

AGENDA
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
June 20, 2016 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for the Special Called Meeting: May 31, 2016
2. **BL-403: Bixby Lot Split Request-Applicant, JR Donelson for Linda Conrad**
Consideration and possible approval per staff recommendation for a Lot-Split on approximately 2.12 Acres, Section 23, Township 17, Range 13
Property generally located: one-half mile west of Memorial and south of 151st Street -7400 block of 151st Street South
3. **BL-404: Bixby Lot Split Request-Applicant, Mike Williams of Gardner Capital**
Consideration and possible approval per staff recommendation for a Lot-Split on approximately 10.9 Acres, Section 26, Township 17, Range 13
Property generally located: one-quarter mile north of 171st Street and west of Memorial Drive-16900 block of South Memorial Drive

PUBLIC HEARINGS

4. **BCPA-15: Bixby Comprehensive Plan Amendment-Applicant, JR Donelson, Inc. for Norma ODA Green Revocable Trust**
Public Hearing to receive Public review and comment, and Planning Commission recommendations regarding the adoption of a proposed amendment to the Comprehensive Plan of the City of Bixby, Oklahoma, specifically to change the Comprehensive Plan Land Use map from Low Intensity & Residential Area to Medium Intensity on Lot 11, Block 7 of the *Amended Plat of Block 7, North Heights Addition to the City of Bixby, Oklahoma*
Section 35, Township 18, Range 13
Property generally located: west of Memorial and north of 121st St. about one quarter mile.

AGENDA – Bixby Planning Commission

Page 1 of 3

All items are for Public Hearing unless the item is worded otherwise

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: jmohler@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

5. BZ-389: Bixby Zoning Request-Applicant, Jerry Green for Norma ODA Green Revocable Trust

Public Hearing, discussion, and consideration of a rezoning request RS-1 (Residential Single-Family) to OL (Office Low Intensity) for Lot 11, Block 7 of the *Amended Plat of Block 7, North Heights Addition to the City of Bixby, Oklahoma* Section 35, Township 18, Range 13

Property generally located: west of Memorial and north of 121st St. about one quarter mile

6. PUD-93: Planned Unit Development Request (PUD)-Applicant, JR Donelson, Inc. for Norma ODA Green Revocable Trust

Public Hearing discussion, and consideration of a request for approval of a Planned Unit Development (PUD-93), on Lot 11, Lot 12 & Lot 13, Block 7 of the *Amended Plat of Block 7, North Heights Addition to the City of Bixby, Oklahoma* Section 35, Township 18, Range 13

Property generally located: west of Memorial and north of 121st St. about one-quarter mile

7. BZ-340: Bixby Zoning Request-Applicant, Mike Williams of Gardner Capital

Public Hearing, discussion, and consideration of a rezoning request from: AG (Agricultural District) to RM-2 (Residential Multi-Family District) for an unplatted parcel in the City of Bixby, Oklahoma Section 26, Township 17, Range 13

Property generally located: one-quarter mile north of 171st Street and west of Memorial Drive-16900 block of South Memorial Drive

8. BZ-341: Bixby Zoning Request- Applicant, JR Donelson for Linda Conrad

Public Hearing, discussion, and consideration of a rezoning request from: AG (Agriculture) to CS (Shopping Center District) for an unplatted parcel in the City of Bixby, Oklahoma Section 23, Township 17, Range 13

Property generally located: one-half mile west of Memorial and south of 151st Street -7400 block of 151st Street South

PLATS

9. PRELIMINARY AND FINAL PLAT FOR *AUTO OASIS* AT 151ST AND MEMORIAL: Applicant, Malek Elkhoury of Khoury Engineering on behalf of L&L Industries, LLC

Discussion and consideration of a Preliminary and Final Plat for *Auto Oasis Car Wash*, Lot One, Block One, 1.211 Acres Section 17, Township 13, Range 13

Property generally located: north of 151st Street and East of Memorial

OTHER BUSINESS

10. BSP 2016-05 AUTO OASIS AT 151ST AND MEMORIAL:

Applicant, Malek Elkhoury of Khoury Engineering on behalf of L&L Industries, LLC

Discussion and possible action to approve the Site Plan for Auto Oasis, 1.211 Acres, the redevelopment of an existing Car Wash a Use Unit 17 automotive-related business

Section 17, Township 13, Range 13

Property generally located: north of 151st Street and East of Memorial

11. Discussion of Use Unit 17 and Use Unit 25: Development Services Staff

Discussion and consideration of Use Unit 17 and Use Unit 25 in regards to the proper zoning designation for automotive collision repair requiring the use of paint to complete their restoration project

NEW BUSINESS

ADJOURNMENT

Posted By: City Staff on behalf of Marcae' Hilton

Date: June 17, 2016



Time: 5:00PM

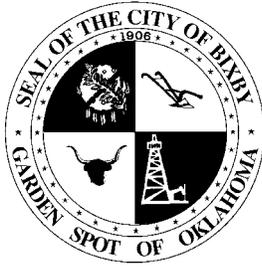
AGENDA – Bixby Planning Commission

Page 3 of 3

All items are for Public Hearing unless the item is worded otherwise

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MEETING MINUTES
ARE AVAILABLE IN
DRAFT FORM UPON
REQUEST
OTHERWISE, THEY
WILL BE AVAILABLE
MONDAY MORNING.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
BL-403 Bixby Lot Split request for applicant JR Donelson on behalf of Linda Conrad

REQUEST: Lot-Split approval (in conjunction with a Zoning Request (BZ 341))
LOCATION: 7402 E. 151st Street, unplatted parcel, generally located south of 151st Street and about ½ mile west of Memorial
STR: Section 23, T17N, R13E
LOT SIZE: 3.69 acres Total Tract
2.12 acres Tract 1
1.57 acres Tract 2
ZONING: AG with a request for CS Shopping Center District (BZ 341)
EXISTING USE: Single-family dwelling
PROPOSED USE: Single-family indefinitely and Shopping/Retail
PUBLIC INPUT: (1) call from daughter of adjacent land owner, mostly interested in the long term use, floodplain questions and timing of development

BACKGROUND INFORMATION:

The applicant requests the Conrad residence be split into two parcels, both with a CS-Commercial Shopping Zoning. The owner plans to keep the west portion as a residential use, with the existing dwelling as their home; the Development Services staff will allow this. However, if there is any change to the footprint, or any work requiring a building permit there must be an application to the City of Bixby for a Zoning Clearance Permit. Upon processing, the application there will be a letter from the City of Bixby requiring a Special Exception in CS zoning or a change in zoning back to residential. The area to the east has been used for agricultural purposes. The majority of the original parcel is within the 100 year floodplain with a small exception around the front and far west portion of the house.

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

Land Use: Commercial, Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements: Corridor

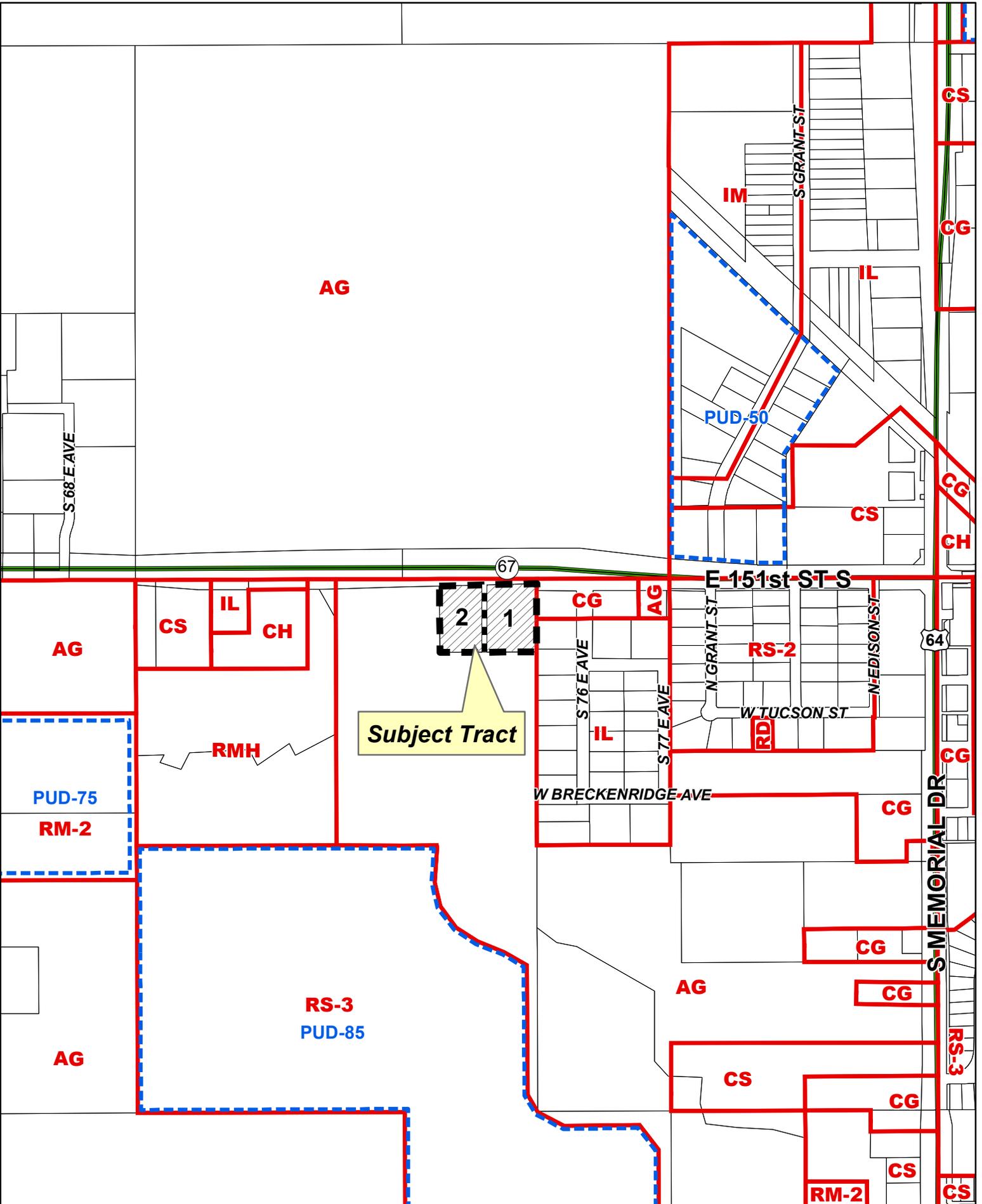
ATTACHMENTS:

1. Case Map
2. Ariel Map
3. Lot Split Exhibits

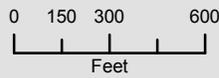
Staff believes the proposed Lot Split request meets the requirements of the Zoning Regulations and Land Use objectives.

STAFF RECOMMENDATION: Staff recommends Approval of BL 403 with the following conditions:

1. Any improvements to the West Lot (residence) will require a Zoning Clearance Permit application to be submitted to the City of Bixby, this will result in the following options:
 - i. Submittal of application for a Special Exception with the Board of Adjustment
 - ii. Rezoning to Residential
2. Platting will be requisite for new development with the necessary Right of Way and Utility Easement Dedications



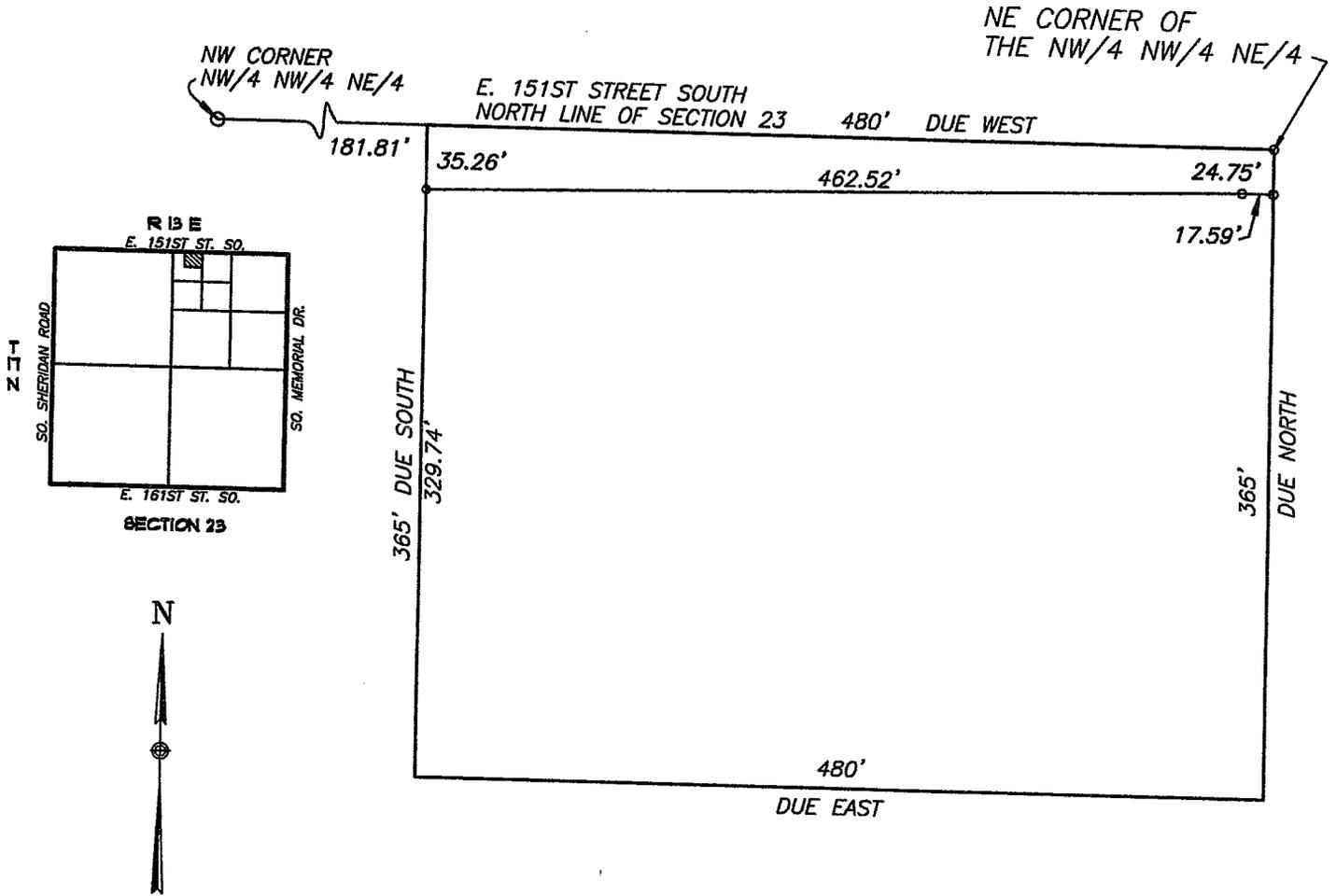
BL-403





PLAT FOR LOT SPLIT PURPOSES

ORIGINAL TRACT OF LAND



I, CHARLES K. HOWARD, OF JR DONELSON, INC., CERTIFY THAT THE ATTACHED DRAWING FOR A LOT SPLIT CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT OF LAND AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

5/2/16
DATE

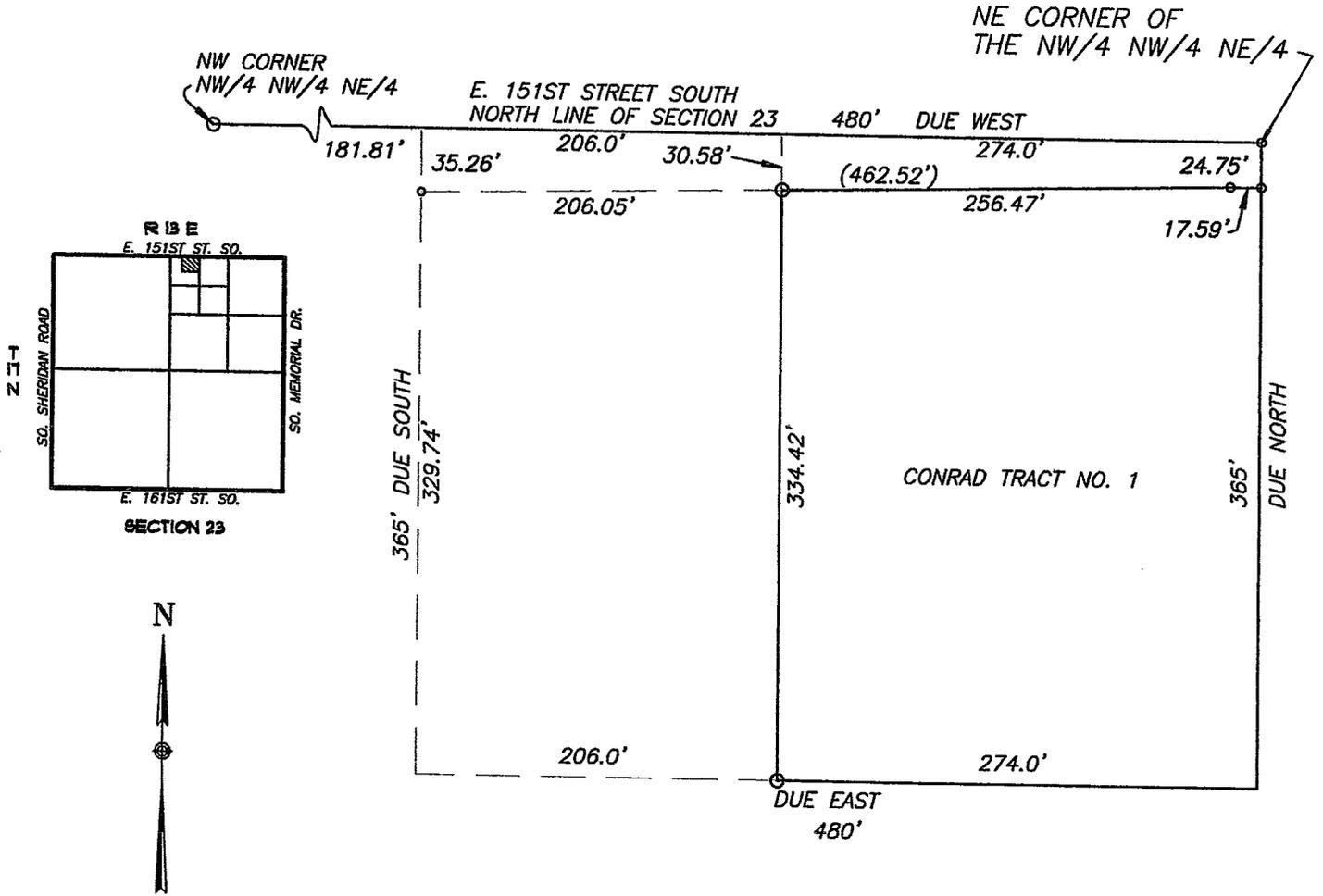
5/2/16

Charles K. Howard
CHARLES K. HOWARD
RPLS NO. 297, STATE OF OKLAHOMA
JR DONELSON, INC.
C.A. NO. 5611 EXP. DATE: 6/30/17



PLAT FOR LOT SPLIT PURPOSES

CONRAD TRACT NO. 1



I, CHARLES K. HOWARD, OF JR DONELSON, INC., CERTIFY THAT THE ATTACHED DRAWING FOR A LOT SPLIT CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT OF LAND AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

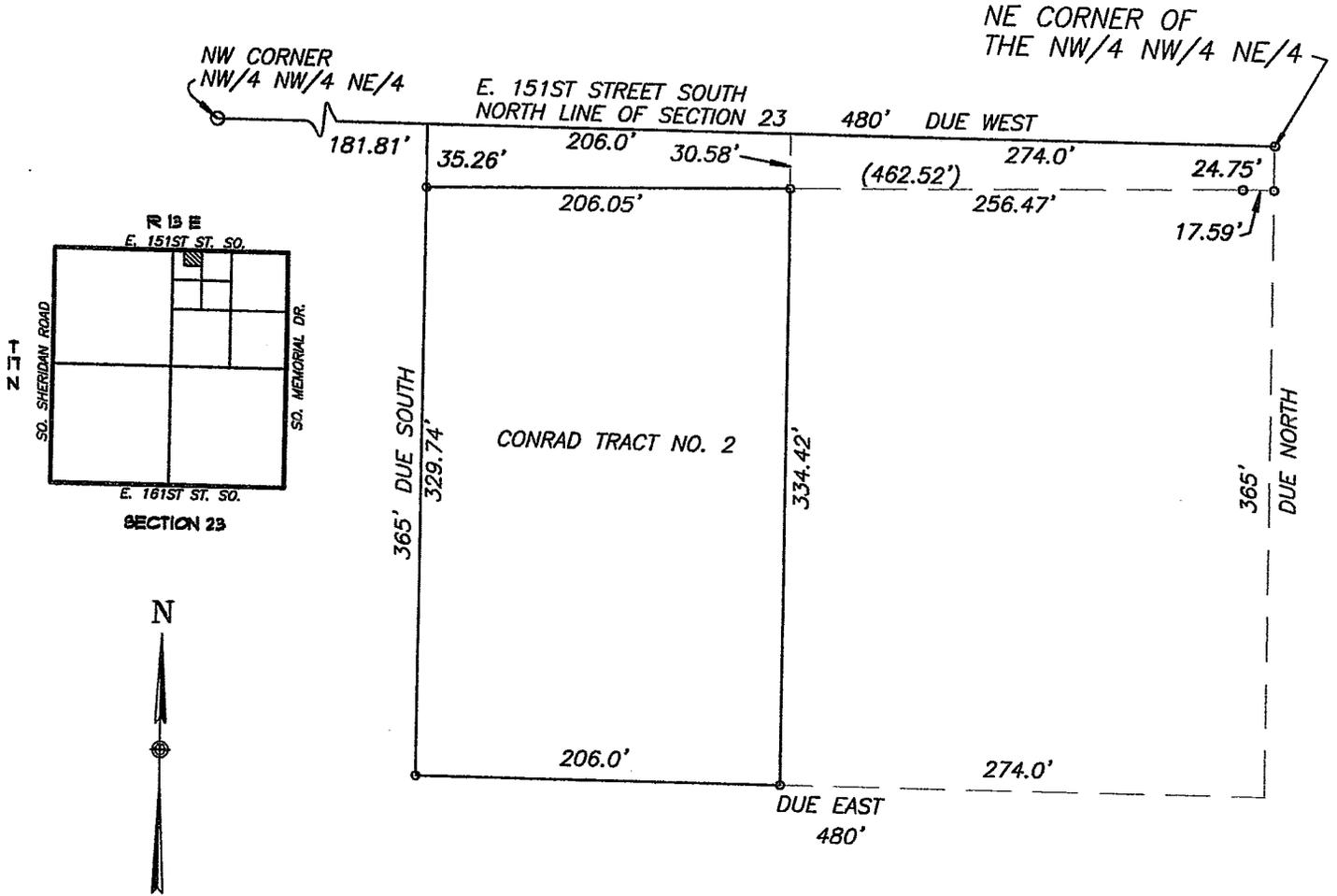


5/2/16
DATE

Charles K. Howard
CHARLES K. HOWARD
RPLS NO. 297, STATE OF OKLAHOMA
JR DONELSON, INC.
C.A. NO. 5611 EXP. DATE: 6/30/17

PLAT FOR LOT SPLIT PURPOSES

CONRAD TRACT NO. 2



I, CHARLES K. HOWARD, OF JR DONELSON, INC., CERTIFY THAT THE ATTACHED DRAWING FOR A LOT SPLIT CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT OF LAND AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

5/2/16
DATE

Charles K. Howard



CHARLES K. HOWARD
RPLS NO. 297, STATE OF OKLAHOMA
JR DONELSON, INC.
C.A. NO. 5611 EXP. DATE: 6/30/17

Conrad Total Property

The East 480 feet of the North 365 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4, NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, less the following described property:

Beginning at the NW Corner of the NE/4; thence East 181.81 feet to the Northwest corner of said property; thence East 480 feet; thence South 24.75 feet; thence West 17.59 feet; thence southwesterly 462.52 feet; thence North 35.26 feet to the point of beginning and containing 3.69 acres more or less.

Conrad Tract No. 1

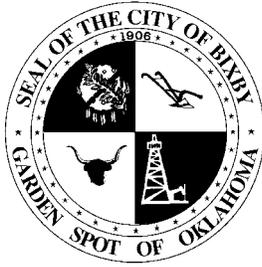
The East 274 feet of the East 480 feet of the North 365 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4, NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, less the following described property:

Commencing at the NW Corner of the NE/4; thence East 387.81 feet to the point of beginning; thence East 274.0 feet; thence South 24.75 feet; thence West 17.59 feet; thence southwesterly 256.47 feet; thence North 30.58 feet to the point of beginning and containing 2.12 acres more or less.

Conrad Tract No. 2

The West 206.0 feet of the East 480 feet of the North 365 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4, NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, less the following described property:

Beginning at the NW Corner of the NE/4; thence East 181.81 feet to the Northwest corner of said property; thence East 206.0 feet; thence South 30.58 feet; thence southwesterly 206.05 feet; thence North 35.26 feet to the point of beginning and containing 1.57 acres more or less.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008

(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
BL-404 Bixby Lot Split request for applicant Mike Williams on behalf of Gardner Capital

REQUEST: Lot-Split approval (in conjunction with a Zoning Request-BZ 340)
LOCATION: 16902 S. Memorial, unplatted parcel, generally located one-quarter mile north of 171st Street and west of Memorial
STR: Section 26, T17N, R13E
LOT SIZE: 37.37 acres Total Tract
10.9 acres Gardner Tract
26.4 acres Duan L. & Leta Mae Anderson Tract
ZONING: AG with a request for RM-2 Residential Multi-family (BZ 340)
EXISTING USE: Agricultural
PROPOSED USE: (Senior Housing) Multi-family Dwelling
PUBLIC INPUT: (1) call from resident, just curious about signage and purpose

BACKGROUND INFORMATION:

The applicant requests the undeveloped land be split into two parcels, the north parcel is in the process of being purchased by Gardner Capital for affordable Senior Housing with a Residential Multifamily Zoning (RM-2). The current owner plans to keep the south parcel for potential future development. The subject property consists of one Lot and one Block; the area to the south will continue to be used for agricultural purposes with the potential for development. The majority of the west half of the parcel is within the 100 year floodplain.

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

Land Use: Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements: Special District

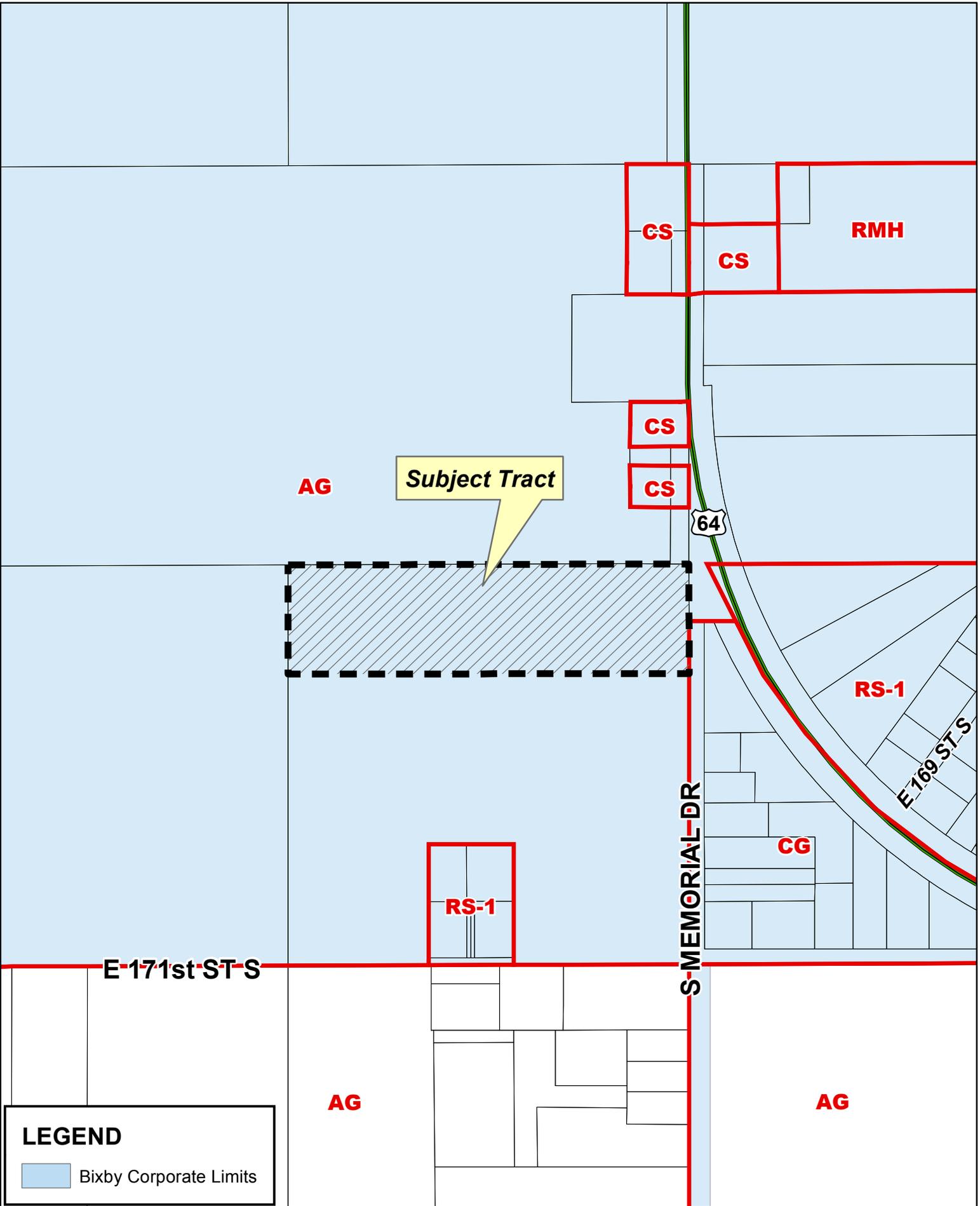
ATTACHMENTS:

1. Case Map
2. Ariel Map
3. Lot Split Exhibits
4. Gardner Capital Project Information

The proposed Lot Split request meets the requirements of the Zoning Regulations and Land Use objectives.

