S. Street Yard (2/10 of a tree is not possible, and minimum numbers of required trees are not rounded-down). Zero (0) trees are proposed in this Street Yard. ***See the following paragraph pertaining to alternative compliance as per PUD 65.***
7. *Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. Excluding the trees elsewhere accounted for, six (6) trees are proposed. For 40 parking spaces, four (4) trees would be required.* ***See the following paragraph pertaining to alternative compliance as per PUD 65.***
8. *Parking Areas within 25' of Right-of-Way (Section 11-12-3.C.5.a): Standard would be met upon and as a part of compliance with the tree standard per Section 11-12-3.C.1.a.*
9. *Irrigation Standards (Section 11-12-3.D.2): Plans for irrigation have been provided and appear to be in order.* ***This standard is met.***
10. *Miscellaneous Standards (Section 11-12-3.D, etc.): The reported heights and calipers of the proposed trees and other information indicates compliance with other miscellaneous standards.* ***This standard is met.***
11. *Lot Percentage Landscape Standard (Section 11-7I-5.F; PUDs only): Standard is 10% of a commercial lot must be landscaped open space. The Planting Schedule summary table indicates 1,044 square yards (9,396 square feet) of sod will be used, and the proposed lot size per BL-382*

would be approximately 54,283 square feet. This would mean at least 17% of the lot area would be sodded / landscaped. ***This standard is met.***

A note on Landscape Plan drawing L-1.0 states, "Due to existing and proposed utility lines, required street yard trees not planted along East 102nd Street South have been located elsewhere on the site." The Applicant is proposing landscaping trees in the landscaped "bump-out" / "island nose" areas projecting north of the 102nd St. S. Street Yard, around the building, and along a landscaped strip along the north property line. The total number of trees exceeds by two (2) the minimum number required per the 102nd St. S. Street Yard and Tree to Parking Space Ratio standards combined. The "Landscaping" section of PUD 65 (Page 3) provides, "An alternative plan may be approved by the Bixby Planning Commission if the Commission determines that the submitted plan is better than the required landscaping." Thus, the Planning Commission has the authority to approve this alternative compliance plan within the context of this Detailed Site Plan application. Staff supports the alternative compliance plan, proposing two (2) trees in excess of what would otherwise be required, recognizing especially the utility line conflict avoidance concern. Approval as recommended herein is also consistent with previous Alternative Compliance Plan approvals.

Exterior Materials and Colors. "Exterior Elevations" drawings A2.1 and A2.2, and the "Colored Elevations" drawing indicate the proposed exterior materials and colors. The exterior material will primarily consist of (1) "Lonestar Stone 'Marble Falls Chalk' stone veneer," (2) "French Vanilla stucco" (including parapet wall), and (3) "Modest White" trim.

The roof will not be visible due to the parapet wall. A porch with stone veneer columns and metal awnings, "Whataburger Orange," will be placed around the front parts of the building and "Modest White" with "Whataburger Orange" trim awnings will cover the two (2) drive-through windows on the north side of the building.

Outdoor Lighting. Photometric plan drawing "wb-bixby2.agi" dated 10-19-11 indicates the locations of pole- and building-mounted light fixtures and the total outdoor lighting proposed for the site. According to the "Pole Detail" on this plan, the total pole-mounted light fixture height would be 20', which is the maximum height per PUD 65. The elevations drawings represent the building-mounted lights, and are within the 20' height maximum. There are no residential areas remotely close to the subject property. The Applicant has also provided "cut sheets" showing the proposed sizes and models of pole- and building-mounted lights. The proposed lighting complies with applicable standards and appears appropriate for this development in its context.

Signage. PUD 65 provides:

"The height of signage in the south 150' of 101 Memorial Square will be determined at the time of Detail Site Plan review. For the remainder of the property, Signage will be limited to a height of 25'measured as described in the City of Bixby Zoning Code. Signs will also comply with the City of Bixby Zoning Code. No sign permits shall be issued for signs within 101 Memorial Square until a detail sign plan has been approved by the Bixby Planning Commission."

As represented on the sign plan drawings by Chandler Signs, the Applicant proposes one (1) freestanding ground sign along Memorial Dr., to be located toward the center of the frontage of the lot and within the South 150' of 101 Memorial Square / PUD 65. It is proposed to be 25' in overall height, which is consistent with the 25' standard for 101 Memorial Square excluding the South 150' thereof. Further, it is generally consistent with sign heights in the surrounding area. It complies with the maximum display surface area standard for the underlying CG district.

The menuboard sign will face northeast and does not appear to be visible from Memorial Dr. (a public street), and so appears to be permit-able per Zoning Code Section 11-9-21.C.3.d. The directional sign at the exit to the drive-thru is also consistent with the Zoning Code per Section 11-9-21.C.3.k.

All four (4) elevations of the buildings will have wall signs, which do not exceed in aggregate the maximum display surface standards for the same for the underlying CG district.

The "signage" diagram on "Site Plan" drawing C-2.0 indicates the appearance of the signs reserving the ADA accessible parking spaces, and they appear to be in order (reference Zoning Code Section 11-9-21.C.3.k).

"Site Plan" drawing C-2.0 indicates ground and wall signs, which appear to be consistent with the sign plan drawings by Chandler Signs.

Staff Recommendation. The Detailed Site Plan adequately demonstrates compliance with the Zoning Code and is in order for approval, subject to the following corrections, modifications, and Conditions of Approval:

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1. *Subject to the Special Exception per BBOA-547.*
2. *Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.*
3. *To ensure the Detailed Site Plan accurately represents the lot of record, the deed creating the subject property must be recorded before or as a part of this approval. A copy of the deed creating the subject property is respectfully requested for placement in the permanent BL-382 and AC-11-01-02 files.*
4. *The proposed driveways and their curb return radii must comply with applicable standards and City Engineer and/or Fire Marshal requirements.*
5. *The developer should coordinate with the building inspector to ensure that all sidewalks and ramps are ADA-compliant.*
6. *The plans show internal drives and parking spaces being paved over certain Utility Easement areas along the west, south, and east sides of the subject property. Paving over public Utility Easements is subject to City Engineer and Public Works Director approval.*
7. *Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).*

Lance Whisman asked, if [the developer] paved over the Utility Easement, who would pay [to replace the pavement if removed for utility maintenance]. Erik Enyart responded that, if it was not written in the City Code, every plat contains Deed of Dedication and Restrictive Covenants language specifying that the owner is responsible but, "oftentimes, the City pays; it's just a political reality."

Chair Thomas Holland thanked Lance Oriti for a good job on the plans, as noted by Erik Enyart. Mr. Holland stated that the Commission has had much less [quality] from others before.

There being no further discussion, Chair Thomas Holland made a MOTION to APPROVE AC-11-11-02 subject to meeting the requirements as recommended by Staff. Lance Whisman SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Baldwin, Holland, & Whisman
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	3:0:0

OLD BUSINESS:

Chair Thomas Holland asked Erik Enyart if the Commission needed to take up Agenda Item # 2 again. Mr. Enyart stated that he had it down in the Minutes that the Commission had Tabled it to the end of the meeting or otherwise Passed it to the next, so it was Passed to the next meeting.

NEW BUSINESS:

None.

ADJOURNMENT:

There being no further business, Chair Thomas Holland declared the meeting Adjourned at 7:06 PM.

(Note: Copies of the Fire Marshal's memo, subject "Ronnie McGlothlin, Bixby Lumber Co." and dated 11/15/2011, were distributed to the Planning Commissioners prior to the meeting as requested by the Fire Marshal).

APPROVED BY:

_____ _____

Chair Date

_____

City Planner/Recording Secretary

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CITY OF BIXBY FIRE CODE ENFORCEMENT

Memo

To: ERIK ENYART, CITY PLANNER

From: JIM SWEEDEN

Date: 11/15/2011

Re: RONNIE McGLOTHLIN, BIXBY LUMBER CO.

BIXBY LUMBER CO. 15600 S. MEMORIAL IS TWO (2) SEPARATE BUILDINGS. THE EXISTING BUILDING TO THE EAST IS SPRINKLED. THE WEST BUILDING BUILT APPROXIMATELY 9/10/2009 WAS NOT TO BE SPRINKLED, THEREFORE THE BUILDING COULD NOT BE ATTACHED, 10 FOOT SEPARATION WAS TO BE MAINTAINED. AFTER FINAL CONSTRUCTION INSPECTION AND APPROVED, THE BUILDINGS WERE ATTACHED AT SOME POINT.

NOTE: SEE ATTACH SHEETS.

JIM SWEEDEN

Jim Sweeden

FIRE CODE ENFORCEMENT OFFICER

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ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS: 15600 S MEMORIAL

BUILDING PERMIT
CITY OF BIXBY

[ ] ZONING CLEARANCE PERMIT [x] BUILDING PERMIT

[ ] DEMOLITION PERMIT [ ] SIGN PERMIT

DATE 2/09/2009 NO. 15643

OWNER: BIXBY LUMBER COMPANY	LEGAL DESCRIPTION	LOT	BLOCK	ADDITION	NO. 15643
CONTRACTOR: BIXBY LUMBER COMPANY		Unplatted			VALUATION $25,000.00
ADDRESS: 15600 S MEMORIAL DR		SECTION 25	TWP. 17	RANGE 13	FEES: REV FEE; ZONING $19.50; BUILDING $392.50
BIXBY, OK 74008-4121					TOTAL $412.00

PROPOSED USE: COMMERCIAL REMODEL

[X] PRINCIPAL BUILDING OR USE [ ] ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	VARIANCE	SP. EXCEPTION
	CS			15	[X]	[ ]	[ ]	[ ]

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS
	165	582				

USE CONDITIONS

FINANCING FHA [ ] VA [ ] OTHER [ ]

ESTIMATED COST OF BUILDING: $25,000.00

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	0	50	50	200	0	0

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	54	134	20	7236	1	7,236
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1	CONCRETE	WOOD FRA		METAL	OPEN
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	METAL/WOOD					

TYPE OF WORK TO BE DONE: [X] NEW BUILDING [ ] ENLARGE EXISTING BUILDING [ ] REPAIR-NO EXPANSION [ ] INTERIOR REMODELING [ ] OCCUPANCY [ ] ACCESSORY

ZONING OFFICER: [signature] APPLICANT'S SIGNATURE: [signature] INSPECTOR: [signature]

INSPECTION RECORD	DATE	INSPECTOR	COMMENT
FOUNDATIONS			
FRAMING			
FINAL			
CERT. OF OCCUPANCY			

FEE SCHEDULE	
WATER METER DEPOSIT	$0.00
BUILDING PERMIT	$392.50
DEVELOPMENT FEE	$450.00
ZONING FEE	$19.50
INSPECTION FEE	$125.00
ELECTRICAL PERMIT	$0.00
PLUMBING PERMIT	$0.00
MECHANICAL PERMIT	$0.00
TOTAL	$987.00

Must Maintain 10ft Seperation

FLOOD ZONE ~~AE-100 Year Floodplain~~ — See elevation certificate.

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

Conditions: Owner proceeds at own risk per acknowledgement letter dated as received 02/23/2009 pending the approval of a plat waiver (City Code Sect. 11-8-13) and a Detailed Site Plan an

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REQUEST FOR INSPECTION
CITY OF BIXBY

Permit Number: B15643-09

Date of Request:

Address: 15600 S Memorial (Bx Lumber)

Time of Request:

Sub-Division: Unknown

Builder: Bixby Lumber

Phone Number: (918) 260-5057

Cell Number:

Inspection Notes: Request Notes:

Req. Date: 08/10/2009 **ReqTime:** **AM:** **PM**

Building	Footing	Slab	Frame	Other	Final	C.O.
			X		X	X
Passed? >	Passed					

Comments: Ready For Certificate Of Occupancy

Electric	Temp Pole	Temp Bldg	Rough	Slab Electric	Other	Final
						X
Passed? >			Passed			

Comments:

Plumbing	Gas	Rough	TopOut	Sewer	Water	Other	Final
Passed? >							

Comments:

Mechanical	Ducts U/G	Ducts O/H	Other	Final
Passed? > :				

Comments:

Inspection Date: 08/10/2009 Inspection Time: 7:13 AM Inspector: Ken

FAXES MUST BE RECEIVED BY 8:00 A.M. TO REQUEST SAME-DAY INSPECTION.

FAX NUMBER IS 366-6373 ATTN: SALLY

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1115

BIXBY FIRE DEPARTMENT
FINAL CONSTRUCTION INSPECTION

Occupancy Name: Bixby Lumber

Address: 15600 S. Memorial Phone:

Owner Name: Ronny McGlothlin Phone:

Previous Use Group S-1 Proposed Use Group: S-1

Maximum Occupant Load: 18 N/A [ ]

NEW [✓] ADDITION [✗] REMODEL [ ]

INSPECTION OF THE FOLLOWING ITEMS:	APPROVED	DISAPPROVED
1. Exit/Egress Requirements	[✓]	[ ]
2. Exit Lights	[✓]	[ ]
3. Emergency Egress Lights	[✓]	[ ]
4. Portable Fire Extinguishers	[ ] (See Below)	[ ]
5. Smoke Detectors	[ ] N/A	[ ]
6. General Condition of Electrical System	[✓]	[ ]
7. Are Only Approved Extension Cords Used?	[✓]	[ ]
8. All Gas Appliances Equipped with ¼ Turn Shut Off Valves	[✓]	[ ]
9. Heating and ~~Air Conditioning Properly~~ Installed	[ ] N/A	[ ]
10. Are Flammable Liquids Stored Properly	[ ] N/A	[ ]
11. Housekeeping a) Interior	[✓]	[ ]
b) Exterior	[✓]	[ ]

12. ~~Sprinkler & Alarm System (If applicable complete~~ and attach Sprinkler & Alarm Inspection Form)
13. Kitchen ~~Hood System (If applicable complete~~ and attach Commercial Kitchen Hood Inspection Form)

[✓] **APPROVED FOR OCCUPANCY:** **Contingent Upon Final Approval of The Building Official.**

[ ] **DISAPPROVED:** **The Above Items Shall Be Corrected and Re-Inspected Before Occupancy.**

Comments and Recommendations: Need to Install 4-ABC Fire Extinguishers as shown on plans.

Jim Sweeden, Fire Code Enforcement Officer
9-10-09
Date

Facility Representative
9-10-09
Date

CITY OF BIXBY

COMMERCIAL
Certificate of Occupancy
BIXBY LUMBER

PROJECT ADDRESS:	**15600 S MEMORIAL**	**PERMIT #:**	**15643**
LOT:		**ADDITION:**	**UNPLATTED**
BLOCK:		**SEC-TWN-RNG:**	
ZONE:	**NCU**		
PROPOSED USE:	**15**	**OCCUPATION LOAD:**	**0**

BOARD OF ADJUSTMENT/PLANNING COMMISSION CASE NO/DATE:

RESTRICTIONS OR LIMITATIONS ON PROPOSED USE? NO

EXPLAIN:

ERIK ENYART, CITY PLANNER

COMMENTS:

APPROVED FOR OCCUPANCY:	**XXX**	**DATE OF APPROVAL:**	**8/11/2009**
TEMPORARY OCCUPANCY:		**EXPIRATION DATE:**	

BUILDING OFFICIAL/INSPECTOR

FIRE CODE ENFORCEMENT OFFICER

CERTIFICATE OF OCCUPANCY MUST BE POSTED AT ALL TIMES AND ACCESSIBLE TO THE PUBLIC

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BIXBY PLANNING COMMISSION
SIGN IN SHEET
DATE: November 21, 2011

NAME	ADDRESS	ITEM
1. JR Donelson	8410 E 114th	6 & 10
2. Malek ElKhoury	P.O. Box 52231, Tulsa	8
3. Lance Oriti	11509 Woodland Hills Tr, Austin	11
4. DARIN AKERMAN	~~3404 E~~ 6111 E. 32nd St. Tulsa, OK	9
5.		
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7.		
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MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
December 19, 2011 6:00 PM

Special Note: The Planning Commission did not meet or consider any requests on this date.

APPROVED BY:

Chair

Date

City Planner/Recording Secretary

MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
January 16, 2012 6:00 PM

<u>Special Note</u>: The Planning Commission did not meet or consider any requests on this date.

APPROVED BY:

_____ _____
Chair Date

_____
City Planner/Recording Secretary

MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
February 20, 2012 6:00 PM

<u>Special Note</u>: The Planning Commission did not meet or consider any requests on this date.

APPROVED BY:

_____ _____
Chair Date

_____
City Planner/Recording Secretary

CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner EE

Date: Monday, March 12, 2012

RE: AC-11-12-01, AC-12-01-01, AC-12-01-02, AC-12-01-03, AC-12-02-01, AC-12-02-02, AC-12-02-03, AC-12-02-04, AC-12-02-05, AC-12-02-06, and AC-12-03-01

Agenda Items numbered 6 through 16, inclusive, involve approving sign permits. These permits have already been issued by the City.

This Staff Report covers all of the sign permit ratification cases: All sign permits comply with the Zoning Code and Staff requests ratification of prior approval given.

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ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
10462 S 82ND EAST AVE

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 11/17/2011 NO. 18381

AC-11-12-01

OWNER: AMAX SIGNS	LEGAL DESCRIPTION	LOT: 7	BLOCK: 1	ADDITION: REGAL PLAZA	NO. 18381
CONTRACTOR: AMAX SIGNS					VALUATION $2,500.00
ADDRESS: 9520 E 55 PL		SECTION	TWP.	RANGE	FEES: REV.FEE $0.00; ZONING $19.50; BUILDING $50.00
TULSA OK 74145					TOTAL $69.50

PROPOSED USE: LIFE TIME FITNESS

☒ PRINCIPAL BUILDING OR USE
☐ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT ☒	INTERPRETATION ☐ VARIANCE ☐	SP. ☐ EXCEPTION
	CS						

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS
	259	137			24	

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	3	52	20			156
	NO. DWELLING UNITS: 1	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	TYPE CONSTRUCTION: WALL SIGN	EASEMENTS		OTHER RESTRICTIONS		

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$50.00

$119.50

ZONING CLEARANCE PERMIT AND/OR

BUILDING PERMIT

CITY OF BIXBY

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot: indicate type of construction and use of each building.

STREET ADDRESS: 10462 S. 82ND SUITE 105--106

[ ] ZONING CLEARANCE PERMIT [ ] BUILDING PERMIT

[ ] DEMOLITION PERMIT [X] SIGN PERMIT

DATE 11-14-11 No. 17381

OWNER: LIFE TIME FITNESS	LEGAL DESCRIPTION	LOT 7	BLOCK 1	ADDITION REGAL PLAZA	NO Valuation
CONTRACTOR: A-MAX SIGN CO., INC.		DEV Area "A"			FEES: Rev. Fee / Zoning / Building
ADDRESS: 9520 E. 55TH PLACE		SECTION 25	TWP. 18	RANGE 13	
TULSA, OK 74145					Total $ -
622-0651					

PROPOSED USE: [X] PRINCIPAL BUILDING OR USE [ ] ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP DIST	BOARD OF ADJUSTMENT - NO	USE UNIT NUMBER	USE BY RIGHT [ ]	INTERPRETATION [ ] VARIANCE	SP [ ] EXCEPTION
	CS		PUD-40				

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D. U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING: FHA [ ] VA [ ] OTHER [ ]

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	3	52'	20'			
	NO DWELLING UNITS	FLOOR	EXT. WALLS	INT WALLS	ROOF	CEILING
	TYPE CONSTRUCTION: WALL SIGN	EASEMENTS		OTHER RESTRICTIONS		

TYPE OF WORK TO BE DONE: [X] NEW BUILDING [ ] ENLARGE EXISTING BLDG [ ] REPAIR - NO EXPANSION [ ] INTERIOR REMODELING [ ] OCCUPANCY [ ] ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE: Lori Worthington | INSPECTOR

INSPECTION RECORD	DATE	INSPECTOR	COMMENT	SPECIAL FEATURES REQUIRED
FOUNDATIONS				DEVELOPMENT FEE SEWER TAP WATER TAP
FRAMING				WATER METER DEP ELECTRICAL PERMIT ✓ ~~PLUMBING PERMIT~~
FINAL				~~MECHANICAL PERMIT~~ INSPECTIONS
CERT. OF OCCUPANCY				ZONING/BLDG FEE $ - TOTAL $ -

TUL

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F. E. M. A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. ($25.00 APPLICATION FEE - MANDATORY)

PERMIT # _____ DATE 11-14-11

LOT 7 BLOCK 1 ADDITION REGAL PLAZA

STREET ADDRESS 10462 S. 82ND

BUILDING CONTRACTOR _____ PHONE _____

ELECTRICAL _____ PHONE _____

PLUMBING _____ PHONE _____

MECHANICAL _____ PHONE _____

BUILDING			ELECTRICAL			PLUMBING			MECHANICAL		
FOOTING			TEMP POLE			ROUGH			ROUGH		
SLAB			ROUGH			TOP-OUT			DUCTS 0		
FRAME			TEMP BLDG			SEWER			DUCTS U		
FINAL			FINAL			EX GAS			FINAL		
						FINAL					

COMMENTS:

JENNY
651- 288-9044

42'-6"

2'-0"

LIFETIME FITNESS PREVIEW CENTER

INTERNALLY ILLUMINATED,
RACEWAY MOUNT CHANNEL LETTERS.
SCALE: 1/4"=1'

A.1

Fabricated Aluminum Channel Letters,
Black Return and TrimCap.
3/16" White Acrylic Faces w/ White LED Illumination.
Raceway Painted to Match Brick Wall.

