

**AGENDA**  
**TECHNICAL ADVISORY COMMITTEE**  
**CONFERENCE ROOM**  
**DAWES BUILDING CITY OFFICES**  
**113 WEST DAWES AVE**  
**BIXBY, OK 74008**  
**September 04, 2013 – 10:00 AM**

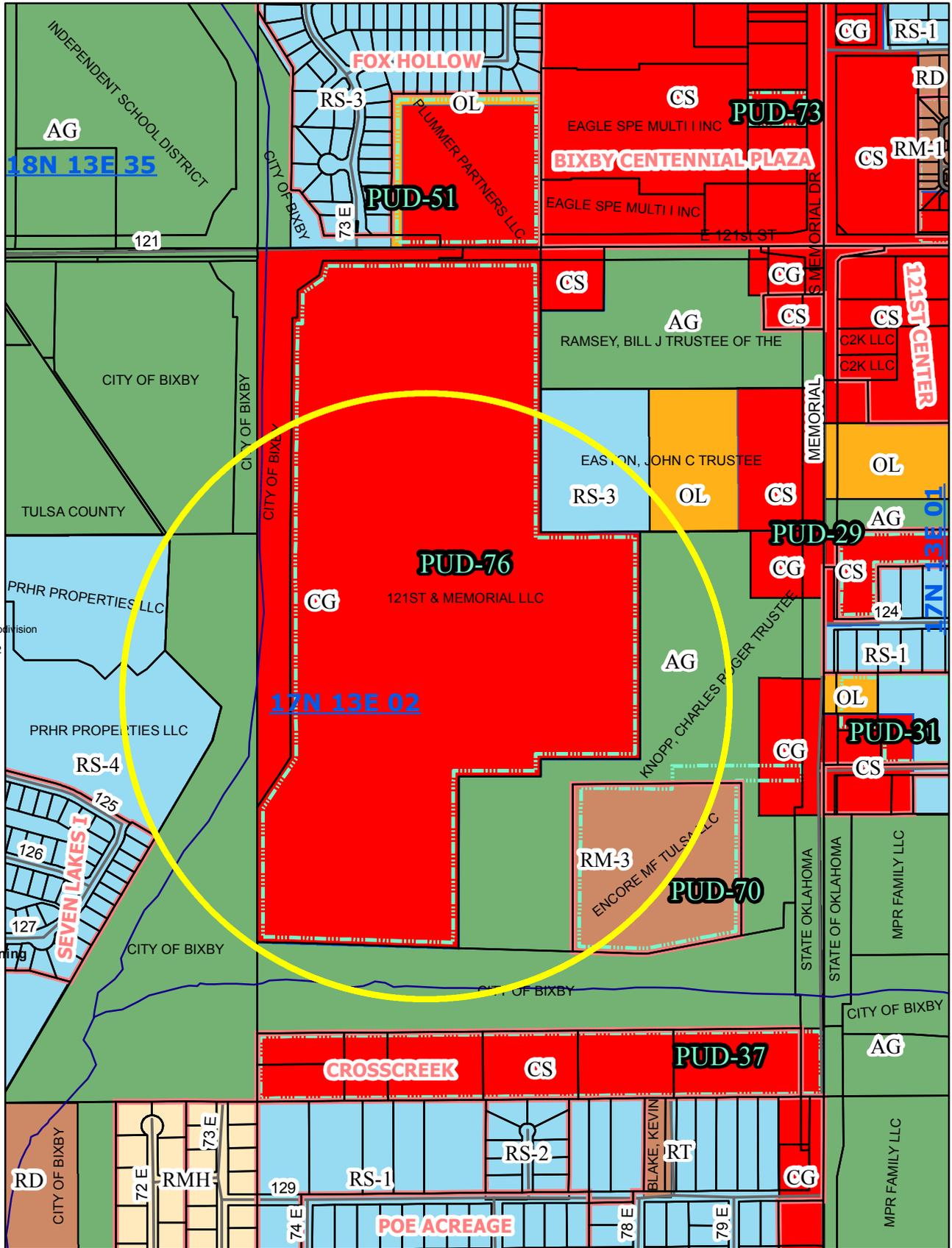
1. Call to Order
2. **PUD 76 – Scenic Village Park – Major Amendment # 1.** Discussion and review of Major Amendment # 1 to PUD 76 for approximately 70 acres located in the E/2 of Section 02, T17N, R13E, which amendment proposes modifying development area boundaries, making certain changes to land uses, making certain changes to development standards, adjusting the alignment of the collector road system, and making certain other amendments.  
Property Located: South and west of the intersection of 121<sup>st</sup> St. S. and Memorial Dr.
3. **PUD 62 – Hawkeye – Minor Amendment # 1.** Discussion and review of Minor Amendment # 1 to PUD 62 for property located in the W/2 SE/4 of Section 15, T17N, R13E, which amendment proposes to provide for a cul-de-sac street design for Kingston Ave., provide certain requirements pertaining thereto, and make certain other amendments.  
Property located: Northwest corner of the intersection of 151<sup>st</sup> St. S. and Kingston Ave.
4. Old Business
5. New Business
6. Adjournment

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

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

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

# PUD 76 – Scenic Village Park – Major Amendment # 1



- bixby\_streams
- Tulsa Parcels 08/13
- WagParcels 01/13
- TulSubdivision
- WagonerCounty\_Subdivision
- WagRoads\_Aug2012
- E911Streets
- PUD
- Tulsa\_Zoning**
- <all other values>
- ZONE\_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- WagonerCounty\_Zoning**
- <all other values>
- ZONE\_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- bixby\_s-t-r
- county



