

**ADDENDUM AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
October 02, 2013 – 10:00 AM**

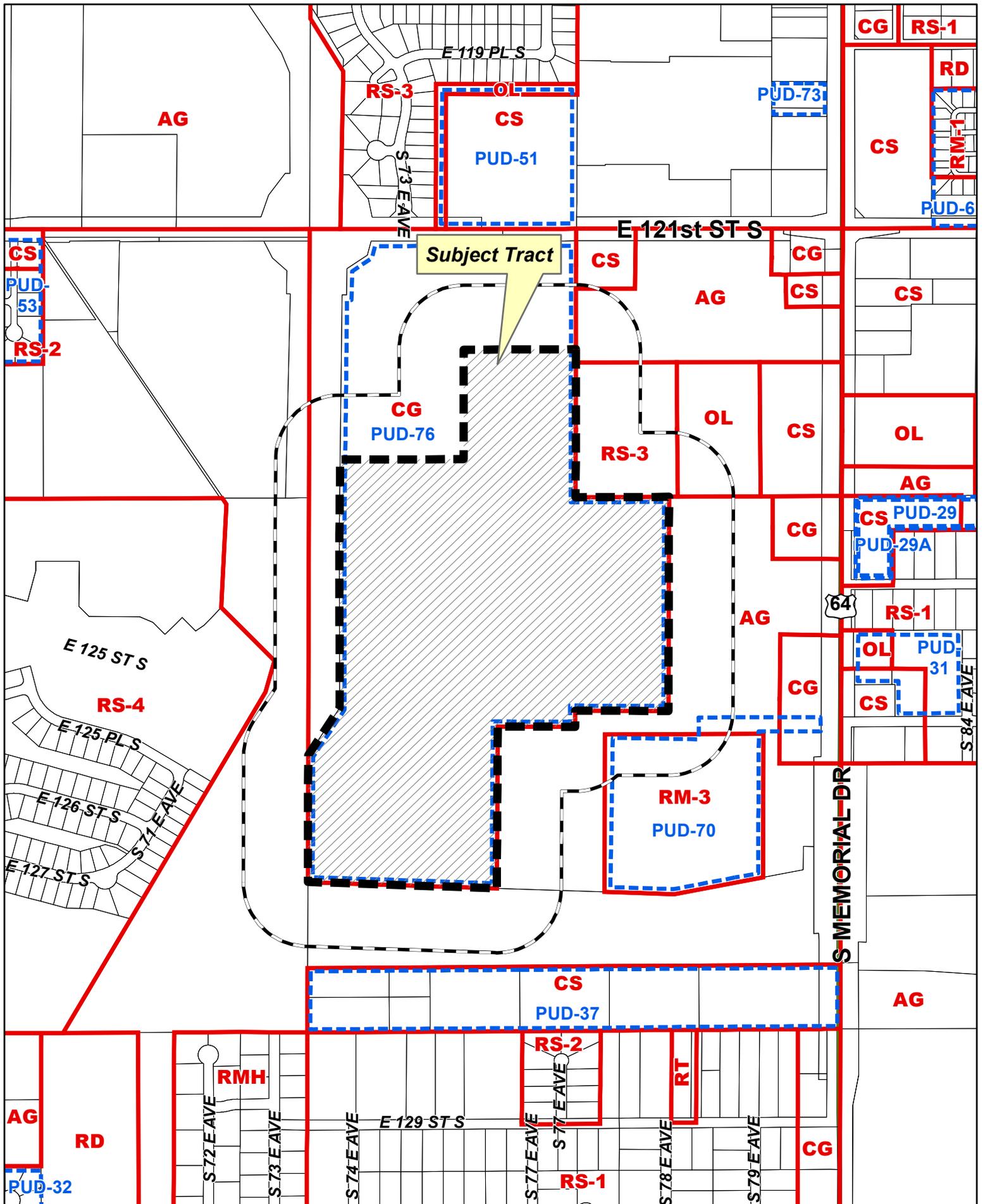
1. Call to Order
2. **PUD 80 – “Wood Hollow Estates” – Sack & Associates, Inc.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 20 acres, the S/2 of Government Lot 4 (NW/4 NW/4) of Section 02, T17N, R13E.
Property Located: 12300-block of S. Sheridan Rd.
3. **Preliminary Plat – “Wood Hollow Estates” – Sack & Associates, Inc.** Discussion and review of a Preliminary Plat for “Wood Hollow Estates” for approximately 20 acres, the S/2 of Government Lot 4 (NW/4 NW/4) of Section 02, T17N, R13E.
Property Located: 12300-block of S. Sheridan Rd.
4. **BSP 2013-05 – “Woodcreek Office Park” – Sack & Associates, Inc. (PUD 47-C).** Discussion and review of a PUD Detailed Site Plan and building plans for “Woodcreek Office Park,” a Use Unit 11 office development for approximately 1.1694 acres consisting All of Lot 1, Block 3, *Woodcreek Office Park*.
Property Located: 7500-block of 111th St. S.

