AGENDA
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
October 06, 2015 6:00 PM

SPECIAL-CALLED MEETING

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

PUBLIC HEARINGS

(2)

1. **PUD 91 – "The Village at Twin Creeks" – AAB Engineering, LLC.** Public Hearing, discussion, and consideration of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 6 acres in part of the W/2 of the W/2 of Section 31, T18N, R14E.
   Property Located: 11625 S. Mingo Rd.

2. **BZ-385 – AAB Engineering, LLC.** Public Hearing, discussion, and consideration of a rezoning request from AG Agricultural District to RS-2 Residential Single-Family District for approximately 6 acres in part of the W/2 of the W/2 of Section 31, T18N, R14E.
   Property Located: 11625 S. Mingo Rd.

PLATS

OTHER BUSINESS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Posted By: Enyart Date: 09/11/2015 Time: 12:40 pm

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

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

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: Thursday, October 01, 2015

RE: Report and Recommendations for:
PUD 91 – "The Village at Twin Creeks" – AAB Engineering, LLC &
BZ-385 – AAB Engineering, LLC

LOCATION:
- 11625 S. Mingo Rd.
- Part of the W/2 of the W/2 of Section 31, T18N, R14E

SIZE: 6 acres, more or less

EXISTING ZONING: AG Agricultural District

EXISTING USE: Agricultural/rural residential

REQUESTED ZONING: RS-2 Residential Single-Family District & PUD 91

SUPPLEMENTAL ZONING: None

SURROUNDING ZONING AND LAND USE:
- North: RS-2; Single-family residential in *Southwood East.*
- South: RS-2; Single-family residential in *Southwood East Second.*
- East: RS-2 & RS-3; Single-family residential in *Southwood East Second* zoned RS-2 and *The Park at Southwood* zoned RS-3.
- West: (Across Mingo Rd.) RE & RS-2; Single-family residential in *Amended Southwood Extended* zoned RE and in *Twin Creeks II* and *Twin Creeks* zoned RS-2.

COMPREHENSIVE PLAN: Low Intensity + Residential Area

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PREVIOUS/RELATED CASES:

Preliminary Plat of "The Village at Twin Creeks" – AAB Engineering, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for subject property – PC consideration pending 10/19/2015.

RELEVANT AREA CASE HISTORY (Not researched)

BACKGROUND INFORMATION:

ANALYSIS:

Subject Property Conditions. The AG-zoned agricultural/rural residential subject property of 6 acres, more or less, contains a single-family dwelling addressed 11625 S. Mingo Rd. and two (2) barns/accessory buildings toward the center of the acreage.

The subject property appears to slope moderately downward to the south, ultimately to the borrow ditch attending Mingo Rd., which appears to ultimately drain to Haikey Creek.

The subject property appears to be presently served by the critical utilities (water, sewer, electric, etc.), or otherwise will be served by line extensions as required. Plans for utilities are adequately described in the PUD Text and represented on Exhibit C, and are discussed further in the City Engineer's memo.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Low Intensity and (2) Residential Area.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that the requested RS-2 district is *In Accordance* with both the Low Intensity designation of the Comprehensive Plan Land Use Map.

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

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

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

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

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Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council.

The subject property is partially developed with the rural residence and agricultural/accessory buildings, but may not be considered "developed" if contrasted with the "Vacant, Agricultural, Rural Residences, and Open Land" designation that could have been applied here. Staff believes that the he requested RS-2 district should be found *In Accordance* with the Residential Area designation of the Land Use Map.

Per the Matrix, PUDs (as a zoning district) *May Be Found In Accordance* with the Low Intensity designation of the Comprehensive Plan Land Use Map. Provided it is approved with the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below, Staff believes that PUD 91 should be found *In Accordance* with the Comprehensive Plan as a zoning district.

Due to all of the factors listed and described above, Staff believes that the requested RS-2 zoning and proposed and single-family residential development proposed per PUD 91 should be found *In Accordance* with the Comprehensive Plan, provided it is approved with the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below.

General. The PUD proposes to prepare the subject property for a gated, single-family residential development to be known as "The Village at Twin Creeks."

The PUD is being requested for two (2) reasons: (1) Subdivision Regulations Section 12-3-2.J requires a PUD when developing subdivisions with private streets, and (2) for subdivision design flexibility. Similar to other "villas"-style housing additions in Bixby, the lots are proposed to be narrow and setbacks reduced, allowing larger homes on smaller lots as compared to standard housing additions typically designed according to RS-3 district development standards. PUD 91 proposes for lots to have a 60' minimum lot width and 7,500 square-foot minimum lot area, compared to the RS-2 district's 75' minimum lot width and 9,000 square foot minimum lot area standards.

See the analysis below pertaining to minimum development standards for individual houses.

In the interest of efficiency and avoiding redundancy, regarding PUD particulars for needed corrections and site development considerations, please refer to the recommended Conditions of Approval as listed at the end of this report.

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 91 at its regular meeting held September 02, 2015. Minutes of that meeting are attached to this report.

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Access and Internal Circulation. The subject property has 330' of frontage on Mingo Rd. and 50' of frontage on the westerly dead-end of 116th Pl. S. in *Southwood East Second.*

The subject property is presently accessed from a private, gravel driveway connecting to Mingo Rd. at approximately the 11600-block thereof. The PUD site plan and Preliminary Plat of "The Village at Twin Creeks" indicate the new street, 116th Pl. S., will intersect Mingo Rd. to the north of the present driveway connection, and will terminate at a cul-de-sac turnaround toward the east end of the subject property, with a 20'-wide emergency access drive connection to the present westerly dead-end of 116th Pl. S. in *Southwood East Second.*

The "Access and Circulation" section of the PUD Text describes plans for access as follows:

"All streets within the development will be private and will largely conform the with the attached conceptual site plan. The primary entry to the subdivision will be derived from South Mingo Road as shown. A secondary "crash gate" access will be provided at the eastern end of the property where the existing 116th Place South currently dead ends. This will provide two points of access to the development as required by the City of Bixby Fire Marshal. Gates will be constructed to limit public access to subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Bixby Fire Marshal.

In keeping with the character of the development desired by the owner, sidewalks will not be constructed within the development. This will not reduce or eliminate any master planned pedestrian connectivity within the surrounding developments since no sidewalks currently extend to any portion of the property. Sidewalks will similarly not be constructed along Mingo since this is one of the last tracts with frontage left to development and not sidewalks have been constructed along Mingo Road to date."

Plans for access can also be inferred from the PUD Exhibits.

The PUD Text and Exhibits indicate the singular street, 116th Pl. S., will be private and gated. The PUD Text provides that the roadway will be 26' in width, and the Preliminary Plat of "The Village at Twin Creeks" indicates an unidentified 26' dimension within the proposed 30'-wide private street right-of-way (or Reserve Area A), which likely suggests an intended 26'-wide roadway width. Notwithstanding the right-of-way not meeting the 50' minimum width standard and the present proposal to not construct the required sidewalks, the streets are understood to be otherwise designed and constructed to meet City of Bixby minimum standards for Minor Residential Public Streets. The PUD Exhibit(s) should dimension the intended roadway width and the PUD Text should acknowledge that the 30'-wide rights-of-way will require a Modification/Waiver during the platting process.

As discussed during the pre-application coordination meetings held November 24, 2014 and July 31, 2015 and/or the TAC Meeting held September 02, 2015, the gate setback and/or other gate design requirements may cause need for a reconfiguration of the subdivision at the west entrance. Any necessary modifications should be reflected in the PUD Exhibits as appropriate.