## **SCENIC VILLAGE PARK**

PUD 76 Major Amendment #1

69 acres west of the Southwest Corner of  
East 121<sup>st</sup> Street South and South Memorial Road

Bixby, Oklahoma

**Applicant/Owner:**

121<sup>st</sup> and Memorial, LLC  
c/o Rick Dodson, Manager  
6205 E. 105<sup>th</sup> Street  
Tulsa, OK 74137  
dodsonbuilding@cox.net

**Development Engineer:**

Tanner Consulting, LLC  
c/o Ricky Jones  
5323 South Lewis Avenue  
Tulsa, OK 74105  
ricky@tannerbaitshop.com

August 16, 2013

## TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept	3
Exhibit A	Aerial Photography
Exhibit B	Overall Conceptual Site Plan
Exhibit C	Development Area Diagram
Exhibit D	Current Zoning Map
Exhibit E	Comprehensive Plan Map
Exhibit F	Existing and Proposed Utility Layout
Exhibit G	Environmental Analysis
II. Development Standards	
Development Area C	4
Development Area D	5
Development Area F	6
Development Area G	7
III. General Provisions and Development Standards	
A. Restricted Uses	8
B. Landscaping and Screening	8
C. Lighting	8
D. Off Street Parking	8
E. Access and Circulation	8
F. Signs	9
G. Utilities and Drainage	9
H. Parcelization	10
I. Transfer of Allocated Floor Area	10
J. Detailed Site Plan Review	10
K. Platting Requirement	10
L. City Department Requirements	10
IV. Expected Schedule of Development	11
V. Legal Description	12
Exhibit I - Legal Description	

## **I. DEVELOPMENT CONCEPT**

Planned Unit Development No. 76 (hereinafter “PUD 76”) which was approved by the Bixby City Council on March 25, 2013 consists of approximately 92 acres and is located on the south side of East 121<sup>st</sup> Street South, west of South Memorial Drive. PUD 76 contains eight development areas permitting mixed uses including assisted living, commercial, office and residential. During the City Council hearing, multi-family uses were excluded from the original approval recommendation by the Bixby Planning Commission. A subdivision plat including Development Areas “A”, “B” and “E” (Scenic Village Park, document #6477) was filed with the Tulsa County Clerk on June 20, 2013.

PUD 76 Major Amendment #1 (this application) proposes to modify certain development areas in size and by adding both residential single-family detached and residential attached uses to certain areas. The alignment of South 74<sup>th</sup> East Avenue has been slightly altered in order to accommodate the single-family uses. The additional uses proposed in the major amendment are uses allowed by the underlying zoning and consistent with the Bixby Comprehensive Plan.

# Scenic Village Park

## EXHIBIT A

### AERIAL PHOTOGRAPHY OF EXISTING CONDITIONS



# Scenic Village Park

## EXHIBIT B

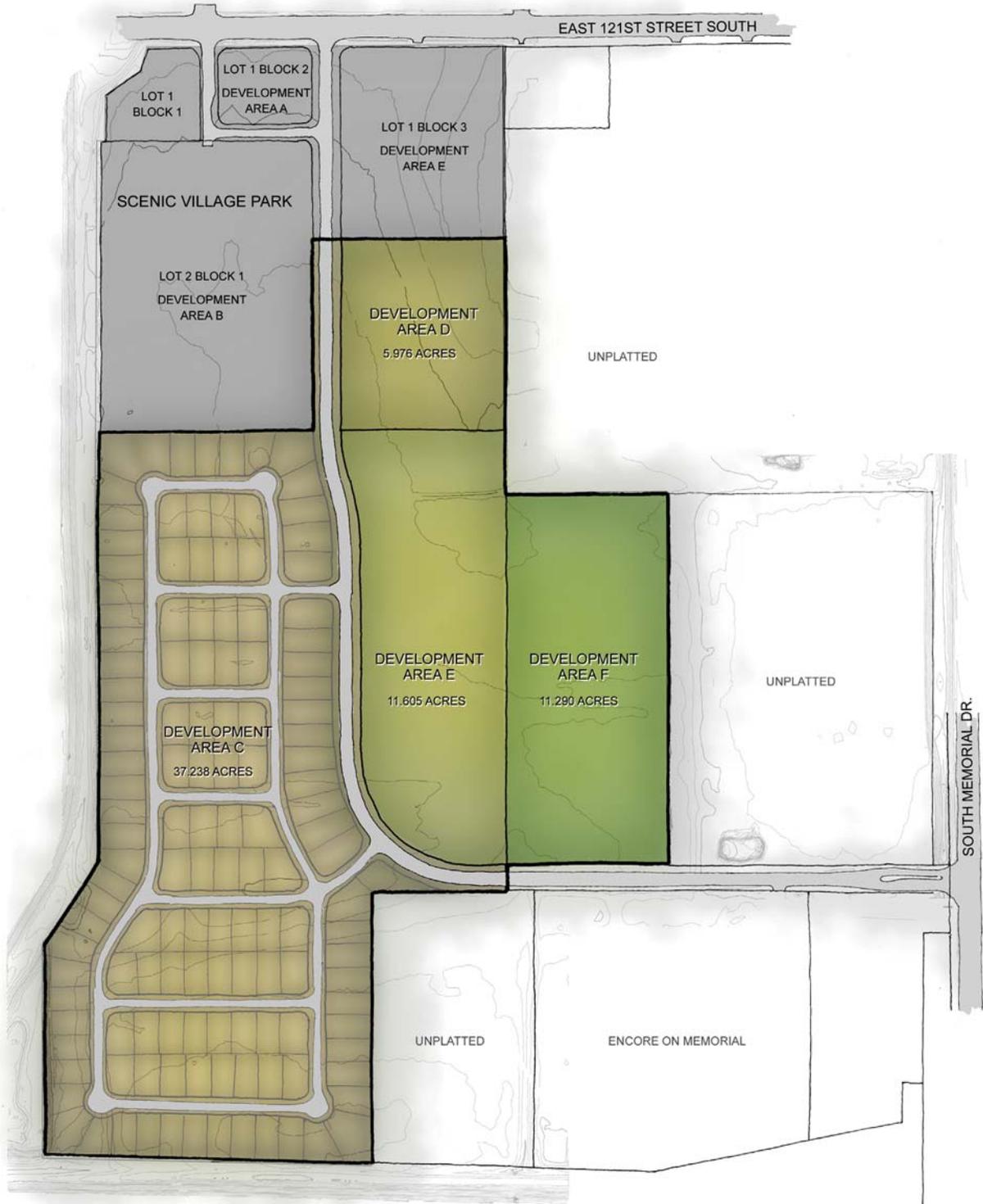
### OVERALL CONCEPTUAL SITE PLAN INCLUDING PUD NO. 76-A