10462
S
82nd.

52'
~~48'~~0" STOREFRONT

20'
18'

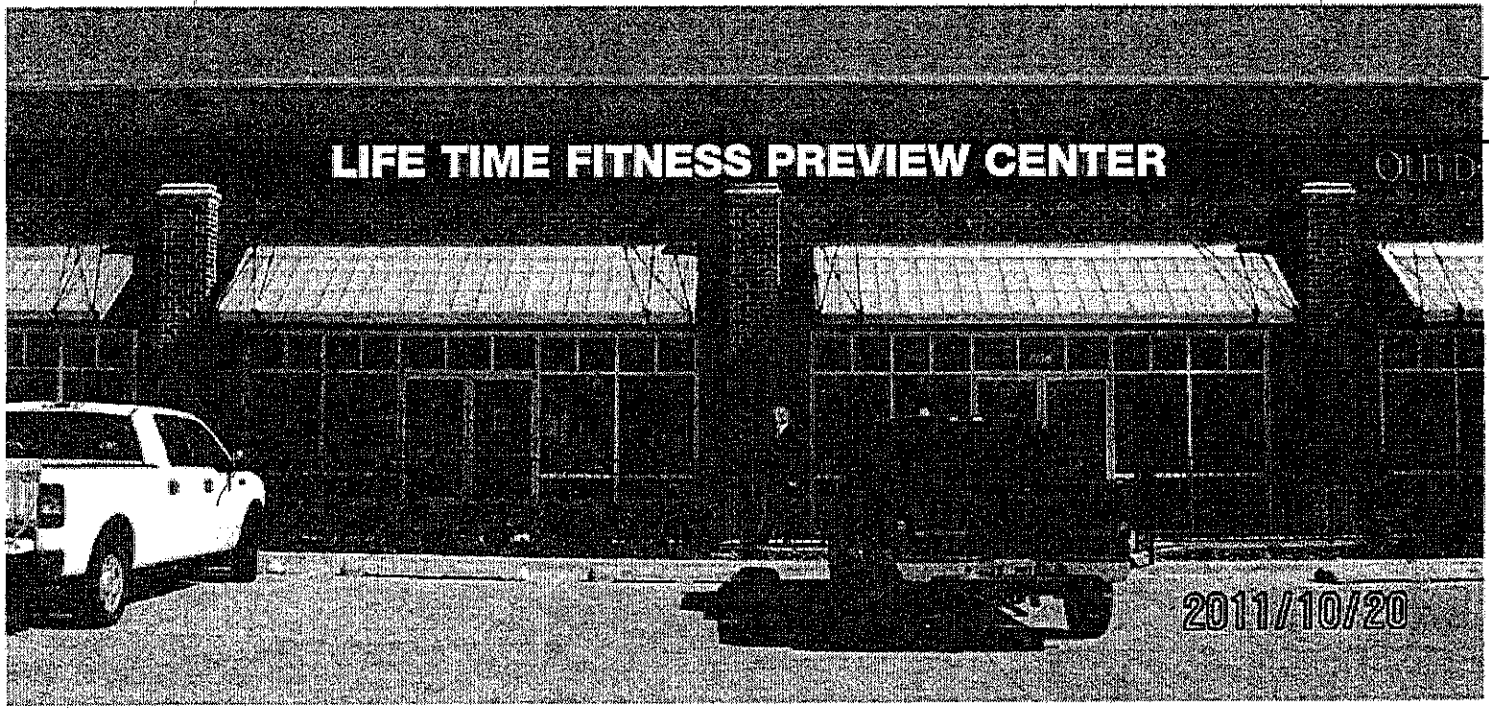


PHOTO SCALED TO APPROX.

Project:
LifeTime Fitness
Tulsa

Designer: CH
Job Number: 40826
Date: 10.26.11
Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:

archetype
12350 Bagon Industrial Rd., Ste. 117
Saint Paul, Minnesota 55121
651.994.9363
archetypesign.com
Contact:
Jenny Kruse
651 288 9044
jennyk@archetypesign.com

Approved:

Type:
Description:
Illuminated Letters on Wireway

Page: 1.1

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
12345 S MEMORIAL

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 12/05/2011 NO. 18422

AC-12-01-01

OWNER: RAINBOW SIGNS	LEGAL DESCRIPTION	LOT: 1	BLOCK: 1	ADDITION: BOARDWALK ON	NO. 18422
CONTRACTOR: RAINBOW SIGNS					VALUATION $5,000.00
ADDRESS: 6422 S 112 E AVE		SECTION	TWP.	RANGE	FEES: REV.FEE $0.00; ZONING $19.50; BUILDING $50.00
TULSA OK 74133					TOTAL $69.50

PROPOSED USE: SIGN - HINE DENTAL

☐ PRINCIPAL BUILDING OR USE
X ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	☒ INTERPRETATION	☐ SP.
	CS	PUD 29A		21		☐ VARIANCE	☐ EXCEPTION

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	5	26	13			130
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	WALL SIGN					

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$50.00
ELECTRICAL PERMIT	$79.50
	$199.00

SIGN PERMIT

CITY OF BIXBY

STREET ADDRESS: 12345 S. Memorial

DATE:

No. 18422

PROPERTY OWNER: Bill Wilson..

CONTRACTOR: Rainbow Sign

ADDRESS: 6422 S. 112 E. Ave.

ELECTRICAL CONTRACTOR: Existing Service line on the wall

LEGAL DESCRIPTION: LOT | BLOCK | ADDITION | SECTION | TWP | RANGE

OWNER PHONE: 269-1000

CONTRACTOR PHONE: 636-8753

FEES: Zoning Permit | TOTAL $

INSURANCE CO.: Daemis Insurance Group

INSURANCE POLICY NO.: 582800122

☐ PRINCIPAL STRUCTURE
☐ ACCESSORY STRUCTURE

ZONING DISTRICT | DISTRICT | SUP. DIST. | BOARD OF ADJUSTMENT NO. | USE UNIT NO.

USE BY RIGHT ☐ | INTERPRETATION ☐ | VARIANCE ☐ | SPECIAL EXCEPTION ☐

LOT INFORMATION: FRONTAGE | AVERAGE DEPTH | LOT AREA | LAND AREA

USE CONDITIONS

ESTIMATED COST: $ 5000.00

STRUCTURE SET BACK: FRONT (FROM CENTER LINE STREET) Feet | STREET NAME | SIDE (FROM CENTER LINE CORNER LOT) | STREET NAME

SIGN INFORMATION:

HEIGHT: 13'6" | ABOVE: ☑ GRADE ☐ ROOF | WIDTH: See attached Design | LENGTH | AREA

FACE MATERIAL: Plastic | POLE MATERIAL: None | FOUNDATION: None

TYPE OF SIGN: ☐ PORTABLE SIGN ☒ WALL SIGN ☐ GROUND SIGN ☐ ROOF SIGN ☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE: ☒ NEW SIGN ☐ ENLARGE SIGN ☐ REPAIR NO EXPANSION ☐ OTHER | EXPLAIN

OFFICER | APPLICANT'S SIGNATURE | INSPECTOR

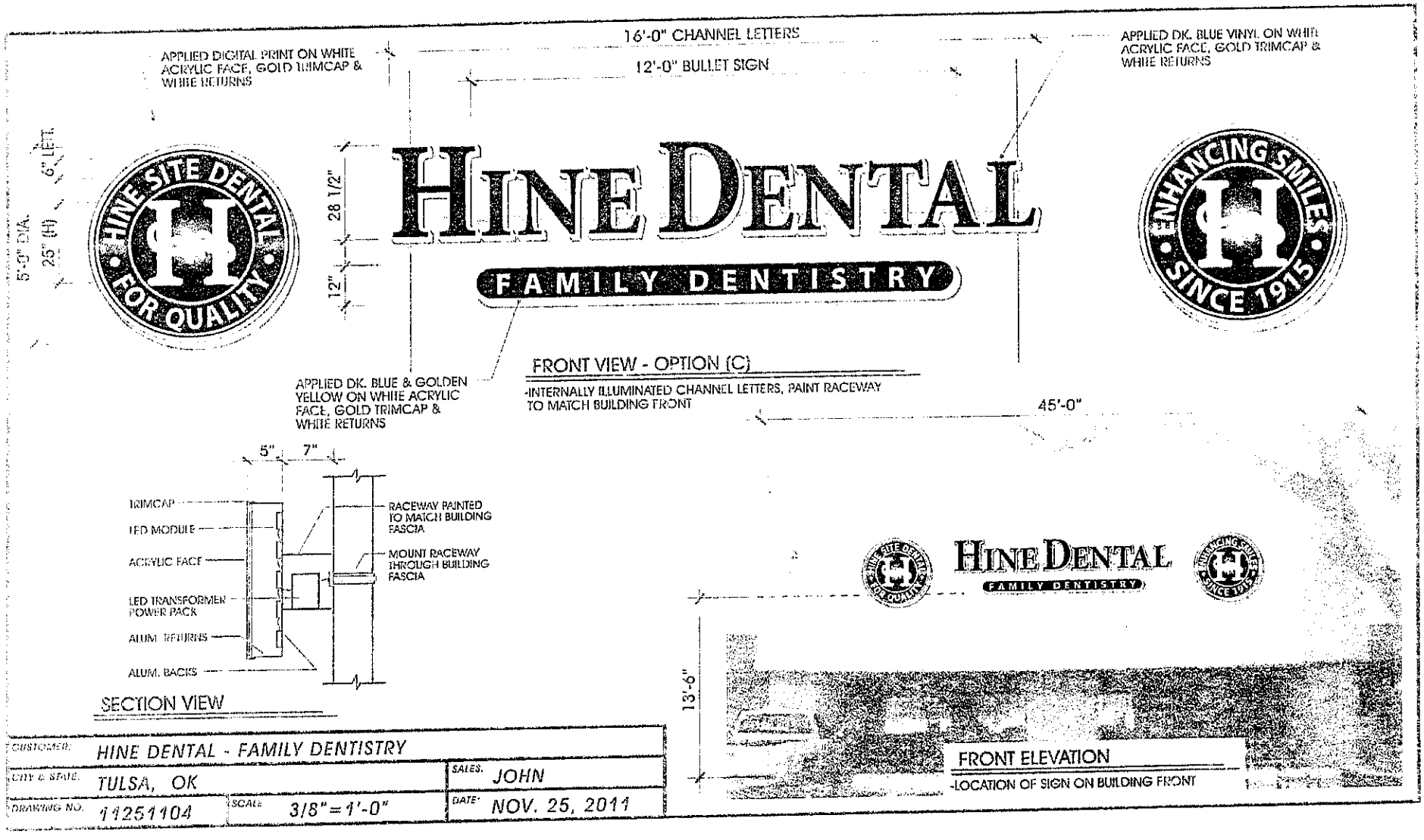
NO. OF BUSINESS ESTABLISHMENTS ON LOT: Multi | HEIGHT OF BUILDING (FOR WALL SIGN): 25 Feet Feet | WIDTH OF ESTABLISHMENT TO WHICH SIGN RELATES: 45 Feet

OTHER or PROPOSED EXISTING SIGNS

LOCATION	TYPE	TOTAL SQ. FEET
None		

NOTE: If additional space required, attach separate sheet.

62


16'-0" CHANNEL LETTERS
12'-0" BULLET SIGN
APPLIED DIGITAL PRINT ON WHITE ACRYLIC FACE, GOLD TRIMCAP & WHITE RETURNS
APPLIED DK. BLUE VINYL ON WHITE ACRYLIC FACE, GOLD TRIMCAP & WHITE RETURNS
HINE SITE DENTAL FOR QUALITY
5'-9" DIA.
25" (H)
6" LEFT
28 1/2"
12"
HINE DENTAL
FAMILY DENTISTRY
ENHANCING SMILES SINCE 1915
APPLIED DK. BLUE & GOLDEN YELLOW ON WHITE ACRYLIC FACE, GOLD TRIMCAP & WHITE RETURNS
FRONT VIEW - OPTION (C)
-INTERNALLY ILLUMINATED CHANNEL LETTERS, PAINT RACEWAY TO MATCH BUILDING FRONT
45'-0"
5"
7"
TRIMCAP
LED MODULE
ACRYLIC FACE
LED TRANSFORMER POWER PACK
ALUM. RETURNS
ALUM. BACKS
RACEWAY PAINTED TO MATCH BUILDING FASCIA
MOUNT RACEWAY THROUGH BUILDING FASCIA
SECTION VIEW
HINE DENTAL
FAMILY DENTISTRY
13'-6"
FRONT ELEVATION
-LOCATION OF SIGN ON BUILDING FRONT
CUSTOMER: HINE DENTAL - FAMILY DENTISTRY
CITY & STATE: TULSA, OK
SALES: JOHN
DRAWING NO. 11251104
SCALE: 3/8"=1'-0"
DATE: NOV. 25, 2011

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
10807 S MEMORIAL B

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 12/14/2011 NO. 18443

AC-12-01-02

OWNER: AMAX SIGNS	LEGAL DESCRIPTION	LOT: 2	BLOCK: 1	ADDITION: S & L Acres	NO. 18443
CONTRACTOR: AMAX SIGNS					VALUATION $5,000.00
ADDRESS: 9520 E 55 PL		SECTION	TWP.	RANGE	FEES: REV.FEE $0.00; ZONING $19.50; BUILDING $50.00
TULSA OK 74145					TOTAL $69.50

PROPOSED USE: SOUTH TULSA CARPET & TILE

☐ PRINCIPAL BUILDING OR USE ☒ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	SP. EXCEPTION
	CG			21	☒	VARIANCE ☐	☐

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	0					

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	2	25	15	0		32
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	WALL SIGN					

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$25.00
ELECTRICAL PERMIT	$79.50
	$174.00

64

ZONING CLEARANCE PERMIT AND/OR

BUILDING PERMIT

CITY OF BIXBY

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot: indicate type of construction and use of each building.

STREET ADDRESS: 10807 B S. MEMORIAL DR E

[ ] ZONING CLEARANCE PERMIT [ ] BUILDING PERMIT

[ ] DEMOLITION PERMIT [X] SIGN PERMIT

DATE 12-08-2011 No. 18443

OWNER: SOUTH TULSA CARPET & TILE	LEGAL DESCRIPTION	LOT 2	BLOCK 1	ADDITION S AND L ACRES	NO Valuation
CONTRACTOR: A-MAX SIGN CO., INC.					FEES: Rev. Fee / Zoning / Building
ADDRESS: 9520 E. 55TH PLACE		SECTION 25	TWP. 18	RANGE 13	
TULSA, OK 74145					Total $ -

PROPOSED USE: [X] PRINCIPAL BUILDING OR USE [ ] ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT CG	SUP DIST	BOARD OF ADJUSTMENT - NO	USE UNIT NUMBER	USE BY RIGHT [ ]	INTERPRETATION [ ] VARIANCE	SP [ ] EXCEPTION

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D. U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING: FHA [ ] VA [ ] OTHER [ ]

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH 1'	LENGTH 25.25'	HEIGHT 1.25'	FLOOR AREA	NO. FLOORS	BUILDING AREA 31.57SQFT
	NO DWELLING UNITS	FLOOR	EXT. WALLS	INT WALLS	ROOF	CEILING
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		

TYPE OF WORK TO BE DONE: [ ] NEW BUILDING [ ] ENLARGE EXISTING BLDG [ ] REPAIR - NO EXPANSION [ ] INTERIOR REMODELING [ ] OCCUPANCY [ ] ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE Lori Washington | INSPECTOR

INSPECTION RECORD	DATE	INSPECTOR	COMMENT	SPECIAL FEATURES REQUIRED
FOUNDATIONS				DEVELOPMENT FEE / SEWER TAP / WATER TAP
FRAMING	bell box exposed on front wall for wiring			WATER METER DEP / ELECTRICAL PERMIT / PLUMBING PERMIT
FINAL				MECHANICAL PERMIT / INSPECTIONS
CERT. OF OCCUPANCY				ZONING/BLDG FEE $ - TOTAL $ -

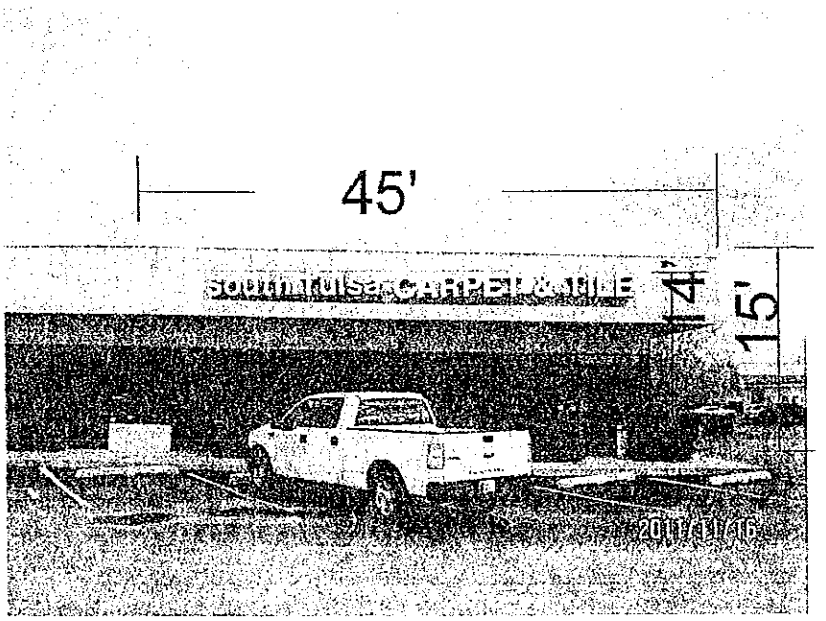
TOL

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F. E. M. A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. ($25.00 APPLICATION FEE - MANDATORY)

65

10607-B S. MEMORIAL
BIXBY, OK

1.25' X 25.25'=31.57SQFT



66

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS: 12106 S MEMORIAL

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 12/20/2011 NO. 18447

AC-12-01-03

OWNER: EXPRESS LIGHTING & SIGNS	LEGAL DESCRIPTION	LOT: 1	BLOCK: 1	ADDITION: BRAUMS ADD	NO. 18447
CONTRACTOR: EXPRESS LIGHTING & SIGNS					VALUATION $4,000.00
ADDRESS: 340 S VERMONT		SECTION	TWP.	RANGE	FEES: REV.FEE $0.00; ZONING $19.50; BUILDING $50.00
OKLAHOMA CITY OK 73108					TOTAL $69.50

PROPOSED USE: SIGN - WALL SIGN - MY DENTIST

☐ PRINCIPAL BUILDING OR USE ☒ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	SP. EXCEPTION
	CS			11	☒	VARIANCE	

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS
	160	280				

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	8	12	10			96
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	WALL SIGN					