ADDENDUM ITEM¹:

5. **PUD 76 – Scenic Village Park – Major Amendment # 2.** Discussion and review of Major Amendment # 2 to PUD 76 for approximately 70 acres located in the E/2 of Section 02, T17N, R13E, which amendment proposes making certain changes to land uses, making certain changes to development standards, and making certain other amendments.
Property Located: South and west of the intersection of 121st St. S. and Memorial Dr.
6. Old Business
7. New Business
9. Adjournment

Posted By: _____ Date: _____ Time: _____

¹ Items 5 through 8 have been renumbered to reflect the Addendum Item # 5.

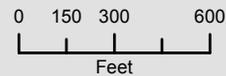


300' Radius



Subject Tract

**PUD-76
Major Amendment 2**



Feet

02 17-13



Scenic Village Park

PUD 76 Major Amendment # 2

11.290 acres West of South Memorial Drive,
South of East 121st Street South

Bixby, Oklahoma

Applicant/Owner

121st and Memorial, LLC
c/o Rick Dodson, Manager
6205 E. 105th 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

September 19, 2013

TABLE OF CONTENTS

I. Development Concept 3

Exhibit List:

Exhibit A Aerial Photography 4

Exhibit B Development Area Diagram 5

Exhibit C Current Zoning Map 6

Exhibit D Comprehensive Plan Map 7

Exhibit E Proposed Utility Layout 8

Exhibit F Environmental Analysis 9

Exhibit G Legal Description 10

II. Development Standards

Development Area H: Commercial 11

Development Area H: Residential Multifamily 12

Development Area H: Residential Single-Family 13

III. General Provisions and Development Standards

A. Restricted Uses 14

B. Landscaping and Screening 14

C. Lighting 14

D. Access and Circulation 14

E. Signs 15

F. Utilities and Drainage 15

G. Parcelization 15

H. Transfer of Allocated Floor Area 15

I. Detailed Site Plan Review 15

J. Platting Requirement 16

IV. Expected Schedule of Development 16

I. DEVELOPMENT CONCEPT

Planned Unit Development No. 76 (hereinafter "PUD 76") was approved by the Bixby City Council on March 25, 2013 consisted of approximately 92 acres and is located on the south side of East 121st Street South, west of South Memorial. PUD 76 contains eight development areas permitting mixed uses including assisted living, commercial, office and residential. After approval by the Bixby Planning Commission of a Development Area permitting multifamily use, multifamily use was excluded from the PUD by the Bixby City Council.

At the time of this PUD text preparation, PUD 76 Major Amendment #1 is set for public hearing before the Bixby Planning Commission (hearing date of September 30, 2013). Major Amendment #1 is requesting a modification of permitted uses to allow residential uses in an area previously approved for office use.

PUD 76 Major Amendment #2 is a request to permit either commercial, multifamily or residential single-family use on a portion of the PUD. The location of the request is on a portion of the originally requested commercial/multifamily requested area (Development Area H).

