

**AGENDA**  
**PLANNING COMMISSION**  
**116 WEST NEEDLES**  
**BIXBY, OKLAHOMA**  
**April 20, 2015**                      **6:00 PM**

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for the March 25, 2015 Special Meeting

PUBLIC HEARINGS

2. **BZ-379 – JR Donelson for Bill J. Ramsey Trust.** Public Hearing, Discussion, and consideration of a rezoning request from AG Agricultural District and CG General Commercial District to CS Commercial Shopping Center District for approximately 14 acres in part of the N/2 of Government Lot 1 (NE/4 NE/4) of Section 02, T17N, R13E.  
Property located: 12200-block of S. Memorial Dr.
3. **BZ-380 – JR Donelson for John C. Easton Trust & Easton Family, LP.** Public Hearing, Discussion, and consideration of a rezoning request from CS Commercial Shopping Center District, OL Office Low Intensity District, and RS-3 Residential Single-Family District to CS Commercial Shopping Center District for approximately 19 acres in part of the S/2 of Government Lot 1 (NE/4 NE/4) of Section 02, T17N, R13E.  
Property located: 12300 S. Memorial Dr.
4. **PUD 87 – “Shadow Valley” – Khoury Engineering, Inc.** Public Hearing, Discussion, and consideration of a rezoning request for approval of Planned Unit Development (PUD) # 87 for approximately 21.1 acres consisting of all of *Shadow Valley Mobile Home Park* and part of the W/2 of the NE/4 of the NW/4 and part of the W/2 of the E/2 of the NE/4 of the NW/4, with proposed underlying zoning RM-3 Residential Multi-Family District.  
Property Located: 7500 E. 151<sup>st</sup> St. S.
5. **BZ-381 – Khoury Engineering, Inc.** Public Hearing, Discussion, and consideration of a rezoning request from RMH Residential Manufactured Home Park to RM-3 Residential Multi-Family District for approximately 21.1 acres consisting of all of *Shadow Valley Mobile Home Park* and part of the W/2 of the NE/4 of the NW/4 and part of the W/2 of the E/2 of the NE/4 of the NW/4, with proposed underlying zoning RM-3 Residential Multi-Family District.  
Property Located: 7500 E. 151<sup>st</sup> St. S.

6. **PUD 49-A – Bixby Crossing – Ted Sack of Sack & Associates, Inc. for J & S Acquisitions, LLC.** Public Hearing, Discussion, and consideration of a rezoning request for approval of Major Amendment # 1 to Planned Unit Development (PUD) # 49 for approximately 12.6 acres consisting of Lots 1 and 3, Block 1, *Bixby Crossing*, with underlying zoning CS Commercial, OM Office, RM-2 Residential Multi-Family, RD Residential Duplex, which amendment proposes to allow additional Use Unit 16 ministorage use and make certain other amendments.  
Property Located: 13455 S. Memorial Dr. & the 13500-block of S. Memorial Dr.

PLATS

7. **Preliminary Plat & Final Plat – “Bixby Memory Care” – Cedar Creek Consulting (PUD 45).** Discussion and consideration of a Preliminary Plat, a Final Plat, and certain Modifications/Waivers for “Bixby Memory Care,” approximately 8.6512 acres in part of the NE/4 of the NE/4 of Section 25, T18N, R13E.  
Property Located: Southwest corner of 101<sup>st</sup> St. S. and Mingo Rd.

OTHER BUSINESS

8. **PUD 40 – Regal Plaza – Minor Amendment # 3.** Discussion and possible action to approve Minor Amendment # 3 to PUD 40 for all of *Regal Plaza*, approximately 25 acres in part of the SW/4 NW/4 of Section 25, T18N, R13E, with underlying zoning CS Commercial, which amendment proposes amending development standards pertaining to the existing development entrance ground sign and its replacement, modifying PUD-imposed setbacks, modifying parking standards, and making certain other amendments.  
Property Located: Intersection of E. Regal Pl. / E. 105<sup>th</sup> St. S. and Memorial Dr.
9. **BSP 2015-04 – “Chateau Villas” – Larry Kester of Architects Collective (PUD 81).** Discussion and possible action to approve a PUD Detailed Site Plan and building plans for “Chateau Villas,” a Use Unit 8 multifamily residential and commercial development for approximately 23 in part of the NW/4 NW/4 of Section 01, T17N, R13E.  
Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121<sup>st</sup> St. S.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Posted By: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_