

AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
February 04, 2015 – 10:00 AM

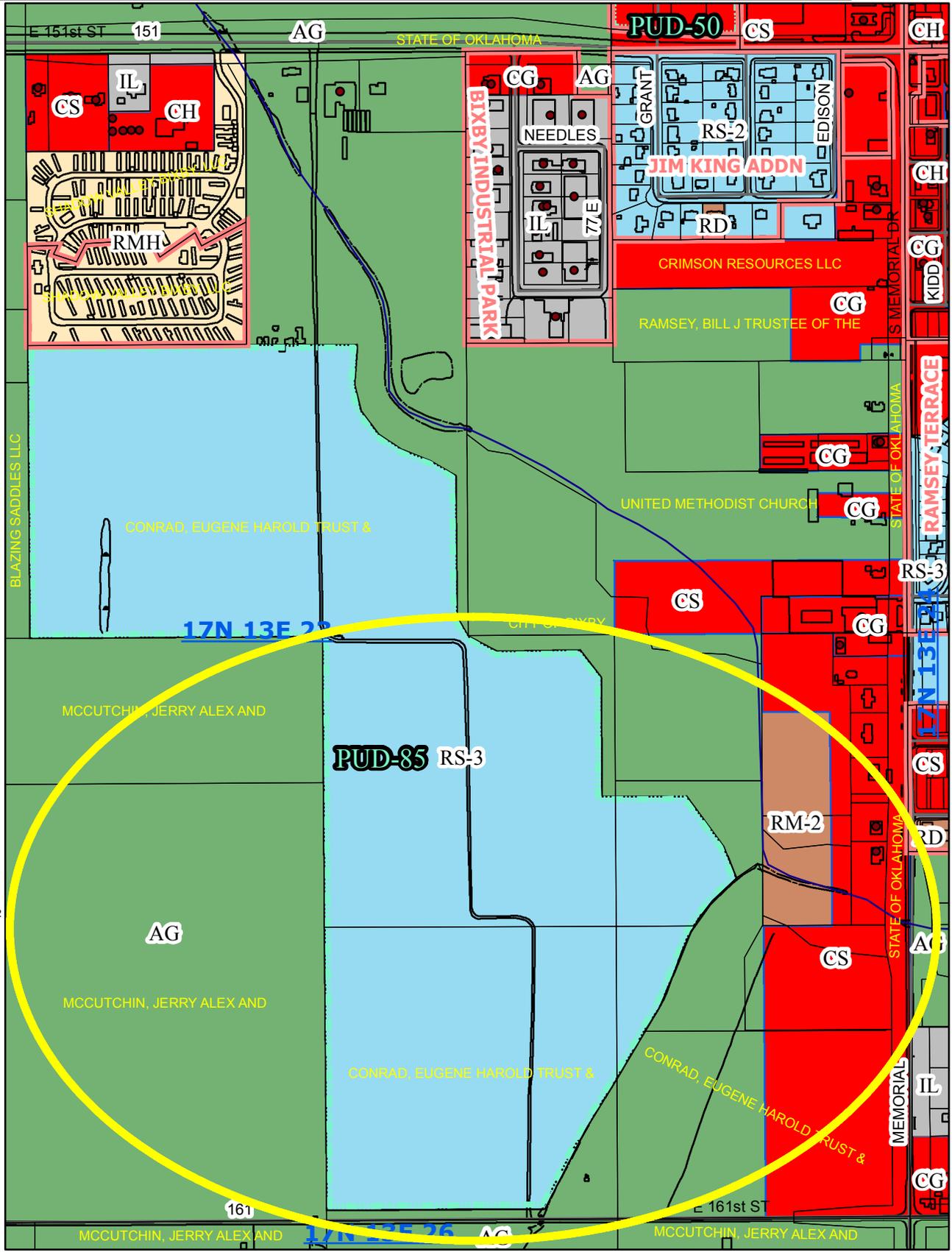
1. Call to Order
2. **PUD 85 – Conrad Farms – Minor Amendment # 1.** Discussion and comment on Minor Amendment # 1 to PUD 85 for approximately 136.48 acres in Section 23, T17N, R13E, with underlying zoning RS-3 Residential Single Family District, which amendment proposes to amend specific standards for Collector Street design, and making certain other amendments.
Property Located: 7400 E. 151st St. S.
3. **Sketch Plat – Conrad Farms – Crafton Tull & Associates, Inc.** Discussion and comment on a Sketch Plat for “Conrad Farms” for approximately 82.98 acres in part of the SE/4 of Section 23, T17N, R13E.
Property Located: North and west of the intersection of 161st St. S. and Memorial Dr.
4. **BL-396 – Rebecca Coffee for Dorothy L. Biggers Living Trust.** Discussion and comment on a Lot-Split for property in the NE/4 of Section 21, T17N, R13E.
Property located: 15400 S. Yale Ave.
5. **BL-397 – Michael Ward on behalf of QuikTrip Corporation for T C 94, LP.** Discussion and comment on a Lot-Split for All of Block 18, *Southern Memorial Acres Extended*.
Property located: 12037 S. Memorial Dr.
6. Old Business
7. New Business
8. Adjournment

