

# REQUEST FOR COMMENTS

## TECHNICAL ADVISORY COMMITTEE CITY OF BIXBY, OKLAHOMA

### Request for Comments by June 05, 2013

Please complete the following and fax to (918) 366-4416 or email to [eenyart \(at\) bixby \(dot\) com](mailto:eenyart@bixby.com)

- PUD 62 – Hawkeye – Major Amendment # 1.** Discussion and comment on a request for Major Amendment # 1 to PUD 62 for property located in the W/2 SE/4 of Section 15, T17N, R13E, which amendment proposes to increase the maximum number of residential lots, reduce setbacks, and make certain other amendments.

Property located: Northwest corner of the intersection of 151<sup>st</sup> St. S. and S. Kingston Ave.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Respondent Information

Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

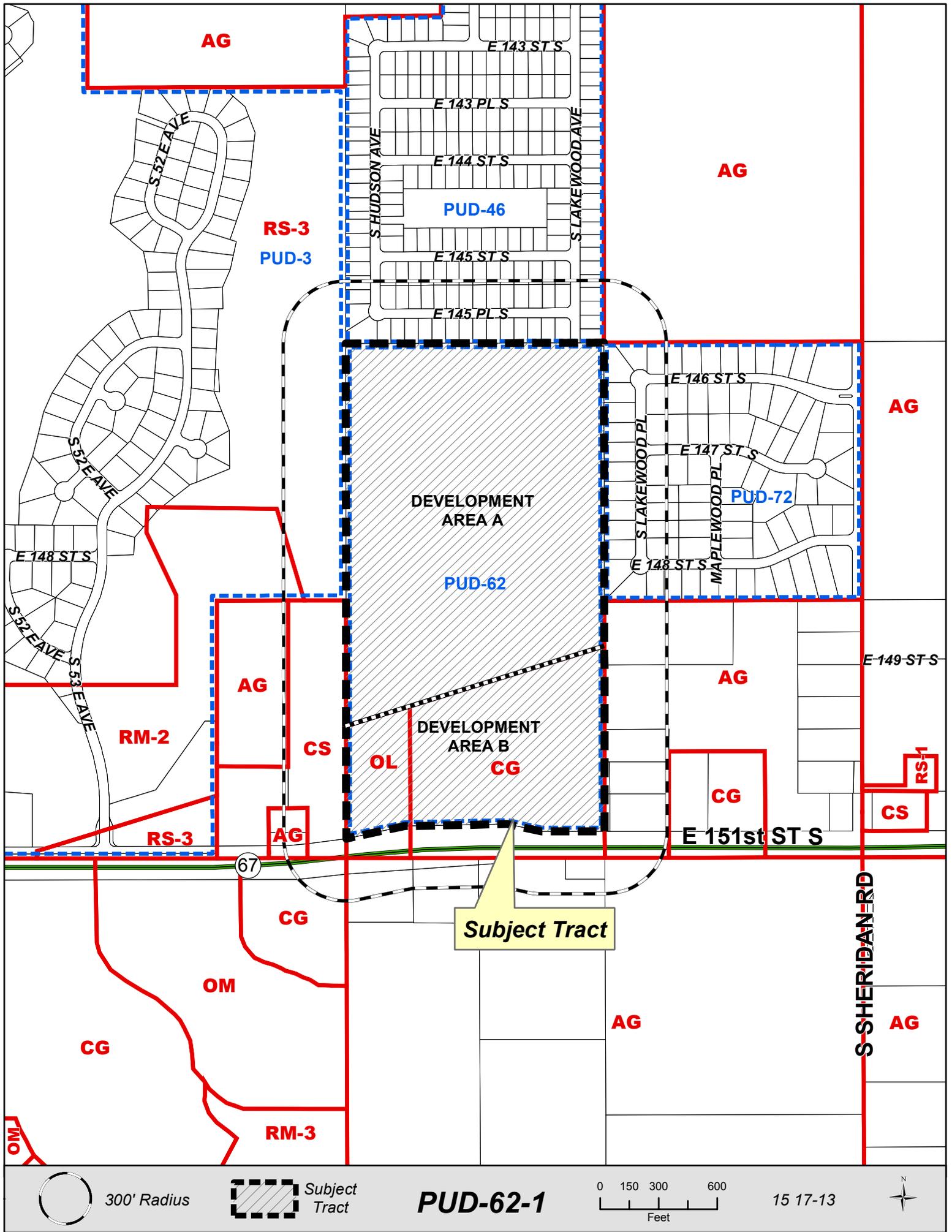
Phone Number: (\_\_\_\_) \_\_\_\_/\_\_\_\_ Fax Number: (\_\_\_\_) \_\_\_\_/\_\_\_\_