The above-quoted PUD Text expresses opposition to constructing the required sidewalk along Mingo Rd. or along the internal street. As discussed during the pre-application coordination meeting held November 24, 2014, and perhaps also the one held July 31, 2015, sidewalks are required along Mingo Rd. and the private street, and may be contained within Sidewalk Easements in the latter instance.

The City of Bixby has not granted unmitigated Waivers of sidewalks for housing additions since the January 11, 2010 "transitional period" Waivers of sidewalks for the *Chisholm Ranch/Villas* and *River's Edge* housing additions. Options extended to and utilized by developers since include:

1. Alternative sidewalk locations (e.g. *Somerset* constructing sidewalks to/through Bixby Public Schools and *LifeChurch.tv* properties and *River Trail II* trail construction option versus sidewalk),
2. Payment of fee-in-lieu into a City of Bixby escrow account for sidewalk construction on future street improvement projects (extended to, but not utilized by *Southridge at Lantern Hill*), and
3. Payment of fee-in-lieu into a City of Bixby escrow account for onsite sidewalk construction (extended to and expected to be utilized by *QuikTrip*).

Because the internal street network is so small and this is a gated subdivision with private streets, in lieu of *internal* sidewalks on one or both sides of 116th Pl. S., provided the linear distances equal, Staff would support a future Modification/Waiver of the Subdivision Regulations during the platting stage to allow construction of sidewalk extensions northerly and/or southerly along Mingo Rd., or by paying a fee-in-lieu as per # 2 above.

If internal sidewalks will be constructed, it appears that the proposed rights-of-way, at 30' in width, will not be adequate to contain a sidewalk (a 26' roadway leaves only ~1.5' on either side of both ~½' curbs), and so it appears it will be necessary to add a "Sidewalk Easement" along the streets. Alternatively, additional width could be added to the 30' current right-of-way / Reserve Area A width to accommodate the sidewalks.

The PUD Text pertaining to sidewalks should be replaced with new text such as: "Sidewalks shall be constructed by the developer along Mingo Rd. and Reserve Area B and shall be constructed by the developer or individual lot owners along all internal streets in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer." The Text should also explain plans for use of Sidewalk Easements or wider Reserve Area A / private street right-of-way.

Alternatively, the PUD Text pertaining to sidewalks should be replaced with new text describing intent to construct the sidewalk along the Mingo Rd. frontage only and use the alternative methods for internal sidewalk Modification/Waiver mitigation listed above.

<u>Surrounding Zoning and Land Use Compatibility</u>. Surrounding zoning is primarily RS-2, RS-3, and RE. See the case map for illustration of existing zoning patterns, which are described in the following paragraphs.

To the north, east, and south is single-family residential in *Southwood East* and *Southwood East Second* zoned RS-2 and single-family residential farther east in *The Park at Southwood* zoned RS-3.

Across Mingo Rd. to the west is single-family residential in *Amended Southwood Extended* zoned RE and in *Twin Creeks II* and *Twin Creeks* zoned RS-2.

The proposed RS-2 zoning and single-family residential housing addition development contemplated by this PUD would be consistent with the surrounding RS-2 and residential zoning and single-family land use patterns and represents a logical extension thereof.

For the past few years, the City Council has discussed with developers the minimum standards for houses to be constructed within in new housing additions in Bixby, and how proposals for such would compare to the same in other developments in context and in Bixby as a whole. Specifically, the City Council has previously considered (1) minimum house size and (2) minimum masonry content. These matters are always considered when granting a PUD entitlement to reduce lot widths or other bulk and area standards, as is the case in this application.

In 2012/2013, the City Council approved PUD 72, permitting the reduction of certain minimum bulk and area standards for what was later replatted as *Southridge at Lantern Hill* at 146th St. S. and Sheridan Rd. The City Council and the then-owner agreed to impose minimum standards as to house sizes and masonry as follows:

- 1,800 square foot minimum house size
- 100% minimum masonry to the top plate line.

In 2013, the City Council approved PUD 78, permitting the reduction of certain minimum bulk and area standards for "Willow Creek" at 131st St. S. and Mingo Rd. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- 1,500 square foot minimum house size
- 50% minimum masonry.

In 2014, the City Council approved PUD 82, permitting the reduction of certain minimum bulk and area standards for "Somerset" at 119th St. S. and Sheridan Rd. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- 75% minimum masonry
- Mature tree preservation.

The Preliminary Plat of "Somerset," as approved by the City Council, included:

- 2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses.

After a three (3) month long review process, on November 10, 2014, the City Council Conditionally Approved the "Conrad Farms" housing addition development for Comprehensive Plan amendment per BCPA-12, rezoning to RS-3 per BZ-377, and specific development plans per PUD 85 for approximately 136.48 acres between 151st St. S. and 161st St. S., Sheridan Rd. and Memorial Dr. The City observed that, in exchange for the special benefits afforded by amending the Comprehensive Plan and the PUD, the Applicant in that case proposed:

- 1,500 square foot minimum house size
- 100% minimum "masonry, or approved masonry alternatives" up to the first floor top plate, including:
  - 35% minimum brick
  - Approved masonry alternatives included "stucco, EIFS, and James Hardie fiber cement"
- Specific plans for neighborhood amenities, including the neighborhood clubhouse and entry features.

In November, 2014, the City Council approved a Preliminary Plat of "Pine Valley Addition." In accordance with its purview of land use restrictions required to attend a plat according to the Bixby Subdivision Regulations, the City observed that the Restrictive Covenants in that case proposed:

- 1,700 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses
- 100% / "full masonry."[1]

In November, 2014, the City Council approved the Final Plats of "Seven Lakes V" and "Seven Lakes VI." In accordance with its purview of land use restrictions required to attend a plat according to the Bixby Subdivision Regulations, the City observed that the Restrictive Covenants in that case proposed:

- 2,200 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses
- 100% masonry including brick, stone, or stucco.[2]

In January, 2015, the City Council approved straight RS-3 zoning per BZ-378 for the "Bridle Creek Ranch" housing addition of 50.76 acres at 9040 E. 161st St. S. The Council accepted the suggestion by City Staff that the minimum standards could be established by the Restrictive

[1] As recommended/required, one of the Conditions of Approval included that any changes to the DoD/RCs pertaining to the concerned restrictions cannot be amended unless such amendment is also approved by the City Council.

[2] At the time, Staff expressed concern about DoD/RCs allowing the minimum masonry standards to be waived by the subdivision's Architectural Committee (typically = developer) and recommended that the DoD/RCs provisions pertaining to minimum house size and masonry content cannot be amended without the approval of the City Council. These changes were included as the Council's modifications and/or Conditions of Approval. As recommended/required, the Applicant made the appropriate adjustments, including removing the waiver provision and relocating the concerned provisions to another section of the DoD/RCs requiring City Council approval for amendments, before the Final Plat was submitted and approved by CC January 26, 2015.

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Covenants of the plat, in lieu of a PUD as City Staff originally suggested. At the December 15, 2014 Planning Commission meeting, the Applicant stated that the houses would be:

- 1,600 square foot minimum dwelling size for one-story houses, and 2,000 square foot minimum for two-story houses
- 100% masonry to the top plate.

In January, 2015, the City Council approved the Final Plat of "Quail Creek of Bixby." In accordance with its purview of land use restrictions required to attend a plat according to the Bixby Subdivision Regulations, the City observed that the Restrictive Covenants in that case proposed:

- 2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses
- 75% masonry including brick, natural rock, or stucco.[3]

On 07/27/2015, the City Council approved PUD 90, permitting the reduction of certain minimum bulk and area standards for "Chisholm Ranch Villas II" at 10158 E. 121st St. S. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- 2,000 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses
- 100% masonry excluding windows and beneath covered porches.
- Minimum 10/12 roof pitch, with provisions for "Architectural Committee" waiver.