# Scenic Village Park

## EXHIBIT C

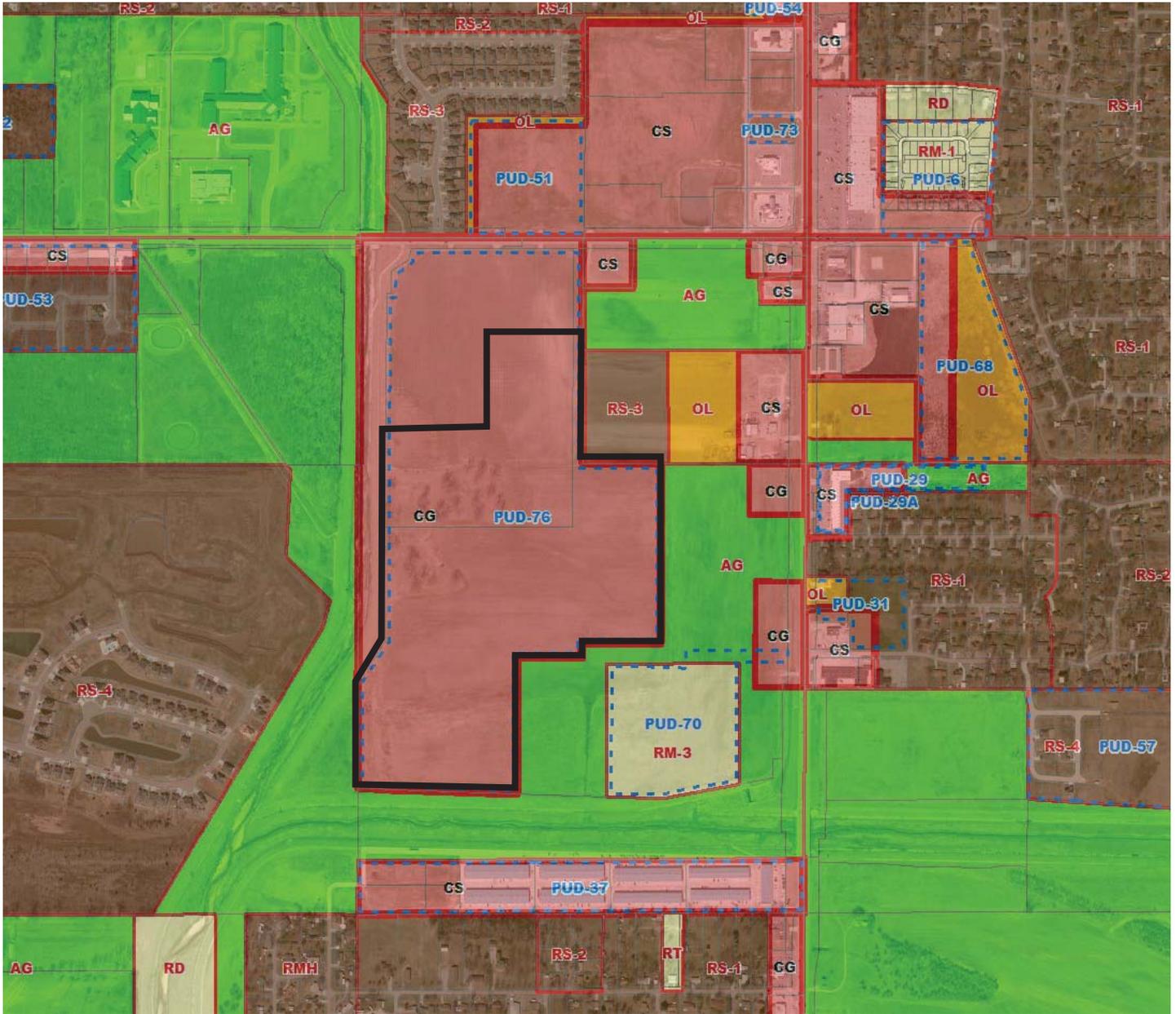
### DEVELOPMENT AREA DIAGRAM



# Scenic