

AGENDA
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
April 18, 2013 6:00 PM

SPECIAL-CALLED MEETING

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

PUBLIC HEARINGS

- ② 1. **PUD 47-C – Woodcreek Office Park – Sack & Associates, Inc.** Public Hearing, discussion, and consideration of a rezoning request for approval of a Major Amendment to part of Planned Unit Development (PUD) # 47 for Lot 1, Block 3, *Woodcreek Village Amended*, with underlying zoning CS Commercial.
Property Located: 7500-block of E. 111th St. S.

PLATS

- ③ 2. **Preliminary Plat of “Woodcreek Office Park” – Sack & Associates, Inc. (PUD 47).** Discussion and consideration of a Preliminary Plat, being a replat of Lot 1, Block 3, *Woodcreek Village Amended*.
Property Located: 7500-block of E. 111th St. S.

OTHER BUSINESS

- ⑤ 3. **BSP 2013-01 – “Raising Cane’s” – Smith Roberts Baldischwiler, LLC (PUD 63).** Discussion and consideration of a Detailed Site Plan and building plans for “Raising Cane’s,” a Use Unit 12 restaurant development for Lot 1, Block 1, *101 South Memorial Plaza*.
Property located: 10255 S. Memorial Dr.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Posted By: Enyak Date: 04/03/2013 Time: 2PM



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: Friday, April 12, 2013
RE: Report and Recommendations for:
PUD # 47-C – Woodcreek Office Park – Sack & Associates, Inc.

LOCATION: – 7500-block of E. 111th St. S.
– Lot 1, Block 3, *Woodcreek Village Amended*

SIZE: 1.1694 acres, more or less

EXISTING ZONING: CS Commercial Shopping Center District and PUD 47A

EXISTING USE: Vacant

REQUEST: Major Amendment (# C) to PUD 47A for office development

SURROUNDING ZONING AND LAND USE:

North: (Across 111th St. S.) OL, RD, PUD 707, RS-3 & PUD 578A; *Ravens Crossing* residential subdivision, the *The Office Suites of Ravenwood* office park development, and the *Wal-Mart Supercenter* in the City of Tulsa.

South: RT/PUD 47A; Residential in *Woodcreek Village Amended*.

East: CS; *Lowe's* in *Bixby Commons*.

West: (Across 75th E. Ave.) RS-3; Residential in *WoodCreek*.

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

PREVIOUS/RELATED CASES: (not necessarily a complete list; does not include City of Tulsa cases)

BZ-304 – Brumble Dodson Construction, LLC – Request for rezoning for approximately 65 acres from AG to RS-3, RT, & CS (subject property included in that part requested for CS) – PC Recommended Approval 06/21/2004 and City Council Approved 07/12/2004 (Ord. # 891).

PUD 47 – Woodcreek Village – Sack & Associates, Inc. – Request for PUD approval for all of *Woodcreek Village Amended*, including subject property – PC Recommended Approval 11/21/2005 and City Council Approved 12/12/2005 (Ord. # 928).

Preliminary Plat of Woodcreek Village – Sack & Associates, Inc. – Request for Preliminary Plat approval for “Woodcreek Village” (now all of *Woodcreek Village Amended*), including subject property – PC Recommended Approval 12/19/2005 and City Council Approved 01/09/2006.

Final Plat of Woodcreek Village – Sack & Associates, Inc. – Request for Final Plat approval for “Woodcreek Village” (now all of *Woodcreek Village Amended*), including subject property – PC Recommended Approval 07/17/2006 and City Council Approved 07/24/2006 (Plat # 6084 recorded February 13, 2007; later replatted as *Woodcreek Village Amended*).

PUD 47A – Amendment to PUD 47 – Sack & Associates, Inc. – Request for Amendment to PUD 47 to allow commercial use in the commercially-zoned 111th St. S. frontage area (subject property) – PC Approved 05/21/2007 and City Council Approved 05/29/2007.

Preliminary Plat Woodcreek Village Amended – Sack & Associates, Inc. – Application for Preliminary Plat of Woodcreek Village Amended (including subject property) submitted on or about April 19, 2007 – No record of PC review of this application. Final Plat approved also as a Preliminary Plat (as required) by PC 10/15/2007 and by City Council 10/22/2007.

Final Plat Woodcreek Village Amended – Sack & Associates, Inc. – Request for Final Plat approval for Woodcreek Village Amended (including subject property) – Approved by PC 10/15/2007 and by City Council 10/22/2007. A Modification/Waiver from street standards was also approved.

PUD 47-B – Woodcreek Office Park – Sack & Associates, Inc. – Request for Major Amendment to PUD 47-A for subject property – PC Continued from 12/15/2008 meeting to 01/20/2009 meeting to allow the Applicant to attend the meeting and represent the case. PC Tabled 01/20/2009 (Applicant did not attend either of PC meeting or other meeting schedule with Staff earlier that day 01/20/2009).

Preliminary Plat of Woodcreek Office Park – Sack & Associates, Inc. – Request for Preliminary Plat approval for subject property – PC Continued from 12/15/2008 meeting to 01/20/2009 meeting to allow the Applicant to attend the meeting and represent the case. PC Tabled 01/20/2009 (Applicant did not attend either of PC meeting or other meeting scheduled with Staff earlier that day 01/20/2009). New application filed for April, 2013 Planning Commission meeting and is pending PC consideration 04/18/2013.

Modification/Waiver in Woodcreek Village Amended – Danny Brumble of Brumble Construction Co. – Request for Modification/Waiver from the sidewalk construction requirement along E. 112th Pl. S. in (Subdivision Regulations Section 12-3-2.N) – City Council Approved 09/26/2011.

RELEVANT AREA CASE HISTORY:

BACKGROUND INFORMATION:

Amendment # B "Woodcreek Office Park" to PUD 47-A, and the Preliminary Plat of "Woodcreek Office Park" were both proposed in late 2008. Due to a large number of outstanding issues identified by Staff and the lack of representation at the December 20, 2008 Planning Commission (PC) meeting and two (2) January 20, 2009 meetings (one with Staff and the PC Regular Meeting that evening), the Planning Commission Tabled both items indefinitely. Since then, the "Great Recession" technically ended in mid-2009 and development locally bottomed out and now appears to be in recovery.

The owner has made new applications for PUD Major Amendment and Preliminary Plat approval. The overall concept appears to have changed significantly as compared to that proposed in 2008. The initial concept was to have a north-south drive connecting 111th St. S. to 75th E. Ave., with most buildings oriented to face west onto the drive. The new concept proposes five (5) of the eight (8) buildings to face north toward 111th St. S., with three (3) behind, and the internal access drive located along the east line of the development.

To account for PUD 47-B, this application has been designated Amendment # C.

A letter from a neighboring property owner to the north in Tulsa submitted a letter in relation to this application, attached to this report.

ANALYSIS:

Subject Property Conditions. The vacant subject property contains 1.1694 acres and is zoned CS with PUD 47-A. It is moderately sloped and primarily drains to the southwest toward the stormwater detention pond in *WoodCreek*, in the watershed of an upstream tributary of Fry Creek # 2. It is bordered on the north by 111th St. S., on the west by the private 75th E. Ave. with residential in *WoodCreek* beyond that, on the south by residential in *Woodcreek Village Amended*, and on the east by *Lowe's* in *Bixby Commons*.

The Comprehensive Plan. The Comprehensive Plan designates the subject property Corridor + Vacant, Agricultural, Rural Residences, and Open Land (the latter not being interpreted as permanently-planned land use). The current CS zoning *is in accordance* with the Comprehensive Plan. The office park development anticipated by this PUD would be in accordance with the Comprehensive Plan.

Surrounding Zoning and Land Use. Surrounding zoning is primarily CS, RT/PUD 47, RS-3, and a mixture of OL, RD, and RS-3 in Tulsa PUDs 578A and PUD 707 to the north across 111th St. S. in the City of Tulsa.

To the northwest the land use is residential in the *Ravens Crossing* subdivision, due north is the *The Office Suites of Ravenwood* office park development, and to the northeast is the *Wal-Mart Supercenter* in the City of Tulsa. *Lowe's* is to the east in *Bixby Commons*, vacant residential

lots are to the south in *Woodcreek Village Amended*, and residential homes are to the west in *WoodCreek*.

Surrounding Zoning and land use patterns would support the office park development contemplated by this PUD and the existing underlying CS zoning.

Access. Primary access to the subdivision would be via one (1) proposed entrance drive on 111th St. S., with a secondary access point on S. 75th E. Ave., an existing private street providing access to the residential lots in *Woodcreek Village Amended*. A parking lot constructed wholly on proposed Lot 8 would have its own driveway connection to S. 75th E. Ave.

Internal Mutual Access Easement drives are proposed to provide inter-lot access between the lots in the development and between 111th St. S. and 75th E. Ave.

Sidewalks are not shown along 111th St. S. or S. 75th E. Ave., but are required by the Subdivision Regulations. Sidewalks are part of complete streets, providing a safe and convenient passageway for pedestrians, separate from driving lanes for automobile traffic.

Because the right-of-way for S. 75th E. Ave., at approximately 30' in width, is too narrow to contain a sidewalk (a 26' roadway leaves only 2' on either side), it appears it will be necessary to add a "sidewalk easement" along the northeast side of S. 75th E. Ave., along with appropriate language in the Deed of Dedication/Restrictive Covenants specifying that the lot owners collectively, or the affected lot owner only, are responsible for their maintenance. Alternatively, an additional width should be added to the 30' current right-of-way width on the subject property side to accommodate the sidewalk.

By the approval of this PUD and plat, the former Limits of No Access (LNA) along the entire 111th St. S. frontage of the subject property will be amended to allow a 40'-wide Access Opening toward the east end of the frontage, which is subject to the approval of the City Engineer and County Engineer.

General. The Applicant is requesting a Major Amendment to an approved PUD, to change the subject property from a single commercial lot to a small multiple-lot office park development.

Per the Preliminary Plat, there is no "typical lot," but the modal lot would measure approximately 38' X 119' and so would contain 4,522 square feet (0.1 acres). Proposed buildings would contain approximately (28' X 50' =>) 1,400 square feet (0.31 FAR), based on a scaling of the Exhibit A "Conceptual Illustration" site plan and 5' internal lot line setbacks required by this PUD.

75th E. Ave. has a sharp bend from northwest to southeast, as it approaches the gated entrance to the residential part of *Woodcreek Village Amended*. Parking spaces are proposed to be within 10' or so of the roadway surface. Commercial/nonresidential parking areas should be screened from view of residential streets, so screening here is in order. However, due to the sharp curve and the tendency for motorists to 'cut corners,' especially on sharp curves, to mitigate future traffic accident hazards, landscaping should not impede the view of motorists

coming from north to south and from south to north. One possible solution would be to depress the west end of the parking lot along the west side of Lot 8, along with height-limited berms and/or landscaping combinations. Depressing the west end of the parking lot would likely require the installation of a stormsewer drain, which this parking lot presently does not propose. A 3D visualization model was recommended to the developer's engineer when this project was discussed in the summer of 2008, and has been recommended again as of April 04, 2013, to show how the view from the motorists perspectives will be preserved while screening commercial/nonresidential parking areas as needed.

If the buildings were connected, resembling townhouses, the 10' or so of wasted space between individual buildings would be avoided, and additional space could be reclaimed for parking or meaningful landscaped areas. Further, the units would likely be more energy efficient if connected. Alternatively, Staff believes that the buildings could be moved closer to 111th St. S. with parking between the two (2) rows of buildings, the buildings could be consolidated and/or more of them could go to two (2) stories, parking areas could be consolidated and interspersed with landscaping islands, and additional meaningful landscaped areas could be provided along the perimeters, all without compromising building floor areas or parking space numbers or the general layout of utilities. Staff has raised questions to the developer over the design proposing to construct a commercial parking lot constructed off the side of the residential street, a 12-space commercial parking lot strip within about 10' of the side of residential Lot 2, Block 3, and a large parking lot within clear view of the house on Lot 1, Block 1.

As measures of site design flexibility, Staff suggested the reduction in the number of parking spaces can be reduced through the PUD, if this is desired by the developer, and reducing the 17.5' Utility Easement along the east side to 11' in width, recognizing the 50' Utility Easement abutting to the east.

Most of these recommendations were given to the developer's engineer when the project was proposed in 2008, and some new recommendations based on the redesign were provided to the developer by email on April 04, 2013. Staff prepared a new conceptual sketch showing a singular parking lot between the two (2) rows of buildings, and provided same to the developer and developer's engineer by email on April 04, 2013.

In the interest of efficiency and avoiding redundancy, regarding PUD particulars for needed corrections and site development considerations, such as screening, buffering, and exterior materials, please review the recommended Conditions of Approval as listed at the end of this

Zoning Code Section 11-7I-8.C requires PUDs be found to comply with the following prerequisites:

1. Whether the PUD is consistent with the comprehensive plan;
2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;
3. Whether the PUD is a unified treatment of the development possibilities of the project site; and

4. Whether the PUD is consistent with the stated purposes and standards of this article.

Regarding the fourth item, the “standards” refer to the requirements for PUDs generally and, per Section 11-7I-2, the “purposes” include:

A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;

B. Permit flexibility within the development to best utilize the unique physical features of the particular site;

C. Provide and preserve meaningful open space; and

D. Achieve a continuity of function and design within the development.

For the sake of development and land use compatibility, as described more fully above, Staff would be supportive of this application if it adequately provides for line-of-sight/traffic visibility, distribution of private maintenance responsibilities, and land use buffering and compatibility needs. If these were satisfactorily provided for, Staff believes that the prerequisites for PUD approval per Zoning Code Section 11-7I-8.C will have been met.

The Fire Marshal’s, City Engineer’s, and City Attorney’s review correspondence are attached to this Staff Report (if received). 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) discussed PUD 47-C at its regular meeting held April 03, 2013. Minutes of that meeting are attached to this report.

Distribution of Private Maintenance Responsibilities. (Reference Preliminary Plat DoD/RCs Section III.B/C) A previous version of the plat stated each record owner of a lot within ‘Woodcreek Office Park’ shall be subject to assessment by the Owners Association for the purposes of improvement and maintenance of the stormwater detention facilities and other common areas of the subdivision. This did not specify which detention facilities it is referring to, and in which subdivision(s) such facilit(ies) are located. Referring to Reserve areas within platted subdivisions is the accepted method for legally describing a specific tax parcel containing the stormwater detention facilit(ies) mentioned. Other provisions of the DoD/RCs made the Owners Association responsible for maintenance of the Reserve A private streets, Reserve B, and other common features (Fence Easement, etc.). The new plat, however, does not include language referring to maintenance of any stormwater detention facility or other common features.

Unless otherwise directed by the City Engineer and/or City Attorney, the PUD and the DoD/RCs of the plat must adequately spell out the private maintenance responsibilities of residential and commercial lot owners in *Woodcreek Village Amended* for the private streets and stormwater detention pond(s) in *WoodCreek*, and the responsibilities of the commercial lot

owners for the screening fence to be located in the "Fence Easement," sidewalks (if allowed within a 'sidewalk easement), and any common parking, signage, entrance features, and/or landscaping.

Unless otherwise provided for in the PUD, all signs must be located on the lot or lots on which the business being advertised is located, per Zoning Code Section 11-9-21.F. Will an easement be employed for maintenance of common parking, signage, entrance features, and/or landscaping enjoyed by all the lot owners in the subdivision?

Unless otherwise directed by the City Engineer and/or City Attorney, the DoD/RC provisions should specifically designate a percentage/formula for proportional maintenance responsibilities for each lot, based on its relative size and/or other appropriate factors. Use of clear and immutable formula language on the face of the plat, versus buried in the DoD/RCs (which may be fairly easily amended and without City approval, per the City Attorney) is recommended.

The PUD and Preliminary Plat need to specify if the future owners of the individual office lots will split the singular Owners Association membership (and thus singular vote) eight (8) ways or if each of the eight (8) lot owners will severally be members of the Owners Association. Regardless of how this is done, the PUD and DoD/RCs need to specify the respective responsibilities of the owners of the commercial lot(s) and the residential lots.

Staff Recommendation. For all the reasons outlined above, Staff believes that the surrounding zoning and land uses and the physical facts of the area weigh in favor of the requested PUD generally. Therefore, Staff recommends Approval, subject to the following corrections, modifications, and Conditions of Approval:

1. Subject to the satisfaction of all outstanding Fire Marshal and City Engineer recommendations.
2. The developer should respond to the traffic visibility and other issues related to the sharp bend in 75th E. Ave. described above. By email on 04/10/2013, the Applicant stated,

"In regards to the traffic visibility and the bend in 75th Street, we believe that there is adequate distance for a driver to see as indicated on the attached sketch. We are proposing to change the setback to 20' as part of this Major Amendment. This road has a very low traffic flow and the gate and curve natural slow the traffic down. The remainder of Woodcreek Village Amended front building setback is also 20'. Therefore, we request that the building setback part of the amendment stay intact."

The Applicant also provided a sight-line exhibit, but it does not correspond to a northbound lane perspective. The Staff's recommendations have not changed.

3. The developer should respond to the matter of the distribution of private maintenance responsibilities of residential and commercial lot owners in *Woodcreek Village Amended* as described above.
4. Title Page: Please specify that it is a "PUD Major Amendment."
5. Development Concept on page 1: Please cite the scope of this Major Amendment by adding appropriate language to the development concept, following the second

paragraph, such as “This application is for approval of a Major Amendment to PUD 47A, to be known and designated on the official Zoning Map as “PUD 47-C,” and concerns Lot 1, Block 2 of *Woodcreek Village Amended*, in accordance with Bixby Zoning Code Section 11-7I-8.G. For all other areas within PUD 47A, no changes are made by this amendment.”

6. Development Standards Section II, Permitted Uses – Consider removing final sentence, “Any permitted use must provide required parking spaces based on square footage of the building containing that use.” Parking is covered in other parts of the PUD. This language could cause conflict if the minimum number of required parking spaces per lot (4 and a fraction, as previously calculated), are not actually located on the lot with the building, and if the overall number of parking spaces is reduced, all as per other recommendations in this report.
7. Development Standards Section II of the text, Minimum Lot Frontage – correct to 75th E. Ave.
8. Development Standards Section II of the text, Off-Street Parking – Staff recommends the PUD and DoD/RCs of the plat include a Mutual Parking Privileges covenant, so that all lots may allow their excess spaces to be used by patrons of other lots, which is common in developments such as this, especially when developed as a unit by a singular developer. Here is a previously-approved example (PUD 56):

“Parking spaces. Parking space requirements established by the City of Bixby Zoning Code for buildings on lots in the Development Areas and which shall be applicable at the time of issuance of a building occupancy permit may be met by excess parking spaces available in other lots in PUD [47-C]. For purposes of this provision, the term “excess parking spaces” shall mean the total number of parking spaces provided in PUD [47-C] as developed, less the number of parking spaces required for all buildings for which occupancy permits previously have been issued. Provided, it is understood that mutual parking privileges shall be granted by restrictive covenants in the Deed of Dedication recorded in the office of the Tulsa County Clerk.”

9. Development Standards Section II of the text, Off-Street Parking – Some of the shown parking spaces are divided by lot lines. As plats allow for buildings and lots to be sold separately, to avoid future ownership disputes which can be avoided by proper planning, Staff would recommend that all parking spaces be maintained commonly by all of the lot owners within the development, utilizing appropriate language in the PUD and DoD/RCs of the plat.
10. Development Standards Section II, Minimum Building Setbacks – 11’ setback “From the Internal Rear Lot Lines” – This is problematic as the rear lot lines of Lots 6, 7, and 8 are their easterly lot lines, per the definitions in the Zoning Code. Staff does not see why a “Rear Lot Line” setback would be useful in this development. It may also cause landscape plan difficulties.
11. Development Standards Section II, Minimum Building Setbacks – 5’ setback “From Internal Side Lot Lines” – A singular owner of two (2) or more lots may want to construct a singular building over the common lot lines. Staff suggests the developer consider returning this to 0’.

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12. Development Standards Section II, Minimum Building Setbacks – 20' setback "From South 76th East Avenue (Private Mutual Access Easement)" – Please correct to "From South 75th East Avenue (Private Mutual Access Easement)."
13. Development Standards Section II, Minimum Building Setbacks – 20' setback "From South [75th] East Avenue [(Private)]" – Should be 25' as per the plat of *Woodcreek Village Amended*, and not 20'. With line-of-sight issues as presented by the sharp curve in 75th E. Ave., reducing to 20' by this development, on Lot 1 at least, is not advisable.
14. Development Standards Section II, Minimum Building Setbacks – 10' setback "From an Abutting R District Boundary" – This would apply to the south line of the subject property, which appears to abut an RT district. Staff suggests a minimum of 20', as would be found in the rear yard of a residential structure.
15. Development Standards Section II, Signage – Unless it specifically provides otherwise here, all signs must be located on the lot or lots on which the business being advertised is located, per Zoning Code Section 11-9-21.F. Current language does not clearly permit this.
16. Development Standards Section II, Lighting – There is very little information on proposed lighting – are there existing street lights? Are they adequate? How will they affect the location of outdoor lighting on individual sites, and will there be coordination? Is the 25' height standard appropriate for this setting, or would 15' or 20' be more appropriate?
17. Development Standards Section III, Landscaping and Screening Concept – Details on landscaping and screening as per Zoning Code Section 11-7G-8.B.1.e. (conceptual landscape and screening plans in addition to describing more fully the landscaping in the text) are sparse. Will trash receptacles locations be coordinated, or shared? What standards will be applied for screening dumpster areas? If parking lots will be allowed in front of the buildings, how will they be screened? Consider grade elevation changes for partial parking area screening as has been done for the *Walgreens* at 111th St. S. and Memorial Dr.

What does the screening fence to the south look like? What is the existing screening fence on the east line (between subject property and *Lowe's*), in terms of height and composition? No details are provided on Exhibit B. A profile view / elevations is customarily used to depict screening appearance.

Zoning Code Section 11-7I-6 gives the Planning Commission authority and discretion to require adequate perimeter treatments, including screening, landscaping, and setbacks. The developer should specify what they propose to do in this regard for this Planned Unit Development. Will landscaping and streetscaping be coordinated? Will a theme or consistent pattern be planned, or will each lot planned independently?

18. Development Standards Section III, Landscaping and Screening Concept – Please specify that the overall development or each individual lot will maintain at least 15% of lot area as landscaped space, per Zoning Code requirements for office developments.
19. Development Standards Section V, Traffic and Transportation – Needs to have wording to acknowledge that sidewalks will be provided such as follows, "Sidewalks shall be constructed by the developer along the entire frontage of every lot along 111th St. S. and S. 75th E. Ave. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer."

Because the right-of-way for S. 75th E. Ave., at approximately 30' in width, is too narrow to contain a sidewalk (a 26' roadway leaves only 2' on either side), it appears it will be necessary to add a "sidewalk easement" along the east side of S. 75th E. Ave., along with appropriate language in the Deed of Dedication/Restrictive Covenants specifying that the lot owners collectively, or the affected lot owner individually, are responsible for their maintenance. Alternatively, the plat may dedicate additional width to the 30' current right-of-way width on the subject property side to accommodate the sidewalk.

20. Development Standards Section V, Traffic and Transportation – includes language describing parking, which would logically belong under a "Parking" or similarly-titled section. Language states "Since the parking spaces are for the common use of all buildings," but this arrangement does not appear to be provided for elsewhere in the PUD. Reference mutual parking privileges and other parking-related recommendations in this report.
21. Development Standards Section V, Traffic and Transportation – please describe changes in LNA and Access Openings from as currently platted with *Woodcreek Village Amended* and as proposed with this development.
22. Development Standards Section VII, Site Plan Review – Staff recommends specifying that the developer must submit an overall Detailed Site Plan, or each individual lot must be approved for a Detailed Site Plan in accordance with the standards provided in this PUD prior to issuing a building permit for that lot.
23. Exhibits: Building sizes and setbacks need to be dimensioned on the site plans, so that math, scaling the site plan, and/or "guesstimation" are not required for zoning, Fire Marshal, and City Engineer review. Site plan can be qualified as "conceptual only" as needed.
24. Exhibits need to represent all abutting public and private street widths and street centerlines, and dimension Mutual Access Easements. MAEs need to be qualified as "proposed by plat" or as otherwise appropriate.
25. Exhibits need to be corrected to reflect that there is a 25' (not 20') setback from 75th E. Ave. per the plat of *Woodcreek Village Amended*.
26. Exhibits need to point to the project's location in the Location Map.
27. Exhibits need their Location Maps to accurately represent the following subdivisions:
 - a. *Resubdivision of Lots 3 and 4 of Bixby Commons* (missing)
 - b. *The Links at Bixby* (misrepresented as to configuration)
 - c. *The Estates of Graystone* (mislabeled)
 - d. *Amended Plat of Block 7, North Heights Addition* (mislabeled)
28. Exhibits need to be corrected to reflect at least one (1) ADA accessible parking space on Lot 8.
29. Exhibits: ADA requires handicapped-accessible parking spaces at a 1:25 ratio. There are three (3) parking lot areas, but some parking areas are divided onto multiple lots. Consult with the Building Inspector to confirm the number and location of ADA parking spaces complies with ADA standards. ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces. Please indicate which spaces will be of van-accessible design in compliance with ADA standards and please provide a detail diagram demonstrating compliance with applicable standards, including both ADA and Bixby Zoning Code standards (see

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striping standards of Figure 3 in Section 11-10-4.C). The designer should consult with the Building Inspector to confirm the plans will comply with ADA standards.

30. Exhibit B Landscape Concept: Add to Required Landscape Summary something general speaking to the minimum required landscaping tree requirement such as, "1 Tree per 1,000 square feet of Street Yard area and 1 Tree per 1,000 square feet of Zoning Setback area."
31. A corrected PUD text and exhibits package shall be submitted incorporating all of the corrections, modifications, and conditions of approval of this PUD (2 hard copies and 1 PDF).

Memo

To: ERIK ENYART, AICP, CITY PLANNER

From: JIM SWEEDEN

Date: 3/18/2013

Re: PUD 47-C "WOODCREEK OFFICE PARK"

PUD 47-C IS APPROVED BY THIS OFFICE AS PER CITY AND ICC CODES.

ALL ICC CODES ARE 2009, EXCEPT ELECTRICAL IS 2011.

TWO (2) MORE FIRE HYDRANTS SHALL BE INSTALLED. THIS CAN BE DISCUSS AT TAC MEETING.



Memo

To: Erik Enyart
From: Jared Cottle *JWC*
CC: Bea Aamodt
File
Date: 04/01/13
Re: Woodcreek Office Park PUD 47-C & Preliminary Plat Review

General Comments:

1. The comments below apply to both the PUD and the Preliminary Plat submitted.

Street Comments:

2. Access and circulation must be approved by Fire Marshall.
3. New access onto 111th must be approved by Tulsa County. An exhibit showing adjacent and cross street drives should be provided for review of new access proposed.