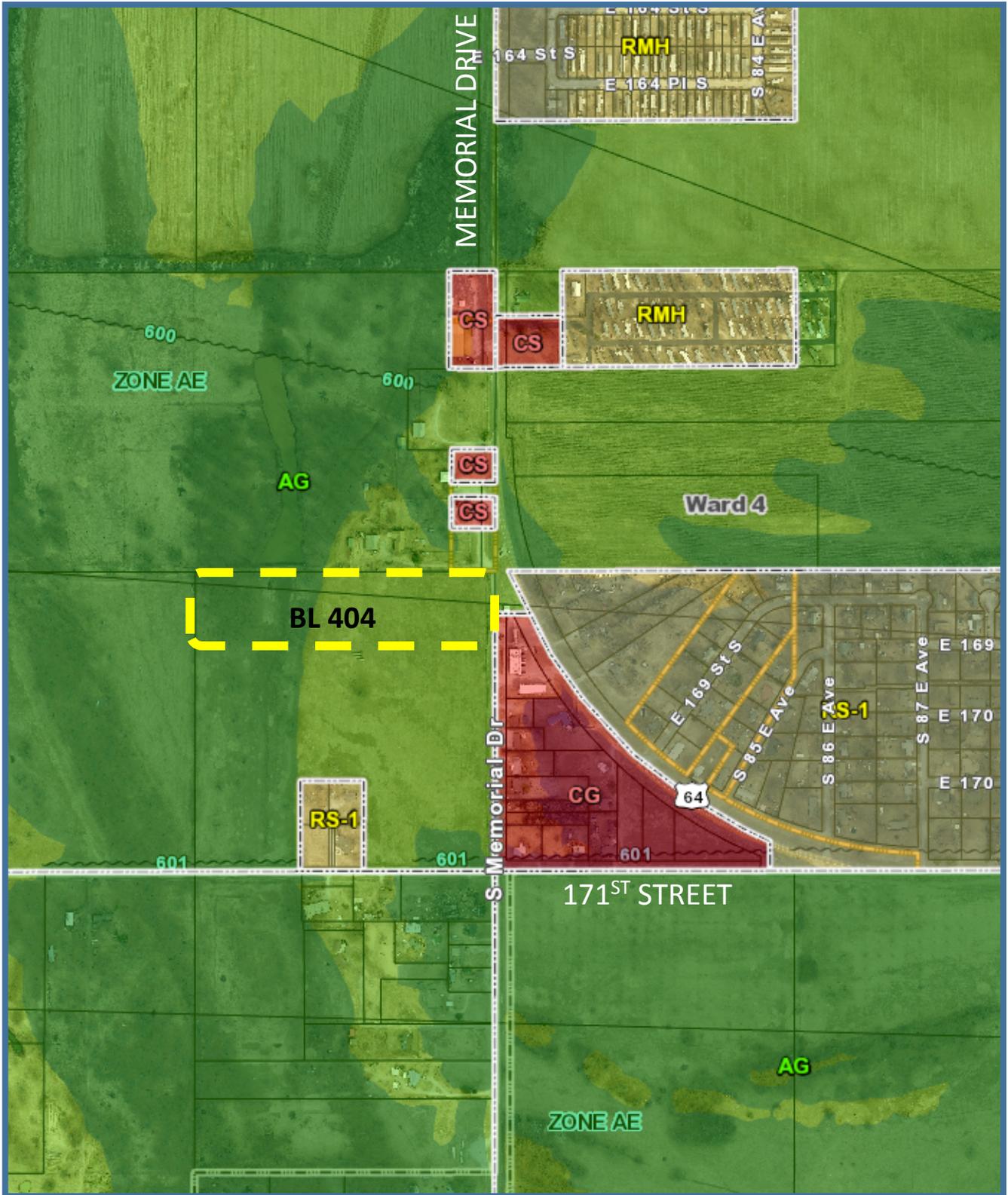
STAFF RECOMMENDATION: Staff recommends Approval of BL 404 with the following conditions:

1. Gardner Capital is responsible to rezone (BZ 340) the Lot Split parcel (BL 404) back to AG-Agriculture if Gardner Capital fails to secure necessary funding for project or any other reason Gardner Capital may not be able to fulfil the Senior Housing development obligation. (Re-zoning application must be submitted to City Hall with check before City Council Meeting of June 27, 2016).
2. Platting is requisite for new development with the required Right of Way and Utility Easement Dedications.



LEGEND

 Bixby Corporate Limits



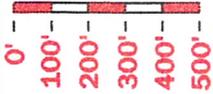
PLAT FOR LOT SPLIT AND ZONING CHANGE



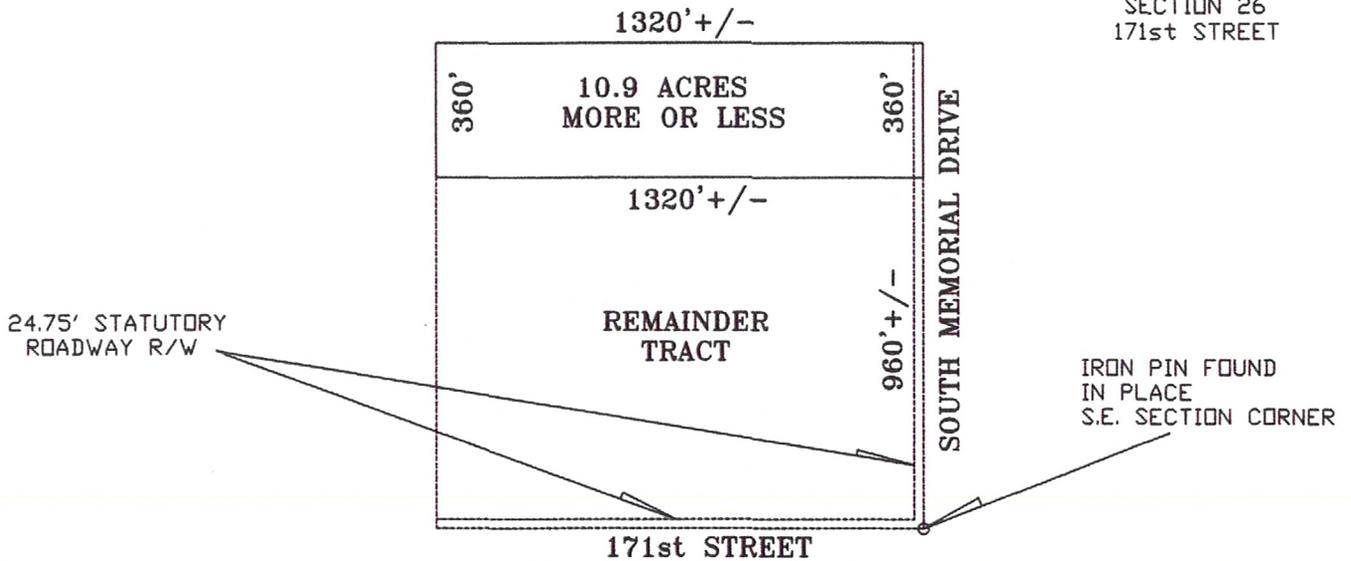
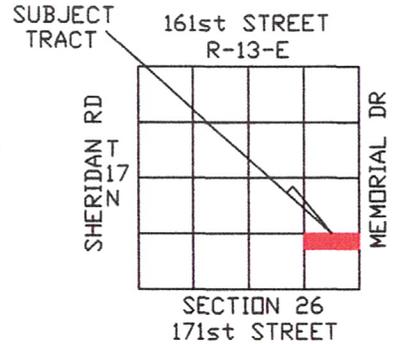
- IRON PIN FOUND ○ UNDERGROUND LINE - - - - -
- IRON PIN SET ● OVERHEAD LINE - · - · -
- FENCE —○—○—○— EASEMENT LINE - - - - -

NOTE : NOT ALL ITEMS IN LEGEND MAY BE FOUND ON THIS PLAT

PREPARED FOR : MIKE WILLIAMS
 SENIOR DEVELOPMENT MANAGER - MIDWEST
 GARDNER CAPITAL
 CELL 417 825 7805 OFFICE 314 561 5903
 mwilliams@gardnercapital.com gardnercapital.com



LOCATION MAP



DESCRIPTION

THE NORTH 360 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, CONTAINING 10.9 ACRES MORE OR LESS.

NOTE : NO BOUNDARY MARKERS SET ON THIS TRACT BY THIS FIRM AT THIS TIME.

NO BEARINGS SHOWN ON THIS TRACT AT THIS TIME.

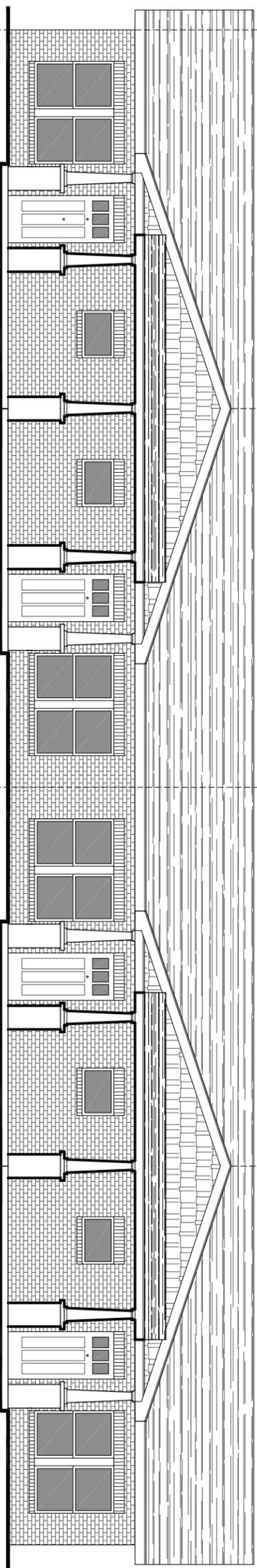
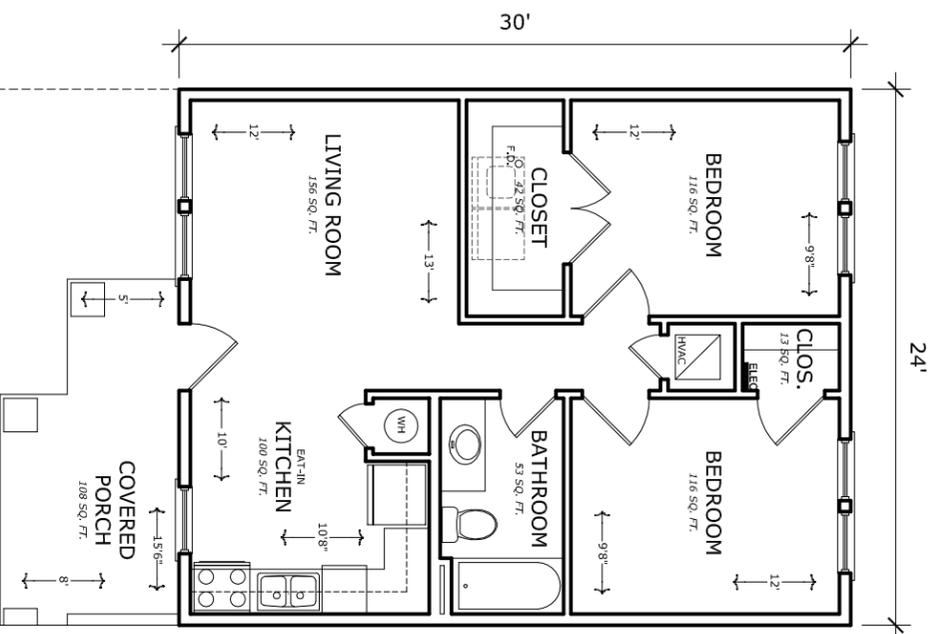
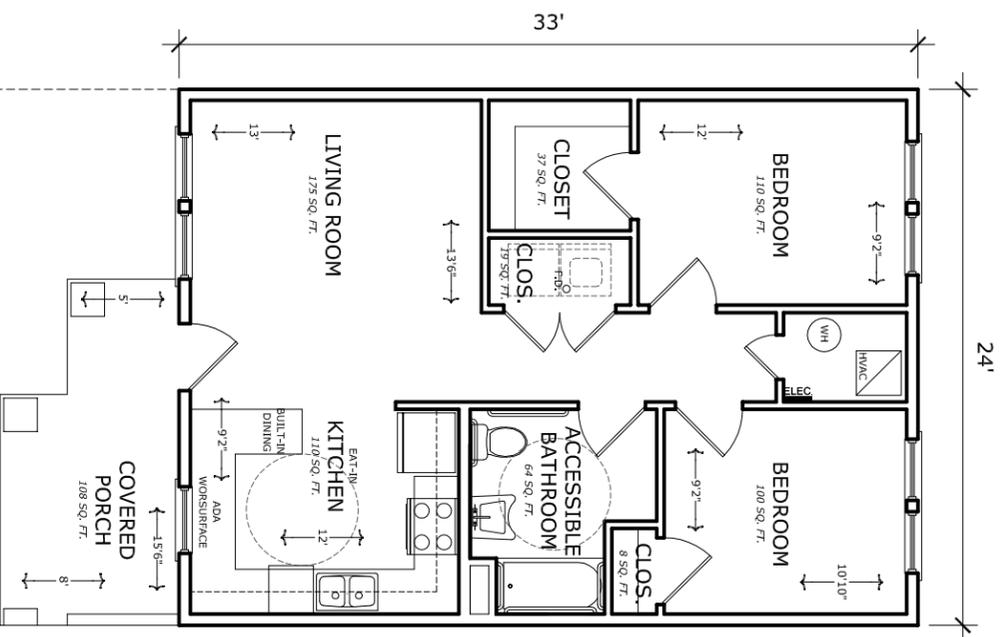


MAY 23, 2016

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Jack D Ramsey
 JACK D RAMSEY LS 387

RAMSEY SURVEYING SERVICE
 P.O. BOX 366 BIXBY, OKLAHOMA 74008
 918 740 1124 918 366 4520
 OKLAHOMA CERTIFICATE OF AUTHORIZATION
 NUMBER 2112 EXPIRES JUNE 30, 2017
 ramseysurvey6666 @ gmail.com
 Page 17 of 151



2 ACCESSIBLE UNIT
06.09.16 792 SQUARE FEET

1 TYPICAL UNIT
06.16.16 720 SQUARE FEET

UNIT CONSTRUCTION:

- SLAB ON GRADE. 8" WALLS, TRUSSED ROOF. 2X6 WOOD FRAMED EXTERIOR WALLS WITH 2-HOUR WALLS BETWEEN UNITS. 2X4 WOOD FRAMED INTERIOR WALLS. 2X6 WOOD FRAMED PLUMBING WALL BETWEEN KITCHEN & BATHROOM.

NOTE:
UNIT FRONT WALLS & SIDE WALLS TO BE MASONRY - TOTAL MINIMUM 60%, MAXIMUM 75%.

- VINYL FLOORING IN ALL AREAS EXCEPT BEDROOMS. CARPET & PAD IN BEDROOMS & BEDROOM CLOSETS.

UNIT AMENITIES:

- WASHER & DRYER HOOK-UPS IN CLOSETS FOR EACH UNIT.
- CEILING FANS IN EACH BEDROOM & LIVING ROOM.
- DISHWASHERS IN EACH UNIT.
- GARBAGE DISPOSAL IN EACH UNIT.
- MICROWAVE IN EACH UNIT.
- TOBACCO FREE POLICY FOR ALL BUILDINGS.

ENERGY EFFICIENCY CERTIFICATION:

- SHOWER HEADS WITH A MAXIMUM 2.5 GA./MIN. FLOW RATE.
- R-2 INSULATION ON EXPOSED HOT WATER LINES.
- ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED.
- ALL WINDOWS SHALL ABE ENERGY STAR QUALIFIED WITH LOW-E GLASS.
- ENERGY STAR HOT WATER HEATERS.
- ALL PAINT SHALL BE LOW OR NO VOC PAINT.
- ON-SITE RECYCLING FOR ALUMINUM, PAPER, GLASS & PLASTICS.
- MOLD GUARD DRYWALL IN BATHROOMS, KITCHENS, LAUNDRY ROOM CLOSETS.
- SPRAY FOAM INSULATION EXCEEDING LOCAL & NATIONAL CODE REQUIREMENTS.

SQUARE FOOTAGE TABULATION:

- 43 2-BEDROOM UNITS X 720 SQ. FT. = 30,960 SQUARE FEET
- 5 ACCESSIBLE 2-BR UNITS X 792 SQ. FT. = 3960 SQUARE FEET

TOTAL: 34,920 SQUARE FEET



GARDNER CAPITAL

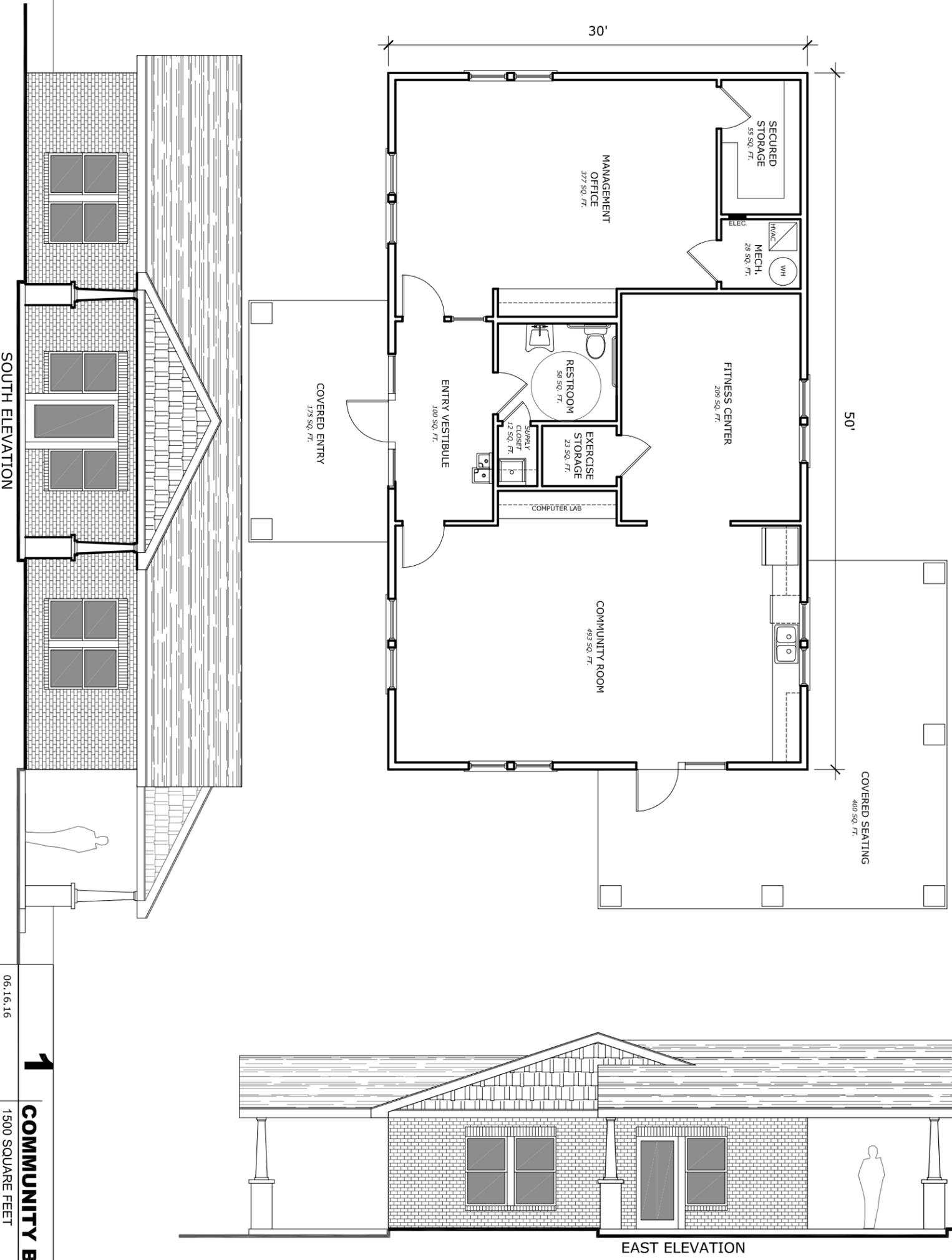
Deep Fork Community Action Foundation, Inc.



HADLEE MANOR
BIXBY, OKLAHOMA

HANS THOMAS & ASSOCIATES

222 WEST GREGORY KANSAS CITY, MO 64114
P. 816.333.6657 F. 816.333.6622



SOUTH ELEVATION

EAST ELEVATION

1
COMMUNITY BUILDING
1500 SQUARE FEET

- BUILDING CONSTRUCTION:**
- SLAB ON GRADE. 8" WALLS, TRUSSED ROOF. 2X6 WOOD FRAMED EXTERIOR WALLS & 2X4 WOOD FRAMED INTERIOR WALLS. 2X6 WOOD FRAMED PLUMBING WALL AT BATHROOM BATHROOM.

NOTE:
UNIT FRONT WALLS & SIDE WALLS TO BE MASONRY - TOTAL MINIMUM 60%, MAXIMUM 75%.

VINYL FLOORING IN ALL AREAS EXCEPT RESTROOM & ENTRY - CERAMIC TILE AT THESE LOCATIONS. CERAMIC TILE WALLS IN RESTROOM.

AMENITIES:

- COMMUNITY ROOM WITH KITCHENETTE.
- INDOOR FITNESS CENTER.
- ONSITE COMPUTER WORKSTATIONS.
- OUTDOOR COVERED SEATING.
- CEILING FANS IN OFFICE, COMMUNITY ROOM & FITNESS CENTER.
- DISHWASHER IN KITCHENETTE.
- GARBAGE DISPOSAL IN SINK.
- MICROWAVE IN KITCHENETTE.
- SHUFFLEBOARD COURT.
- TOBACCO FREE POLICY FOR BUILDING.

ENERGY EFFICIENCY CERTIFICATION:

- R-2 INSULATION ON EXPOSED HOT WATER LINES.
- ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED.
- ALL WINDOWS SHALL ABE ENERGY STAR QUALIFIED WITH LOW-E GLASS.
- ENERGY STAR HOT WATER HEATERS.
- ALL PAINT SHALL BE LOW OR NO VOC PAINT.
- ON-SITE RECYCLING FOR ALUMINUM, PAPER, GLASS & PLASTICS.
- MOLD GUARD DRYWALL IN BATHROOM & KITCHEN.
- SPRAY FOAM INSULATION EXCEEDING LOCAL & NATIONAL CODE REQUIREMENTS.

SQUARE FOOTAGE TABULATION:

- 1,500 SQUARE FEET.
- TOTAL: 1,500 SQUARE FEET



GARDNER CAPITAL

Deep Fork
Community
Action
Foundation, Inc.

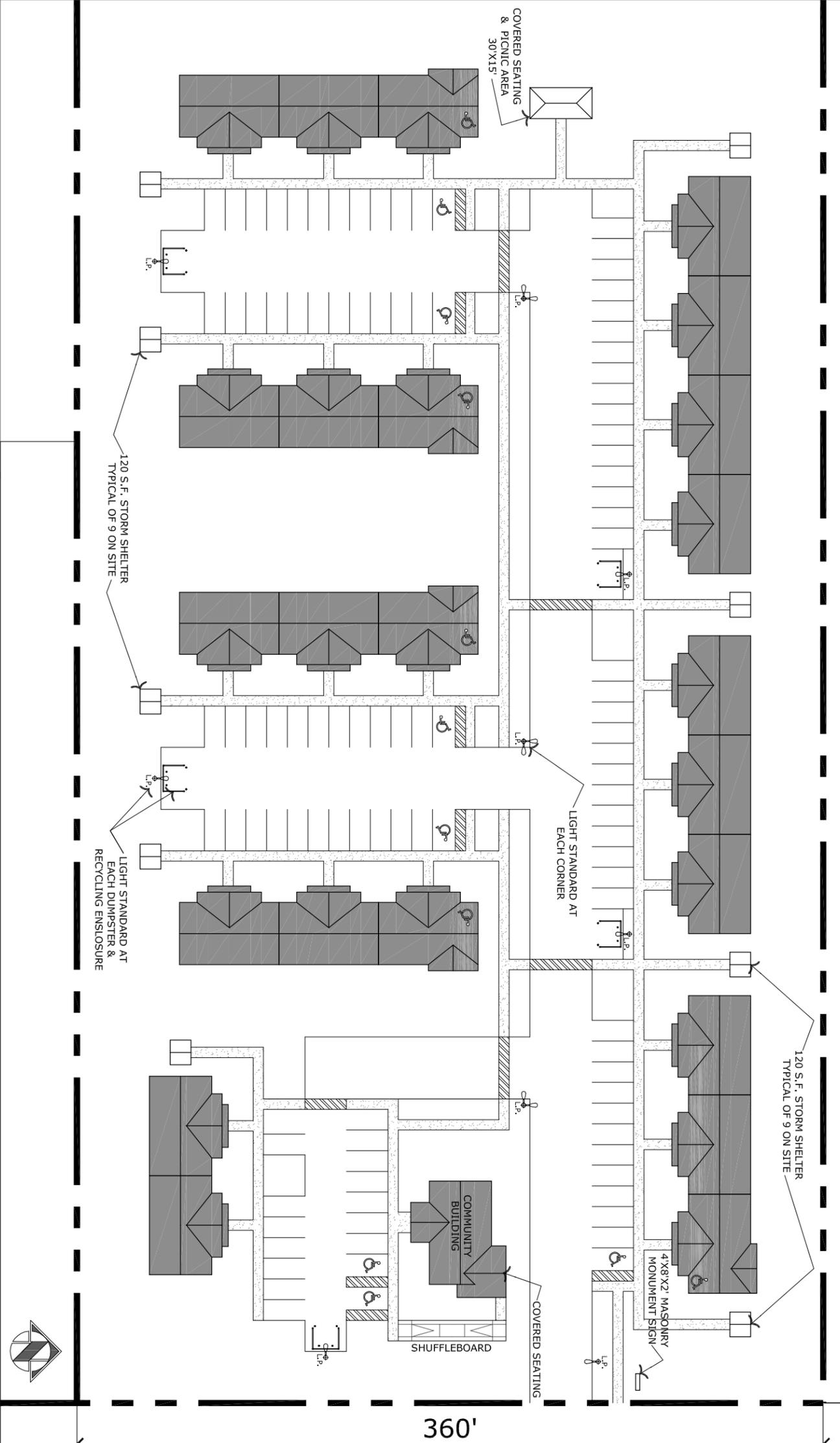


HADLEE MANOR
BIXBY, OKLAHOMA

HANS THOMAS & ASSOCIATES

222 WEST GREGORY KANSAS CITY, MO 64114
P. 816.333.6657 F. 816.333.6622

1318' PROPERTY WIDTH
680' EXTENT OF DEVELOPMENT



1 SITE PLAN

06.16.16 NOT TO SCALE



Deep Fork
Community
Action
Foundation, Inc.



HADLEE MANOR
BIXBY, OKLAHOMA

- SITE:**
- 10.9 ACRES +/-
 - UNITS: 48 2-BEDROOM UNITS
 - ACCESSIBLE UNITS (10%):
 - 5 REQUIRED & PROVIDED
 - PARKING (UNITS): 2 SPACES PER UNIT
 - 96 TOTAL UNIT SPACES PROVIDED
 - *ACCESSIBLE UNITS ARE ASSIGNED ONE ACCESSIBLE & ONE STANDARD STALL
 - PARKING (COMMUNITY BUILDING):
 - 9 SPACES PROVIDED (INCL. 2 ACCESSIBLE)

- SITE AMENITIES:**
- ACCESSIBLE ROUTE THROUGHOUT SITE
 - NINE (9) 120 S.F. STORM SHELTERS THAT MEET OR EXCEED FEMA GUIDELINES & ICC-500 STANDARDS.
 - COMMUNITY BUILDING
 - INDOOR FITNESS CENTER
 - COMPUTER WORKSTATIONS
 - SHUFFLEBOARD COURT
 - OUTDOOR COVERED SEATING
 - OUTDOOR COVERED PICNIC TABLES
 - SITE LIGHTING PER LOCAL CITY ORDINANCES

- UNIT CONSTRUCTION:**
- SLAB ON GRADE. 8" WALLS, TRUSSED ROOF. 2X6 WOOD FRAMED EXTERIOR WALLS WITH 2-HOUR WALLS BETWEEN UNITS. 2X4 WOOD FRAMED INTERIOR WALLS. 2X6 WOOD FRAMED PLUMBING WALL BETWEEN KITCHEN & BATHROOM.

NOTE:
UNIT FRONT WALLS & SIDE WALLS TO BE MASONRY - TOTAL MINIMUM 60%, MAXIMUM 75%.

- VINYL FLOORING IN ALL AREAS EXCEPT BEDROOMS. CARPET & PAD IN BEDROOMS & BEDROOM CLOSETS.

- UNIT AMENITIES:**
- COVERED FRONT PORCH & ENTRY.
 - WASHER & DRYER HOOK-UPS IN CLOSETS FOR EACH UNIT.
 - CEILING FANS IN EACH BEDROOM & LIVING ROOM.
 - DISHWASHERS IN EACH UNIT.
 - GARBAGE DISPOSAL IN EACH UNIT.
 - MICROWAVE IN EACH UNIT.
 - TOBACCO FREE POLICY FOR ALL BUILDINGS ON SITE.

- ENERGY EFFICIENCY CERTIFICATION:**
- SHOWER HEADS WITH A MAXIMUM 2.5 GA./MIN. FLOW RATE.
 - R-2 INSULATION ON EXPOSED HOT WATER LINES.
 - ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED.
 - ALL WINDOWS SHALL ABE ENERGY STAR QUALIFIED WITH LOW-E GLASS.
 - ENERGY STAR HOT WATER HEATERS.
 - ALL PAINT SHALL BE LOW OR NO VOC PAINT.
 - ON-SITE RECYCLING FOR ALUMINUM, PAPER, GLASS & PLASTICS.
 - MOLD GUARD DRYWALL IN BATHROOMS, KITCHENS, LAUNDRY ROOM CLOSETS.
 - SPRAY FOAM INSULATION EXCEEDING LOCAL & NATIONAL CODE REQUIREMENTS.

- SQUARE FOOTAGE TABULATION:**
- 43 2-BEDROOM UNITS X 720 SQ. FT.
 - 30,960 SQUARE FEET
 - 5 ACCESSIBLE 2-BR UNITS X 792 SQ. FT.
 - 3960 SQUARE FEET

TOTAL: 34,920 SQUARE FEET

HANS THOMAS & ASSOCIATES

222 WEST GREGORY KANSAS CITY, MO 64114
P. 816.333.6657 F. 816.333.6622

Aspen Trails

A Senior Living Community



Mike Williams

Senior Development Manager

mwilliams@gardnercapital.com 417-825-7805





The mayor of St. Peters, MO will be happy to share with you his thoughts and feelings about the Aspen Trails complex as well as his thoughts regarding Gardner Capital and our ability become developers in your community.

Mayor Len Pagano

City of St. Peters, MO

Email: lpagano@stpetersmo.net

His cell phone number is 636-485-2800.



1318'

360'

RAINBOW
MEADOWS

Ward 4

601

601



HANS THOMAS & ASSOCIATES
222 WEST GREGORY KANSAS CITY, MO 64114
P 816.333.6657 F 816.333.6622



Mailing Address:

GENERAL WARRANTY DEED
(WITH SURVIVORSHIP CLAUSE)
Doc Stamps \$120.00

THIS INDENTURE, Made this 17th day of June, 2009 between DAVID O. BROWN and JUDY W. BROWN, Husband and Wife, Parties of the first part, and DUAN L. ANDERSON and LETA MAE ANDERSON, Husband and Wife, parties of the second part with right of survivorship as hereinafter set out.

WITNESSETH: That in consideration of the sum of TEN AND NO/100*****(\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, said Parties of the first part do by these presents grant, bargain, sell and convey unto DUAN L. ANDERSON and LETA MAE ANDERSON, Husband and Wife, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

Tract B

A tract of land in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 26, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit) Commencing at the Southeast Corner of said SE/4 of the SE/4, Thence West along the South Line thereof for 576 feet; Thence North, Parallel with the East Line of Said SE/4 SE/4 for 400 feet to the point of beginning, thence West, parallel with the South Line of said SE/4 of the SE/4 for 280 Feet, Thence South, parallel with the East line of said SE/4 of the SE/4 for 400 feet to the South line thereof, Thence West along said South Line for 464 feet more or less to the Southwest Corner thereof, thence North along the West Line of Said SE/4 of the SE/4 for 1320 feet more or less to the North line thereof, thence East along said North line for 744 feet more or less to a point that is 576 feet West of the Northeast Corner of said SE/4 of the SE/4 thence South parallel with the East line of said SE/4 of the SE/4 for 920 feet more or less to the Point of Beginning, containing 19.9 acres more or less.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said Parties of the first part, their heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that Parties grantor will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs, successors and assigns against said Parties of the first part, their heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

IN WITNESS WHEREOF, Parties of the first part have executed or caused to be executed this instrument the day and year first above written.