Email: \_\_\_\_\_

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

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

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



**AG**

E 143 ST S

E 143 PL S

E 144 ST S

**PUD-46**

E 145 ST S

E 145 PL S

**AG**

**RS-3**

**PUD-3**

S HUDSON AVE

S LAKEWOOD AVE

**AG**

E 146 ST S

E 147 ST S

**PUD-72**

E 148 ST S

DEVELOPMENT  
AREA A

**PUD-62**

S LAKEWOOD PL

MAPLEWOOD PL

E 149 ST S

**AG**

**AG**

**RM-2**

**CS**

DEVELOPMENT  
AREA B

**OL**

**CG**

**CG**

**RS-1**

**CS**

**RS-3**

**AG**

E 151st ST S

67

**CG**

**Subject Tract**

**OM**

**AG**

**AG**

S SHERIDAN RD

**CG**

**RM-3**

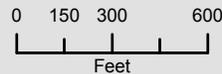


300' Radius



Subject  
Tract

**PUD-62-1**



15 17-13



Major Amendment to  
PUD 62

# Hawkeye

Bixby, Oklahoma



Tulsa Engineering & Planning Associates

9820 East 41<sup>st</sup> Street

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

05/17/2013

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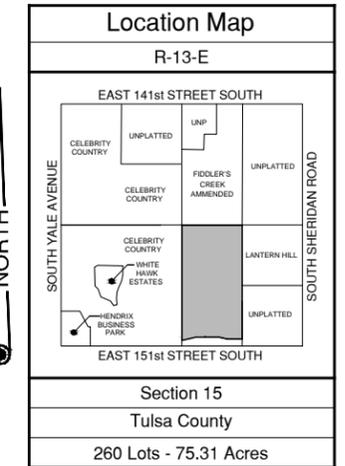
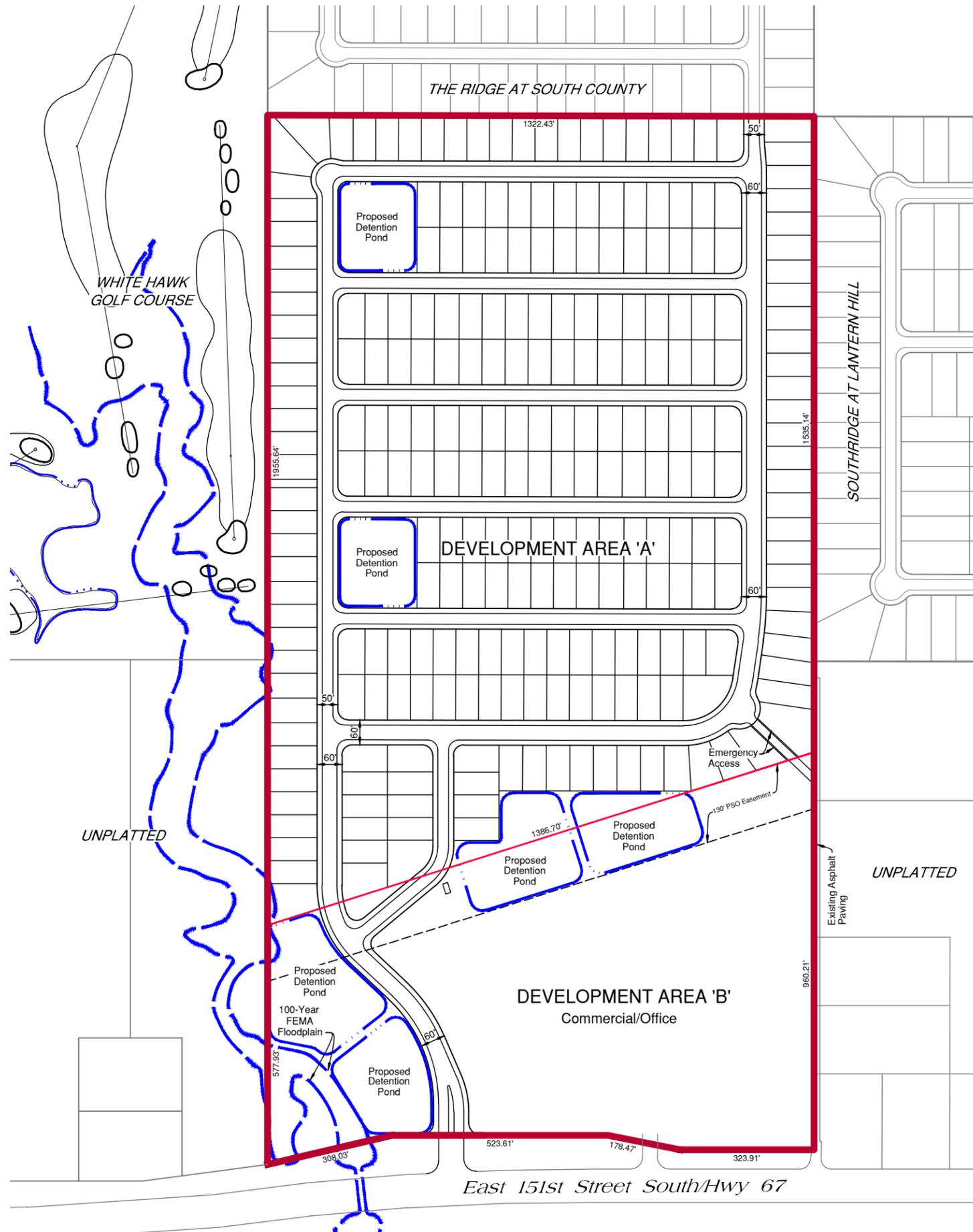
## I. NARRATIVE