Storm Water Comments:

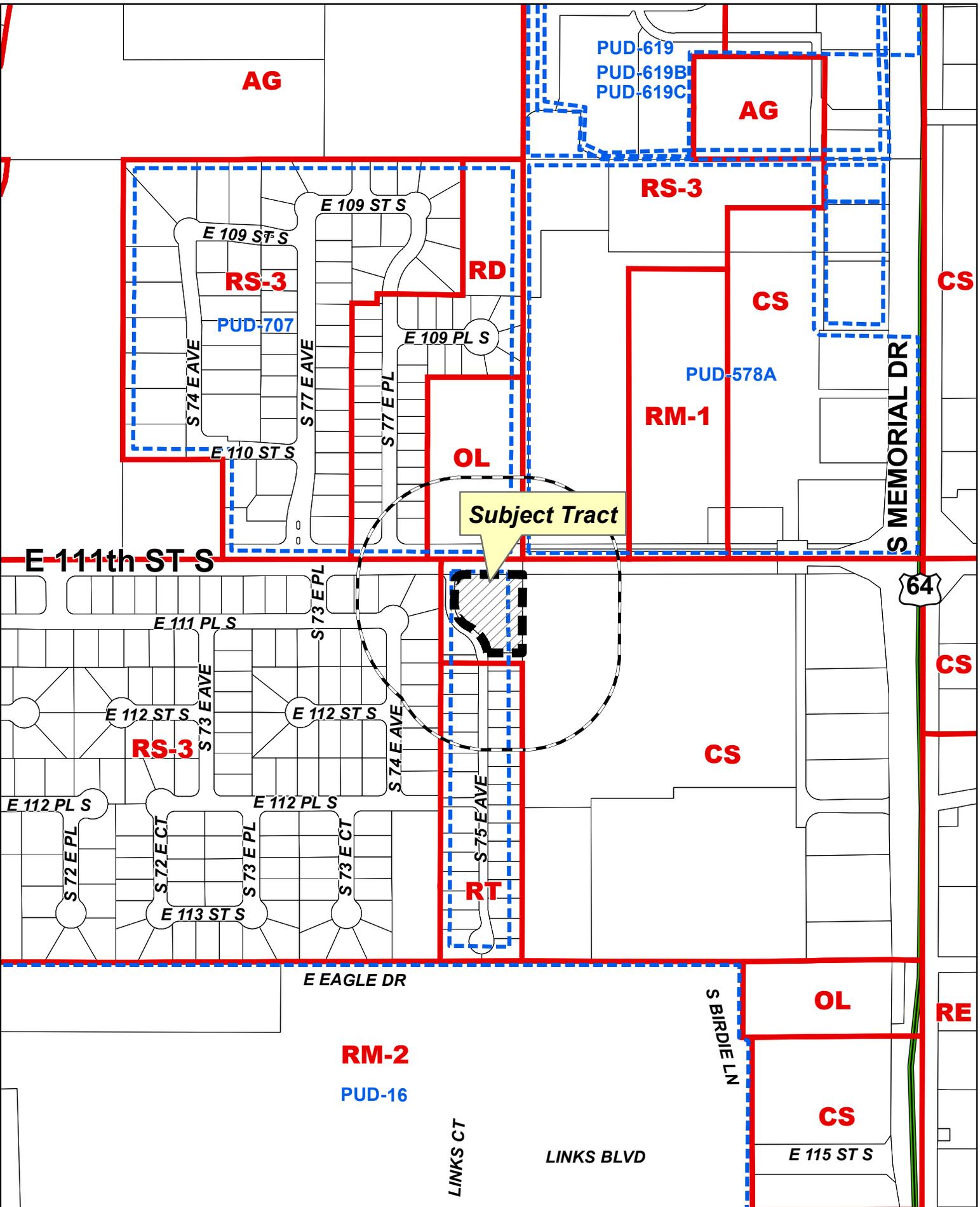
4. Detention system provided in existing development. Verification of pond capacity to include increased development intensity will be required.
5. Storm sewer lines crossing City utility easements must be constructed to City standards.

Water System Comments:

6. No water main extensions are shown on the PUD exhibits. Water service for Lot 7 must be addressed in future utility submittals.
7. Connection for Lots 1 – 5 can be made directly to the existing line on 111th Street.
8. Connection for Lot 6 can be made directly to the 10" water main on the east side of the property. Meters should be located for easy access within the 50' U/E on the east side of the property, just east of the driveway.
9. Connection for Lot 8 can be made directly to the existing line on 75th E. Ave.

Sanitary Sewer System Comments:

10. The sanitary sewer line extension should be located on the north side of the property line between Lots 1-5 and Lots 6 -8, within the proposed U/E. Manholes and lines must be located outside of paved areas.
11. The existing SSMH at the SE corner of the property should be relocated outside of the paving area, or the paving area should be modified so that the manhole falls outside the curb line.



Subject Tract

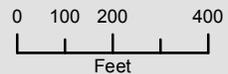


300' Radius



Subject Tract

PUD-47-C



35 18-13



Woodcreek Office Park

City of Bixby, Tulsa County, Oklahoma
Planned Unit Development Number 47-C
March 2013

Prepared For:
81st and Memorial LLC
6528 D-1 East 101st Street, 409
Tulsa, Ok 74133

Prepared By:



SACK AND ASSOCIATES, INC.

3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
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CA Number 1783 (PE/LS) and 1462 (LA)

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I. Development Concept

81st & Memorial, LLC are the developers of a 65.0 acre tract of land lying west of the Lowe’s site on the southwest corner of East 111th Street South and South Memorial Drive. The 65.0 acre tract has been platted into two subdivisions, Woodcreek and Woodcreek Village Amended. Both subdivisions were developed with single family residences with the exception of Lot 1, Block 3 Woodcreek Village Amended. This PUD amendment addresses the proposed use of that lot. The underlying zoning of Lot 1, Block 3 is CS and development is proposed as zero lot line with individually owned buildings for Office use. This PUD consists of one Development Area, Development Area ‘A’, as shown on Exhibit ‘A’.

As consistently encouraged by the Bixby Planning Commission and City Council policy, the PUD is submitted to permit development of the area subject to appropriate development standards including setbacks, landscaping, building design limitations and site plan review not typically imposed by re-zoning.

II. PUD Development Standards – Development Area ‘A’

Net Land Area 1.1694 acres
50,937 sq.ft.

Permitted Uses

Any of those uses permitted as a matter of right in the CS Commercial Shopping District, and uses customarily accessory to those permitted uses, and excluding automotive uses, body piercing/tattoo parlors and excluding sexually oriented businesses. Any permitted use must provide required parking spaces based on square footage of the building containing that use.

Maximum Building Floor Area

Office Lots 1, and 5-8 2,800 sq.ft. per Lot
Lots 2-4 1,400 sq.ft. per Lot
not to exceed .50 FAR

Minimum Lot Frontage

All lots along East 111th Street South or
South 76th East Avenue (Private)
(Mutual Access Easement) 35 ft.

Maximum Building Height:

Office 40 ft.

Architectural elements and business logos may exceed the maximum building height with detail site plan approval.

Off-Street Parking

As required by City of Bixby Zoning Code (1/300). ‘Cross parking’ shall be permitted across Woodcreek Office Park.

Minimum Building Setbacks:

| | |
|--|--------|
| From the East 111th Street Right-of-Way | 35 ft. |
| From the Internal Rear Lot Lines | 11 ft. |
| From the Internal Side Lot Lines | 5 ft. |
| From South 76th East Avenue (Private Mutual Access Easement) | 20 ft. |
| From an Abutting R District Boundary | 11 ft. |

Landscaped Area

A minimum of 15% of the street yard shall be improved as landscaped open space in accord with the landscape chapter of the zoning code of the City of Bixby. Landscape Concept is shown on Exhibit ‘B’.

Signage

- A. One center identification ground sign not exceeding 30 feet in height and 200 square feet in display surface area shall be permitted along the East 111th Street frontage.
- B. Wall signs shall not be permitted to exceed 2.0 square feet of display surface area per lineal foot of building wall to which attached. The length of a tenant wall sign shall not exceed seventy-five percent of the frontage of the tenant space.

Lighting

Light standards shall not exceed 25 feet in height or 12 feet within 50 feet of adjacent residential areas. All lighting shall be hooded and directed downward and away from the property lines in common with residential areas.

III. Landscaping and Screening Concept

The landscape and screening concept for “Woodcreek Office Park” features decorative fences at the main point of entry that will be a continuation of the single-family area to the south and are compatible with the City of Bixby design practices.

The existing brick fence at the south boundary will remain. Landscape Concept is shown on Exhibit ‘B’.

IV. Topography, Drainage and Utilities

Topography: The site slopes from east to west at 1 to 2 percent, but will be regraded to allow building areas to be 2 to 4 percent. Elevations range from 658' to 662' msl.

Drainage: The PUD area lies within a single minor drainage basin. Detention requirements have been satisfied by a detention pond lying south and west of Woodcreek Village Amended. Run-off will be collected on-site and piped to an existing storm sewer system, which flows into that detention pond. Topography and drainage are depicted on Exhibit 'C' Topography and Drainage.

Utilities: All utilities are available in the immediate area and will be extended to the site with plans approved by the City of Bixby and private utility companies. Proposed utilities are depicted on Exhibit 'D' Proposed Utilities.

V. Traffic, Transportation and Circulation

"Woodcreek Office Park" will have two points of access. The primary point of entry to the site will access off of East 111th Street. A secondary point of access will be off of South 75th East Avenue. Traffic will flow across the site over a Mutual Access Easement. The Mutual Access Easement will allow each lot to access 111th and South 75th East Avenue. A third entrance will serve a small parking lot in the center of the site.

The paving that lies within the Mutual Access Easement will be designed and constructed to City of Bixby standards and specifications for public paving with the exception of the drives are only 24' wide instead of 26'.

The proposed parking ratio used for this site is 1 parking space per each 300 square feet of building floor area. Since the parking spaces are for the common use of all buildings, the number of spaces has been set by the total proposed square footage of all buildings. Circulation Plan is depicted on Exhibit 'E'.

VI. Soils

Soils are "Okay", Fine Loamy in the B Group. Existing condition SCS G1-Developed Condition 75, detention requirement were satisfied by detention in the Woodcreek Subdivision.

VII. Site Plan Review

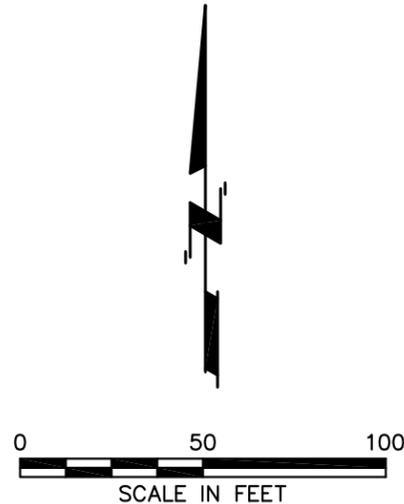
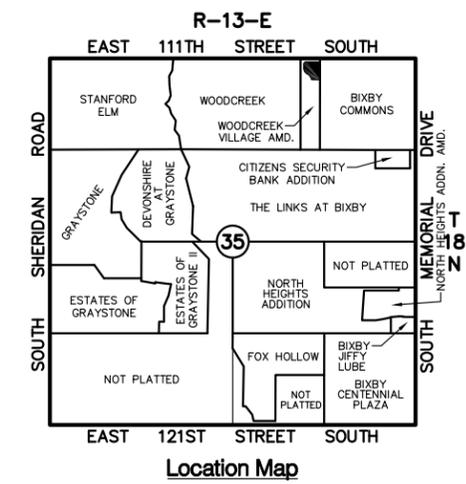
As part of this PUD, a detailed site plan of the entryway (including landscaping) shall be submitted to the Bixby Planning Commission and approved as being in compliance with the development concept and the development standards. The commercial tract will also be required to submit a detailed site plan before a building permit will be issued.

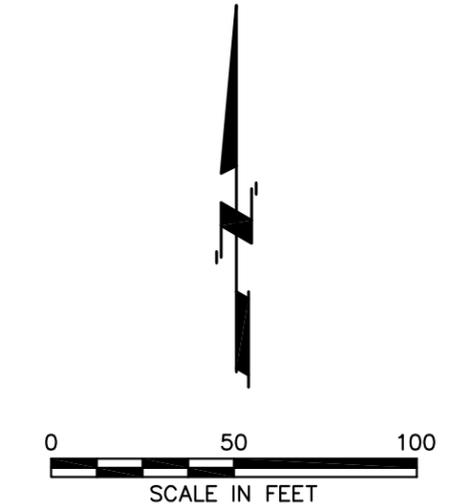
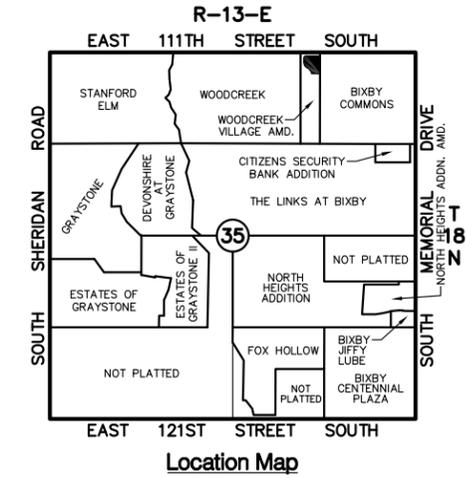
VIII. Platting Requirement

As part of this PUD, no building permit shall be issued until the PUD site has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof.

IX. Expected Schedule of Development

Initial development within Woodcreek Office Park is expected to begin Summer of 2013, after final approval of Planned Unit Development and platting of the property.

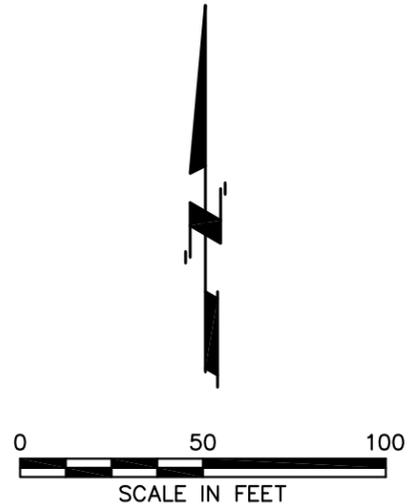
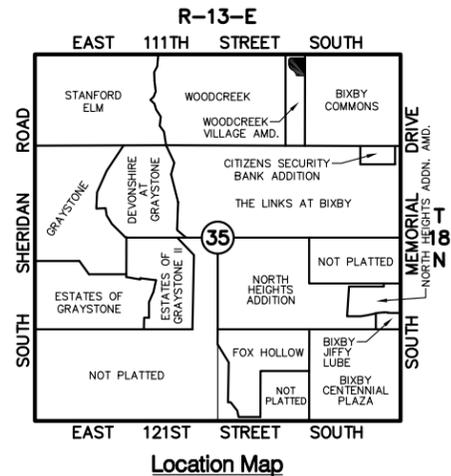
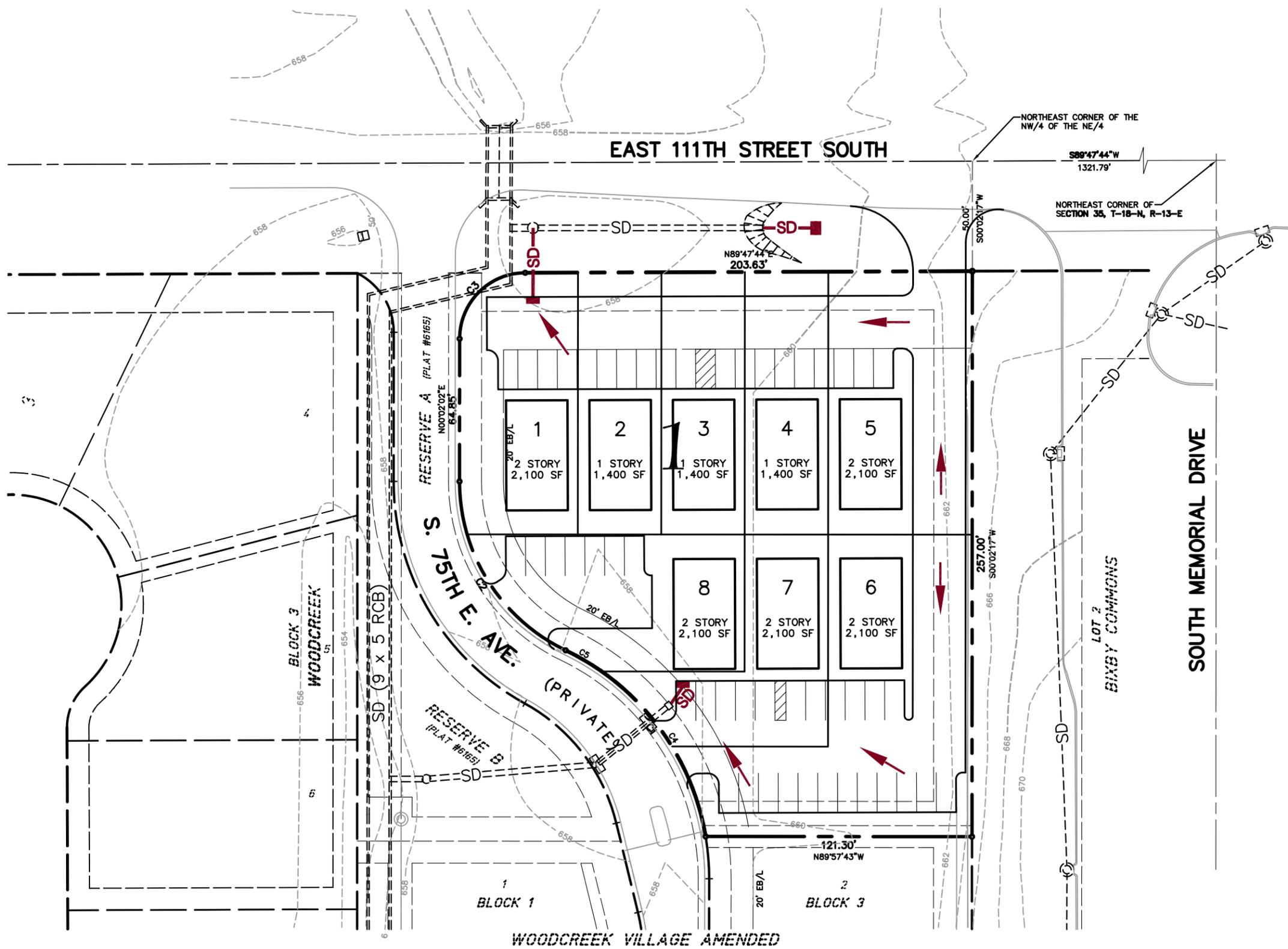




- Required Landscape Summary**
- EAST 111TH STREET SOUTH 10' LANDSCAPE STRIP
 - SOUTH 75TH EAST AVENUE 7.5' LANDSCAPE STRIP
 - STREET YARD
 - 15% LANDSCAPE AREA
 - PARKING AREA
 - 1 TREE PER 10 PARKING SPACES

Woodcreek Office Park

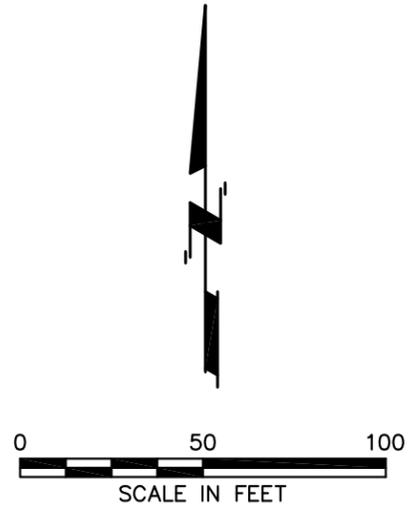
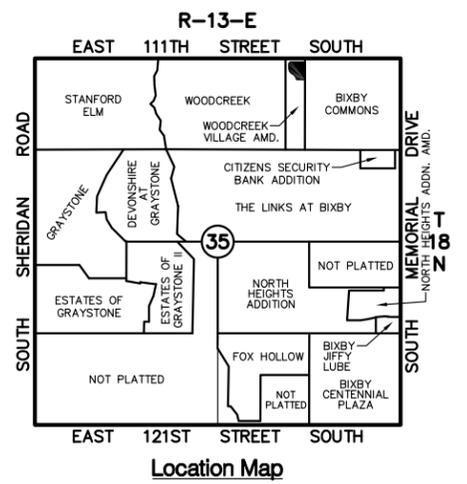
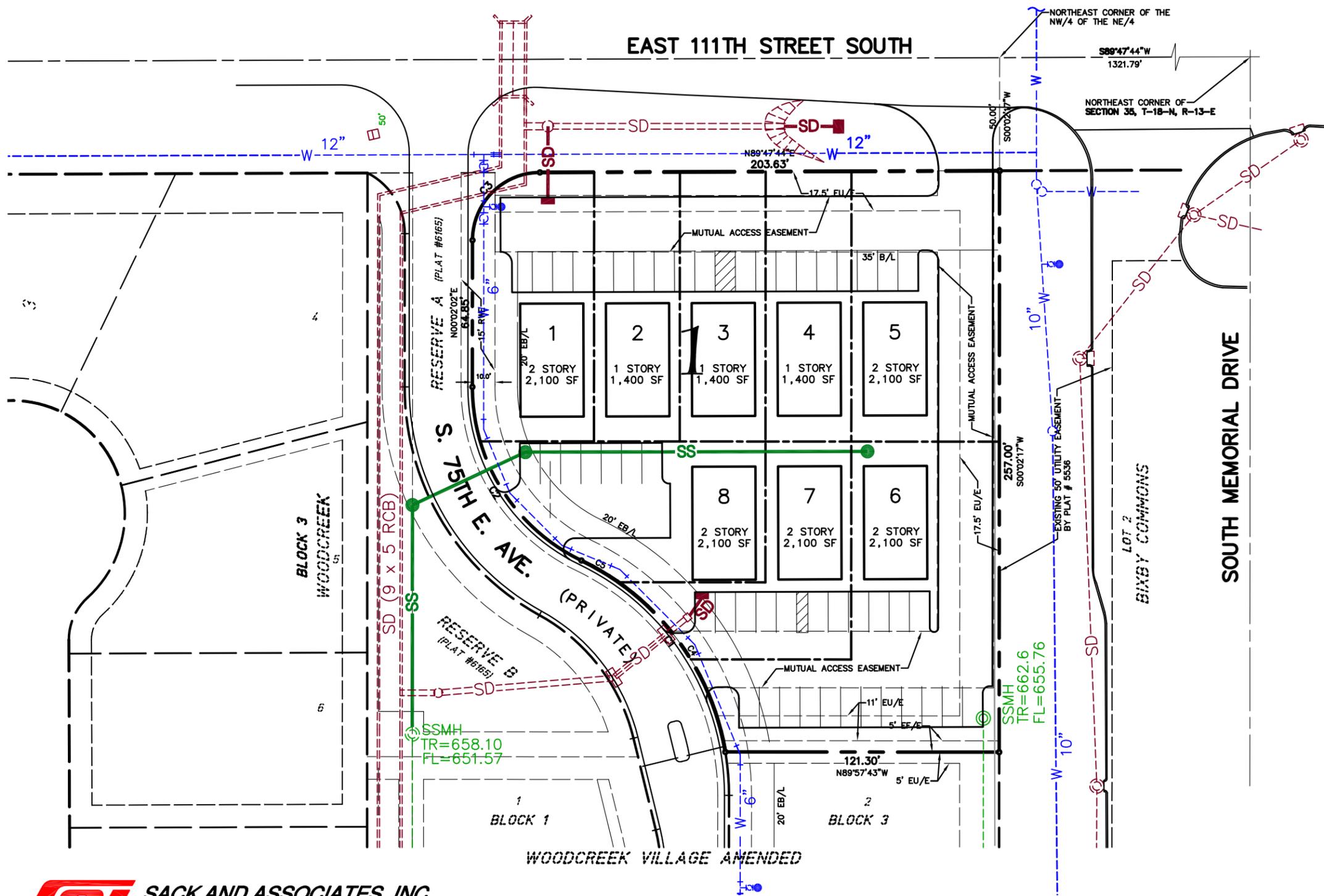
Landscape Concept
EXHIBIT 'B'
 Planned Unit Development Number 47-C



- Legend**
- DRAINAGE FLOW
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER

Woodcreek Office Park

Topography & Drainage
EXHIBIT 'C'
 Planned Unit Development Number 47-C

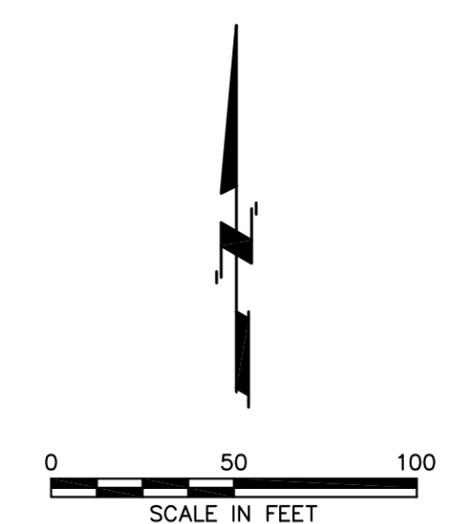
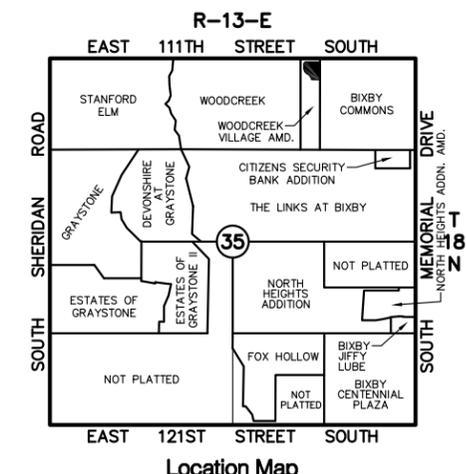
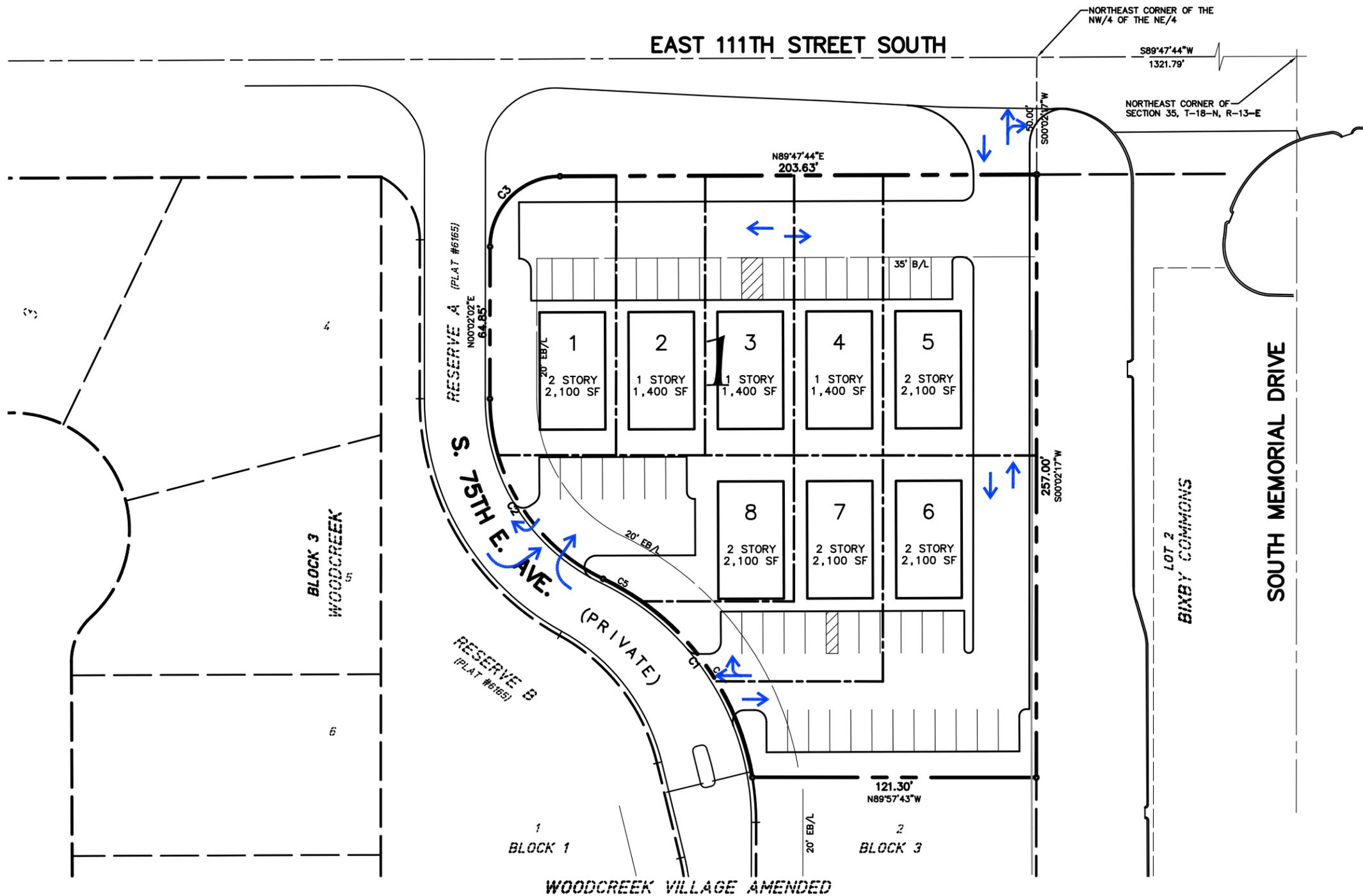