Village Park

## EXHIBIT D

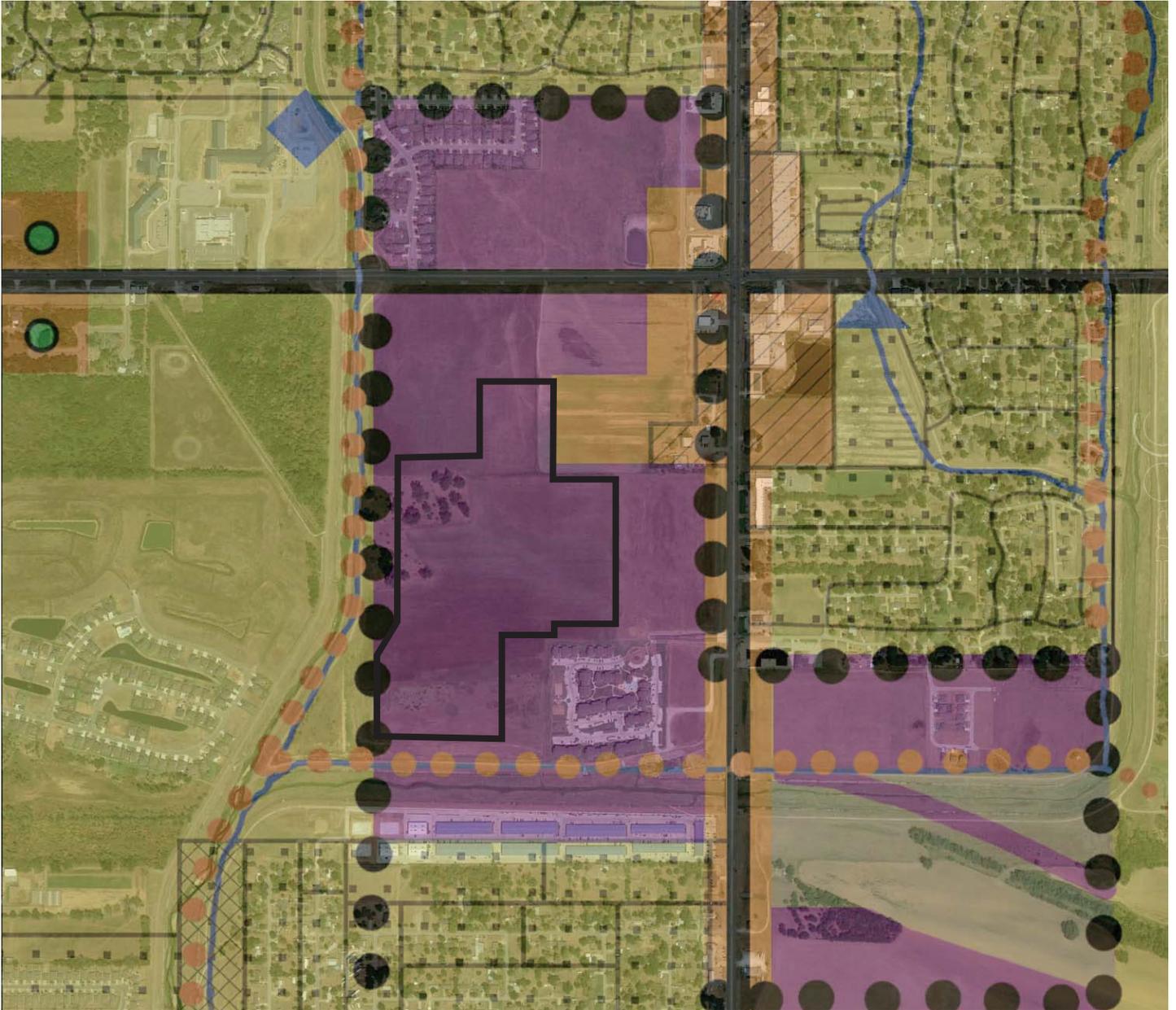
CURRENT ZONING MAP  
INCOG ZONING GIS SYSTEM 2013