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

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SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$25.00
ELECTRICAL PERMIT	$79.50
	$174.00

SIGN PERMIT

CITY OF BIXBY

MY DENTIST
STREET ADDRESS: 12106 S. MEMORIAL DRIVE
BIXBY, OK 74008

DATE: 12/20/11 | No. 18447

PROPERTY OWNER: MY DENTIST	LEGAL DESCRIPTION: LOT 1	BLOCK 1	ADDITION: Brauns Add
CONTRACTOR: EXPRESS LIGHTING & SIGNS			
ADDRESS: 320 S. VERMONT ST. SUITE #949	SECTION	TWP	RANGE
ELECTRICAL CONTRACTOR: TBD/OW CONSTRUCTION			

OWNER PHONE: 405-751-7131
CONTRACTOR PHONE: 405-604-3838

FEES: Zoning Permit; TOTAL $

INSURANCE CO.	INSURANCE POLICY NO.	☐ PRINCIPAL STRUCTURE ☐ ACCESSORY STRUCTURE	
ZONING DISTRICT	DISTRICT: CS	SUP. DIST.	BOARD OF ADJUSTMENT NO.
USE UNIT NO.: 21	USE BY RIGHT ☐	INTERPRETATION ☐ VARIANCE ☐	SPECIAL EXCEPTION ☐

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA			

USE CONDITIONS:

ESTIMATED COST: $ 4,000.00

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET) Feet	STREET NAME	SIDE (FROM CENTER LINE CORNER LOT)	STREET NAME

SIGN INFORMATION					
HEIGHT: 8'10"	ABOVE ☐ GRADE ☐ ROOF	WIDTH: 8	LENGTH: 12	AREA	
FACE MATERIAL	POLE MATERIAL	FOUNDATION			
TYPE OF SIGN	☐ PORTABLE SIGN	☒ WALL SIGN	☐ GROUND SIGN	☐ ROOF SIGN	☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE	☒ NEW SIGN	☐ ENLARGE SIGN	☐ REPAIR NO EXPANSION	☐ OTHER
EXPLAIN: NEW WALL SIGN NORTH ELEVATION				

OFFICER	APPLICANT'S SIGNATURE: Jon Lanston	INSPECTOR
NO. OF BUSINESS ESTABLISHMENTS ON LOT	HEIGHT OF BUILDING (FOR WALL SIGN) Feet	WIDTH OF ESTABLISHMENT TO WHICH SIGN RELATES

OTHER or PROPOSED EXISTING SIGNS

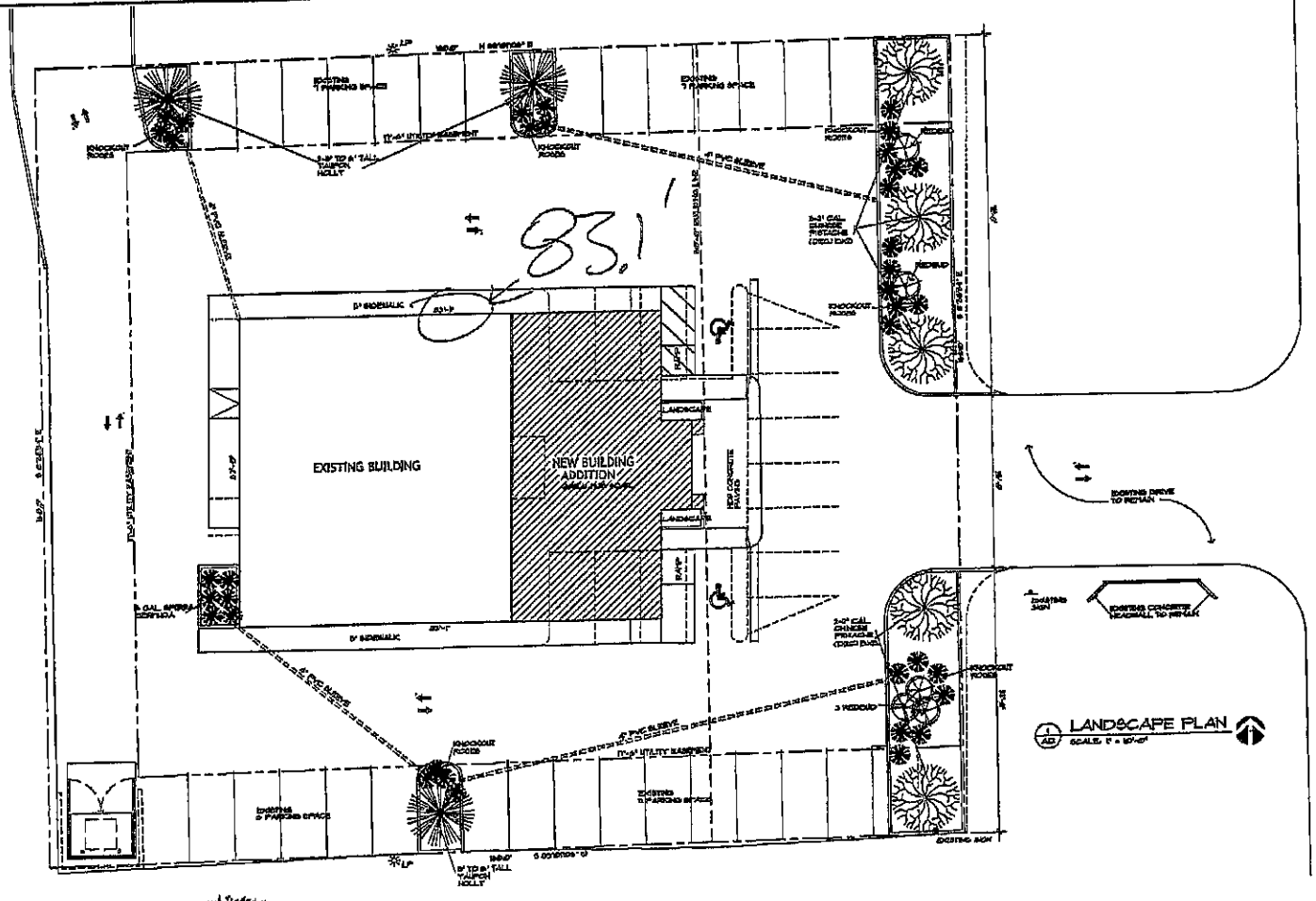
LOCATION	TYPE	TOTAL SQ. FEET
12106 S. MEMORIAL DRIVE / EXISTING W. ENTRANCE	WALL	EXISTING
12106 S. MEMORIAL DRIVE EXISTING	POLE	EXISTING
12106 S. MEMORIAL DRIVE / PROPOSED WALL N. ELEV.	WALL	84 FT NEW

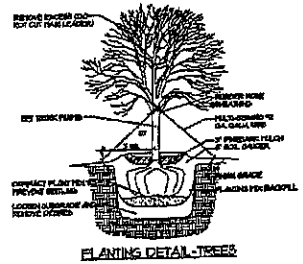
NOTE: If additional space required, attach separate sheet.

ZONING CRAWFORD 12/20/11
WE ARE ADDING (1) SET WALL LETTERS TO BUILDING ON NORTH ELEVATION
THESE LETTERS WERE PREVIOUSLY APPROVED BY PLANNING COMMISSION.
SEE ATTACHMENTS.

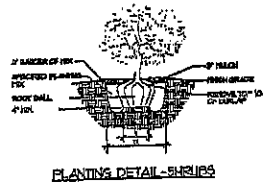
JON LANSTON (@ 341-4701)
EXPRESS LIGHTING & SIGNS 405-604-3838
405-604-3870 (FAX)

68





PLANTING DETAIL-TREES



PLANTING DETAIL-SHRUBS

PLANT MATERIAL

TREES

(20) 5' TO 6' TALL 'OMEGA' HOLLY
(5) 1" CAL CHINESE PISTACHE 'X'
(3) REDBUD

SHRUBS

(20) KNOCKOUT ROSES

LEGEND

GW1 - 3-GALLON
GW2 - 2-GALLON
GW3 - 1-GALLON

NOTE

1. ALL LANDSCAPING TO BE MAINTAINED BY AN AUTOMATIC SPRINKLER SYSTEM

NOTE:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TRADES MEASUREMENTS AT BUILDING SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCIES IN BUILDING SITE AND SHALL BE REPORTED BEFORE PROCEEDING. ALWAYS SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION BEFORE ANY WORK AFFECTED DOES OR CONTINUES. THE ARCHITECT WILL HAVE NECESSARY CHANGES AT NO ADDITIONAL COST TO THE OWNER.

REVISIONS:

MY DENTIST DENTAL CLINIC

ERNEST TUBBS COUNTY, OKLAHOMA

LANDSCAPE PLAN AND DETAILS

STATE OF OKLAHOMA
SAM GRESHAM
OKLAHOMA CITY

SAM GRESHAM ARCHITECT

105 N.W. 23RD ST.
SUITE G
OKLAHOMA CITY, OKLAHOMA
405-842-2888

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PROJECT: 100149

DATE: 12-14-2010

DRAWING NO.

A1.2

69

Donna Crawford

From: cranston3@cox.net
Sent: Tuesday, December 20, 2011 9:36 AM
To: donnac@bixby.com
Cc: eenyart@bixby.com; keith.hutton@yahoo.com; cranston3@cox.net
Subject: "My Dentist" Permit Application

My Dentist Bixby OK Permit.pdf... | Bixby OK Proposed North Elevat... | My Dentist Bixby OK Front Entr... | My Dentist Pole Sign Bixby OK....

Donna:

We are permitting and additional set of letters on the North Elevation. We originally were approved for 3 sets of letters on 3 elevations by the Planning Commisssion,but when we opend,the Dr. only had us permit thePole Sign, Entrance Elevation,and now would like to permit the North Elevation. See Attachments and call me with any questions.

Thank you
John Cranston@361-4701
Express Lighting & Signs

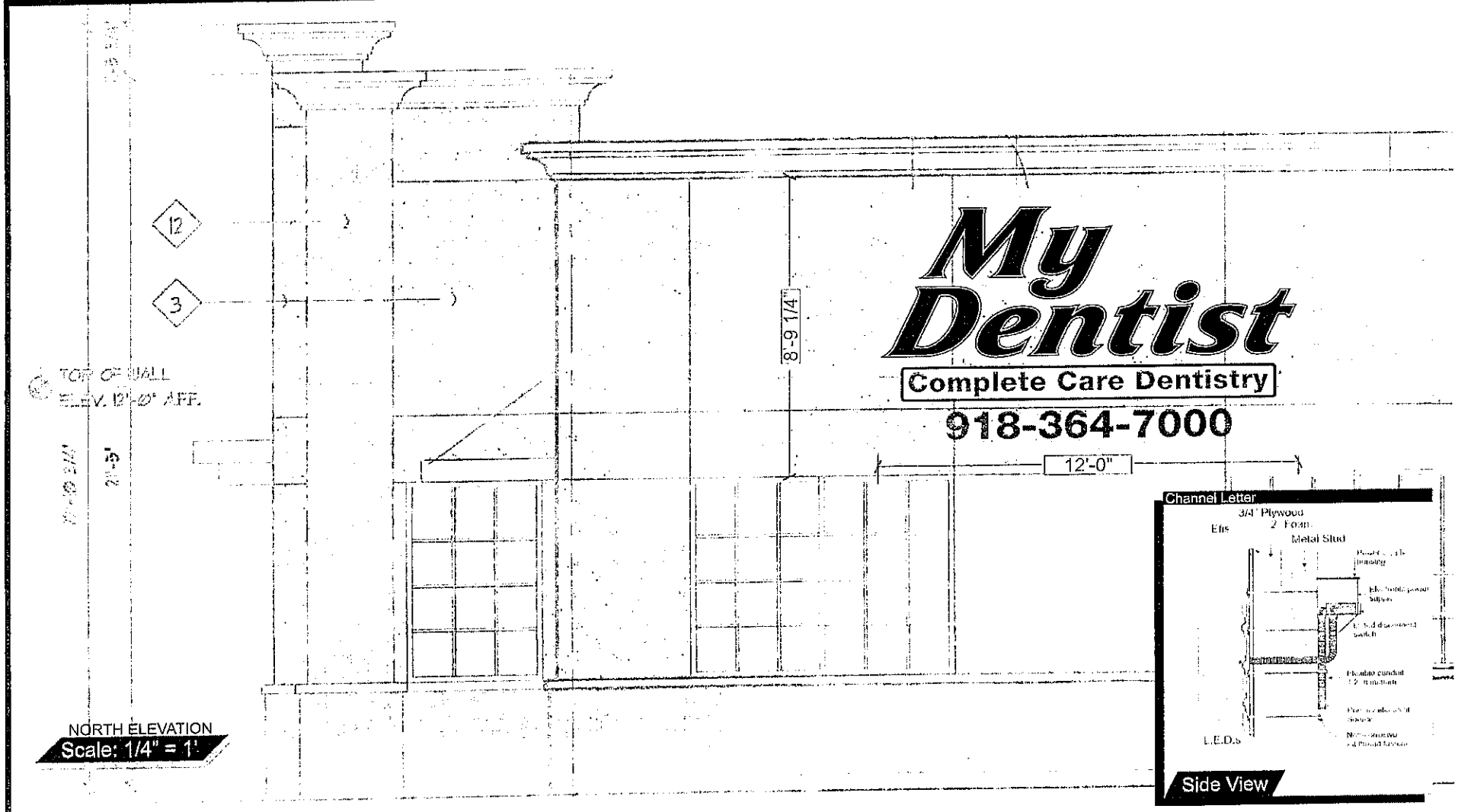
$9' \times 12' = 108'^2$

$83.1' \times 3' = 249.3'^2$

$108 < 249.3$

70

Sign type: Bldg Signs



NORTH ELEVATION
Scale: 1/4" = 1'

ALL MEASUREMENTS MUST BE FIELD VERIFIED BEFORE PRODUCTION

EXPRESS LIGHTING AND SIGN MAINTENANCE

Acct. Manager: John Cranston

Designs: Chad Bullock

My Dentist
Bixby, Ok

THE COPYRIGHT LAW OF THE UNITED STATES (TITLE 7, U.S. CODE) GOVERNS THE USE OF COPYRIGHTED WORKS. ALL DESIGNS ARE COPYRIGHTED AND PROTECTED BY Express Lighting. ALL ARTWORK AND RELATED DOCUMENTS MAY NOT BE DUPLICATED, PRINTED OR REPRODUCED IN ANYWAY WITHOUT THE WRITTEN AUTHORIZATION OF Express Lighting

Design Date: 8-22-11

Revised Date:

Approval Date:

Clients Signature

X

NOTE: IF ANY FIELD MEASUREMENTS ARE DIFFERENT FROM THOSE ON THIS PRINT PLEASE NOTIFY EXPRESS LIGHTING AND SIGNS (405) 604-3838

72

Scale: 3/4"=1'

12106 S. Memorial Drive
Bixby, Ok

Led Illuminated
Channel Letters

(A)	24 3/4" Capital Channel Letters Blue Trim Cap, Returns Painted to Match PMS 286, Cut Vinyl 1/2"blue on White PlexFace Color: Chacal 8500 Translucent Vinyls 049 King Blue
(B)	12" x 10'9" Cabinet, Radius Corners Black Trim Cap, Returns Painted to Match PMS 286, Cut Vinyl on White Plex Face Color: Chacal 8500 Translucent Vinyls 020 Golden Yellow, 049 King Blue, 070 Black
(C)	12" Day / Night Perforated Vinyl - on White Plex

049 King Blue
020 Golden Yellow
070 Black
White Plex

EXPRESS

Acct. Manager:
John Cranston
Designs:
Chad Bullock

My Dentist
Bixby, Ok

Design Date:
8-22-11

Revised Date:

Approval Date:

Client's Signature

*ALL MEASUREMENTS MUST BE FIELD VERIFIED BEFORE PRODUCTION

My Dentist
Complete Care Dentistry
918-364-7000
12106
My Dentist
364-7000
My Dentist
364-7000

25

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
12800 S MEMORIAL 1-A

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 10/07/2011 NO. 18274

AC-12-02-01

OWNER: GLOBAL SIGN SOLUTIONS	LEGAL DESCRIPTION	LOT	BLOCK	ADDITION: CROSSCREEK	NO. 18274
CONTRACTOR: GLOBAL SIGN SOLUTIONS					VALUATION $7,500.00
ADDRESS: 1889 N 105 E AVE		SECTION	TWP.	RANGE	FEES: REV.FEE $0.00; ZONING $19.50; BUILDING $50.00
TULSA OK 74116					TOTAL $69.50

PROPOSED USE: THE CROSSING

☒ PRINCIPAL BUILDING OR USE ☐ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	VARIANCE	SP. EXCEPTION
	CS	PUD 37	BBOA-549	21	☒			

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS
	299	1338				

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	112	0	0	0	0	0

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	10	12	18	0	0	120
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	MONUMENT SI					

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE | INSPECTOR Bill Mayo

INSPECTION RECORD	DATE	INSPECTOR	COMMENT
FOUNDATIONS			
FRAMING			
FINAL			
CERT. OF OCCUPANCY			

FEE SCHEDULE	
SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$50.00
ELECTRICAL PERMIT	$79.50
TOTAL	$199.00

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

74

SIGN PERMIT

CITY OF BIXBY

STREET ADDRESS: 12800 S. Memorial Dr. 74

DATE: 4/25/11

No. 18274

PROPERTY OWNER: Heritage Company Realtors

LEGAL DESCRIPTION: LOT 1 | BLOCK | ADDITION: Cross Creek

OWNER PHONE: 918.895.1106

CONTRACTOR: Global Sign Solutions

CONTRACTOR PHONE: 918-836-5597

ADDRESS: 1889 N 105 E Ave Tulsa OK

SECTION | TWP | RANGE

FEES: Zoning | Permit | TOTAL

ELECTRICAL CONTRACTOR: Premier Mechanical Services

INSURANCE CO. | INSURANCE POLICY NO.

☐ PRINCIPAL STRUCTURE ☐ ACCESSORY STRUCTURE

ZONING DISTRICT | DISTRICT | SUP. DIST. | BOARD OF ADJUSTMENT NO. | USE UNIT NO.