- Legend**
- SS— PROPOSED SANITARY SEWER
 - SD- PROPOSED STORM SEWER
 - W- EXISTING WATERLINE
 - SS- EXISTING SANITARY SEWER
 - SD- EXISTING STORM SEWER
 - H FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM SEWER INLET

Woodcreek Office Park

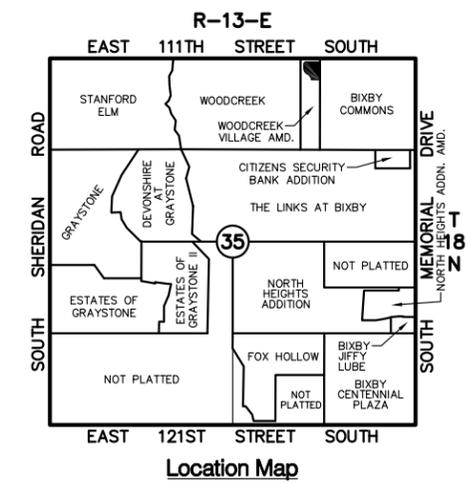
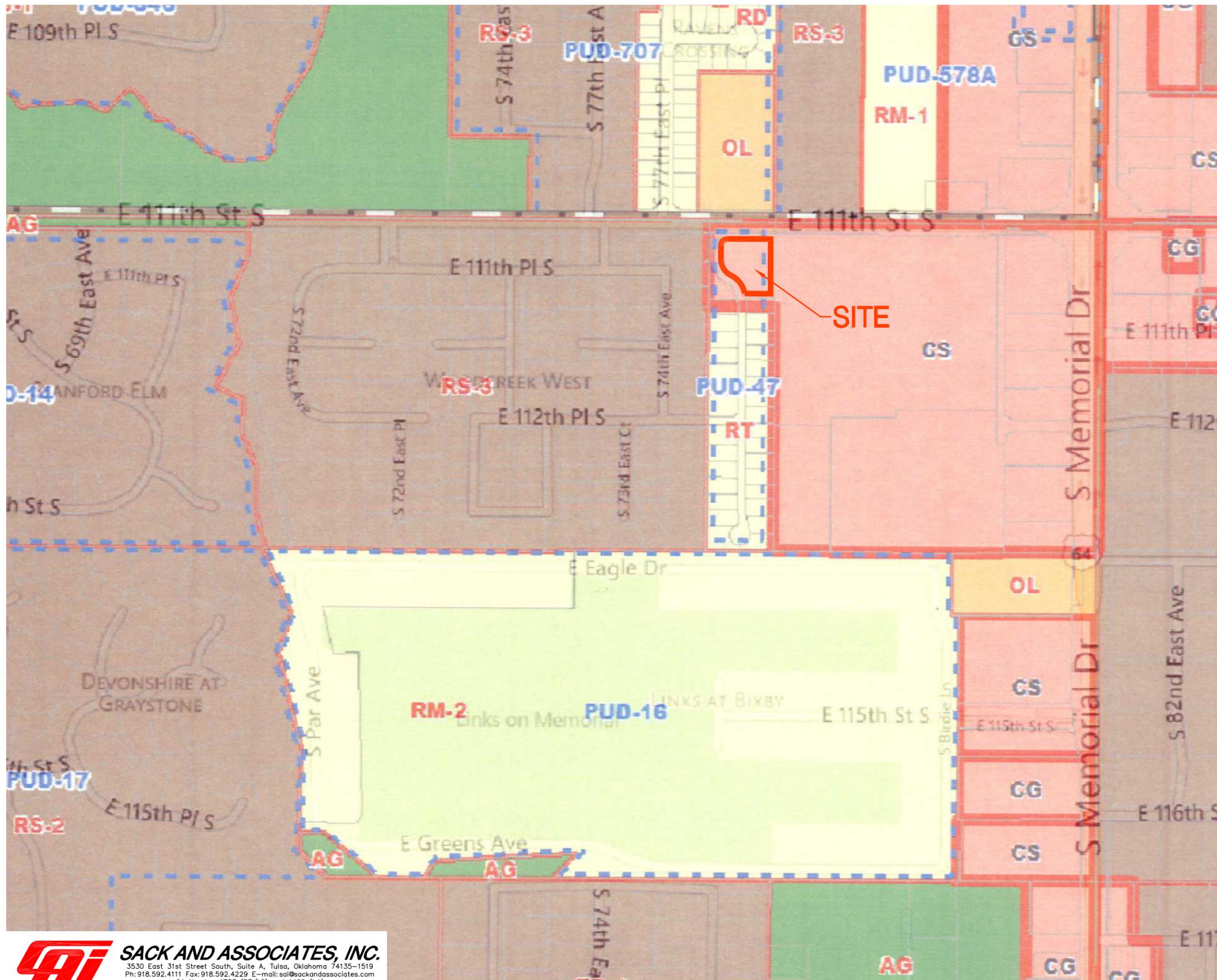
Proposed Utilities EXHIBIT 'D'

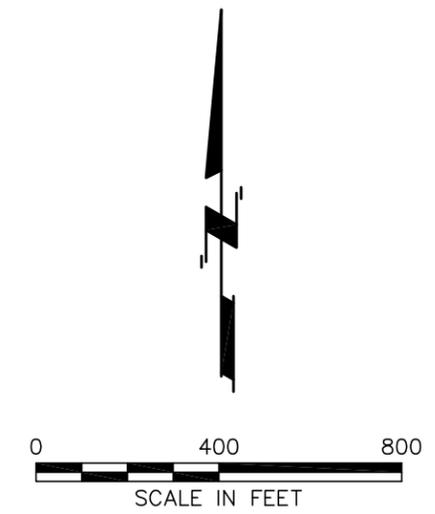
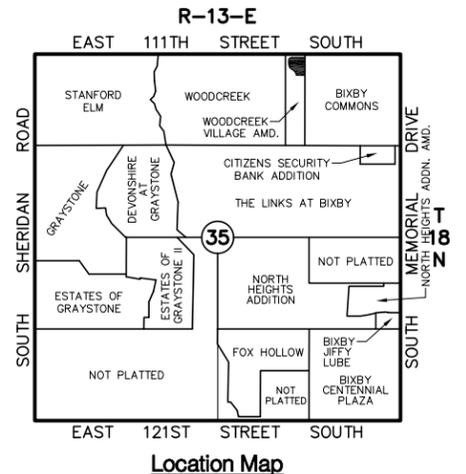
Planned Unit Development Number 47-C



Woodcreek Office Park

Circulation Plan
EXHIBIT 'E'
 Planned Unit Development Number 47-B





Woodcreek Office Park

**Aerial Photo
EXHIBIT 'G'**

Planned Unit Development Number 47-C

Photo from: Microsoft Virtual Earth

**WOODCREEK OFFICE PARK PUD 47-C
LEGAL DESCRIPTION**

ALL OF LOT 1 IN BLOCK 3 OF "WOODCREEK VILLAGE AMENDED", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6185.

I. Development Concept

81st & Memorial, LLC are the developers of a 65.0 acre tract of land lying west of the Lowe's site on the southwest corner of East 111th Street South and South Memorial Drive. The 65.0 acre tract has been platted into two subdivisions, Woodcreek and Woodcreek Village Amended. Both subdivisions were developed with single family residences with the exception of Lot 1, Block 3 Woodcreek Village Amended. This PUD amendment addresses the proposed use of that lot. The underlying zoning of Lot 1, Block 3 is CS and development is proposed as zero lot line with individually owned buildings for Office use. This PUD consists of one Development Area, Development Area 'A', as shown on Exhibit 'A'.

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Net Land Area 1.1694 acres
50,937 sq.ft.

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Maximum Building Floor Area

| | | |
|--------|-----------------|-----------------------|
| Office | Lots 1, and 5-8 | 2,800 sq.ft. per Lot |
| | Lots 2-4 | 1,400 sq.ft. per Lot |
| | | not to exceed .50 FAR |

Minimum Lot Frontage

All lots along East 111th Street South or South 76th East Avenue (Private) (Mutual Access Easement) 35 ft.

Maximum Building Height:

Office 40 ft.

Architectural elements and business logos may exceed the maximum building height with detail site plan approval.

18

Off-Street Parking

As required by City of Bixby Zoning Code (1/300). 'Cross parking' shall be permitted across Woodcreek Office Park.

Minimum Building Setbacks:

| | |
|--|--------|
| From the East 111th Street Right-of-Way | 35 ft. |
| From the Internal Rear Lot Lines | 11 ft. |
| From the Internal Side Lot Lines | 5 ft. |
| From the South lot line of lot 8 | 11 ft. |
| From South 75th East Avenue (Private Mutual Access Easement) | 20 ft. |
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A minimum of 15% of the street yard shall be improved as landscaped open space in accord with the landscape chapter of the zoning code of the City of Bixby. Landscape Concept is shown on Exhibit 'B'.

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The paving that lies within the Mutual Access Easement will be designed and constructed to City of Bixby standards and specifications for public paving with the exception of the drives are only 24' wide instead of 26'.

The proposed parking ratio used for this site is 1 parking space per each 300 square feet of building floor area. Since the parking spaces are for the common use of all buildings, the number of spaces has been set by the total proposed square footage of all buildings. Circulation Plan is depicted on Exhibit 'E'.

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Soils are "Okay", Fine Loamy in the B Group. Existing condition SCS G1-Developed Condition 75, detention requirement were satisfied by detention in the Woodcreek Subdivision.

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As part of this PUD, a detailed site plan of the entryway (including landscaping) shall be submitted to the Bixby Planning Commission and approved as being in compliance with the development concept and the development standards. The commercial tract will also be required to submit a detailed site plan before a building permit will be issued.

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**WOODCREEK OFFICE PARK PUD 47-C
LEGAL DESCRIPTION**

ALL OF LOT 1 IN BLOCK 3 OF "WOODCREEK VILLAGE AMENDED", A SUBDIVISION IN
THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED
PLAT NO. 6185.

22

Erik Enyart

From: Erik Enyart
Sent: Friday, April 12, 2013 4:50 PM
To: 'Mark Capron'
Cc: Ted Sack; Jerry Emanuel; Jared Cottle; Bea Aamodt; 'Jim Sweeden'; 'Joey Wiedel (firemarshal@bixby.com)'; Patrick Boulden
Subject: RE: PUD 47-C - Conceptual Layout Sketch - 04-04-13
Attachments: Staff Report Preliminary Plat of Woodcreek Office Park - revised for 04-18-13.pdf; Staff Report PUD 47-C– Woodcreek Office Park – Sack & Associates, Inc..pdf

Hi Mark:

Thank you for this. Updated PUD and Preliminary Plat staff reports attached. Please review and contact me with any questions or if you need additional information.

Others copied here for review and edits as may be necessary or appropriate.

Responses to your comments:

2&15. In regards to the traffic visibility and the bend in 75th Street, we believe that there is adequate distance for a driver to see as indicated on the attached sketch. We are proposing to change the setback to 20' as part of this Major Amendment. This road has a very low traffic flow and the gate and curve natural slow the traffic down. The remainder of Woodcreek Village Amended front building setback is also 20'. Therefore, we request that the building setback part of the amendment stay intact.

The sight-line exhibit does not correspond to a northbound lane perspective. The Staff's recommendations have not changed.

7. Lot 7 does have 35' of frontage if measured by the property line fronting the reserve. That measurement was shown on the plat and we plan add that and several more dimensions on the PUD exhibits per your request. If frontage is defined by something other than the line fronting the right of way, or in this case a reserve, please let us know and we can adjust the PUD language accordingly.

You're correct. I see this reported in the curve data on the PP and have removed the review comment.

9. The plan indicates that several of the buildings have a second story providing additional building area. I believe that may be how our numbers differ from each other. My calculations indicate we have just adequate parking. Please review.

I see this and have removed the review comment. Text remains in body of report that staff supports reducing the parking requirement in order to secure an improved design.

20. There is an existing sidewalk west of 75th Street provide the residential neighborhood access to East 111th. However, if the subdivision regulations do require a sidewalk on the east side of this private street (not a public ROW), the Owner will do so. However, there is an existing water line in the subject area. Please advise if a sidewalk is still required given the information above.

Yes, required by SRs. Sidewalk Easement or additional Reserve A dedication may be employed as per report.

Both applications are on Thursday's (04/18/2013) Planning Commission Special Meeting agenda. The agenda (agenda pages only) is posted here <http://bixby.com/city-government/meeting-notices/planning-commission-meetings>.

Please be sure to attend or have a knowledgeable representative attend the meeting to represent the case and be available to answer any questions the Planning Commission may have.

Thanks, and have a good weekend.

Erik Enyart

From: Mark Capron [mailto:mark.capron@sackandassociates.com]
Sent: Wednesday, April 10, 2013 11:32 AM
To: Erik Enyart
Cc: Ted Sack; Jerry Emanuel; Jared Cottle
Subject: RE: PUD 47-C - Conceptual Layout Sketch - 04-04-13

Erik, We are in the process of addressing your comments. Below are a few items that we need to address further. The numbers below correspond with your staff report.

2&15. In regards to the traffic visibility and the bend in 75th Street, we believe that there is adequate distance for a driver to see as indicated on the attached sketch. We are proposing to change the setback to 20' as part of this Major Amendment. This road has a very low traffic flow and the gate and curve natural slow the traffic down. The remainder of Woodcreek Village Amended front building setback is also 20'. Therefore, we request that the building setback part of the amendment stay intact.

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Please feel free to contact us to discuss. We will provide a full response to comments with the revised PUD.

Regards,
Mark

Mark B. Capron, LLA
Sack and Associates, Inc.

3530 East 31st Street South, Suite A, Tulsa, OK 74135-1519
P.O. Box 50070, Tulsa, OK 74150-0070
Phone: 918.592.4111 Fax: 918.592.4229

From: Erik Enyart [<mailto:eenyart@bixby.com>]
Sent: Friday, April 05, 2013 2:31 PM
To: dodsonbuilding@cox.net; dbrumble@weslock.com; Mark Capron; jewoodwkr@att.net
Cc: Jared Cottle; Bea Aamodt; Jim Sweeden; 'Joey Wiedel (firemarshal@bixby.com)'; Patrick Boulden
Subject: RE: PUD 47-C – Conceptual Layout Sketch – 04-04-13

All:

Draft report attached. Please review and contact me with questions. Staff copied here for corrections and enhancements as may be needed.

Thanks, and have a good weekend,

Erik Enyart

From: Erik Enyart
Sent: Thursday, April 04, 2013 12:13 PM
To: 'dodsonbuilding@cox.net'; dbrumble@weslock.com; 'Mark Capron'; jewoodwkr@att.net
Cc: Jared Cottle; Bea Aamodt; 'Jim Sweeden'; 'Joey Wiedel (firemarshal@bixby.com)'; Patrick Boulden
Subject: PUD 47-C – Conceptual Layout Sketch – 04-04-13

All:

The new design proposes a parking lot off of 75th E. Ave., which was identified as problematic with the first design in 2008, from traffic visibility and aesthetic standpoints. 75th E. Ave. has a sharp bend from northwest to southeast, as it approaches the gated entrance to the residential part of *Woodcreek Village Amended*. Parking spaces are proposed to be within 10' or so of the roadway surface. Due to the sharp curve and the tendency for motorists to 'cut corners,' especially when the curve is so sharp, I expect the current design will present a traffic problem. I had suggested a 3-D model in 2008 so we could have a perspective of what it would look like around the curve for motorists confronting oncoming traffic. Further, we may or may not have any residents of *Woodcreek Village Amended* critiquing the design at this point, but when it is built they may have qualms about a commercial parking lot constructed off the side of the residential street, a 12-space parking lot within about 10' of the side of Lot 2, Block 3 and a large parking lot within clear view of Lot 1, Block 1. The number of parking spaces can be reduced through the PUD, if this is desired. Also, commercial parking lots need proper screening when adjacent to residential streets.

The attached sketch indicates certain ideas which would mitigate or resolve some of these design issues, and may end up in less paving. The first page is the overall concept and the second one provides a rough scale keeping relative proportions intact (50' deep buildings, 24' 2-way drives, 20' deep parking spaces, etc.). This design uses up the entire 257' depth. Additional flexibility could be reclaimed by reducing the parking space depths from 20' to 18', and adjusting the north line setback from 20' to X'. It is for discussion purposes only. Please take a look and let me know what your thoughts are. I'm copying other City Staff members for their input as well. I would be happy to coordinate a meeting with our Staff to discuss design options, if you let me know what dates/times work best for your schedules.

As noted previously, my review will follow along the lines of the last Staff Report, previously provided. I noticed a lot of review comments will be the same with this new plan, so you may use the previous report to begin making corrections. I am working on the staff report right now and will provide to you in draft form when it is ready.

Thanks,

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

No virus found in this message.

Checked by AVG - www.avg.com

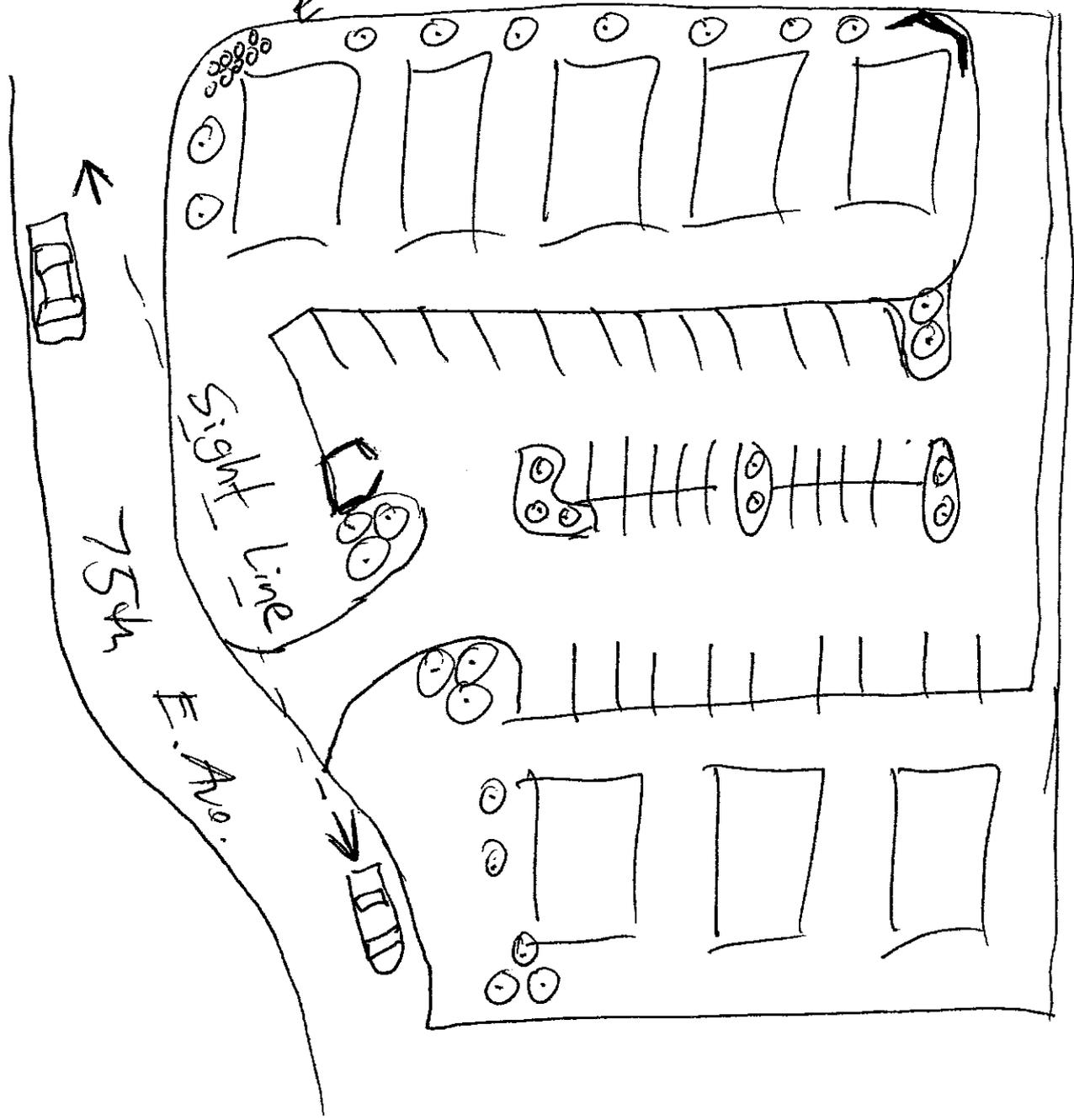
Version: 2013.0.3272 / Virus Database: 3162/6234 - Release Date: 04/09/13

111th St. S.