David O. Brown
DAVID O. BROWN

Judy W. Brown
JUDY W. BROWN

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss (Individual Acknowledgment)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17th day of June, 2009, personally appeared DAVID O. BROWN and JUDY W. BROWN, Husband and Wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

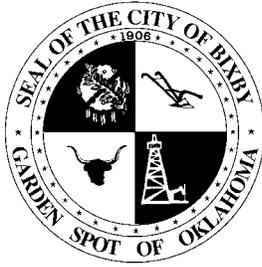
IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notary seal the day and year last above written.
Darra Winton
NOTARY PUBLIC DARRA WINTON

My Commission Expires: 11/28/2009
Commission No.: 01019477



TULSA ABSTRACT & TITLE CO.
612 S. DENVER AVE.
TULSA, OK 74119

RECORD & RETURN ORIGINAL TO:
PREMIER TITLE & ESCROW SERVICES, LLC
7815 EAST 63RD PLACE STE. 104
TULSA, OK 74133



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton
Date: Monday, June 20, 2016
RE: Report and Recommendations for:
BCPA-15, Bixby Comprehensive Plan Change Request

BACKGROUND INFORMATION:

REQUEST: BCPA-15 for a portion of the Proposed North Heights Court
Related Cases: PUD 93, BZ-389

LOCATION: 7749 E. 118th Street S,
Lot 11, Block 7 of *Amended Plat of Block 7 North Heights
Addition*

STR: Section 35, T17N, R13E

LOT SIZE: 1 BLOCK, 100'x 200', +/- 0.459 ACRES

EXISTING ZONING: Lot 11, Block 7, RS-1 (Residential Single-Family)
Lot 12 & 13, Block 7, CS (Shopping Center District)

REQUESTED ZONING: Lot 11, Block 7, OL (Office Low Intensity)
Lot 12 & 13, Block 7, CS (Shopping Center District)
PUD 93, BZ-389

SURROUNDING ZONING AND LAND USE:

North: RS-1; The North Heights Church of Christ, at 11610, 11708 the landscaping sales business and outdoor bulk materials storage yards, and 11710 S. Memorial Dr.

Hardscape Outdoor zoned CG and AG. To the northwest are unplatted residential acreages and agricultural land zoned AG.

South: CG/OL/PUD 54 (Across 118th St. S.), OL, & CS; The *Jiffy Lube* at 11800 S. Memorial Dr. with a vacant lot zoned OL behind it, both within PUD 54, and farther south are vacant commercial lots and the *IBC Bank* and other commercial businesses fronting Memorial Dr. zoned OL and CS in *Bixby Centennial Plaza*.

East: CG & RS-1(Across Memorial Dr.); Commercial along Memorial Dr., including the convenience store and used auto sales business, the *BTC Television Earth Station*, the *Western Sun Federal Credit Union*, the *Kentucky Fried Chicken*, the *Urgent Care of Green Country*, the *Shield Screening* office building, a vacant commercial lot, and the *Calvary Motors, Inc.* used car sales lot. Farther east is single-family residential in *Southern Memorial Acres* and *Southern Memorial Acres Extended*.

West: RS-1; Single-family residential in *North Heights Addition* and *Amended Plat of Block 7 North Heights Addition*.

GENERAL: The subject property is composed of three (3) parcels of land:

1. *Lot 11, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 1/2 acre, this vacant lot is zoned RS-1 and was maintained as yard area for the single-family house which existed on Lot 12 of the subject property. This lot is the subject of BCPA-15 and BZ-389. Tulsa County Assessor's Parcel # 57875833500970,
2. *Lot 12, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 1/2 acre, this lot is zoned CS recently the single-family house was prepared to be moved to a new location addressed 7749 E. 118th St. S. Tulsa County Assessor's Parcel # 57875833500980,
3. *Lot 13, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 4/10 acre, this lot is zoned CS and is maintained as yard area for the single-family house which existed on Lot 12 of the subject property. Tulsa County Assessor's Parcel # 57875833500990.

Together, the subject property lots contain approximately 1 1/3 acres.

COMPREHENSIVE PLAN: Medium/Low Intensity + Residential Area (BCPA-15 requests removal of Residential Area designation from Lot 11).

| CURRENT MAP DESIGNATION | REQUESTED MAP DESIGNATION |
|------------------------------|---------------------------|
| Low Intensity | Medium Intensity |
| Residential Area to Corridor | Commercial Area |

BCPA-15 proposes to remove the Residential Area specific land use designation from Lot 11, to allow it to be rezoned to OL (Office Low Intensity) and be developed as a part of PUD 93 along with the Medium Intensity designation.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that OL zoning is found in accordance with the Medium Intensity designation of the Comprehensive Plan Land Use Map. Page 7, item numbered 1 of the Comprehensive Plan states:

“ The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands are recommendations which may vary in accordance with the Intensities depicted for those lands.”

This language is also found on page 30, item numbered 5.

This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific “Land Use” (other than “Vacant, Agricultural, Rural Residences, and Open Land,” which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the “Land Use” designation on the Map should be interpreted to “recommend” how the parcel should be zoned and developed. Therefore, the “Land Use” designation of the Comprehensive Plan Land Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council. Removing the Residential Area designation from the Lot 11 subject property will allow the requested OL zoning to be approved.

Per the Matrix, PUDs (as a zoning district) are *in accordance* with the Medium Intensity designation of the Comprehensive Plan Land Use Map, and thus PUD 93 *is found in accordance* with the Comprehensive Plan as a zoning district.

Due to the surrounding Zoning and Land Use as listed and described above, Staff believes the proposed OL zoning and the proposed PUD 93 should be found *In Accordance* with the Comprehensive Plan, provided they are approved together and along with BCPA-15 and the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below.

Zoning Code Section 11-7I-8.C requires PUDs be found to comply with the following prerequisites:

1. Whether the PUD is consistent with the comprehensive plan;
2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;
3. Whether the PUD is a unified treatment of the development possibilities of the project site; and
4. Whether the PUD is consistent with the stated purposes and standards of this article.

Regarding the fourth item, the “standards” refer to the requirements for PUDs generally and, per Section 11-7I-2, the “purposes” include:

A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;

B. Permit flexibility within the development to best utilize the unique physical features of the particular site;

C. Provide and preserve meaningful open space; and

D. Achieve a continuity of function and design within the development.

Access and Internal Circulation: Plans for access and internal circulation are described in the “Access and Circulation” Section III of the PUD Text as follows:

“Vehicular access shall be derived from 118th Street South and interior vehicular access shall be derived from a private drive extending to 118th Street south. The curbs, gutters, base and paving materials of the drive shall be of a quality and thickness meeting the City of Bixby standards for Official and Commercial Shopping Center parking.

Subject to certain design issues being resolved as recommended herein, Staff believes that the prerequisites for PUD approval per Zoning Code Section 11-7I-8.C are met in this application.

Note: Due to a third party signage error this item did not meet the requirements for Public Notice and was continued from the April 18, 2016 Meeting to the regularly scheduled Planning Commission Meeting to be held May 16, 2016, consequently this meeting was *CANCELLED DUE TO LACK OF QUORUM*.

- EXHIBITS:**
1. AMENDED PLAT OF BLOCK 7 NORTH HEIGHTS ADDITION
 2. PUD 93
 3. LETTER REQUESTING COMPREHENSIVE PLAN MAP
 4. RADIUS MAP
 5. AERIAL MAP

STAFF RECOMMENDATION: Staff believes for all the reasons outlined above, the surrounding zoning, land uses and the physical considerations of the area weigh in favor of all three (3) requests generally. Therefore, Staff recommends Approval of BCPA-15, subject to the following corrections, modifications, and Conditions of Approval:

1. Approval of (Office Low Intensity) OL zoning, (Planned Unit Development) PUD 93 and (Bixby Comprehensive Plan Amendment) BCPA 15 are all subject to the final approval of each other.
2. Limits of No Access (LNA) will be imposed along Memorial.
3. Sidewalks shall be constructed by the developer along the entire Memorial Drive and 118th street frontage of the Property. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.
4. Add PUD Text stating the required sidewalks shall be constructed along Memorial Dr. and 118th St. S., as appropriate.
5. Screening Fencing: “an eight foot (8’0”) masonry privacy fence will be constructed along the west line of Lot 11, Block 7”. Staff requests extensive landscaping along the west fence to serve as an additional buffer between the residential and commercial development. Please submit detailed landscape and irrigation plan for this area if approved and before submittal to City Council on July 15, 2016.

Plat #2683

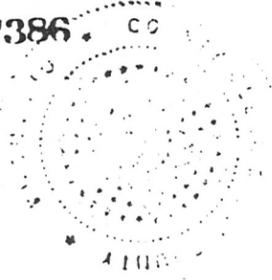
AMENDED PLAT OF BLOCK 7, NORTH HEIGHTS ADDITION TO THE CITY OF BIXBY, OKLAHOMA.

297386.00

STATE OF OKLAHOMA
TULSA COUNTY
CLERK

DEC 14 10 26 AM '65

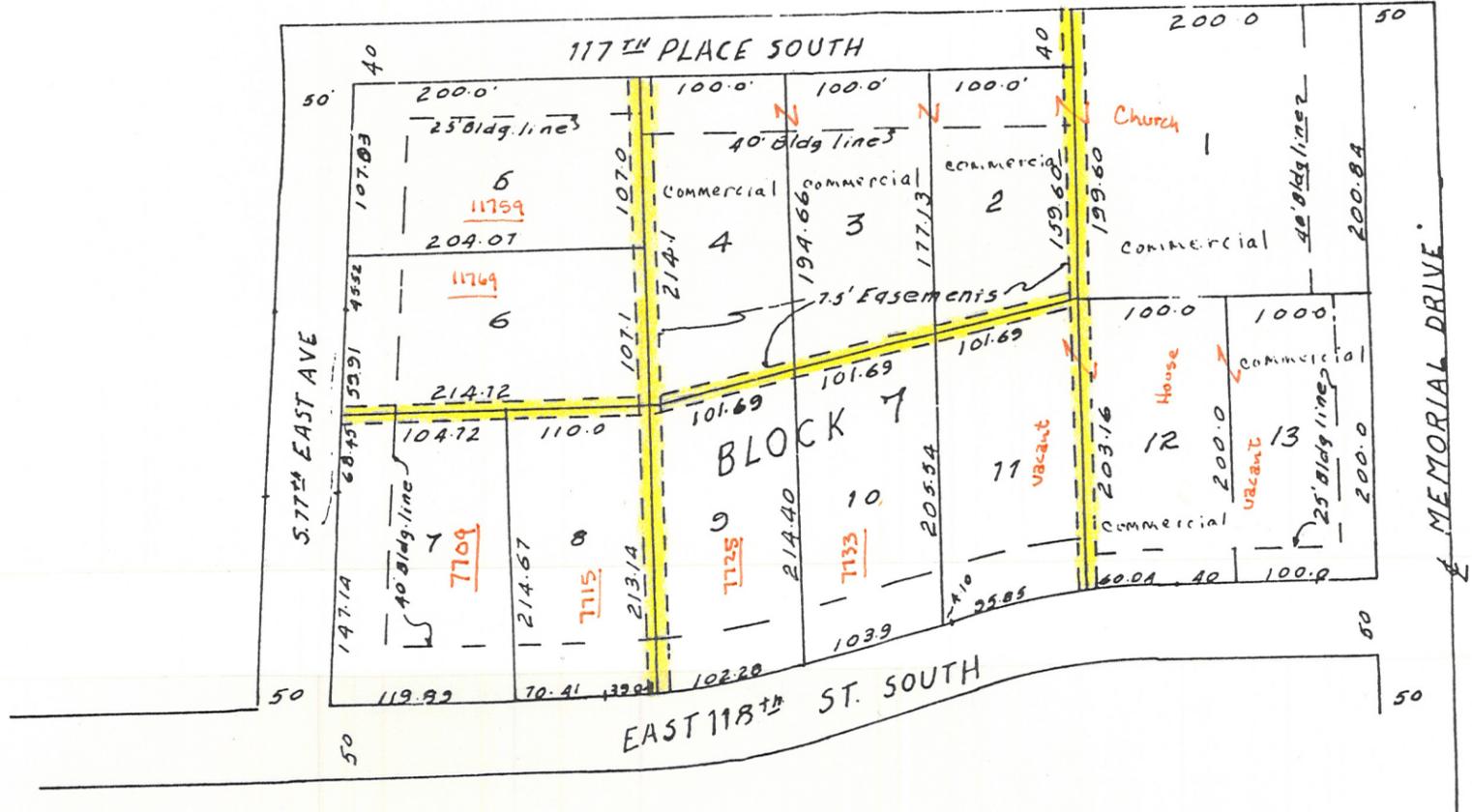
CLYDE W. LEHRINGER
COUNTY CLERK



NOV 10, 1965

SHIBLEY-LANE ENGINEERING CO.

MAIL BOX 180, ROUTE 1
SPERRY, OKLAHOMA
AT 8-7721 11820 N. YALE



CERTIFICATE

Pursuant to S. P. 118, S. 11, 1957, I hereby certify that as to all real estate included in this plat, all taxes have been paid or are due by the current tax rolls and that the same have been provided for by the current tax rolls and are yet certified to me.

1965
Taxes pd
011 June 1965
#245
and Rec # R 6341 Bal.

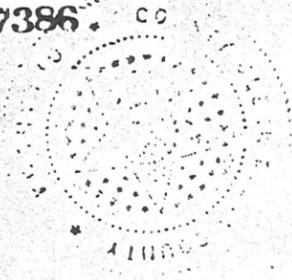
Dated Dec 14, 1965
[Signature]
County Treasurer of
Tulsa County, Oklahoma

"THE PLAT BOOK" - CITY OF TULSA & VICINITY
COMPILED FROM OFFICIAL RECORDS BY JIM PLUMMER & ROY MALERNEE
CITY MAP SERVICE
5409 S. QUINCY COPYRIGHT 1965 PH. RI 2-1018

Plat # 2683

AMENDED PLAT OF BLOCK 7, NORTH HEIGHTS ADDITION TO THE CITY OF BIXBY, OKLAHOMA.

297386 CO



ALL OF OKLAHOMA
TULSA COUNTY
RECORDS SECTION

DEC 14 10 26 AM '65

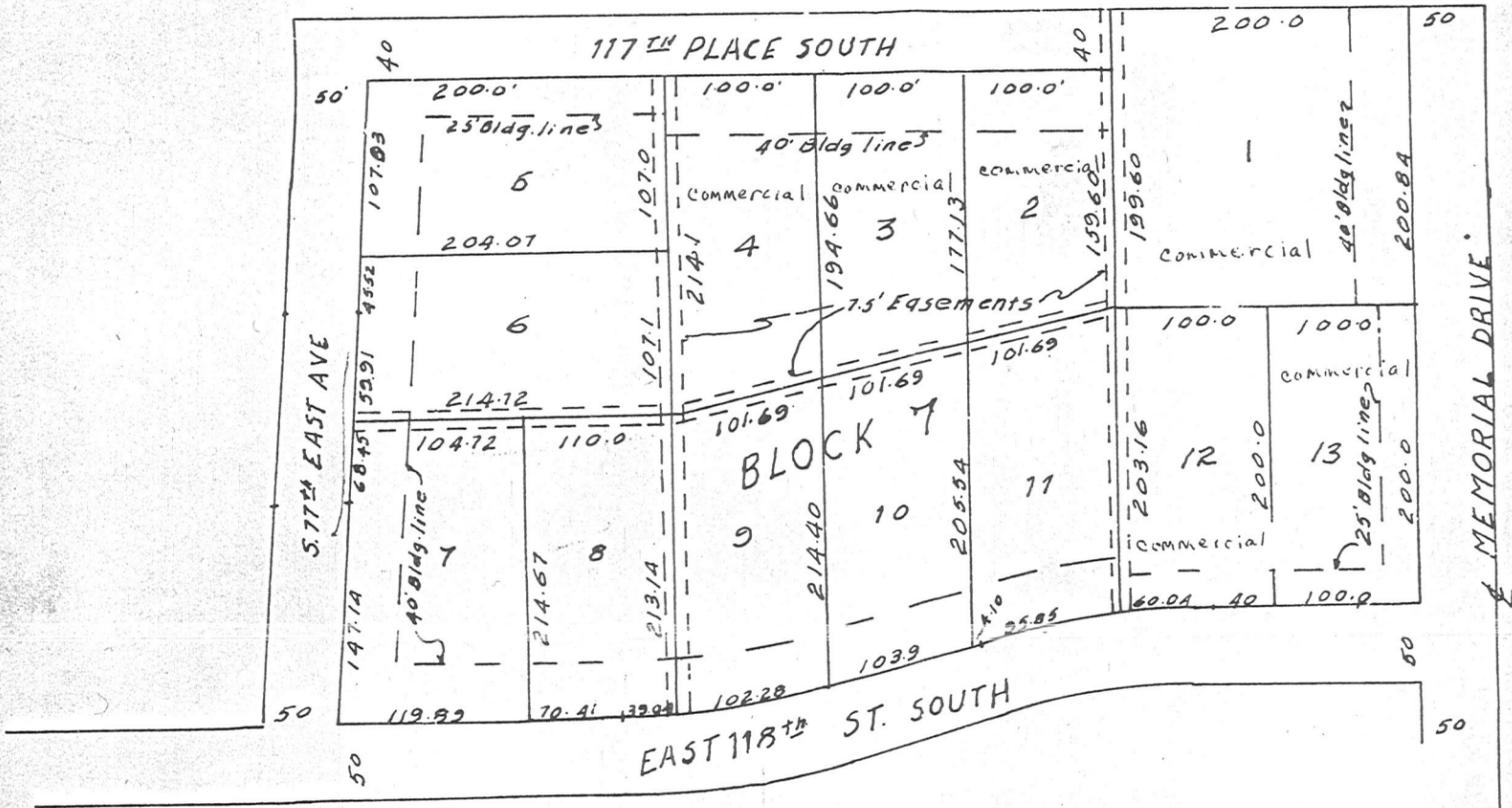
CLYDE W. HENDERSON
COUNTY CLERK

[Handwritten signature]

NOV 10, 1965

SHIBLEY-LANE ENGINEERING CO.

MAIL BOX 180, ROUTE 1
SPERRY, OKLAHOMA
AT 8-7721 11820 N. YALE



CERTIFICATE

Pursuant to S.P. 112, O.S.A. 1957, I hereby certify that as to all real estate parcels in this plat, all taxes have been paid as far as by the current tax rolls and as far as has been provided for 1965 taxes and as yet certified to me.

Dated Dec 14, 1965
[Signature]
County Treasurer of
Tulsa County, Oklahoma

1965
Taxes Pd
Bill June 1965
#245
and Rec # 26341 Bal.

"THE PLAT BOOK" - CITY OF TULSA & VICINITY
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North Heights Court

Lots 11, 12, and 13, Block 7
North Heights Amended Block 7
to the City of Bixby, Oklahoma

PLANNED UNIT DEVELOPMENT NO.

TABLE OF CONTENTS

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- I. Development Concept
 - Exhibit 1 Conceptual Site Plan
 - Exhibit 2 Subdivision Plat
 - Exhibit 3 Site Utilities
 - Exhibit 4 Topography
 - Exhibit 5 Site Aerial

- II. Development Standards
- III. Access and Circulation
- IV. Screening Fence
- V. Utilities and Drainage
- VI. Site Plan Review
- VII. Platting Requirement
- VIII. Expected Schedule of Development
- IX. Project uses
- X. Signs
- XI. Lighting
- XII. Trash Areas, Storage and General Compliance.

I. Development Concept

The subject property comprises 1.238 acres gross (hereinafter the "Property" or the "Site") located . Within the Site there is an existing residential dwelling which will be removed. The property is located on the north side of East 118th Street South and west of South Memorial Drive in Bixby.

The development concept is for the combined tract of land be used for office and commercial purposes.

The present zoning for Lot 11, Block 7 is RS-1 District and Lot 12 and 13 Block 7 is CS (Shopping Center District). Lot 11, Block 7 will be rezoned "OL", Office Low Intensity District.

II. Development Standards

| | |
|---|---|
| Gross land area | 1.238 acres |
| Permitted uses: | Low intensity office development And convenience, neighborhood, shopping center, providing a wide range of retail and personal services. |
| Maximum Building Units: | Three (3) |
| Minimum Lot Width: | 300 ft. |
| Minimum Lot Size: | As platted |
| Maximum Building Height: | 40 ft. |
| Minimum Setbacks | |
| From East Property line of Lot 13 (South Memorial Drive) | 50 ft. zoning 25 ft. platted |
| From E. 118 th Street So. | 25 ft. (per plat) |
| From North boundary of PUD | 10 ft. |
| From West boundary of PUD | 25 ft. |
| Other Bulk and Area Requirements | As provided within an OL and CS District |
| Off-street parking | As provided within an OL and CS District |

III. Access and Circulation

Vehicular access shall be derived from 118th Street South and interior vehicular access shall be derived from a private drive extending to 118th Street South. The curbs, gutters, base and paving materials of the drive shall be of a quality and thickness meeting the City of Bixby standards for Office and Commercial Shopping Center parking.

IV. Screening Fence

An eight foot (8'-0") masonry privacy fence will be constructed along the west line of Lot 11, Block 7.

V. Utilities and Drainage

Water lines and sanitary sewer utilities are available for the site. Storm water drainage will be collected and routed to the open bar ditch along the west side of South Memorial Drive or to the storm sewer system along the west side of South Memorial Drive.

VI. Site Plan Review

For the purposes of site plan review requirements, a detailed site plan and landscaping plan will be provided the City of Bixby.

VII. Platting Requirement

The property has been platted and no additional planning is proposed.

VIII. Expected Schedule of Development

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

IX. Project Uses.

The uses for the project are those permitted by use of "OL" and "CS" zoned property, with the following modifications:

Use units 17, 18 and 19 will be allowed.

Use Unit 15 is allowed, but the following in Use Unit 15 will not be allowed:

- Bait shops
- Bottled gas
- Fuel oil
- Lumber yard
- Model homes (for display only)

X. Signs.

All signs shall comply with the setback, height, size and other requirements of the Bixby Zoning Ordinance. The location of the proposed ground signs shall be shown on the site plan submitted to the City of Bixby for review.

XI. Lighting.

Exterior light poles shall meet the requirements of the Bixby Zoning Ordinance. Lighting used to illuminate the development area shall shield and direct the light away from properties with an R District and are residentially developed. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R District that is residentially developed. Exterior lighting mounted on the building walls shall be permitted.

XII. Trash Areas, Storage and General Compliance.

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. An opaque fence of at least 8 feet in height shall be placed around all dumpsters. All dumpsters shall be located behind the front building lines.

NORTH HEIGHTS

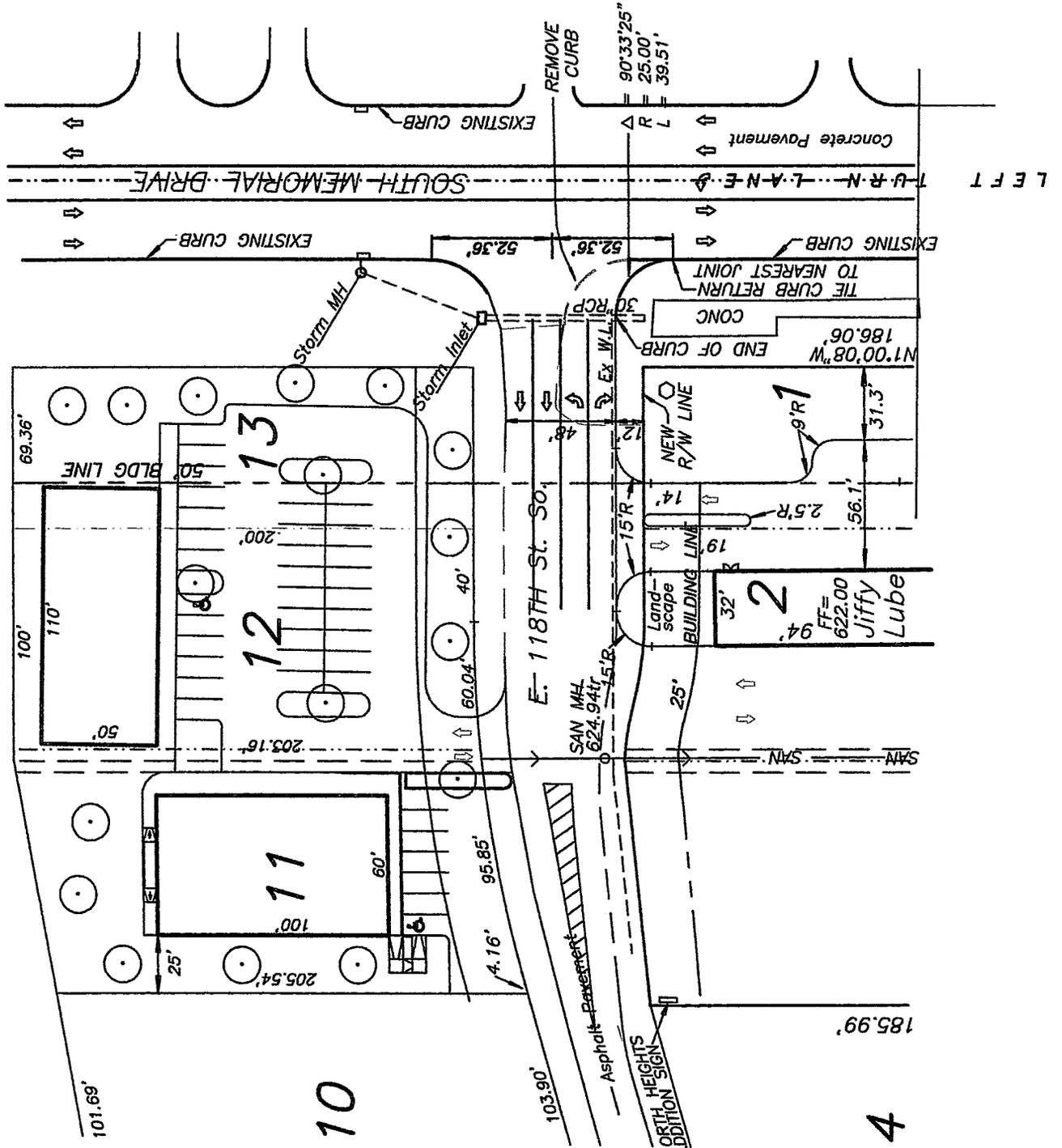


EXHIBIT 1

NORTH HEIGHTS

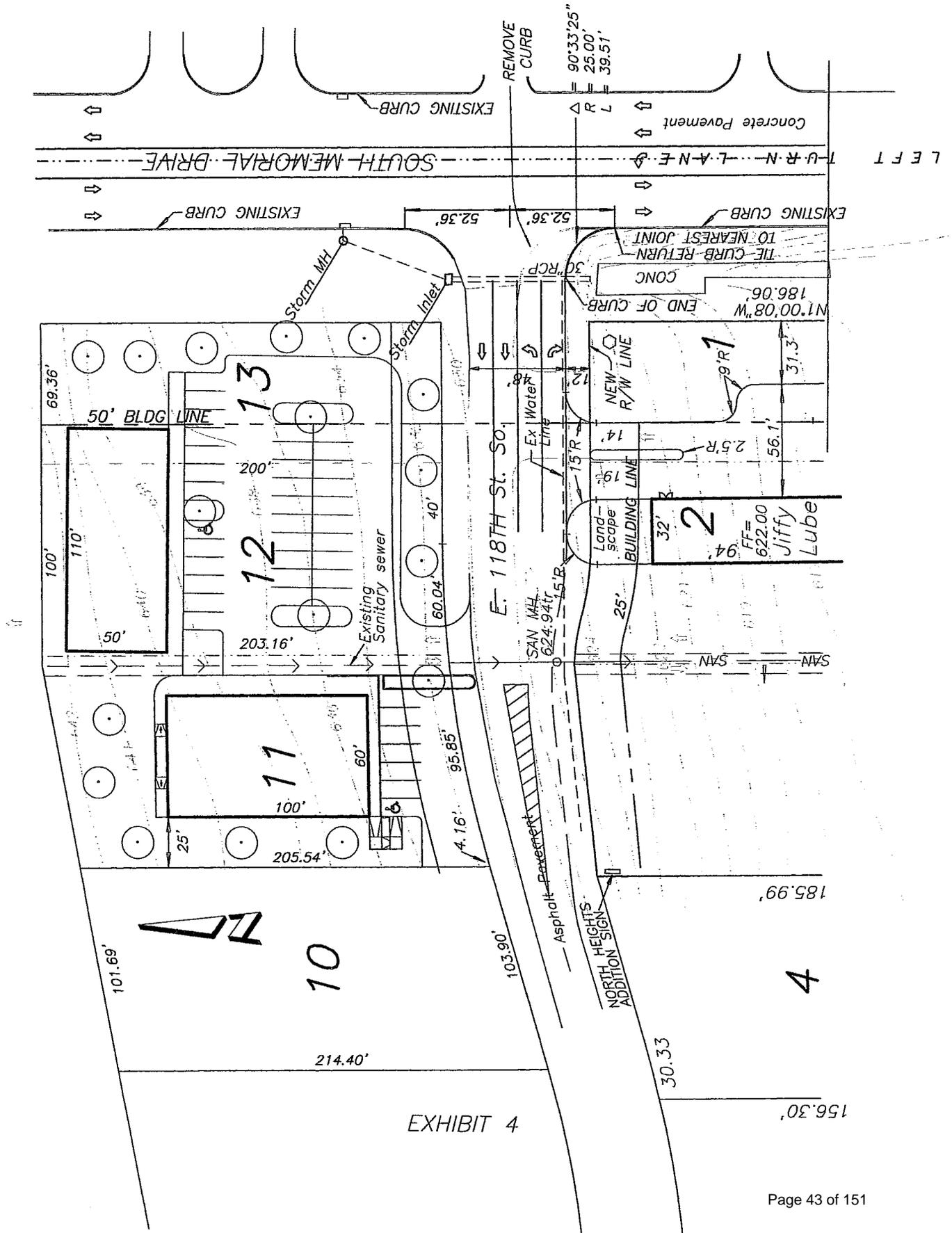


EXHIBIT 4



EXHIBIT 5

JR Donelson, Inc.

12820 So. Memorial Dr., Office 100

Bixby, Oklahoma 74008

918-394-3030

Email: jrdon@tulsacoxmail.com

April 4, 2016

Patrick Boulden
City Attorney
City of Bixby
Bixby, Oklahoma

Re: Request to modify the Bixby Comprehensive Plan

The Norma Oda Green Revocable Trust, Jerry Green trustee, is the owner of Lot 11, Block 7, North Heights Amended Block 7. The owner request the Bixby Comprehensive Plan be modified from "Low Intensities - Residential", to "Medium Intensity", on said lot, which will allow "OL, Office Low Intensity District" on Lot 11, Block 7, North Heights Amended Block 7.

Thank you,


JR Donelson



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton
Date: Monday, June 20, 2016
RE: Report and Recommendations for:
BZ-389-Bixby Zoning Request on behalf of Applicant Jerry Green

BACKGROUND INFORMATION:

REQUEST: RS-1 (Residential Single-Family)
LOCATION: 7749 E. 118th Street S
Lot 11, Block 7 of *Amended Plat of Block 7 North Heights Addition*
STR: Section 35, T17N, R13E
LOT SIZE: 1 BLOCK, 100' x 200', +/- 0.459 ACRES
EXISTING ZONING: Lot 11, Block 7, RS-1 (Residential Single-Family)
Lot 12 & 13, Block 7, CS (Shopping Center District)
REQUESTED ZONING: OL (Office Low Intensity) Lot 11, Block 7
CS (Shopping Center District) NO Change on Lot 12 & 13, Block 7

SURROUNDING ZONING AND LAND USE:

North: RS-1-The North Heights Church of Christ, at 11610, 11708 the landscaping sales business and outdoor bulk materials storage yards, and 11710 S. Memorial Dr. *Hardscape Outdoor* zoned CG and AG. To the northwest are unplatted residential acreages and agricultural land zoned AG.