USE: BY RIGHT ☐ INTERPRETATION ☐ VARIANCE ☐ SPECIAL EXCEPTION ☐

LOT INFORMATION: FRONTAGE 244 | AVERAGE DEPTH | LOT AREA | LAND AREA

USE CONDITIONS: Church Sign for Shopping Center addition to West

ESTIMATED COST: $ 7500.00

STRUCTURE SET BACK: FRONT (FROM CENTER LINE STREET) 112 Feet | STREET NAME: S. Memorial Dr. | SIDE (FROM CENTER LINE CORNER LOT) | STREET NAME

SIGN INFORMATION: HEIGHT 17'6" | ABOVE ☒ GRADE ☐ ROOF | WIDTH 8'0" | LENGTH 12'0" | AREA 96

FACE MATERIAL: Vinyl & Acrylic | POLE MATERIAL: Steel | FOUNDATION: Concrete

TYPE OF SIGN: ☐ PORTABLE SIGN ☐ WALL SIGN ☒ GROUND SIGN ☐ ROOF SIGN ☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE: ☐ NEW SIGN ☐ ENLARGE SIGN ☐ REPAIR NO EXPANSION ☒ OTHER | EXPLAIN: Add on to existing Sign

OFFICER | APPLICANT'S SIGNATURE: [signature] | INSPECTOR

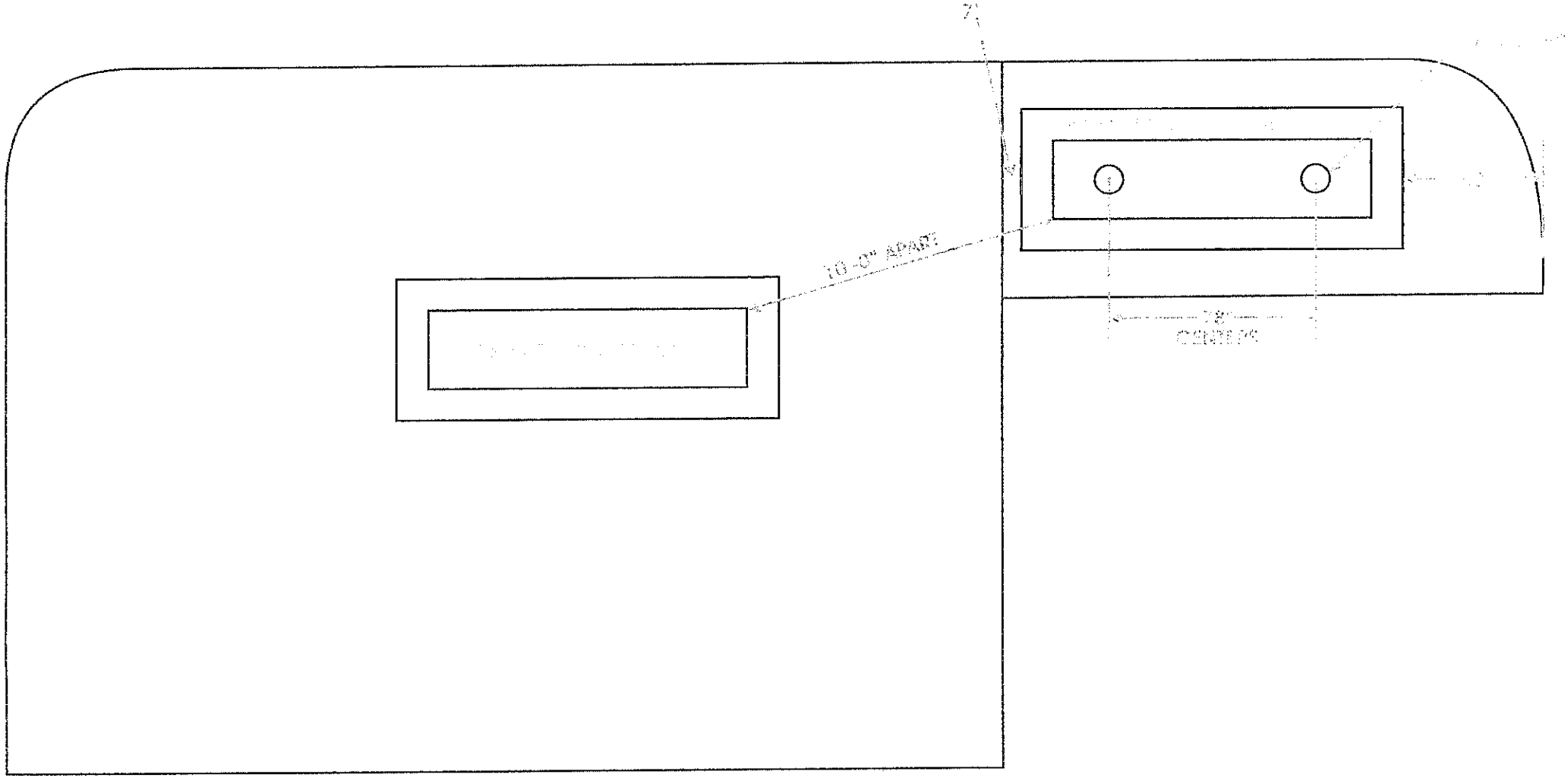
NO. OF BUSINESS ESTABLISHMENTS ON LOT | HEIGHT OF BUILDING (FOR WALL SIGN) Feet | NAME OF ESTABLISHMENT TO WHICH SIGN RELATES

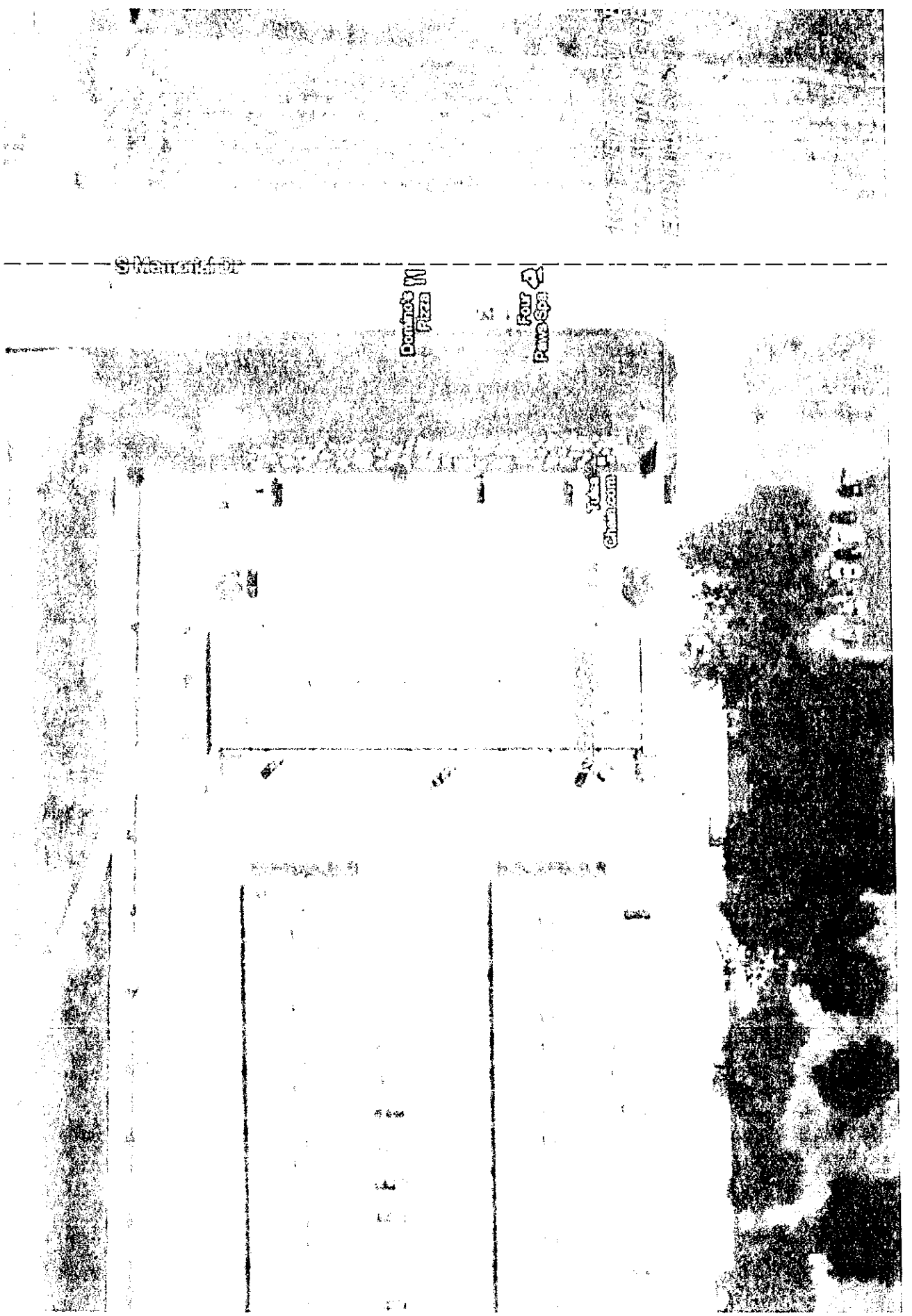
OTHER or PROPOSED SIGNS / EXISTING SIGNS

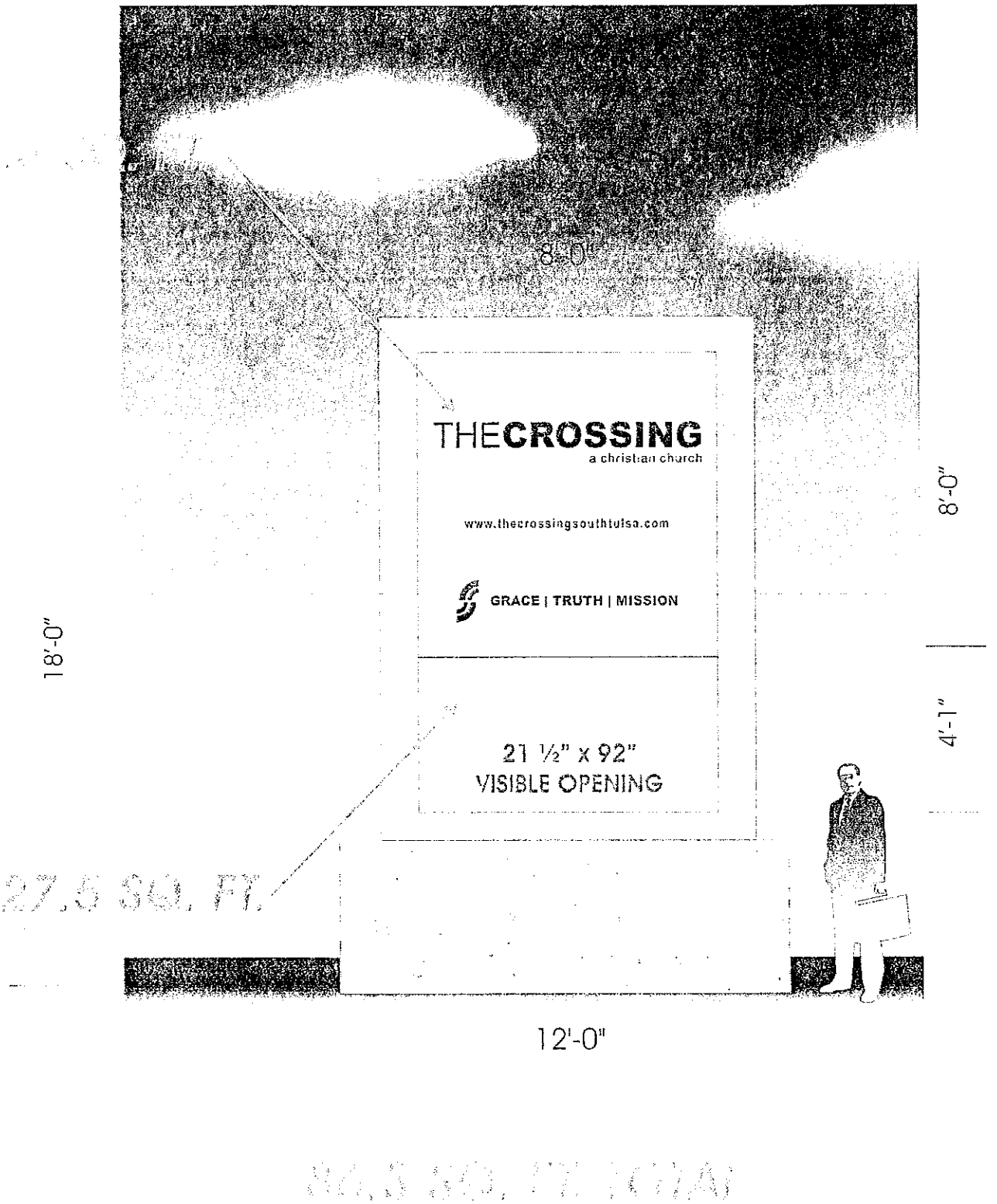
LOCATION	TYPE	TOTAL SQ. FEET
Shopping Center Cross Creek Tenants	Ground	244

NOTE: If additional space required, attach separate sheet.

75


10'-0" APART
7'
CENTERS


S Main St
Domino's Pizza
Four Paws Spa
Tuxedo Cleaners



78

GSS Global Sign Solutions "Where Art and Technology Meet"

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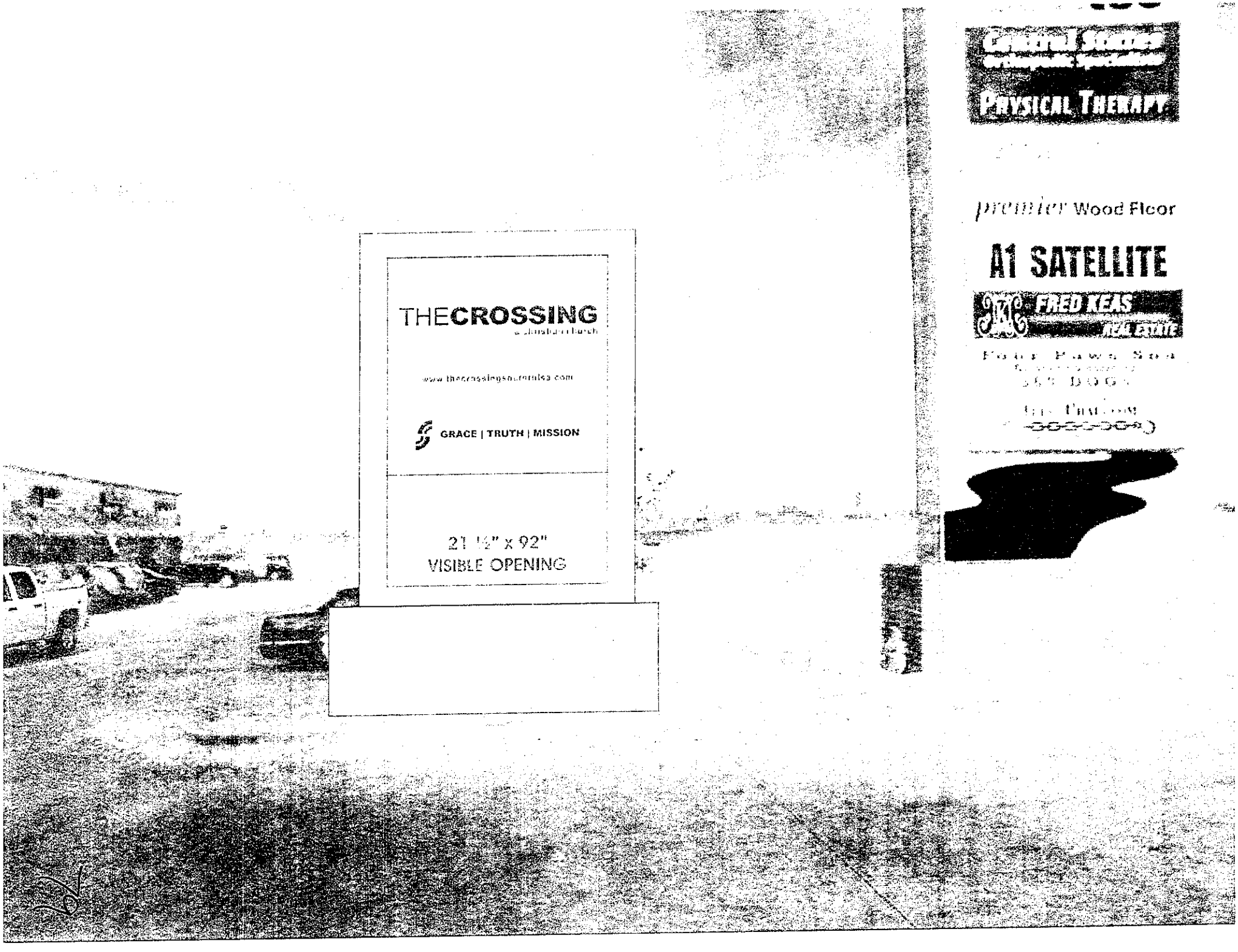
CUSTOMER	CROSS CREEK SHOPPING		
CITY & STATE	TULSA, OK.		
SALESMAN	R. CRAIG	DRAWN BY GARY "PWE" WARD	APPROVED BY
DRAWING NO	2k11-3-09-07-B	SCALE 1/4" = 1'-0"	DATE MAR 9, 2011


THECROSSING
GRACE | TRUTH | MISSION
21 ½" x 92"
VISIBLE OPENING
PHYSICAL THERAPY
premier Wood Floor
A1 SATELLITE
FRED KEAS
REAL ESTATE

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
15801 S MEMORIAL

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 8/19/2011 NO. 18144

AC-12-02-02

OWNER: ACURA NEON	LEGAL DESCRIPTION	LOT	BLOCK	ADDITION	NO. 18144	
CONTRACTOR: ACURA NEON					VALUATION	$30,000.00
ADDRESS: 1801 N WILLOW		SECTION 24	TWP. 17	RANGE 13	FEES: REV.FEE	$0.00
					ZONING	$19.50
					BUILDING	$50.00
BROKEN ARROW OK 00000					TOTAL	$69.50

PROPOSED USE
SIGN - BIXBY FREEWILL BAPTIST

☐ PRINCIPAL BUILDING OR USE
☒ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	SP. EXCEPTION
	AG		BOA-553	21	X	VARIANCE	

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS
	175					

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	70	100	75	0	0	0

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	12	6	25			78
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	POLE SIGN					

TYPE OF WORK TO BE DONE ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE | INSPECTOR

INSPECTION RECORD	DATE	INSPECTOR	COMMENT
FOUNDATIONS			
FRAMING			
FINAL			
CERT. OF OCCUPANCY			

FEE SCHEDULE	
SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$50.00
ELECTRICAL PERMIT	$75.00
TOTAL	$194.50

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

80

ZONING CLEARANCE PERMIT AND/OR

BUILDING PERMIT

CITY OF BIXBY

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot: indicate type of construction and use of each building.

STREET ADDRESS: 15801 S. Memorial Dr.