Poss. sign

Poss. sign

A
N



PUD 47C

Conceptual

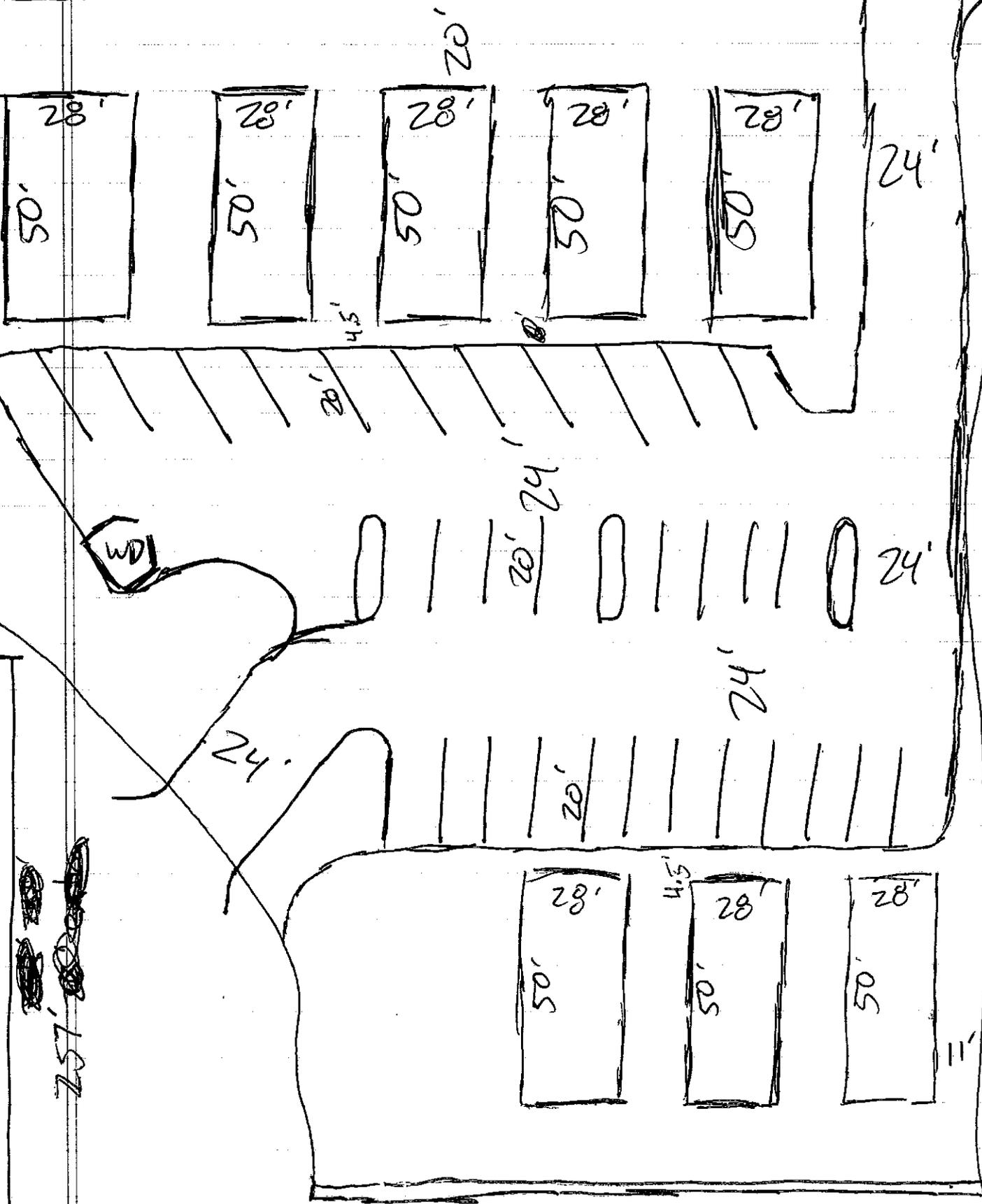
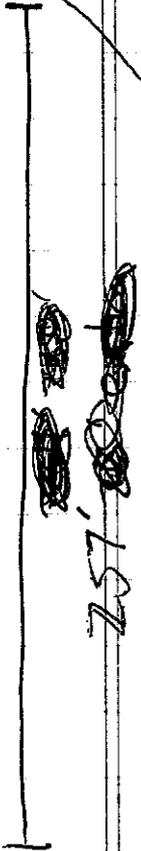
Layout

Sketch

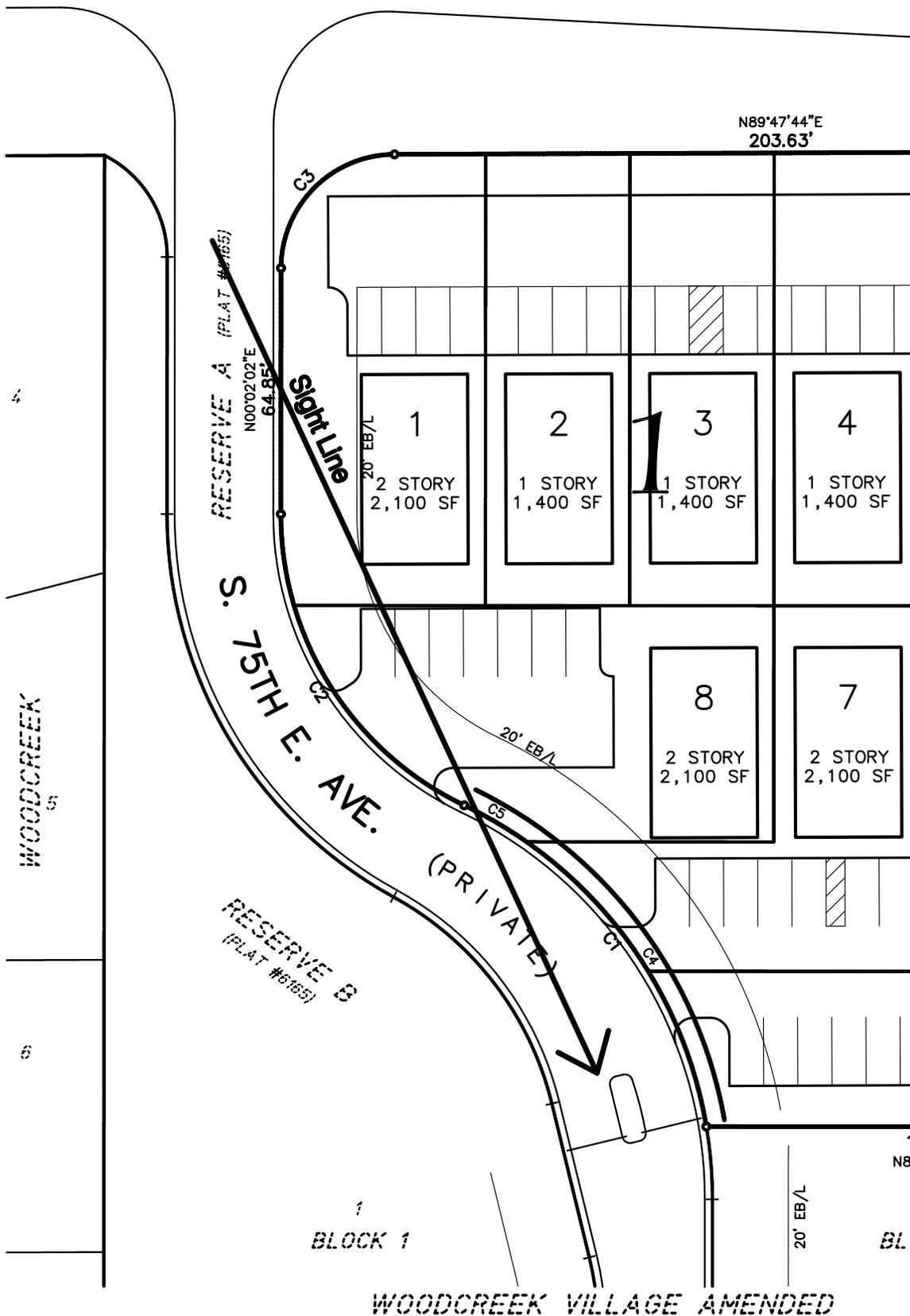
Not to Scale

EE 04/01/2013

20 50^{4.5} 20 24 20 24 20^{4.5} 50 20



EAST 111TH STREET



LOT 2

Sight Plan Exhibit
SAI 4.10.13

April 1, 2013

Bixby City Hall

City Planner

116 W Needles

Bixby, Oklahoma 74008

CITY OF BIXBY

APR 02 2013

RECEIVED

By Enya

RE: CS (Commercial) with Planned Unit Development #47

Major Amendment #1

Please be advised that as a property owner in Villages at Ravens Crossing I am opposed to any building taller than a single story complex being built on this property.

Sincerely,

Simon Warner

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MINUTES
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES
113 W. DAWES AVE.
BIXBY, OK 74008
April 03, 2013 – 10:00 AM

MEMBERS PRESENT

Evelyn Shelton, *AEP-PSO*

STAFF PRESENT

Erik Enyart, AICP, City Planner, City of Bixby

Jim Sweeden, Fire Code Enforcement Official, City of Bixby

OTHERS PRESENT

Mark Capron, LLA, *Sack & Associates, Inc.*

Barrick Rosenbaum, PE, *Rosenbaum Consulting, LLC*

Jerry Emanuel

1. Erik Enyart called the meeting to order at 10:05 AM.

Mark Capron and Jerry Emmanuel noted that they had questions pertaining to the City Engineer's comments on the waterlines, especially as concerns Lot 7. Erik Enyart offered to see if Jared Cottle could attend the meeting. Mr. Enyart left and returned later and reported that Mr. Cottle and the Public Works Director were out of the office until this afternoon.

2. PUD 47-C – Woodcreek Office Park – Sack & Associates, Inc. Discussion and review of a rezoning request for approval of a Major Amendment to part of Planned Unit Development (PUD) # 47 for Lot 1, Block 3, *Woodcreek Village Amended*, with underlying zoning CS Commercial.

Property Located: 7500-block of E. 111th St. S.

3. Preliminary Plat of “Woodcreek Office Park” – Sack & Associates, Inc. (PUD 47). Discussion and review of a Preliminary Plat, being a replat of Lot 1, Block 3, *Woodcreek Village Amended*.

Property Located: 7500-block of E. 111th St. S.

Erik Enyart introduced the two (2) items related to the same project and summarized the project and its location. Mr. Enyart noted that the last time this was proposed was “going on five and a half years ago.” Mr. Enyart stated that the Planning Commission and TAC had seen this project in December of 2008, and it was ultimately Tabled in January of 2009. Mr. Enyart stated that, since then, there had been a downturn in the national economy that the area was now recovering from. Mr. Enyart asked Mark Capron and Jerry Emmanuel if the plans had changed since as they were proposed originally.

Jerry Emmanuel stated that the original plan had interior roads connecting all the lots, but that the market dictated that more lots face 111th St. S., so the new plan included as many lots along 111th St. S. as possible. Mr. Emmanuel stated that there were the same number and sizes of lots, and the buildings would be the same size. Mr. Emmanuel stated that it was still the same plan for single-owner buildings.

Erik Enyart asked what the impetus was behind the plan at this time, and if there was any particular business wanting to go into the site at this time.

Jerry Emmanuel stated that a CPA had approached the owner with interest, as had a dentist, in recent months.

Jim Sweeden clarified with Jerry Emmanuel and/or Mark Capron that there were still the same number of buildings, eight (8), proposed.

Erik Enyart asked if the City Engineer's review memo did not call out the matter of the driveway location. Jerry Emmanuel stated that the comment asked them to get approval from Tulsa County for the curb cut. Mr. Enyart asked if the driveway comment had anything to do with alignment with existing driveways on the other side of the street, and Mr. Emmanuel stated that it was only on the Tulsa County approval matter.

Erik Enyart asked Evelyn Shelton if she had any questions or comments at this time. Ms. Shelton stated, "We're okay."

Erik Enyart advised Mark Capron and Jerry Emmanuel that he was working on the Staff Report for the Planning Commission Special Meeting on April 18, 2013. Mr. Capron asked if there was anything else on that agenda. Mr. Enyart stated that the Willow Creek PUD and Preliminary Plat were supposed to have been on that agenda, but the Public Notice listed the meeting date at March 18, rather than April 18, and so he would have to talk to Barrick Rosenbaum later in the meeting to determine another Special Meeting date, if to be heard before the May 20, 2013 Regular Meeting. Mr. Enyart stated that, also on the April 18, 2013 Special Meeting agenda was a Detailed Site Plan for a *Raising Cane's* restaurant. Mr. Enyart advised Evelyn Shelton that he had not sent that out to the TAC yet [as it was received too late for this agenda], but would be sending that out by email soon for comments by email.

Mark Capron stated that the *Lowe's* development installed their fire hydrant(s) in a way that required this project locate a new hydrant on 111th St. S. Mr. Capron clarified with Jim Sweeden that the project would need two (2) fire hydrants: One on 111th St. S. and one on 75th E. Ave.

Mark Capron stated that the City Engineer had commented that Lot 7 did not have direct access to a waterline, but it was an "L"-shaped lot. Erik Enyart confirmed that it was a "flag lot," and that the plat showed it extended to 75th E. Ave. Mr. Enyart confirmed that the water meter would be along 75th E. Ave., and the service line would take whatever route needed through the lot to the building. Mr. Enyart stated that, if one only looked at the site plan, it would be hard to see this, but that configuration shows up better on the plat. Mr. Enyart stated that one would have to look at the two (2) together to see what was going on.

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Erik Enyart asked if there were any questions or comments at this time.

Jim Sweeden confirmed with Jerry Emmanuel that the buildings would not have sprinkler systems. Mr. Sweeden stated that he thought this would be the case due to the size of the buildings. Mr. Sweeden stated that it appeared the buildings would be for offices, but asked if any would be for assembly [occupancy]. Mr. Emmanuel asked if he meant assembly as in manufacturing. Erik Enyart stated that Mr. Sweeden meant assembly occupancy, such as a church. Mr. Emmanuel stated that he did not think the buildings were big enough for this, but that he did not know.

Erik Enyart asked if there were any further questions or comments. There were none.

Jerry Emmanuel and Mark Capron left at this time.

4. **PUD 78 – “Willow Creek” – Rosenbaum Consulting, LLC.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 104.78 acres consisting of part of the NE/4 of Section 12, T17N, R13E.
Property Located: South and west of the intersection of 131st St. S. and Mingo Rd.
5. **Preliminary Plat – Willow Creek – Rosenbaum Consulting, LLC (PUD 78).** Discussion and review of a Preliminary Plat and certain Modifications/Waivers for “Willow Creek” for 104.78 acres in part of the NE/4 of Section 12, T17N, R13E.
Property Located: South and west of the intersection of 131st St. S. and Mingo Rd.

Erik Enyart introduced the two (2) items related to the same project and summarized the project and its location. Mr. Enyart stated that he understood the PUD was primarily designed to allow for the lot widths to be reduced to 60', as was done with the *Southridge at Lantern Hill* project. Barrick Rosenbaum indicated agreement. Mr. Enyart confirmed with Mr. Rosenbaum that the new owner was Simmons Homes. Mr. Enyart stated that he had reviewed the plat only briefly, but had observed some overlapping text and duplicate street names, and street names that will need to be changed. Mr. Enyart asked Mr. Rosenbaum if he had sent to him the previous Staff Report with review comments, and Mr. Rosenbaum stated that he would have to check, as he did not get all of the information from HRAOK, Inc. when he split with them (It was later found that it was sent 11/20/2012, and then was resent again on 04/03/2013). Mr. Enyart stated that his review would follow that report closely, and in fact, he would use the latest report, compare the review comments to the new plat, and the new plat to the old plat. Mr. Enyart asked who the surveyor was for the project, and Mr. Rosenbaum stated that it was Tulsa Land Surveying, LLC, Josh Lamb. Mr. Enyart stated that the subdivision appeared to be the same as the last version submitted. Mr. Rosenbaum stated that the streets were the same, as [his client] wanted to operate under the approved CLOMR. Mr. Rosenbaum stated that the stormwater detention areas were the same, but they were changing them to dry detention areas, rather than the wet areas as originally planned, as the water in the ponds required additional offsets. Mr. Rosenbaum stated that [the City Engineer] had indicated that some of the excavated dirt from the Haikey Creek Flood Improvement project could be applied to this property.

Erik Enyart stated that the City Engineer's review memo indicated that there would be some sort of interaction with the Sun Burst and Blue Ridge II neighborhoods, and that he saw the stormwater detention pond connection to Blue Ridge II, but did not know if that was the same type of interaction with Sun Burst. Barrick Rosenbaum stated that the pond in Sun Burst was a retention pond, and that the plan since HRAOK, Inc. worked on it was to give it an outlet. Mr. Rosenbaum stated that the water would drain from this pond through the subdivision, through the pond in Blue Ridge II, and back through the subdivision along the south side. Mr. Rosenbaum stated that the developer was making arrangements with the owner of the pond lot in Blue Ridge II. Mr. Rosenbaum and Erik Enyart observed that there were fence issues pertaining to that lot. Mr. Rosenbaum stated that the survey was going to identify all of this.

Barrick Rosenbaum stated that the plan was to get rid of the Sun Burst lift station, and not to have to install a new one along Mingo Rd. as was previously planned. Mr. Rosenbaum stated that he was working with [the City Engineer] to redo the sewer system so that it would gravity flow to the Blue Ridge lift station at 136th St. S. at the west end of Southbridge. Mr. Rosenbaum stated that the plan was then to remove that lift station as well. Mr. Rosenbaum noted that Jared Cottle had recommended a slight change in the routing of the new sewerline around Reserve C, which he would do.

Erik Enyart stated that, as he recalled from the last time this was reviewed that he had suggested the additional use of the Reserves for stormwater drainage and detention as a walking trail amenity. Mr. Enyart asked Barrick Rosenbaum if his client had considered this, and Mr. Rosenbaum stated that he would talk to them about it. Mr. Enyart stated that part of that area was within a PSO overhead transmission line right-of-way. Mr. Enyart asked Evelyn Shelton if it was not still acceptable to allow a passive walking trail amenity in these areas, if done within specifications, and Ms. Shelton indicated agreement but stated that it was a different division that handled this. Mr. Rosenbaum confirmed with Ms. Shelton that it was Robert [Pierce] that handled this. Mr. Rosenbaum and Mr. Enyart noted that they had received the materials [Mr. Pierce] had sent them. Mr. Enyart stated that he had actually read them to be sure that they still permitted walking trails. Mr. Rosenbaum stated that [Mr. Pierce] had commented on the Southridge at Lantern Hill project that the easement needed to have language saying that the owner should contact AEP before building anything. Mr. Enyart stated that he had seen in Jenks, in Churchill Park, that they used the powerline easements for meandering walking trails, and that he had seen walking trails in other communities within stormwater drainage and detention reserves.

Erik Enyart noted that, as he recalled from the last time this was reviewed, there were certain cul-de-sac streets that exceeded the 300' maximum length standard, and were required to be connected. Mr. Enyart stated that he had not yet compared this plat to the approval conditions of the plat the last time this was reviewed, or the previous version of the plat to see if that had already been done, but wanted to point this out. Barrick Rosenbaum stated that he would check. Mr. Enyart stated that, on the one hand, connecting the streets provided a configuration that allowed more lots, as the lots around the cul-de-sac [turnarounds] were larger, but on the other hand, developers like those lots, as they are more attractive and can be sold for a higher price. Mr. Enyart stated that Mr. Rosenbaum's client was in the business to sell lots so they would know what their market was, and the City knew the codes.

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Erik Enyart asked if anyone had any questions or comments.

Jim Sweeden confirmed with Barrick Rosenbaum that there were still three (3) entrances/exits to the addition. Mr. Sweeden confirmed with Mr. Rosenbaum that this would not be a gated community. Mr. Sweeden asked Mr. Rosenbaum about the width of the entry at 131st St. S. with the median. Mr. Sweeden stated that the roadways needed to be no less than 14' from curb to curb. Mr. Rosenbaum stated that that connection would have one (1) lane in and two (2) lanes out. Mr. Sweeden stated that "California-type curbs" would be allowed. Mr. Rosenbaum confirmed with Mr. Sweeden that the curbs he was referring to are often called "mountable" curbs. Mr. Sweeden stated that he did not think the Code allowed that for regular City streets. Rosenbaum stated that he preferred the mountable curbs in his neighborhood in Broken Arrow, and that they required no curb cuts since one simply drives over them.

Erik Enyart observed that there would be one (1) collector road connecting 131st St. S. to Mingo Rd., and that the plat reflected that they would have a 60' right-of-way width, which met the requirement of the Subdivision Regulations for a residential collector street. Mr. Enyart asked Mr. Rosenbaum to confirm the plan was to have the roadway at 36' in width, and Mr. Rosenbaum confirmed. Mr. Enyart stated that the 36' width was also required by Subdivision Regulations.

Jim Sweeden stated that his office wanted to locate the fire hydrants, and discussed the 300' cul-de-sac street length requirement and hydrant spacing standards and as applied to certain areas of the subdivision. Mr. Sweeden stated that he could not tell on the plans he was provided where the waterlines would be. Barrick Rosenbaum stated that it was on the conceptual utilities plan, and that he would get this to him. Mr. Rosenbaum noted that he had placed a waterline along one side of a street to cut down on the number of service lines crossing the road but the City Engineer wanted it on the other side for the sake of consistency, which he would do.

Erik Enyart asked Barrick Rosenbaum when he and his client would want to schedule a Special Meeting to hear the PUD and plat, and Mr. Rosenbaum stated, "ASAP." Mr. Enyart stated that, if he could get the Public Notice in the next available *South County Leader*, April 11, 2013, the earliest Special Meeting date would be May 1st or 2nd, and that the 1st would probably be preferable. Mr. Rosenbaum stated that May 01, 2013 would be fine. Mr. Enyart stated that this would be about 18 days prior to the regular Planning Commission meeting date and would put the applications in front of the City Council on May 13, 2013, saving a couple weeks. Mr. Enyart stated that, since it was the City's error, the City would pay the republication costs.

Erik Enyart asked if there were any further questions or comments.

Evelyn Shelton asked if there was a known time frame for the development. Barrick Rosenbaum stated that the development would be done in three (3) phases starting from west to southeast, and that they would like to get the dirtwork started in summer and start building by the end of the year.

Erik Enyart asked if there were any further questions or comments. There were none.

6. **V-45 – Eller & Detrich, PC for Eagle SPE Multi I, Inc.** Discussion and review of a request to Close a Utility Easement within Lot 6, Block 1, *Bixby Centennial Plaza*.
Property Located: Approximately the 11800-block of S. Memorial Dr.
-

Erik Enyart introduced the item and summarized the location and the development. Mr. Enyart noted that this case was not to be confused with the last one in *Bixby Centennial Plaza*, which the TAC saw a few months ago and was related to the office development project Barrick Rosenbaum had worked on. Mr. Enyart stated that this case was for the development lot located north of [Communications Federal Credit Union].

Erik Enyart asked Evelyn Shelton if she had any questions or comments. Ms. Shelton stated that she gets confused in this area with all of the changes, and she would have to look at the records. Mr. Enyart stated that there had been several Lot-Splits over the years, cobbling together development lots, which tended to leave Utility Easements in the middle of the development.

Erik Enyart asked if there were any further questions or comments. There were none.

7. Old Business
8. New Business
9. Meeting was adjourned at 10:40 AM.

BIXBY TAC MEETING
SIGN IN SHEET
Wednesday, April 03, 2013

| NAME | COMPANY | PHONE |
|-----------------------------|-----------------------------|---------------------|
| 1. <u>Garrick Rosenbaum</u> | <u>Rosenbaum Consulting</u> | <u>918 798 0210</u> |
| 2. <u>Mark Carron</u> | <u>SBi</u> | <u>918-592-4111</u> |
| 3. <u>Jerry Emanuel</u> | <u>client</u> | <u>918-691-4955</u> |
| 4. <u>Evelyn Shetton</u> | <u>RSO</u> | <u>918-250-6249</u> |
| 5. <u>Eric Ezyark</u> | <u>City of Bixby</u> | <u>918 366 4430</u> |
| 6. <u>Jim Lueders</u> | <u>Fire Marshal office</u> | <u>918-366-0936</u> |
| 7. _____ | _____ | _____ |
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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: Friday, April 12, 2013
RE: Report and Recommendations for:
Preliminary Plat of "Woodcreek Office Park" – Sack & Associates, Inc.
(PUD 47)

LOCATION: – 7500-block of E. 111th St. S.
– Lot 1, Block 3, *Woodcreek Village Amended*

SIZE: 1.1694 acres, more or less

EXISTING ZONING: CS Commercial Shopping Center District and PUD 47A

REQUEST: Preliminary Plat approval for an office park subdivision development

SURROUNDING ZONING AND LAND USE:

North: (Across 111th St. S.) OL, RD, PUD 707, RS-3 & PUD 578A; *Ravens Crossing* residential subdivision, the *The Office Suites of Ravenwood* office park development, and the *Wal-Mart Supercenter* in the City of Tulsa.

South: RT/PUD 47A; Residential in *Woodcreek Village Amended*.

East: CS; *Lowe's* in *Bixby Commons*.

West: (Across 75th E. Ave.) RS-3; Residential in *WoodCreek*.

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

PREVIOUS/RELATED CASES: (not necessarily a complete list; does not include City of Tulsa cases)

BZ-304 – Brumble Dodson Construction, LLC – Request for rezoning for approximately 65 acres from AG to RS-3, RT, & CS (subject property included in that part requested for CS) – PC Recommended Approval 06/21/2004 and City Council Approved 07/12/2004 (Ord. # 891).

PUD 47 – Woodcreek Village – Sack & Associates, Inc. – Request for PUD approval for all of *Woodcreek Village Amended*, including subject property – PC Recommended Approval 11/21/2005 and City Council Approved 12/12/2005 (Ord. # 928).

Preliminary Plat of Woodcreek Village – Sack & Associates, Inc. – Request for Preliminary Plat approval for “Woodcreek Village” (now all of *Woodcreek Village Amended*), including subject property – PC Recommended Approval 12/19/2005 and City Council Approved 01/09/2006.

Final Plat of Woodcreek Village – Sack & Associates, Inc. – Request for Final Plat approval for “Woodcreek Village” (now all of *Woodcreek Village Amended*), including subject property – PC Recommended Approval 07/17/2006 and City Council Approved 07/24/2006 (Plat # 6084 recorded February 13, 2007; later replatted as *Woodcreek Village Amended*).

PUD 47A – Amendment to PUD 47 – Sack & Associates, Inc. – Request for Amendment to PUD 47 to allow commercial use in the commercially-zoned 111th St. S. frontage area (subject property) – PC Approved 05/21/2007 and City Council Approved 05/29/2007.

Preliminary Plat Woodcreek Village Amended – Sack & Associates, Inc. – Application for Preliminary Plat of Woodcreek Village Amended (including subject property) submitted on or about April 19, 2007 – No record of PC review of this application. Final Plat approved also as a Preliminary Plat (as required) by PC 10/15/2007 and by City Council 10/22/2007.

Final Plat Woodcreek Village Amended – Sack & Associates, Inc. – Request for Final Plat approval for Woodcreek Village Amended (including subject property) – Approved by PC 10/15/2007 and by City Council 10/22/2007. A Modification/Waiver from street standards was also approved.

PUD 47-B – Woodcreek Office Park – Sack & Associates, Inc. – Request for Major Amendment to PUD 47A for subject property – PC Continued from 12/15/2008 meeting to 01/20/2009 meeting to allow the Applicant to attend the meeting and represent the case. PC Tabled 01/20/2009 (Applicant did not attend either of PC meeting or other meeting scheduled with Staff earlier that day 01/20/2009).

Modification/Waiver in Woodcreek Village Amended – Danny Brumble of Brumble Construction Co. – Request for Modification/Wavier from the sidewalk construction requirement along E. 112th Pl. S. in (Subdivision Regulations Section 12-3-2.N) – City Council Approved 09/26/2011.

PUD 47-C – Woodcreek Office Park – Sack & Associates, Inc. – Request for Major Amendment # C to PUD 47A for subject property – Pending PC consideration 04/18/2013.

RELEVANT AREA CASE HISTORY:

BACKGROUND INFORMATION:

Amendment # B “Woodcreek Office Park” to PUD 47-A, and the Preliminary Plat of “Woodcreek Office Park” were both proposed in late 2008. Due to a large number of

outstanding issues identified by Staff and the lack of representation at the December 20, 2008 Planning Commission (PC) meeting and two (2) January 20, 2009 meetings (one with Staff and the PC Regular Meeting that evening), the Planning Commission Tabled both items indefinitely. Since then, the "Great Recession" technically ended in mid-2009 and development locally bottomed out and now appears to be in recovery.

The owner has made new applications for PUD Major Amendment and Preliminary Plat approval. The overall concept appears to have changed significantly as compared to that proposed in 2008. The initial concept was to have a north-south drive connecting 111th St. S. to 75th E. Ave., with most buildings oriented to face west onto the drive. The new concept proposes five (5) of the eight (8) buildings to face north toward 111th St. S., with three (3) behind, and the internal access drive located along the east line of the development.

To account for PUD 47-B, the Major Amendment application has been designated Amendment # C.

A letter from a neighboring property owner to the north in Tulsa submitted a letter in relation to this application, attached to this report.

ANALYSIS:

Subject Property Conditions. The vacant subject property contains 1.1694 acres and is zoned CS with PUD 47-A. It is moderately sloped and primarily drains to the southwest toward the stormwater detention pond in *WoodCreek*, in the watershed of an upstream tributary of Fry Creek # 2. It is bordered on the north by 111th St. S., on the west by the private 75th E. Ave. with residential in *WoodCreek* beyond that, on the south by residential in *Woodcreek Village Amended*, and on the east by *Lowe's* in *Bixby Commons*.

The Comprehensive Plan. The Comprehensive Plan designates the subject property Corridor + Vacant, Agricultural, Rural Residences, and Open Land (the latter not being interpreted as permanently-planned land use). The current CS zoning *is in accordance* with the Comprehensive Plan. The office park development anticipated by this plat would be in accordance with the Comprehensive Plan.

Access. Primary access to the subdivision would be via one (1) proposed entrance drive on 111th St. S., with a secondary access point on S. 75th E. Ave., an existing private street providing access to the residential lots in *Woodcreek Village Amended*. A parking lot constructed wholly on proposed Lot 8 would have its own driveway connection to S. 75th E. Ave.

Internal Mutual Access Easement drives are proposed to provide inter-lot access between the lots in the development and between 111th St. S. and 75th E. Ave.

In the PUD, sidewalks are not shown along 111th St. S. or S. 75th E. Ave., but are required by the Subdivision Regulations. Sidewalks are part of complete streets, providing a safe and convenient passageway for pedestrians, separate from driving lanes for automobile traffic.