- South: CG/OL/PUD 54 (Across 118th St. S.), OL, & CS-The *Jiffy Lube* at 11800 S. Memorial Dr. with a vacant lot zoned OL behind it, both within PUD 54, and farther south are vacant commercial lots and the *IBC Bank* and other commercial businesses fronting Memorial Dr. zoned OL and CS in *Bixby Centennial Plaza*.
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GENERAL: The subject property is composed of three (3) parcels of land:

1. *Lot 11, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 1/2 acre, this vacant lot is zoned RS-1 and was maintained as yard area for the single-family house which existed on Lot 12 of the subject property. This lot is the subject of BCPA-15 and BZ-389. Tulsa County Assessor’s Parcel # 57875833500970,
2. *Lot 12, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 1/2 acre, this lot is zoned CS recently the single-family house was prepared to be moved to a new location addressed 7749 E. 118th St. S. Tulsa County Assessor’s Parcel # 57875833500980,
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Together, the subject property lots contain approximately 1 1/3 acres.

COMPREHENSIVE PLAN: Medium/Low Intensity + Residential Area (BCPA-15 requests removal of Residential Area designation from Lot 11).

| CURRENT MAP DESIGNATION | REQUESTED MAP DESIGNATION |
|------------------------------|---------------------------|
| Low Intensity | Medium Intensity |
| Residential Area to Corridor | Commercial Area |

BCPA-15 proposes to remove the Residential Area specific land use designation from Lot 11, to allow it to be rezoned to OL (Office Low Intensity) and be developed as a part of PUD 93 along with the Medium Intensity designation.

The “Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan” (“Matrix”) on page 27 of the Comprehensive Plan provides that OL zoning is found in accordance with the Medium Intensity designation of the Comprehensive Plan Land Use Map.

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“ The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands are recommendations which may vary in accordance with the Intensities depicted for those lands.”

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This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific “Land Use” (other than “Vacant, Agricultural, Rural Residences, and Open Land,” which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the “Land Use” designation on the Map should be interpreted to “recommend” how the parcel should be zoned and developed. Therefore, the “Land Use” designation of the Comprehensive Plan Land Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council. Removing the Residential Area designation from the Lot 11 subject property will allow the requested OL zoning to be approved.

Per the Matrix, PUDs (as a zoning district) are *in accordance* with the Medium Intensity designation of the Comprehensive Plan Land Use Map, and thus PUD 93 *is found in accordance* with the Comprehensive Plan as a zoning district.

Due to the surrounding Zoning and Land Use as listed and described above, Staff believes the proposed OL zoning and the proposed PUD 93 should be found *In Accordance* with the Comprehensive Plan, provided they are approved together and along with BCPA-15 and the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below.

Zoning Code Section 11-7I-8.C requires PUDs be found to comply with the following prerequisites:

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Regarding the fourth item, the “standards” refer to the requirements for PUDs generally and, per Section 11-7I-2, the “purposes” include:

A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;

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D. Achieve a continuity of function and design within the development.

Access and Internal Circulation: Plans for access and internal circulation are described in the “Access and Circulation” Section III of the PUD Text as follows:

Vehicular access shall be derived from 118th Street South and interior vehicular access shall be derived from a private drive extending to 118th Street south. The curbs, gutters, base and paving materials of the drive shall be of a quality and thickness meeting the City of Bixby standards for Official and Commercial Shopping Center parking.

Subject to certain design issues being resolved as recommended herein, Staff believes that the prerequisites for PUD approval per Zoning Code Section 11-7I-8.C are met in this application.

Note: Due to a third party signage error this item did not meet the requirements for Public Notice and was continued from the April 18, 2016 Meeting to the regularly scheduled Planning Commission Meeting to be held May 16, 2016, consequently this meeting was *Cancelled Due to Lack of Quorum*.

- EXHIBITS:**
1. AMENDED PLAT OF BLOCK 7 NORTH HEIGHTS ADDITION
 2. PUD 93
 3. LETTER REQUESTING COMPREHENSIVE PLAN MAP
 4. RADIUS MAP
 5. AERIAL MAP

STAFF RECOMMENDATION: Staff believes for all the reasons outlined above, the surrounding zoning, land uses and the physical considerations of the area weigh in favor of all three (3) requests generally. Therefore, Staff recommends Approval of BZ 389, subject to the following corrections, modifications, and Conditions of Approval:

1. Approval of (Office Low Intensity) OL zoning, (Planned Unit Development) PUD 93 and (Bixby Comprehensive Plan Amendment) BCPA 15 are all subject to the final approval of each other.
2. Limits of No Access (LNA) will be imposed along Memorial.
3. Sidewalks shall be constructed by the developer along the entire Memorial Drive and 118th street frontage of the Property. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.
4. Add PUD Text stating the required sidewalks shall be constructed along Memorial Dr. and 118th St., as appropriate.
5. Screening Fencing: “an eight foot (8’0”) masonry privacy fence will be constructed along the west line of Lot 11, Block 7”. Staff requests extensive landscaping along the west fence to serve as an additional buffer between the residential and commercial development. Please submit detailed landscape and irrigation plan for this area if approved and before submittal to City Council on July 25, 2016.

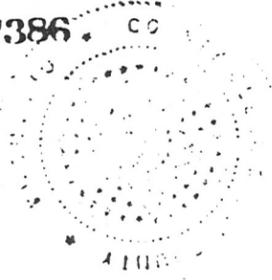
Plat #2683

AMENDED PLAT OF BLOCK 7, NORTH HEIGHTS ADDITION TO THE CITY OF BIXBY, OKLAHOMA.

297386.00

STATE OF OKLAHOMA
TULSA COUNTY
CLERK

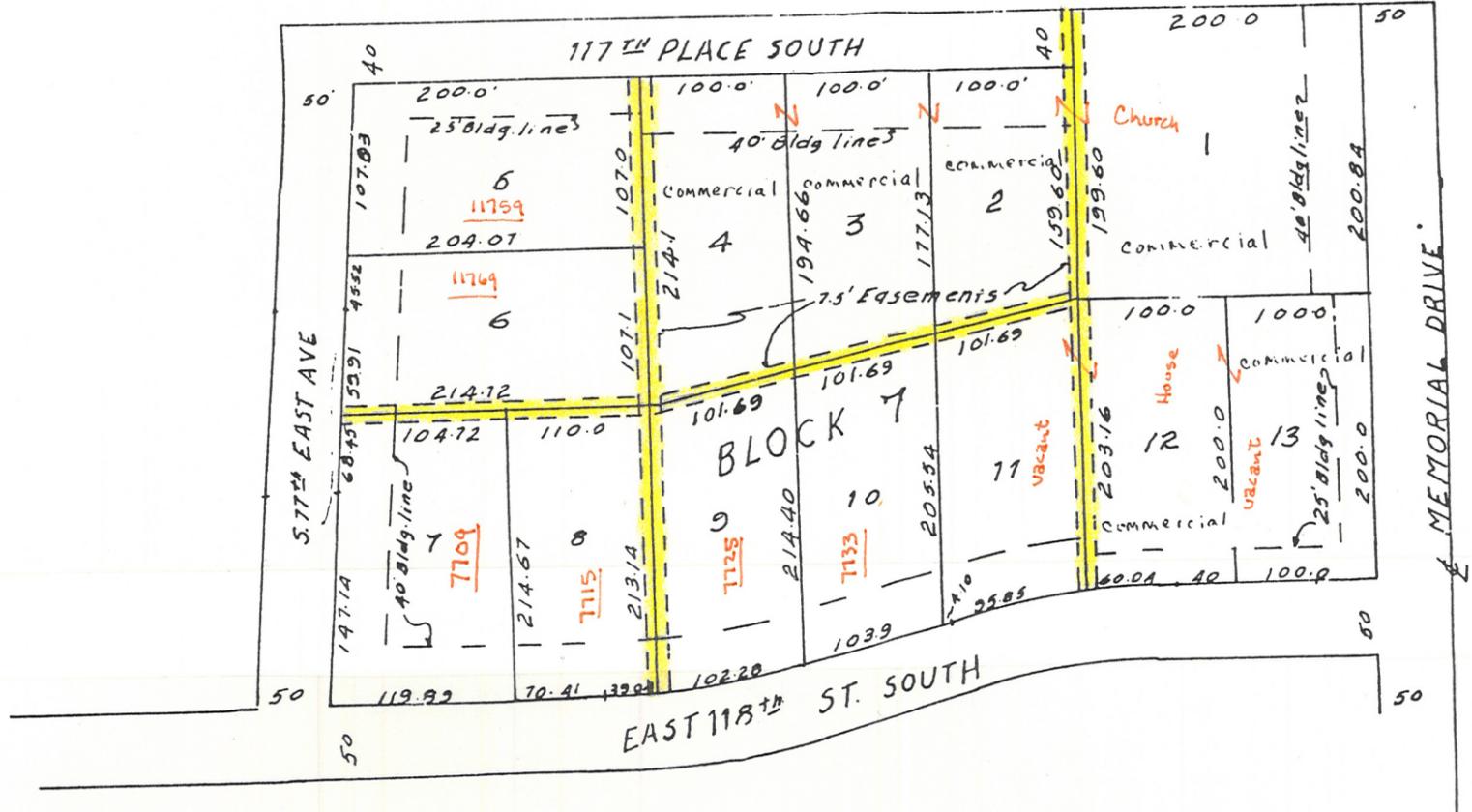
Dec 14 10 26 AM '65
CLYDE W. LEHRINGER
COUNTY CLERK



NOV 10, 1965

SHIBLEY-LANE ENGINEERING CO.

MAIL BOX 180, ROUTE 1
SPERRY, OKLAHOMA
AT 8-7721 11820 N. YALE



CERTIFICATE

Pursuant to S. P. 118, S. O. 1955, I hereby certify that as to all real estate included in this plat, all taxes have been paid or accounted for by the current tax rolls and that the same have been provided for by the current tax rolls and certified to me.

1965
Taxes pd
011 June 1965
#245
and Rec # R 6341 Bal.

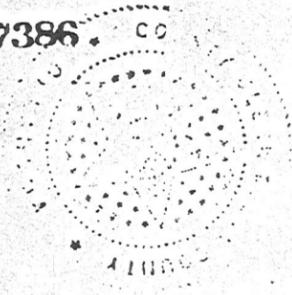
Dated Dec 14, 1965
J. W. G. Parkman
County Treasurer of
Tulsa County, Oklahoma

"THE PLAT BOOK" - CITY OF TULSA & VICINITY
COMPILED FROM OFFICIAL RECORDS BY JIM PLUMMER & ROY MALERNEE
CITY MAP SERVICE
5409 S. QUINCY COPYRIGHT 1965 PH. RI 2-1018

Plat # 2683

AMENDED PLAT OF BLOCK 7, NORTH HEIGHTS ADDITION TO THE CITY OF BIXBY, OKLAHOMA.

297386 CO



ALL OF OKLAHOMA
TULSA COUNTY
DEEDS RECORDED

DEC 14 10 26 AM '65

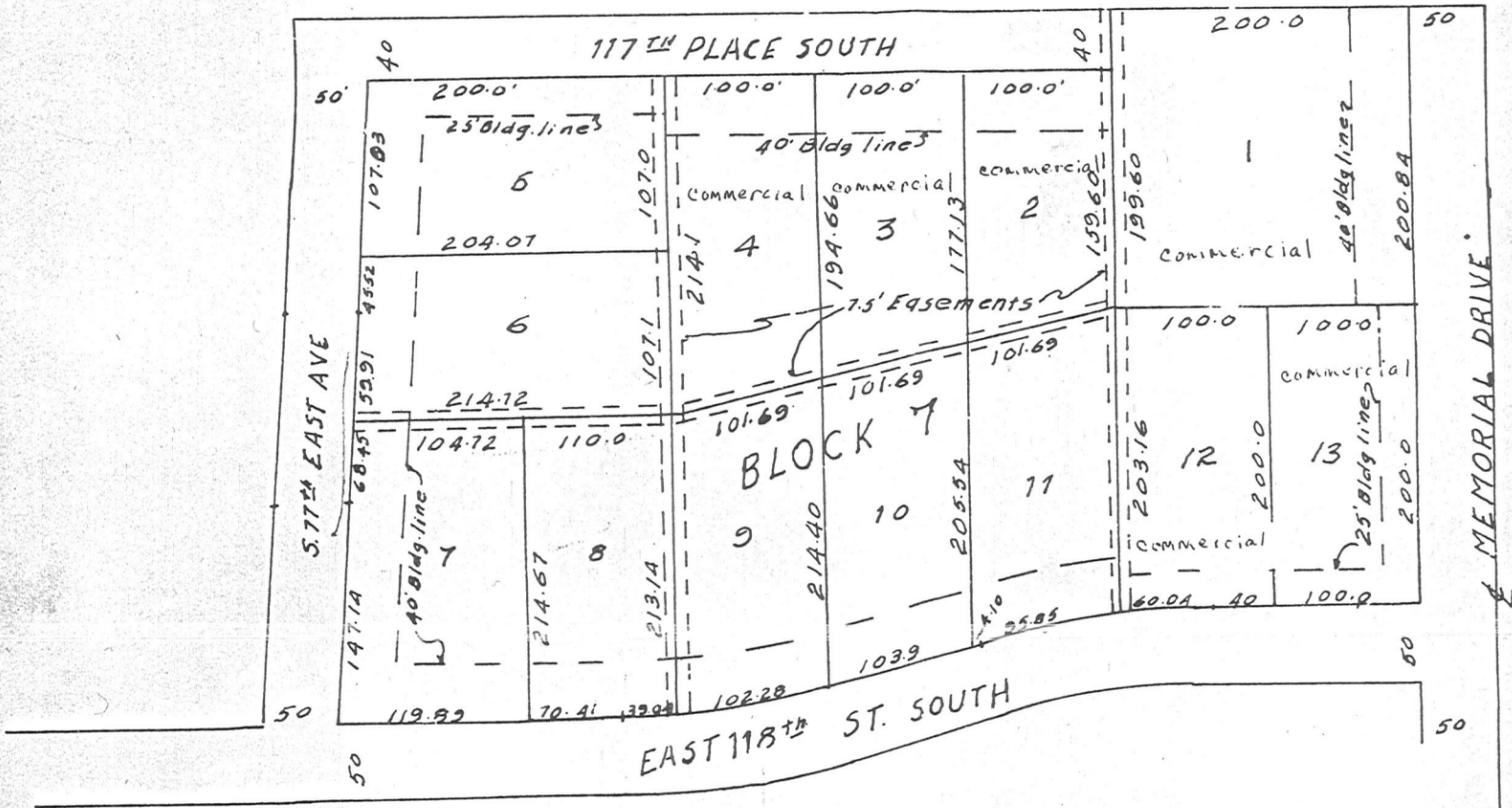
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NOV 10, 1965



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Pursuant to S.P. 112, O.S.A. 1957, I hereby certify that as to all real estate parcels in this plat, all taxes have been paid as far as by the current tax rolls and as far as has been provided for 1965 taxes and as yet certified to me.

Dated Dec 14, 1965
[Signature]
County Treasurer of
Tulsa County, Oklahoma

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North Heights Court

Lots 11, 12, and 13, Block 7
North Heights Amended Block 7
to the City of Bixby, Oklahoma

PLANNED UNIT DEVELOPMENT NO.

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- IV. Screening Fence
- V. Utilities and Drainage
- VI. Site Plan Review
- VII. Platting Requirement
- VIII. Expected Schedule of Development
- IX. Project uses
- X. Signs
- XI. Lighting
- XII. Trash Areas, Storage and General Compliance.

I. Development Concept

The subject property comprises 1.238 acres gross (hereinafter the "Property" or the "Site") located . Within the Site there is an existing residential dwelling which will be removed. The property is located on the north side of East 118th Street South and west of South Memorial Drive in Bixby.

The development concept is for the combined tract of land be used for office and commercial purposes.

The present zoning for Lot 11, Block 7 is RS-1 District and Lot 12 and 13 Block 7 is CS (Shopping Center District). Lot 11, Block 7 will be rezoned "OL", Office Low Intensity District.

II. Development Standards

| | |
|---|---|
| Gross land area | 1.238 acres |
| Permitted uses: | Low intensity office development And convenience, neighborhood, shopping center, providing a wide range of retail and personal services. |
| Maximum Building Units: | Three (3) |
| Minimum Lot Width: | 300 ft. |
| Minimum Lot Size: | As platted |
| Maximum Building Height: | 40 ft. |
| Minimum Setbacks | |
| From East Property line of Lot 13 (South Memorial Drive) | 50 ft. zoning 25 ft. platted |
| From E. 118 th Street So. | 25 ft. (per plat) |
| From North boundary of PUD | 10 ft. |
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| Other Bulk and Area Requirements | As provided within an OL and CS District |
| Off-street parking | As provided within an OL and CS District |

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The property has been platted and no additional planning is proposed.

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IX. Project Uses.

The uses for the project are those permitted by use of "OL" and "CS" zoned property, with the following modifications:

Use units 17, 18 and 19 will be allowed.

Use Unit 15 is allowed, but the following in Use Unit 15 will not be allowed:

- Bait shops
- Bottled gas
- Fuel oil
- Lumber yard
- Model homes (for display only)

X. Signs.

All signs shall comply with the setback, height, size and other requirements of the Bixby Zoning Ordinance. The location of the proposed ground signs shall be shown on the site plan submitted to the City of Bixby for review.

XI. Lighting.

Exterior light poles shall meet the requirements of the Bixby Zoning Ordinance. Lighting used to illuminate the development area shall shield and direct the light away from properties with an R District and are residentially developed. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R District that is residentially developed. Exterior lighting mounted on the building walls shall be permitted.

XII. Trash Areas, Storage and General Compliance.

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. An opaque fence of at least 8 feet in height shall be placed around all dumpsters. All dumpsters shall be located behind the front building lines.

NORTH HEIGHTS

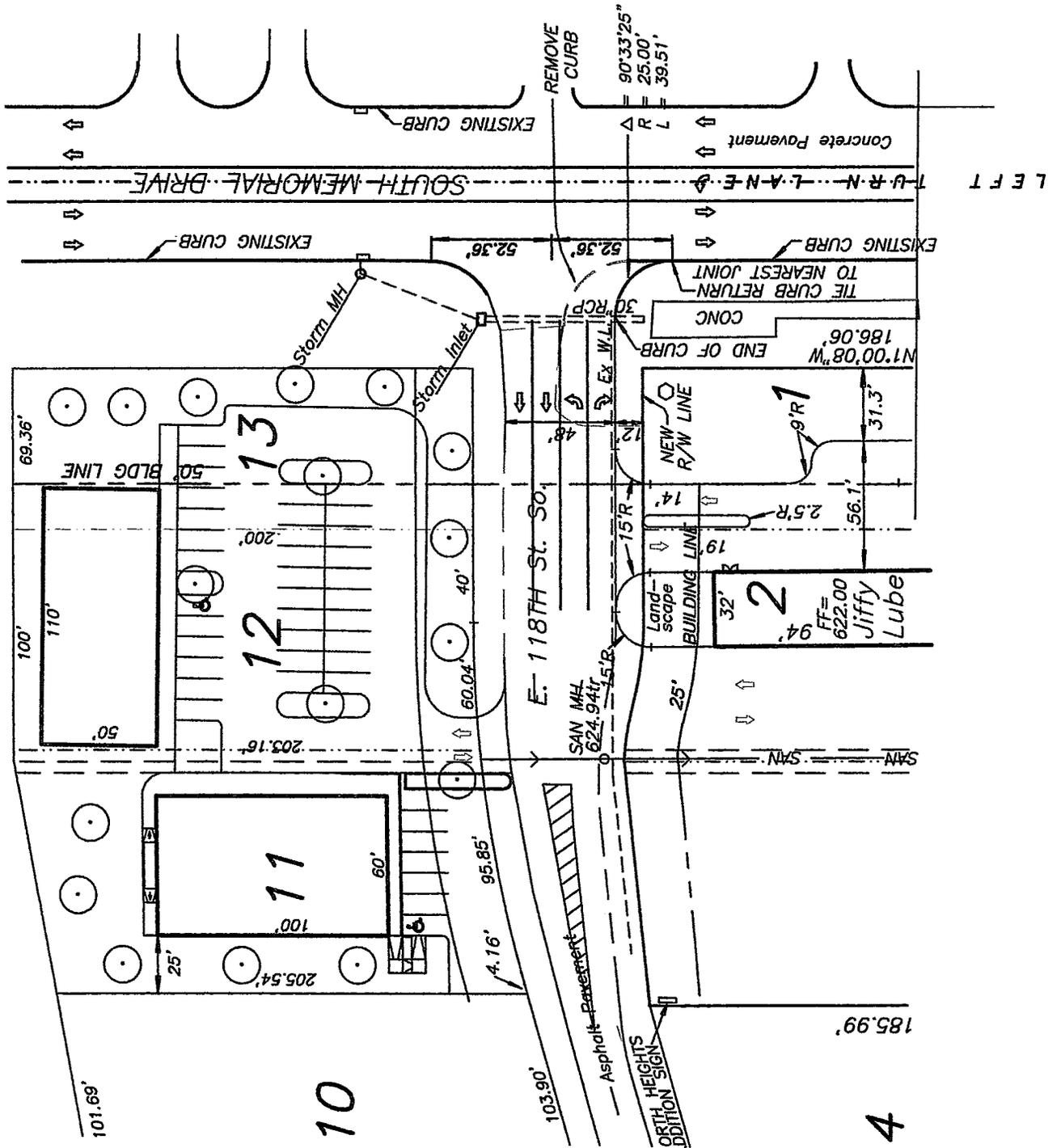
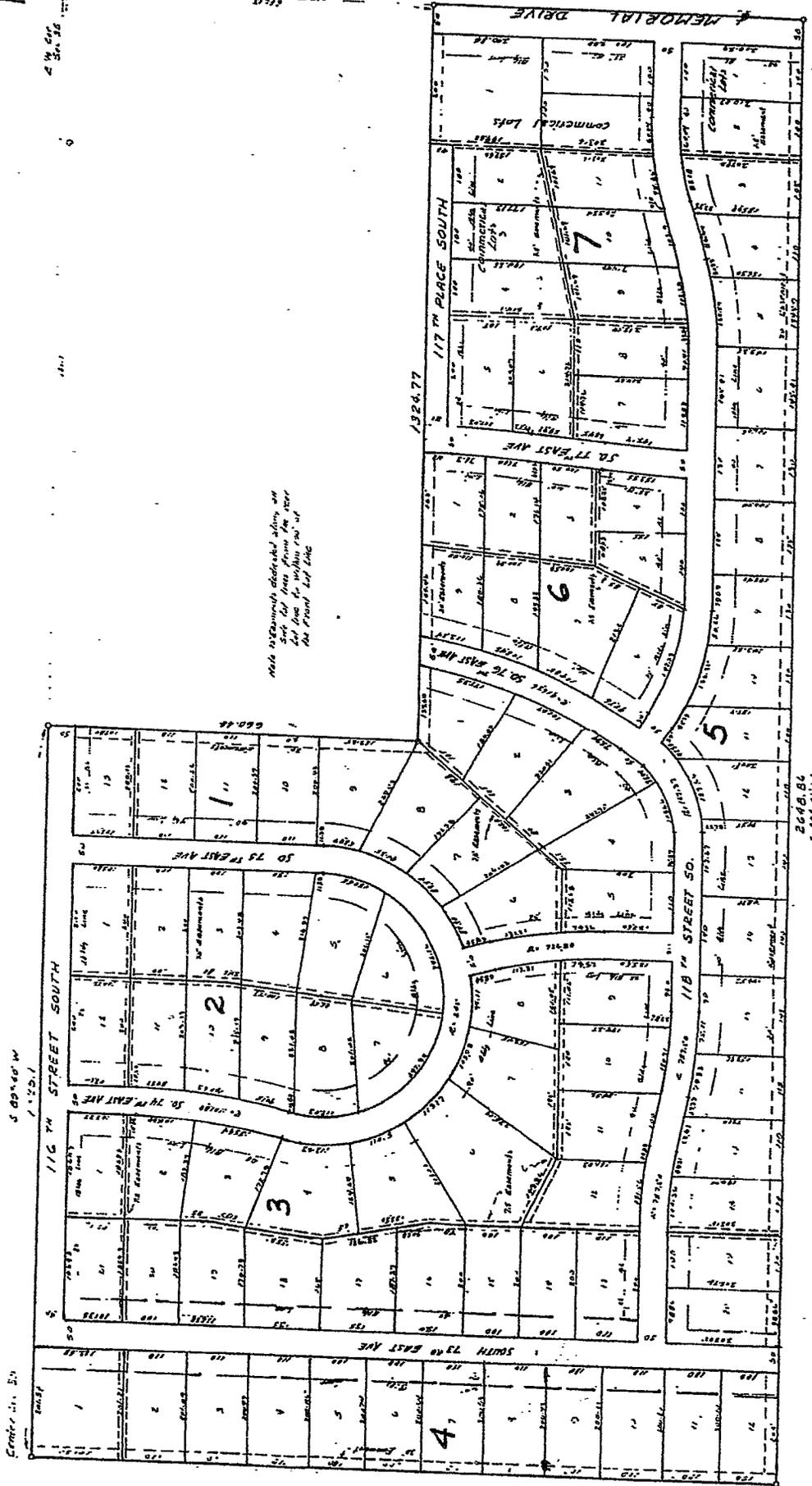
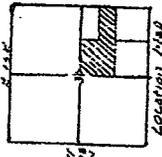


EXHIBIT 1

NORTH HEIGHTS ADDITION

An Addition to the Town of Ruby
Being a Subdivision of the NW 1/4 of the SE 1/4,
and the S 1/2 of the NE 1/4 of the SE 1/4, Section
35, T-18-N, R-13-E, Tulsa, County Oklahoma.

**SHIRLEY A. NE
ENGINEERING CO.**
MAIL BOX 100, ROUTE 1
SPARTAN, OKLAHOMA
AT 75% 1:500 SCALE
Scale 1"=100'



Note: Dimensions indicated along lot lines are for the purpose of this plat only and do not constitute a warranty of accuracy.

FILED IN COUNTY
APR 14 12 40 PM '65
CITY OF TULSA

254544
Plat # 2599

OWNER
EUGENE GREEN
By: [Signature]
April 13, 1965

NORTH HEIGHTS

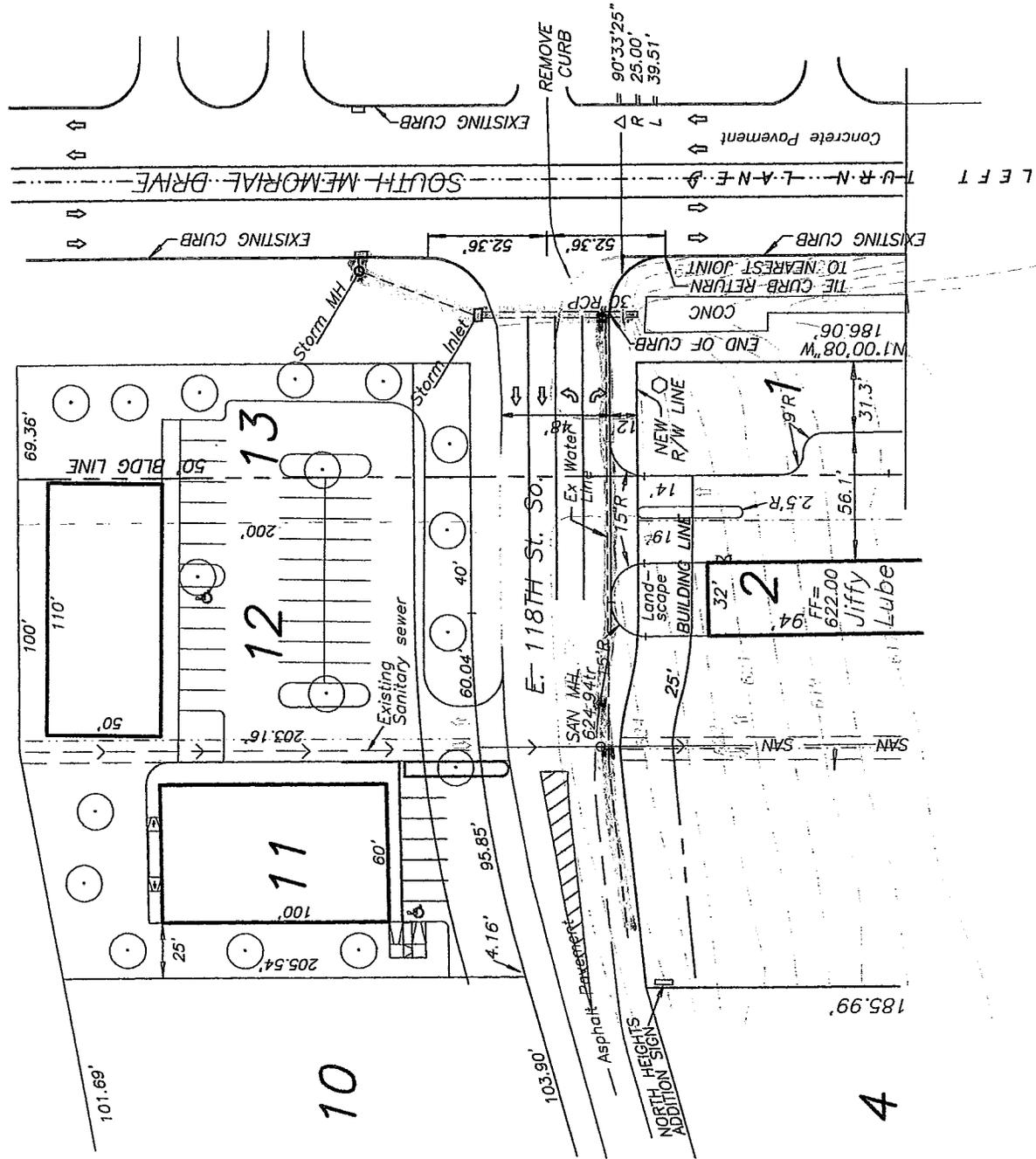
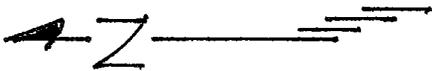


EXHIBIT 3



NORTH HEIGHTS

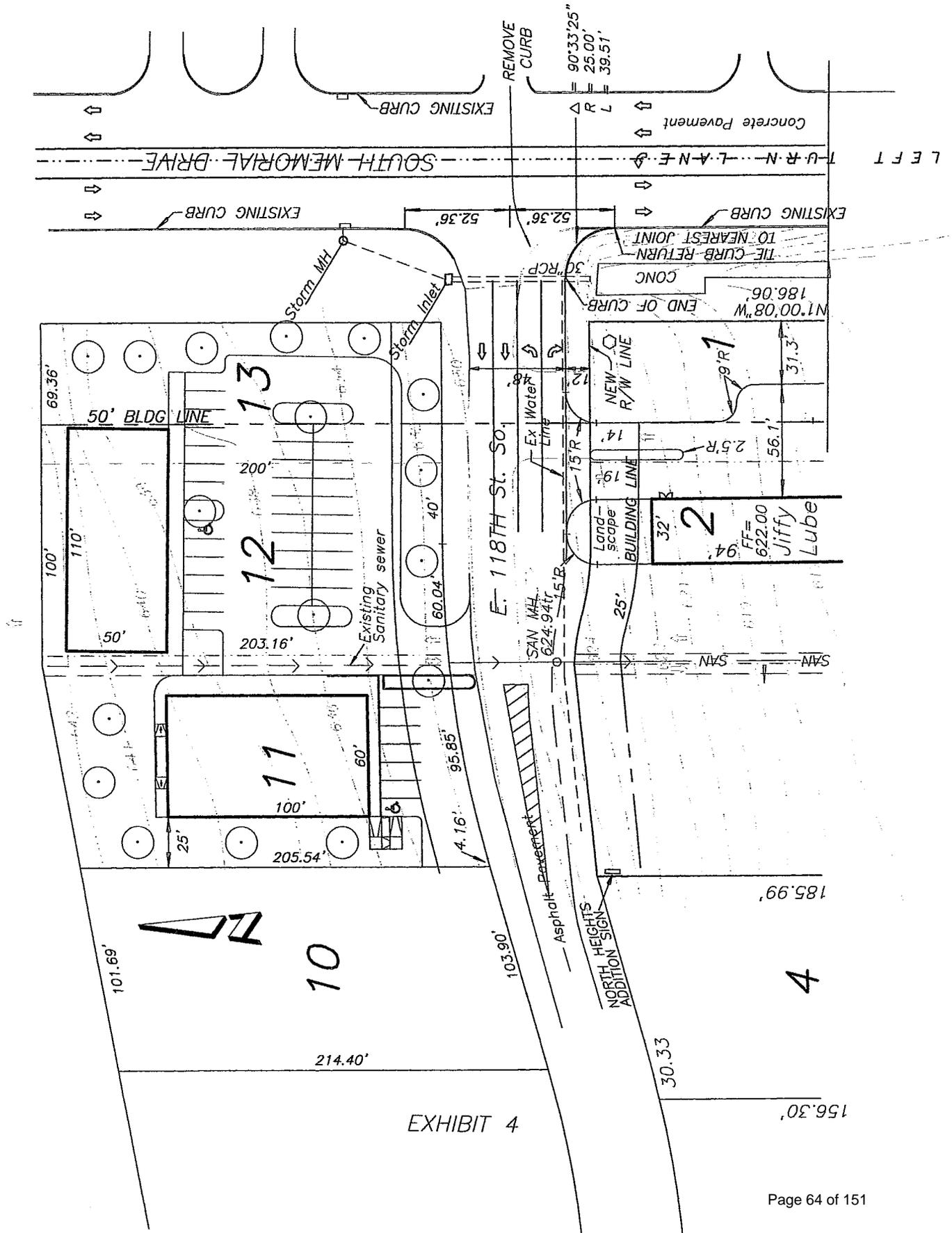


EXHIBIT 4



EXHIBIT 5

JR Donelson, Inc.