Posted By: _____

Date: _____

Time: _____

PUD 85 – Conrad Farms – Minor Amendment # 1 & Sketch Plat – Conrad Farms – Crafton Tull & Associates, Inc.



- Businesses
- bixby_streams
- Tulsa Parcels 01/15
- WagParcels 01/15
- TulsaSubdivisions
- WagSubdivision
- WagRoads_Aug2012
- E911Streets
- PUD
- <all other values>
- ZONE_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- bixby_s-t-r
- county





January 16, 2015

Mr. Erik Enyart, AICP
City Planner – City of Bixby
P.O. Box 70
Bixby, OK

RE: Conrad Farms – Minor Amendment #1 to PUD-85

Dear Mr. Enyart

We are requesting a minor amendment to the original Conrad Farms PUD-85. A complete application and fee is attached to support our request. The PUD minor amendment includes the following:

1. Access and Circulation – Add the following:
 - One access point on 161st Street will be constructed in the initial phase. A second access onto South Memorial Drive will be constructed as a part of the second phase.
 - At least one (1) collector street having 2 driving lanes each with 12' of paving and a center grass median with trees, and a minimum 60' right-of-way will serve the development and connect 161st St. S. to at least one other arterial street (per Subdivision Regulations Section 9.2.2).

2. Access and Circulation – Delete the following:
 - Two access points on 161st Street will be constructed in the initial phase.
 - At least one (1) collector street having 36' of paving width and a minimum 60' right-of-way will serve the development and connect 161st St. S. to at least one other arterial street (per Subdivision Regulations Section 9.2.2).