# Scenic Village Park

## EXHIBIT E

### COMPREHENSIVE PLAN MAP CITY OF BIXBY



# Scenic Village Park

## EXHIBIT F

### PROPOSED UTILITY LAYOUT WITH SURVEYED EXISTING CONNECTIONS



# Scenic Village Park

## EXHIBIT G

### ENVIRONMENTAL ANALYSIS USDA SOILS, FIELD TOPOGRAPHY & FLOODPLAINS



# Scenic Village Park

## EXHIBIT H

### PUD LEGAL DESCRIPTION

#### Description

A TRACT OF LAND BEING A PART OF THE EAST HALF (E/2) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF "SCENIC VILLAGE PARK", AN ADDITION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6477, HEREINAFTER THE 'ADDITION'); THENCE SOUTH 0°59'22" EAST AND ALONG THE WEST LINE OF GOVERNMENT LOT ONE (1), FOR A DISTANCE OF 732.26 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°32'26" EAST AND ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, FOR A DISTANCE OF 463.28 FEET TO A POINT; THENCE SOUTH 0°59'22" EAST FOR A DISTANCE OF 1063.53 FEET TO A POINT; THENCE SOUTH 89°01'15" WEST FOR A DISTANCE OF 463.26 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SAID SECTION 2; THENCE SOUTH 0°59'22" EAST AND ALONG SAID WEST LINE OF THE SE/4 NE/4, FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 89°01'15" WEST FOR A DISTANCE OF 383.95 FEET TO A POINT; THENCE SOUTH 0°58'45" EAST FOR A DISTANCE OF 779.75 FEET TO A POINT; THENCE NORTH 89°33'45" WEST FOR A DISTANCE OF 938.73 FEET TO A POINT ON THE WEST LINE OF SAID E/2 OF SECTION 2; THENCE NORTH 1°00'00" WEST AND ALONG SAID WEST LINE OF THE E/2, FOR A DISTANCE OF 565.32 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 2; THENCE CONTINUING NORTH 1°00'00" WEST AND ALONG THE WEST LINE OF SAID NE/4, FOR A DISTANCE OF 40.39 FEET TO A POINT; THENCE NORTH 32°18'51" EAST FOR A DISTANCE OF 289.52 FEET TO A POINT; THENCE NORTH 1°18'23" WEST FOR A DISTANCE OF 857.55 FEET TO A POINT; THENCE NORTH 0°35'18" WEST FOR A DISTANCE OF 368.04 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE ADDITION; THENCE NORTH 88°46'02" EAST AND ALONG THE SOUTH LINE OF THE ADDITION, FOR A DISTANCE OF 613.72 FEET TO A POINT; THENCE NORTH 1°13'58" WEST AND ALONG AN EAST LINE OF THE ADDITION, FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 88°46'02" EAST AND ALONG THE SOUTH LINE OF THE ADDITION, FOR A DISTANCE OF 554.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,050,894 SQUARE FEET, OR 70.039 ACRES.

#### Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

**II. DEVELOPMENT STANDARDS**

**DEVELOPMENT AREA C**

GROSS LAND AREA: 38.727 acres

NET LAND AREA: 37.238 acres

PERMITTED USES: Detached or attached residential dwelling units including single-family, duplex, patio home, townhouse, and customary accessory uses, including common area facilities such as club house, swimming pool and recreational open space.

MAXIMUM DWELLING UNITS: 170 dus

MAXIMUM BUILDING HEIGHT: 35 ft.

MAXIMUM STORIES: 2

MINIMUM LOT WIDTH: 65 ft

MINIMUM LOT SIZE: 6,900 sf

**MINIMUM YARDS AND BUILDING SETBACKS:**

FROM STREET RIGHT-OF-WAY: 20 ft.  
FROM REAR LOT LINE: 20 ft.  
FROM SIDE YARD LOT LINE: 5 ft.  
BETWEEN DETACHED DWELLING UNITS: 10 ft.  
BETWEEN DUPLEX BUILDINGS: 10 ft.  
BETWEEN TOWNHOME BUILDINGS: 20 ft.  
FROM TOWNHOME ATTACHED SIDE 0 ft.

MINIMUM OFF-STREET PARKING: As required within the applicable use unit.

**OTHER BULK AND AREA REQUIREMENTS:**

DETACHED SINGLE FAMILY DWELLINGS: As required within a RS-3 District.  
DUPLEX DWELLINGS: As required within a RD District  
TOWNHOUSE DWELLINGS: As required within a RT District

**DEVELOPMENT AREA D**

GROSS LAND AREA: 6.481 acres

NET LAND AREA 5.976 acres

PERMITTED USES: Uses permitted as a matter of right in the CG Zoning District, and office/warehousing as set forth within Use Unit 23 Warehousing And Wholesaling, and customary accessory use, provided however uses set forth in Use Unit 17 Automotive And Allied Activities shall be excluded.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 40 ft.

MINIMUM BUILDING SETBACK:

FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25 ft.

FROM RESIDENTIAL DEVELOPMENT AREAS: 50 ft.

FROM OTHER BOUNDARIES: 20 ft.

MINIMUM LANDSCAPING: 10% of net lot area

MINIMUM OFF-STREET PARKING: As required within the applicable use unit.

OTHER BULK AND AREA REQUIREMENTS: As required within a CG District

**DEVELOPMENT AREA F**

GROSS LAND AREA: 13.036 acres

NET LAND AREA: 11.605 acres

PERMITTED USES: Detached or attached residential dwelling units including single-family, duplex, patio home, and townhouse, and customary accessory uses, including common area facilities such as club house, swimming pool and recreational open space.

MAXIMUM DWELLING UNITS: 60 dus

MAXIMUM BUILDING HEIGHT: 35 ft.

MINIMUM LOT WIDTH: 50 ft

MINIMUM LOT SIZE: 5,000 sf

MAXIMUM STORIES: 2

**MINIMUM YARDS AND BUILDING SETBACKS:**

FROM STREET RIGHT-OF-WAY (public or private): 20 ft.  
FROM REAR LOT LINE: 20 ft.  
FROM SIDE YARD LOT LINE (detached dwellings): 5 ft.  
BETWEEN DETACHED DWELLING UNITS: 10 ft.  
BETWEEN DUPLEX BUILDINGS: 10 ft.  
BETWEEN TOWNHOME BUILDINGS: 10 ft.  
FROM TOWNHOME ATTACHED SIDE 0 ft.