Because the right-of-way for S. 75th E. Ave., at approximately 30' in width, is too narrow to contain a sidewalk (a 26' roadway leaves only 2' on either side), it appears it will be necessary to add a "sidewalk easement" along the northeast side of S. 75th E. Ave., along with appropriate language in the Deed of Dedication/Restrictive Covenants specifying that the lot owners collectively, or the affected lot owner only, are responsible for their maintenance. Alternatively, an additional width should be added to the 30' current right-of-way width on the subject property side to accommodate the sidewalk.

By the approval of this PUD and plat, the former Limits of No Access (LNA) along the entire 111th St. S. frontage of the subject property will be amended to allow a 40'-wide Access Opening toward the east end of the frontage, which is subject to the approval of the City Engineer and County Engineer.

General. The Applicant is requesting a Major Amendment to an approved PUD, to change the subject property from a single commercial lot to a small multiple-lot office park development.

This subdivision of 1.1694 acres, more or less, proposes eight (8) lots in one (1) block and zero (0) Reserves. All lots appear to meet proposed PUD 47-C zoning standards. There is no "typical lot," but the modal lot would measure approximately 38' X 119' and so would contain 4,522 square feet (0.1 acres). Lots 1 and 5 are larger than the modal lots, as they are or effectively are "corner lots," Lots 6 and 7 are "flag lots," and Lot 8 is relatively large due to its design-plan to contain its own exclusive parking lot.

Please see the PUD staff report for additional related analysis and recommendations, most of which would affect this plat by the incorporation of updated PUD text to Section II of the Deed of Dedication and Restrictive Covenants (DoD/RCs).

The Fire Marshal's and City Engineer's review correspondence are attached to this Staff Report (if received). 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) discussed this Preliminary Plat at its regular meeting held April 03, 2013. Minutes of that meeting are attached to this report.

Distribution of Private Maintenance Responsibilities. Unless otherwise directed by the City Engineer and/or City Attorney, the PUD and the DoD/RCs of the plat must adequately spell out the private maintenance responsibilities of residential and commercial lot owners in *Woodcreek Village Amended* for the private streets and stormwater detention pond(s) in *WoodCreek*, and the responsibilities of the commercial lot owners for the screening fence to be located in the "Fence Easement," sidewalks (if allowed within a 'sidewalk easement), and any common parking, signage, entrance features, and landscaping. They should specifically designate a percentage/formula for proportional maintenance responsibilities for each lot, based on its relative size and/or other appropriate factors. Use of clear and immutable formula language on the face of the plat, versus buried in the DoD/RCs (which may be fairly easily amended and without City approval, per the City Attorney) is recommended.

Unless otherwise provided for in the PUD, all signs must be located on the lot or lots on which the business being advertised is located, per Zoning Code Section 11-9-21.F. Will an easement be employed for maintenance of common parking, signage, entrance features, and/or landscaping enjoyed by all the lot owners in the subdivision?

Please see the recommendations below pertaining to DoD/RCs Section III.B/C and the PUD staff report for additional related analysis and recommendations pertaining to the distribution of private maintenance responsibilities.

Staff Recommendation. Staff recommends Approval subject to the following corrections, modifications, and Conditions of Approval:

1. Subject to the final approval of PUD 47A Major Amendment # C.
2. Subject to the satisfaction of all outstanding Fire Marshal and City Engineer recommendations.
3. Proposed Mutual Access Easement encroaches 17.5' Existing Perimeter Utility Easement along the north line of the subdivision, suggesting plans to pave over the easement. If allowed, paving over such easements requires the specific approval of the City Engineer and Public Works Director.
4. The area around a proposed 5' X 15' U/E on parts of Lots 7 and 8 is not clear, and may have elements held over from previous subdivision design. It is also not clear that the 5' X 15' area would connect to any other existing U/E. Please clarify this area if/as needed.
5. Sidewalks, required per Subdivision Regulations Section 12-3-2.N, must be installed by the developer. Sidewalks, where they would not fit within the narrow Mutual Access Easement streets, must be put into a "Sidewalk Easement." Language pertaining to their dedication and maintenance responsibilities must be included in the DoD/RCs. Alternatively, additional Reserve for private street right-of-way should be dedicated for S. 75th E. Ave. to the extent necessary to provide for the sidewalks.
6. Represent/dimension centerline, extent of improved roadway, and rights-of-way of both abutting streets.
7. Location Map – needs to identify the subject property's location in the Location Map.
8. Location Map – needs to accurately represent the following subdivisions:
 - a. *Resubdivision of Lots 3 and 4 of Bixby Commons* (missing)
 - b. *The Links at Bixby* (misrepresented as to configuration)
 - c. *The Estates of Graystone* (mislabeled)
 - d. *Amended Plat of Block 7, North Heights Addition* (mislabeled)
9. Add proposed addresses to the lots.
10. DoD/RCs: Based on the PUD site plan (see PUD staff report), Staff recommends the PUD and DoD/RCs of the plat include a Mutual Parking Privileges covenant, so that all lots may allow their excess spaces to be used by patrons of other lots, which is common in developments such as this, especially when developed as a unit by a singular developer.

Additionally, some of the shown parking spaces are divided by lot lines. As plats allow for buildings and lots to be sold separately, to avoid future ownership disputes which can be avoided by proper planning, Staff would recommend that all parking spaces be

maintained commonly by all of the lot owners within the development, utilizing appropriate language in the PUD and DoD/RCs of the plat.

11. DoD/RCs: Reasonable Restrictive Covenants, as are typical for commercial/nonresidential subdivisions, should be employed. As an example, a "Maintenance Covenant" pertaining to maintenance and upkeep of properties free of trash, debris, and litter, as is customary in commercial/nonresidential developments, would be reasonable and appropriate.
12. DoD/RCs Section I.A: Missing critical wording such as "And the Owner has caused the above described land to be surveyed, staked, platted, dedicated, access rights reserved, and subdivided into XX Blocks, XX Lots, XX Reserve Areas, and Streets in conformity with the accompanying plat, and has designated the subdivision as XXX, a Subdivision in the City of Bixby, Tulsa County, Oklahoma."
13. DoD/RCs Section I.A: Says nothing about the [re-]dedicating the Fence Easement.
14. DoD/RCs Section I.A: Please add language preferred by City of Bixby as follows: "...provided nothing herein shall be deemed to prohibit properly-permitted drives, parking areas, curbing, landscaping and customary screening fences...."
15. DoD/RCs Section II: Update to include the latest PUD development standards.
16. DoD/RCs Section I.F: Insert street name where indicated.
17. DoD/RCs Section I.F: Name of Bixby Planning Commission is "Bixby Planning Commission."
18. DoD/RCs Section I.G: Please add language preferred by City of Bixby as follows: "...damage to properly-permitted landscaping and paving...."
19. DoD/RCs Section II Preamble: Please correct: "...designated as PUD 47, PUD 47A, and 47B 47A as amended by Major Amendment # C..."
20. DoD/RCs Section II Preamble: Please complete the blanks with dates as appropriate.
21. DoD/RCs Section III.B/C: A previous version of the plat stated each record owner of a lot within 'Woodcreek Office Park' shall be subject to assessment by the Owners Association for the purposes of improvement and maintenance of the stormwater detention facilities and other common areas of the subdivision. This did not specify which detention facilities it is referring to, and in which subdivision(s) such facilit(ies) are located. Referring to Reserve areas within platted subdivisions is the accepted method for legally describing a specific tax parcel containing the stormwater detention facilit(ies) mentioned. Other provisions of the DoD/RCs made the Owners Association responsible for maintenance of the Reserve A private streets, Reserve B, and other common features (Fence Easement, etc.). The new plat, however, does not include language referring to maintenance of any stormwater detention facility or other common features.

Unless otherwise directed by the City Engineer and/or City Attorney, the PUD and the DoD/RCs of the plat must adequately spell out the private maintenance responsibilities of residential and commercial lot owners in *Woodcreek Village Amended* for the private streets and stormwater detention pond(s) in WoodCreek, and the responsibilities of the commercial lot owners for the "Mutual Access Easement" drives traversing the subject property, the screening fence to be located in the "Fence Easement," sidewalks (if allowed within a 'sidewalk easement), and any common parking, signage, entrance features, and/or landscaping.

Unless otherwise provided for in the PUD, all signs must be located on the lot or lots on which the business being advertised is located, per Zoning Code Section 11-9-21.F. Will an easement be employed for maintenance of common signage, entrance features, and/or landscaping enjoyed by all the lot owners in the subdivision?

Unless otherwise directed by the City Engineer and/or City Attorney, the DoD/RC provisions should specifically designate a percentage/formula for proportional maintenance responsibilities for each lot, based on its relative size and/or other appropriate factors. Use of clear and immutable formula language on the face of the plat, versus buried in the DoD/RCs (which may be fairly easily amended and without City approval, per the City Attorney) is recommended.

The PUD and Preliminary Plat need to specify if the future owners of the individual office lots will split the singular Owners Association membership (and thus singular vote) eight (8) ways or if each of the eight (8) lot owners will severally be members of the Owners Association. Regardless of how this is done, the PUD and DoD/RCs need to specify the respective responsibilities of the owners of the commercial lot(s) and the residential lots.

22. Copies of the Preliminary Plat including all recommended corrections shall be submitted for placement in the permanent file: 1 full size folded to 8.5" X 11", 1 11" X 17", and 1 electronic (PDF preferred).

Memo

To: ERIK ENYART, AICP, CITY PLANNER

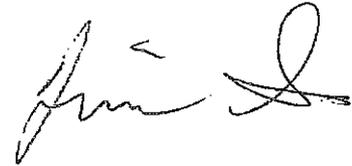
From: JIM SWEEDEN

Date: 3/18/2013

Re: PRELIMINARY PLAT "WOODCREEK OFFICE PARK"

PRELIMINARY PLAT IS APPROVED BY THIS OFFICE.

AT THIS POINT TWO (2) MORE FIRE HYDRANTS SHALL BE INSTALLED AS PER CODES.



Memo

To: Erik Enyart
From: Jared Cottle *JWC*
CC: Bea Aamodt
File
Date: 04/01/13
Re: Woodcreek Office Park PUD 47-C & Preliminary Plat Review

General Comments:

1. The comments below apply to both the PUD and the Preliminary Plat submitted.

Street Comments:

2. Access and circulation must be approved by Fire Marshall.
3. New access onto 111th must be approved by Tulsa County. An exhibit showing adjacent and cross street drives should be provided for review of new access proposed.

Storm Water Comments:

4. Detention system provided in existing development. Verification of pond capacity to include increased development intensity will be required.
5. Storm sewer lines crossing City utility easements must be constructed to City standards.

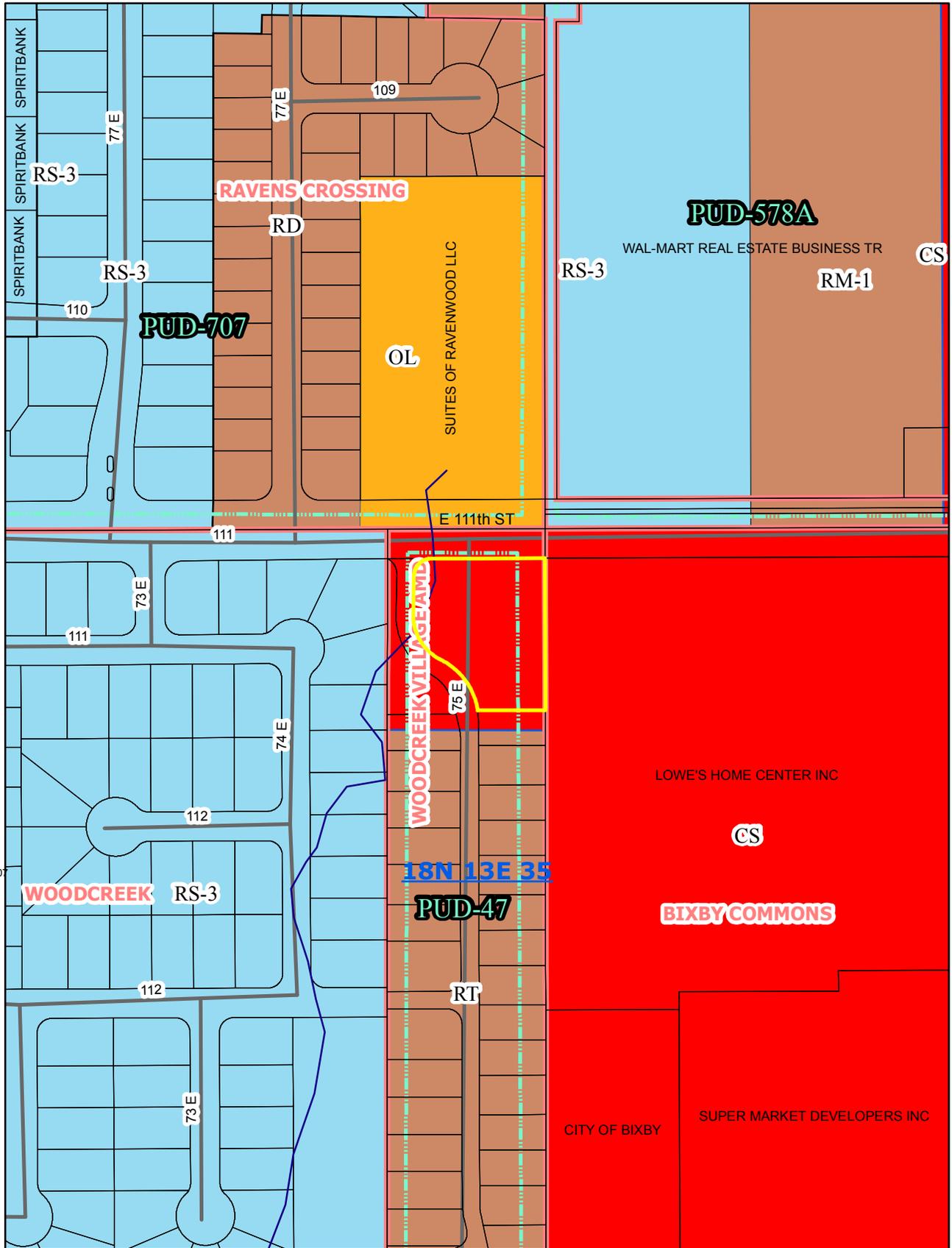
Water System Comments:

6. No water main extensions are shown on the PUD exhibits. Water service for Lot 7 must be addressed in future utility submittals.
7. Connection for Lots 1 – 5 can be made directly to the existing line on 111th Street.
8. Connection for Lot 6 can be made directly to the 10" water main on the east side of the property. Meters should be located for easy access within the 50' U/E on the east side of the property, just east of the driveway.
9. Connection for Lot 8 can be made directly to the existing line on 75th E. Ave.

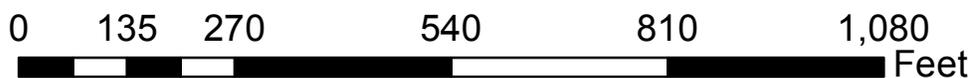
Sanitary Sewer System Comments:

10. The sanitary sewer line extension should be located on the north side of the property line between Lots 1-5 and Lots 6 -8, within the proposed U/E. Manholes and lines must be located outside of paved areas.
11. The existing SSMH at the SE corner of the property should be relocated outside of the paving area, or the paving area should be modified so that the manhole falls outside the curb line.

PUD 47-C – Woodcreek Office Park – Sack & Associates, Inc., & Preliminary Plat of Woodcreek Office Park (PUD 47-C)



- WagParcels-Clip 11-07
- Subdivisions
- E911 Streets
- IPUD
- Tulsa Parcels 01/13
- <all other values>
- ZONE_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- bixby_s-t-r
- bixby_streams



TREASURER'S STAMP
DO NOT USE THIS SPACE

PLAT No. _____

FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT
WAS APPROVED BY THE CITY OF
BIXBY:

ON _____

BY _____
MAYOR - VICE MAYOR

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

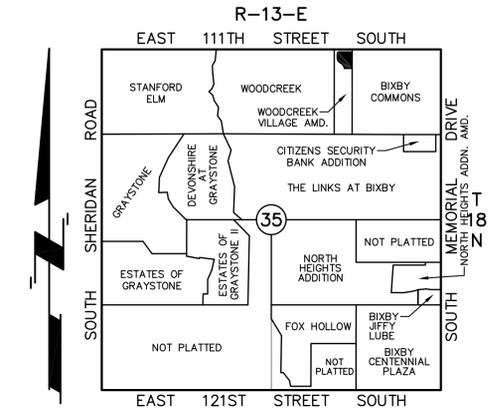
BY _____
CITY MANAGER - CITY CLERK

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

'PRELIMINARY PLAT' Woodcreek Office Park

A RE-SUBDIVISION OF
LOT 1 IN BLOCK 3 OF WOODCREEK VILLAGE AMENDED
IN PART OF THE
N/2 OF THE N/2 OF SECTION 35, T-18-N, R-13-E
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 47-C

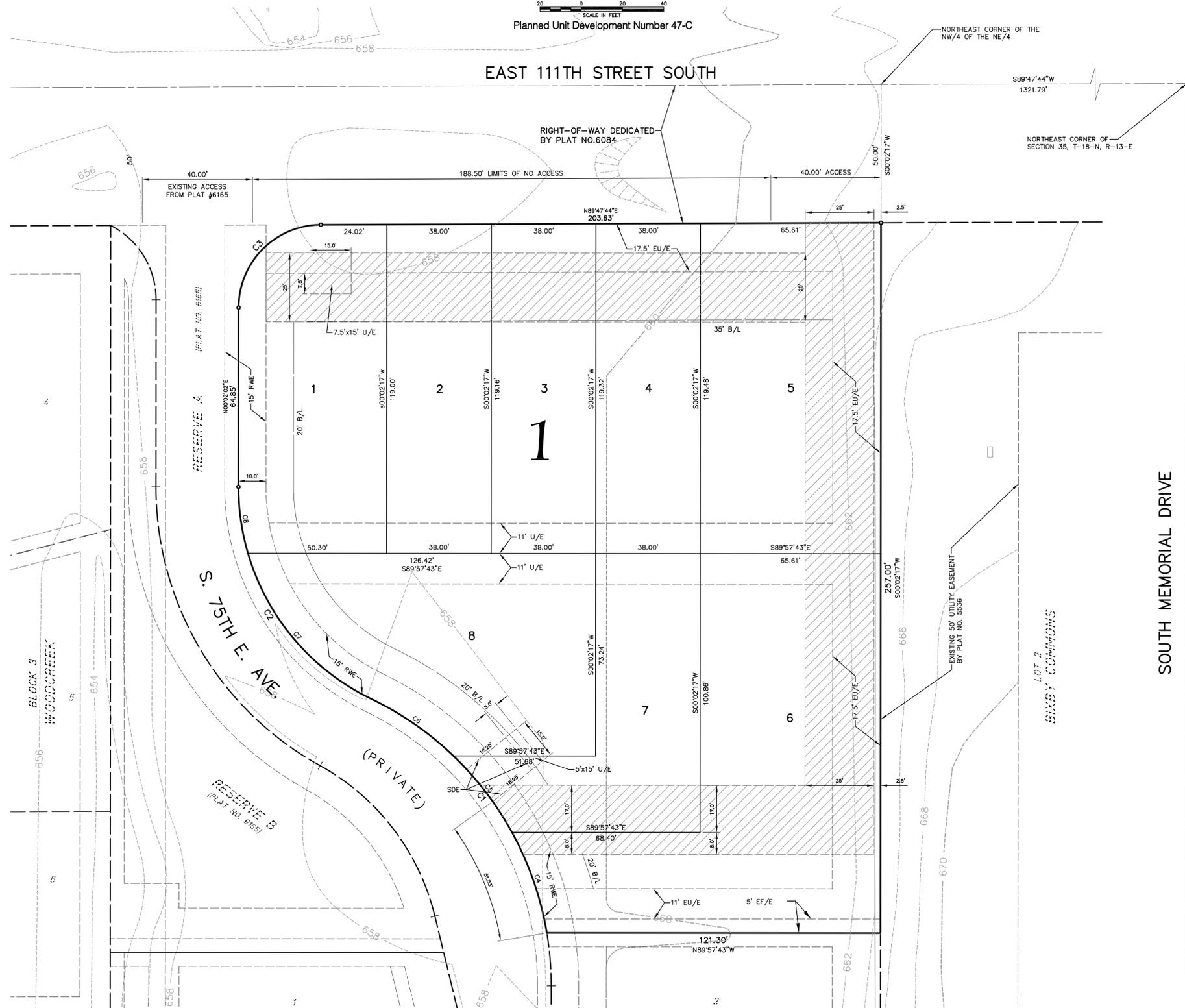


Location Map
SCALE: 4"=1 MILE

Owner / Developer
81ST & MEMORIAL LLC
ATTN: RICK DODSON
6528 D-1 E. 101ST STREET SOUTH
SUITE 409
TULSA, OKLAHOMA 74133
PHONE: (918) 298-0022

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3530 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74135-1519
PHONE: (918) 592-4111
E-MAIL: SA@SACKANDASSOCIATES.COM
C.A. No. 1783

| Curve Table | | | | | |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 110.13' | 115.00' | 54°52'11" | N37°00'01"W | 105.97' |
| C2 | 95.65' | 85.00' | 64°28'23" | S32°11'55"E | 90.68' |
| C3 | 47.00' | 30.00' | 89°45'27" | S44°55'00"W | 42.34' |
| C4 | 38.72' | 115.00' | 19°17'26" | N19°12'38"W | 38.54' |
| C5 | 35.00' | 115.00' | 17°26'16" | N37°34'29"W | 34.87' |
| C6 | 36.41' | 115.00' | 18°08'29" | N55°21'52"W | 36.26' |
| C7 | 71.26' | 85.00' | 48°02'11" | S40°25'01"E | 69.19' |
| C8 | 24.38' | 85.00' | 16°26'12" | S08°10'49"E | 24.30' |



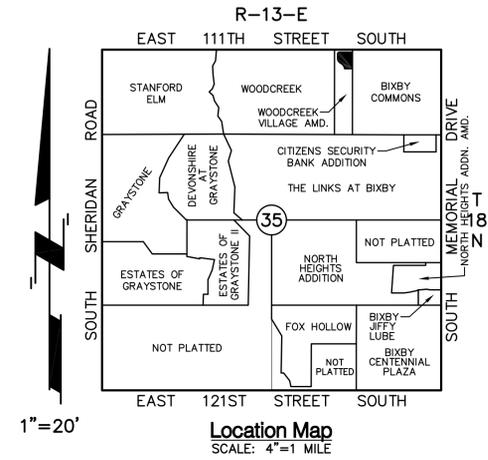
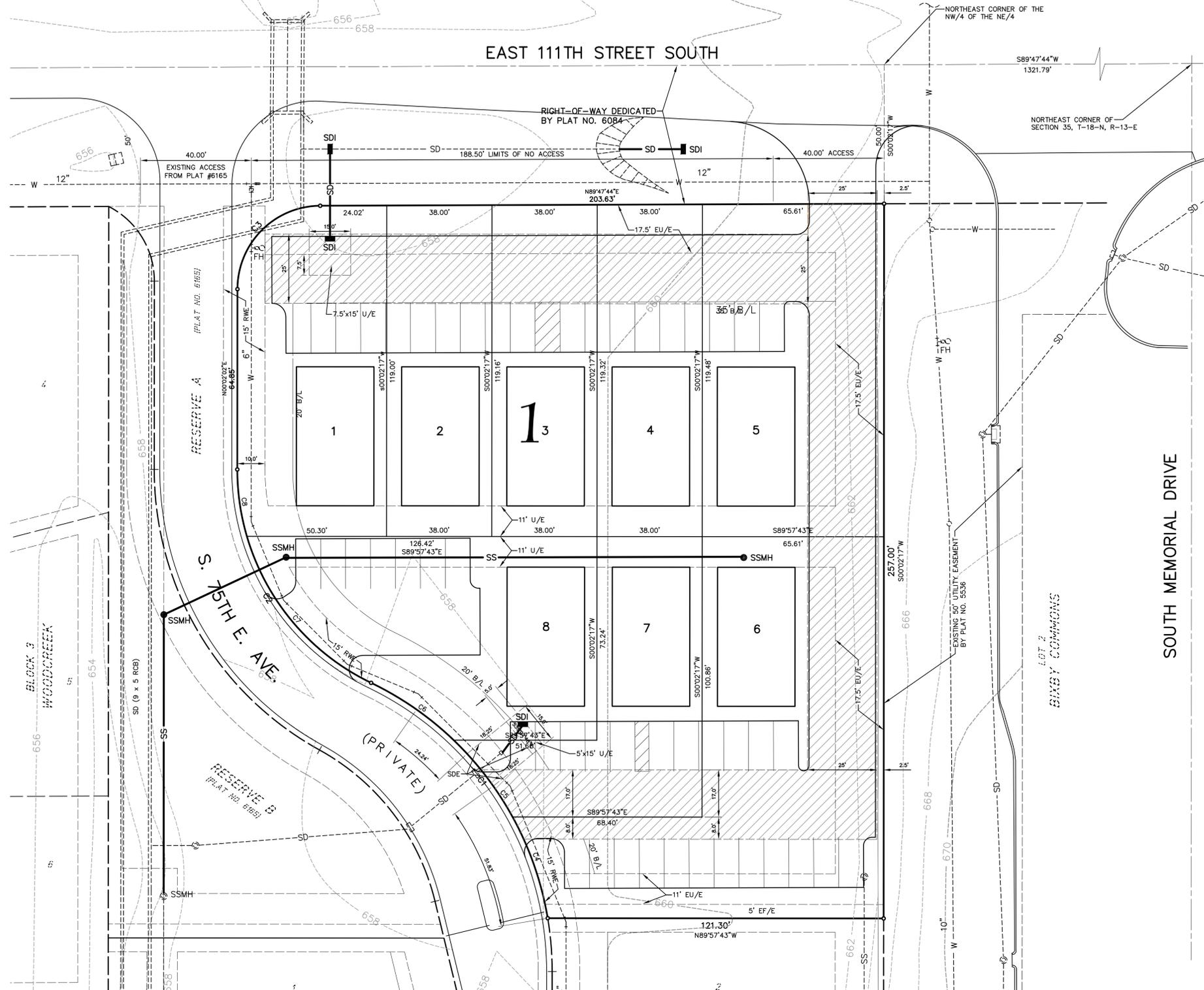
Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF 'WOODCREEK VILLAGE AMENDED', PLAT
NUMBER 6165

Monumentation
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON
PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139'
AFTER INSTALLATION OF UTILITIES AND COMPLETION
OF STREET IMPROVEMENTS.

Subdivision Statistics
SUBDIVISION CONTAINS 8 LOTS IN 1 BLOCK
BLOCK 1 CONTAINS 1.1694 ACRES (50,937 SQ. FT.)
LOT 1 CONTAINS 0.1421 ACRES (6,188 SQ. FT.)
LOT 2 CONTAINS 0.1039 ACRES (4,525 SQ. FT.)
LOT 3 CONTAINS 0.1040 ACRES (4,531 SQ. FT.)
LOT 4 CONTAINS 0.1042 ACRES (4,537 SQ. FT.)
LOT 5 CONTAINS 0.1802 ACRES (7,848 SQ. FT.)
LOT 6 CONTAINS 0.2576 ACRES (11,219 SQ. FT.)
LOT 7 CONTAINS 0.1133 ACRES (4,935 SQ. FT.)
LOT 8 CONTAINS 0.1642 ACRES (7,153 SQ. FT.)