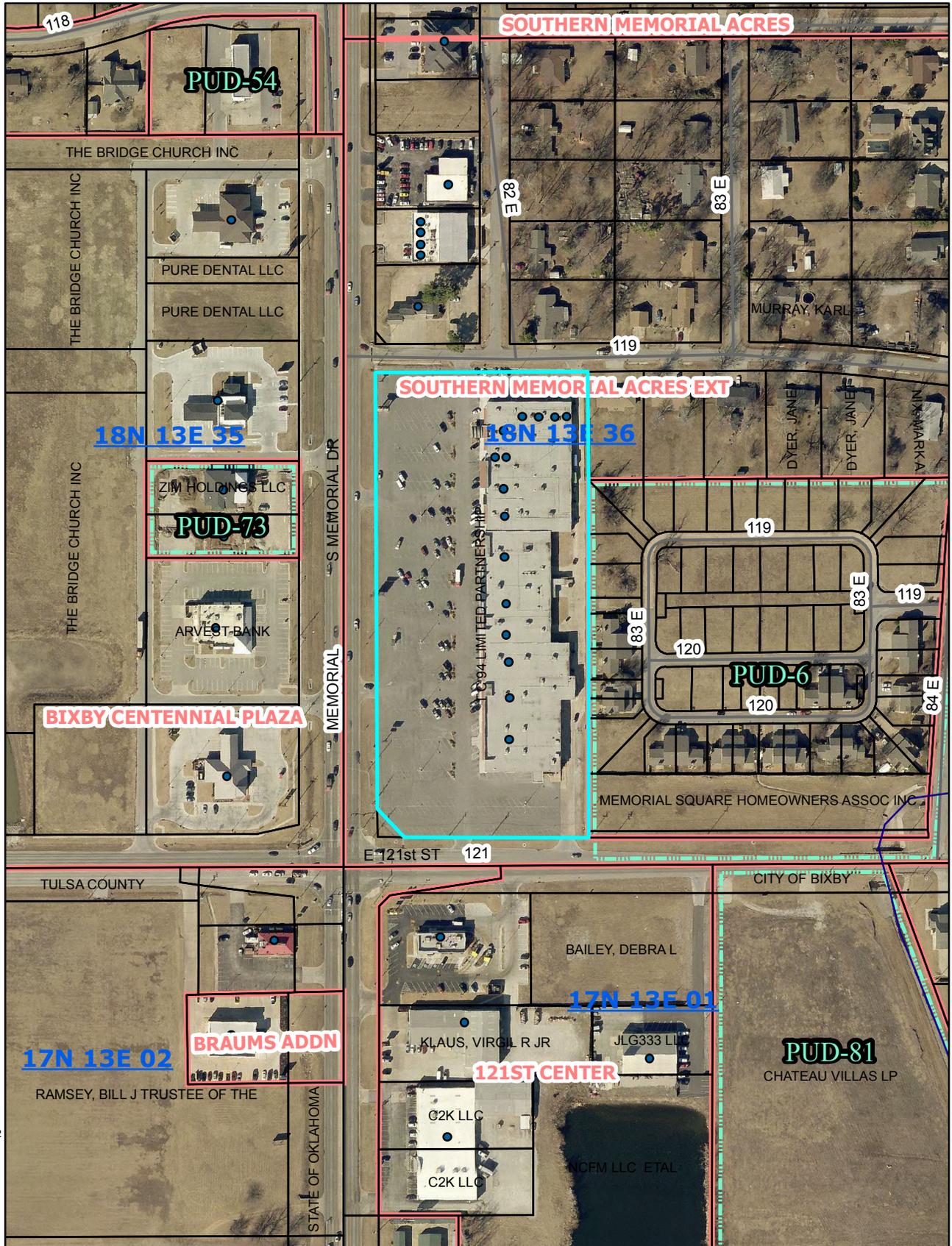
We appreciate the Cities consideration and support of the above PUD amendment request. We will be pleased to provide additional information related to the application if requested.

Please review the attached document and contact me at (479) 878-2463 if you have any questions.