12820 So. Memorial Dr., Office 100

Bixby, Oklahoma 74008

918-394-3030

Email: jrdon@tulsacoxmail.com

April 4, 2016

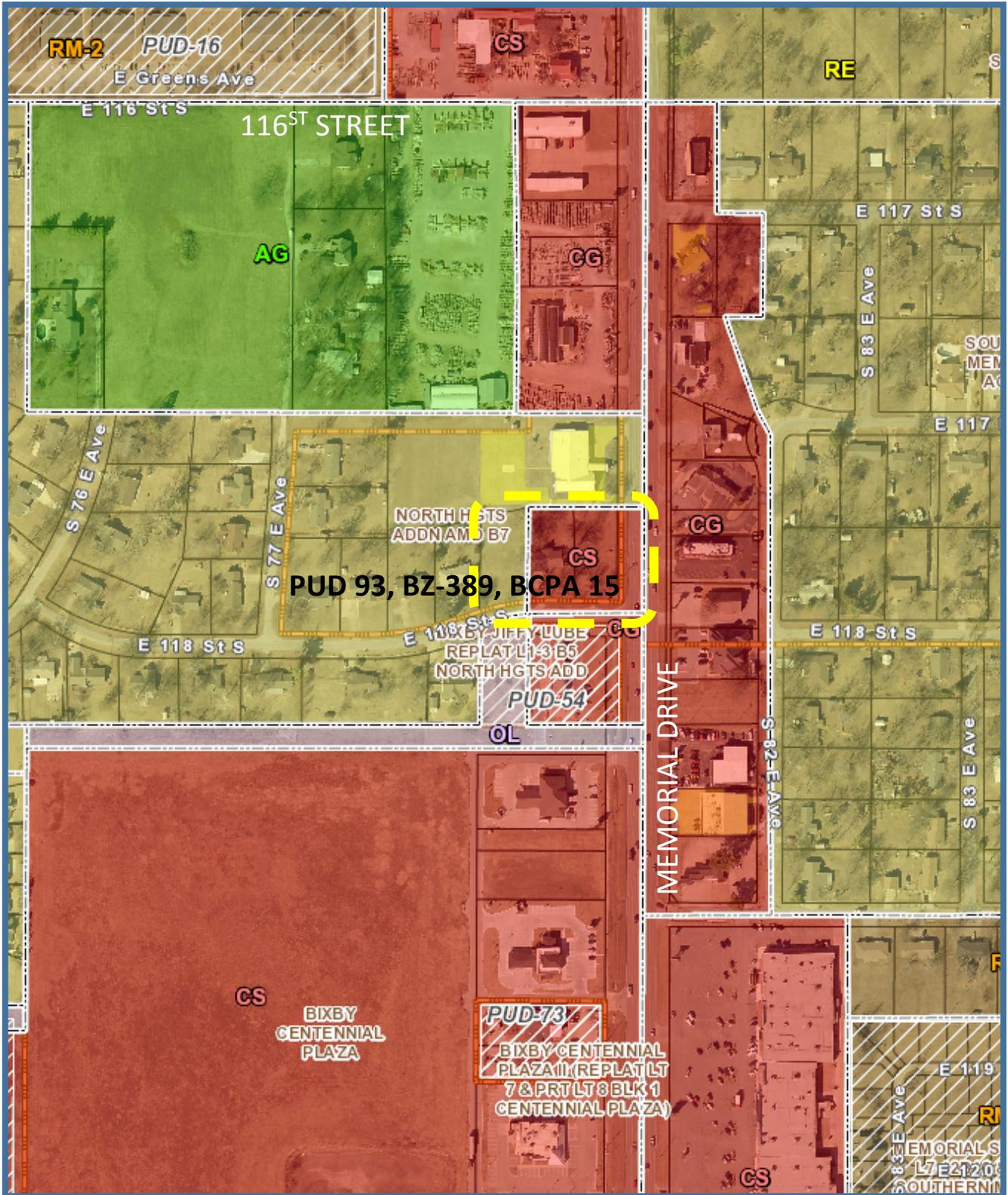
Patrick Boulden
City Attorney
City of Bixby
Bixby, Oklahoma

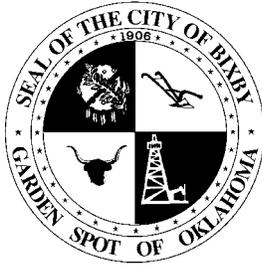
Re: Request to modify the Bixby Comprehensive Plan

The Norma Oda Green Revocable Trust, Jerry Green trustee, is the owner of Lot 11, Block 7, North Heights Amended Block 7. The owner request the Bixby Comprehensive Plan be modified from "Low Intensities - Residential", to "Medium Intensity", on said lot, which will allow "OL, Office Low Intensity District" on Lot 11, Block 7, North Heights Amended Block 7.

Thank you,


JR Donelson





CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton
Date: Monday, June 20, 2016
RE: Report and Recommendations for:
PUD-93 North Heights Court (Planned Unit Development Request)

BACKGROUND INFORMATION:

REQUEST: PUD-93 North Heights Court
LOCATION: 7749 E. 118th Street S,
Lot 11, 12 & 13, Block 7 of *Amended Plat of Block 7 North Heights Addition*
STR: Section 35, T17N, R13E
LOT SIZE: 1.238 acres
EXISTING ZONING: Lot 11, Block 7, RS-1 (Residential Single-Family)
Lot 12 & 13, Block 7, CS (Shopping Center District)
REQUESTED ZONING: Lot 11, Block 7, OL (Office Low Intensity)
Lot 12 & 13, Block 7, CS (Shopping Center District)

SURROUNDING ZONING AND LAND USE:

North: RS-1; The North Heights Church of Christ, at 11610, 11708 the landscaping sales business and outdoor bulk materials storage yards, and 11710 S. Memorial Dr. *Hardscape Outdoor* zoned CG and AG. To the northwest are unplatted residential acreages and agricultural land zoned AG.

- South: CG/OL/PUD 54 (Across 118th St. S.), OL, & CS; The *Jiffy Lube* at 11800 S. Memorial Dr. with a vacant lot zoned OL behind it, both within PUD 54, and farther south are vacant commercial lots and the *IBC Bank* and other commercial businesses fronting Memorial Dr. zoned OL and CS in *Bixby Centennial Plaza*.
- East: CG & RS-1(Across Memorial Dr.); Commercial along Memorial Dr., including the convenience store and used auto sales business, the *BTC Television Earth Station*, the *Western Sun Federal Credit Union*, the *Kentucky Fried Chicken*, the *Urgent Care of Green Country*, the *Shield Screening* office building, a vacant commercial lot, and the *Calvary Motors, Inc.* used car sales lot. Farther east is single-family residential in *Southern Memorial Acres* and *Southern Memorial Acres Extended*.
- West: RS-1; Single-family residential in *North Heights Addition* and *Amended Plat of Block 7 North Heights Addition*.

GENERAL: The subject property is composed of three (3) parcels of land:

1. *Lot 11, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 1/2 acre, this vacant lot is zoned RS-1 and was maintained as yard area for the single-family house which existed on Lot 12 of the subject property. This lot is the subject of BCPA-15 and BZ-389. Tulsa County Assessor's Parcel # 57875833500970,
2. *Lot 12, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 1/2 acre, this lot is zoned CS recently the single-family house was prepared to be moved to a new location addressed 7749 E. 118th St. S. Tulsa County Assessor's Parcel # 57875833500980,
3. *Lot 13, Block 7, Amended Plat of Block 7 North Heights Addition:* Containing approximately 4/10 acre, this lot is zoned CS and is maintained as yard area for the single-family house which existed on Lot 12 of the subject property. Tulsa County Assessor's Parcel # 57875833500990.

Together, the subject property lots contain approximately 1.238 acres.

COMPREHENSIVE PLAN: Medium/Low Intensity + Residential Area (BCPA-15 requests removal of Residential Area designation from Lot 11).

BCPA-15 proposes to remove the Residential Area specific land use designation from Lot 11, to allow it to be rezoned to OL (Office Low Intensity) and be developed as a part of PUD 93 along with the Medium Intensity designation.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that OL zoning is found in accordance with the Medium Intensity designation of the Comprehensive Plan Land Use Map.

Page 7, item numbered 1 of the Comprehensive Plan states:

“ The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands

are recommendations which may vary in accordance with the Intensities depicted for those lands.”

This language is also found on page 30, item numbered 5.

This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific “Land Use” (other than “Vacant, Agricultural, Rural Residences, and Open Land,” which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the “Land Use” designation on the Map should be interpreted to “recommend” how the parcel should be zoned and developed. Therefore, the “Land Use” designation of the Comprehensive Plan Land Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council. Removing the Residential Area designation from the Lot 11 subject property will allow the requested OL zoning to be approved.

Per the Matrix, PUDs (as a zoning district) are *in accordance* with the Medium Intensity designation of the Comprehensive Plan Land Use Map, and thus PUD 93 *is found in accordance* with the Comprehensive Plan as a zoning district.

Due to the surrounding Zoning and Land Use as listed and described above, Staff believes the proposed OL zoning and the proposed PUD 93 should be found *In Accordance* with the Comprehensive Plan, provided they are approved together and along with BCPA-15 and the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below.

Zoning Code Section 11-7I-8.C requires PUDs be found to comply with the following prerequisites:

1. Whether the PUD is consistent with the comprehensive plan;
2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;
3. Whether the PUD is a unified treatment of the development possibilities of the project site; and
4. Whether the PUD is consistent with the stated purposes and standards of this article.

Regarding the fourth item, the “standards” refer to the requirements for PUDs generally and, per Section 11-7I-2, the “purposes” include:

A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;

B. Permit flexibility within the development to best utilize the unique physical features of the particular site;

C. Provide and preserve meaningful open space; and

D. Achieve a continuity of function and design within the development.

Access and Internal Circulation: Plans for access and internal circulation are described in the “Access and Circulation” Section III of the PUD Text as follows:

Vehicular access shall be derived from 118th Street South and interior vehicular access shall be derived from a private drive extending to 118th Street south. The curbs, gutters, base and paving materials of the drive shall be of a quality and thickness meeting the City of Bixby standards for Official and Commercial Shopping Center parking.

Subject to certain design issues being resolved as recommended herein, Staff believes that the prerequisites for PUD approval per Zoning Code Section 11-7I-8.C are met in this application.

Note: Due to a third party signage error, this item did not meet the requirements for Public Notice and was continued from the April 18, 2016 Meeting to the regularly scheduled Planning Commission Meeting to be held May 16, 2016, consequently this meeting was *Cancelled Due to Lack of Quorum*.

- EXHIBITS:**
1. AMENDED PLAT OF BLOCK 7 NORTH HEIGHTS ADDITION
 2. PUD 93
 3. LETTER REQUESTING COMPREHENSIVE PLAN MAP
 4. RADIUS MAP
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STAFF RECOMMENDATION: Staff believes for all the reasons outlined above, the surrounding zoning, land uses and the physical considerations of the area weigh in favor of all three (3) requests generally. Therefore, Staff recommends Approval of PUD 93, subject to the following corrections, modifications, and Conditions of Approval:

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4. Add PUD Text stating the required sidewalks shall be constructed along Memorial Dr. and 118th St., as appropriate.
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6. Add PUD 93 to your final draft of PUD standards

Plat # 2683

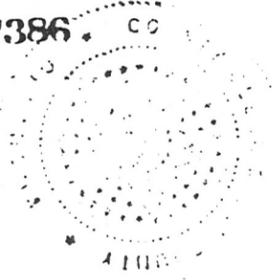
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297386.00

STATE OF OKLAHOMA
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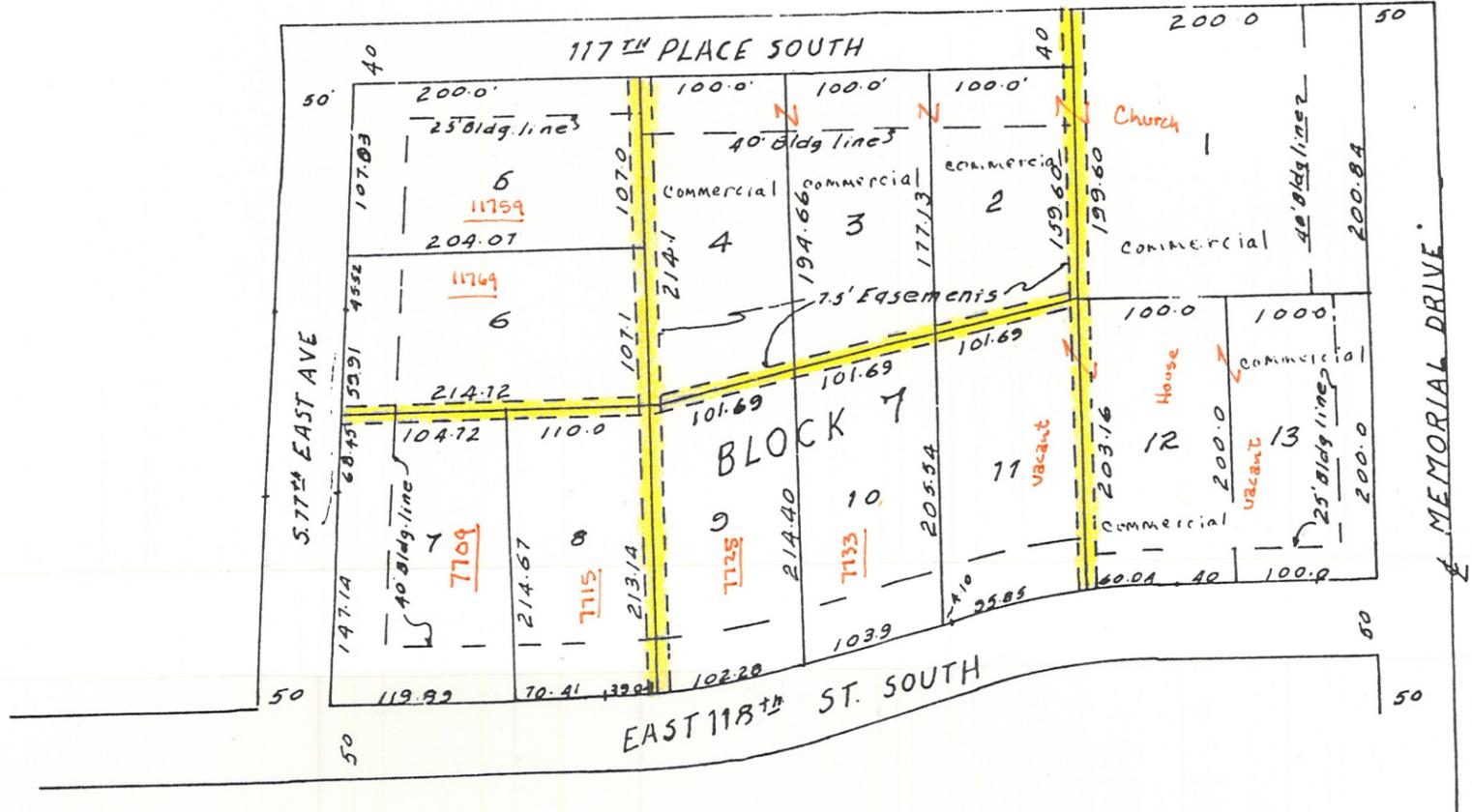
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NOV 10, 1965

SHIBLEY-LANE ENGINEERING CO.

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AT 8-7721 11820 N. YALE



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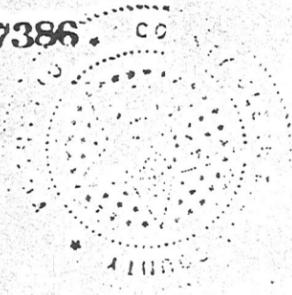
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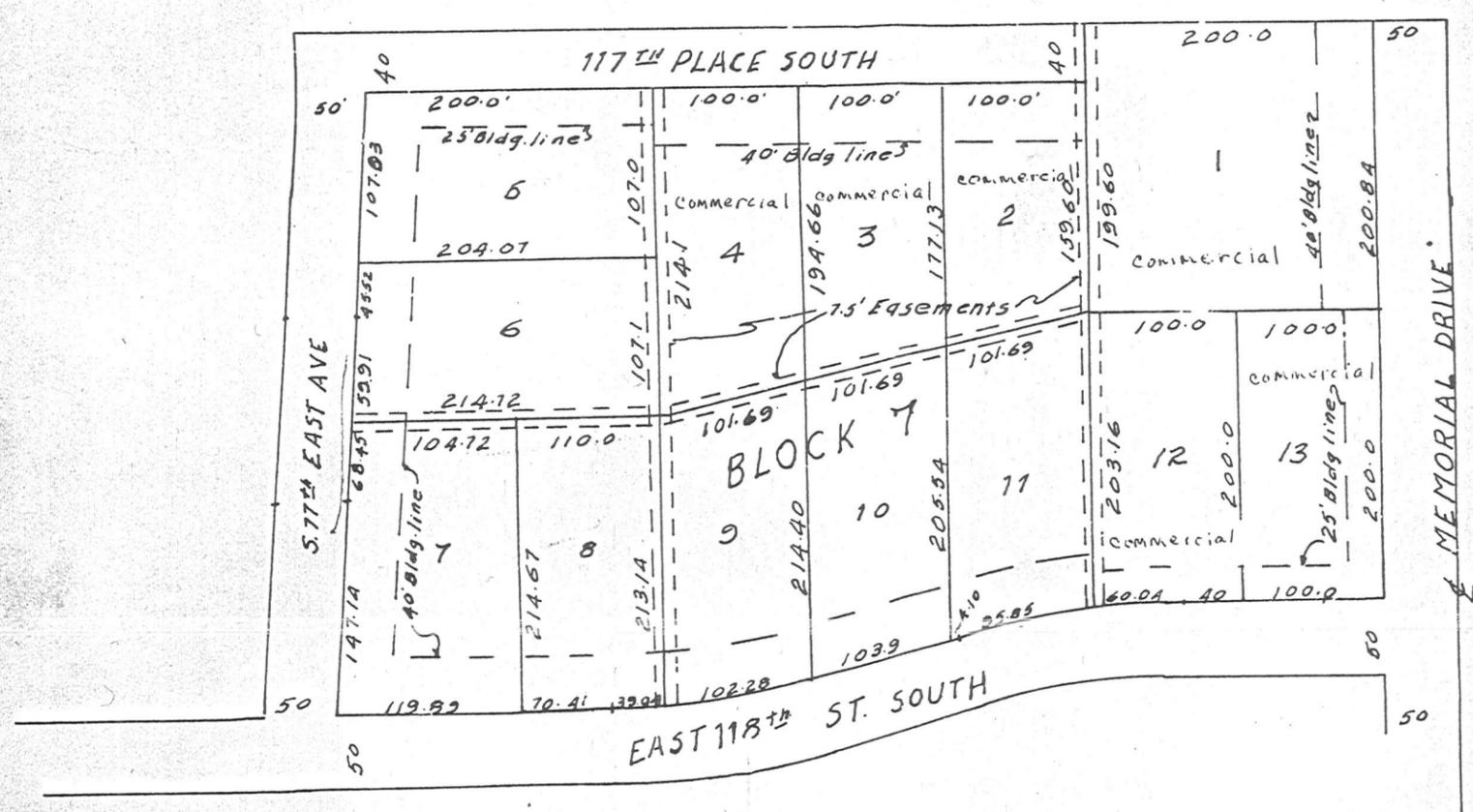
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NW 35-18-13

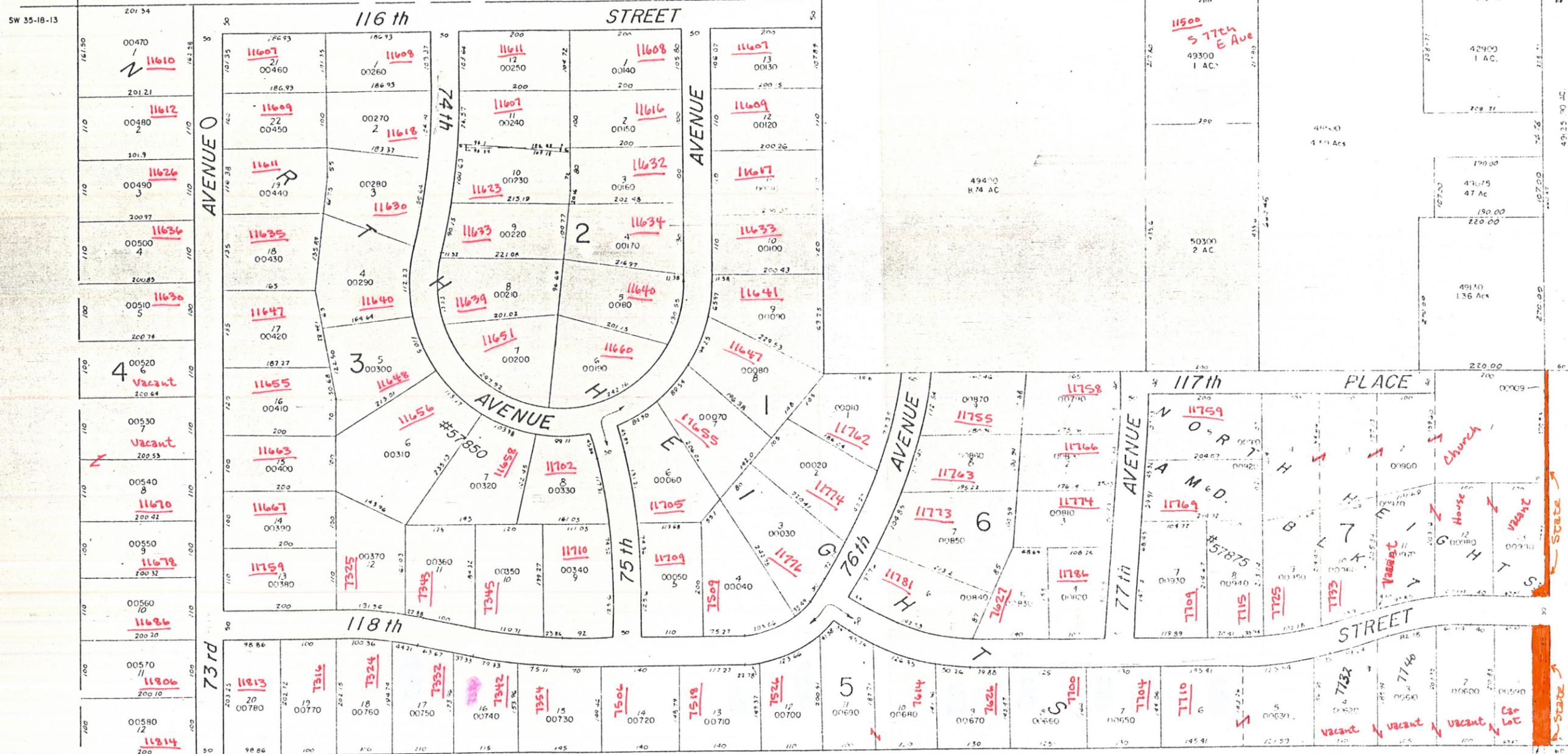
NE 35-18-13

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NW 35-18-13

SW 35-18-13

SW 35-18-13



North Heights Court

Lots 11, 12, and 13, Block 7
North Heights Amended Block 7
to the City of Bixby, Oklahoma

PLANNED UNIT DEVELOPMENT NO.

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- Bait shops
- Bottled gas
- Fuel oil
- Lumber yard
- Model homes (for display only)

X. Signs.

All signs shall comply with the setback, height, size and other requirements of the Bixby Zoning Ordinance. The location of the proposed ground signs shall be shown on the site plan submitted to the City of Bixby for review.

XI. Lighting.

Exterior light poles shall meet the requirements of the Bixby Zoning Ordinance. Lighting used to illuminate the development area shall shield and direct the light away from properties with an R District and are residentially developed. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R District that is residentially developed. Exterior lighting mounted on the building walls shall be permitted.

XII. Trash Areas, Storage and General Compliance.

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. An opaque fence of at least 8 feet in height shall be placed around all dumpsters. All dumpsters shall be located behind the front building lines.

NORTH HEIGHTS

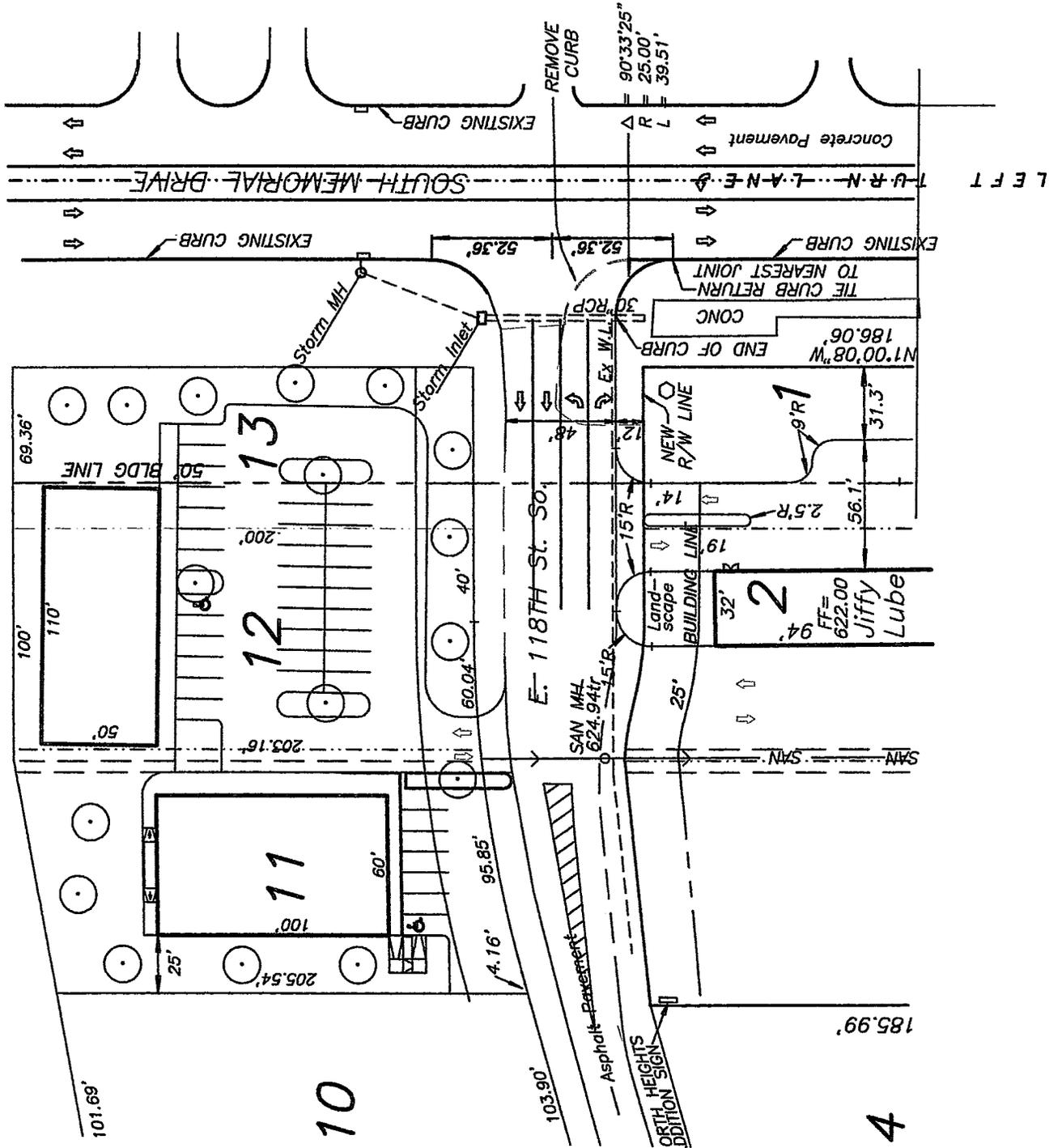
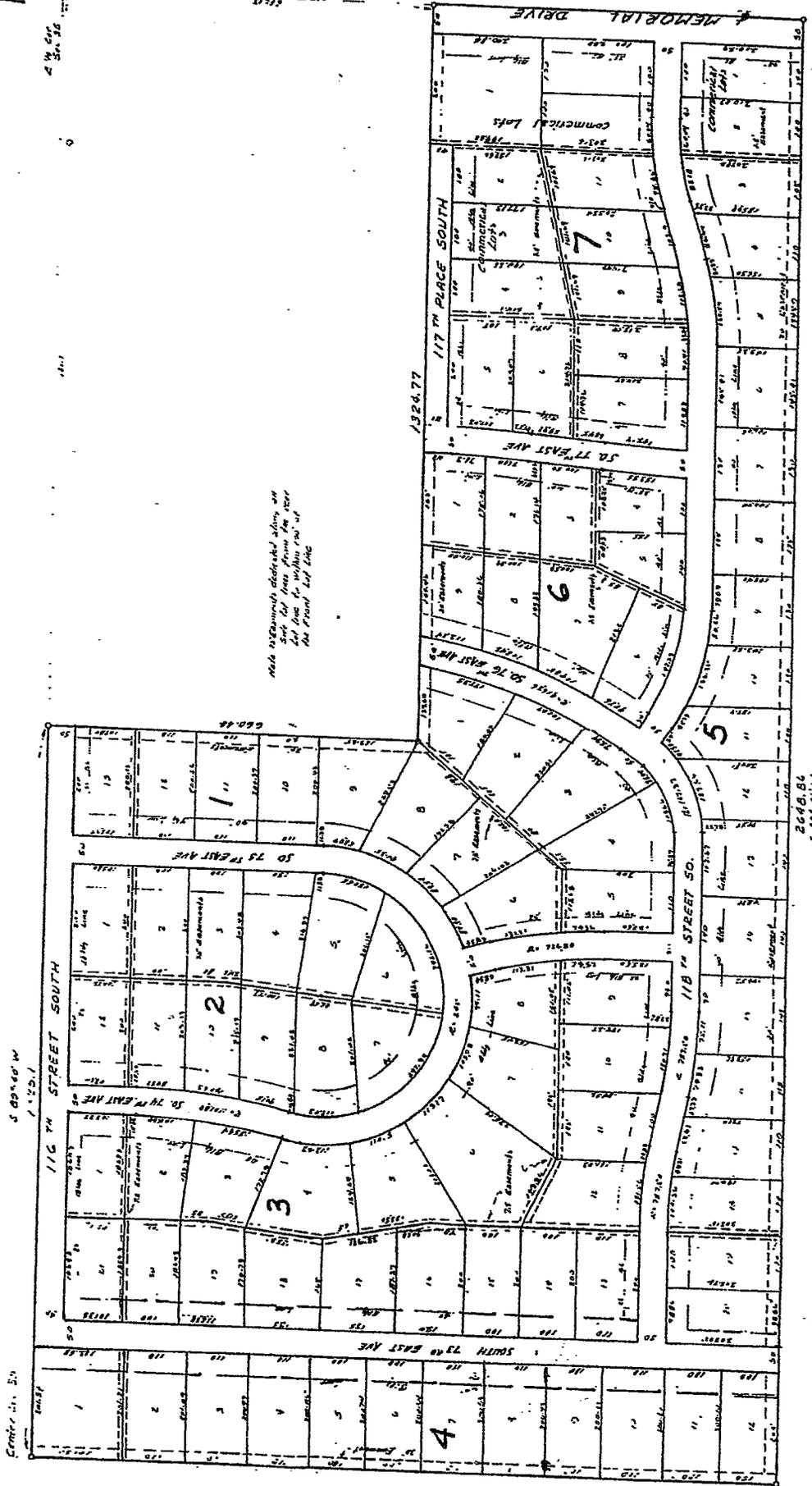
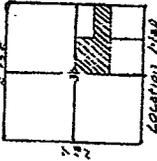


EXHIBIT 1

NORTH HEIGHTS ADDITION

An Addition to the Town of Ruby
Being a Subdivision of the NW 1/4 of the SE 1/4,
and the S 1/2 of the NE 1/4 of the SE 1/4, Section
35, T-18-N, R-13-E, Tulsa, County Oklahoma.