Legend
B/L = BUILDING LINE DEDICATED BY THIS PLAT
EB/L = EXISTING BUILDING LINE BY PLAT #6165
EF/E = EXISTING FENCE EASEMENT BY PLAT #6165
EU/E = EXISTING UTILITY EASEMENT BY PLAT #6165
RWE = EXISTING RESTRICTED WATERLINE EASEMENT
BY PLAT #6165
SDE = EXISTING STORM SEWER EASEMENT BY PLAT #6165
U/E = UTILITY EASEMENT DEDICATED BY THIS PLAT
[223] = STREET ADDRESS
[Hatched] = MUTUAL ACCESS EASEMENT DEDICATED
BY THIS PLAT

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



Owner / Developer
 81ST & MEMORIAL LLC
 ATTN: RICK DODSON
 6528 D-1 E. 101ST STREET SOUTH
 SUITE 409
 TULSA, OKLAHOMA 74133
 PHONE: (918) 298-0022

- Existing Utilities Legend**
- SD---
 - SS---
 - W---
 - ⊙ FH
 - ⊙ SSMH
 - ⊙ SDMH
- EXISTING STORM SEWER
 EXISTING SANITARY SEWER
 EXISTING WATERLINE
 EXISTING FIRE HYDRANT
 EXISTING SANITARY SEWER MANHOLE
 EXISTING STORM SEWER MANHOLE

- Proposed Utilities Legend**
- SD—
 - SS—
 - SSMH
 - SDI
- PROPOSED STORM SEWER
 PROPOSED SANITARY SEWER
 PROPOSED SANITARY SEWER MANHOLE
 PROPOSED STORM SEWER INLET

Curve Table

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|-----------|---------------|--------------|
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| C7 | 71.26' | 85.00' | 48°02'11" | S40°25'01"E | 69.19' |
| C8 | 24.36' | 85.00' | 16°26'12" | S08°10'49"E | 24.30' |

CONCEPTUAL IMPROVEMENTS PLAN
 FOR
'WOODCREEK OFFICE PARK'
 CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
 • ENGINEERING • SURVEYING • PLANNING •
 3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
 Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
 CA Number 1753 (PE/LS) and 1462 (LA)

SURVEY _____ BOOKS _____ SCALE 1"=20' DATE 3/2013
 DRAWN LWR CHECKED MBC ORDER G020A FILE 1813.35
 PROJECT NAME WOODCREEK OFFICE PARK-A DRAWING NAME CIP01B
 PLOTTED MARCH 14, 2013 AT 7:24 AM DRAWER _____
 XREFS COPYRIGHT S-2436C T-SAI1 SHEET 1 OF 1

**“WOODCREEK OFFICE PARK”
DEED OF DEDICATION AND RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT 81ST AND MEMORIAL LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS “OWNER”, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

ALL OF LOT 1 IN BLOCK 3 OF “WOODCREEK VILLAGE AMENDED”, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6165.

AND THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO EIGHT LOTS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS “WOODCREEK OFFICE PARK”, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS “U/E” OR “UTILITY EASEMENT” FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR

MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BIXBY, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER

CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO [street name] WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BIXBY METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND

BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "WOODCREEK OFFICE PARK" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 47, 47A AND 47B) AND PUD 47 WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON NOVEMBER 21, 2005 AND APPROVED BY THE BIXBY CITY COUNCIL ON DECEMBER 12, 2005 AND PUD 47A WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON MAY 21, 2007 AND APPROVED BY THE BIXBY CITY COUNCIL ON MAY 29, 2007, AND PUD 47B WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON _____, 20__ AND APPROVED BY THE BIXBY CITY COUNCIL ON _____, 20__.

WHEREAS, OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF BIXBY, OKLAHOMA.

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO.

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "WOODCREEK OFFICE PARK" AND BY THE CITY OF BIXBY AS HEREINAFTER SET FORTH.

A. GENERAL STANDARDS

THE DEVELOPMENT OF "WOODCREEK OFFICE PARK" SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED _____, 20__, OR AS MAY BE SUBSEQUENTLY AMENDED.

B. DEVELOPMENT STANDARDS

1. NET LAND AREA 1.1694 ACRES
50,937 SF

2. PERMITTED USES

ANY OF THOSE USES PERMITTED AS A MATTER OF RIGHT IN THE CS COMMERCIAL SHOPPING DISTRICT, AND USES CUSTOMARILY ACCESSORY TO THOSE PERMITTED USES, AND EXCLUDING AUTOMOTIVE USES, BODY PIERCING/TATTOO PARLORS AND EXCLUDING SEXUALLY ORIENTED BUSINESSES. ANY PERMITTED USE MUST PROVIDE REQUIRED PARKING

SPACES BASED ON SQUARE FOOTAGE OF THE BUILDING CONTAINING THAT USE.

3. MAXIMUM BUILDING FLOOR AREA

| | | |
|--------|-----------------|-----------------------|
| OFFICE | LOTS 1, AND 5-8 | 2,800 SF PER LOT |
| | LOTS 2-4 | 1,400 SF PER LOT |
| | | NOT TO EXCEED .50 FAR |

4. MINIMUM LOT FRONTAGE

ALL LOTS ALONG EAST 111TH STREET SOUTH
OR SOUTH 75th EAST AVENUE (PRIVATE)
(MUTUAL ACCESS EASEMENT) 35 FT

5. MAXIMUM BUILDING HEIGHT

OFFICE 40 FT

ARCHITECTURAL ELEMENTS AND BUSINESS LOGOS MAY EXCEED THE
MAXIMUM BUILDING HEIGHT WITH DETAIL SITE PLAN APPROVAL.

6. OFF-STREET PARKING

AS REQUIRED BY CITY OF BIXBY ZONING CODE (1/300). 'CROSS
PARKING' SHALL BE PERMITTED ACROSS THE "WOODCREEK OFFICE
PARK".

7. MINIMUM BUILDING SETBACKS

| | |
|---|-------|
| FROM THE EAST 111TH STREET RIGHT-OF-WAY | 35 FT |
| FROM THE INTERNAL REAR LOT LINES | 11 FT |
| FROM THE INTERNAL SIDE LOT LINES | 5 FT |
| FROM SOUTH 75th EAST AVENUE (PRIVATE MUTUAL ACCESS EASEMENT) | 20 FT |
| FROM THE SOUTH LOT LINE OF LOT 8 | 11 FT |
| FROM AN ABUTTING R DISTRICT BOUNDARY | 11 FT |

8. LANDSCAPED AREA

A MINIMUM OF 15% OF THE STREET YARD SHALL BE IMPROVED AS
LANDSCAPED OPEN SPACE IN ACCORD WITH THE LANDSCAPE CHAPTER
OF THE ZONING CODE OF THE CITY OF BIXBY.

9. SIGNAGE

A. ONE CENTER IDENTIFICATION GROUND SIGN NOT EXCEEDING 30
FEET IN HEIGHT AND 200 SQUARE FEET IN DISPLAY SURFACE
AREA SHALL BE PERMITTED ALONG THE EAST 111TH STREET
FRONTAGE.

B. WALL SIGNS SHALL NOT BE PERMITTED TO EXCEED 2.0 SQUARE
FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF

BUILDING WALL TO WHICH ATTACHED. THE LENGTH OF A TENANT WALL SIGN SHALL NOT EXCEED SEVENTY-FIVE PERCENT OF THE FRONTAGE OF THE TENANT SPACE.

9. LIGHTING

LIGHT STANDARDS SHALL NOT EXCEED 25 FEET IN HEIGHT OR 12 FEET WITHIN 50 FEET OF ADJACENT RESIDENTIAL AREAS. ALL LIGHTING SHALL BE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE PROPERTY LINES IN COMMON WITH RESIDENTIAL AREAS.

10. CROSS PARKING

THE OWNER HEREBY DEDICATES, GRANTS AND ESTABLISHES FOR THE BENEFIT OF THE WOODCREEK OFFICE PARK PORTION OF THE PROPERTIES AND FOR THE BENEFIT OF THE ENTIRE PROPERTIES AND THE OWNERS OF ANY LOT THEREOF, THEIR EMPLOYEES, AGENTS, GUESTS, INVITEES, MORTGAGEES, TENANTS, LESSEES, SUBTENANTS, LICENSEES, HEIRS, SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PARKING OF VEHICLES OVER, ON AND ACROSS THE AREA WITHIN THE PROPERTIES CONSTITUTING PARKING AREAS.

SECTION III. OWNERS ASSOCIATION

A. FORMATION OF OWNERS ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE WITHIN "WOODCREEK OFFICE PARK" (HEREINAFTER REFERRED TO AS THE "OWNERS ASSOCIATION") TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF "WOODCREEK OFFICE PARK". THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

B. MANDATORY MEMBERSHIP

EACH RECORD OWNER OF A LOT WITHIN "WOODCREEK OFFICE PARK" SHALL BE A MEMBER OF THE OWNERS ASSOCIATION. MEMBERSHIP IN THE OWNERS ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF ANY LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT WITHIN "WOODCREEK OFFICE PARK" SHALL BE SUBJECT TO ASSESSMENT BY THE OWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I, SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNER OF ANY LOT WITHIN "WOODCREEK OFFICE PARK" AND/OR THE OWNERS ASSOCIATION AND/OR THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III, OWNERS ASSOCIATION SHALL INURE ONLY TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNERS OF LOT AND/OR THE OWNERS ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE AND/OR THE CITY OF BIXBY, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY LOT WITHIN "WOODCREEK OFFICE PARK", AND/OR THE OWNERS ASSOCIATION AND/OR THE CITY OF BIXBY TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY LOT WITHIN "WOODCREEK OFFICE PARK" AND/OR THE OWNERS ASSOCIATION TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION TO ENFORCE THE PROVISIONS OF SECTION III, THE PREVAILING PARTY MAY RECOVER REASONABLE COSTS AND ATTORNEY FEES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY RICHARD L. DODSON, AS MANAGER OF 81ST AND MEMORIAL LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, THEODORE A. SACK, OF SACK AND ASSOCIATES, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "WOODCREEK OFFICE PARK," A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS _____ DAY OF _____, 201_.

THEODORE A. SACK
REGISTERED PROFESSIONAL LAND
SURVEYOR, OKLAHOMA NO. 1139

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY THEODORE A. SACK.

MY COMMISSION EXPIRES

NOTARY PUBLIC



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 
Date: Friday, April 12, 2013
RE: Report and Recommendations for:
BSP 2013-01 – “Raising Cane’s” – Smith Roberts Baldischwiler, LLC (PUD 63)

LOCATION: -- Lot 1, Block 1, *101 South Memorial Plaza*
-- 10255 S. Memorial Dr.

SIZE: 0.94 acres, more or less

EXISTING ZONING: CS Commercial Shopping Center District with PUD 63 for “101 South Memorial Plaza”

SUPPLEMENTAL ZONING: Corridor Appearance District

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 PUD 63 for a Use Unit 12 restaurant development

SURROUNDING ZONING AND LAND USE:

North: (across 102nd St. S.) CG & CG/CS/PUD 65; The *Schlotzsky’s Deli* restaurant on unplatted land and a part of *101 South Memorial Center* zoned CG & CS, the new *Whataburger* fast-food restaurant and the new *Sprouts Farmers Market* specialty grocery store, both in *101 Memorial Square*, and the *CVS/Pharmacy* and the vacant Lot 5, Block 1, both in *101 Memorial Square*.

South: CS; The *BancFirst* bank branch, the *Carl's Jr.* and *Taco Bueno* fast-food restaurants, and the *Palazzo Shopping Center* to the southeast, all in *101 South Memorial Center*.

East: (across 82nd E. Ave.) CS & CG/CS/PUD 63; The *Andy's Frozen Custard* restaurant under construction across 102nd St. S. to the northeast in *101 South Memorial Plaza*, the *Holiday Inn Express & Suites Tulsa South/Bixby* across 102nd St. S. to the northeast in *101 South Memorial Plaza*, the vacant Lot 1, Block 2, *101 South Memorial Plaza*, and the *Dickinson Starworld 20* movie theater to the east and the *ALDI* grocery store to the southeast, both in *101 South Memorial Center*.

West: (across Memorial Dr.) AG or AG/CS; Two (2) unplatted tracts of land containing a house, a communications tower, and field and wooded areas containing approximately 46 acres, which may have been rezoned in part to CS per Tulsa zoning application Z-7212 in December 2012 or early 2013 (final disposition requested of INCOG as of 04/09/2013).

COMPREHENSIVE PLAN: Corridor + Medium Intensity + Commercial Area

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

PUD 63 – 101 South Memorial Plaza – American Southwest Properties, Inc. – Request for PUD approval for land later platted as *101 South Memorial Plaza* (includes subject property) – Conditionally approved by PC and City Council in April/May of 2008 (Ord. # 1004).

Preliminary Plat of 101 South Memorial Plaza – Request for Preliminary Plat approval for *101 South Memorial Plaza* (includes subject property) – Conditionally approved by PC and City Council in April of 2008. The City Council also approved a Modification/Waiver from the street right-of-way widths to allow the 30' to 40' right-of-way widths as proposed.

Final Plat of 101 South Memorial Plaza – Request for Final Plat approval for *101 South Memorial Plaza* (includes subject property) – PC recommended Conditional Approval on 10/20/2008 and City Council Conditionally Approved 10/27/2008.

Revised Final Plat of 101 South Memorial Plaza – Request for Revised Final Plat approval for *101 South Memorial Plaza* (includes subject property) – PC recommended Conditional Approval on 04/19/2010 and City Council Conditionally Approved 04/26/2010 (plat # 6355 recorded 07/30/2010).

BACKGROUND INFORMATION:

ANALYSIS:

Property Conditions. The vacant subject property consists of Lot 1, Block 1, *101 South Memorial Plaza* and is zoned CS with PUD 63. The subject property is gently sloped and will drain through an underground stormsewer system in a southeasterly direction to an upstream tributary of Fry Creek # 1, which tributary flows to the southeast through *101 South Memorial Center*, *Regal Plaza*, *South Country Estates*, and the *Legacy* additions before its confluence with Fry Creek No. 1 near 107th St. S. and 91st E. Ave.

Tract F in *101 South Memorial Center*, located immediately south of the *Dickinson Starworld 20* movie theater, contains a stormwater detention facility. This facility has been enlarged, and the stormsewer pipe systems have been extended and enlarged, to accommodate the additional stormwater detention and drainage capacity necessary to serve the new commercial developments in *101 South Memorial Plaza* and *101 Memorial Square*.

General. The submitted plan-view Site Plan drawing consists of "Site Plan" drawing C1 by Smith Roberts Baldischwiler, LLC. Per the number reported in the notes on the "Site Plan," the building will have 3,613 square feet of floor area. A note placed on the building polygon reports "40,784 square feet," which appears to be a reference to the total site area, not the building itself. To avoid confusion, this should be replaced with the correct 3,613 square foot number, if the label remains in its present location. Based on building "Exterior Elevations" drawings A04.1 and A04.2, the building roof will not exceed 16' 7" in overall height, and the parapet wall and other architectural features will not exceed 23' 4" in overall height.

The Site Plan represents a conventional, suburban-style design and indicates the proposed internal automobile traffic and pedestrian flow and circulation and parking. The subject property lot conforms to PUD 63 and, per the plans generally, the 1-story building would conform to the applicable bulk and area standards for PUD 63 and the underlying CS district.

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 application was received too late to be placed on the April 03, 2013 Technical Advisory Committee (TAC) Agenda. Staff mentioned the Detailed Site Plan at the April meeting and emailed it to the TAC members on April 03, 2013, requesting comments be submitted via email. As of the date of this report, no pertinent comments have been received. The Applicant should coordinate with the TAC utility providers to ensure their utility service provision concerns are satisfied.

Access and Internal Circulation. The development will utilize an existing driveway entrance on Memorial Dr. shared with *BancFirst* to the south, and will have an additional easterly driveway connection to 82nd E. Ave., a private street located within a Mutual Access Easement (MAE). 82nd E. Ave. is represented on the C1 Site Plan drawing, but is identified as a "Public Street" in error, and needs to be corrected. A driveway along the west/front side of the building is planned to connect to the driveway on the *Schlotzsky's Deli* restaurant to the north. That driveway connection appears to be as per a 29'-wide Mutual Access Easement recorded on Book 7111, Page 2261 of the records of the Tulsa County Clerk. Per the Site Plan drawing C1 and aerial imagery, the *Schlotzsky's Deli* parking lot is already configured to allow connection.

The existing driveway entrance on Memorial Dr. shared with *BancFirst* was constructed several years ago (likely at the time of the construction of the bank, which the Tulsa County Assessor's records indicate was in or around 2007). The plat of *101 South Memorial Plaza* (# 6355) was recorded 07/30/2010, and placed Limits of No Access (LNA) over the area of the existing driveway connection. Thus, the preexisting driveway connection would appear to be

'grandfathered'. It may be appropriate, at some point, to resolve this inconsistency by removing the LNA.

The provided drawings indicate driveway access points and 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.

The Site Plan represents the existing sidewalk along Memorial Dr. and the sidewalk required to be constructed along 82nd E. Ave., the latter of which will be located within a 10'-wide Sidewalk Easement per the plat of *101 South Memorial Plaza*. Its north end will be turned east into 83rd E. Ave. to avoid conflict with the existing stormsewer inlet and other existing structures on the *Schlotsky's Deli* property to the north.

A sidewalk will flank parts of the west/front, south/side, and east/rear of the building, and will connect pedestrians between the parking lots to the building entrances on these sides (reference Zoning Code Section 11-10-4.C). The sidewalks are dimensioned on the plans and appear appropriate in width.

Parking Standards. The provided drawings indicate parking lots on all four (4) sides of the building with a total of 35 parking spaces (34 spaces reported in error). Zoning Code Section 11-9-12.D requires a minimum of 24 parking spaces for a 3,613 square foot building. Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. PUD 63 Major Amendment # 1, approved by the City Council January 28, 2013, removed the maximum parking restriction within PUD 63. Therefore, the proposed number of parking spaces complies with the Zoning Code and PUD 63.

The proposed 9'-wide regular parking space dimensions (10 at a 90° angle, 5 parallel parking spaces along the north line, and the 20 spaces in the strips along the south and east property lines at an undefined, acute angle) comply with the minimum standards for the same per Zoning Code Section 11-10-4.A, or otherwise are appropriate and may be approved by this Detailed Site Plan per Section 11-10-4. However, the proposed angle of the parking needs to be labeled.

Two (2) handicapped-accessible parking spaces are indicated on the provided Site Plans, one (1) of which is stated will be of a van-accessible design. At 35 spaces, the two (2) handicapped-accessible parking spaces meet 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 one (1) ADA space will be of van-accessible design, as required. The Applicant should consider reassigning the regular and van-accessible ADA spaces, so that the access aisle will be on the right/passenger side of the van-accessible space.

The regular and van-accessible handicapped-accessible parking spaces and access aisles are dimensioned, but do not indicate compliance with the space width or striping standards Zoning

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Code Section 11-10-4.C Figure 3. These design items need to be corrected. The Applicant should make use of a handicapped-accessible parking space/access aisle/accessible route detail diagram as needed to demonstrate compliance with applicable standards, including both ADA and Bixby Zoning Code standards. During the design of these features, the Applicant should consult with the Building Inspector to confirm the plans will comply with ADA standards.

The parking lot setback/landscaped strip width along Memorial Dr. is approximately 19.7', which complies with the 15' minimum setback per Zoning Code Section 11-10-3.B Table 1.

Zoning Code Section 11-10-3.B Table 1 would normally require a 7.5' minimum parking lot setback from 82nd E. Ave. However, that street has no public or private right-of-way per the plat of *101 South Memorial Plaza*. The setback cannot be reduced less than 5', however, due to minimum landscaping requirements (see landscaping analysis in this report). Per the C1 Site Plan drawing, it appears that the parking lot will be located approximately 14' from the westerly curb of the street.

The plans show internal drives and parking spaces being paved over certain Utility Easement areas along the north and east sides of the subject property. If allowed, paving over such easements requires the specific approval of the City Engineer and Public Works Director.

A loading berth is not indicated. A minimum of one (1) loading berth is required per Zoning Code Section 11-9-12.D and the same must comply with the dimensional standards of Zoning Code Section 11-10-5.A, or a Variance or PUD Minor Amendment may be requested in order to remove the loading berth requirement.

Screening/Fencing. The subject property does not abut an R district, and so the Zoning Code and PUD 63 do not require sight-proof screening for any of the property lines. No fences are proposed.

PUD 63 Section E.4.a provides:

“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 by persons standing at ground level.”

A “Masonry Dumpster Enclosure” area will be placed at the southeast corner of the site, facing east-northeast. Its details are provided on the “Site Details” drawing A10.3. The location, orientation, composition, and other details appear in order for this site.

Landscape Plan. The Landscape Plan consists of the “Landscape Plan” drawing L1.01. The proposed landscaping 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 the Street Yard area shall be landscaped. The Street Yard is the Zoning setback along an abutting street [right-of-way]. The parking lot setback/landscaped strip width along Memorial Dr. is approximately

55

19.7', which would be approximately 39.4% (excluding driveways) of the 150.59' X 50' Street Yard.

Because 82nd E. Ave. has no right-of-way and PUD 63 provided setbacks applicable to Development Area boundaries instead, there is no "Street Yard" attending 82nd E. Ave. However, even if interpreted otherwise, per the C1 Site Plan drawing, it appears that the parking lot will be located approximately 14' from the westerly curb of the street, the westerly approximately 5.2' thereof being the required sidewalk. This leaves an unqualified landscaped strip width of approximately 8.8', which, would be approximately 35% (excluding driveways) of the roughly 154.98' X 25' 'Street Yard.'

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 7.5', 10', or 15' along abutting street rights-of-way. The parking lot setback/landscaped strip width along Memorial Dr. is approximately 19.7', which exceeds the 15' required along Memorial Dr.

The subject property does not have the typical 7.5' landscaped strip requirement along non-arterial street 82nd E. Ave., as that street has no right-of-way and the setback applies to the property lines (often the centerlines) per PUD 63. However, the landscaped areas must have a minimum diameter or strip width of 5' per Zoning Code Section 11-12-3.B.1 and contain at least one (1) tree. Per the C1 Site Plan drawing, it appears that the parking lot will be located approximately 14' from the westerly curb of the street, the westerly approximately 5.2' thereof being the required sidewalk. This leaves an unqualified landscaped strip width of approximately 8.8'.

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. Building setbacks per Development Area A of PUD 63 are as follows:

| | |
|--|-----------|
| From the west boundary (east right-of-way line for South Memorial) | 50.0 feet |
| From the south boundary | 10.0 feet |
| From the north boundary | 17.5 feet |
| From the east boundary | 25.0 feet |

The West Boundary setback area is a Street Yard. See the analysis for Zoning Code Section 11-12-3.C.1.a.

Resultant tree requirement calculations are as follows:

East Boundary Setback Tree Requirements: 25' setback X width of east PUD boundary at 154.98' = approximately 3,874.5 square feet / 1,000 square feet = 4 trees required in the East Boundary Setback Area. Excluding those elsewhere accounted for, four (4) "CP" trees are proposed in this Setback Area. **This standard is met for the East Boundary Setback Area.**

North Boundary Setback Tree Requirements: 17.5' setback X north property line at (258.75 feet – Memorial Dr. Street Yard width of 50' – East Boundary Setback width of 25' =) 183.75' = approximately 3,216 square feet / 1,000 square feet = 4 trees required in the North Boundary Setback Area. One (1) "SO" tree proposed in this Setback Area. **This standard is not met for the North Boundary Setback Area.**

South Boundary Setback Tree Requirements: 10' setback X south property line at (282.38 feet – Memorial Dr. Street Yard width of 50' – East Boundary Setback width of 25' =) 207.38' = 2,073.8 square feet / 1,000 square feet = 3 trees required in the South Boundary Setback Area. Two (2) trees not already counted are proposed in this Setback Area (1 "SO" and 1 "CP"). **This standard is not met for the South Boundary Setback Area.**

Due to the North and South Boundary Setback Areas, **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' or 75' from a Landscaped Area, which Landscaped Area must contain at least one (1) or two (2) trees. For a lot containing 0.94 acres, the standard calls for a maximum of 50' spacing, with one (1) tree. The 19.7' landscaped strip along the west property line presently contains no (0) landscape trees (see next item), and so the west parking lot strip does not comply with this standard. The other parking lot strips comply with the standard. **This standard is not 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]. Memorial Dr. has a 50' setback. 50' X west property line at 150.59' = 7,529.5 square feet / 1,000 square feet = 8 trees required in the West Boundary Setback Area. No (0) trees are proposed in this Setback Area. Five (5) trees are claimed in the "Landscape Tabulations" notes, and five (5) "SO" trees are indicated within the Memorial Dr. right-of-way, west of the existing sidewalk. Trees must be located within the 19.7' landscaped strip within the subject property to be claimed; it is unlikely that ODOT will grant permission to install trees and the required irrigation system in the right-of-way, and the City of Bixby does not have experience allowing right-of-way trees to be counted toward minimum landscaping required within the development lot. These trees will likely need to be relocated to within the 19.7' landscaped strip within the property, and increased to the minimum eight (8) required.

Because 82nd E. Ave. has no right-of-way and PUD 63 provided setbacks applicable to Development Area boundaries instead, and because the tree ratio standard is the same as required for Setback Areas per Section 11-12-3.A.4, analysis for this

standard is provided in the section pertaining to Section 11-12-3.A.4 for this easterly property line.

This standard is not met.

7. Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. 35 parking spaces proposed. $35 / 10 = 3.5 = 4$ trees required by this standard. Excluding the Setback Area and Street Yard trees already accounted for, three (3) additional trees proposed just east of the building (1 "CC," 1 "MG," and 1 "RB."). **This standard is not met.**
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): "Landscape Notes" # 8 provides "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors...." Zoning Code Section 11-12-4.A.7 requires the submission of plans for irrigation. An irrigation plan was not submitted. **This standard is not met.**
10. Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.): The tree planting diagram(s), reported calipers of the proposed trees, the notes on the "Landscape Plan" drawing, and other information indicates compliance with other miscellaneous standards, with the following exceptions:
 - a. The schedule of tree and other landscaping materials was not submitted. This analysis presupposes that all of the "SO," "CP," "CC," "MG," and "RB" trees qualify as landscaping trees under the Bixby landscaping requirements. A schedule should be submitted or added to an appropriate landscape plan drawing. If any of the proposed tree species have popular shrub-form cultivars, the Landscape Architect should qualify on the plans that the species will be the tree-form cultivar.
 - b. The proposed tree heights are not provided (6' height minimum if trees are considered "ornamental," 8' in height if considered "canopy," and 5' in height if considered "coniferous/evergreen.").
 - c. Certain elements of the "Landscape Tabulations" are inconsistent with the City of Bixby's interpretation as provided herein and should be reconciled or removed.