Crafton Tull

Daniel P. Ellis
Vice President

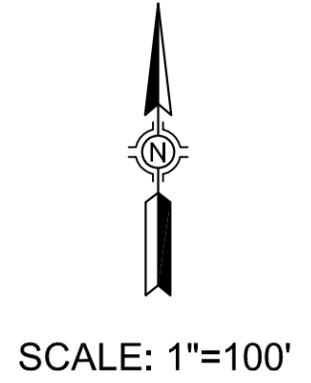
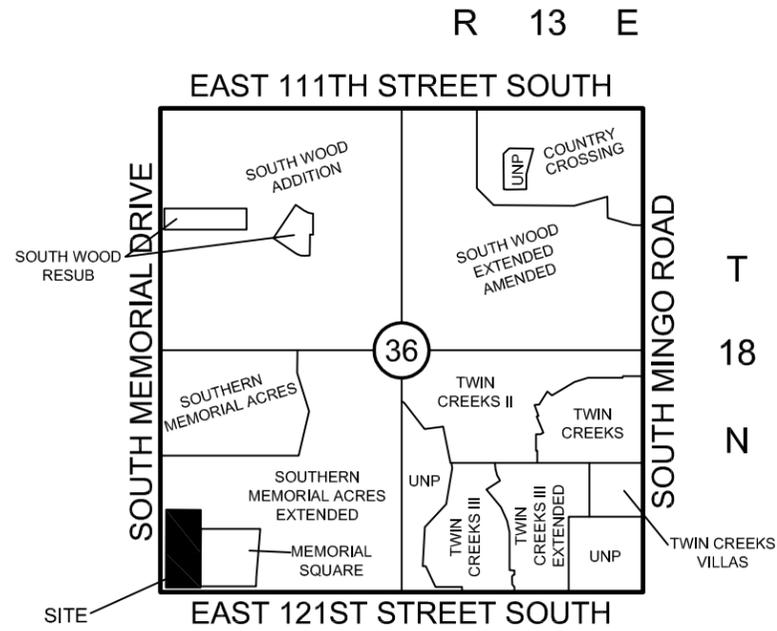
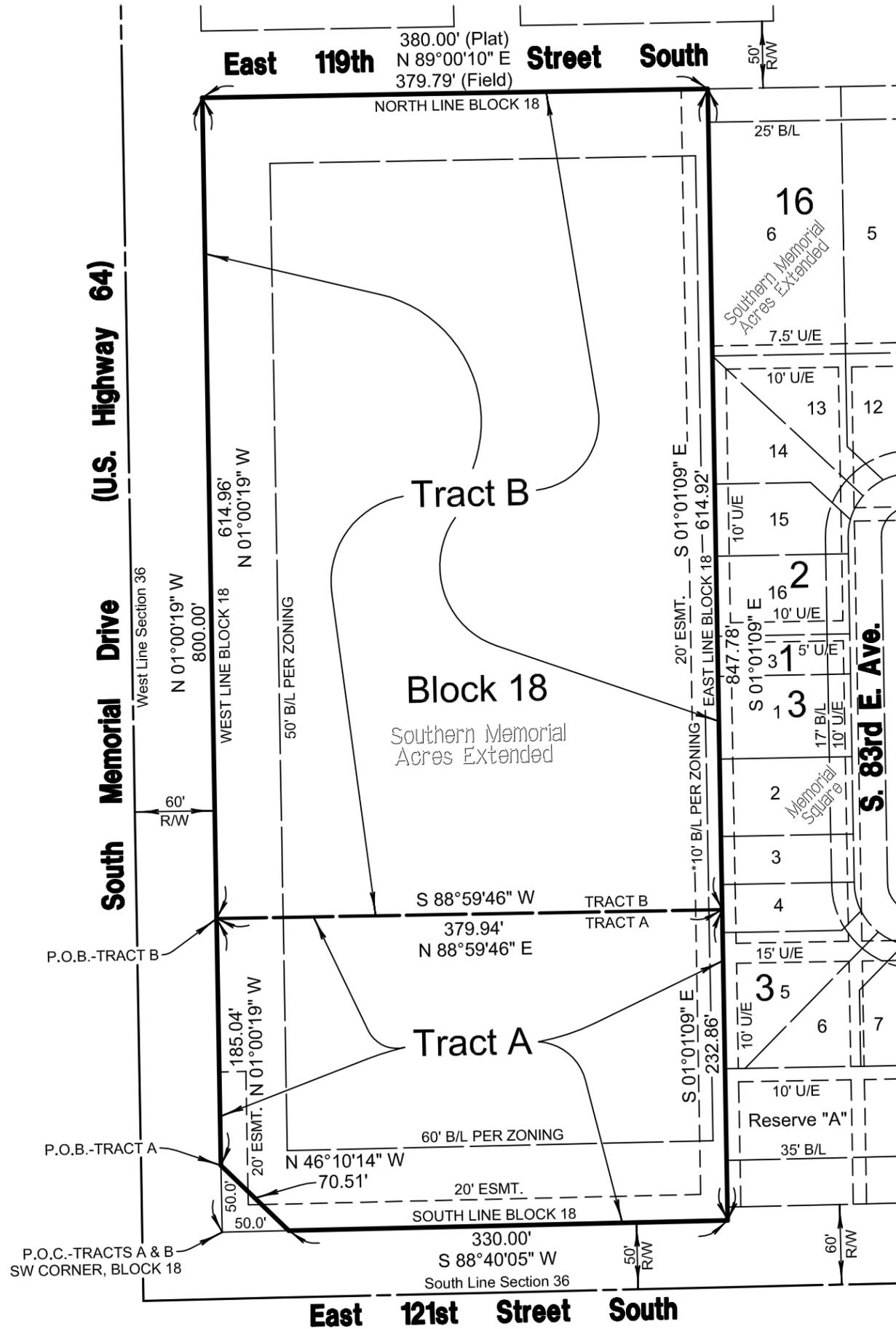
BL-397 – Michael Ward on behalf of QuikTrip Corporation for T C 94, LP



