

AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
August 01, 2012 – 10:00 AM

1. Call to Order
2. **PUD 72 – Southridge at Lantern Hill – Lantern Hill, LLC.** Discussion and comment on a rezoning request for approval of a Planned Unit Development (PUD) for all of *Lantern Hill*.
Property Located: 146th St. S. and Sheridan Rd.
3. Old Business
4. New Business
5. Adjournment

Posted By: _____

Date: _____

Time: _____

Southridge at Lantern Hill

A residential development in the City of Bixby
Tulsa County, Oklahoma.

Planned Unit Development

Location:

Lantern Hill, an Addition to the City of Bixby, County of Tulsa, State of Oklahoma, According to the Recorded Plat Thereof. (Plat Number 6268) located north of 151st street south and west of Sheridan Road in Bixby, Oklahoma

Land Area:

Total land area 39.90 acres including street rights-of-way on Sheridan Road

Date Prepared:

July 19, 2012

Owner:

Lantern Hill, LLC

P.O. Box 35218

Tulsa, Oklahoma 74153

Prepared By:

Rosenbaum Consulting, LLC

2608 West Kenosha #304

Broken Arrow OK, 74012

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Project Description:

Southridge at Lantern Hill is a redevelopment of the existing Lantern Hill residential subdivision in Bixby. Lantern Hill was platted in 2008 with the full development of streets, sanitary sewer, water lines, storm sewers and lift station being fully constructed and accepted by the City of Bixby. The project is located approximately ½ mile north of South 151st Street East (Highway 64) and on the West side of Sheridan in Bixby, Oklahoma.

Due to market conditions the redevelopment of Lantern Hill is primarily based on a smaller lot size and excellent location to drive the residential market to this area of Bixby. With great access and a consistent market of residential home construction this PUD redevelopment will greatly improve the Southridge at Lantern Hill success and completion of an already beautiful site.

This Planned Unit Development (PUD) is an overlay covering the RS-3 zoning district and will generally follow RS-3 dimensional and density standards with certain notable exceptions. The purpose of this PUD is to modify the dimensional and development standards allowing the site to be developed into 60' minimum lot widths.

Any public utility systems within the project will not be impacted by this PUD and will remain in use throughout the project. There may be additional water and sewer services installed however no main line construction upgrades will be necessary. All streets are currently in place and no modifications will be necessary.

During the platting of Lantern Hill in 2008, there were three waivers addressed and approved at that time. The waivers are being added to this PUD for clarity and will not be changed in any way other than what was approved on the prior Lantern Hill development. These are included in the development standards shown later in the PUD text.

Design Standards

This PUD shall be developed in accordance with the Bixby Zoning Ordinance and the use and development regulations of the RS-3 district except as described below.

Use Regulations:

Permitted uses: All uses defined in the RS-3 zoning district and specifically residential development

Dimensional Standards:

Lot Width:

The minimum lot width proposed in the Southridge at Lantern Hill will be 60'.

All other dimensional standards will be as per RS-3 zoning guidelines.

Development Standards:

Transportation and Access:

The existing site has access along Sheridan at two locations and no changes to such are hereby proposed.

Previous waivers:

As mentioned the following three items were presented as waivers to the subdivision regulations and are being addressed within this PUD document –

- 1) 2:1 maximum depth-to-width ratio standard per subdivision regulations section 11-3-4.F – this requirement is requested to be waived for the redevelopment of the site as per this PUD document – due to the Lantern Hill project being complete and all infrastructure being already in place.
- 2) Stub-out street requirement per subdivision regulation section 12-3-2.C – this requirement is requested to be waived, as was previously done for Lantern Hill, due to all infrastructure being currently in place.
- 3) The 300' maximum length for a dead end/cul-de-sac street per subdivision regulations section 12-3-2.T for 147th street south – this requirement is requested to be waived, as was previously done for Lantern Hill, due to all infrastructure being currently in place.

Sidewalk waiver:

Current Lantern Hill development does not have, nor required sidewalks along Sheridan Road. With this PUD a sidewalk waiver is requested for removal of the requirement for sidewalks along Sheridan Road. Currently Sheridan Road is a two lane county maintained roadway with significant culvert upgrades required and addition of curbs and widening to meet arterial street standards.

General Provisions

Utilities:

Storm sewer, water, and sanitary sewer service already exist at the site. Franchise utilities will also serve the project with communications, gas and electric service as necessary. Coordination of any proposed modifications to the private franchise utilities will be done during the platting phase of the project.

Platting:

Prior to issuance of a certificate of occupancy a restrictive covenants, enforceable by the City of Bixby, setting forth the design standards of this approved Planned Unit Development shall be filed of record in the Office of the County Clerk. The required covenants may be filed in conjunction with a re-plat of the property or as a separate instrument.

Schedule:

The Southridge at Lantern Hill redevelopment is expected to proceed immediately upon completion of the planning and/or platting process.

Southridge at Lantern Hill

PUD #

Legal Description:

Southridge at Lantern Hill Planned Unit Development

Lantern Hill, an Addition to the City of Bixby, County of Tulsa, State of Oklahoma, According to the Recorded Plat Thereof. (Plat Number 6268).