MINIMUM OFF-STREET PARKING: As required within the applicable use unit.

**OTHER BULK AND AREA REQUIREMENTS:**

DETACHED SINGLE FAMILY DWELLINGS: As required within the applicable use unit  
DUPLEX DWELLINGS: As required within the applicable use unit  
TOWNHOUSE DWELLINGS: As required within the applicable use unit

INTERNAL ACCESS: Interior access to Development Area “F” may be by private street(s) from South 74<sup>th</sup> East Avenue and East 126<sup>th</sup> Street South. Development Area “F” may be gated for the privacy of residents within the development area.

**DEVELOPMENT AREA G**

GROSS LAND AREA: 11.715 acres

NET LAND AREA: 11.290 acres

PERMITTED USES: Uses permitted as a matter of right in the CG Zoning District, and office/warehousing as set forth within Use Unit 23 Warehousing And Wholesaling and customary accessory uses.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 40 ft.

MINIMUM BUILDING SETBACK:

FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25 ft.

FROM RESIDENTIAL DEVELOPMENT AREAS: 50 ft.

FROM OTHER BOUNDARIES: 20 ft.

MINIMUM LANDSCAPING 10% of net lot area

MINIMUM OFF-STREET PARKING: As required within the applicable use unit.

OTHER BULK AND AREA REQUIREMENTS As required within a CS District

### **III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS**

#### **A. Restricted Uses**

All uses classified as “Sexually Oriented” within the City of Bixby Zoning Code (Section 11-7D-6) are hereby excluded from any development area within PUD 76.

#### **B. Landscaping and Screening**

Landscaping shall meet the requirements of Chapter 12 Landscape Requirements of the Bixby Zoning Code, except as hereinafter modified. Within development areas permitting retail use, the landscaping for a mixed use building which contains both retail and office tenants shall be 10%. In addition to the requirements of Chapter 12 of the Bixby Zoning Code, perimeter landscaping shall include plant materials designed to achieve an attractive street view. Reasonable efforts shall be made to preserve existing mature trees. Each mature tree which is in a required Street Yard and which is removed for the purpose of providing parking for multifamily dwellings or commercial establishments shall be replaced within the affected lot or lots at a two to one (2:1) ratio in accordance with Chapter 12 of the Bixby Zoning Code. A screening fence not less than 6 feet in height and a landscaped area of not less than 10 feet in width shall be maintained along the boundaries of commercial areas adjoining residential development or a residential zoning district, provided however, if an adjoining residential district is undeveloped or used for nonresidential purposes, required screening may be deferred until residential development occurs.

#### **C. Lighting**

Exterior lighting shall be limited to shielded fixtures designed to direct light downward. Lighting shall be designed so that the light producing element of the shielded fixture shall not be visible to a person standing within an adjacent residential district or residential development area.

#### **D. Off Street Parking**

The limitation establishing a maximum number of parking spaces as set forth within paragraph H, Section 11-10-2 may be modified by the Bixby Planning Commission pursuant to its review and approval of a PUD Detail Site Plan.

#### **E. Access and Circulation**

The principal access is to be derived from East 121<sup>st</sup> South and South Memorial Drive and an interior public collector street to be constructed that connects to the two arterial streets. The connection of the two arterials is a requirement. There is an area outside the boundary of PUD No. 76 which is proposed for a segment of

the collector street but within which, required right-of-way does not presently exist. The owner of the area required for right-of-way is under contract that the required right-of-way will be dedicated. The collector street will require a right-of-way width of 80 feet and a paving width of 38 feet, provided however a paving width of 38 feet shall require a waiver by the Bixby City Council of the Bixby Subdivision Regulations. Interior public and/or private minor street systems and mutual access easements will be established as needed. New public street construction shall comply with the applicable geometric street standards of the City of Bixby.

Sidewalks along the interior streets and along 121<sup>st</sup> Street shall be constructed by the developer in accordance with the Bixby Subdivision regulations including a minimum width of four feet and ADA compliance. Within Development Areas B and C, pedestrian access from residential areas may be provided to the adjoining Fry Ditch.

Interior access to Development Area “E” may be by private street(s) from South 74<sup>th</sup> East Avenue and East 126<sup>th</sup> Street South. Development Area “E” may be gated for the privacy of residents within the development area.

#### F. Signs

Signs shall comply with the applicable provisions of the Bixby Zoning Code, provided however, prior to installation, a detailed sign plan shall be submitted to and approved by the Bixby Planning Commission. Signs identifying an interior property may be located off site within a parcel located within Scenic Village Park, but shall require a detailed sign plan submitted to and approved by the Bixby Planning Commission.

Business signs shall be limited as follows:

1. Wall or canopy signs shall not exceed 1.5 square feet of display surface area per lineal foot of the building wall or canopy to which affixed.
2. A project identification sign may be located along 121<sup>st</sup> Street, but shall not exceed 35 feet in height and 230 square feet of display surface area.
3. Within each lot, a ground sign may be located, but shall not exceed 20 feet in height and 75 square feet of display surface area.

#### G. Utilities and Drainage

Utilities are at the site or accessible by customary extension. Fee-in-lieu of storm water detention facilities will be provided.