On 08/24/2015, the City Council approved straight RS-3 zoning per BZ-384 for the "Presley Heights" housing addition of 42.488 acres at the 2800-block of E. 141st St. S. The Council accepted the suggestion by City Staff that the minimum standards could be established by the Restrictive Covenants of the plat, in lieu of a PUD as City Staff also suggested. At the August 17, 2015 Planning Commission meeting, the Applicant stated that the houses would be:

- 2,000 square foot minimum dwelling size for one-story houses, and 2,500 square foot minimum for two-story houses
- 100% masonry for first stories, except underneath porches, windows, and doors.

As the above listing indicates, minimum standards vary by application and consider contextual factors specific to each development site.

[3] Staff expressed concern about DoD/RCs Section IV.E allowing the minimum masonry standards to be waived by the subdivision's Architectural Committee (typically = developer). The City Council required that the City Council also approve any waivers of the masonry requirement and that the DoD/RCs provisions pertaining to minimum house size and masonry content cannot be amended without the approval of the City Council.

The plat of *Twin Creeks*, recorded 09/03/1999, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- 2,000 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses
- 50% masonry excluding windows and doors, with provisions for "Architectural Design Committee" waiver
- Minimum 8/12 roof pitch over at least 75% of horizontal area covered by roof, with an absolute minimum 4/12 roof pitch, with provisions for "Architectural Design Committee" partial waiver.

The plat of *Twin Creeks II*, recorded 11/06/2000, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- 2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses
- 50% masonry excluding windows and doors, with provisions for "Architectural Design Committee" waiver
- Minimum 8/12 roof pitch over at least 75% of horizontal area covered by roof, with an absolute minimum 4/12 roof pitch, with provisions for "Architectural Design Committee" partial waiver.

The plat of *Twin Creeks III*, recorded 04/07/2003, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- 2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses
- 50% masonry excluding windows and doors, with provisions for "Architectural Design Committee" waiver
- Minimum 9/12 roof pitch over at least 75% of horizontal area covered by roof, with an absolute minimum 4/12 roof pitch, with provisions for "Architectural Design Committee" partial waiver.

The plat of *Twin Creeks III Extended*, recorded 02/13/2004, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- 2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses
- 75% masonry excluding windows and doors, and 100% masonry for exteriors facing a public street
- Minimum 9/12 roof pitch over at least 75% of horizontal area covered by roof, with an absolute minimum 4/12 roof pitch.

The plat of *Twin Creeks Villas*, recorded 06/26/2003, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- 1,800 square foot minimum dwelling size

- 60% masonry excluding windows and doors, and 100% masonry for front and "Common Use Easement" side yard façades, with provisions for "Architectural Design Committee" waiver
- Minimum roof pitch of "combination of 14/12 sides and 9/12 over [at least] 75% M/L [of horizontal area covered by roof]," with an absolute minimum 6/12 roof pitch, except for a 4/12 pitch over porches or covered patios, with provisions for "Architectural Design Committee" partial waiver.

As it pertains to minimum standards for individual home construction, this PUD 91 proposes:

- 2,400 square foot minimum dwelling size
- 100% masonry to the first floor top plate excluding windows, covered porches, and patios.

Staff believes that the proposed minimum standards for home construction are substantially consistent with the nearby "Twin Creeks" subdivisions and with recent precedents for such standards as approved in Bixby for the past few years, and exceeds those of the comparable *Twin Creeks Villas* subdivision.

For all the reasons outlined above, Staff believes that PUD 91 would be consistent with the surrounding zoning, land use, and development patterns and is appropriate in recognition of the available infrastructure and other physical facts of the area.

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.

Staff believes that the prerequisites for PUD approval per Zoning Code Section 11-7I-8.C are met in this application.

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 and rezoning applications generally. Therefore, Staff recommends Approval of both requests, subject to the following corrections, modifications, and Conditions of Approval:

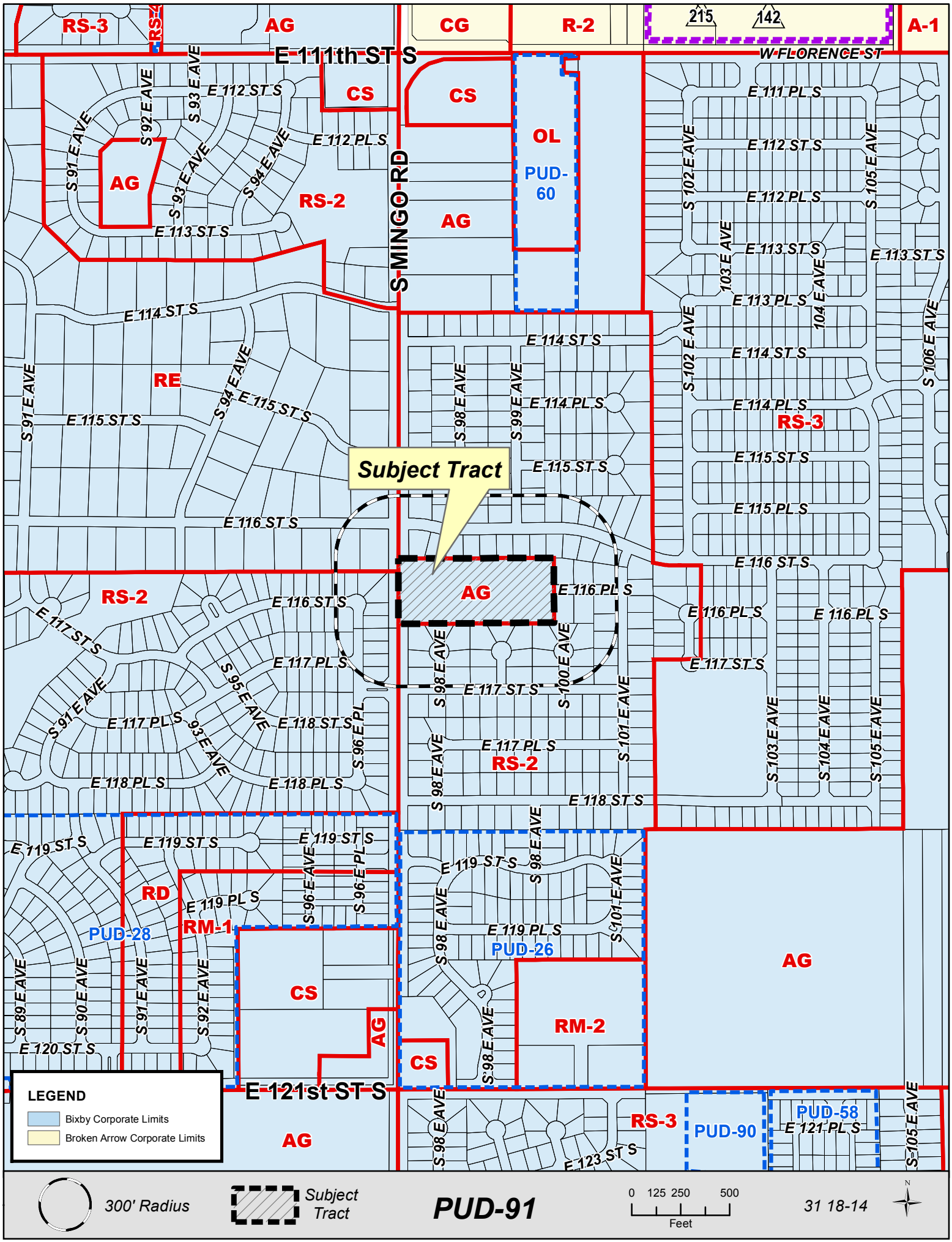
1. The approval of RS-2 zoning shall be subject to the final approval of PUD 91 and vice-versa.
2. Subject to the satisfaction of all outstanding Fire Marshal, City Engineer, and City Attorney recommendations. This item will be addressed by language to this effect in the "Development Concept" and "Site Plan Review" sections of the PUD Text (if the latter is retained).
3. Please update all PUD number blanks with number 91.
4. Please update all BZ- number blanks with case number BZ-385.
5. PUD Text: Development Concept: First Paragraph: Please identify by name the one (1) Development Area (DA), such as "Development Area A," label the one (1) DA on Exhibit B, and specify name with the Development Standards.
6. PUD Text: Development Concept: First Paragraph: Please clarify sentence such as "This PUD is being requested in conjunction with an application for zoning change to RS-2 per BZ-385."
7. PUD Text: Development Concept: First Paragraph: Please clarify sentence such as "One reserve will consist of a private gated street right-of-way with the other reserve containing the "wet-design" stormwater detention facility."
8. PUD Text: Development Concept: Second Paragraph: Please clarify sentence such as "… "wet-design" stormwater detention facility..."
9. PUD Text: Development Standards: Permitted Uses: Please replace term "Ordinance" with "Code."
10. PUD Text: Development Standards: Permitted Uses: Does not appear to provide for Use Unit 5 passive recreational uses (such as private park) in Reserve Area B, as is suggested by the PUD Text language pertaining to same. Alternatively, a sentence may be added that refers to additional uses in the "Reserve Area 'A'" and "Reserve Area 'B'" sections that follow, provided the Reserve Area B section specifies Use Unit 5.
11. PUD Text: Development Standards: Reserve Area 'B': Please capitalize "The Village at Twin Creeks" as used elsewhere throughout the PUD document and the Preliminary Plat of "The Village at Twin Creeks."
12. PUD Text: Development Standards: Reserve Area 'B': Please clarify such as "…construction of a stormwater detention facility…"
13. PUD Text: Development Standards: Reserve Area 'B': Please add a Minimum Land Area standard to address the fact that most of the lots will only have benefit of 15' of R/W, and so would need the 10,875 square foot minimum land area standard of the RS-2 district relaxed.