The Property is located within the South Memorial Corridor Development Area established by the Bixby Comprehensive Plan 2001-2020 which principally designates the Corridor for commercial uses. Current development of proximate sites include retail, mini-storage, office warehouse and apartment uses.

This PUD 76 Major Amendment #2 is intended to establish permitted uses and development standards and conditions to be followed by a detailed site plan to be approved by the Bixby Planning Commission prior to development.

Unless specifically modified herein (PUD 76 Major Amendment #2), the approved permitted uses and development standards of the original PUD 76 and PUD Major Amendment #2) shall remain in full force and effect.

Scenic Village Park

EXHIBIT A

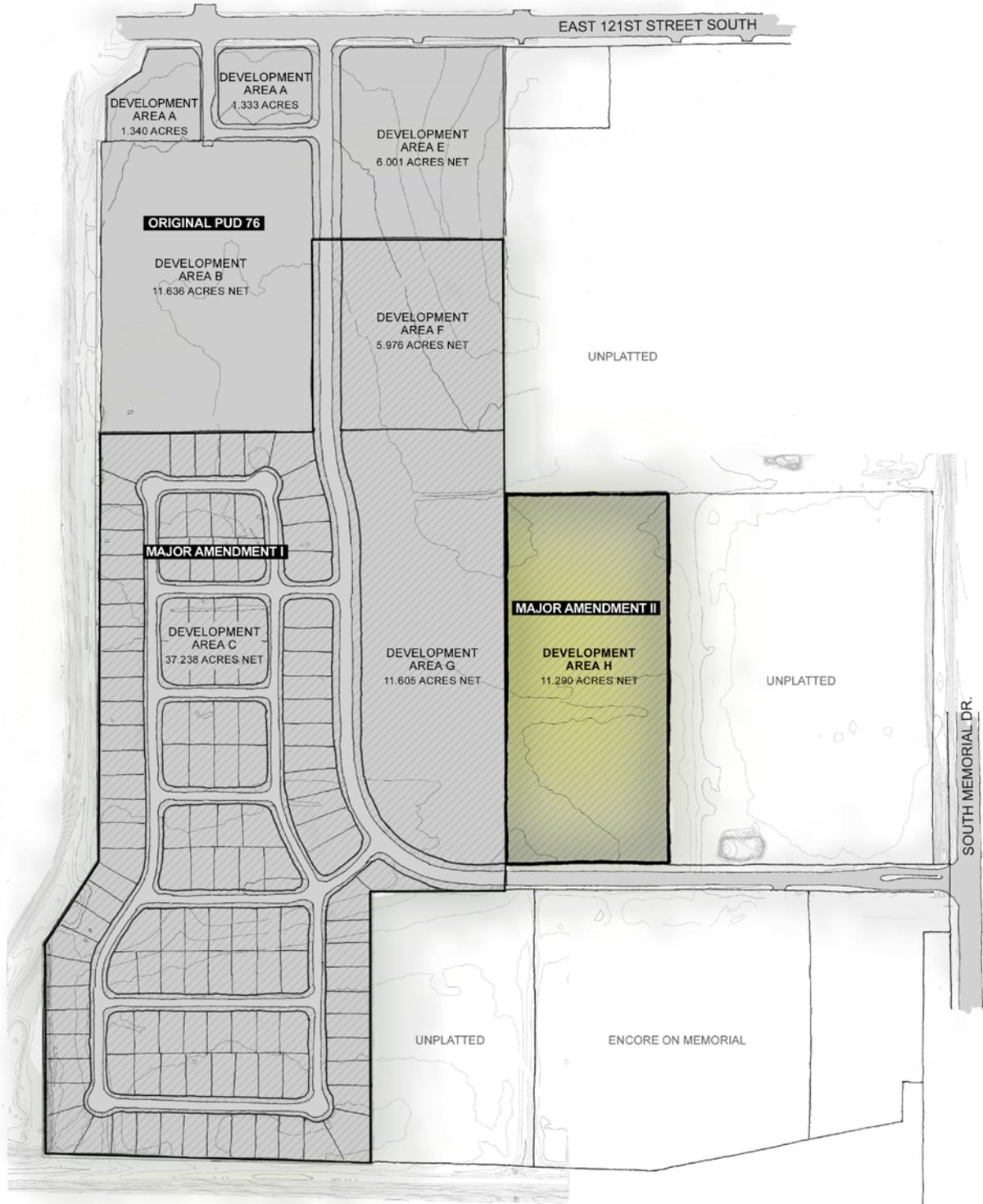
AERIAL PHOTOGRAPHY OF EXISTING CONDITIONS