The Hawkeye Planned Unit Development (PUD 62) was approved by the Bixby City Council on February 11, 2008. Hawkeye is a 75.31 acre mixed use development located on the north side of East 151<sup>st</sup> Street South/Hwy 67, approximately midway between South Sheridan Road and South Yale Avenue, east of the White Hawk Golf Course. The tract has approximately 1,320 feet of frontage along East 151<sup>st</sup> Street South/Hwy 67.

This Major Amendment to PUD 62 is submitted to request three revisions to the Development Standards for Development Area “A” (Residential). The requested modifications are as follows:

- 1). **Increase the Maximum Number of Dwelling Units from 250 to 265.** This increase of 15 dwelling units, represents an increase in residential density of 6.00%. The Maximum Number of Dwelling Units allowed, based on the 53.14 acres of underlying RS-3 zoning, would be 275.
- 2). **Reduce the following Minimum Building Setbacks -**
  - Front Yard from 25 ft. to 20 ft.
  - Rear Yard from 20 ft. to 15 ft.
- 3). **Reduce the Livability Space per Dwelling Unit from 3,500 SF to 2,500 SF.** When taking into account the Livability Space for Dwelling Unit and the detention ponds and open space area that will be provided, the total amount of Livability Space per Dwelling Unit will exceed 2,500 SF.

All other Development Standards for Development Area “A” (Residential) and Development Area “B” (Commercial General District) are to remain unchanged.



| DATA SUMMARY:          |                       |
|------------------------|-----------------------|
| TOTAL PROJECT AREA     | 75.31 Acres           |
| DEVELOPMENT AREA 'A' - |                       |
| Area                   | 52.99 Acres           |
| Maximum Number of Lots | 265                   |
| Project Density        | 5.0 DU/Acre           |
| Average Lot Size       | 55'x110'              |
| DEVELOPMENT AREA 'B' - |                       |
| Area                   | 22.32 Acres           |
| Maximum Floor Area     | 724,293 SF (0.75 FAR) |

EXHIBIT 'A'  
**HAWKEYE**

Conceptual Development  
 Plan