14. PUD Text: Development Standards: The minimum livability space is essentially defined as the unpaved part of a residential lot. The Exhibits do not indicate likely house sizes on the lots. A sentence in the Reserve Area B section pertains to the potential transfer of livability area to residential lots, as provided in Zoning Code Section 11-7I-5.C, but this section should be enhanced to make the transfer or provide for the mechanism of transfer. The minimum livability area standard of the RS-2 district is 5,000 square feet, which would require a grand total of ~2.5 acres of livability space for the 22 lots proposed. Please consider providing a typical lot site plan, to demonstrate this relationship to Staff and the Planning Commission and demonstrate that the standard will be met. Alternatively, please run calculations to determine whether this provision and the lot area of Reserve Area B will be adequate to cover all livability space required. If not, consider providing a reduced livability space standard in the Development Standards and specifically provide that this relieves compliance from Zoning Code Section 11-7I-5.C.
15. PUD Text: Development Standards: Private Streets: Please correct typo in term "Association."
16. PUD Text: Development Standards: Private Streets: Please acknowledge that the 30' private street R/W width will require a Modification/Waiver of the Subdivision Regulations, which will be requested with the [Preliminary] Plat application.
17. PUD Text: Development Standards: Drainage & Utilities: Final Sentence: Please correct typo in term "platting."
18. PUD Text: Development Standards: Drainage & Utilities: Final Sentence: Please remove words "and site plan."
19. PUD Text: Development Standards: Access and Circulation: The term "crash gate" may be inappropriate. Please coordinate with Fire Marshal on appropriate terminology.
20. PUD Text: Development Standards: Access and Circulation: The PUD Text pertaining to sidewalks should be replaced with new text such as: "Sidewalks shall be constructed by the developer along Mingo Rd. and Reserve Area B and shall be constructed by the developer or individual lot owners along all internal streets in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer." The Text should also explain plans for use of Sidewalk Easements or the sizing of Reserve Area A / private street right-of-way with adequate width to accommodate the sidewalks.

    Alternatively, the PUD Text pertaining to sidewalks should be replaced with new text describing intent to construct the sidewalk along the Mingo Rd. frontage only and use the alternative methods for *internal* sidewalk Modification/Waiver mitigation listed above.
21. PUD Text: Development Standards: Access and Circulation: Please add appropriate language such as "Limits of No Access (LNA) will be imposed by the future plat along the Mingo Rd. frontage, except at the street intersection. The location of the curb cut and design of the intersection shall be approved by the Fire Marshal and City Engineer."
22. PUD Text: Development Standards: Screening Walls and Fences: Text here indicates intent to construct a screening wall along Mingo Rd. Please describe intent to include same within a Reserve Area or "Fence Easement" by the plat of "The Village at Twin Creeks," or what other method will be employed for this common neighborhood feature.

If an entry sign and/or landscaping will also be employed, please describe here or elsewhere in the PUD Text as appropriate (Zoning Code Sections 11-7I-8.B.1.e and .f).

23. PUD Text: Development Standards: Site Plan Review: A site plan does not appear to be necessary for a housing addition development. See Zoning Code Sections 11-7I-8.B.5. Please remove this section or explain.
24. PUD Text: Schedule of Development: Please remove ambiguity by restating such as "late fall or early winter 2015:2016."
25. PUD Exhibit(s): If known at this time and agreeable to the Fire Marshal, please represent and identify the location(s) of the proposed gates.
26. PUD Exhibit(s): As discussed during the pre-application coordination meetings held November 24, 2014 and July 31, 2015 and/or the TAC Meeting held September 02, 2015, the gate setback and/or other gate design requirements may cause need for a reconfiguration of the subdivision at the west entrance. Any necessary modifications should be reflected in the PUD Exhibits as appropriate.
27. PUD Exhibit(s): Please identify 20'-wide area as "Emergency Access Drive" or similarly as appropriate.
28. PUD Exhibit(s): Should dimension the intended roadway width.
29. PUD Exhibit(s): Should be amended to represent sidewalks and label their widths.
30. PUD Exhibit(s): Should represent Limits of No Access (LNA).
31. PUD Exhibit(s): PUD Text Section entitled "Screening Walls and Fences" indicates intent to construct a screening wall along Mingo Rd. Please represent on appropriate Exhibit(s). If an entry sign and/or landscaping will also be employed and the design of such entry features is known at this time and agreeable to the Fire Marshal, please represent on appropriate PUD Exhibit(s) (Zoning Code Sections 11-7I-8.B.1.e and .f).
32. Exhibit B: Discrepancies with Preliminary Plat of "The Village at Twin Creeks" observed for certain dimensions and angle/bearing information. See especially within and along Reserve Area B and Lot 1, Block 1. Please reconcile or remove.
33. Exhibits A : F: Please reconcile Exhibit titles with "The Village at Twin Creeks" as used elsewhere throughout the PUD document and the Preliminary Plat of "The Village at Twin Creeks."
34. For the recommended Conditions of Approval necessarily requiring changes to the Text or Exhibits, recognizing the difficulty of attaching Conditions of Approval to PUD ordinances due to the legal requirements for posting, reading, and administering ordinance adoption, please incorporate the changes into appropriate sections of the PUD, or with reasonable amendments as needed. Please incorporate also the other conditions listed here which cannot be fully completed by the time of City Council ordinance approval, due to being requirements for ongoing or future actions, etc. Per the City Attorney, if conditions are not incorporated into the PUD Text and Exhibits prior to City Council consideration of an approval ordinance, the ordinance adoption item will be Continued to the next City Council meeting agenda.
35. A corrected PUD Text and Exhibits package shall be submitted incorporating all of the corrections, modifications, and conditions of approval of this PUD: two (2) hard copies and one (1) electronic copy (PDF preferred).