Scenic Village Park

EXHIBIT B

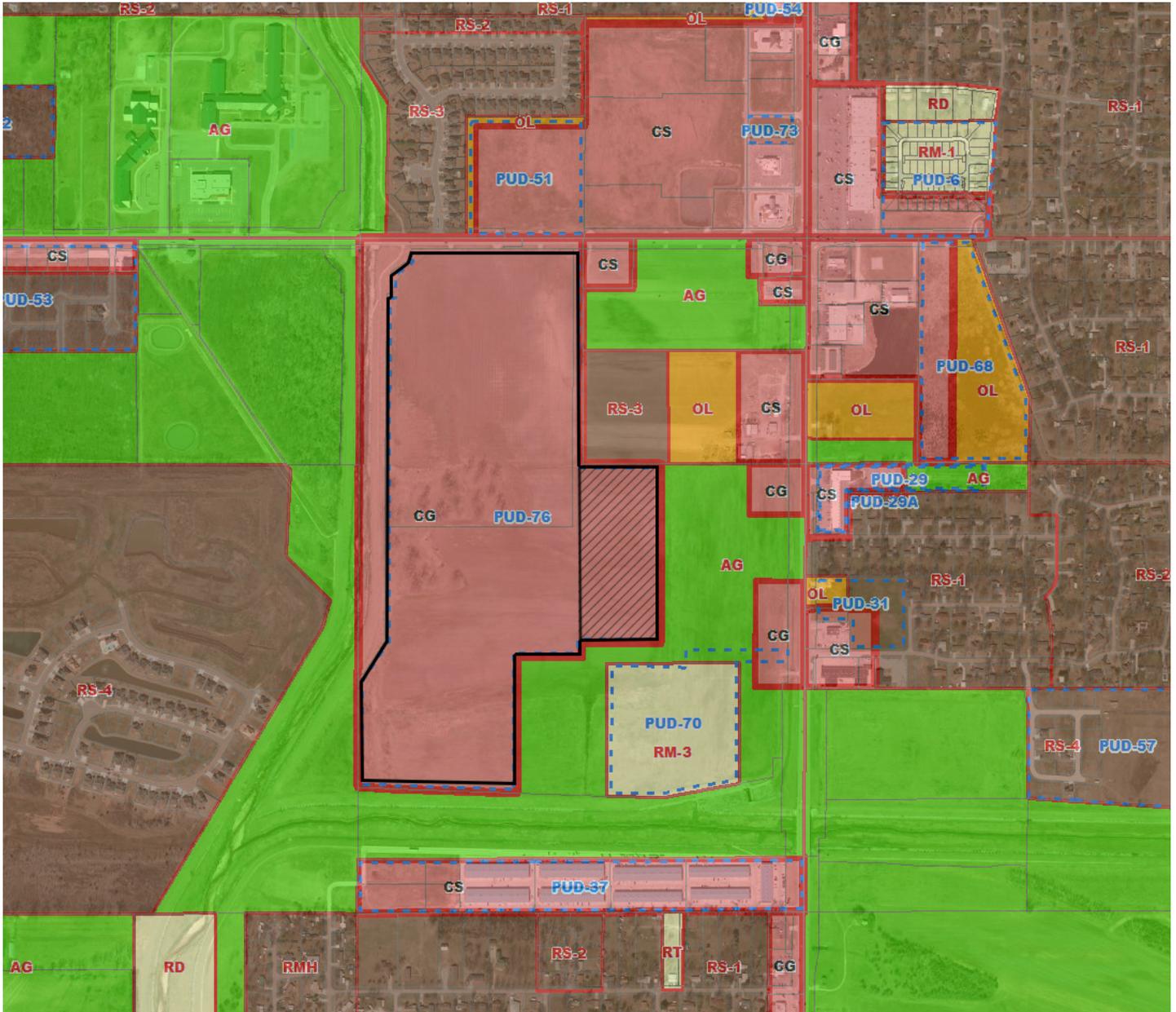
DEVELOPMENT AREA DIAGRAM



Scenic Village Park