SHIRLEY A. NEVE
ENGINEERING CO.
MAIL BOX 100, ROUTE 1
SPARTA, OKLAHOMA
AT 7500 N. TULSA
Scale 1"=100'



Note: Dimensions indicated along lot lines are for the purpose of this plat only and do not constitute a warranty of accuracy.

FILED IN TULSA COUNTY
APR 14 12 40 PM '65
CITY MAP SERVICE
TULSA, OKLAHOMA

254544
Plat # 2599

OWNER
EUGENE GREEN
1117 N. 117th St.
Tulsa, Okla. 74116
April 13, 1965

NORTH HEIGHTS

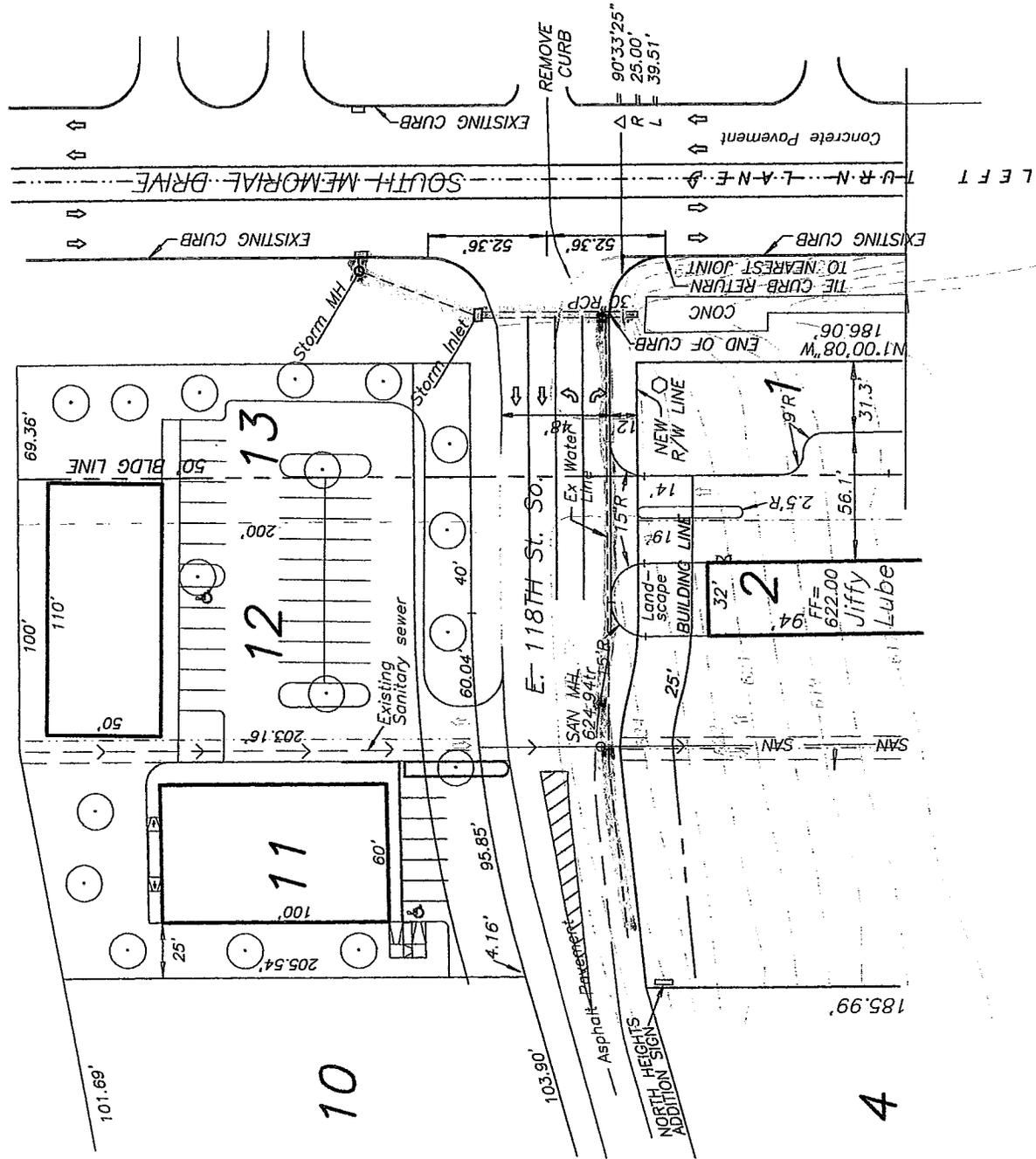


EXHIBIT 3

NORTH HEIGHTS

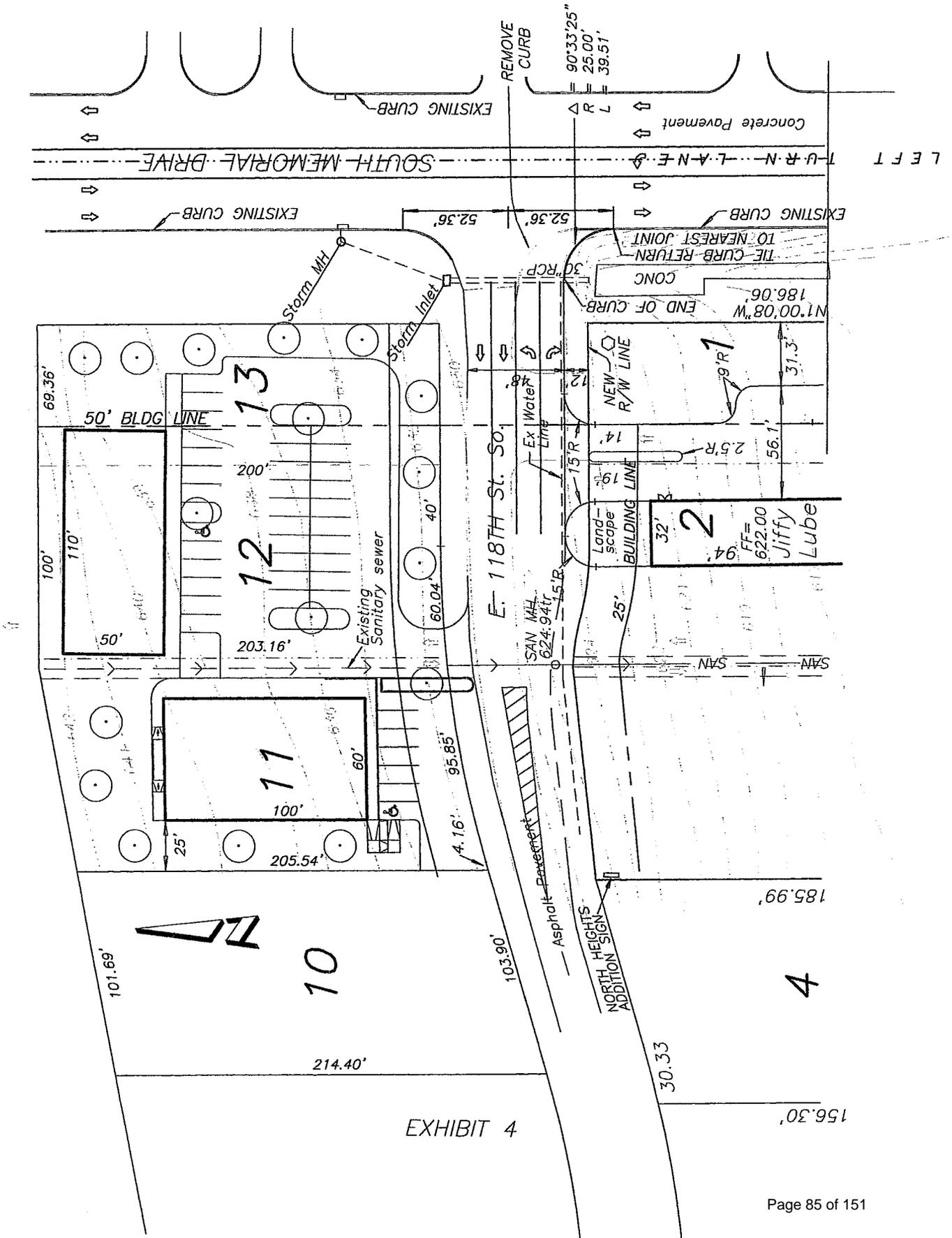


EXHIBIT 4



EXHIBIT 5

JR Donelson, Inc.

12820 So. Memorial Dr., Office 100

Bixby, Oklahoma 74008

918-394-3030

Email: jrdon@tulsacoxmail.com

April 4, 2016

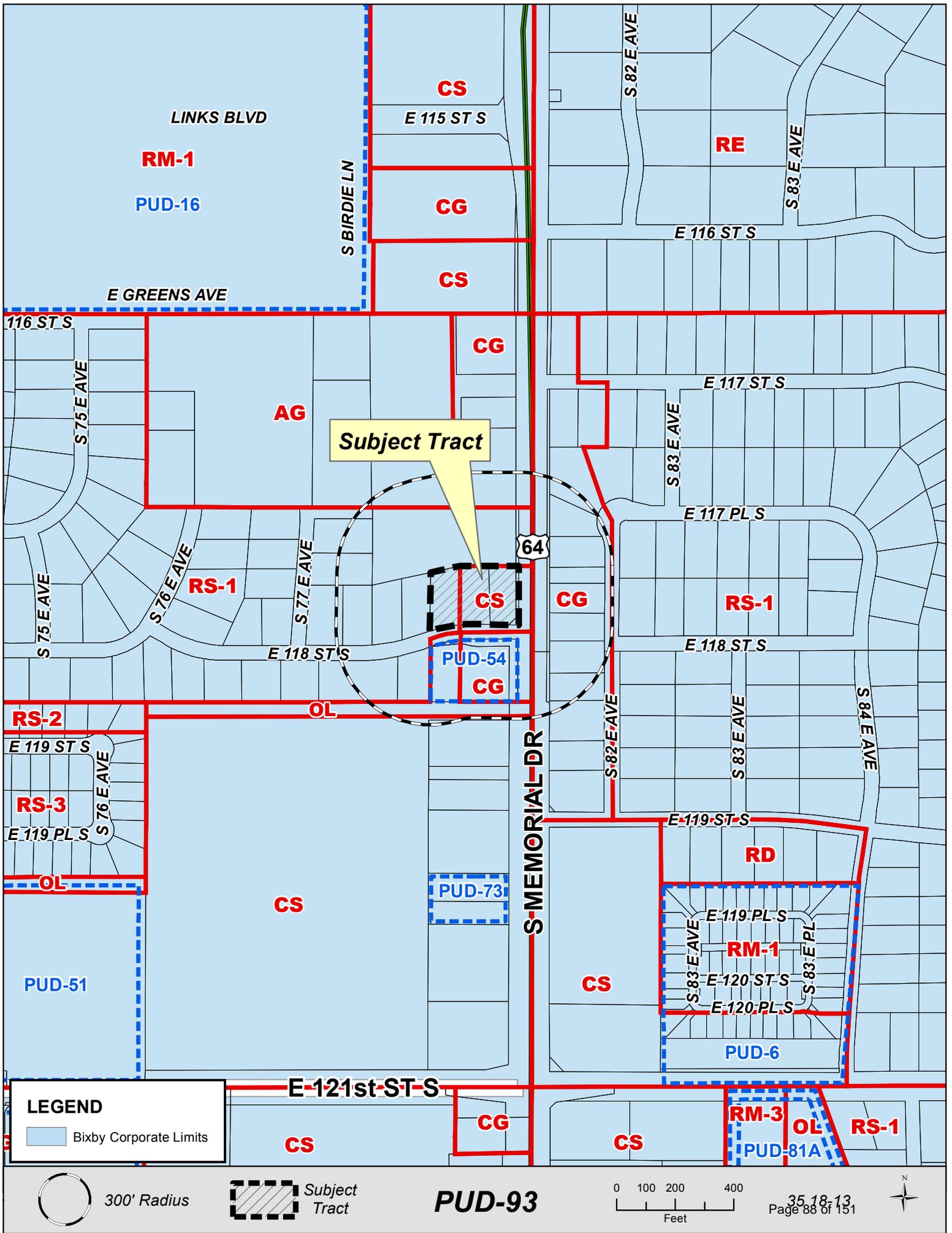
Patrick Boulden
City Attorney
City of Bixby
Bixby, Oklahoma

Re: Request to modify the Bixby Comprehensive Plan

The Norma Oda Green Revocable Trust, Jerry Green trustee, is the owner of Lot 11, Block 7, North Heights Amended Block 7. The owner request the Bixby Comprehensive Plan be modified from "Low Intensities - Residential", to "Medium Intensity", on said lot, which will allow "OL, Office Low Intensity District" on Lot 11, Block 7, North Heights Amended Block 7.

Thank you,


JR Donelson



Subject Tract

64

LEGEND

 Bixby Corporate Limits

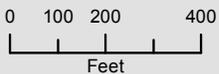


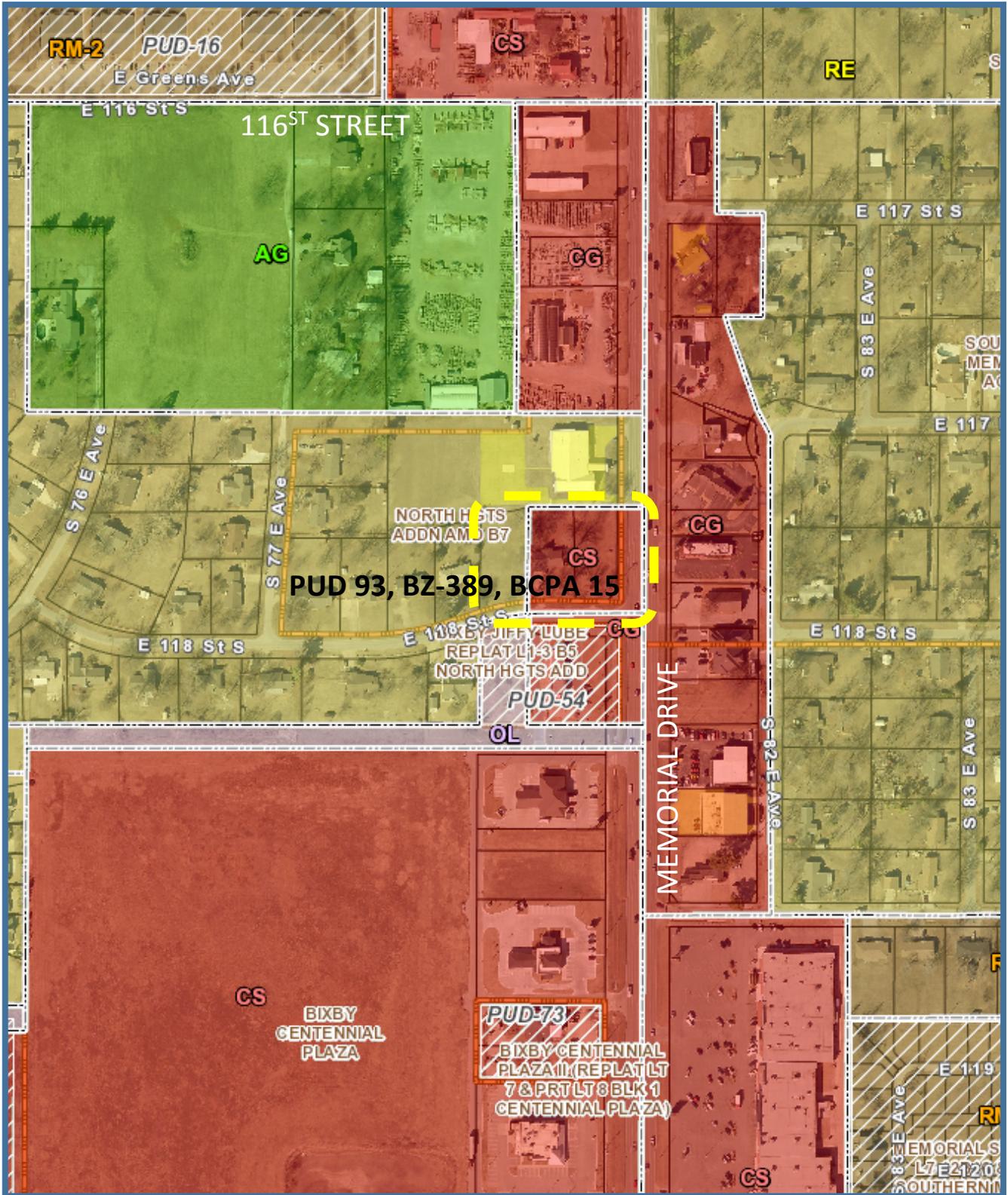
300' Radius



Subject Tract

PUD-93







CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008

(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
BZ 340 Bixby Zoning Request for applicant Mike Williams on behalf of Gardner Capital

REQUEST: Zoning Change from AG (Agriculture) to RM-2 (Residential Multi-family District), in conjunction with a Lot Split (BL 404)

EXISTING ZONING: AG (Agriculture)

REQUESTED ZONING: RM-2 (Residential Multi-family District)

LOCATION: 16902 S. Memorial, unplatted parcel, generally located one-quarter mile north of 171st Street and west of Memorial

STR: Section 26, T17N, R13E

LOT SIZE: 37.37 acres Total Tract
10.90 acres Gardner Tract
26.40 acres Duan L. & Leta Mae Anderson Tract

EXISTING USE: Agriculture (unplatted)

PROPOSED USE: (Senior Housing) Multi-family Dwelling

PUBLIC INPUT: (1) call from resident, just curious about signage and purpose

BACKGROUND INFORMATION:

The applicant requests the undeveloped land be split into two parcels, the north parcel is in the process of being purchased by Gardner Capital for affordable Senior Housing with a Residential Multifamily Zoning (RM-2). The current owner plans to keep the south parcel for potential future development. The subject property consists of one Lot and one Block; the area to the south will continue to be used for agricultural purposes with the potential for development. The majority of the west half of the parcel is within the 100 year floodplain.

SURROUNDING ZONING AND LAND USE:

North: AG-Agriculture, single family

West: AG-undeveloped agriculture parcel

South: AG-undeveloped agriculture parcel, far south RS-1, Single Family Residential

East: CG-Commercial General, RS-1, Single Family Residential

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

Land Use: Commercial, Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements: Special District

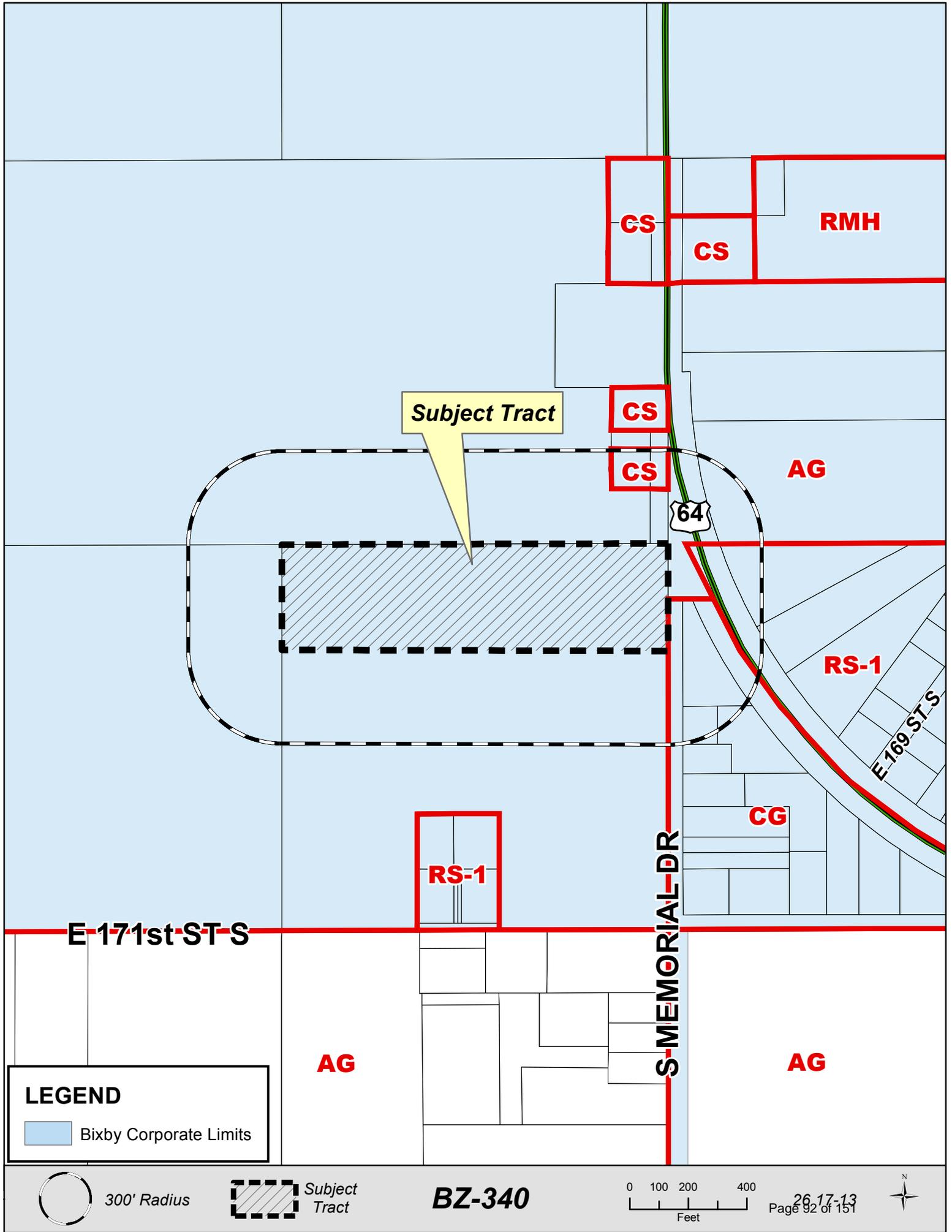
ATTACHMENTS:

1. Case Map
2. Ariel Map
3. Lot Split Exhibits
4. Gardner Capital Project Information

Staff believes the proposed Zoning request meets the requirements of the Zoning Regulations and Land Use objectives.

STAFF RECOMMENDATION: Staff recommends Approval of BZ 340 with the following conditions:

1. Gardner Capital is responsible to rezone (BZ 340) the Lot Split parcel (BL 404) back to AG-Agriculture if Gardner Capital fails to secure necessary funding for project or any other reason Gardner Capital may not be able to fulfil the Senior Housing development obligation. (Re-zoning application must be submitted to City Hall with check before City Council Meeting of June 27, 2016).
2. Platting is requisite for new development with the required Right of Way and Utility Easement Dedications



Subject Tract

CS

CS

RMH

CS

CS

AG

64

RS-1

E-169 ST-S

CG

MEMORIAL DR

RS-1

E 171st ST S

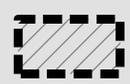
AG

AG

LEGEND

 Bixby Corporate Limits

 300' Radius

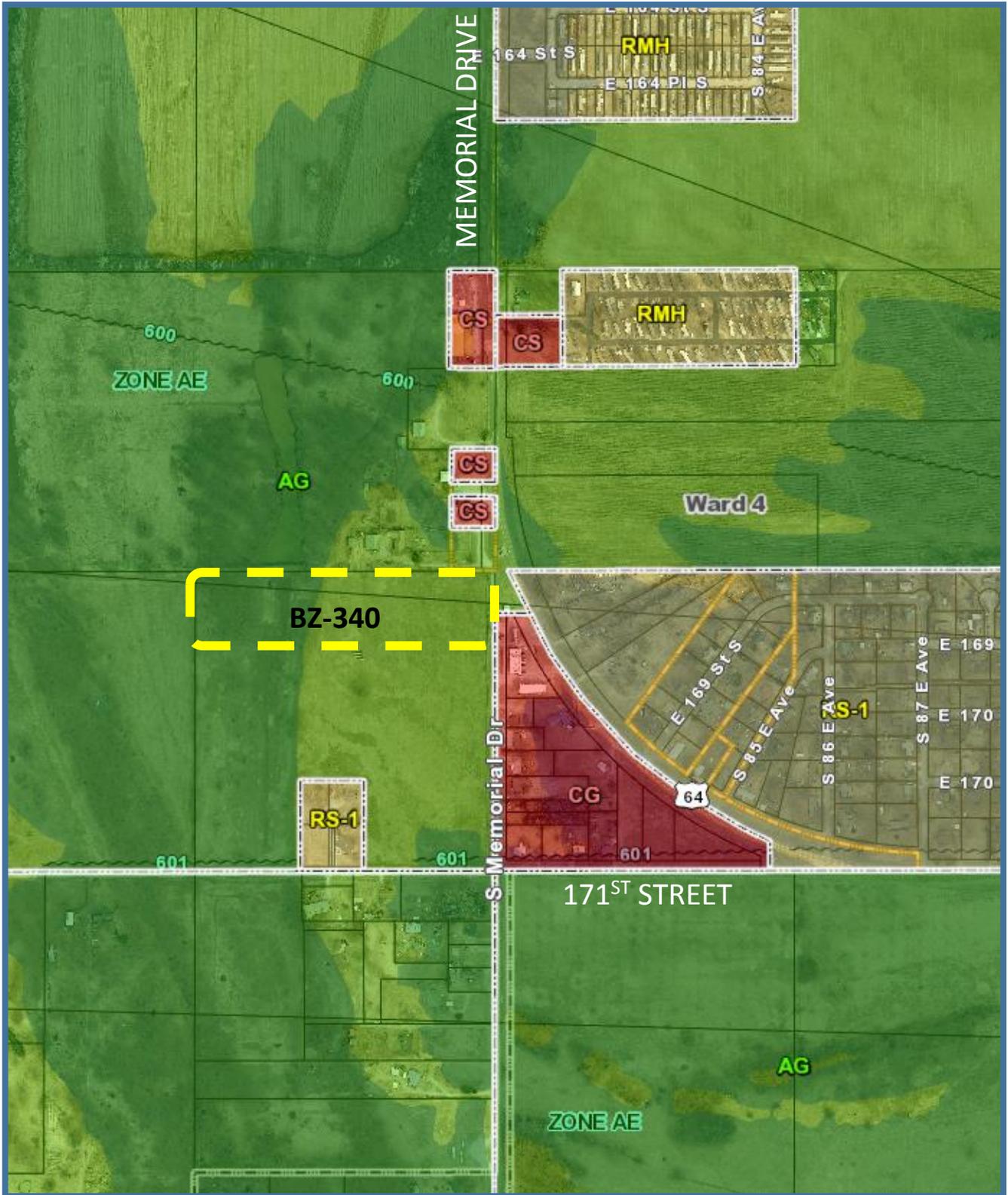
 Subject Tract

BZ-340

0 100 200 400
Feet

26-17-13
Page 92 of 151





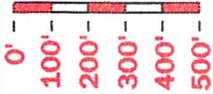
PLAT FOR LOT SPLIT AND ZONING CHANGE



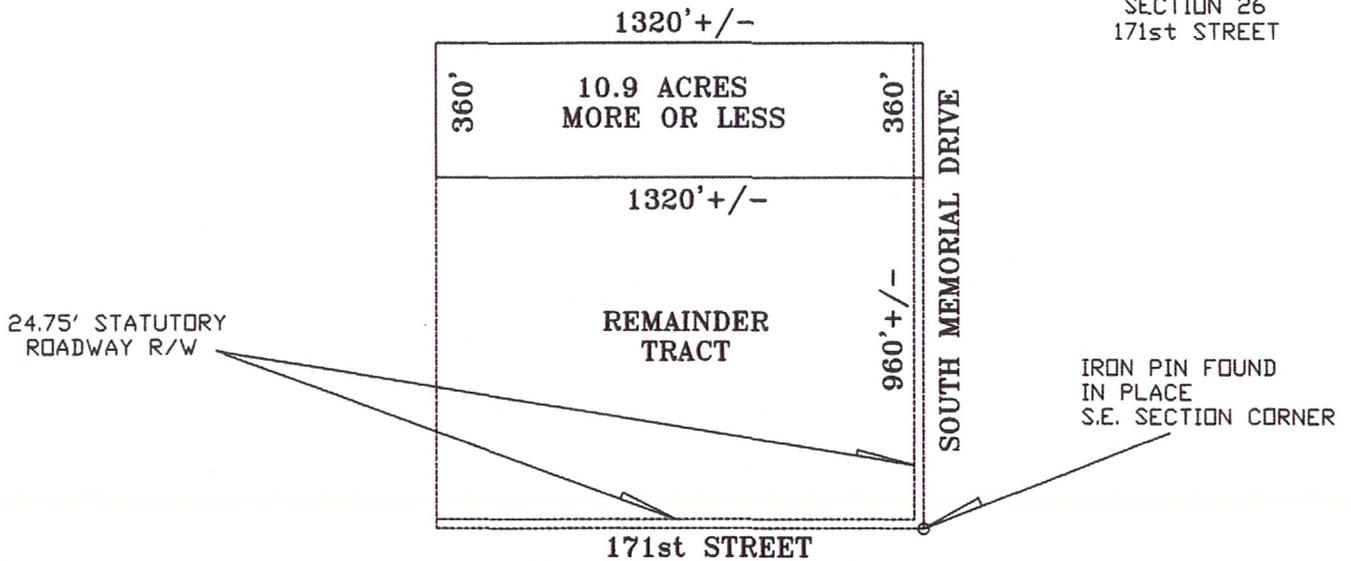
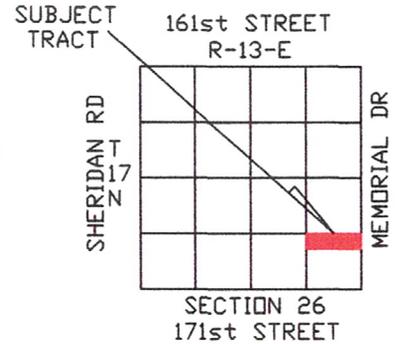
- IRON PIN FOUND ○
- IRON PIN SET ●
- FENCE —○—○—○—○—
- UNDERGROUND LINE - - - - -
- OVERHEAD LINE — — — — —
- EASEMENT LINE — — — — —

NOTE : NOT ALL ITEMS IN LEGEND MAY BE FOUND ON THIS PLAT

PREPARED FOR : MIKE WILLIAMS
 SENIOR DEVELOPMENT MANAGER - MIDWEST
 GARDNER CAPITAL
 CELL 417 825 7805 OFFICE 314 561 5903
 mwilliams@gardnercapital.com gardnercapital.com



LOCATION MAP



DESCRIPTION

THE NORTH 360 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, CONTAINING 10.9 ACRES MORE OR LESS.