[ ] ZONING CLEARANCE PERMIT [ ] BUILDING PERMIT

[ ] DEMOLITION PERMIT [X] SIGN PERMIT

DATE 8/17/11 No. 18144

OWNER: Bixby Freewill Baptist Church	LEGAL DESCRIPTION	LOT: See Attached	BLOCK	ADDITION	NO
CONTRACTOR: Acura Neon, Inc.		SECTION	TWP.	RANGE	Valuation 30,000
ADDRESS: 1801 N. Willow Ave.					FEES: Rev. Fee / Zoning / Building / Total $ -
Broken Arrow, OK 74012					

PROPOSED USE: Illuminated Sign w/church name & LED information sign

[X] PRINCIPAL BUILDING OR USE [ ] ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP DIST	BOARD OF ADJUSTMENT - NO	USE UNIT NUMBER	USE BY RIGHT [ ]	INTERPRETATION VARIANCE [ ]	SP EXCEPTION [ ]
	AG						

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D. U.	PARKING SPACES	LOADING BERTHS
	175'					

USE CONDITIONS

FINANCING: FHA [ ] VA [ ] OTHER [ ]

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	70.75 ft	100ft	75'		70.75 ft	

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	12'-0½"	16'-6"	24'-8"	78.26 sq ft		
	NO DWELLING UNITS	FLOOR	EXT. WALLS	INT WALLS	ROOF	CEILING
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	Ground Sign	Yes - See Attachment "D"				

TYPE OF WORK TO BE DONE: [ ] NEW BUILDING [ ] ENLARGE EXISTING BLDG [ ] REPAIR - NO EXPANSION [ ] INTERIOR REMODELING [ ] OCCUPANCY [ ] ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE: Nikki Vedilago | INSPECTOR

INSPECTION RECORD	DATE	INSPECTOR	COMMENT	SPECIAL FEATURES REQUIRED
FOUNDATIONS				DEVELOPMENT FEE SEWER TAP WATER TAP
FRAMING				WATER METER DEP ELECTRICAL PERMIT PLUMBING PERMIT
FINAL				MECHANICAL PERMIT INSPECTIONS
CERT. OF OCCUPANCY				ZONING/BLDG FEE $ - TOTAL $ -

TOL

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F. E. M. A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. ($25.00 APPLICATION FEE - MANDATORY)

PERMIT # _____ DATE _____

LOT _____ BLOCK _____ ADDITION _____

STREET ADDRESS _____

BUILDING CONTRACTOR _____ PHONE _____

ELECTRICAL _____ PHONE _____

PLUMBING _____ PHONE _____

MECHANICAL _____ PHONE _____

BUILDING			ELECTRICAL			PLUMBING			MECHANICAL		
FOOTING			TEMP POLE			ROUGH			ROUGH		
SLAB			ROUGH			TOP-OUT			DUCTS D		
FRAME			TEMP BLDG			SEWER			DUCTS U		
FINAL			FINAL			EX GAS			FINAL		
						FINAL					

COMMENTS:

_____

_____

_____

_____

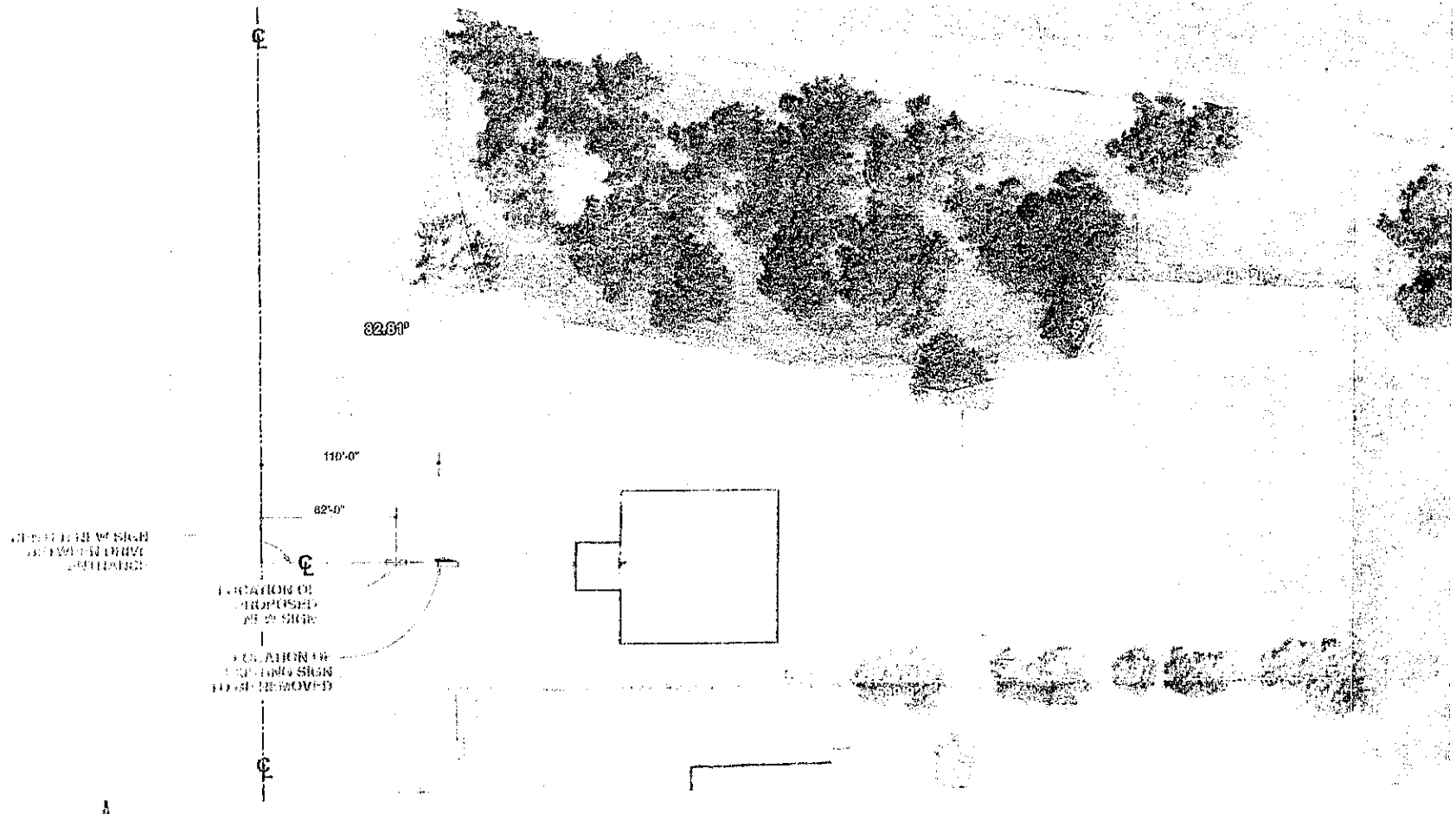
_____

_____

_____

_____

82



SITE PLAN
SCALE : 3/16" = 12'-0"

Bixby FreeWill Baptist Church			
15801 South Memorial Drive - Bixby, OK			
Pet	I.	J. Harley	BIXFREF-01
	2011-01	Noted	12-1-2011

83

FRONT VIEW - D/F I.D. SIGN

- -REFURBISH EXISTING INTERNALLY ILLUMINATED SIGN CABINET (TOP SECTION)
- -INSTALL NEW DAKTRONIC 3500 SERIES 20 mm FULL COLOR RGB LED DISPLAY IN BOTTOM SECTION OF SIGN CABINET (MODIFY IF NEEDED)

EXISTING SIGN

84

Bixby Free Will Baptist Church

Bixby, OK

Peter J.	J. Harley	FREBAP-078
090711-02	1/4" = 1'-0"	9-7-2011

1801 N. Willow Ave.
Broken Arrow, OK 74012
Phone: 918-252-2258
Fax: 918-252-3736

Acura Neon

FAX

To:	City of Bixby – Attn: Donna	**From:**	Starla Khezri
Fax:	918-366-4416	**Date:**	8/24/11
Phone:		**Pages:**	1 Including Cover
Re:	Bixby Freewill Church Sign Permit	**CC:**	

Urgent ☐ **For Review** ☐ **Please Comment** **Please Reply** ☐ **Please Recycle**

Donna... The client has informed me that Don's Electric of Bixby will be the electrician for the Bixby Freewill Baptist Church pole sign,

Don's Electric
15437 S Mingo Rd
Bixby, OK
(918) 366-3167

Please call if you have any questions.

Starla Khezri

85

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
12844 S MEMORIAL B

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT [X] SIGN PERMIT

DATE 1/03/2012 NO. 18482

AC-12-02-03

OWNER: GLOBAL SIGN SOLUTIONS	LEGAL DESCRIPTION	LOT: 1	BLOCK: 1	ADDITION: CLYDE MILLER	NO. 18482	
CONTRACTOR: GLOBAL SIGN SOLUTIONS					VALUATION	$5,000.00
ADDRESS: 1889 N 105 E AVE		SECTION	TWP.	RANGE	FEES: REV.FEE	$0.00
					ZONING	$19.50
					BUILDING	$50.00
TULSA OK 74116					TOTAL	$69.50

PROPOSED USE: SIGN - STUMPFF & COOKE

[X] PRINCIPAL BUILDING OR USE
ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	SP. EXCEPTION
	CG			21		VARIANCE	

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	105	108	0	0	0	0

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	9	12	25			108
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	POLE SIGN	R-O-W				

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY [X] ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$50.00
ELECTRICAL PERMIT	$79.50
	$199.00

86

SIGN PERMIT

CITY OF BIXBY

STREET ADDRESS: 12844 S. Memorial #B. Bixby, OK 74008

DATE: 12-30-11 **No.** 18482

PROPERTY OWNER: Stumpff & Cooke — LEGAL DESCRIPTION: LOT 1 BLOCK 1 SUBDIVISION Clyde Miller Acres — OWNER PHONE: 918-369-6009

CONTRACTOR: GSS Global Sign Solutions — CONTRACTOR PHONE:

ADDRESS: 17424 S. Union Ave. Mounds, OK 74047 — SECTION / TWP / RANGE

FEES: Zoning Permit $ / TOTAL $

ELECTRICAL CONTRACTOR: Global Sign Solutions

INSURANCE CO.: Hartford — INSURANCE POLICY NO.: 38SBAZI2867SC — ☐ PRINCIPAL STRUCTURE ☐ ACCESSORY STRUCTURE

ZONING DISTRICT: CG — SUBDIVISION — BLOCK — NUMBER OF COMMITMENT — USE UNIT NO. — USE: BY RIGHT ☐ INTERPRETATION ☐ VARIANCE ☐ SPECIAL EXCEPTION ☐

LOT INFORMATION: FRONTAGE — AVERAGE DEPTH — LOT AREA — TRACT AREA

LINE CONDITIONS — ESTIMATED COST $

STRUCTURE SET BACK: FRONT YARD REQUIREMENT (FEET) — STREET NAME — SIDE (FROM CENTER LINE OF INNER LOT) — ALLEY NAME

SIGN DIMENSIONS: HEIGHT 25'-0" — ABOVE ☑ GRADE ☐ ROOF — WIDTH 9'-0" — LENGTH 12'-0" — AREA 108 Sq ft.

FACE MATERIAL: plastic, metal, glass — POLE MATERIAL: steel — FOUNDATION: concrete

TYPE OF SIGN: ☐ PORTABLE SIGN ☐ WALL SIGN ☑ GROUND SIGN ☐ ROOF SIGN ☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE: ☑ NEW ☐ ALTERATION ☐ REPAIR/MAINTENANCE ☐ OTHER — WORK ZONE

OFFICER — APPLICANT'S SIGNATURE — INSPECTOR

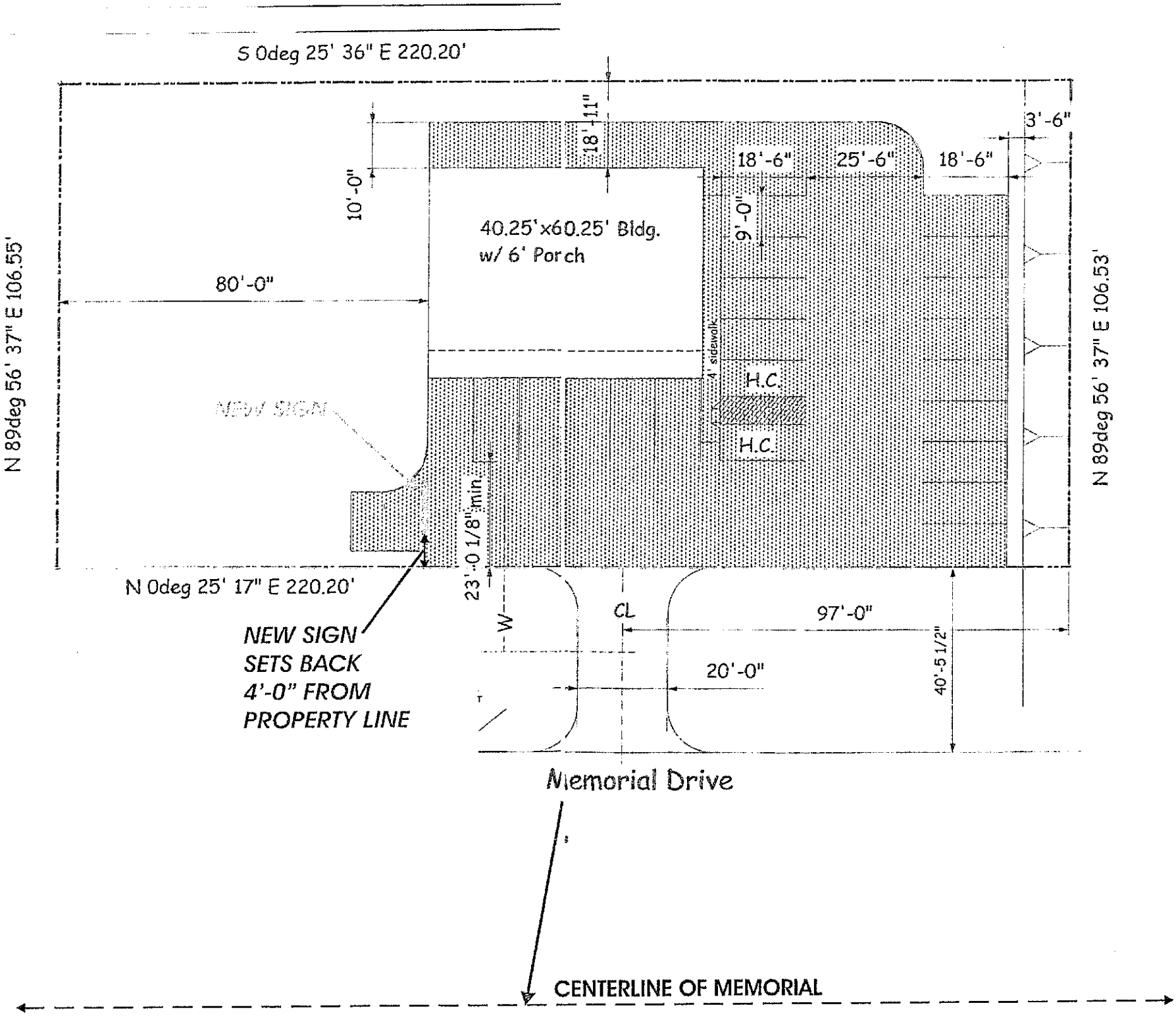
NO. OF TENANTS (ATTACH ADDITIONAL SHEET IF NEEDED) — HEIGHT OF BUILDING (FOR WALL SIGN) FEET — TYPES OF BUSINESS THAT NO GROUP SIGN RELATES

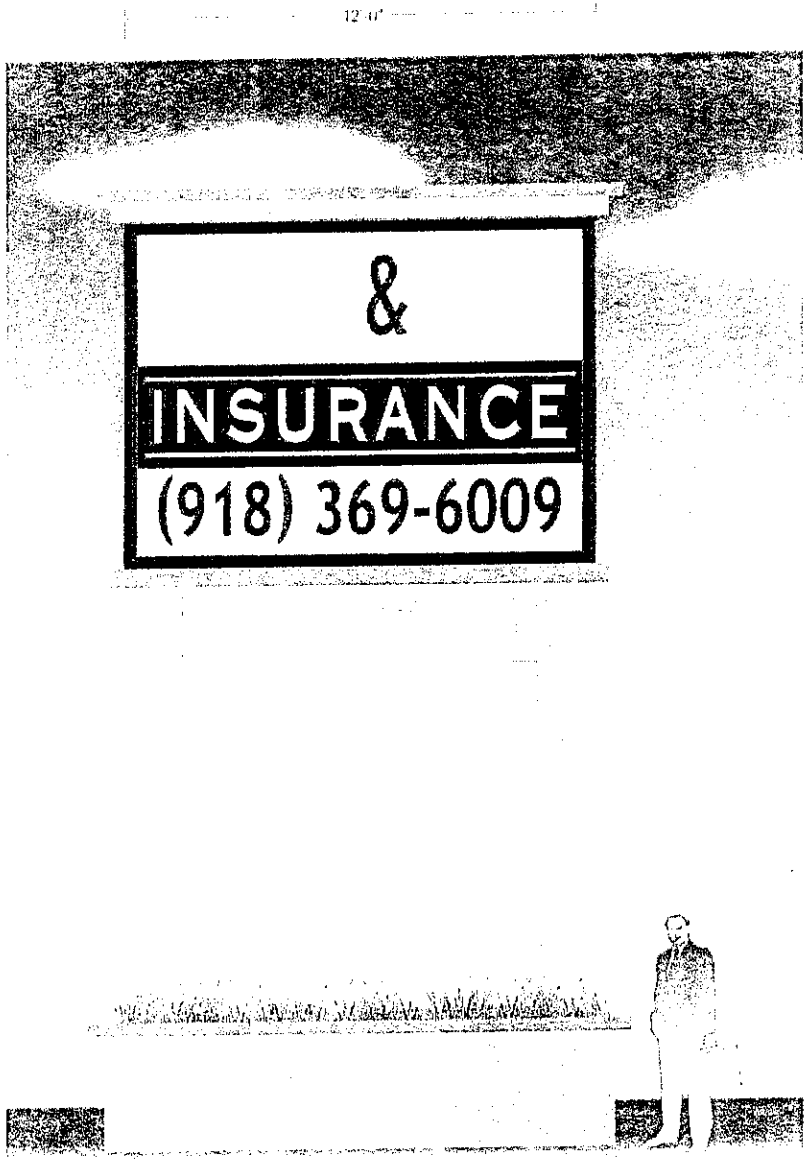
OTHER SIGNS PROPOSED ON THIS SITE

LOCATION	TYPE	TOTAL SQ. FEET

NOTE: If additional space required, attach separate sheet.

87


S 0deg 25' 36" E 220.20'
18' 11"
3'-6"
18'-6"
25'-6"
18'-6"
10'-0"
40.25'x60.25' Bldg.
w/ 6' Porch
9'-0"
80'-0"
N 89deg 56' 37" E 106.55'
N 89deg 56' 37" E 106.53'
4' sidewalk
H.C.
H.C.
NEW SIGN
23'-0 1/8" min.
N 0deg 25' 17" E 220.20'
W
CL
97'-0"
20'-0"
40'-5 1/2"
NEW SIGN
SETS BACK
4'-0" FROM
PROPERTY LINE
Memorial Drive
CENTERLINE OF MEMORIAL



MANUFACTURE & INSTALL A 25'-0" X 12'-0" INTERNALLY ILLUMINATED POLE SIGN.

89

GSS SIGN & DESIGN
17424 S. UNION AVE.
MOUNDS, OK 74047
Phone (918) 836-5597
Fax (918) 836-8614

This [illegible] shall not be used or reproduced without written permission.

CLIENT: STUMPFF & COOKE			
CITY & STATE: BIXBY, OK.			
SALESMAN: A. THOMPSON	DESIGNER: GARY "PIVE" WARD	APPROVED BY:	
DRAWING NO: 2K11-11-28-01-B	SCALE: 3/16" = 1'-0"	DATE: NOV 28, 2011	

VINYL COLOR:	
FACE MATERIAL:	PAINT COLOR:
BACKGROUND:	ILLUMINATION:
ADDITIONAL INFO:	

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
12005 S MEMORIAL

BUILDING PERMIT
CITY OF BIXBY

[ ] ZONING CLEARANCE PERMIT [ ] BUILDING PERMIT

[ ] DEMOLITION PERMIT [x] SIGN PERMIT

DATE 1/03/2012 NO. 18481

AC-12-02-04

OWNER: GLOBAL SIGN SOLUTIONS	LEGAL DESCRIPTION	LOT	BLOCK: 18	ADDITION: SO MEM ACRE	NO. 18481	
CONTRACTOR: GLOBAL SIGN SOLUTIONS					VALUATION	$5,000.00
ADDRESS: 1889 N 105 E AVE		SECTION	TWP.	RANGE	FEES: REV.FEE	$0.00
					ZONING	$19.50
					BUILDING	$50.00
TULSA OK 74116					TOTAL	$69.50

PROPOSED USE: SIGN - MIDWEST SPORTING GOODS

[ ] PRINCIPAL BUILDING OR USE
[x] ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	SP. EXCEPTION
	CS			21	[x]	VARIANCE [ ]	[ ]

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING FHA [ ] VA [ ] OTHER [ ]

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	8	25	19			200
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	WALL SIGN					

TYPE OF WORK TO BE DONE: [ ] NEW BUILDING [ ] ENLARGE EXISTING BUILDING [ ] REPAIR-NO EXPANSION [ ] INTERIOR REMODELING [ ] OCCUPANCY [x] ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE | INSPECTOR Bill May

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$25.00
ELECTRICAL PERMIT	$79.50
	$174.00

Final inspection must be completed

90

SIGN PERMIT

CITY OF BIXBY

STREET ADDRESS: 12005 S. Memorial Dr. Bixby, OK 74008

DATE: 12-19-11

No. 8487

PROPERTY OWNER: Midwest Sporting Goods

OWNER PHONE: 918-728-3111

CONTRACTOR: Global Sign Solutions

CONTRACTOR PHONE:

ADDRESS: 17424 S. Union Av. Mounds, OK 74047

ELECTRICAL CONTRACTOR: Global Sign Solutions.

LEGAL DESCRIPTION: LOT | BLOCK | ADDITION | SECTION | TWP | RANGE

FEES: Zoning | Permit | TOTAL $

INSURANCE CO.: Hartford

INSURANCE POLICY NO.: 38SBAZI2867SC

☐ PRINCIPAL STRUCTURE
☐ ACCESSORY STRUCTURE

ZONING DISTRICT | DISTRICT | SUP. DIST. | BOARD OF ADJUSTMENT NO. | USE UNIT NO.

USE BY RIGHT ☐ INTERPRETATION ☐ VARIANCE ☐ SPECIAL EXCEPTION ☐

LOT INFORMATION: FRONTAGE | AVERAGE DEPTH | LOT AREA | LAND AREA

USE CONDITIONS

ESTIMATED COST $

STRUCTURE SET BACK: FRONT (FROM CENTER LINE STREET) Feet | STREET NAME | SIDE (FROM CENTER LINE CORNER LOT) | STREET NAME

SIGN INFORMATION:

HEIGHT	ABOVE	WIDTH	LENGTH	AREA
19' 4"	☒ GRADE ☐ ROOF	9' 5"	25'	198 S.F.