EXHIBIT C

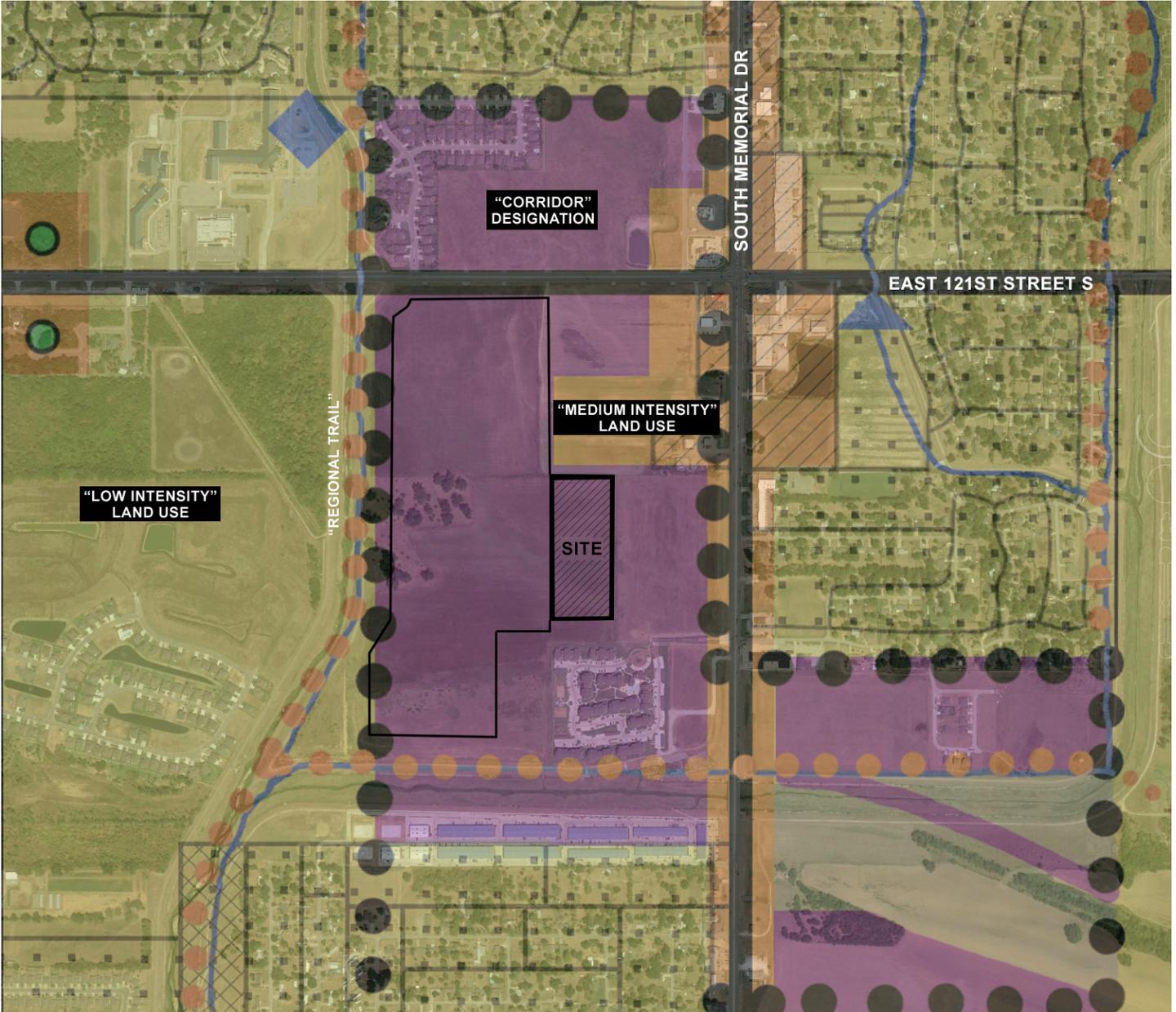
CURRENT ZONING MAP
INCOG ZONING GIS SYSTEM 2013