NOTE : NO BOUNDARY MARKERS SET ON THIS TRACT BY THIS FIRM AT THIS TIME.

NO BEARINGS SHOWN ON THIS TRACT AT THIS TIME.



MAY 23, 2016

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Jack D. Ramsey
 JACK D RAMSEY LS 387

RAMSEY SURVEYING SERVICE
 P.O. BOX 366 BIXBY, OKLAHOMA 74008
 918 740 1124 918 366 4520
 OKLAHOMA CERTIFICATE OF AUTHORIZATION
 NUMBER 2112 EXPIRES JUNE 30, 2017
 ramseysurvey6666 @ gmail.com
 Page 94 of 151



1318'

360'

RAINBOW
MEADOWS

Ward 4

601

601

HANS THOMAS & ASSOCIATES
222 WEST GREGORY KANSAS CITY, MO 64114
P 816.333.6657 F 816.333.6622

Aspen Trails

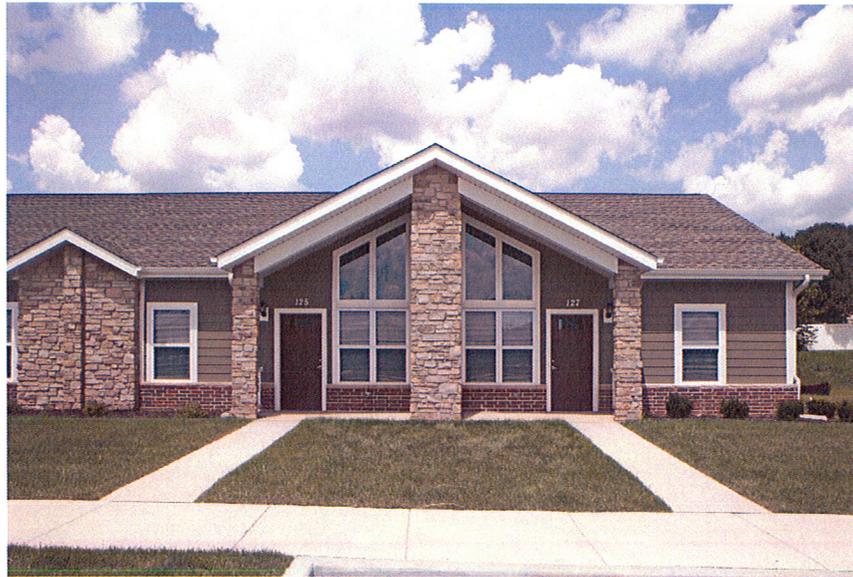
A Senior Living Community



Mike Williams

Senior Development Manager

mwilliams@gardnercapital.com 417-825-7805





The mayor of St. Peters, MO will be happy to share with you his thoughts and feelings about the Aspen Trails complex as well as his thoughts regarding Gardner Capital and our ability become developers in your community.

Mayor Len Pagano

City of St. Peters, MO

Email: lpagano@stpetersmo.net

His cell phone number is 636-485-2800.



Mailing Address:

GENERAL WARRANTY DEED
(WITH SURVIVORSHIP CLAUSE)
Doc Stamps \$120.00

THIS INDENTURE, Made this 17th day of June, 2009 between DAVID O. BROWN and JUDY W. BROWN, Husband and Wife, Parties of the first part, and DUAN L. ANDERSON and LETA MAE ANDERSON, Husband and Wife, parties of the second part with right of survivorship as hereinafter set out.

WITNESSETH: That in consideration of the sum of TEN AND NO/100*****(\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, said Parties of the first part do by these presents grant, bargain, sell and convey unto DUAN L. ANDERSON and LETA MAE ANDERSON, Husband and Wife, as joint tenants, and not as tenants in common, on the death of one the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

Tract B

A tract of land in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 26, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit) Commencing at the Southeast Corner of said SE/4 of the SE/4, Thence West along the South Line thereof for 576 feet; Thence North, Parallel with the East Line of Said SE/4 SE/4 for 400 feet to the point of beginning, thence West, parallel with the South Line of said SE/4 of the SE/4 for 280 Feet, Thence South, parallel with the East line of said SE/4 of the SE/4 for 400 feet to the South line thereof, Thence West along said South Line for 464 feet more or less to the Southwest Corner thereof, thence North along the West Line of Said SE/4 of the SE/4 for 1320 feet more or less to the North line thereof, thence East along said North line for 744 feet more or less to a point that is 576 feet West of the Northeast Corner of said SE/4 of the SE/4 thence South parallel with the East line of said SE/4 of the SE/4 for 920 feet more or less to the Point of Beginning, containing 19.9 acres more or less.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said Parties of the first part, their heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that Parties grantor will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs, successors and assigns against said Parties of the first part, their heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

IN WITNESS WHEREOF, Parties of the first part have executed or caused to be executed this instrument the day and year first above written.

David O. Brown
DAVID O. BROWN

Judy W. Brown
JUDY W. BROWN

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss (Individual Acknowledgment)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17th day of June, 2009, personally appeared DAVID O. BROWN and JUDY W. BROWN, Husband and Wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notary seal the day and year last above written.

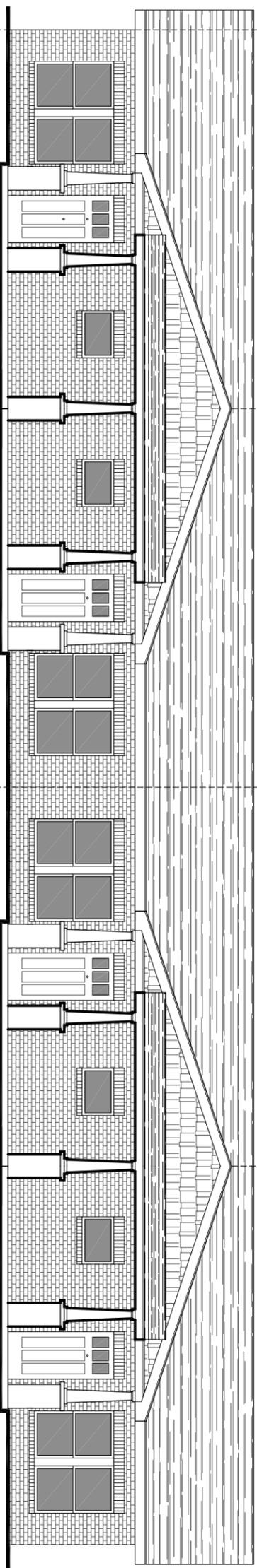
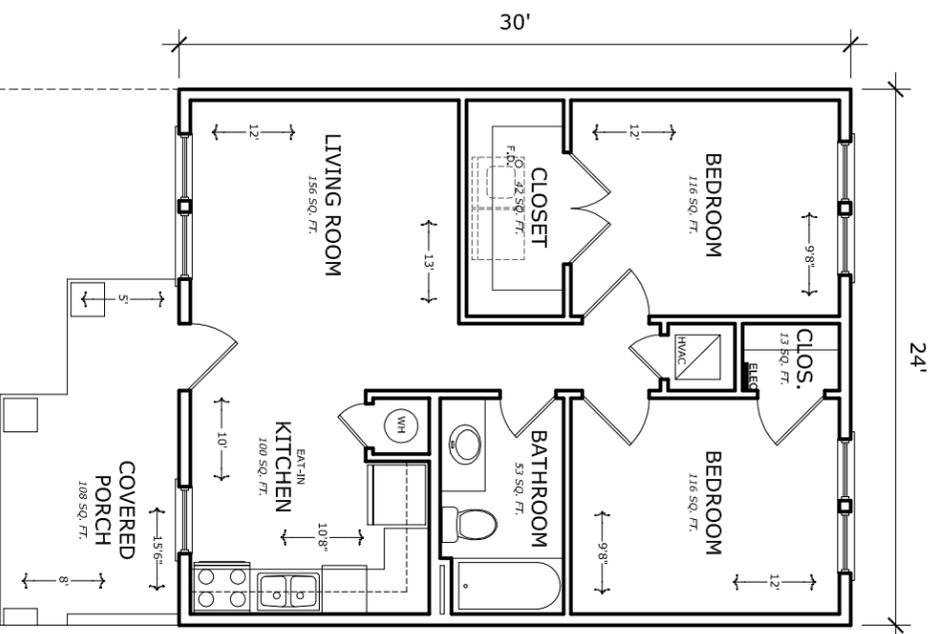
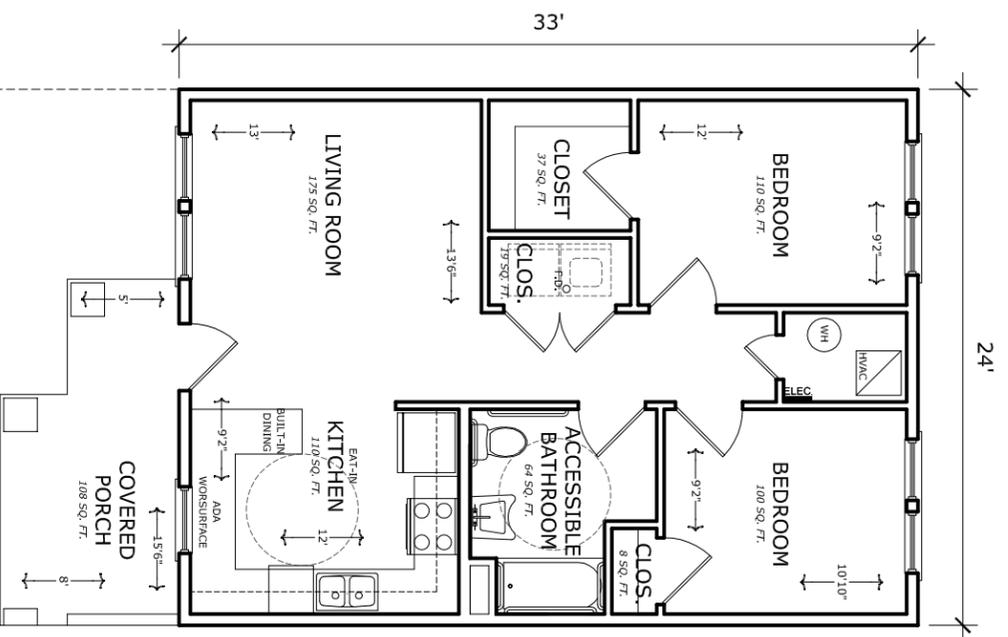
Darra Winton
DARRA WINTON



My Commission Expires: 11/28/2009
Commission No.: 01019477

TULSA ABSTRACT & TITLE CO.
612 S. DENVER AVE.
TULSA, OK 74119

RECORD & RETURN ORIGINAL TO:
PREMIER TITLE & ESCROW SERVICES, LLC
7815 EAST 63RD PLACE STE. 104
TULSA, OK 74133



2 ACCESSIBLE UNIT
06.09.16 792 SQUARE FEET

1 TYPICAL UNIT
06.16.16 720 SQUARE FEET

UNIT CONSTRUCTION:

- SLAB ON GRADE. 8" WALLS, TRUSSED ROOF. 2X6 WOOD FRAMED EXTERIOR WALLS WITH 2-HOUR WALLS BETWEEN UNITS. 2X4 WOOD FRAMED INTERIOR WALLS. 2X6 WOOD FRAMED PLUMBING WALL BETWEEN KITCHEN & BATHROOM.

NOTE:
UNIT FRONT WALLS & SIDE WALLS TO BE MASONRY - TOTAL MINIMUM 60%, MAXIMUM 75%.

- VINYL FLOORING IN ALL AREAS EXCEPT BEDROOMS. CARPET & PAD IN BEDROOMS & BEDROOM CLOSETS.

UNIT AMENITIES:

- WASHER & DRYER HOOK-UPS IN CLOSETS FOR EACH UNIT.
- CEILING FANS IN EACH BEDROOM & LIVING ROOM.
- DISHWASHERS IN EACH UNIT.
- GARBAGE DISPOSAL IN EACH UNIT.
- MICROWAVE IN EACH UNIT.
- TOBACCO FREE POLICY FOR ALL BUILDINGS.

ENERGY EFFICIENCY CERTIFICATION:

- SHOWER HEADS WITH A MAXIMUM 2.5 GA./MIN. FLOW RATE.
- R-2 INSULATION ON EXPOSED HOT WATER LINES.
- ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED.
- ALL WINDOWS SHALL ABE ENERGY STAR QUALIFIED WITH LOW-E GLASS.
- ENERGY STAR HOT WATER HEATERS.
- ALL PAINT SHALL BE LOW OR NO VOC PAINT.
- ON-SITE RECYCLING FOR ALUMINUM, PAPER, GLASS & PLASTICS.
- MOLD GUARD DRYWALL IN BATHROOMS, KITCHENS, LAUNDRY ROOM CLOSETS.
- SPRAY FOAM INSULATION EXCEEDING LOCAL & NATIONAL CODE REQUIREMENTS.

SQUARE FOOTAGE TABULATION:

- 43 2-BEDROOM UNITS X 720 SQ. FT. = 30,960 SQUARE FEET
- 5 ACCESSIBLE 2-BR UNITS X 792 SQ. FT. = 3960 SQUARE FEET

TOTAL: 34,920 SQUARE FEET



GARDNER CAPITAL

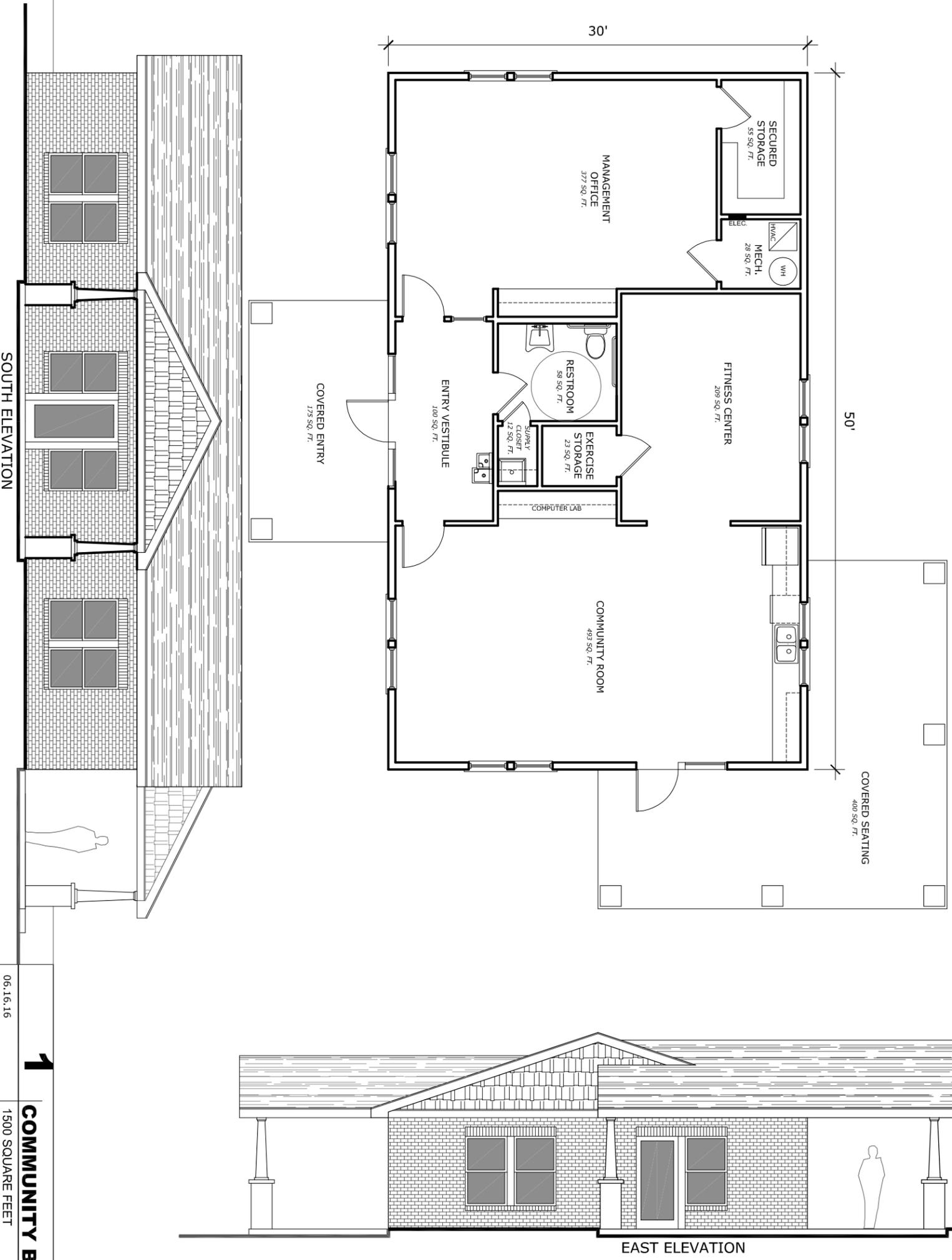
Deep Fork Community Action Foundation, Inc.



HADLEE MANOR
BIXBY, OKLAHOMA

HANS THOMAS & ASSOCIATES

222 WEST GREGORY KANSAS CITY, MO 64114
P. 816.333.6657 F. 816.333.6622



06.16.16

1
COMMUNITY BUILDING
1500 SQUARE FEET

BUILDING CONSTRUCTION:

- SLAB ON GRADE. 8" WALLS, TRUSSED ROOF. 2X6 WOOD FRAMED EXTERIOR WALLS & 2X4 WOOD FRAMED INTERIOR WALLS. 2X6 WOOD FRAMED PLUMBING WALL AT BATHROOM BATHROOM.

NOTE:
UNIT FRONT WALLS & SIDE WALLS TO BE MASONRY - TOTAL MINIMUM 60%, MAXIMUM 75%.

VINYL FLOORING IN ALL AREAS EXCEPT RESTROOM & ENTRY - CERAMIC TILE AT THESE LOCATIONS. CERAMIC TILE WALLS IN RESTROOM.

AMENITIES:

- COMMUNITY ROOM WITH KITCHENETTE.
- INDOOR FITNESS CENTER.
- ONSITE COMPUTER WORKSTATIONS.
- OUTDOOR COVERED SEATING.
- CEILING FANS IN OFFICE, COMMUNITY ROOM & FITNESS CENTER.
- DISHWASHER IN KITCHENETTE.
- GARBAGE DISPOSAL IN SINK.
- MICROWAVE IN KITCHENETTE.
- SHUFFLEBOARD COURT.
- TOBACCO FREE POLICY FOR BUILDING.

ENERGY EFFICIENCY CERTIFICATION:

- R-2 INSULATION ON EXPOSED HOT WATER LINES.
- ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED.
- ALL WINDOWS SHALL ABE ENERGY STAR QUALIFIED WITH LOW-E GLASS.
- ENERGY STAR HOT WATER HEATERS.
- ALL PAINT SHALL BE LOW OR NO VOC PAINT.
- ON-SITE RECYCLING FOR ALUMINUM, PAPER, GLASS & PLASTICS.
- MOLD GUARD DRYWALL IN BATHROOM & KITCHEN.
- SPRAY FOAM INSULATION EXCEEDING LOCAL & NATIONAL CODE REQUIREMENTS.

SQUARE FOOTAGE TABULATION:

- 1,500 SQUARE FEET.

TOTAL: 1,500 SQUARE FEET



GARDNER CAPITAL

Deep Fork
Community
Action
Foundation, Inc.

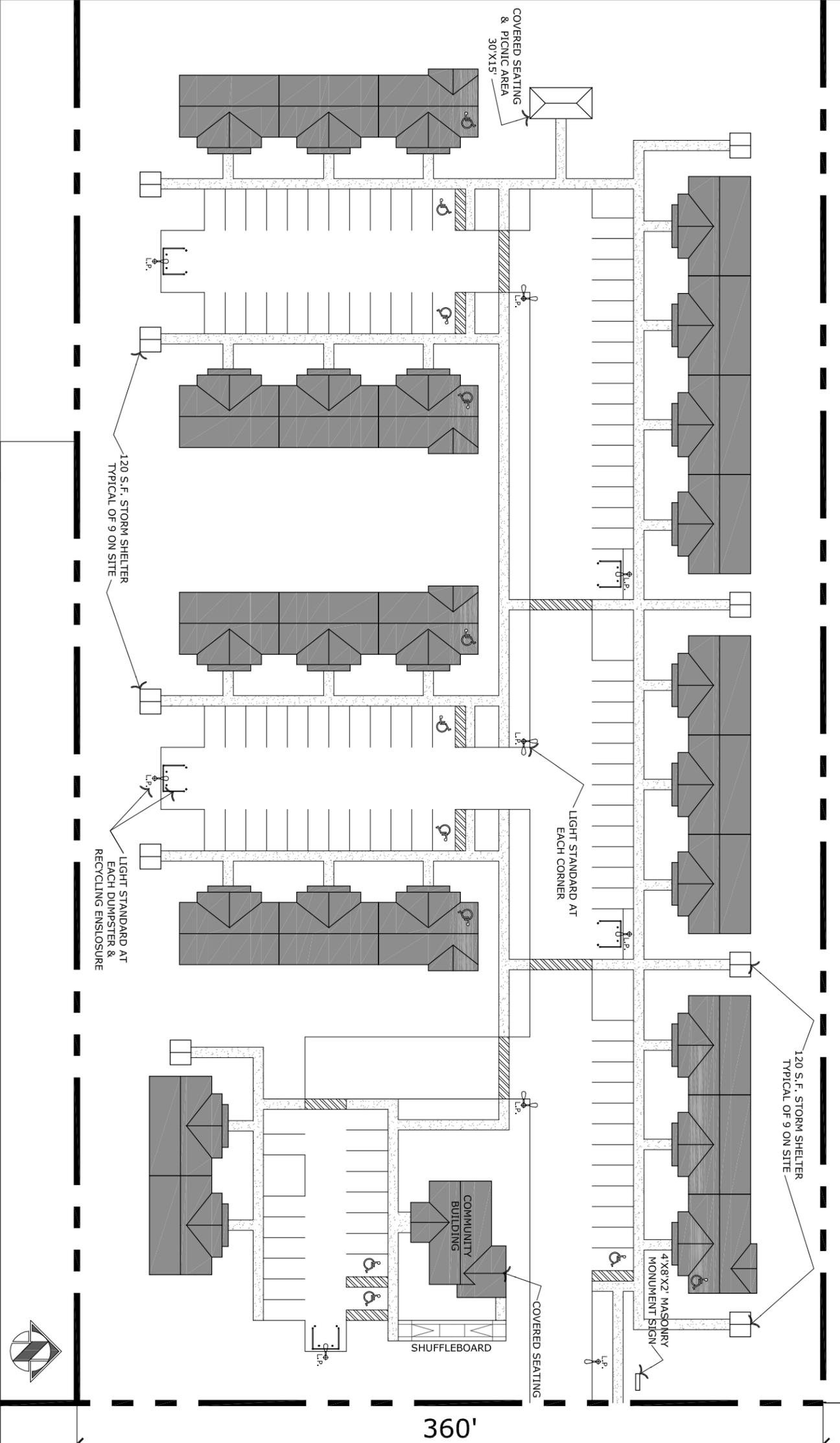


HADLEE MANOR
BIXBY, OKLAHOMA

HANS THOMAS & ASSOCIATES

222 WEST GREGORY KANSAS CITY, MO 64114
P. 816.333.6657 F. 816.333.6622

1318' PROPERTY WIDTH
680' EXTENT OF DEVELOPMENT



1 SITE PLAN

06.16.16 NOT TO SCALE



Deep Fork
Community
Action
Foundation, Inc.



HADLEE MANOR
BIXBY, OKLAHOMA

- SITE:**
- 10.9 ACRES +/-
 - UNITS: 48 2-BEDROOM UNITS
 - ACCESSIBLE UNITS (10%):
 - 5 REQUIRED & PROVIDED
 - PARKING (UNITS): 2 SPACES PER UNIT
 - 96 TOTAL UNIT SPACES PROVIDED
 - *ACCESSIBLE UNITS ARE ASSIGNED ONE ACCESSIBLE & ONE STANDARD STALL
 - PARKING (COMMUNITY BUILDING):
 - 9 SPACES PROVIDED (INCL. 2 ACCESSIBLE)

- SITE AMENITIES:**
- ACCESSIBLE ROUTE THROUGHOUT SITE
 - NINE (9) 120 S.F. STORM SHELTERS THAT MEET OR EXCEED FEMA GUIDELINES & ICC-500 STANDARDS.
 - COMMUNITY BUILDING
 - INDOOR FITNESS CENTER
 - COMPUTER WORKSTATIONS
 - SHUFFLEBOARD COURT
 - OUTDOOR COVERED SEATING
 - OUTDOOR COVERED PICNIC TABLES
 - SITE LIGHTING PER LOCAL CITY ORDINANCES

- UNIT CONSTRUCTION:**
- SLAB ON GRADE. 8" WALLS, TRUSSED ROOF. 2X6 WOOD FRAMED EXTERIOR WALLS WITH 2-HOUR WALLS BETWEEN UNITS. 2X4 WOOD FRAMED INTERIOR WALLS. 2X6 WOOD FRAMED PLUMBING WALL BETWEEN KITCHEN & BATHROOM.

NOTE:
UNIT FRONT WALLS & SIDE WALLS TO BE MASONRY - TOTAL MINIMUM 60%, MAXIMUM 75%.

- VINYL FLOORING IN ALL AREAS EXCEPT BEDROOMS. CARPET & PAD IN BEDROOMS & BEDROOM CLOSETS.

- UNIT AMENITIES:**
- COVERED FRONT PORCH & ENTRY.
 - WASHER & DRYER HOOK-UPS IN CLOSETS FOR EACH UNIT.
 - CEILING FANS IN EACH BEDROOM & LIVING ROOM.
 - DISHWASHERS IN EACH UNIT.
 - GARBAGE DISPOSAL IN EACH UNIT.
 - MICROWAVE IN EACH UNIT.
 - TOBACCO FREE POLICY FOR ALL BUILDINGS ON SITE.

- ENERGY EFFICIENCY CERTIFICATION:**
- SHOWER HEADS WITH A MAXIMUM 2.5 GA./MIN. FLOW RATE.
 - R-2 INSULATION ON EXPOSED HOT WATER LINES.
 - ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED.
 - ALL WINDOWS SHALL ABE ENERGY STAR QUALIFIED WITH LOW-E GLASS.
 - ENERGY STAR HOT WATER HEATERS.
 - ALL PAINT SHALL BE LOW OR NO VOC PAINT.
 - ON-SITE RECYCLING FOR ALUMINUM, PAPER, GLASS & PLASTICS.
 - MOLD GUARD DRYWALL IN BATHROOMS, KITCHENS, LAUNDRY ROOM CLOSETS.
 - SPRAY FOAM INSULATION EXCEEDING LOCAL & NATIONAL CODE REQUIREMENTS.

- SQUARE FOOTAGE TABULATION:**
- 43 2-BEDROOM UNITS X 720 SQ. FT.
 - 30,960 SQUARE FEET
 - 5 ACCESSIBLE 2-BR UNITS X 792 SQ. FT.
 - 3960 SQUARE FEET

TOTAL: 34,920 SQUARE FEET

HANS THOMAS & ASSOCIATES

222 WEST GREGORY KANSAS CITY, MO 64114
P. 816.333.6657 F. 816.333.6622



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
BZ 341 Bixby Zoning Request for applicant JR Donelson on behalf of Linda Conrad

REQUEST: Zoning Change from AG (Agriculture) to CS (Shopping Center District), in conjunction with a Lot Split (BL 403)

EXISTING ZONING: AG (Agriculture)

REQUESTED ZONING: CS (Shopping Center District)

LOCATION: 7402 E. 151st Street, generally located south of 151st Street and about ½ mile west of Memorial

STR: Section 23, T17N, R13E

LOT SIZE: 3.69 acres Total Tract
2.12 acres Tract 1
1.57 acres Tract 2

EXISTING USE: Single-family dwelling, agriculture (unplatted)

PROPOSED USE: Single-family indefinitely and Shopping/Retail

PUBLIC INPUT: (1) call from daughter of adjacent land owner, mostly interested in the long term use, floodplain questions and timing of development

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: AG-undeveloped agriculture parcel

West: AG-single family residential and undeveloped agriculture parcel, far west CH-Commercial Heavy and RMH-Residential Mobile Home

South: AG-undeveloped agriculture parcel

East: CG-Commercial General, IL-Industrial Light

The applicant requests the Conrad residence be split into two parcels, both with a CS-Commercial Shopping Zoning. The owner plans to keep the west portion as a residential use, with the existing dwelling as their home; the Development Services staff will allow this. However, if there is any change to the footprint, or any work requiring a building permit there must be an application to the City of Bixby for a Zoning Clearance Permit. Upon processing, the application there will be a letter from the City of Bixby requiring a Special Exception in CS zoning or a change in zoning back to residential. The area to the east has been used for agricultural purposes. The majority of the original parcel is within the 100 year floodplain with a small exception around the front and far west portion of the house.

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

Land Use: Commercial, Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements: Corridor

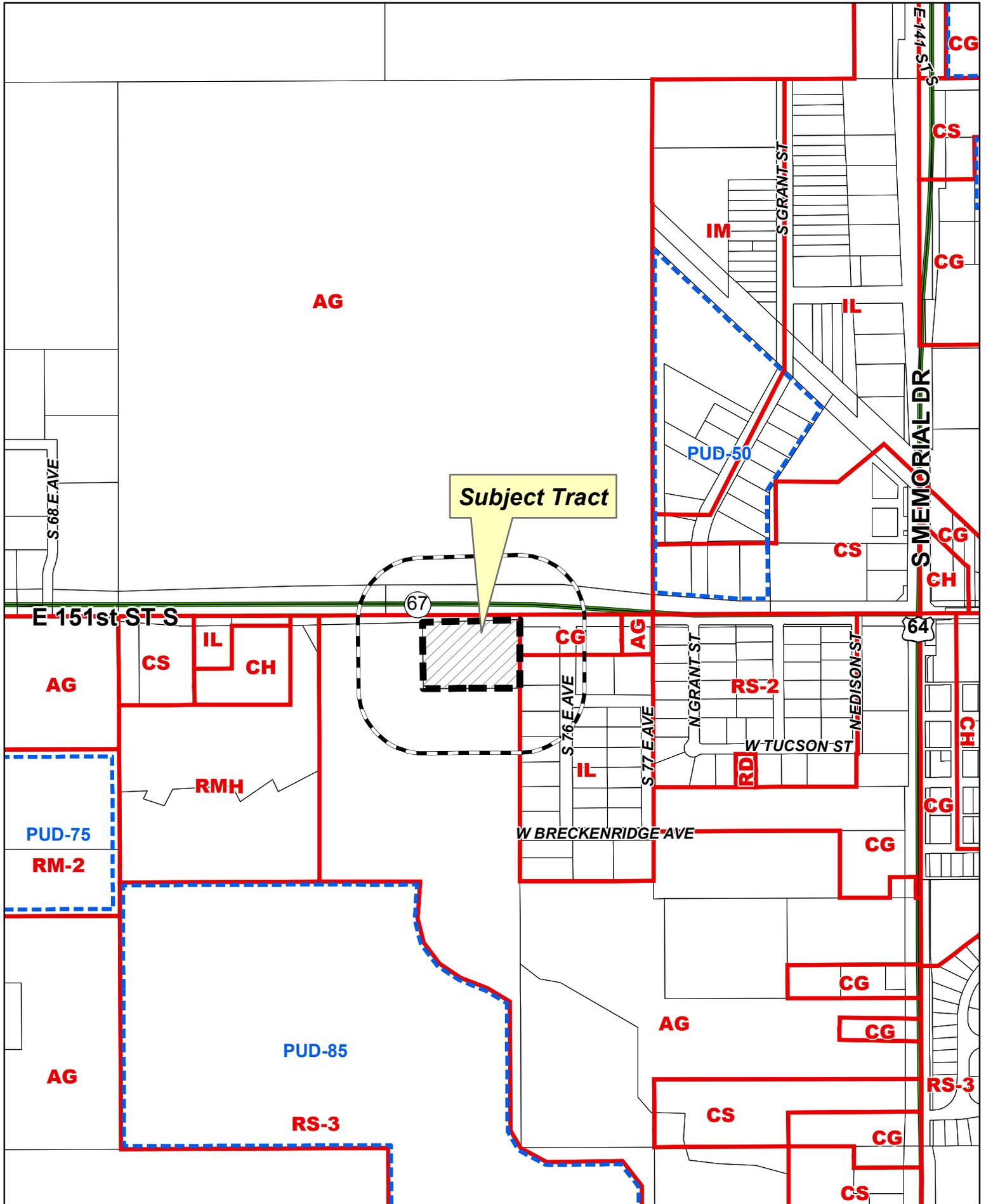
ATTACHMENTS:

1. Case Map
2. Ariel Map
3. Lot Split Exhibits

Staff believes the proposed Zoning request meet the requirements of the Zoning Regulations and Land Use objectives.