Subject Tract
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W FLORENCE ST
S MINGO RD
E 121st ST S
RS-3
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R-2
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PUD-60
RS-2
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RM-2
PUD-28
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PUD-90
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LEGEND
Bixby Corporate Limits
Broken Arrow Corporate Limits
300' Radius
Subject Tract
PUD-91
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Feet
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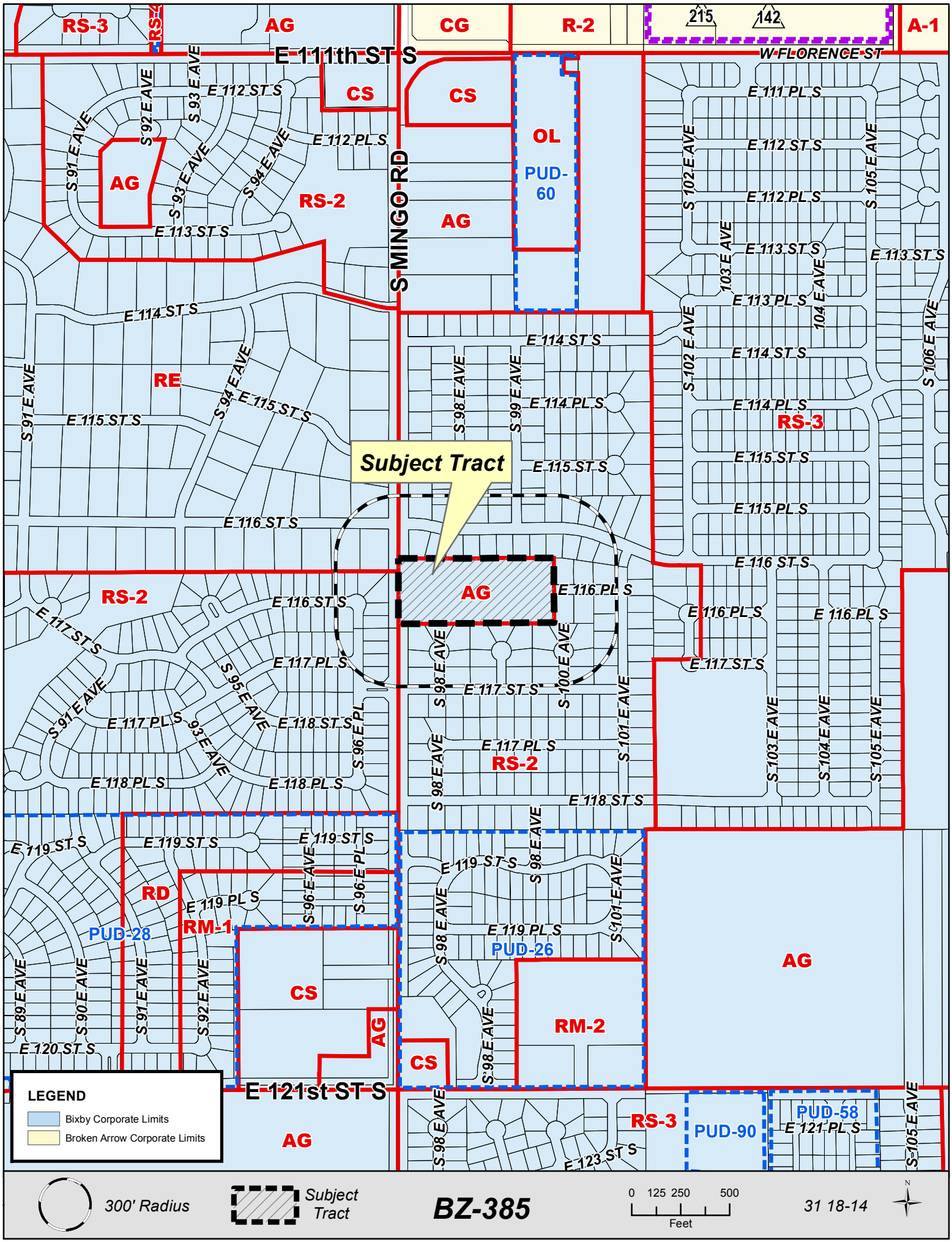
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LEGEND
Bixby Corporate Limits
Broken Arrow Corporate Limits
300' Radius
Subject Tract
BZ-385
0 125 250 500
Feet
31 18-14
N

CITY OF BIXBY

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

Engineering Department Memo

To: Erik Enyart, City Planner

From: Jared Cottle, PE

CC: Bea Aamodt, PE
File

Date: 08/28/15

Re: The Village at Twin Creeks
PUD Review

General Comments:

1. The conceptual water and sanitary sewer utility layout conforms to the approach discussed during the pre-development meeting. However, sufficient Utility Easements must be provided for the water and sewer utilities shown.
2. Fire hydrant locations and emergency vehicle access and circulation must be approved by the Fire Marshall.
3. The site falls within the Haikey Creek drainage basin and the proposed discharge for the detention facility will be into the borrow ditches along the east side of Mingo. Roadside improvements may be required to adequately convey the new point discharge to downstream storm water facilities.
4. A Drainage Report will be required for the project and must provide a detailed evaluation of pre and post-development runoff onto adjacent properties.

CITY OF BIXBY FIRE MARSHAL

Memo

To: Erik Enyart, AICP, City Planner

From: Joey Wiedel

Date: 09-01-2015

Re: PUD 91 "The Village at Twin Creeks"

PUD 91 "The Village at Twin Creeks" are approved by this office with the following conditions:

1. Fire Hydrants shall be installed at the main entrance and no further than 600 feet separation thereafter. All hydrants shall be operable before construction begins.
    - Brand- AVK or Mueller , Color- Chrome Yellow
2. Fire line supporting the fire hydrants shall be looped.
3. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction of homes. (IFC 2009 Appendix D)
4. Gates:
    - Security gate/barricade construction submittals shall be submitted to this office for approval.
    - Approved access gate shall be installed utilizing a Knox Rapid Entry System.
    - Signage and fire lane signage shall be installed.
    - Security gate/barricade shall be in compliance with City of Bixby Ordinance 9-7-2.
5. Grades for fire department access roads shall not exceed 10%.
6. Fire flow test and report shall be provided prior to final site plan approval.

Joey Wiedel

Joey Wiedel

09-01-2015

Date

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MINUTES
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES
113 W. DAWES AVE.
BIXBY, OK 74008
September 02, 2015 – 10:00 AM

MEMBERS PRESENT
Jim Peterson, *BTC Broadband*

STAFF PRESENT
Erik Enyart, AICP, City Planner, City of Bixby
Joey Wiedel, Fire Marshal, City of Bixby

OTHERS PRESENT
Alan Betchan, PE, CFM, *AAB Engineering, LLC*
Jason Mohler, PE, *Cedar Creek Consulting, Inc.*

1. Erik Enyart called the meeting to order at 10:00 AM.

Jason Mohler was the only design professional in attendance. Erik Enyart asked, and Mr. Mohler stated that he was the only one expected to attend for the Chateau Villas applications, as Kevin Jordan was out of the country and the architect is in the Kansas City area. Mr. Enyart stated that, due to those in attendance at this time, the agenda items would be taken out of order and the Chateau Villas items would be discussed together at this time.

3. **Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and review of a Preliminary Plat and a Final Plat for "Chateau Villas," approximately 23 acres 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. 121st St. S.