H. Parcelization

After initial platting setting forth permitted uses and the allocation of commercial floor area or residential density, division of platted lots may occur by approved lot split application and subject to the approval by the Bixby Planning Commission of proposed floor area or residential density allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

I. Transfer of Allocated Floor Area

An initial transfer of 65 dwelling units from Development Area C to Development Area F (previous Development Area H) was established. Allocated commercial or residential density may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area or residential density is to be allocated, provided however, the allocation shall not exceed 15% of the initial allocation to the lot to which the transfer of floor area or residential density is to be made. Allocation exceeding 15% shall require an application for minor amendment to be reviewed and approved by the Bixby Planning Commission.

J. Detailed Site Plan Review

Development areas may be developed in phases. Within development areas intended for multifamily dwellings no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Bixby Planning Commission for recommendation and submitted to and approved by the Bixby City Council as being in compliance with the development concept and the development standards. Within development areas that do not include multifamily dwellings, no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to and approved by the Bixby Planning Commission as being in compliance with the development concept and the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Bixby Planning Commission.

K. Platting Requirement

Development areas may be developed in phases, and no building permit shall issue until the development phase for which a permit is sought 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 planned unit development and the City of Bixby shall be a beneficiary thereof.

L. City Department Requirements

Standard requirements of the City of Bixby Fire Marshal, City Engineer and City Attorney shall be met.

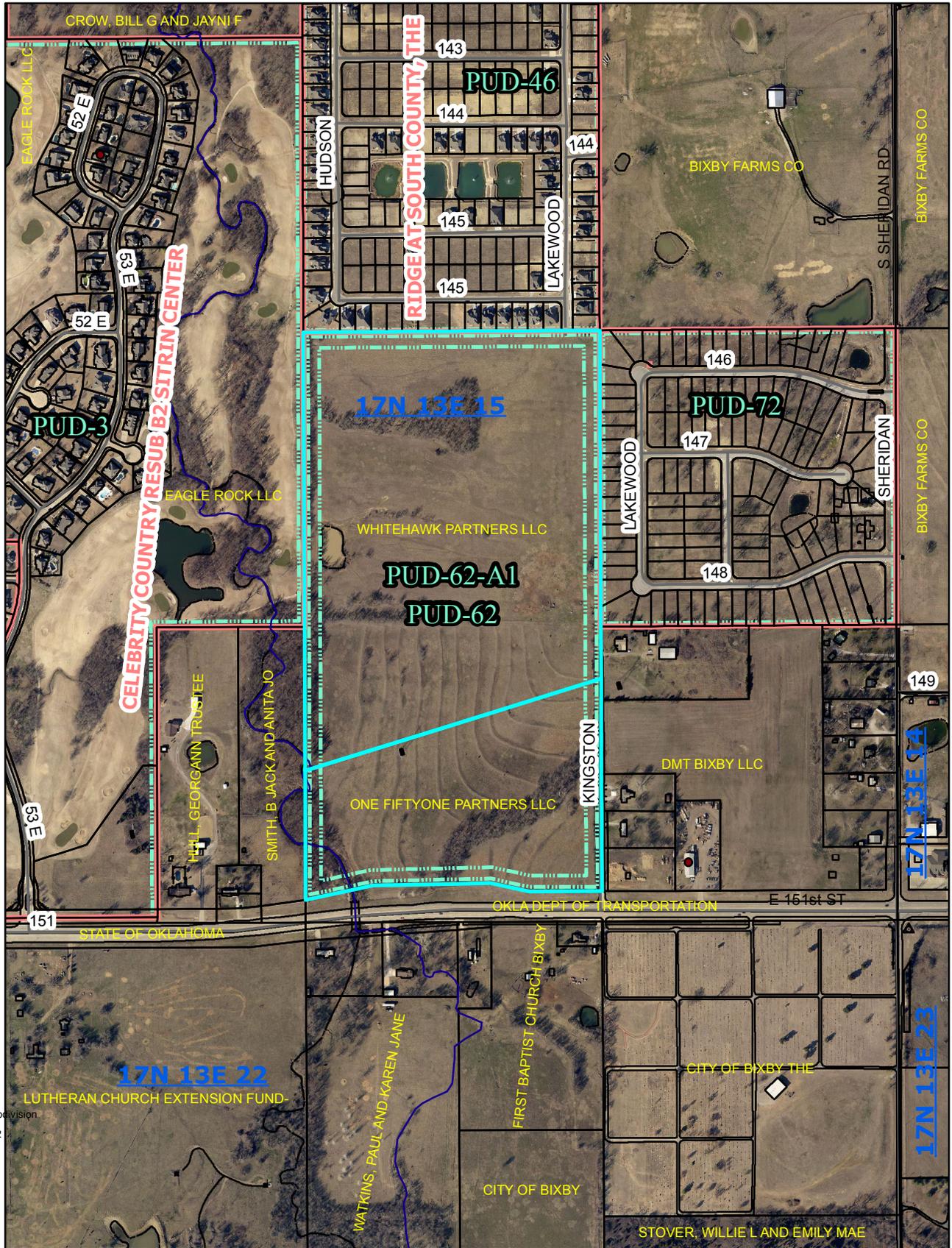
**IV. EXPECTED SCHEDULE OF DEVELOPMENT**

Development of the project is expected to commence and be completed as market conditions permit.

**V. LEGAL DESCRIPTION**

The legal description of the Property is set forth within the attached Exhibit H.