- Businesses
- bixby_streams
- TulCo_Parcels
- TulsaSubdivisions
- WagRoads_Aug2012
- E911Streets
- PUD
- bixby_s-t-r
- county



K:\17511.01\Lot Split Exhibit.Dwg



Legend

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- R/W = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

**Lot Split Exhibit
of
Block Eighteen (18)
Southern Memorial
Acres Extended
City of Bixby, Tulsa County, Oklahoma**



Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421
 PHONE: (918) 665-3600
 FAX: (918) 665-8668
 EXP. DATE 6/30/15

REVISIONS	BY	DATE

FILE:	1813.3600	SURVEY BY:	N/A	DATE:	12/18/14
ORDER:	17511.01	DRAWN BY:	AGM	SCALE:	1"=100'
BOOK:	N/A	CHECKED BY:	N/A	SHEET	1 OF 1

15400 S. Yale Ave.

Bixby, OK 74008

Seller: Dorothy L. Biggers Living Trust

Trustee: Rebecca Coffee

Phone: 918-249-8150

Cell: 918-200-2687

Buyer: James H. Redyke and Donna M. Redyke

Phone: ?

Cell: ?

Legal Description: From the SE Cor of the N/2 SE/4 NE/4 Th S132 to POB:

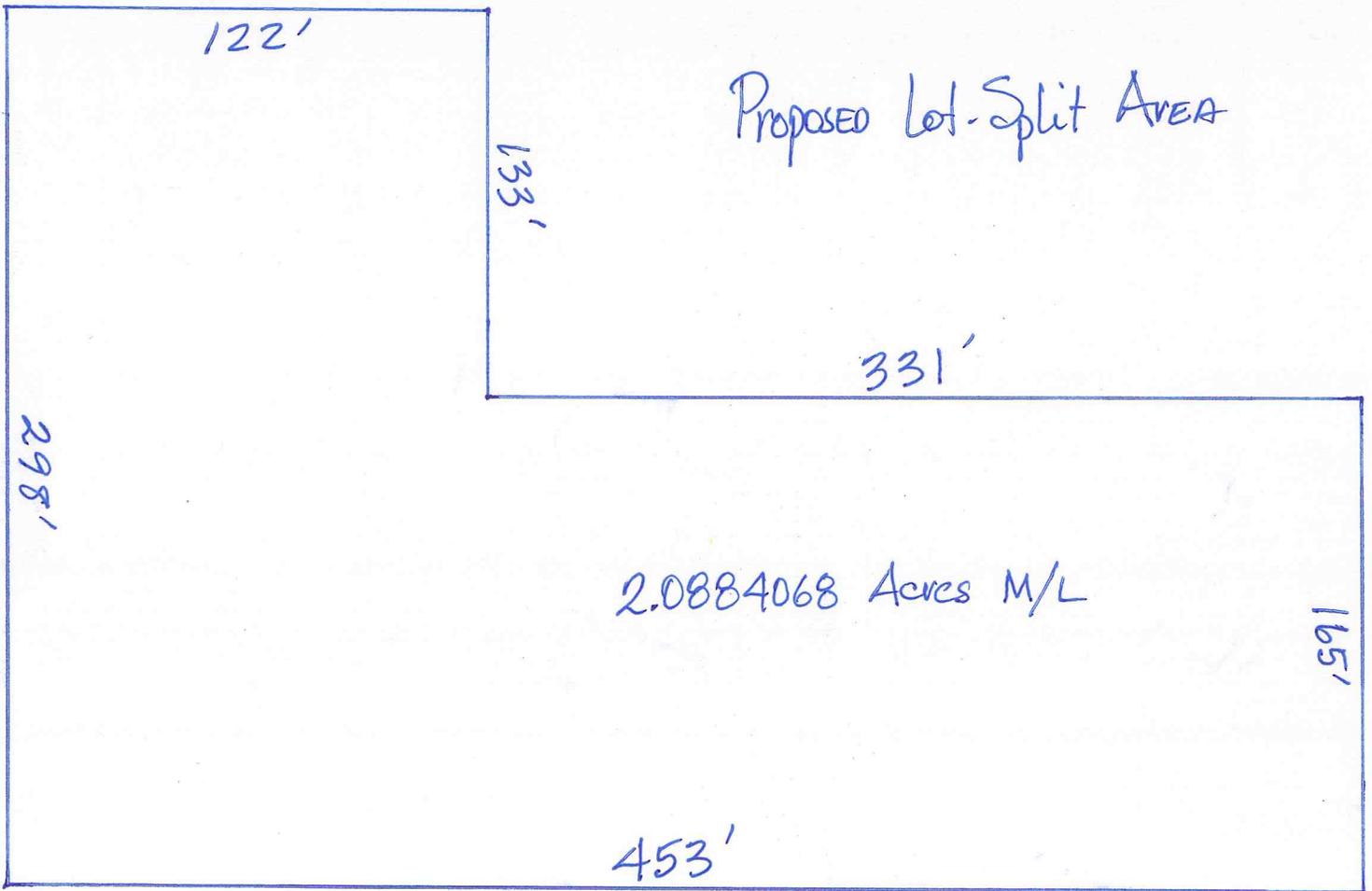
Th S165 W453 N298 E122 S133 E331 to POB,