FACE MATERIAL: glass metal, plastic | POLE MATERIAL: | FOUNDATION: concrete

TYPE OF SIGN: ☐ PORTABLE SIGN ☒ WALL SIGN ☐ GROUND SIGN ☐ ROOF SIGN ☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE: ☒ NEW SIGN ☐ ENLARGE SIGN ☐ REPAIR NO EXPANSION ☐ OTHER EXPLAIN

OFFICIAL | APPLICANT'S SIGNATURE | INSPECTOR

NO. OF BUSINESS ESTABLISHMENTS ON LOT | HEIGHT OF BUILDING (FOR WALL SIGN) Feet | WIDTH OF ESTABLISHMENT TO WHICH SIGN RELATES 33'

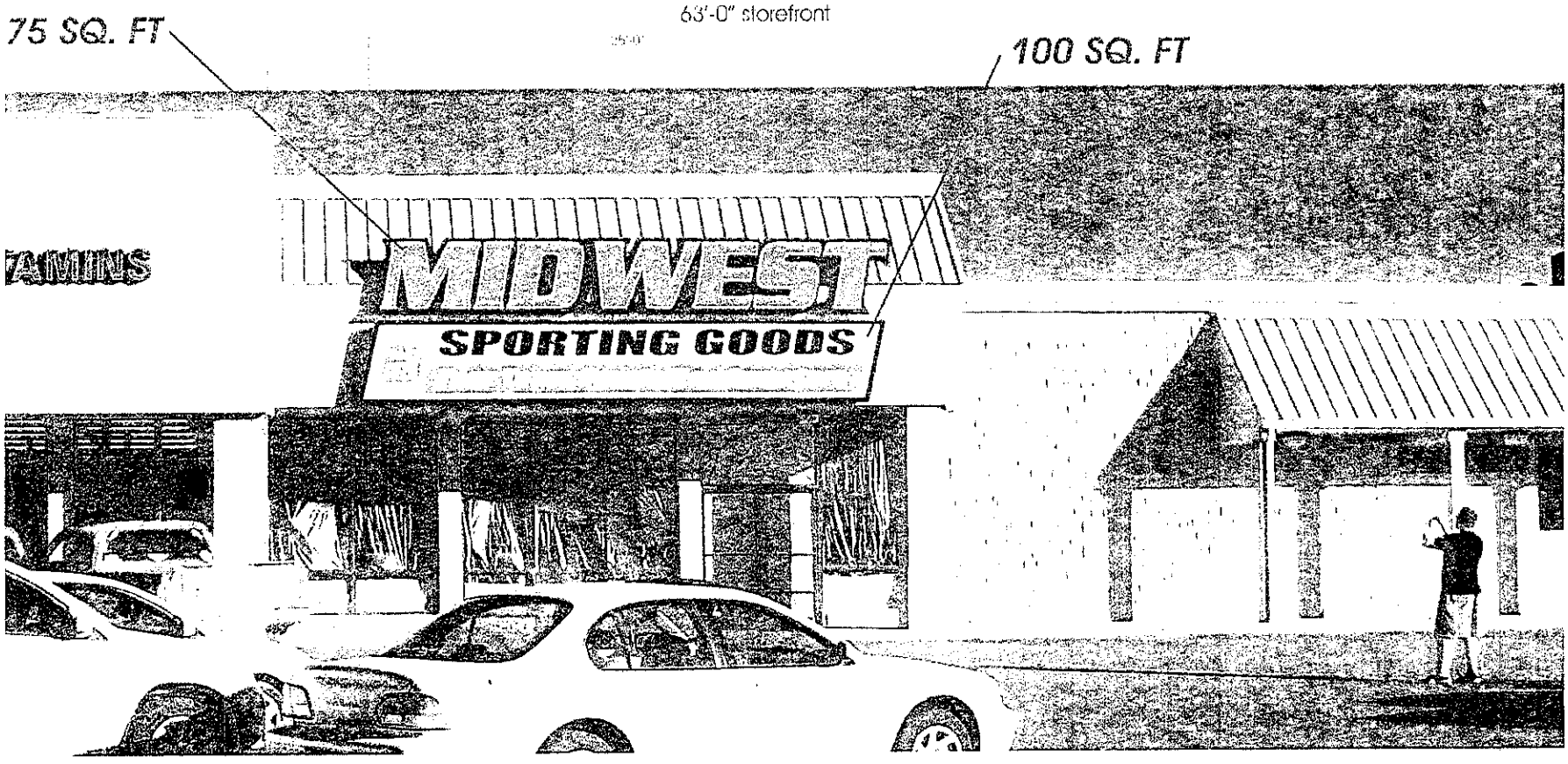
OTHER or PROPOSED EXISTING SIGNS

LOCATION	TYPE	TOTAL SQ. FEET

NOTE: If additional space is required, attach separate sheet.

91

175 SQ. FT. TOTAL



GSS SIGN & DESIGN
17424 S. UNION AVE.
MOUNDS, OK 74047
Phone (918) 836-8597
Fax (918) 836-5611

CUSTOMER: MIDWEST SPORTING GOODS			VINYL COLORS
CITY & STATE: TULSA, OK.			TAPE MATERIAL / PAINT Colors
SALESMAN: A. THOMPSON	DRAWN BY: GARY "PIVE" WARD	APPROVED BY:	TRIM CAP & RETURNS / ILLUMINATION
DRAWING NO: 2K11-12-05-08	SCALE: 1/4" = 1'-0"	DATE: DEC 5, 2011	ADDITIONAL INFO

GSS SIGN & DESIGN

17424 South Union Ave Mounds, Ok 74047

918·836·5597

Fax

To:	From: Global Sign Solutions
Fax: 918-366-6373	Date: 12-19-11
Phone:	Pages: 2 + cover page
Re: Sign permit	CC: (918)827-6561 phone
	(918)827-6588 fax

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

application for sign permit

93

Donna Crawford

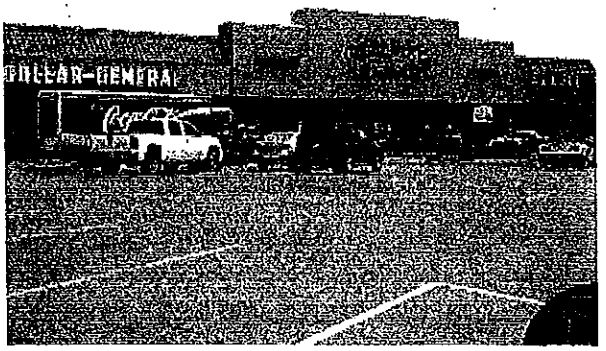
From: Alan Thompson [alan@globalsignsolutions.com]
Sent: Friday, December 30, 2011 5:06 PM
To: donnac@bixby.com
Subject: UPDATED INFO. from-Alan @ Global Sign Solutions

Donna, I forgot to mention the electrical contractor for the sign permit information would be Airco. That is who Midwest uses.

Donna,
Here is the picture that Midwest originally sent us regarding their interest in a sign. They will be occupying the unit at the far right (the former GAMETIME). Let me know if this is sufficient.
Thanks.....Alan

Global Sign Solutions
Alan Thompson
Sales Representative
Office 918-836-5597
Fax 918-836-5614
Cell 951-256-6929
www.globalsignsolutions.com

MIDWEST
est. 1976 SPORTING GOODS



94

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
125 W NEEDLES

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 1/09/2012 NO. 18493

AC-12-02-05

OWNER PIONEER BUSINESS INVESTMENTS L	LEGAL DESCRIPTION	LOT 18-20	BLOCK 9	ADDITION MIDLAND	NO. 18493 VALUATION $50.00
CONTRACTOR PIONEER BUSINESS INVESTMENTS					FEES: REV.FEE $0.00; ZONING $0.00; BUILDING $25.00
ADDRESS 125 W NEEDLES AVE		SECTION	TWP.	RANGE	
BIXBY OK 74008-4411					TOTAL $25.00

PROPOSED USE: SIGN

☐ PRINCIPAL BUILDING OR USE ☒ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	INTERPRETATION	SP. EXCEPTION
	CH			21		VARIANCE	

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE
	8	0	0	0	0	0

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	2	3	2			6
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	SIGN	R-O-W				

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT $25.00

$25.00

95

SIGN PERMIT

CITY OF BIXBY

STREET ADDRESS: 125 WEST NEEDLES AVENUE, Bixby, OK 74008

DATE: 01/06/12

No. 18493

PROPERTY OWNER: PIONEER Business Investments

OWNER PHONE: 5 918 284 9353

CONTRACTOR: N/A

CONTRACTOR PHONE: N/A

ADDRESS: 125 West NEEDLES

LEGAL DESCRIPTION: LOT 18/19/20 BLOCK 9 ADDITION MIDLAND Addition

SECTION | TWP | RANGE

ELECTRICAL CONTRACTOR: N/A

FEES: Zoning Permit | TOTAL $

INSURANCE CO.

INSURANCE POLICY NO.

☐ PRINCIPAL STRUCTURE
☐ ACCESSORY STRUCTURE

ZONING DISTRICT | DISTRICT: CH | SUP. DIST. | BOARD OF ADJUSTMENT NO. | USE UNIT NO.

USE BY RIGHT ☐ INTERPRETATION ☐ VARIANCE ☐ SPECIAL EXCEPTION ☐

LOT INFORMATION: FRONTAGE | AVERAGE DEPTH | LOT AREA | LAND AREA

USE CONDITIONS

ESTIMATED COST $

STRUCTURE SET BACK: FRONT (FROM CENTER LINE STREET) 8 Feet | STREET NAME: Needles | SIDE (FROM CENTER LINE CORNER LOT) | STREET NAME

SIGN INFORMATION:

HEIGHT	ABOVE		WIDTH	LENGTH	AREA
3'8"	☒ GRADE	☐ ROOF	2 3'-11"	3"	6 sq ft

FACE MATERIAL	POLE MATERIAL	FOUNDATION
Metal laminate	Black Steel	DIRT

TYPE OF SIGN: ☐ PORTABLE SIGN ☐ WALL SIGN ☒ GROUND SIGN ☐ ROOF SIGN ☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE: ☒ NEW SIGN ☐ ENLARGE SIGN ☐ REPAIR NO EXPANSION ☐ OTHER

EXPLAIN: New FREE STANDING SIGN

OFFICER

APPLICANT'S SIGNATURE: [signature]

INSPECTOR

NO. OF BUSINESS ESTABLISHMENTS ON LOT: 1

HEIGHT OF BUILDING (FOR WALL SIGN) Feet

WIDTH OF ESTABLISHMENT TO WHICH SIGN RELATES

OTHER or PROPOSED EXISTING SIGNS

LOCATION	TYPE	TOTAL SQ. FEET

NOTE: If additional space required, attach separate sheet.

96

ELEVATE AV
Pro Audio Sound & Lighting
918-948-8198
WWW.ELEVATE-AV.COM

98

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
11087 S MEMORIAL

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 12/13/2011 NO. 18439

AC-12-02-06

OWNER: AMAX SIGNS	LEGAL DESCRIPTION	LOT	BLOCK	ADDITION	NO. 18439
CONTRACTOR: AMAX SIGNS					VALUATION $5,000.00
ADDRESS: 9520 E 55 PL		SECTION 25	TWP. 18	RANGE 13	FEES: REV.FEE $0.00; ZONING $19.50; BUILDING $50.00
TULSA, OK 74145					TOTAL $69.50

PROPOSED USE: SIGN-FRESHBERRY FROZEN YOGURT

☐ PRINCIPAL BUILDING OR USE
☒ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT	☒ INTERPRETATION ☐ VARIANCE	☐ SP. EXCEPTION
	CS			21			

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS
	195	300				

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	5	14	17			70
	NO. DWELLING UNITS: 1	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	TYPE CONSTRUCTION: WALL SIGN	EASEMENTS		OTHER RESTRICTIONS		

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE | INSPECTOR

FLOOD ZONE

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SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$25.00
ELECTRICAL PERMIT	$79.50
	$174.00

99

ZONING CLEARANCE PERMIT AND/OR

BUILDING PERMIT

CITY OF BIXBY

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot: indicate type of construction and use of each building.

STREET ADDRESS: 11087 S. MEMORIAL

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 12/5/2011 No. 18439

OWNER: AMAX SIGNS	LEGAL DESCRIPTION	LOT	BLOCK	ADDITION: SOUTH MEMORIAL	NO
CONTRACTOR: AMAX SIGNS		UNPLATTED			Valuation
ADDRESS: 9520 E. 55th PL		SECTION: 25	TWP.: 18	RANGE: 13	FEES: Rev. Fee / Zoning / Building
TULSA OK 74145					Total $ -

PROPOSED USE: SIGN - FRESBERRY FROZEN YOGURT ☐ PRINCIPAL BUILDING OR USE ☒ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT: CS	SUP DIST	BOARD OF ADJUSTMENT - NO	USE UNIT NUMBER: 21	USE BY RIGHT ☐	INTERPRETATION ☐ VARIANCE ☐	SP ☐ EXCEPTION
LOT INFORMATION	FRONTAGE: 195	AVERAGE DEPTH: 300	LOT AREA	LAND AREA PER D. U.	PARKING SPACES	LOADING BERTHS	

USE CONDITIONS

FINANCING: FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION						
	WIDTH: 5'	LENGTH: 14'-4"	HEIGHT: 17'	FLOOR AREA	NO. FLOORS	BUILDING AREA
	NO DWELLING UNITS: 1	FLOOR	EXT. WALLS	INT WALLS	ROOF	CEILING
	TYPE CONSTRUCTION: WALL SIGN	EASEMENTS		OTHER RESTRICTIONS		

TYPE OF WORK TO BE DONE: ☐ NEW BUILDING ☐ ENLARGE EXISTING BLDG ☐ REPAIR - NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☐ ACCESSORY

ZONING OFFICER | APPLICANT'S SIGNATURE | INSPECTOR

INSPECTION RECORD	DATE	INSPECTOR	COMMENT	SPECIAL FEATURES REQUIRED
FOUNDATIONS				DEVELOPMENT FEE SEWER TAP WATER TAP
FRAMING				WATER METER DEP ELECTRICAL PERMIT PLUMBING PERMIT
FINAL				MECHANICAL PERMIT INSPECTIONS
CERT. OF OCCUPANCY				ZONING/BLDG FEE $ - TOTAL $ -

TU:

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F. E. M. A.
NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. ($25.00 APPLICATION FEE - MANDATORY)

100

PERMIT # _____ DATE _____

LOT _____ BLOCK _____ ADDITION _____

STREET ADDRESS _____

BUILDING CONTRACTOR Bob Dail PHONE 622-0651

ELECTRICAL Harp Elec PHONE _____

PLUMBING _____ PHONE _____

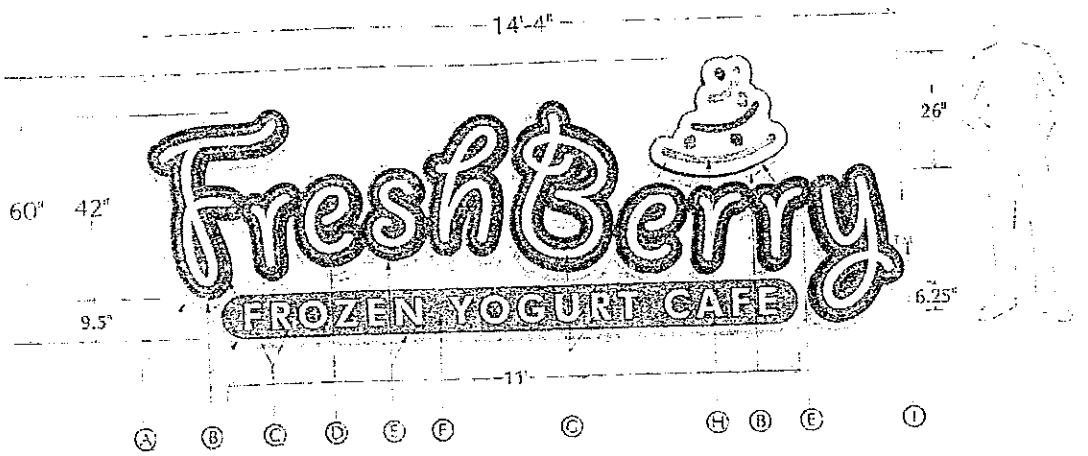
MECHANICAL _____ PHONE _____

BUILDING			ELECTRICAL			PLUMBING			MECHANICAL		
FOOTING			TEMP POLE			ROUGH			ROUGH		
SLAB			ROUGH			TOP-OUT			DUCTS 0		
FRAME			TEMP BLDG			SEWER			DUCTS U		
FINAL			FINAL			EX GAS			FINAL		
						FINAL					

COMMENTS:

101

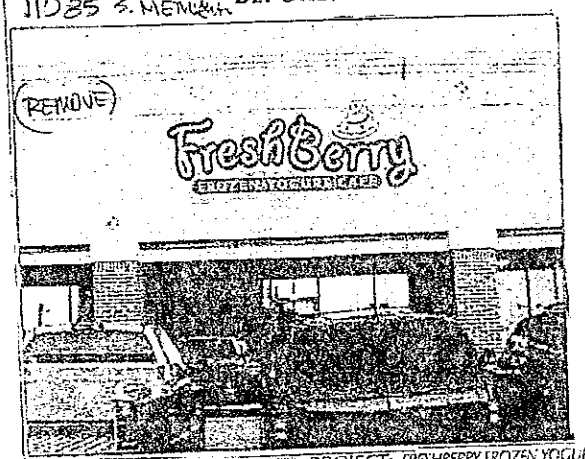
REDESIGNED STOREFRONT SIGNAGE:



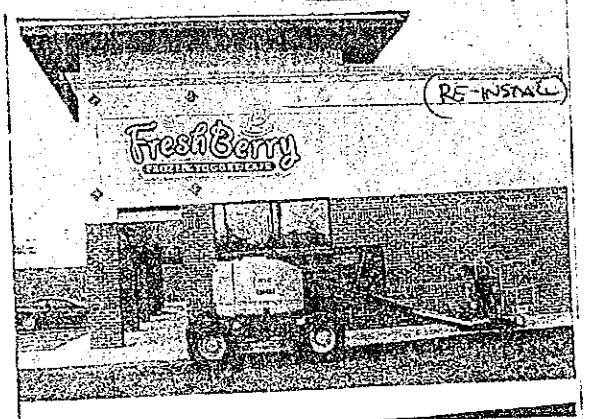
A. 1/8" ALUMINUM 'BACKPLATE' • BRUSHED SILVER FINISH • HORIZONTAL GRAIN • CLEAR MATTE LAMINATE APPLIED
B. 3 1/2 DEEP CHANNEL LETTERS • BRUSHED SILVER ALUM. RETURNS • CLEAR LEXAN BACKS
C. BLUE (MATCH PMS _____) DIGITAL PRINTED COLOR ON WHITE TRANSLUCENT MEDIA
D. PURPLE (MATCH PMS _____) DIGITAL PRINTED COLOR ON WHITE TRANSLUCENT MEDIA
E. DARK BLUE TRIMCAP
F. 'RASPBERRY' MATCH PMS _____) DIGITAL PRINTED COLOR ON WHITE TRANSLUCENT MEDIA
G. WHITE TRANSLUCENT DIGITAL PRINT MEDIA (ON CLEAR ACRYLIC) • NOTE: C,D,E, & F are all on the same media
H. LOGO: CLEAR ACRYLIC FACE w/ DIGITALLY PRINTED WHITE MEDIA • DARK BLUE TRIMCAP & BRUSHED SILVER RETURNS

ALL ILLUMINATION VIA WHITE L.E.D.'s AND EACH LETTER, LOGO & CAPSULE EMIT HALO ILLUMINATION ON BACKPLATE

11085 S. MEMORIAL **BEFORE:** PHOTO SCALED TO APPROX. 1/8" = 1'-0"



AFTER: 11087 S. MEMORIAL



a·max signs
9520 E. 55th PLACE, TULSA OK. 74145
(918) 622-0651 • FAX (918) 622-0539