# PUD 62 – Hawkeye – Minor Amendment # 1



- Businesses
- bixby\_streams
- Tulsa Parcels 08/13
- WagParcels 04/13
- TulSubdivision
- WagonerCounty\_Subdivision
- WagRoads\_Aug2012
- E-911\_Streets
- PUD
- bixby\_s-t-r
- county



Minor 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

08/12/2013

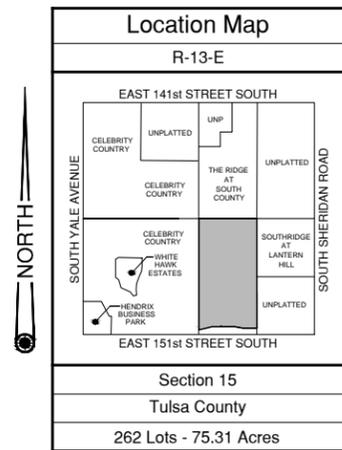
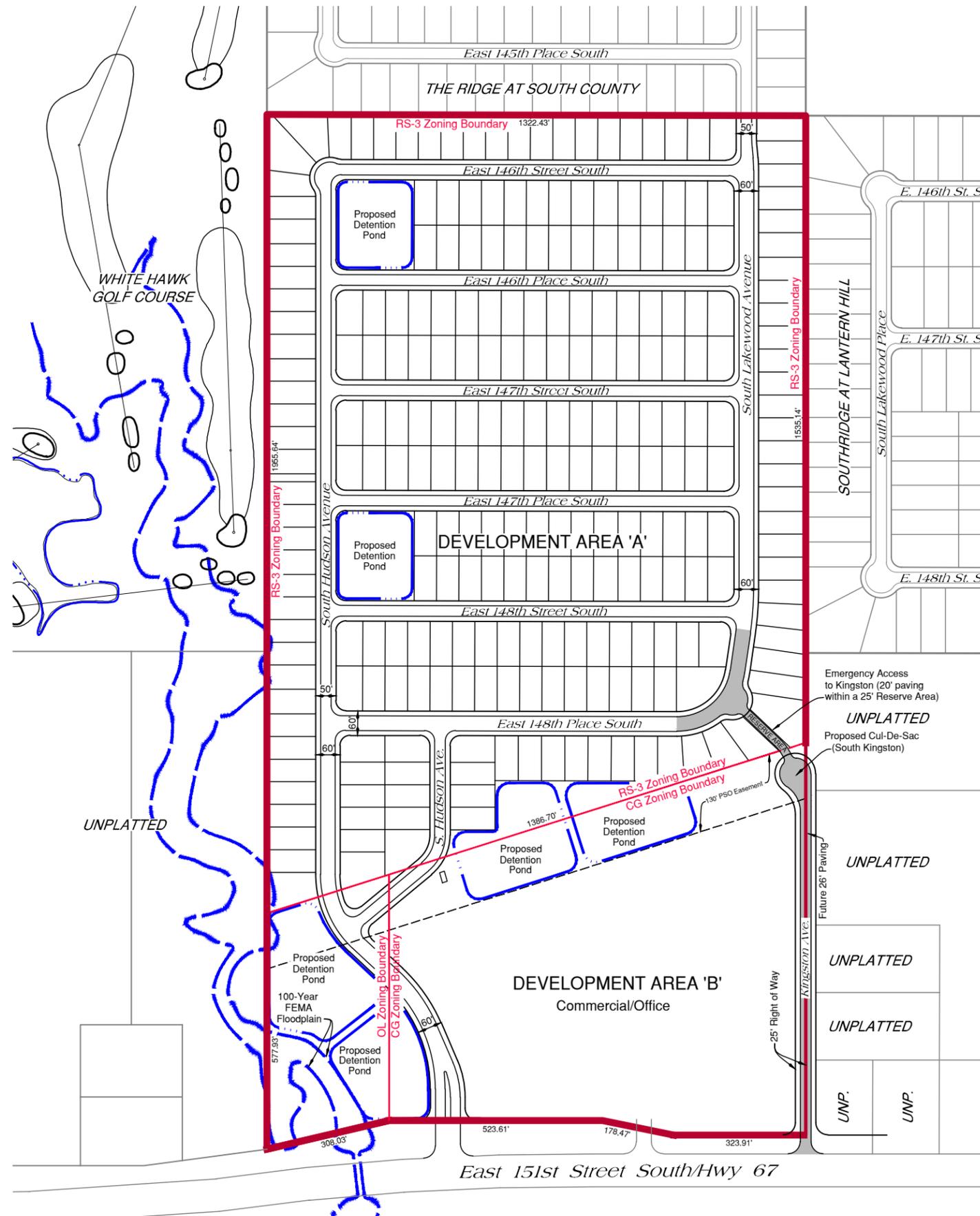
## TABLE OF CONTENTS

	<u>Page</u>
I. Narrative .....	1
II. Exhibit A - Conceptual Development Plan	

## **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 Minor Amendment to PUD 62 is submitted to clarify the timing of the construction of South Kingston Avenue. The owner of Development Area B shall construct a cul-de-sac in the area as represented on the attached Exhibit A to the standards in place for the City of Bixby at the time Development Area B is developed, or any part thereof.



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)
NOTE:	
The owner of Development Area B shall construct a cul-de-sac in the area as represented on this Exhibit A, to the standards in place for the City of Bixby at the time Development Area B is developed, or any part thereof.	

EXHIBIT 'A'

# HAWKEYE

## Conceptual Development Plan