4. **BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81).** Discussion and review of a PUD Detailed Site Plan and building plans for "Chateau Villas," a Use Unit 8 multifamily residential and commercial development for approximately 23 acres 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. 121st St. S.

Erik Enyart introduced the two (2) related items and summarized the location and the situation. Mr. Enyart recounted the zoning and development review history of the subject property, including the PUD and rezoning in late 2013, the approval of the rezoning and PUD by ordinance in early 2014, the ordinance provision allowing the reversion of the former PUD and underlying zoning patterns if the PUD were abandoned, due to the developer not being in title to the property, the developer's acquisition of the 16-acre tract in mid-2014, the family-related complications delaying the

acquisition of the 7-acre tract on Memorial Dr. with the split-level house, the developer's acquisition of the 7-acre tract in late 2014, the resumption of development plans with PUD 81 Major Amendment # 1 in early 2015, to allow for the change to four (4) stories with elevators and the modification of masonry standards, the departure of Larry Kester with Architects Collective prior to Major Amendment approval, and the engagement of the new architect which allowed the approval of the Major Amendment in June, 2015.

Alan Betchan arrived around this time. Erik Enyart noted to Alan Betchan that the agenda items had been taken out of order and the Chateau Villas items were being discussed at this time.

Erik Enyart asked Alan Betchan if he was still engaged with the Chateau Villas project from a drainage and FEMA LOMR standpoint. Mr. Betchan stated that it depended on the final design and the inclusion of other properties, but that the development design was being handled first. Mr. Enyart confirmed that, upon the completion of the civil site design and completion of construction, Mr. Betchan would be doing the LOMR. Mr. Betchan noted that the development had a couple different options as to final drainage/LOMR design. Mr. Betchan described the downstream channel modifications completed so far, and the other channel modifications and grading yet to be completed on the subject property, which would be related to an upstream development area if included in the overall design.

Erik Enyart noted that the Applicant was seeking approval of the Preliminary Plat, Final Plat, and PUD Detailed Site Plan. Mr. Enyart noted that review comments requiring changes on one will likely require changes on the other. Jim Peterson confirmed that all of these applications were being proposed at once, and noted that a lot of work was still required. Jason Mohler noted how much work had to be done to get the project to this point so quickly. Mr. Mohler confirmed with Erik Enyart that the applications would be on the September 21, 2015 Planning Commission agenda and September 28, 2015 City Council agenda. Mr. Mohler stated that his clients would like to "move dirt" this Fall. Mr. Mohler stated that the developer would like to start the grading and utility work in the Fall, and that the Building Permit issuance would follow subsequently.

Joey Wiedel noted that the site and building designs had changed, and asked about the building heights. Mr. Wiedel referred to correspondence provided by the previous Architect Larry Kester regarding site and building plan modifications offered in order to allow the buildings to go up to a 50' maximum height. Jason Mohler stated that he would ask the architect to come down and visit with Mr. Wiedel to discuss these architectural matters.

Joey Wiedel discussed with Jason Mohler and Alan Betchan the 150' maximum hose-lay requirement with [buildings employing fire sprinkler systems]. Mr. Wiedel discussed the standard in relation to the large, long buildings fronting the stormwater retention pond in *121st Center*. Alan Betchan asked if standpipes could be used, and Mr. Wiedel indicated agreement. Mr. Wiedel discussed the history behind the 4th story and 50' building height from the Fire Department's standpoint. Erik Enyart noted that there had been concern for setting a precedent for allowing four (4) stories and 50', along the lines of, 'if we do it once, we may be asked to do it again, and then what?'

Joey Wiedel asked about the commercial building. Erik Enyart stated that the building was represented on the plans but no elevations were provided. Jason Mohler and Mr. Wiedel discussed that the building was "conceptual" in nature. Mr. Enyart stated that the City gets excited when things show upon plans, because it then had to determine how to respond to them. Mr. Enyart indicated the building should be labeled as "conceptual" since it was not a part of what was being built at this time.

Joey Wiedel, Jason Mohler, and Alan Betchan discussed maximum hose-lay standards at 150', 200', 300', and 600' for the subject development, other development types, the subject development and other development types with other modifications, and all the same in certain other jurisdictions. Mr. Wiedel, Mr. Mohler, and Mr. Betchan discussed Fire Code Appendices B, C, and D. Mr. Wiedel explained that the City of Bixby had not adopted Appendices B or C, as certain other jurisdictions had. Mr. Wiedel discussed fire flow testing arrangements. Mr. Wiedel noted that the 14'-wide gates needed to be widened to 15'.

Discussion ensued pertaining to the hose-lay length standard, building heights and widths, standpipes, fire lane separation from the buildings pertaining to aerial fire suppression, and related matters. Erik Enyart confirmed with Jason Mohler that the plans showed paving up to the westerly buildings, with [first floor embedded garages]. Joey Wiedel referred to the letter from previous Architect Larry Kester. Erik Enyart indicated that the particulars offered within the letter were still in effect, since the letter became part of the PUD 81 Major Amendment # 1's approval document corpus.

Erik Enyart stated that a central review comment would be the representation of modifications to the existing stormwater retention pond in Reserve A of *121st Center*. Mr. Enyart stated that representing this presupposed that the developer would acquire the property or a controlling interest in it, such as would allow the developer to make modifications. Mr. Enyart stated that Kevin Jordan had asked him, prior to application submission, if it would be acceptable to show this on the PUD Detailed Site Plan, and he had said that it would be acceptable if it were labeled such that the improvements were subject to the developer acquiring the rights to modify the property. Mr. Enyart stated that he had considered it not appropriate to show such changes on the PUD entitlement documents, but for a PUD Detailed Site Plan, which should be 100% 'ready-to-built-as-shown,' this would be acceptable with the proper caveats.

Erik Enyart stated that he would be working on the Staff Report and would provide it to the Applicant as soon as he could finish it.

Erik Enyart asked Jim Peterson if he had any questions or comments from a utility standpoint. Mr. Peterson expressed concern that the plat showed no internal U/Es corresponding to building locations, or plans for service connection locations. Jason Mohler stated that there were perimeter U/Es but that water and sewer would both be private, and indicated that other utilities were expected to be so as well. Alan Betchan stated that the plat typically contains language that states that the gas company [and/or other utilities] gets a 5'-wide U/E, 2.5' on either side of wherever the gasline lies. Mr. Mohler stated that there would be a master meter and internal lines would be built to Public standards. Mr. Enyart stated that the City of Bixby likes water and sewer in greenspaces, and suggested that the other utility companies might also like that arrangement. Mr. Enyart noted that

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they had to sign off on the plat, and some of them may want specific, defined internal U/Es. Mr. Mohler and Mr. Peterson discussed the likelihood and likely particulars of Cox Communications providing service to the development.

Joey Wiedel discussed fire grading for Building A and the commercial building.

Erik Enyart noted that the new design was more "urban," and the configuration, including the clubhouse within the large building complex, was unique to this area. Jason Mohler stated that this was why Kevin Jordan had hired [*NSPJ Architects* of Prairie Village, KS], as multifamily was their specialty.

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

Erik Enyart stated that, hearing none, the meeting would proceed to the next item on the agenda.

2. **PUD 91 – "The Village at Twin Creeks" – AAB Engineering, LLC.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 6 acres in part of the W/2 of the W/2 of Section 31, T18N, R14E.
   Property Located: 11625 S. Mingo Rd.