Containing 2.0884068 Acres M/L.

*This will change with the
surveyor's final legal description.*

Fred Keas Real Estate

918-853-2244



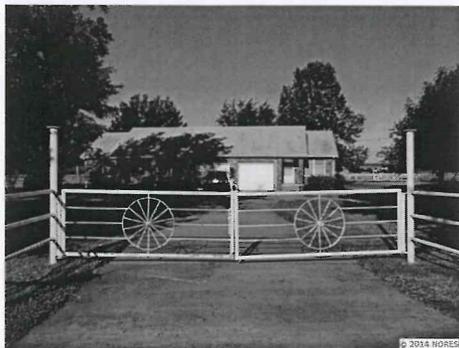
Courtesy Of Cindy Noble, Northeast Oklahoma Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Map

Generated on 12/12/2014
Page 1 of 1

Multiple Building Property Summary



3	4,724	5,994,727	\$279,900
MLS Beds	Bldg Sq Ft	Lot Sq Ft	MLS List Price
2	1991	SFR	09/03/2014
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner Name:	Biggers John A (Te)	Tax Billing City & State:	Bixby, OK
Owner Name 2:	Biggers Dorothy	Tax Billing Zip:	74008
Tax Billing Address:	9999 E 121st St S	Tax Billing Zip+4:	2551

Location Information

School District Name:	Bixby	Carrier Route:	R004
Township:	Bixby	Zoning:	AG
Census Tract:	78.02	Township Range Sect:	17N-13-21

Tax Information

Tax Parcel:	97321-73-21-00010	Tax Area:	BI-4B
Exemption(s):	Homestead,Agricultural	Tax Appraisal Area:	BI-4B
% Improved:	80%		
Legal Description:	NE LESS N/2 SE NE NE & LESS N/2 S/2 SE NE NE & LESS N132 E/2 S/2 S/2 SE NE NE & LESS BEG NWC NE TH E2648.59 TO NEC NE S500 W50 N304.01 W2359.79 W238.99 N248.78 POB FOR HWY SEC 21 17 13 137.62ACS		