PROJECT: FRESHBERRY FROZEN YOGURT CAFE
LOCATION: 11th & MEMORIAL, BIXBY
DESCRIPTION: ALL NEW REPLACEMENT SIGNAGE
SALES REP: BOB DAIL
FILE NAME: CHANGESIGN

☐ APPROVED ☐ APPROVED AS NOTED

SCALE: 3/8" = 1'-0"
DATE: 7/10/08
W.O. #:
DRAWN BY: CWS
www.amaxsign.com

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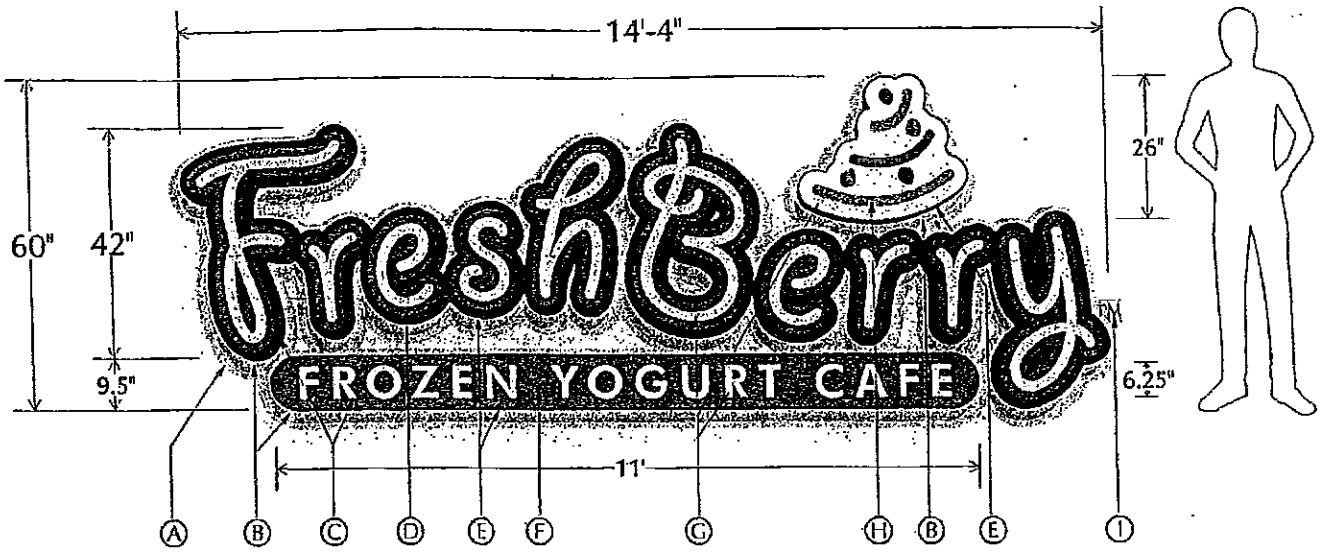
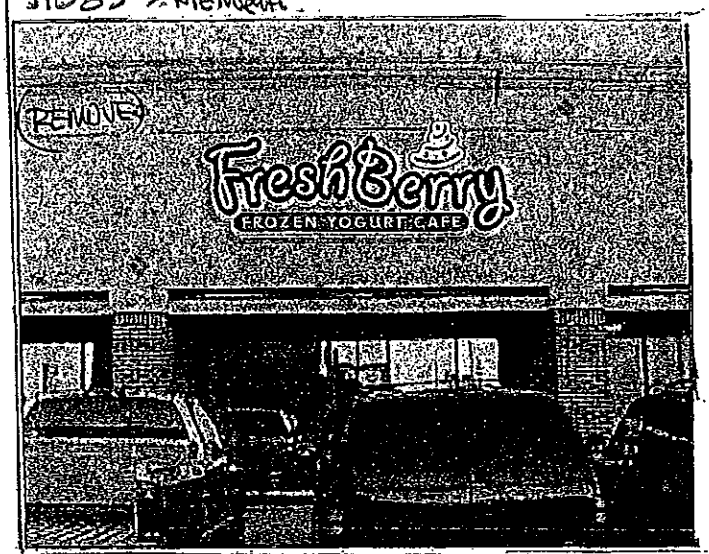
REDESIGNED STOREFRONT SIGNAGE:

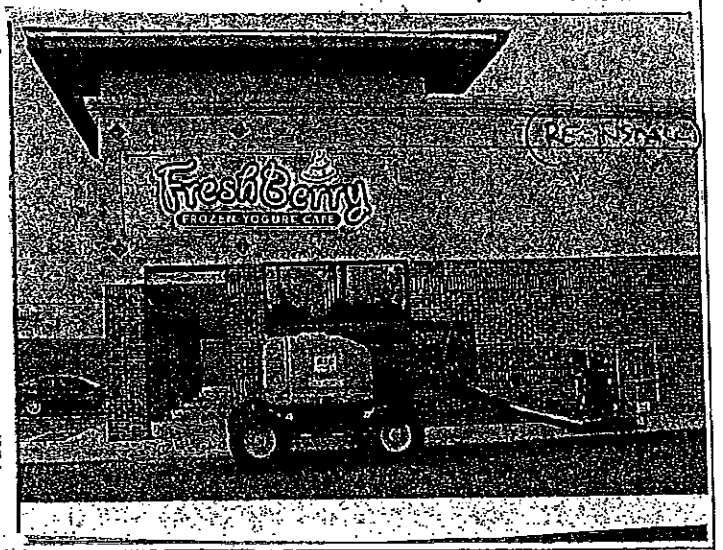


A. 1/8" ALUMINUM 'BACKPLATE' • BRUSHED SILVER FINISH • HORIZONTAL GRAIN • CLEAR MATTE LAMINATE APPLIED
B. 3 1/2" DEEP CHANNEL LETTERS • BRUSHED SILVER ALUM. RETURNS • CLEAR LEXAN BACKS
C. BLUE (MATCH PMS _____) DIGITAL PRINTED COLOR ON WHITE TRANSLUCENT MEDIA
D. PURPLE (MATCH PMS _____) DIGITAL PRINTED COLOR ON WHITE TRANSLUCENT MEDIA
E. DARK BLUE TRIMCAP
F. 'RASPBERRY' MATCH PMS _____) DIGITAL PRINTED COLOR ON WHITE TRANSLUCENT MEDIA
G. WHITE TRANSLUCENT DIGITAL PRINT MEDIA (ON CLEAR ACRYLIC) • NOTE: C,D,E, & F are all on the same media
H. LOGO: CLEAR ACRYLIC FACE w/ DIGITALLY PRINTED WHITE MEDIA • DARK BLUE TRIMCAP & BRUSHED SILVER RETURNS

ALL ILLUMINATION VIA WHITE L.E.D.'s AND EACH LETTER, LOGO & CAPSULE EMIT HALO ILLUMINATION ON BACKPLATE

11085 S. MEMORIAL **BEFORE:** PHOTO SCALED TO APPROX. 1/8"=1'-0" **AFTER:** 11087 S. MEMORIAL





a·max signs BY WESTBROOK
9520 E. 55th PLACE, TULSA OK. 74145
(918) 622-0651 • FAX (918) 622-0659

PROJECT:	FRESHBERRY FROZEN YOGURT CAFE
LOCATION:	111th & MEMORIAL, BIXBY
DESCRIPTION:	ALL NEW REPLACEMENT SIGNAGE
SALES REP:	BOB DAIL
FILE NAME:	CHANGESIGN

☐ APPROVED ☐ APPROVED AS NOTED

SIGNATURE IS APPROVAL FOR PRODUCTION AS DEPICTED HERE. PRODUCTION WILL NOT BEGIN WITHOUT SIGNED APPROVAL.

SCALE:	3/8"=1'-0"
DATE:	7/10/08
W.O. #:	
DRAWN BY:	CWS
	www.amaxsign.com

NOTE: COLORS AS PRINTED HERE ARE APPROXIMATE REPRESENTATIONS OF SPECIFIED COLORS THAT MAY NOT MATCH EXACTLY TO THAT OF FINISHED PRODUCT. WHEN COLOR SELECTION IS CRITICAL, ASK YOUR SALES REP FOR COLOR SAMPLES. DRAWING ALSO REPRESENTS SPECIFIC INTENT SUBJECT TO MINOR VARIATIONS TO FACILITATE MANUFACTURING.

Erik Enyart

From: Erik Enyart [eenyart@bixby.com]
Sent: Tuesday, January 03, 2012 11:50 AM
To: 'Bob Dail'
Cc: 'donnac@bixby.com'
Subject: RE: Sign permit application for FreshBerry

Hi Bob:

I received the sign permit application today. It did not include the updated exhibit (representing the wall length along 111th St. S.). You can just email that to me, and I'll print it and attach it to the sign permit, and sign it.

Thanks~!

Erik Enyart

From: Bob Dail [mailto:BDail@amaxsign.com]
Sent: Tuesday, December 13, 2011 3:09 PM
To: Erik Enyart
Subject: RE: Sign permit application for FreshBerry

Bob Dail
9520 E 55th Place ... Tulsa, OK 74145
918.622.0651 ... 918.622.0659 FAX

SINCE 1974

www.amaxsign.com

From: Erik Enyart [mailto:eenyart@bixby.com]
Sent: Tuesday, December 13, 2011 2:40 PM
To: Bob Dail
Cc: 'Donna Crawford'
Subject: RE: Sign permit application for FreshBerry

Thank you for this information.

So FreshBerry and Rex's will share the 11089 address? If so, we will update the sign permit accordingly. Sorry for the confusion. I was working off of old address info that predates any stores in the building.

Just so that I'm clear – they're not simply knocking out the wall between 11085 and (11087/)11089, they're moving FreshBerry into 11087/11089 and 11085 will be vacant – please confirm. I am 99 percent sure they are combining both brands into the two spaces on the end of the building. That is consistent with the other franchisees I work with across the country. Rent and overhead can be expensive!

Will look for the updated exhibit – thanks, I'm working on it. I'm working on it.

Erik

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From: Bob Dail [mailto:BDail@amaxsign.com]
Sent: Tuesday, December 13, 2011 2:32 PM
To: Erik Enyart
Subject: RE: Sign permit application for FreshBerry

See below

a·max
SIGN COMPANY INC

Bob Dail
9520 E 55th Place ... Tulsa, OK 74145
918.622.0651 ... 918.622.0659 FAX

SINCE 1974

www.amaxsign.com

From: Erik Enyart [mailto:eenyart@bixby.com]
Sent: Tuesday, December 13, 2011 11:52 AM
To: Bob Dail
Cc: Donna Crawford
Subject: Sign permit application for FreshBerry

Hi Bob:

I received this sign permit application today. Please assist:

1. Please confirm the sign is being taken down from the current tenant space (11085 S. Memorial Dr.) and being placed on the south-facing wall of 11089 S. Memorial Dr. (current Rex's Chicken). That is correct. We are moving the sign to the south wall.
2. Please confirm that current signage on south-facing wall (if any) is being removed. There is currently no other signage on this wall.
3. Is this a relocation of FreshBerry into Rex's? Yes. It is a relocation. They are combining the Rex Chicken and FreshBerry stores into one location.
4. Will there be a west-facing front wall sign? There is a west facing sign that says Rex's Chicken. That will be the only sign.
5. Why was "11087" S. Memorial Dr. used on application form? 11087 appears to be unused, as it is the north half of the tenant space occupied by Rex's, addressed 11089 S. Memorial Dr. This is actually a double space that included 11087 and 11089.
6. Would you please upgrade the exhibit to represent the wall length (east-west) along 111th St. S.? The maximum display surface area is based on the wall length and I need it to review and approve application. Just email back to me with copy to Donna. Will do. I will have it to you shortly.

Thanks in advance,

Copy: Donna Crawford

Erik Enyart, AICP, City Planner
City of Bixby, PO Box 70
Bixby, OK 74008
Ph. (918) 366-0427
Fax (918) 366-4416
eenyart@bixby.com
www.bixby.com

ZONING CLEARANCE PERMIT AND/OR

IMPORTANT: Please attach a drawing of the proposed Plot Plan and indicate the location and direction of all buildings on lot. Indicate type of construction and use of each building.

STREET ADDRESS
13330 S MEMORIAL DR STE 4

BUILDING PERMIT
CITY OF BIXBY

☐ ZONING CLEARANCE PERMIT ☐ BUILDING PERMIT

☐ DEMOLITION PERMIT ☒ SIGN PERMIT

DATE 2/07/2012 NO. 18586

AC-12-03-01

OWNER: CROWN NEON SIGNS	LEGAL DESCRIPTION	LOT	BLOCK	ADDITION	NO. 18586	
CONTRACTOR: CROWN NEON SIGNS					VALUATION	$2,500.00
ADDRESS: 5676 S 107 E AVE		SECTION	TWP.	RANGE	FEES: REV.FEE	$0.00
					ZONING	$19.50
					BUILDING	$50.00
TULSA OK 74133					TOTAL	$69.50

PROPOSED USE: SIGN - NAPOLI'S

☒ PRINCIPAL BUILDING OR USE ☐ ACCESSORY BUILDING OR USE

ZONING DISTRICT	DISTRICT	SUP. DIST.	BOARD OF ADJUSTMENT - NO.	USE UNIT NUMBER	USE BY RIGHT ☐	INTERPRETATION ☐ VARIANCE ☐	SP. ☐ EXCEPTION

LOT INFORMATION	FRONTAGE	AVERAGE DEPTH	LOT AREA	LAND AREA PER D.U.	PARKING SPACES	LOADING BERTHS

USE CONDITIONS

FINANCING FHA ☐ VA ☐ OTHER ☐

ESTIMATED COST OF BUILDING

STRUCTURE SET BACK	FRONT (FROM CENTER LINE STREET)	SIDE	SIDE	REAR	FROM CENTERLINE MAJOR STREET	LIVABILITY SPACE

BUILDING INFORMATION	WIDTH	LENGTH	HEIGHT	FLOOR AREA	NO. FLOORS	BUILDING AREA
	4	15	12			60
	NO. DWELLING UNITS	FLOOR	EXT. WALLS	INT. WALLS	ROOF	CEILING
	1					
	TYPE CONSTRUCTION	EASEMENTS		OTHER RESTRICTIONS		
	WALL SIGN					

TYPE OF WORK TO BE DONE ☐ NEW BUILDING ☐ ENLARGE EXISTING BUILDING ☐ REPAIR-NO EXPANSION ☐ INTERIOR REMODELING ☐ OCCUPANCY ☒ ACCESSORY

ZONING OFFICER	APPLICANT'S SIGNATURE	INSPECTOR

FLOOD ZONE

ALL FLOOR ELEVATIONS TO BE AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION AS APPROVED BY F.E.M.A. NO FILL DIRT UNLESS APPROVED BY CITY ENGINEER. (25.00 APPLICATION FEE - MANDATORY)

OKLAHOMA STATE SALES TAX - ALL BUILDING MATERIALS USED ON THIS PROJECT SHOULD INDICATE ON THE PURCHASE ORDER THAT MATERIAL WILL BE DELIVERED WITHIN BIXBY CITY LIMITS FOR PROPER CREDITING TO THE CITY OF BIXBY. PROVIDE THE VENDOR WITH BIXBY SALES TAX REPORTING NO 7203. THIS REQUIREMENT IS A CONDITION FOR THE VALIDITY OF THIS PERMIT SEE ATTACHMENTS

SIGN PERMIT	$50.00
ZONING FEE	$19.50
INSPECTION FEE	$25.00
ELECTRICAL PERMIT	$79.50
	$174.00

SIGN PERMIT

CITY OF BIXBY

STREET ADDRESS: 13330 S Memorial unit 4

DATE:

No. 18586

PROPERTY OWNER:

LEGAL DESCRIPTION: LOT | BLOCK | ADDITION: Riverbend Commercial Center

OWNER PHONE:

CONTRACTOR: Crown Neon Signs

CONTRACTOR PHONE:

ADDRESS: 56716 A S 107th E Ave Tulsa 74146

SECTION | TWP | RANGE

ELECTRICAL CONTRACTOR: Existing Power

FEES: Zoning Permit: TOTAL $

INSURANCE CO.: | INSURANCE POLICY NO.:

☐ PRINCIPAL STRUCTURE ☐ ACCESSORY STRUCTURE

ZONING DISTRICT | DISTRICT | SUP. DIST. | BOARD OF ADJUSTMENT NO. | USE UNIT NO.

USE BY RIGHT ☐ INTERPRETATION ☐ VARIANCE ☐ SPECIAL EXCEPTION ☐

LOT INFORMATION: FRONTAGE | AVERAGE DEPTH | LOT AREA | LAND AREA

USE CONDITIONS:

ESTIMATED COST $

STRUCTURE SET BACK: FRONT (FROM CENTER LINE STREET) Feet | STREET NAME | SIDE (FROM CENTER LINE CORNER LOT) | STREET NAME

SIGN INFORMATION:

HEIGHT 12' | ABOVE ☒ GRADE ☐ ROOF | WIDTH 4' | LENGTH 15' | AREA 60

FACE MATERIAL: Plastic | POLE MATERIAL | FOUNDATION

TYPE OF SIGN: ☐ PORTABLE SIGN ☒ WALL SIGN ☐ GROUND SIGN ☐ ROOF SIGN ☐ FLAG OR BANNER

TYPE OF WORK TO BE DONE: ☒ NEW SIGN ☐ ENLARGE SIGN ☐ REPAIR NO EXPANSION ☐ OTHER

EXPLAIN:

OFFICER | APPLICANT'S SIGNATURE | INSPECTOR

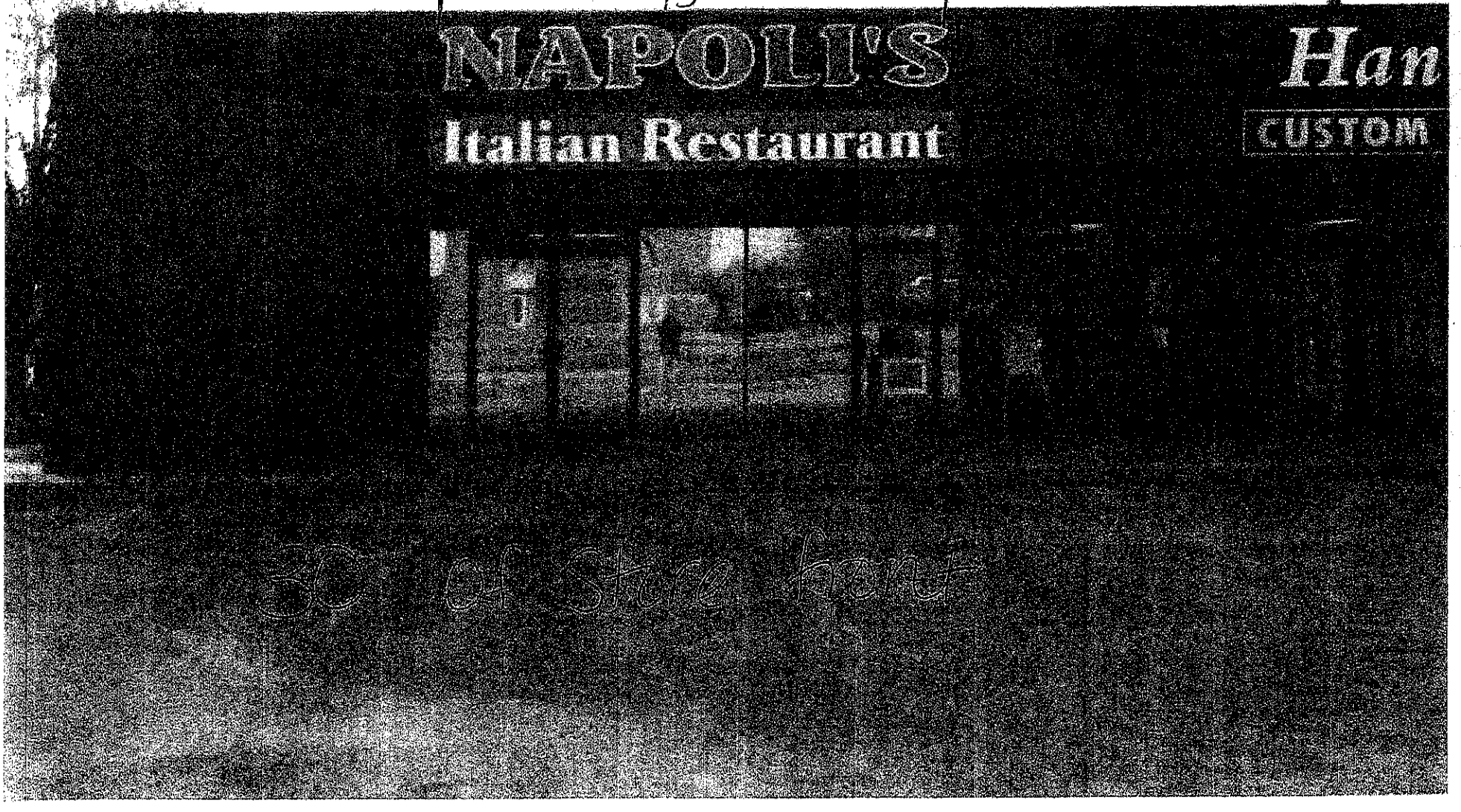
NO. OF BUSINESS ESTABLISHMENTS ON LOT | HEIGHT OF BUILDING (FOR WALL SIGN) Feet | WIDTH OF ESTABLISHMENT TO WHICH SIGN RELATES

OTHER or PROPOSED EXISTING SIGNS

LOCATION	TYPE	TOTAL SQ. FEET

NOTE: If additional space required, attach separate sheet.