Erik Enyart introduced the item and summarized the location and the situation. Mr. Enyart stated the PUD proposed a housing addition development with RS-2 underlying zoning and flexibility on lot widths and other bulk and area standards. Mr. Enyart stated that, as the City had been requesting, the PUD included development standards on minimum house sizes and 100% masonry, less trim. Mr. Enyart stated that there was a "wrinkle" in the schedule, as the newspaper did not publish the Public Notice in time, and so he had asked the Applicant if they wanted to ask the Chair to call a Special Meeting, subject to achieving quorum, or reschedule for the October Regular Meeting. Alan Betchan stated that he would like to have a Special Meeting, and Mr. Enyart agreed to make the request. Mr. Betchan indicated that he and his client would prefer not to use an Emergency Clause option on the approval ordinance. Mr. Enyart consulted his calendar and noted that the ordinance First Reading could occur October 12, 2015 and the Second Reading and adoption by majority vote could occur on October 19, 2015. Mr. Betchan clarified with Mr. Enyart that the application submission deadline for plats for the October 19, 2015 Planning Commission was September 21, 2015.

Joey Wiedel and Alan Betchan discussed gate location design matters and as it related to an amendment made to the Fire Code a couple years prior in response to a specific housing addition development.

Alan Betchan noted that the water and sewer would both be along the street, and that the developer would like franchise utilities to be in the backs of the lots. Erik Enyart confirmed with Mr. Betchan that the waterlines and sewerlines would be on opposite sides of the street. Mr. Betchan stated that sewer would be on the north side and water on the south side. Mr. Betchan noted that ONG would bore under the street. Mr. Betchan stated that the addition was being developed by High Pointe Homes and a second builder.

Alan Betchan confirmed with Joey Wiedel that the City would want the existing fire flow tested first, rather than testing the new line. Mr. Wiedel stated that, if the existing flows were poor, this would likely require the increase in the number of fire hydrants. Discussion ensued regarding fire flow standards and methods for meeting code requirements.

Discussion ensued pertaining to various rural water district and municipal water relations in the greater Tulsa area.

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

5. Old Business – None.

6. New Business – None.

7. Meeting was adjourned at 11:26 AM.

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BIXBY TAC MEETING
SIGN IN SHEET
Wednesday, September 02, 2015

NAME	COMPANY	PHONE
1. Erik Enyart	City of Bixby	918 366 4430
2. Jim Peterson	BTC Broadband	918-366-0253
3. Joey Wiedel	City of Bixby	918-366-0436
4. Alan Betchan	AAA Engineering	918-514-4883
5. Jason Mohler	Cedar Creek	918-619-2113
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24

The Village at Twin Creeks

Planned Unit Development No. XX
Zoning Case BZ-XXX
August 21, 2015

Owner:
116th & Mingo, LLC
11831 E 121st
Broken Arrow, OK 74011

CITY OF BIXBY
AUG 21 2015
RECEIVED
By
cf PUD91

Prepared By:
AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

25

Development Concept

The Village at Twin Creeks is a proposed gated residential community along the east side of South Mingo Road at approximately 116th Place South in the City of Bixby, Oklahoma. Exhibit A shows the surrounding areas of the PUD. The PUD is a Planned Unit Development overlay of an existing AG zoned parcel; see Exhibit E for existing zoning map. This PUD is in conjunction with a zoning change to RS-2. The project will be developed along RS-2 bulk and area requirements except as modified by this PUD. The majority of the existing site is vacant land with the exception of a single story residential house along with two metal sheds located in the middle of the site which will be razed and replaced with the proposed RS-2 residential uses. The PUD is an approximately 6 acre development and has one Development Area with two Reserve Areas as shown on Exhibit B. One reserve will consist of a private gated street with the other reserve containing the wet detention facility. The legal description for the PUD is shown on Exhibit F.

The gated access with private streets will create the exclusive feel the developers are intending for this project. A maximum of 22 lots is proposed for this PUD along with a wet detention facility that will serve as an amenity to the development. The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code.

Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

Development Standards

Gross Land Area	261,361 sq. ft.	6.00 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Ordinance within the RS-2 district, including all uses customarily accessary thereto.

Minimum Lot Width	60 ft.
Minimum Lot Area	7,500 sf.
Maximum Number of Lots	22
Minimum Setbacks	
Front yards	30 ft.*
Rear yards	25 ft.
Side yard (Both Sides)	5 ft.
Maximum Building Height:	48 ft.

*Measured from the edge of Reserve Area 'A'.

Reserve Area 'A '

Reserve Area 'A' shall be established by the owner for the construction of private streets providing access to each lot owner and their invitees to and from South Mingo Road. Gates, fencing, and landscaping, including all appurtenances incidental thereto, shall be allowed within Reserve Area 'A', provided all such improvements are approved by the City of Bixby prior to installation. Reserve Area 'A' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Reserve Area 'B'

Reserve Area 'B' shall be established by the owner for the construction of a detention facility and open space park. Such park shall be for the sole use and enjoyment of the lot owners with the Village at Twin Creeks and their invitees. All structures or improvements related to the detention function of the facility shall be constructed according to City of Bixby standards. Livability space within Reserve Area 'B' may be allocated to any lot or lots within the subdivision. Reserve Area 'B' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Private Streets

All streets within the PUD will be privately maintained by the Homeowner's Associate. All streets shall be constructed according to the City of Bixby minor residential public street standards provided that a minimum reserve width of 30' will be sufficient along 116th Street South with a minimum radius of 44' for

all cul-de-sacs. Streets shall be constructed with a minimum width of 26' face of curb to face of curb and a minimum radius of 40' within cul-de-sacs. Streets may be gated provided all such gates meet the access requirements of the City of Bixby Fire Marshal.

Drainage & Utilities

The majority of the site drains to the south and west towards the existing bar ditch along South Mingo Road. Detention will be provided with a wet detention facility in the south west portion of the site, which will also serve as an entrance feature to the development. The majority of the water from the development will be routed through the wet detention facility and then discharged to the existing bar ditch. The detention facility will be designed to reduce peak runoff rates to that of pre-developed conditions as required by the City of Bixby Engineering Design Criteria.

An existing 10" waterline runs north and south along the east side of South Mingo Road and an existing 6" waterline runs east and west along the south side of East 116th Place South and dead ends along the eastern property line of the PUD. A waterline extension will be constructed through the development to tie the existing 10" waterline to the existing 6" waterlines to provide fire protection and water service to the development.

An existing 8" sanitary sewer line is located along the southern property line of the PUD. A line will be extended off this existing line and ran along the north side of Reserve A to serve the site as required by the City of Bixby. The sanitary sewer line will service along the front of the proposed lots due to topographic constraints.

Other utility services are currently provided to the site and will continue to be provided via underground services. The required 17.5' perimeter utility easement may be reduced by wavier during the plating and site plan process. See attached Exhibit C for the conceptual improvements plan.

Access and Circulation

All streets within the development will be private and will largely conform the with the attached conceptual site plan. The primary entry to the subdivision will be derived from South Mingo Road as shown. A secondary "crash gate" access will be provided at the eastern end of the property where the existing 116th Place South currently dead ends. This will provide two points of access to the development as required by the City of Bixby Fire Marshal. Gates will be constructed to limit public access to subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Bixby Fire Marshal.

In keeping with the character of the development desired by the owner, sidewalks will not be constructed within the development. This will not reduce or eliminate any master planned pedestrian connectivity within the surrounding developments since no sidewalks currently extend to any portion of the property. Sidewalks will similarly not be constructed along Mingo since this is one of the last tracts with frontage left to development and not sidewalks have been constructed along Mingo Road to date.

Screening Walls and Fences

Interior fencing and/or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fencing along Mingo Road shall be 6' feet in height and consist of wood, masonry or wrought iron material or a combination thereof.