Assessment & Tax

Assessment Year	2014	2013	2012
Taxable Assessment - Total	\$14,397	\$14,398	\$14,398
Taxable Assessment- Land	\$2,902	\$2,903	\$2,903
Taxable Assessment - Improved	\$11,495	\$11,495	\$11,495
YOY Assessed Change (\$)	-\$1	\$0	
YOY Assessed Change (%)	-0.01%	0%	
Total Assessment	\$130,883	\$130,890	\$130,890
Land Assessment	\$26,383	\$26,390	\$26,390
Improved Assessment	\$104,500	\$104,500	\$104,500

Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$1,496		
2012	\$1,485	-\$11	-0.74%
2013	\$1,464	-\$21	-1.41%

Characteristics

Land Use - County:	Agricultural	Condition:	Average
Land Use - Universal:	SFR	Basement Type:	MLS: Crawl Space
Lot Acres:	137.62	Interior Wall:	Drywall
Lot Area:	5,994,727	Cooling Type:	Central
# of Buildings:	2	Quality:	Fair
Building Type:	Single Family	Exterior:	Frame/Masonry
Foundation:	Crawl Space	Bedrooms:	MLS: 3

Courtesy of Fred Keas, Northeast Oklahoma Real Estate Services

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Property Detail

Generated on 12/04/2014

Building Sq Ft:	4,724	Total Baths:	2
Parking Type:	Attached Garage	Full Baths:	Tax: 1 MLS: 2
Garage Type:	Attached Garage	Half Baths:	1
Garage Capacity:	MLS: 2	Floor Cover:	Type Unknown
Garage Sq Ft:	550	Porch:	Slab
Roof Type:	Gable	Porch Type:	Slab
Roof Material:	Composition Shingle	Porch 1 Area:	144
Roof Shape:	Gable	Year Built:	1991
Stories:	1	Style:	Ranch

Estimated Value

RealAVM™ (1):	\$253,632	Confidence Score (2):	69
RealAVM™ Range:	\$205,442 - \$301,822	Forecast Standard Deviation (3):	19
Value As Of:	11/21/2014		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