Until the above are resolved, **this standard is not 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. Per the notes on the "Site Plan" drawing C1, 8,183.3 square feet (0.188 acres) would be "pervious area" post-construction, which would be approximately 20% of the lot area of 0.94 acres. **This standard is met.**

Exterior Materials and Colors. "Exterior Elevations" drawings A04.1 and A04.2 indicate the proposed exterior materials and overall appearance. The exterior material will primarily consist of (1) "Face Brick" and (2) "7/8" Stucco," with various trim materials. Color information was not specified, but is no longer required within the Corridor Appearance District per Ordinance #

2091 approved September 10, 2012, and is not required by PUD 63. Per Ordinance # 2107 adopted January 14, 2013, Zoning Code Section 11-7G-5.A now requires within the Corridor Appearance District:

“All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.”

The west/Memorial Dr.-facing building elevation, composed of “Face Brick” and “7/8 Stucco,” which will comply with the new standard.

The roof will not be visible at ground level due to the parapet wall / “roof screen,” which will additionally “conceal roof top equipment.”

Outdoor Lighting. The “Electrical Site Plan” drawing E1.1 is a photometric plan that indicates lighting patterns and the locations of pole-mounted lights. The elevations drawings indicate building-mounted lights. All proposed lights appear typical for a suburban fast-food restaurant application.

As there are no single family residential areas within relatively close proximity, and recognizing the location of the property in relation to existing and planned commercial in all directions, the proposed lighting appears appropriate for this development in its context.

PUD 63 limits lighting to 20’ in vertical height. “Cut sheets” were not provided and Staff was unable to locate details on proposed lighting fixtures in the provided plans. The Applicant needs to submit information necessary to demonstrate compliance with the 20’ maximum vertical height lighting restriction of PUD 63.

Signage. As per PUD 63 Section E.2.b, the required PUD “detail sign plan” is recognized as consisting of (1) a ground sign elevation drawing “Raising Canes Pylon” by Complete Signs, LLC, Dothan, AL, (2) representation of signage information on “Exterior Elevations” drawings A04.1 and A04.2, (3) representation of the location of the ground sign, the ADA parking space reservation signs, and the directional paintings applied to the driveway pavement, all as represented on “Site Plan” drawing C1, and (3) representation of the menuboard sign on “Site Details” drawing A10.3.

The “Site Plan” drawing C1 indicates the location of one (1) proposed ground sign at the southwest corner of the lot, and the one (1) proposed menuboard sign east of the building at the drive-through entrance. The one (1) proposed ground sign would be 25’ in height and would have a main identification sign on top with an Electronic / LED message center below, which is permit-able as a part of this Detailed Site Plan per PUD 63 Section E.2.c. The display surface area complies with the maximum allowed. Based on the site plan and details, it appears the menuboard sign will face east toward the driver’s side windows of cued cars. Thus, the sign would not appear to be visible from a public street, and so appears to be permit-able per Zoning Code Sections 11-7I-4.B.2.f.3 and 11-9-21.C.3.d.

"Exterior Elevations" drawings A04.1 and A04.2 indicate the locations and relative sizes of (1) certain wall signs (some indicated as "when permitted"), one (1) "Banner (By Owner)" sign on the north/side elevation, and 14 corporate flags lining and projecting above the north, west, and south parapet walls. In aggregate, the wall signage complies with the maximum display surface area standards for PUD 63.

Zoning Code Section 11-7I-4.B.2.a prohibits projecting signs, and Section 11-2-1 only allows an exemption for one (1) corporate flag. Therefore, the 14 corporate flags exceed the signage allowances of the Zoning Code and PUD 63, as amended by Major Amendment # 1. They will either need to be removed or permitted by Minor Amendment to PUD 63.

Most restaurants and other developments of this size will have incidental signage for traffic control and general identification information, and the provided plans do indicate incidental signage. Of those indicated, signs reserving the ADA accessible parking spaces and directional signage painted to the pavement of the driveways (not visible from adjoining public streets) appear to conform to applicable standards. Although not represented, if eventually proposed, Zoning Code Section 11-9-21.C.3.k allows standard directional signs at a maximum of 3 square feet in display surface area, but the same must be submitted for approval by sign permit at that time.

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. This PUD Detailed Site Plan approval additionally constitutes the site plan approval requirement within the Corridor Appearance District.
2. Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.
3. The proposed driveways and their curb return radii must comply with applicable standards and City Engineer and/or Fire Marshal requirements.
4. A note placed on the building polygon reports "40,784 square feet," which appears to be a reference to the total site area, not the building itself. To avoid confusion, this should be replaced with the correct 3,613 square foot number, if the label remains in its present location. Appears also on Landscape Plan drawing L1.01.
5. The Applicant should coordinate with the TAC utility providers to ensure their utility service provision concerns are satisfied.
6. 82nd E. Ave. is represented on the C1 Site Plan drawing, but is identified as a "Public Street" in error, and needs to be corrected.
7. Please correct the reported number of parking spaces to 35 in the summary block area on C1.
8. Please label the angle of the parking spaces along the west property line.
9. The Applicant should consider reassigning the regular and van-accessible ADA spaces, so that the access aisle will be on the right/passenger side of the van-accessible space.
10. The regular and van-accessible handicapped-accessible parking spaces and access aisles are dimensioned, but do not indicate compliance with the space width or striping standards Zoning Code Section 11-10-4.C Figure 3. These design items need to be corrected. The Applicant should make use of a handicapped-accessible parking

- space/access aisle/accessible route detail diagram as needed to demonstrate compliance with applicable standards, including both ADA and Bixby Zoning Code standards. During the design of these features, the Applicant should consult with the Building Inspector to confirm the plans will comply with ADA standards.
11. The plans show internal drives and parking spaces being paved over certain Utility Easement areas along the north and east sides of the subject property. If allowed, paving over such easements requires the specific approval of the City Engineer and Public Works Director.
 12. Please add a minimum of one (1) loading berth per Zoning Code Section 11-9-12.D; the same must comply with the dimensional standards of Zoning Code Section 11-10-5.A, or a Variance or PUD Minor Amendment may be requested in order to remove the loading berth requirement.
 13. Please resolve the Building Line Setback Tree Requirements (Section 11-12-3.A.4) matter as described in the Landscape Plan analysis above.
 14. Please resolve the Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2) matter as described in the Landscape Plan analysis above.
 15. Please resolve the Street Yard Tree Requirements (Section 11-12-3.C.1.a) matter as described in the Landscape Plan analysis above.
 16. Please resolve the Tree to Parking Space Ratio Standard (Section 11-12-3.C.2) matter as described in the Landscape Plan analysis above.
 17. Please resolve the Irrigation Standards (Section 11-12-3.D.2) matter as described in the Landscape Plan analysis above.
 18. Please resolve the Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.) matter as described in the Landscape Plan analysis above.
 19. The Applicant needs to submit information necessary to demonstrate compliance with the maximum 20' vertical height lighting restriction of PUD 63.
 20. Zoning Code Section 11-7I-4.B.2.a prohibits projecting signs, and Section 11-2-1 only allows an exemption for one (1) corporate flag. Therefore, the 14 corporate flags exceed the signage allowances of the Zoning Code and PUD 63, as amended by Major Amendment # 1. They will either need to be removed or permitted by Minor Amendment to PUD 63.
 21. 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).
 22. Minor changes in the placement / locating individual trees or parking spaces, or other such minor site details, are approved as a part of this Detailed Site Plan, subject to administrative review and approval by the City Planner. The City Planner shall determine that the same are minor in scope and that such changes are an alternative means for compliance and do not compromise the original intent, purposes, and standards underlying the original placement as approved on this Detailed Site Plan, as amended. An appeal from the City Planner's determination that a change is not sufficiently minor in scope shall be made to the Board of Adjustment in accordance with Zoning Code Section 11-4-2.

Memo

To: Erik Enyart
From: Jared Cottle *JWC*
CC: Bea Aamodt
File
Date: 04/01/13
Re: Raising Cane's Site Plan

General Comments:

1. No extensions of City Utility mains are required or proposed. No exceptions taken to service lines shown
2. An Earth Change Permit and Drainage Design Memorandum as discussed at the pre-development meeting will be required.

Memo

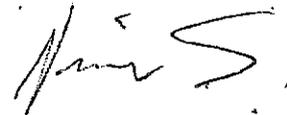
To: ERIK ENVART, AICP, CITY PLANNER

From: JIM SWEEDEN

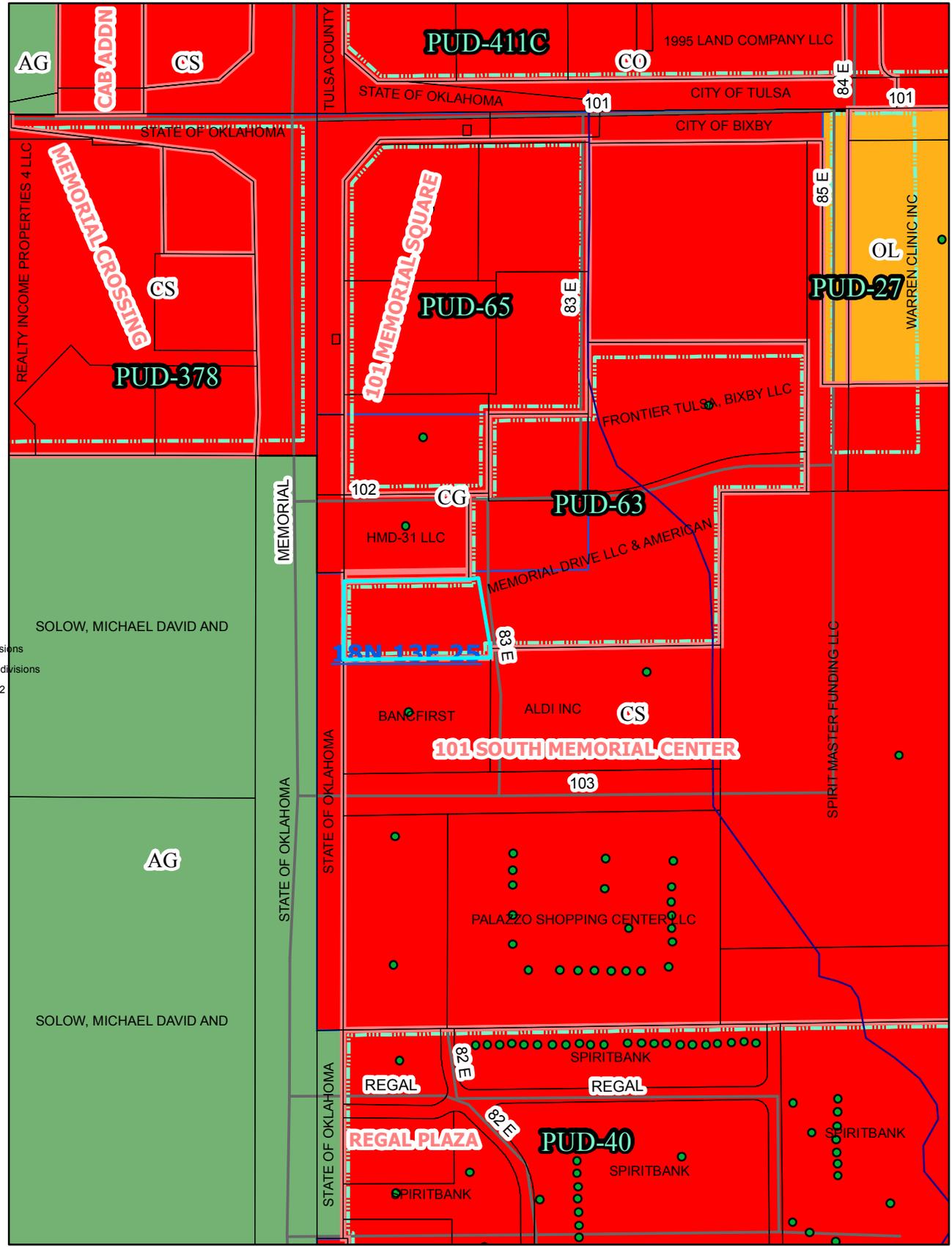
Date: 3/26/2013

Re: SITE PLAN FOR "RAISING CANES"

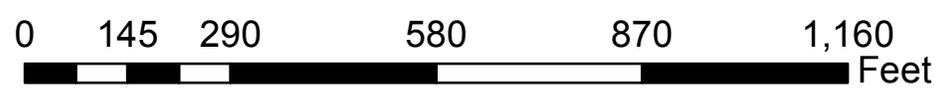
SITE PLANS ARE APPROVED BY THIS OFFICE:

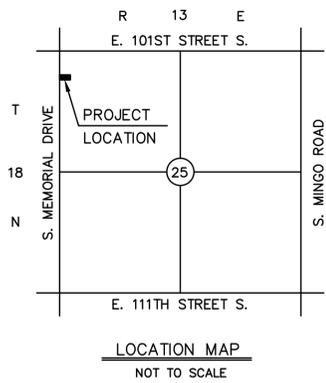


BSP 2013-01 – “Raising Cane’s” – Smith Roberts Baldischwiler, LLC (PUD 63)

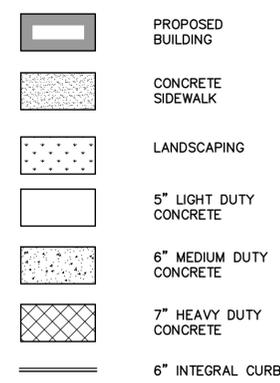


- Businesses
- bixby_streams
- Tulsa Parcels 01/13
- WagParcels 01/13
- TulsaCountySubdivisions
- WagonerCountySubdivisions
- WagRoads_Aug2012
- E911Streets
- PUD
- <all other values>
- ZONE_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- <all other values>
- ZONE_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- bixby_s-t-r
- county





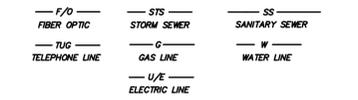
SITE LEGEND



SURVEY LEGEND



UNDERGROUND UTILITY LINES



ZONING:
PUD-63 (CS ZONING)

PARKING:

| | REQUIRED | PROVIDED |
|------------------|-----------|-----------|
| REGULAR (ONSITE) | 24 SPACES | 32 SPACES |
| ACCESSIBLE | 1 SPACES | 2 SPACES |
| TOTAL | 25 SPACES | 34 SPACES |

EXISTING CONDITIONS:

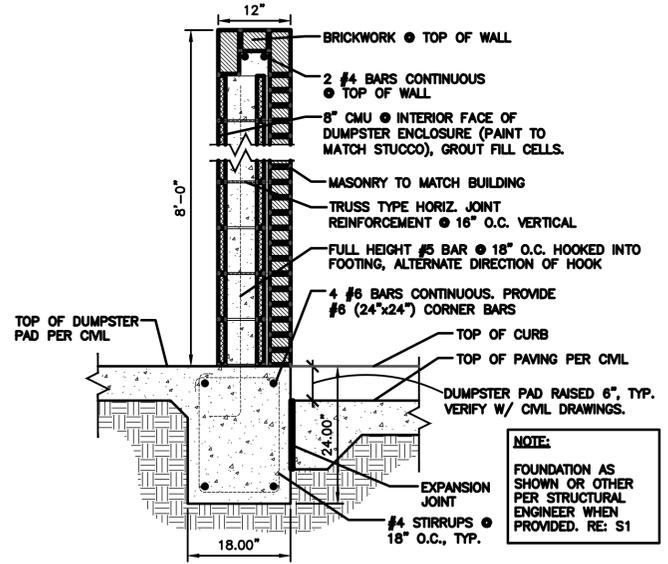
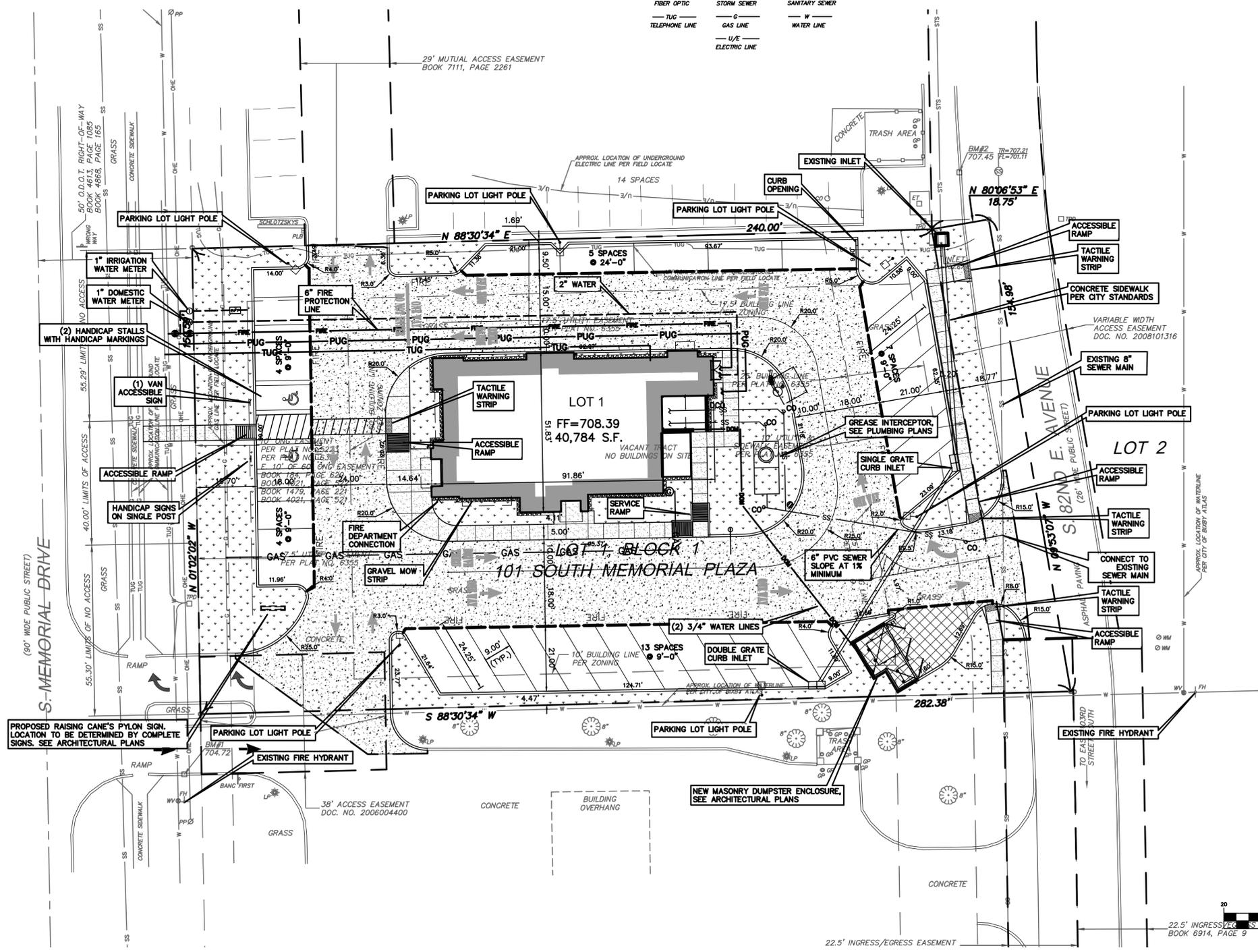
| | | |
|-------------------|---------------|-------------|
| PERVIOUS AREA: | 37,569.8 S.F. | 0.862 ACRES |
| BUILDING: | 0.0 S.F. | 0.000 ACRES |
| PAVEMENT: | 3,214.2 S.F. | 0.074 ACRES |
| TOTAL IMPERVIOUS: | 3,214.2 S.F. | 0.074 ACRES |
| TOTAL SITE AREA: | 40,784.0 S.F. | 0.936 ACRES |

POST-CONSTRUCTION CONDITIONS:

| | | |
|----------------------|---------------|-------------|
| PERVIOUS AREA: | 8,183.3 S.F. | 0.188 ACRES |
| BUILDING: | 3,613.0 S.F. | 0.083 ACRES |
| PAVEMENT: | 29,987.7 S.F. | 0.685 ACRES |
| IMPERVIOUS AREA: | 32,600.7 S.F. | 0.748 ACRES |
| TOTAL SITE AREA: | 40,784.0 S.F. | 0.936 ACRES |
| IMPERVIOUS INCREASE: | 29,386.5 S.F. | 0.675 ACRES |

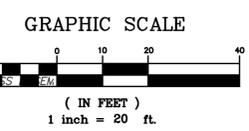
GENERAL SITE CONSTRUCTION NOTES:

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE PLANS AND/OR PROJECT SPECIFICATIONS. ANY WORK NOT COVERED, THE PLANS OR SPECIFICATIONS SHALL CONFORM TO THE CITY'S "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS."
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE.
3. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS.
5. IN AREAS WHERE CONCRETE PAVING IS TO ABUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A THICKENED EDGE IN THE CONCRETE.
6. ALL PAVEMENT REMOVAL CONTIGUOUS TO PAVEMENT REMAINING, SHALL BE SAW CUT IN STRAIGHT LINE TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
7. UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF EXISTING ON SITE MATERIAL PRIOR TO BEGINNING ANY FILL OPERATIONS.
8. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
9. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING ALL ISLANDS, BEHIND CURBS AND ALL OTHER AREAS TO BE LANDSCAPED, WITH A MINIMUM 4" DEPTH OF TOPSOIL. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR SEEDING AND/OR SLAB SODDING AS DIRECTED BY THE OWNER.
10. MAINTENANCE OF SEEDED AND SODDED AREAS SHALL INCLUDE ALL NECESSARY FERTILIZATION AND WATERING UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER.
12. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESSIBLE RAMPS ARE IN COMPLIANCE WITH THE ADAAG (28 CFR PART36) REGULATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER OR ENGINEER'S DESIGNEE OF ANY DISCREPANCIES BETWEEN DESIGN INFORMATION AND THE ADAAG REGULATIONS PRIOR TO CONSTRUCTION.
13. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
14. DIMENSIONS SHOWN ARE TO FACE OF CURB.



DUMPSTER ENCLOSURE MASONRY WALL
NO SCALE

DRAINAGE AND DETENTION NOTE:
STORM DRAIN RUN-OFF AND DETENTION HAS BEEN ACCOUNTED FOR IN THE DESIGN AND CONSTRUCTION OF THE DETENTION FACILITIES FOR ALL OF 101 SOUTH MEMORIAL PLAZA. REFER TO PPPI PLANS FOR 101ST & MEMORIAL DATED JULY 23, 2009 BY SACK AND ASSOCIATES.



SMITH ROBERTS BALDISCHWILER, LLC
engineering, surveying, planning

OKLAHOMA CITY OFFICE: 100 N.E. 5th Street, Oklahoma City, OK 73104
CHICKASHA OFFICE: 104 S. 2nd Street, Chickasha, OK 73019
TULSA OFFICE: 1601 S. Main Street, Ste. 200, Tulsa, OK 74119

Telephone: (405) 840-7094
Fax: (405) 840-9116

Telephone: (405) 224-1444
Fax: (405) 224-1485

Telephone: (918) 895-7070
Fax: (918) 895-7072

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2013



Proposed Store:
Raising Cane's
Site Sketch
10255 S MEMORIAL DR
BIXBY, OK 74133

Prototype 2

Architect Information:
CSRS
architects engineers

CSRS, Inc.
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Tel: 225 769-0546 Fax: 225 767-0060
www.csronline.com

Site Data:

| | |
|------------|--------------------------------|
| Zoning | CS |
| Setbacks | Front: - Side: - Rear: - |
| Flood Zone | Zone: - |
| B.F.E. | To be determined |

Statistics:

| | |
|------------------|--------|
| Total area | 40,785 |
| Parking Spaces | 37 |
| Required Spaces | 37 |
| Drive-Thru stack | - |

SITE PLAN

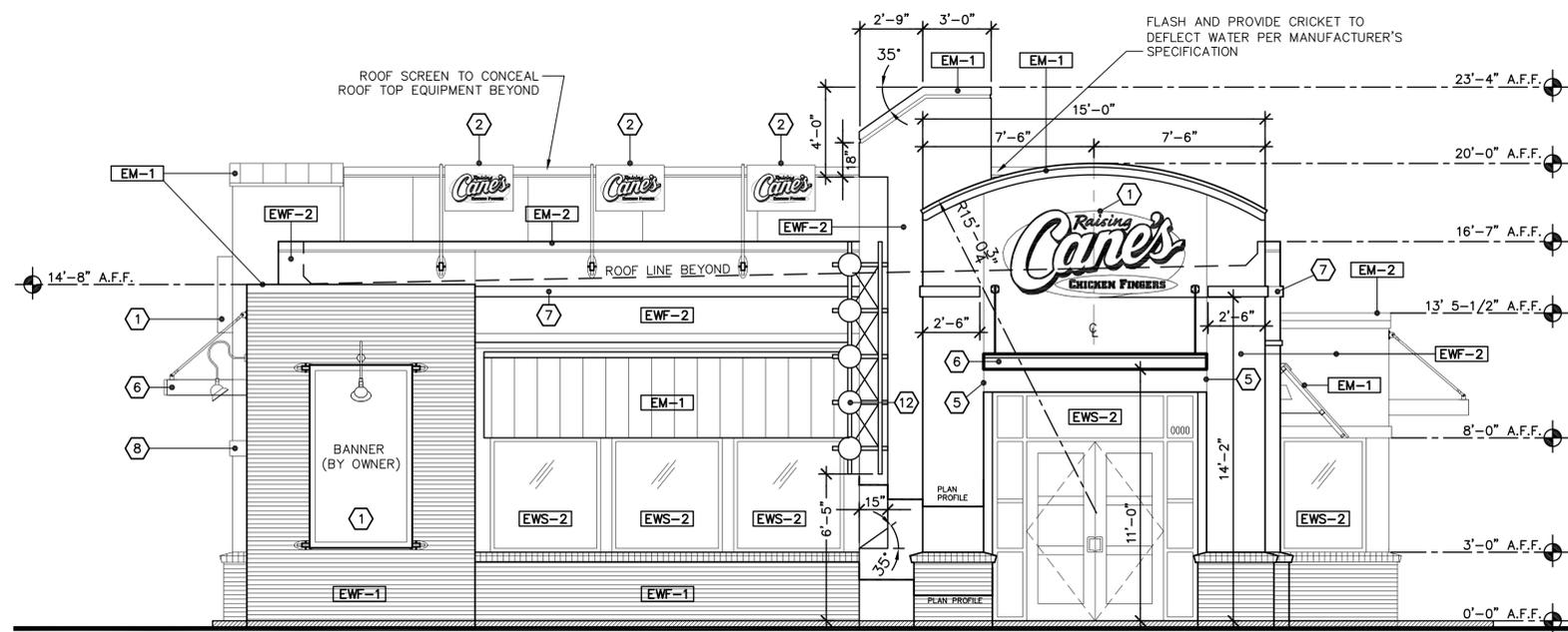
Date: FEBRUARY 28, 2013
Revised: -
Scale: -

Drawn By: MT
113944

Sheet Number:

C1

T: 113944 | Design - Construction Drawings | 113944 - Layout.dwg | Michael Egan 3/22/2013



01 FRONT ELEVATION
 1/4" = 1'-0"
 01: A4.1

| KEY NOTES | |
|-----------|--|
| MARK | DESCRIPTION |
| 1 | SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D. (4'-0"x8'-0" OVAL) |
| 2 | SIGN BY OWNER |
| 3 | PAINTED MURAL, BY OWNER |
| 4 | EXTERIOR LIGHTING, RE: ELEC. |
| 5 | CONTROL JOINT |
| 6 | PREFABRICATED METAL CANOPY |
| 7 | 8" STUCCO OR BRICK BAND AS SHOWN |
| 8 | 6" STUCCO OR BRICK BAND AS SHOWN |
| 9 | ROOF SCUPPER & DOWNSPOUTS |
| 10 | ROOF SCREEN |
| 11 | NOT USED |
| 12 | METAL ART BY OWNER. INSTALLED BY G.C. PROVIDE BLOCKING AS REQ'D. |
| 13 | OVERFLOW SCUPPER |

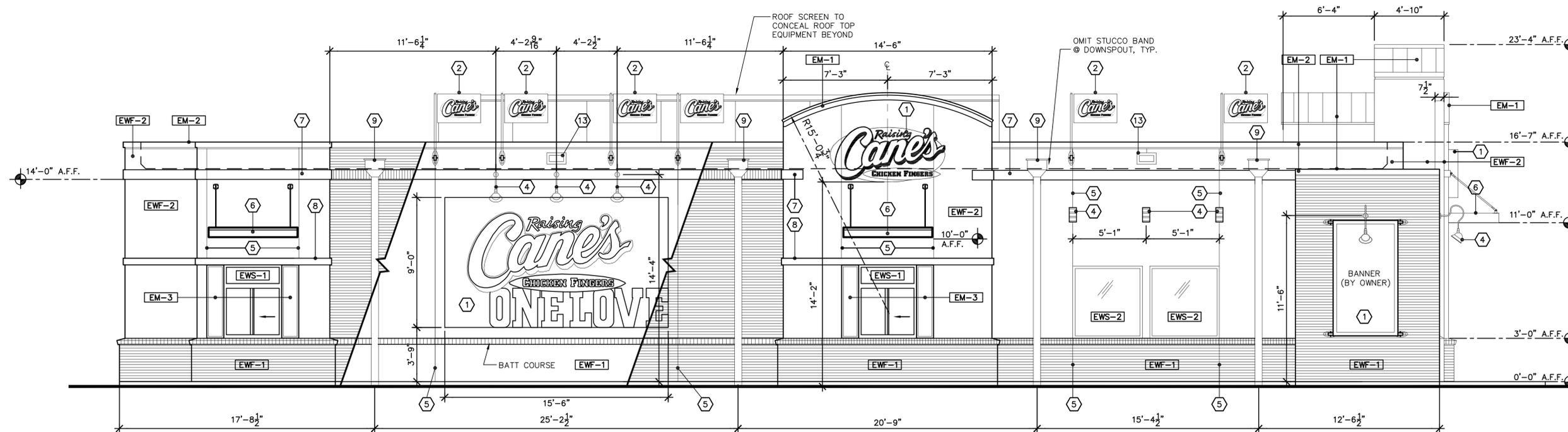
NOTES:
 1. SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
 2. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.

| EXTERIOR MATERIALS | |
|--------------------|---|
| MARK | DESCRIPTION |
| EM-1 | STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR. |
| EM-2 | METAL CAP FLASHING GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR. |
| EM-3 | STAINLESS STEEL COVER PANEL FASTENED TO WALL W/ STAINLESS STEEL SEAT AND SCREWS PROVIDED BY OWNER INSTALLED BY G.C. |

| EXTERIOR WINDOW SYSTEMS | |
|-------------------------|---|
| MARK | DESCRIPTION |
| EWS-1 | DRIVE THRU WINDOW |
| EWS-2 | 4 1/2" ALUM. STOREFRONT KAWNEER TRIFAB 451 II ANODIZED, TYP. U.N.O. |

| EXTERIOR WALL FINISHES | |
|------------------------|--|
| MARK | DESCRIPTION |
| EWF-1 | FACE BRICK |
| EWF-2 | 7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS) |

| SEALANT | |
|---------|--|
| 1. | PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS. |
| 2. | TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH STUCCO AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, WALL PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS. |



02 DRIVE-THRU ELEVATION
 1/4" = 1'-0"
 02: A4.1



Restaurant Support Office
 5800 Tempono Parkway, Suite 200, Plano, TX 75024
 Tele: 972-769-3100 Fax: 972-769-3101

Store:
RAISING CANE'S
 10255 S. Memorial Dr.
 Bixby, OK 74133
 Prototype 2

Professional of Record: CHRIS J. PELLEGRIN



Architect Information:

CSRS
 IMAGINE SHAPE DELIVER
 6767 Perkins Road Suite 200 Baton Rouge, LA 70808
 Telephone: 225 769-0546 Fax: 225 767-0060
 www.csrsonline.com

Prototype Issue Date:
 Design Bulletin Updates:
 Date Issued: Bulletin Number:

FOR PERMIT

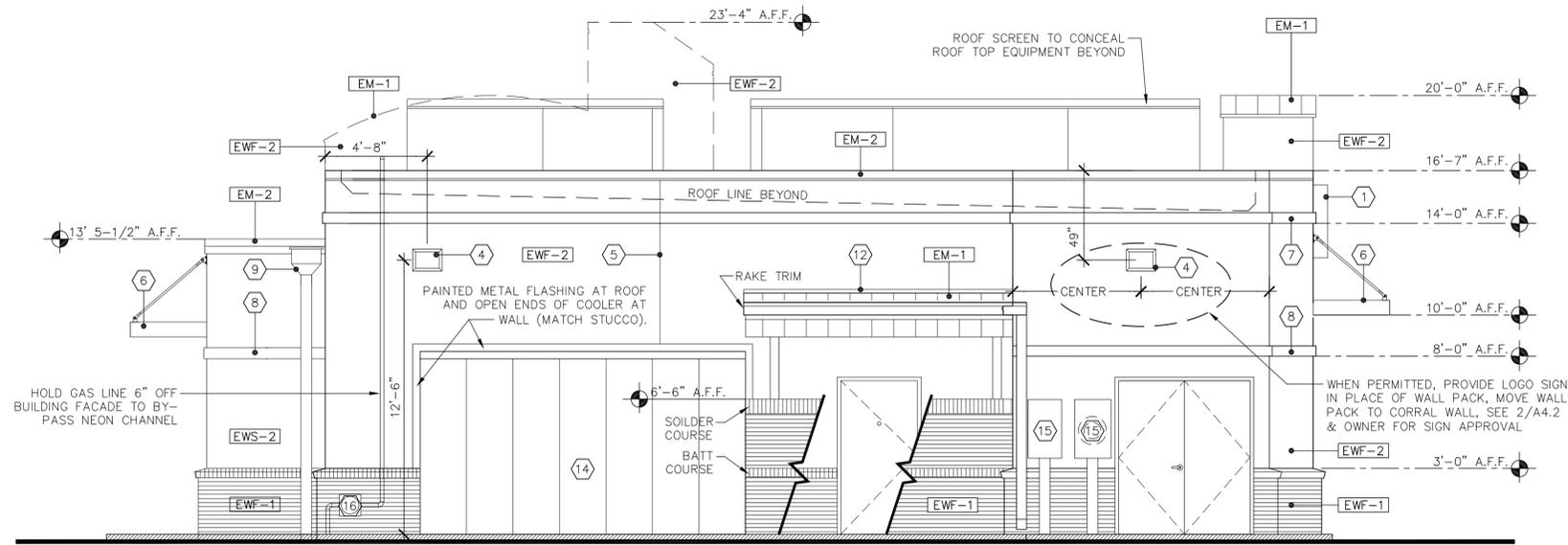
Revisions:

| # | Date | Description |
|---|------|-------------|
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| | | |
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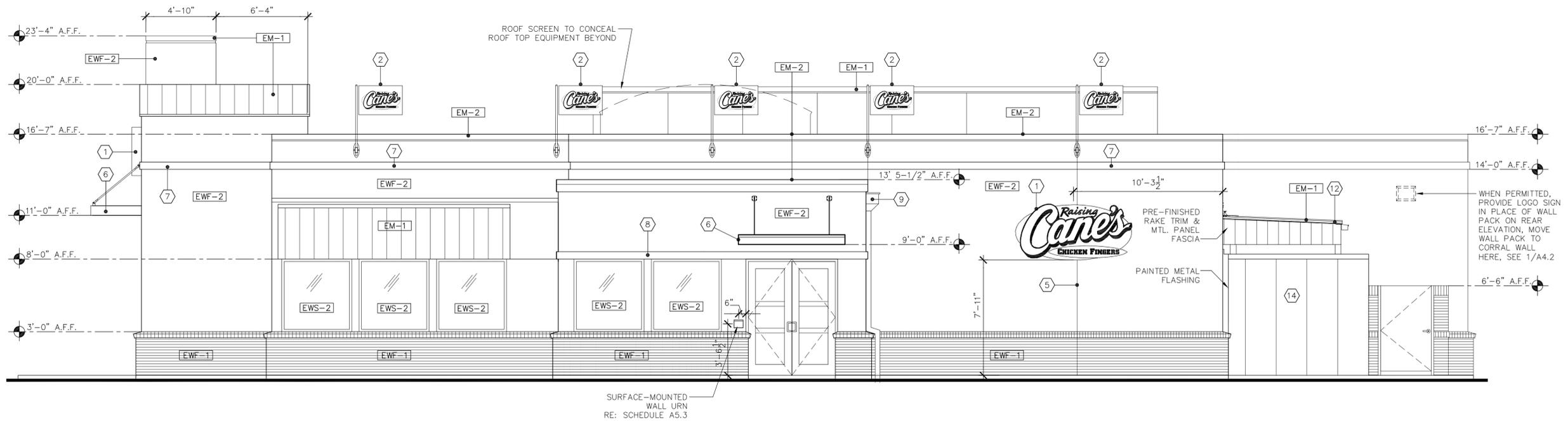
Sheet Title:
EXTERIOR ELEVATIONS
 Date: March 25, 2013
 Project Number: 213013
 Drawn By: MAR

Sheet Number:

A04.1



01 REAR ELEVATION
1/4" = 1'-0"
01: A4.2



02 SIDE ENTRY ELEVATION
1/4" = 1'-0"
02: A4.2

| KEY NOTES | |
|-----------|---|
| MARK | DESCRIPTION |
| ① | SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D. (4'-0"x8'-0" OVAL) |
| ② | NOT USED |
| ③ | NOT USED |
| ④ | EXTERIOR LIGHTING, RE: ELECTRICAL |
| ⑤ | CONTROL JOINT |
| ⑥ | PREFABRICATED METAL CANOPY |
| ⑦ | 8" STUCCO OR BRICK BAND AS SHOWN |
| ⑧ | 6" STUCCO OR BRICK BAND AS SHOWN |
| ⑨ | ROOF SCUPPER & DOWNSPOUTS |
| ⑩ | ROOF SCREEN |
| ⑪ | ROOF ACCESS LADDER LOCATED WITHIN RISER CLOSET RE: SP.3. PROVIDE ALL REQ'D. BLOCKING FOR INSTALLATION. |
| ⑫ | METAL ROOF, GUTTER & DOWNSPOUT (RE: DETAIL 1A10.2) |
| ⑬ | ROOF SCUPPER & DOWNSPOUT OMIT STUCCO BAN @ DOWNSPOUT (RE: 1A10.2) |
| ⑭ | WALK-IN COOLER/FREEZER BY OWNER (CONCRETE PAD & FLASHING BY G.C.) PAINT TO MATCH STUCCO, INCLUDING ALL EXPOSED PIPING |
| ⑮ | ELECTRICAL CABINETS, PAINT TO MATCH STUCCO (PT-10). COORDINATE EXACT REQUIREMENTS WITH ELEC. SUB-CONTR. |
| ⑯ | GAS METER & PIPING, PAINT TO MATCH STUCCO (PT-10) |

NOTES:

- SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
- G.C. TO PERMIT CANOPIES AND AWINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.

| EXTERIOR MATERIALS | |
|--------------------|---|
| MARK | DESCRIPTION |
| EM-1 | STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR. |
| EM-2 | METAL CAP FLASHING GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR. |
| EM-3 | STAINLESS STEEL COVER PANEL FASTENED TO WALL W/ STAINLESS STEEL SEAT AND SCREWS PROVIDED BY OWNER INSTALLED BY G.C. |

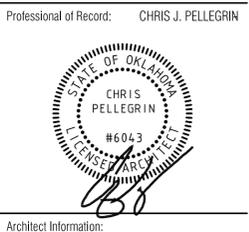
| EXTERIOR WINDOW SYSTEMS | |
|-------------------------|---|
| MARK | DESCRIPTION |
| EWS-1 | DRIVE THROUGH WINDOW |
| EWS-2 | 4 1/2" ALUM. STOREFRONT KAWNEER TRIFAB 451 II ANODIZED, TYP. U.N.O. |

| EXTERIOR WALL FINISHES | |
|------------------------|--|
| MARK | DESCRIPTION |
| EWF-1 | FACE BRICK |
| EWF-2 | 7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS) |

| SEALANT | |
|---------|--|
| 1. | PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS. |
| 2. | TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH STUCCO AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, WALL PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS. |



Store:
RAISING CANE'S
10255 S. Memorial Dr.
Bixby, OK 74133
Prototype 2



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Prototype Issue Date: -
Design Bulletin Updates:
Date Issued: Bulletin Number:

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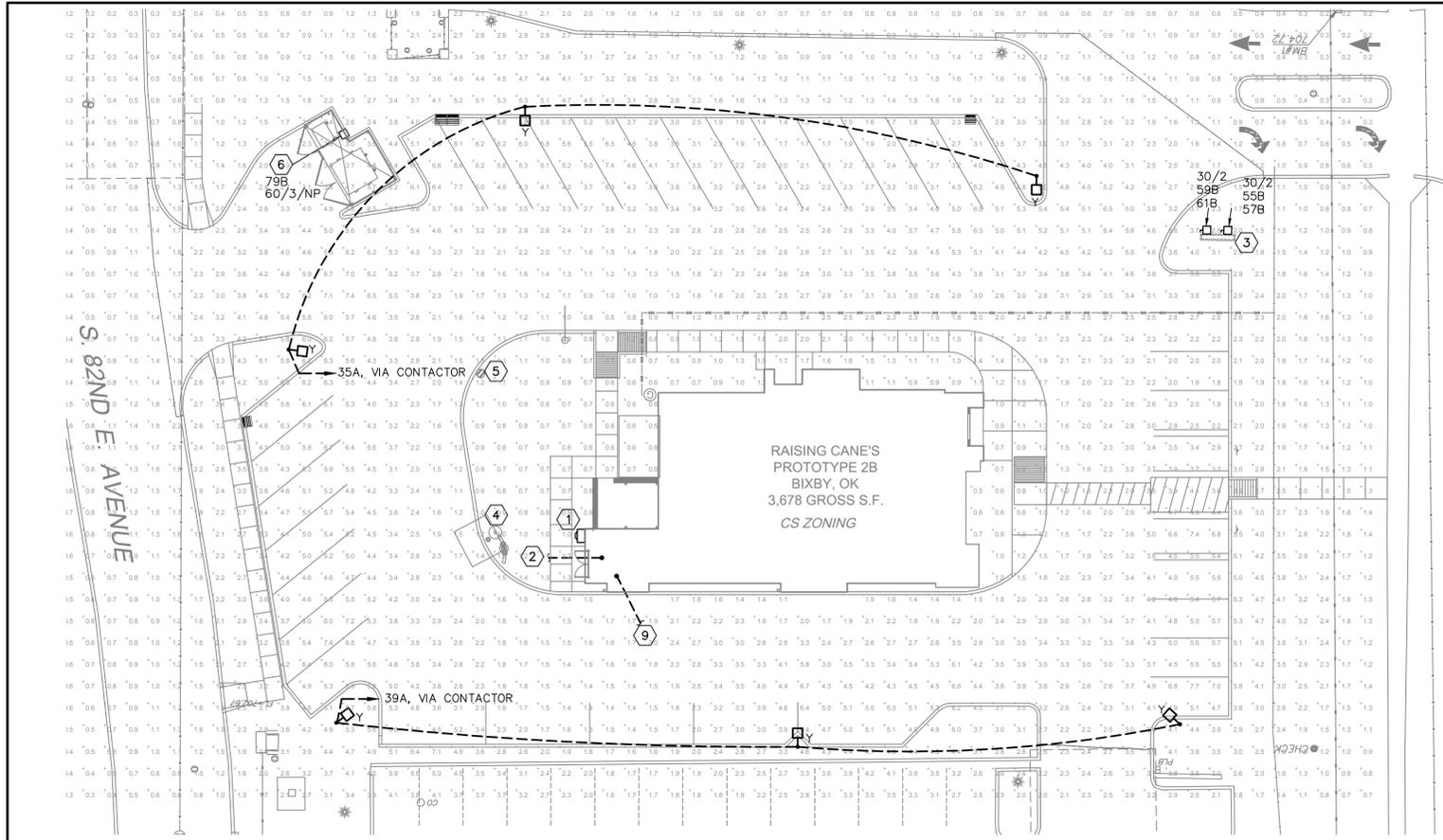
Revisions:

| # | Date | Description |
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Sheet Title:
EXTERIOR ELEVATIONS
Date: March 25, 2013
Project Number: 213013
Drawn By: MAR

Sheet Number:

A04.2

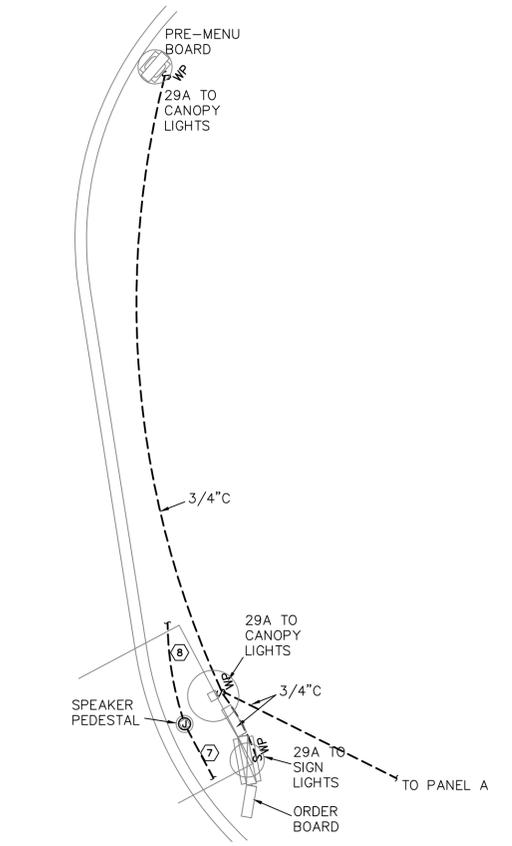
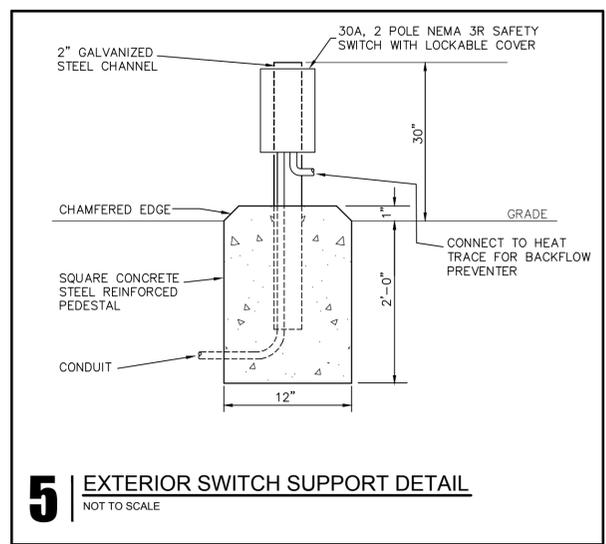


1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

2 ELECTRICAL SYMBOL SCHEDULE

| | | | |
|---------|--|-----------|--|
| | FLUORESCENT STRIP LIGHTING FIXTURE. | 1-1/2" EC | EMPTY CONDUIT WITH PULL WIRE. EMPTY CONDUIT RUN TO ABOVE CEILING SHALL TERMINATE IN A BUSHING AND BE BENT/INSTALLED SUCH THAT 0"-6" MINIMUM OF CONDUIT IS PARALLEL WITH CEILING PLANE. |
| | WALL MOUNTED LIGHTING FIXTURE | WP | WEATHERPROOF, NEMA 3R OR AS NOTED ON PLANS. |
| | LIGHTING FIXTURE | RE: 1E2.1 | REFER TO DETAIL 1, SHEET E2.1. |
| | POLE MOUNTED LIGHTING FIXTURE. RE: 3E3.2 | CLG | RECEPTACLE MOUNTED IN LAY-IN CEILING. COORDINATE DEVICE AND PLATE COLOR WITH ARCHITECT. |
| | PENDANT MOUNTED LIGHT FIXTURE | | BUZZER |
| | EXIT LIGHT. SHADED AREA DENOTES FACE. WALL MOUNT WHEN SHOWN WITH BRACKET, CEILING MOUNT OTHERWISE. COORDINATE WITH DOOR SWINGS. ARROW(S) AS NOTED. | | PUSHBUTTON ASSEMBLY |
| | CEILING FAN | | FLUSH MOUNTED PANEL. LINE DENOTES PANEL DOOR. |
| | WALL MOUNTED EMERGENCY BATTERY BACKED UP LIGHTING FIXTURE. | --- | CONDUIT RUN EXPOSED |
| | LIGHTING CONTACTOR | --- | CONDUIT RUN CONCEALED UNDER FLOOR OR UNDERGROUND |
| | SINGLE POLE TOGGLE SWITCH | 60/3/NP | DISCONNECT SWITCH WITH EQUIPMENT GROUND LUG (SIZE/POLE/FUSE SIZE): 60A, 3 POLE SWITCH, FUSED AS PER NAMEPLATE OF EQUIPMENT SERVED BY SWITCH. |
| | FAN CONTROL SWITCH | 60/3 | DISCONNECT SWITCH WITH EQUIPMENT GROUND LUG (SIZE/POLE): 60A, 3 POLE, NON-FUSIBLE SWITCH. |
| | TOGGLE SWITCH WITH PILOT LIGHT. SWITCH SHALL BE 120/277V, 20A RATED. PILOT LIGHT SHALL BE ENERGIZED IN ON POSITION ONLY. | AHU-1 | MECHANICAL EQUIPMENT CONNECTED BY ELECTRICAL. RE: MECHANICAL EQUIPMENT SCHEDULES FOR DESCRIPTION. |
| | DUPLEX RECEPTACLE | | REFERENCE TO ELECTRICAL KEYNOTE NUMBER 1. |
| | DOUBLE DUPLEX RECEPTACLE | | JUNCTION/PULL BOX |
| | DUPLEX RECEPTACLE WITH INTEGRAL GROUND FAULT PROTECTION | | FIRE ALARM SMOKE DETECTOR IN SUPPLY AND/OR RETURN AIR DUCT. |
| | DUPLEX RECEPTACLE WITH ISOLATED GROUND | | FIRE ALARM SMOKE DETECTOR. |
| | SPECIAL RECEPTACLE, SEE PLANS. | | FIRE ALARM PANEL |
| | TELECOMMUNICATIONS OUTLET. UNLESS NOTED OTHERWISE, ROUTE TWO 3/4" CONDUITS CONCEALED TO ACCESSIBLE CEILING AND/OR ATTIC SPACE AND TERMINATE WITH A BUSHING. CONDUIT SHALL BE BENT/INSTALLED SUCH THAT 0"-6" MINIMUM OF CONDUIT IS PARALLEL WITH CEILING PLANE. | | FIRE ALARM REMOTE ANNUCIATOR PANEL. PROVIDE 3/4" C TO ASSOCIATED FIRE ALARM PANEL. |
| NL | NIGHT LIGHT. FIXTURE CIRCUITED TO AN UNSWITCHED CONDUCTOR OF THE CIRCUIT INDICATED. | | SPRINKLER SYSTEM FLOW SWITCH, CONNECT TO FIRE ALARM SYSTEM. |
| 48" AFF | MOUNT 48" ABOVE FINISHED FLOOR TO CENTER LINE. | | SPRINKLER SYSTEM TAMPER SWITCH, CONNECT TO FIRE ALARM SYSTEM. |

- 3** KEYNOTES
- UTILITY METER AND SERVICE DISCONNECT. COORDINATE REQUIREMENTS WITH UTILITY PROVIDER. TIE INTO UNDERGROUND SERVICE CONDUIT WITH RIGID STEEL CONDUIT AND TURN UP ON OUTSIDE OF BUILDING INTO METER BASE (BY UTILITY PROVIDER). SEE CIVIL UTILITY PLAN FOR SITE TIE-IN LOCATION. EXTEND ANY SPARE CONDUIT TO BUILDING EXTERIOR, CAP AND MARK. SEE RISER DIAGRAM ON SHEET E3.1 FOR CONTINUATION.
 - UNDERGROUND TELEPHONE AND INTERNET SERVICE CONDUIT. COORDINATE WITH UTILITY PROVIDER. TIE INTO UNDERGROUND 4" CONDUIT FOR PHONE AND 3" CONDUIT FOR INTERNET AND EXTEND INTO BUILDING AS INDICATED ON SHEET E2.1 SEE CIVIL UTILITY PLAN FOR SITE TIE-IN LOCATION.
 - PYLON SIGN.
 - ORDER BOARD, SPEAKER PEDESTAL AND CANOPY.
 - PRE-MENU BOARD.
 - FUSED DISCONNECT FOR COMPACTOR. COORDINATE SWITCH AND FUSE SIZES WITH EQUIPMENT MANUFACTURER PRIOR TO ORDERING. MAKE CONNECTION TO COMPACTOR AS REQUIRED.
 - 3/4" EC FROM PAY WINDOW. RE: 1E2.1, KEYNOTE 31.
 - 3/4" EC TO LOOP DETECTOR. RE: 1E3.3.
 - 1" EC TO PYLON SIGN. EXTEND INTO BUILDING AS INDICATED ON SHEET E2.1
 - CONNECT TAMPER SWITCH AND HEAT TRACE AT BACKFLOW PREVENTER. PROVIDE SAFETY SWITCH AND CONNECT TO 15B. RE: 5E1.1.
 - CONNECT TO CONTACTS ON POST INDICATOR VALVE.



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Date Issued: Bulletin Number:

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Revisions:

| # | Date | Description |
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| | | |
| | | |

Sheet Title:
Electrical Site Plan
Date: March 25, 2013
Project Number: 213013
Drawn By: VMT

Sheet Number:

E1.1



12'

6'

25"
oah



4'2" X 8'5"
20mm Full Color Led

Painted Round Pipe

Color renderings are for presentation only and should not be considered as manufacturing drawings.



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