60 square foot of sign



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner EE

Date: Monday, March 12, 2012

RE: Report and Recommendations for:
BZ-355 – Town & Country Real Estate Co.

LOCATION:
- 7700-block of E. 121st St. S.
- Part of the N/2 NE/4 NE/4 of Section 02, T17N, R13E

LOT SIZE: 1.6 acres, more or less

EXISTING ZONING: AG General Agricultural District

EXISTING USE: Agricultural

REQUESTED ZONING: CS Commercial Shopping Center District

SUPPLEMENTAL ZONING: None

SURROUNDING ZONING AND LAND USE:

North: (Across 121st St. S.) CS & CS/OL/PUD 51; Agricultural/vacant 11-acre tract to the northwest and vacant platted lots in *Bixby Centennial Plaza.*

South: AG & RS-3/OL/CS; Agricultural and the *Easton Sod* sales lot.

East: AG, CG, & CS; Agricultural and the *Pizza Hut* zoned CG and the *My Dentist Dental Clinic* zoned CS.

West: AG; Agricultural.

COMPREHENSIVE PLAN: Corridor + Vacant, Agricultural, Rural Residences, and Open Land.

PREVIOUS/RELATED CASES: (not a complete list)

BZ-196 – Donna Saunders for Nuel/Noel Burns – Request for rezoning from AG to CG for subject property (then possibly addressed 7600 E. 121st St. S.) – PC Recommended Denial 01/21/1991 per notes on the application form. Lack of ordinance and other notes in the case file indicate it was either withdrawn, not appealed, or not finally approved by the City Council.

RELEVANT AREA CASE HISTORY: (not necessarily a complete list)

BZ-54 – [Charles] Roger Knopp – Request for rezoning from AG to OM & CG for a 3.56-acre area at approximately the 12600-block of S. Memorial Dr., located on part of the large 125-acre acreage tracts owned by Knopp abutting subject property to the west – PC Recommended Approval of CG zoning 02/28/1977 and City Council Approved 03/01/1977 (Ord. # 328).

BZ-135 – Eddie McLearan – Request for rezoning from AG to CS for approximately 19-acre tract at 12300 S. Memorial Dr. located 368' to the south of the subject property (now zoned RS-3, OL, and CS) – Withdrawn by Applicant 03/21/1983.

BZ-139 – Eddie McLearan – Request for rezoning from AG to RM-2, OL, & CS for approximately 19-acre tract at 12300 S. Memorial Dr. located 368' to the south of the subject property (now zoned RS-3, OL, and CS; same as BZ-135) – Planning Commission recommended Modified Approval of RS-3, OL, & CS Zoning on 04/25/1983 and City Council Approved RS-3, OL, & CS Zoning on 05/02/1983 (Ord. 482).

BZ-200 – Charles Roger Knopp – Request for rezoning from AG to CG for an approximately 2.27-acre area at approximately 12340 S. Memorial Dr., located on part of the large 125-acre acreage tracts owned by Knopp abutting subject property to the west – PC Recommended Approval 07/20/1992 and City Council Approved 07/27/1992 (Ord. # 671).

BBOA-367 – Holley Hair for Charles Roger Knopp – Request for Special Exception approval to allow a Use Unit 20 "golf teaching and practice facility" on part of the large 125-acre acreage tracts owned by Knopp abutting subject property to the west – BOA Conditionally Approved 04/02/2001 (not since built).

BZ-279 – Charles Norman/Martha Plummer Roberts et al. – Request for rezoning from AG to CS, OM, RM-1, and RS-2 for 73 acres, more or less, located across 121st St. S. to the north of the subject property, which 73 acres became *Bixby Centennial Plaza* and *Fox Hollow* and an unplatted 11-acre tract later approved for PUD 51 – PC Recommended Approval as amended for CS, OM, OL, RS-3, and RS-2 on November 19, 2001 and Approved by City Council December 10, 2001 (Ord. # 842).

BBOA-442 – Charles Roger Knopp – Request for Special Exception approval to allow a Use Unit 20 golf driving range (evidently same as BBOA-367) on part of the large 125-acre acreage tracts owned by Knopp abutting subject property to the west. Approval of BBOA-367 expired after 3 years, per the Staff Report, and so required re-approval – BOA Approved 05/01/2006 (not since built).

BZ-317 – Sack & Associates, Inc. for Martha Roberts et al. – Request for rezoning from OL to CS for part of an unplatted 11-acre tract located across 121st St. S. to the northwest of the subject property – PC Action 08/21/2006: Motion to Approve failed for lack of a Second, and Chair declared the item "denied by virtue of there being no second to the motion." See PUD 51.

PUD 51 – [No Name] – [Sack & Associates, Inc.] – Request to approve PUD 51 and a partial rezoning from OL to CS for an unplatted 11-acre tract located across 121st St. S. to the northwest of the subject property – No application submitted, but prepared by Sack & Associates, Inc. in support of the CS and OL zoning proposed per BZ-317 – PC recommended Approval 10/02/2006 and City Council Approved 10/23/2006 (Ord. # 951/951A).

PUD 70 & BZ-347 / PUD 70 (Amended) & BZ-347 (Amended) – Encore on Memorial – Khoury Engineering, Inc. – Request to rezone from AG to RM-3 and approve PUD 70 for a multifamily development on approximately 12 acres at the southwest corner of the intersection of 121st St. S. and S. 73rd E. Ave. located approximately 800' to the west of the subject property – PC Continued the application on 12/21/2009 at the Applicant's request. PC action 01/19/2010: A Motion to Recommend Approval failed by a vote of two (2) in favor and two (2) opposed, and no followup Motion was made nor followup vote held. The City Council Continued the application on 02/08/2010 to the 02/22/2010 regular meeting "for more research and information," based on indications by the developer about the possibility of finding another site for the development. Before the 02/22/2010 City Council Meeting, the Applicant temporarily withdrew the applications, and the item was removed from the meeting agenda, with the understanding that the applications were going to be amended and resubmitted.

The Amended applications, including the new development site of approximately 14 acres at the southwest corner of 126th St. S. and Memorial Dr., were submitted 03/11/2010. PC action 04/19/2010 on the Amended Applications: Recommended Conditional Approval by unanimous vote. City Council action 05/10/2010 on the Amended Applications: Entertained the ordinance Second Reading and approved the PUD and rezoning, with the direction to bring an ordinance back to the Council with an Emergency Clause attachment, in order to incorporate the recommended Conditions of Approval. City Council approved both amended applications with the Conditions of Approval written into the approving Ordinance # 2036 on 05/24/2010.

BACKGROUND INFORMATION:

ANALYSIS:

Subject Property Conditions. The subject property is relatively flat and appears to slope slightly to the southeast. It is zoned AG and appears to be agriculturally-used.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Corridor and (2) Vacant, Agricultural, Rural Residences, and Open Land.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that CS zoning is *In Accordance* with the Corridor designation of the Comprehensive Plan Land Use Map.

The Matrix does not indicate whether or not the requested OL zoning would be in accordance with the Vacant, Agricultural, Rural Residences, and Open Land Land Use designation of the Plan Map. However, this Vacant, Agricultural, Rural Residences, and Open Land designation

cannot be interpreted as permanently-planned land uses, and so the specific land use designation test as indicated on Page 7, item numbered 1 and page 30, item numbered 5 of the Comprehensive Plan, would not apply here.

For the reasons outlined above, the proposed CS zoning is *In Accordance* with the Comprehensive Plan.

Surrounding Zoning and Land Use Compatibility. Surrounding zoning patterns are primarily CS, CG, and AG.

Across 121st St. S. to the northwest is an unplatted agricultural/vacant 11-acre tract zoned CS/OL/PUD 51. Across 121st St. S. to the north and northeast are vacant platted lots in *Bixby Centennial Plaza* zoned CS.

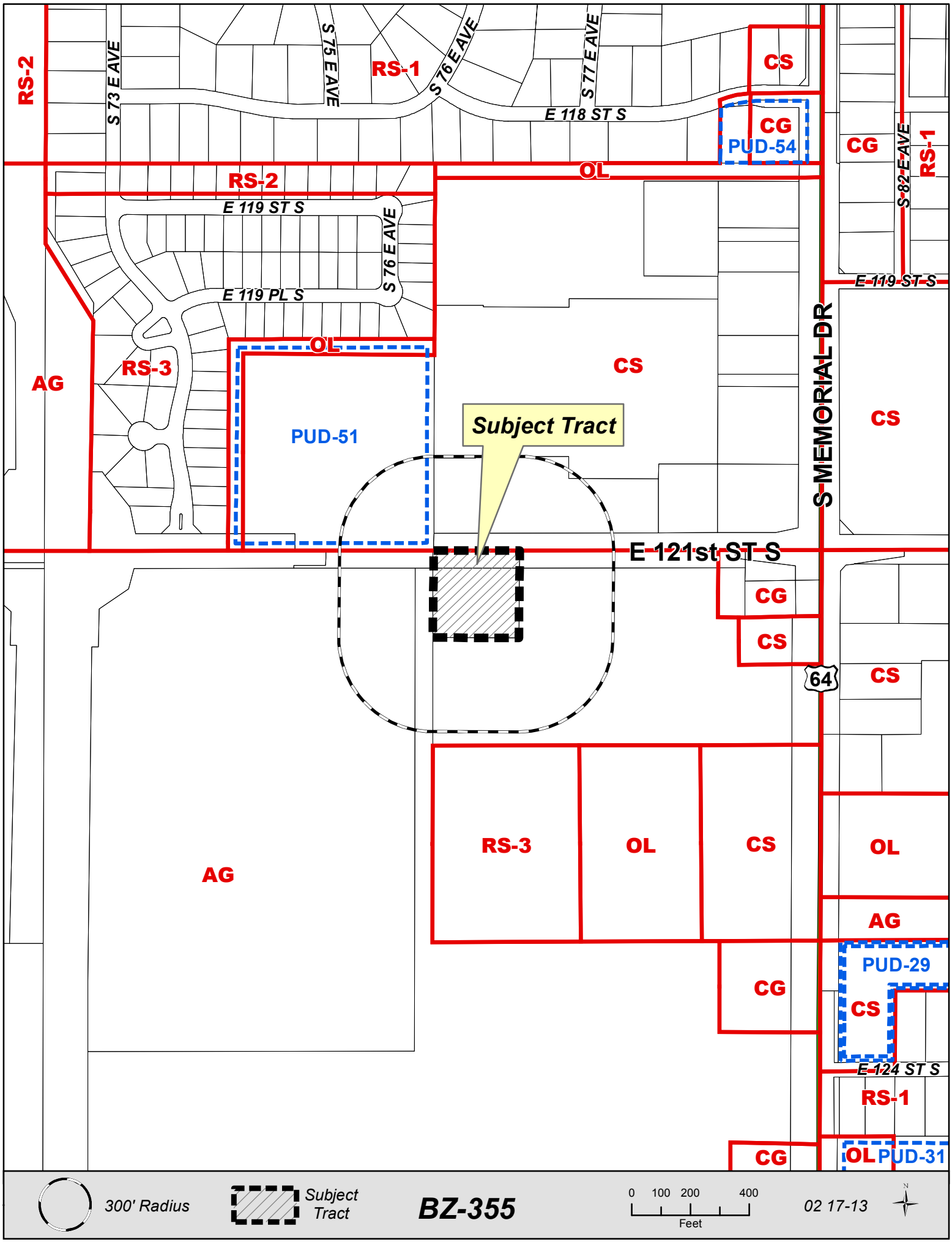
To the south is agricultural land zoned AG and the *Easton Sod* sales lot zoned RS-3, OL, and CS.

Agricultural land zoned AG is west of the subject property.

Finally, to the east is agricultural land zoned AG, the *Pizza Hut* zoned CG, and the *My Dentist Dental Clinic* zoned CS.

The requested CS zoning would be a logical extension of the existing, established CS zoning district abutting to the north, and would be compatible with the CS and CG zoning to the north, east, and southeast and with future uses anticipated by surrounding zoning patterns.

Staff Recommendation. For the reasons outlined above, Staff recommends Approval.



300' Radius

Subject Tract

BZ-355

0 100 200 400
Feet

02 17-13

APPLICATION FOR ZONING

CITY OF BIXBY

BZ- 355 CZM ____

STR 02/17/13 Atlas ____

PD ____

GENERAL LOCATION 1320 FT WEST OF INT. OF SO. MEMORIAL DR & 121st ST.

REQUESTED ZONING CS PROPOSED USE OFFICE

RECORD OWNER TOWN & COUNTRY REALTORS PRESENT USE AG

LEGAL DESCRIPTION OF TRACT (ATTACH PLAT OF SURVEY IF METES AND BOUNDS):

SEE ATTACHED

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: AGENT

Is subject tract located in 100 year floodplain? ☐ YES ☒ NO

BILL ADVERTISING CHARGES TO: TOWN & COUNTRY REALTORS (Name)

2930 E. 51ST ST, TULSA, OK 74105 918-749-7781

#500 (Address) (City) (Phone)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature J.R. Daniels Date: 1/27/2012

Address: 12820 SO. MEMORIAL DR #600, BIXBY Phone: 918-394-3030

APPLICANT - DO NOT WRITE BELOW THIS LINE

P.H. Date 03/19/2012 Date Received 01/30/2012 Received By Enyart

PRESENT ZONING AG RECEIPT NOS. 00958983

FEES: TYPE	ZONING		ACREAGE	BASE FEE	ADD.	TOTAL
L M H MP	CS		1.59 ac.	= $100.00	—	$150.00

1 Sign(s) at $ 50.00 each = $ 50.00 Postage — $ — Total Sign/postage $ 50.00

PC ACTION ____ CITY ACTION ____

PROVISIONS ____ PROVISIONS ____

DATE/VOTE ____ DATE/VOTE ____

STAFF REC. ____ ORD. NO. ____

PLAT NAME ____

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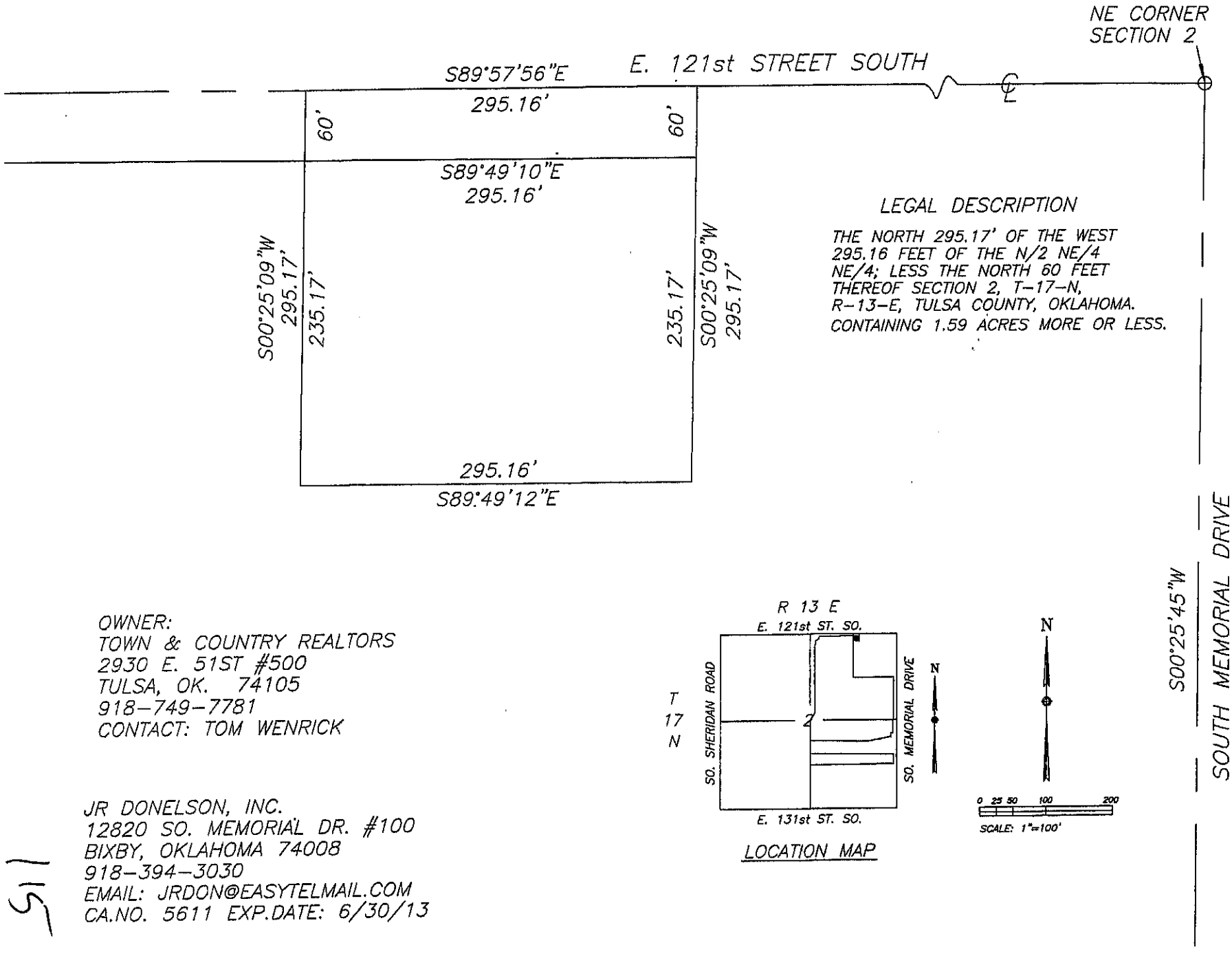
PLAT OF SURVEY FOR ZONING PURPOSES



LEGAL DESCRIPTION

THE NORTH 295.17' OF THE WEST 295.16 FEET OF THE N/2 NE/4 NE/4; LESS THE NORTH 60 FEET THEREOF SECTION 2, T-17-N, R-13-E, TULSA COUNTY, OKLAHOMA. CONTAINING 1.59 ACRES MORE OR LESS.

OWNER:
TOWN & COUNTRY REALTORS
2930 E. 51ST #500
TULSA, OK. 74105
918-749-7781
CONTACT: TOM WENRICK

JR DONELSON, INC.
12820 SO. MEMORIAL DR. #100
BIXBY, OKLAHOMA 74008
918-394-3030
EMAIL: JRDON@EASYTELMAIL.COM
CA.NO. 5611 EXP.DATE: 6/30/13

LOCATION MAP

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