Architectural Requirements

All homes constructed within the PUD shall have a minimum square footage of 2,400 square feet with a minimum first floor square footage of 2,000 square feet. All homes shall be constructed of 100% masonry (stucco, stone, or brick) to the first floor top plate, excluding windows, covered porches, and patios.

Environmental Analysis

The site generally slopes from the north to south with minimal fall form the east to west along the southern boundary. The Tulsa County Soils survey defines the onsite soils as Okay Loam of varying grades. These soils are typically well drained and provide little issue to construction of a project as proposed. A geotechnical engineer has been contracted to perform a preliminary soils analysis but the results are not yet complete.

The attached Exhibit D depicts an aerial of the existing site as well as topography.

Site Plan Review

No building permit shall be issued until a site plan is submitted to and approved by the Bixby Planning Commission in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met prior to site plan approval. The final plat serve as this site plan.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

Schedule of Development

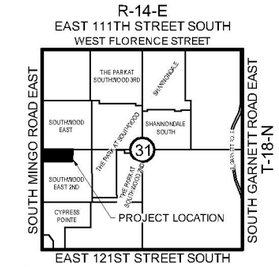
Development Construction is expected to begin in late fall or early winter.

Exhibit A

Surrounding Areas
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

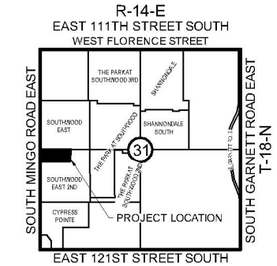
BEFORE YOU DIG CALL OKIE

Exhibit B

Conceptual Site Plan
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

AAB Engineering, LLC

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PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

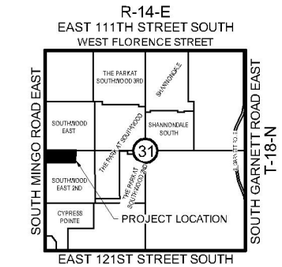
BEFORE YOU DIG CALL OKIE

Exhibit C

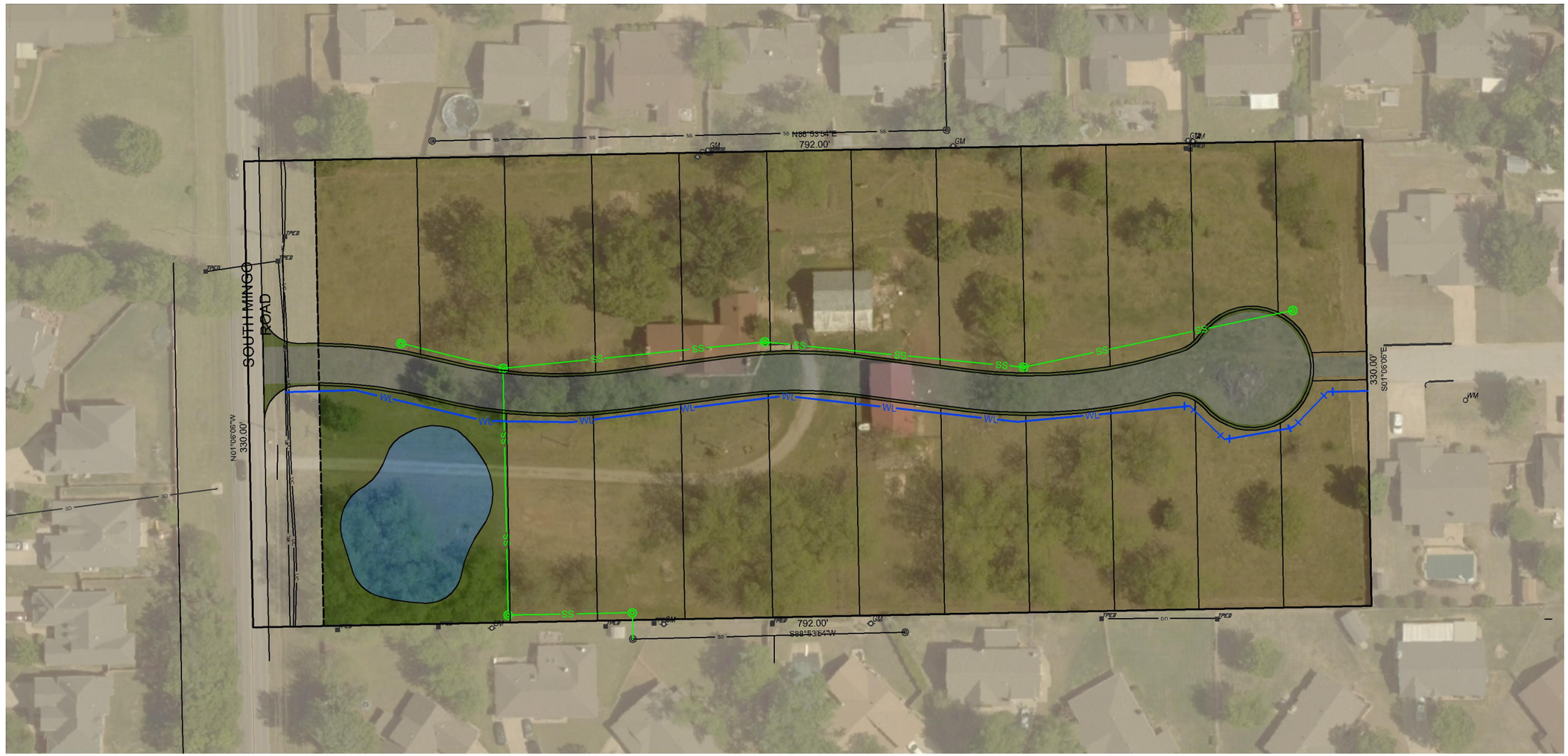
Conceptual Utilities Plan
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'



LEGEND

SS — PROFOSED SANITARY SEWER LINE
WL — PROFOSED WATER LINE

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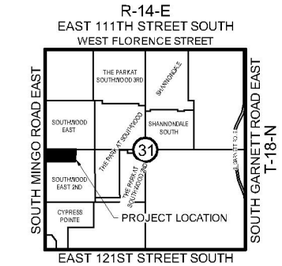
BEFORE YOU DIG CALL OKIE

Exhibit D

Existing Topo and Aerial
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

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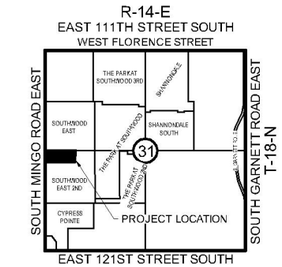
Exhibit E

Existing Zoning
for

Village at Twin Creeks

0 20 40 80
DRAWING SCALE: 1"= 40'



LOCATION MAP
SCALE: 1"=2000'

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Exhibit F

Legal Description
for

Village at Twin Creeks

A TRACT OF LAND IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION THIRTY-ONE (31), TWENTY-FIVE HUNDRED SEVENTY-EIGHT AND SEVENTY-EIGHT HUNDREDTHS (2578.78) FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION THIRTY~ONE (31); THENCE EASTERLY A DISTANCE OF SEVEN HUNDRED NINETY-TWO (792) FEET; THENCE SOUTHERLY THREE HUNDRED THIRTY (330) FEET; THENCE WESTERLY SEVEN HUNDRED NINETY-TWO (792) FEET; THENCE NORTHERLY THREE HUNDRED
THIRTY (330) FEET TO THE POINT OF BEGINNING,

SAID TRACT CONTAINING 261,360 SQUARE FEET OR 6.00 ACRES MORE OR LESS

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PLOT DATE: Fri, 21 Aug 2015 FILE: P:\1814\31-VILLAGE AT TWIN CREEKS\TWIN CREEK PUD