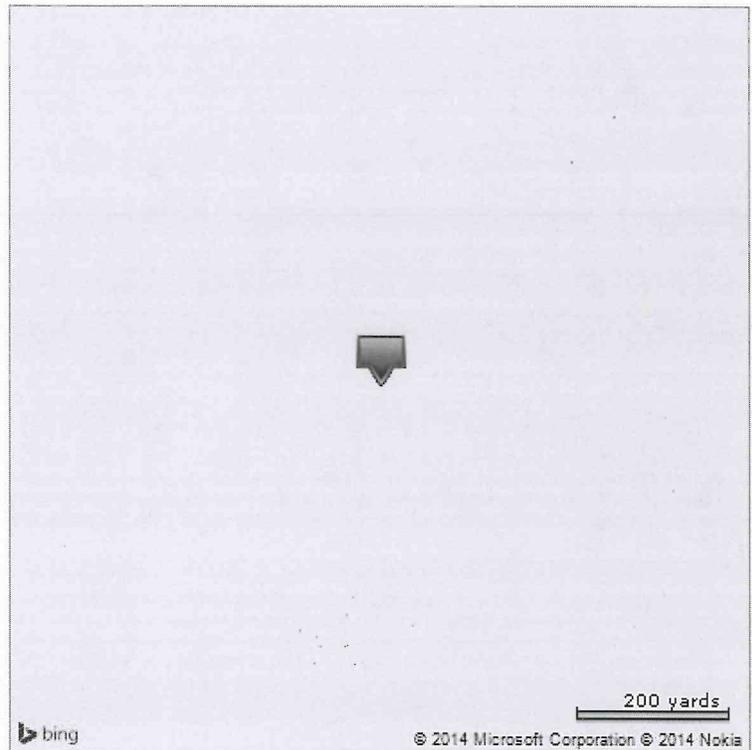
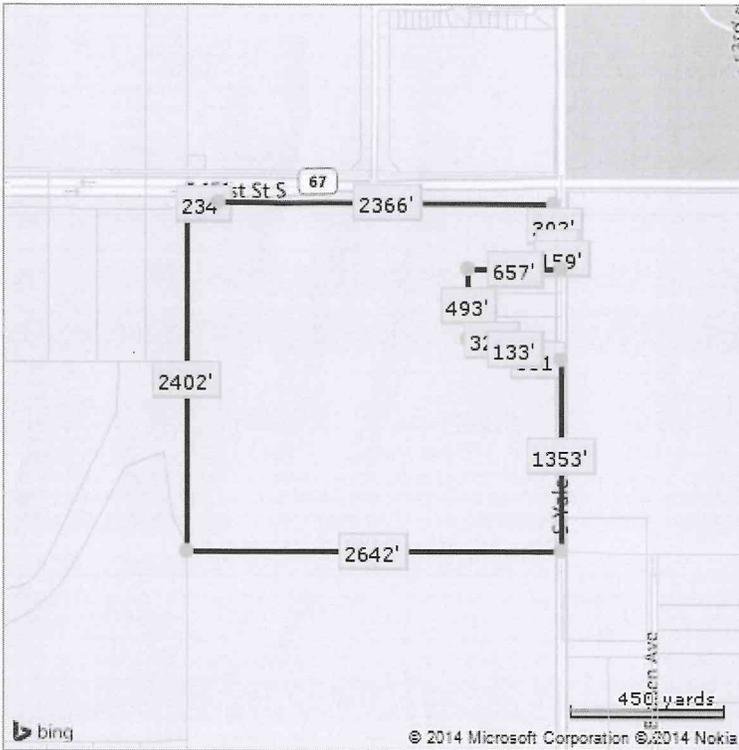
MLS Listing Number:	1427254	MLS Current List Price:	\$279,900
MLS Status:	Active	MLS Orig. List Price:	\$279,900
MLS Status Change Date:	09/06/2014	Listing Agent Name:	7729-Fred D Keas Jr.
MLS Listing Date:	09/03/2014	Listing Broker Name:	FRED KEAS REAL ESTATE

Last Market Sale & Sales History

Recording Date:	10/19/1988	Owner Name 2:	Biggers Dorothy
Closing Date:	10/19/1988	Document Number:	5135-118
Owner Name:	Biggers John A (Te)	Deed Type:	Deed (Reg)

Recording Date	01/03/1997	10/19/1988
Closing Date		10/19/1988
Nominal	Y	
Buyer Name	Biggers Dorothypt	
Seller Name	Biggers Dorothy L	
Document Number	5874-1193	5135-118
Document Type	Quit Claim Deed	Deed (Reg)

Property Map



(1) *Lot Dimensions are Estimated

Building 1 of 2

Characteristics

Land Use - County:	Agricultural	Stories:	1
Land Use - Universal:	SFR	Condition:	Average
Lot Acres:	137.62	Interior Wall:	Drywall
Lot Area:	5,994,727	Cooling Type:	Central
# of Buildings:	2	Quality:	Fair
Building Type:	Single Family	Exterior:	Frame/Masonry
Foundation:	Crawl Space	Full Baths:	1
Building Sq Ft:	1,844	Half Baths:	1
Parking Type:	Attached Garage	Floor Cover:	Type Unknown
Garage Type:	Attached Garage	Porch:	Slab
Garage Sq Ft:	550	Porch Type:	Slab
Roof Type:	Gable	Porch 1 Area:	144
Roof Material:	Composition Shingle	Year Built:	1991
Roof Shape:	Gable	Style:	Ranch

Building 2 of 2

Characteristics

Land Use - County:	Agricultural	Roof Type:	Gable
Land Use - Universal:	SFR	Roof Shape:	Gable
Lot Acres:	137.62	Stories:	1
Lot Area:	5,994,727	Condition:	Average
# of Buildings:	2	Quality:	Poor
Building Type:	Barn	Year Built:	1997
Building Sq Ft:	2,880		

Courtesy of Fred Keas, Northeast Oklahoma Real Estate Services

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Property Detail

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