Scenic Village Park

EXHIBIT D

COMPREHENSIVE PLAN MAP CITY OF BIXBY



Scenic Village Park

EXHIBIT E

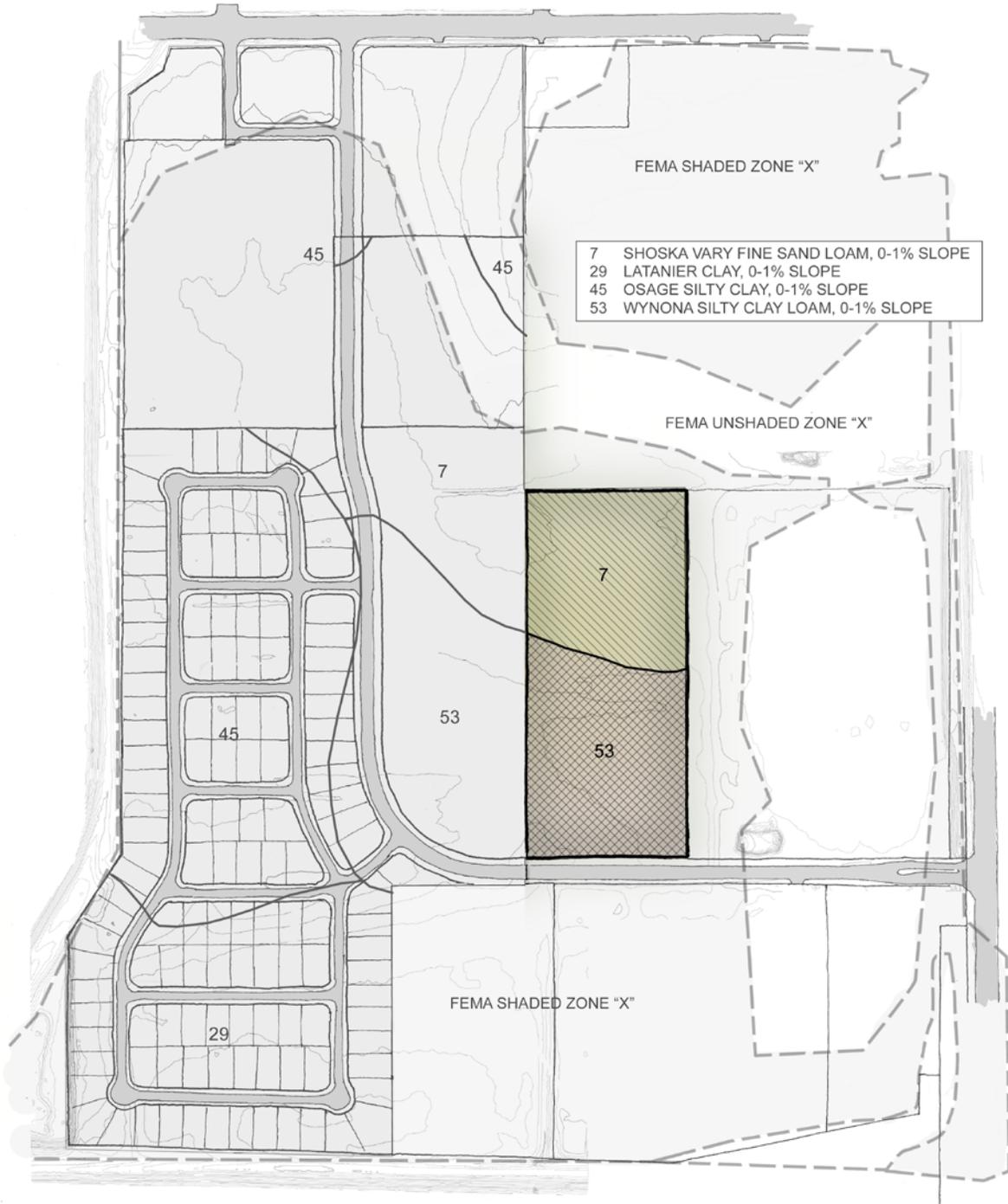
PROPOSED UTILITY LAYOUT



Scenic Village Park

EXHIBIT F

ENVIRONMENTAL ANALYSIS USDA SOILS, FIELD TOPOGRAPHY & FLOODPLAINS



Scenic Village Park

EXHIBIT G

PUD LEGAL DESCRIPTION DEVELOPMENT AREA H

Description

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE/4 NE/4; THENCE NORTH 88°32'26" EAST ALONG THE NORTH LINE OF THE SE/4 NE/4, FOR A DISTANCE OF 463.28 FEET TO A POINT; THENCE SOUTH 00°59'23" EAST AND PARALLEL WITH THE WEST LINE OF THE SE/4 NE/4, 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 SAID WEST LINE; THENCE NORTH 00°59'23" WEST ALONG THE WEST LINE, FOR A DISTANCE OF 1059.64 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 491,795 SQUARE FEET OR 11.290 ACRES.

II. DEVELOPMENT STANDARDS

DEVELOPMENT AREA H (COMMERCIAL)

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

DEVELOPMENT AREA H (MULTIFAMILY)

GROSS LAND AREA: 11.715 acres

NET LAND AREA 11.290 acres

PERMITTED USES: Multifamily dwellings are permitted and customary accessory uses, including common area facilities such as club house, swimming pool and recreational open space.

MAXIMUM DWELLING UNITS: 300 DUS

MAXIMUM BUILDING HEIGHT: 48 ft.

MAXIMUM STORIES: 4

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 440 SF
[open space not allocated to parking or drives]

MINIMUM YARDS AND BUILDING SETBACKS:
FROM STREET RIGHT-OF-WAY: 20 ft.
FROM OTHER BOUNDARIES: 20 ft.
BETWEEN MULTIFAMILY BUILDINGS: 20 ft.

**BUILDING DESIGN REQUIREMENTS FOR
MULTIFAMILY BUILDINGS:**

The exterior walls of multifamily buildings shall have a minimum masonry area of not less than 25% excluding windows and doors. The exterior walls of leasing offices shall have a minimum masonry area of not less than 45% excluding windows and doors.

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

OTHER BULK AND AREA REQUIREMENTS: As required within an RM-2 District.

DEVELOPMENT AREA H (RESIDENTIAL)

GROSS LAND AREA:	11.715 acres
NET LAND AREA:	11.290 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:	100 dus
MAXIMUM BUILDING HEIGHT:	35 ft.
MAXIMUM STORIES:	2
MINIMUM LOT WIDTH:	60 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

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 the Bixby Zoning Code, except as hereinafter modified. In addition to the requirements of the Zoning Code, perimeter landscaping shall include plant materials designed to achieve an attractive street view. 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.

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 121st South and South Memorial Drive and an interior collector street that connects to the two arterial streets. 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 shall be constructed by the developer in accordance with the Bixby Subdivision regulations including a minimum width of four feet and ADA compliance.

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. A 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 an approved by the Bixby Planning Commission.

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 Density/Intensity

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. Site Plan Review

Development areas may be developed in phases and no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Bixby Planning Commission and approved 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 area H 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.

IV. EXPECTED SCHEDULE OF DEVELOPMENT

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