STAFF RECOMMENDATION: Staff recommends Approval of BZ 341 with the following conditions:

1. Any improvements to the West Lot (residence) will require a Zoning Clearance Permit application to be submitted to the City of Bixby, this will result in the following options:
 - i. Submittal of application for a Special Exception with the Board of Adjustment
 - ii. Rezoning to Residential
2. Platting will be requisite for new development with the necessary Right of Way and Utility Easement Dedications



Subject Tract

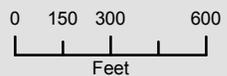


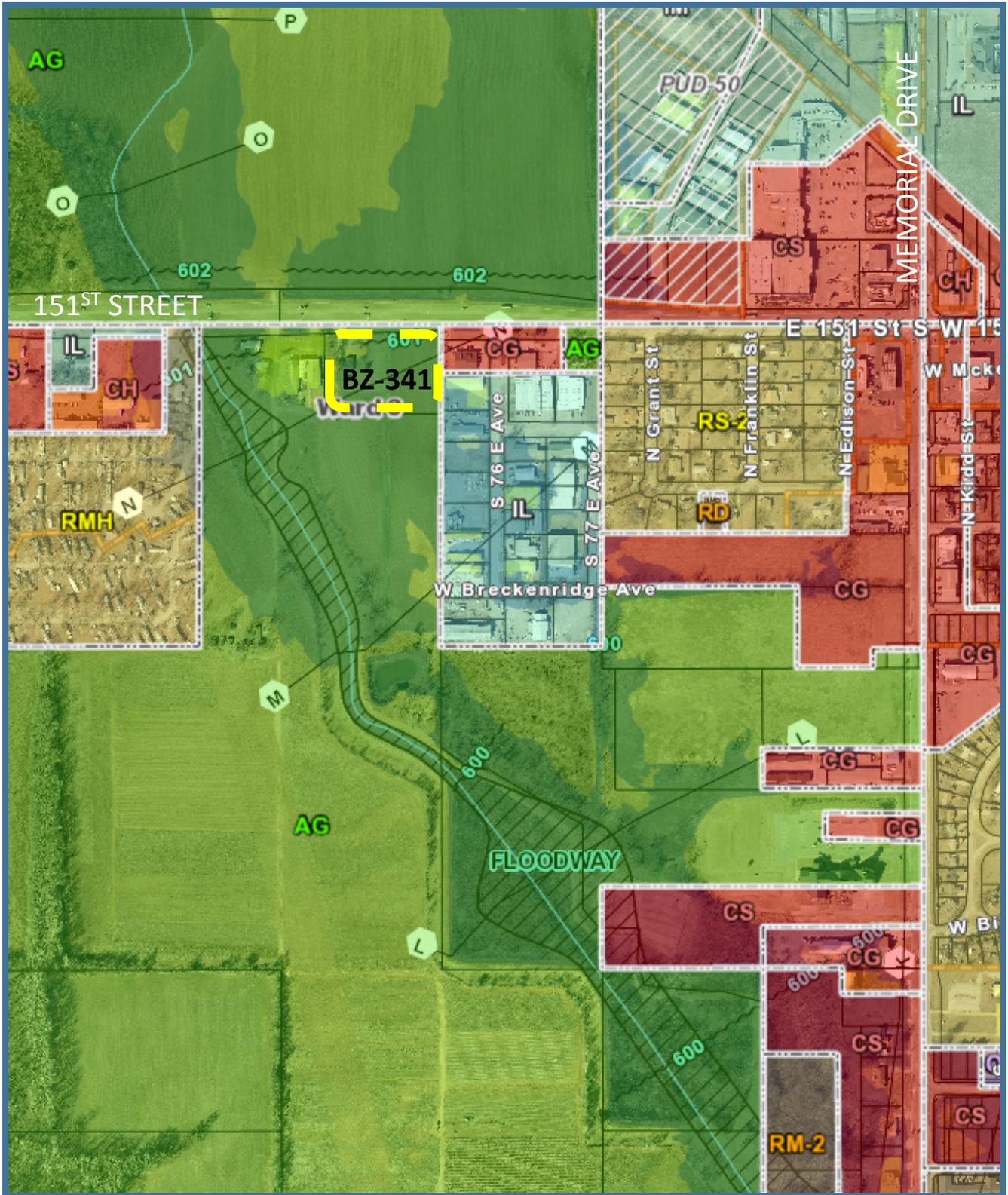
300' Radius



Subject Tract

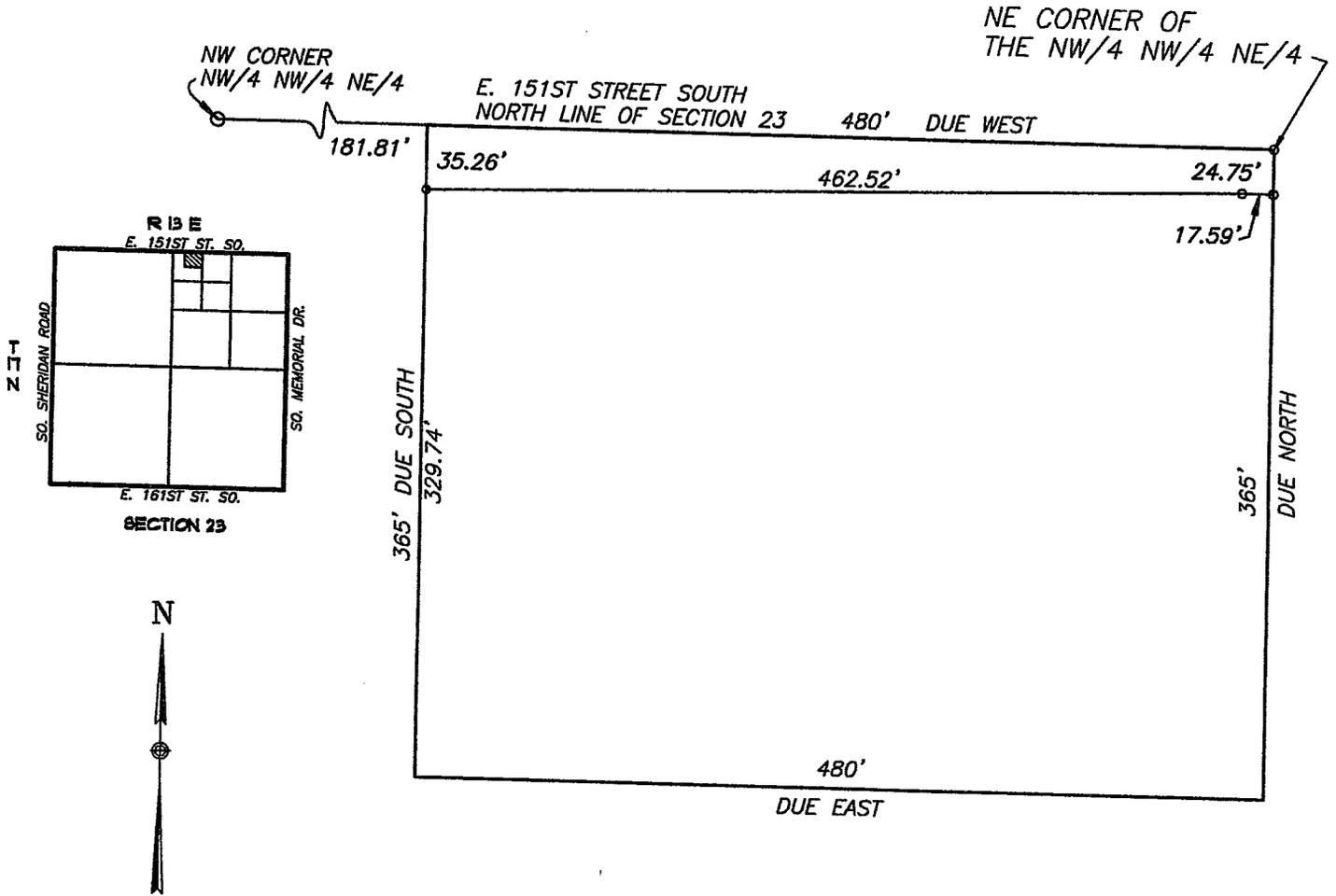
BZ-341





PLAT FOR LOT SPLIT PURPOSES

ORIGINAL TRACT OF LAND



I, CHARLES K. HOWARD, OF JR DONELSON, INC., CERTIFY THAT THE ATTACHED DRAWING FOR A LOT SPLIT CLOSSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT OF LAND AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

5/2/16
DATE

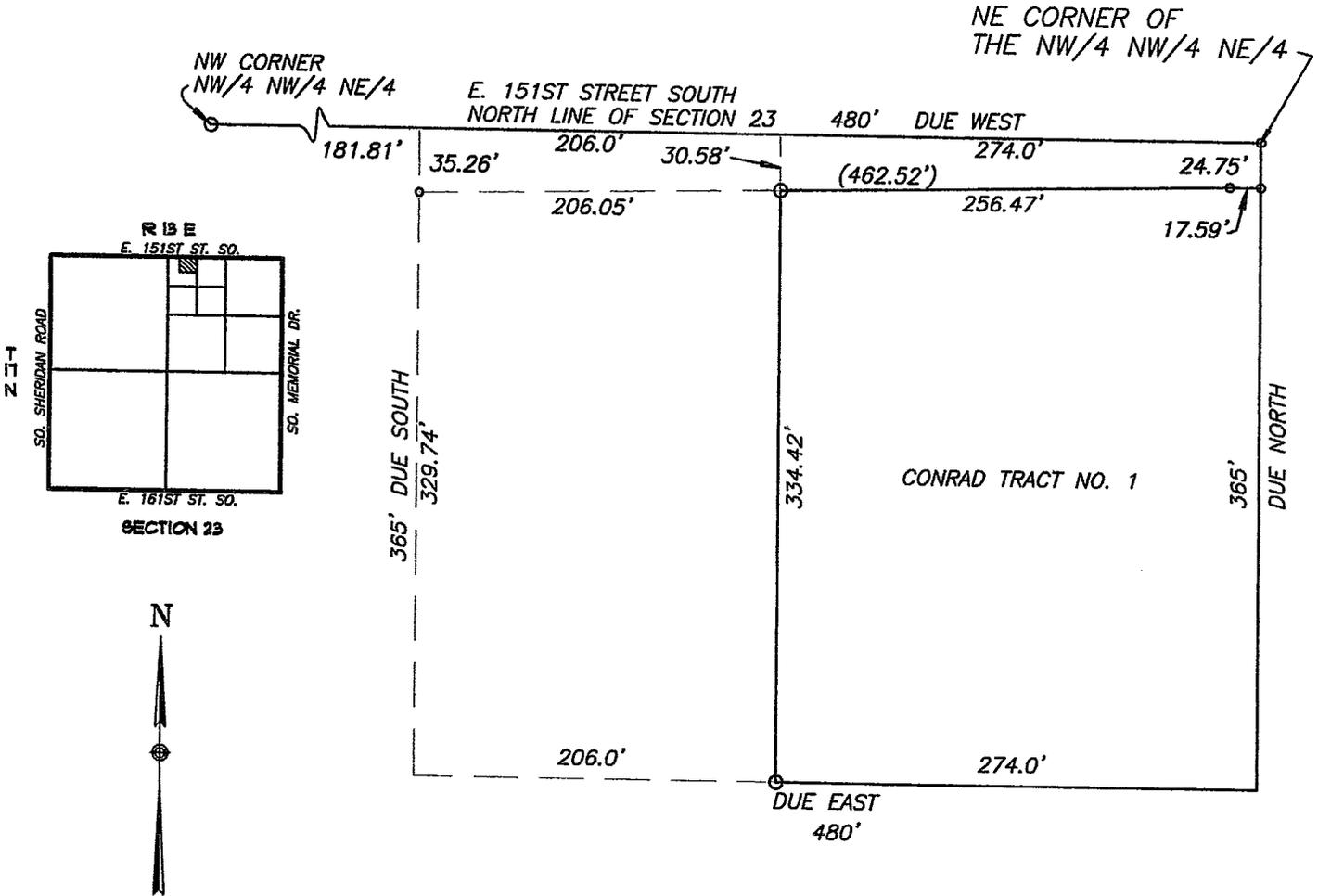
5/2/16

Charles K. Howard
CHARLES K. HOWARD
RPLS NO. 297, STATE OF OKLAHOMA
JR DONELSON, INC.
C.A. NO. 5611 EXP. DATE: 6/30/17



PLAT FOR LOT SPLIT PURPOSES

CONRAD TRACT NO. 1



I, CHARLES K. HOWARD, OF JR DONELSON, INC., CERTIFY THAT THE ATTACHED DRAWING FOR A LOT SPLIT CLOSSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT OF LAND AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

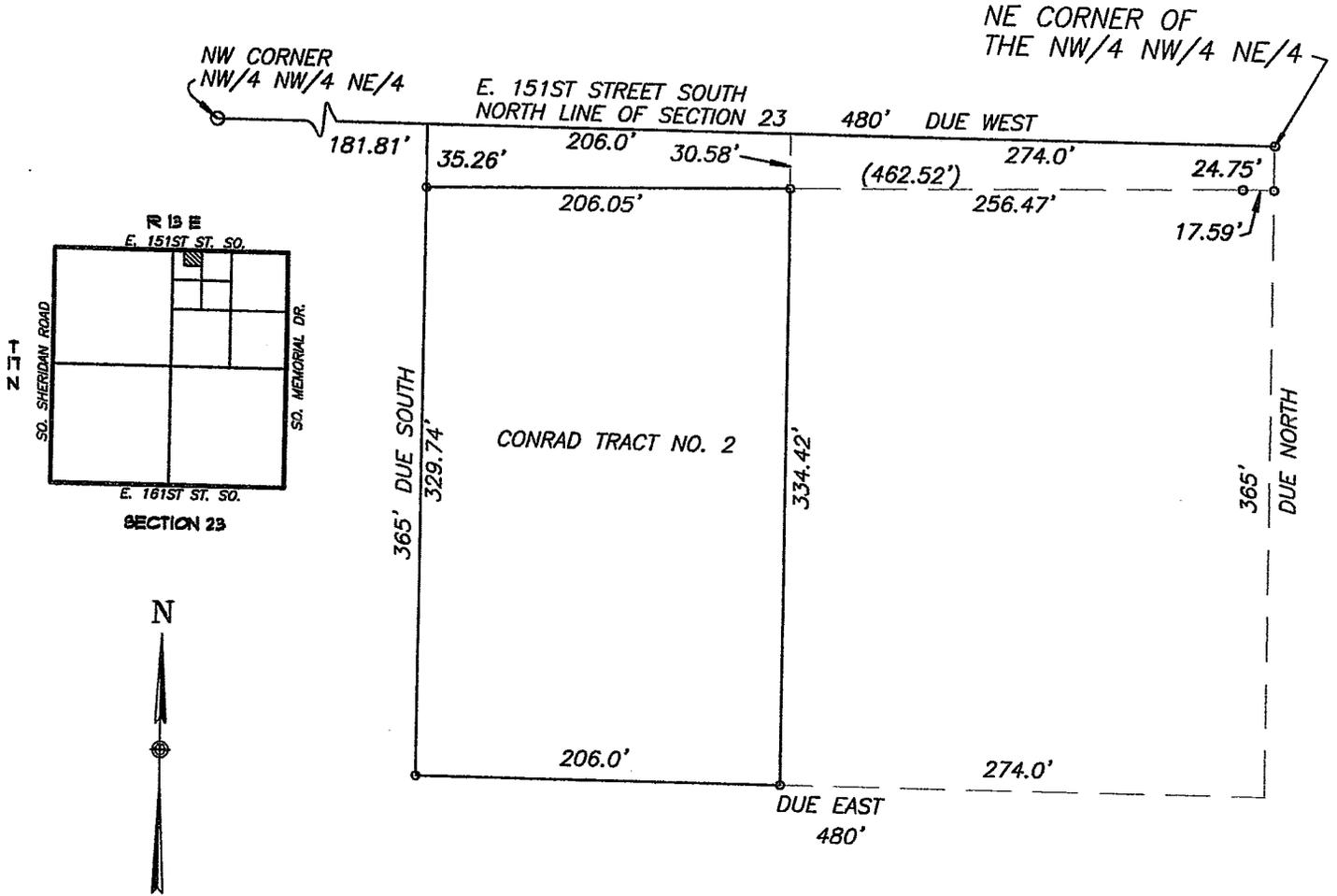


5/2/16
DATE

Charles K. Howard
CHARLES K. HOWARD
RPLS NO. 297, STATE OF OKLAHOMA
JR DONELSON, INC.
C.A. NO. 5611 EXP. DATE: 6/30/17

PLAT FOR LOT SPLIT PURPOSES

CONRAD TRACT NO. 2



I, CHARLES K. HOWARD, OF JR DONELSON, INC., CERTIFY THAT THE ATTACHED DRAWING FOR A LOT SPLIT CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT OF LAND AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

5/2/16
DATE

Charles K. Howard



CHARLES K. HOWARD
RPLS NO. 297, STATE OF OKLAHOMA
JR DONELSON, INC.
C.A. NO. 5611 EXP. DATE: 6/30/17

Conrad Total Property

The East 480 feet of the North 365 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4, NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, less the following described property:

Beginning at the NW Corner of the NE/4; thence East 181.81 feet to the Northwest corner of said property; thence East 480 feet; thence South 24.75 feet; thence West 17.59 feet; thence southwesterly 462.52 feet; thence North 35.26 feet to the point of beginning and containing 3.69 acres more or less.

Conrad Tract No. 1

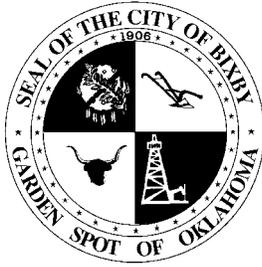
The East 274 feet of the East 480 feet of the North 365 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4, NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, less the following described property:

Commencing at the NW Corner of the NE/4; thence East 387.81 feet to the point of beginning; thence East 274.0 feet; thence South 24.75 feet; thence West 17.59 feet; thence southwesterly 256.47 feet; thence North 30.58 feet to the point of beginning and containing 2.12 acres more or less.

Conrad Tract No. 2

The West 206.0 feet of the East 480 feet of the North 365 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4, NW/4, NE/4) of Section 23, T-17-N, R-13-E, Tulsa County, Oklahoma, less the following described property:

Beginning at the NW Corner of the NE/4; thence East 181.81 feet to the Northwest corner of said property; thence East 206.0 feet; thence South 30.58 feet; thence southwesterly 206.05 feet; thence North 35.26 feet to the point of beginning and containing 1.57 acres more or less.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008

(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
Preliminary Plat for *AUTO OASIS CAR WASH*, applicant Malek Elkhoury on
behalf of L & L Industries, LLC

REQUEST: Preliminary Plat approval for *AUTO OASIS CAR WASH*, Use
Unit 17 (carwash)

LOCATION: 15050 Memorial, generally located north of 151st Street and
about east of Memorial

STR: Section 13, T17N, R13E

SIZE OF TRACT: 1.282 Acres Gross Area
1.211 Acres Net Area

LOT INFO: 1 LOT, 1 BLOCK

EXISTING ZONING: CH (COMMERCIAL HIGH INTENSITY DISTRICT) AND CG
(GENERAL COMMERCIAL DISTRICT)

EXISTING USE: Car Wash

PROPOSED USE: Car Wash

PUBLIC INPUT: (0)

BACKGROUND INFORMATION: (TAC) Technical Advisory Committee heard this item on June 1, 2016; the comments are attached. The Fire Marshal comments are in the checklist. It has been customary in the past for a Preliminary Plat and Final Plat to be heard at the same Planning Commission and City Council meeting. This practice will be decided on a case-by-case basis, staff reserves the right to deny the request. When the item is a redevelopment with little or no engineering requirements staff believes it is acceptable to hear both cases at the same meeting. However, the item will not be forwarded to City Council before all comments have been resolved. Staff endeavors to serve the development community with accuracy at a reasonable development pace.

SURROUNDING ZONING AND LAND USE:

North: IL-Industrial Light District (agricultural use)

West: CS-Commercial Shopping Center District-retail and fast food

South: CH-Commercial Heavy-AT&T

East: CG-Commercial General, IL-Industrial Light-machine shop and undeveloped

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

Land Use: Commercial Area

Urban Design Elements: Corridor

Public Facilities: Planned Regional Trail

ATTACHMENTS:

1. Preliminary Plat for Auto Oasis 151
2. Preliminary Plat Check List
3. Site Plan
4. Utility Plan
5. Aerial Map
6. TAC Comments

Staff believes the proposed Use Unit 17 carwash is compatible with abutting and nearby zoning. The Plat meets the requirements of the Zoning Regulations and Land Use objectives. Staff requests all comments be resolved before submittal of the Final Plat.

STAFF RECOMMENDATION: Staff recommends Approval subject to the following corrections, modifications, and Conditions of Approval:

PLANNING COMMENTS:

PRELIMINARY PLAT

1. Add the Owner Name and Contact information to the plat
2. Address is required to be odd on the east side of Memorial: 15050 is recommended
3. Change Sanitary to Storm on the easement toward the north
4. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

FINAL PLAT:

5. Add the Owner Name and Contact information to the plat

6. Address is required to be odd on the east side of Memorial: 15050 is recommended
7. Change Sanitary to Storm on the easement toward the north
8. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

TAC COMMENTS:

PRELIMINARY PLAT:

9. ONG-existing riser has to sit at property line, high pressure to remain
10. OGE-go from transformer pole to building wall
Eliminate pad mount
Furnish CT cabinet
11. BT- will look at riser. Need floodplain? As long as we have a board!
12. Staff-adjust sidewalks
Access permit with ODOT?

FIRE MARSHAL COMMENTS:

PRELIMINARY PLAT: Auto Oasis Car Wash "Site Plan" are approved by this office with the following conditions:

13. Fire Hydrants shall be installed within 300 feet. All hydrants shall be operable before construction begins.
14. Brand- AVK or Mueller , Color- Chrome Yellow
15. Fire line supporting the fire hydrants shall be looped.
16. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2015 Appendix D)
17. Fire Department access road shall have minimum 20 feet in width and 13 feet 6 inch in height unobstructed clearance. (IFC 2015 Chapter 5 and Appendix D)
18. Grades shall not exceed 10%. (IFC 2015 Appendix D)

ENGINEERING COMMENTS:

PRELIMINARY PLAT

19. Applicable as/when submitted

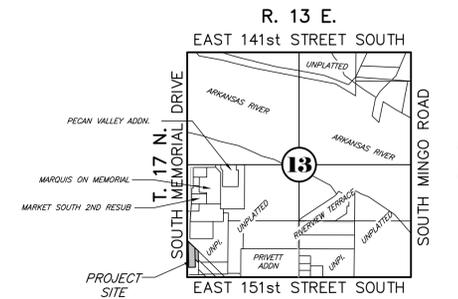
PRELIMINARY PLAT AUTO OASIS CARWASH

A tract of land situated in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4 SW/4) of Section Thirteen (13), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, City of Bixby, Tulsa County, State of Oklahoma

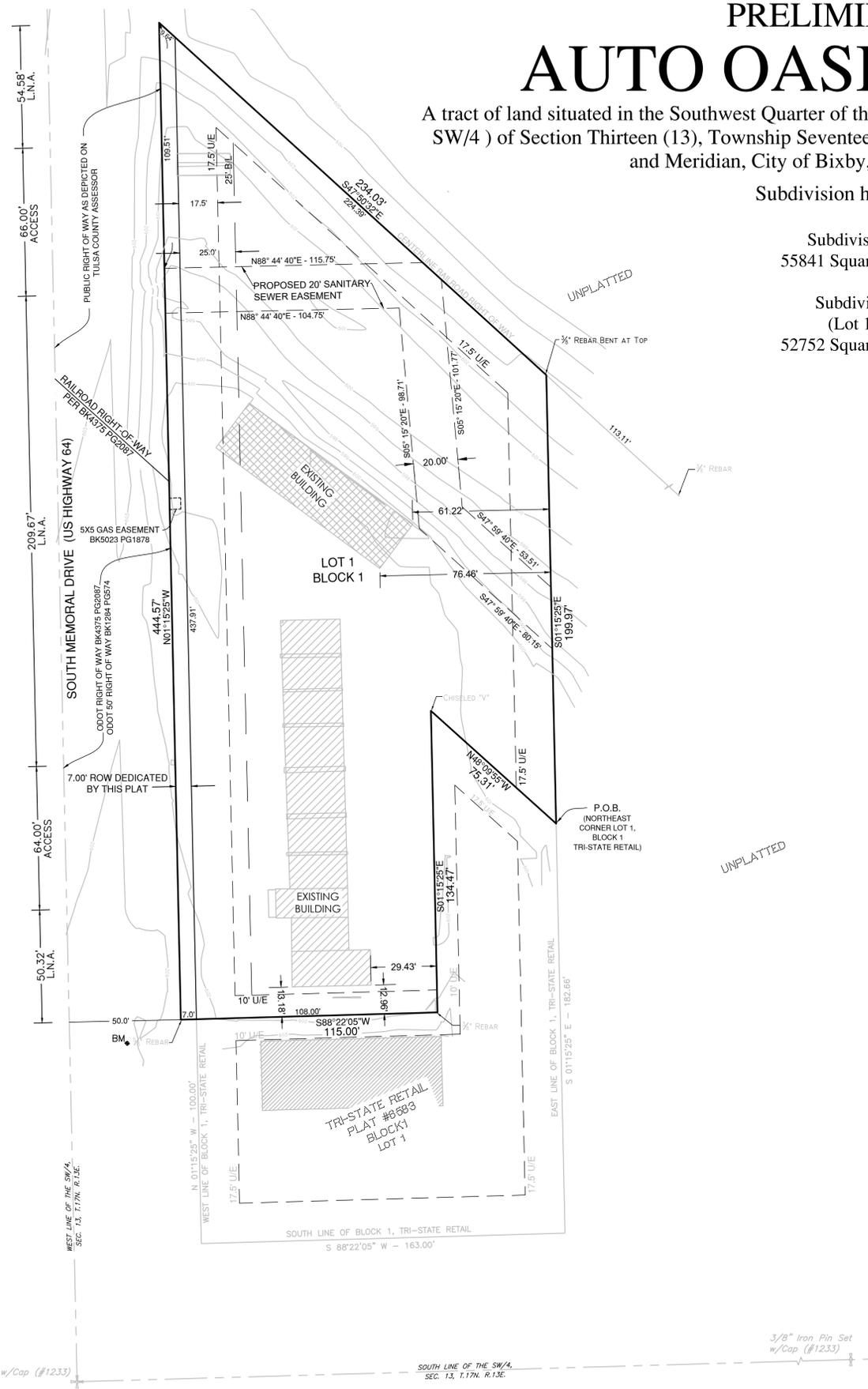
Subdivision has 1 Lot in 1 Block

Subdivision Gross Area
55841 Square Feet 1.282 Acres

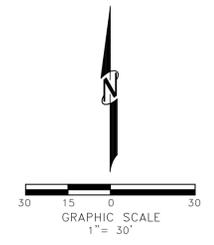
Subdivision Net Area
(Lot 1 of Block 1)
52752 Square Feet 1.211 Acres



LOCATION MAP
SCALE: 1" = 2,000'



FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS
PLAT WAS APPROVED BY THE
CITY OF BIXBY:
ON: _____
BY: _____
MAYOR - VICE MAYOR
THIS APPROVAL IS VOID IF THE
ABOVE SIGNATURE IS NOT
ENDORSED BY THE CITY
MANAGER OR CITY CLERK.
BY: _____
CITY MANAGER - CITY CLERK



BENCHMARK
CHISELED "X" ON TOP OF
CURB.
N=350824.603
E=2594048.790
EL=601.91
DATUM
Horizontal: NAD83(1993) Oklahoma
State Plane Coordinate System.
Zone: 3501 Oklahoma North
Vertical: NAVD 1988 Datum.

ENGINEER
Khoury Engineering, Inc.
1435 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8768
E-MAIL: kenginc@khouryeng.com
Certificate of Authorization No. 3751
Expires June 30, 2017

SURVEYOR
GEODECA, LLC
6028 South 66th East Avenue
Tulsa, Oklahoma 74145
(918) 949-4064
C.A. No. 5524, Renewal: 6/30/2017
E-mail: rmuzika@geodeca.com

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE PLATTED
LINES OF "TRI-STATE RETAIL". AN ADDITION TO THE CITY OF BIXBY,
FILED AS PLAT #6583 AT THE OFFICE OF THE TULSA COUNTY CLERK.

LEGEND
B/L = BUILDING LINE
U/E = UTILITY EASEMENT
L.N.A. = LIMITS OF NO ACCESS
P.O.B. = POINT OF BEGINNING
(15056) = PROPOSED STREET ADDRESS

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE
PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND
SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

NAME: AUTO OASIS CARWASH PRELIMINARY PLAT (151ST & Memorial)
STR: 13/17/13
LOTS: 1
BLOCKS: 1
RESERVES: 0
ACRES 1.282
OWNER: L&L Industries, LLC
SURVEYOR/ENGINEER: Khoury Engineering, Inc.
PRELIMINARY PLAT: *Planning Commission:* Monday, June 20, 2016
City Council-pending PC approval: July 25, 2016

CONDITIONAL FINAL PLAT: *Planning Commission:* _____

City Council-pending PC approval: _____

FINAL PLAT APPROVED: _____

FINAL PLAT PRINTS: _____

DATE FILED: _____

___ PLANNING COMMENTS:

PRELIMINARY PLAT

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2. Address is required to be odd on the east side of Memorial: 15050 is recommended
3. Change Sanitary to Storm on the easement toward the north
4. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

___ FINAL PLAT:

5. Add the Owner Name and Contact information to the plat
6. Address is required to be odd on the east side of Memorial: 15050 is recommended
7. Change Sanitary to Storm on the easement toward the north
8. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

___ TAC COMMENTS:

PRELIMINARY PLAT:

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10. OGE-go from transformer pole to building wall
Eliminate pad mount
Furnish CT cabinet
11. BT- will look at riser. Need floodplain? As long as we have a board!

12. Staff-adjust sidewalks
Access permit with ODOT?

___ FIRE MARSHAL COMMENTS:

PRELIMINARY PLAT: Auto Oasis Car Wash "Site Plan" are approved by this office with the following conditions:

13. Fire Hydrants shall be installed within 300 feet. All hydrants shall be operable before construction begins.
14. Brand- AVK or Mueller , Color- Chrome Yellow
15. Fire line supporting the fire hydrants shall be looped.
16. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2015 Appendix D)
17. Fire Department access road shall have minimum 20 feet in width and 13 feet 6 inch in height unobstructed clearance. (IFC 2015 Chapter 5 and Appendix D)
18. Grades shall not exceed 10%. (IFC 2015 Appendix D)

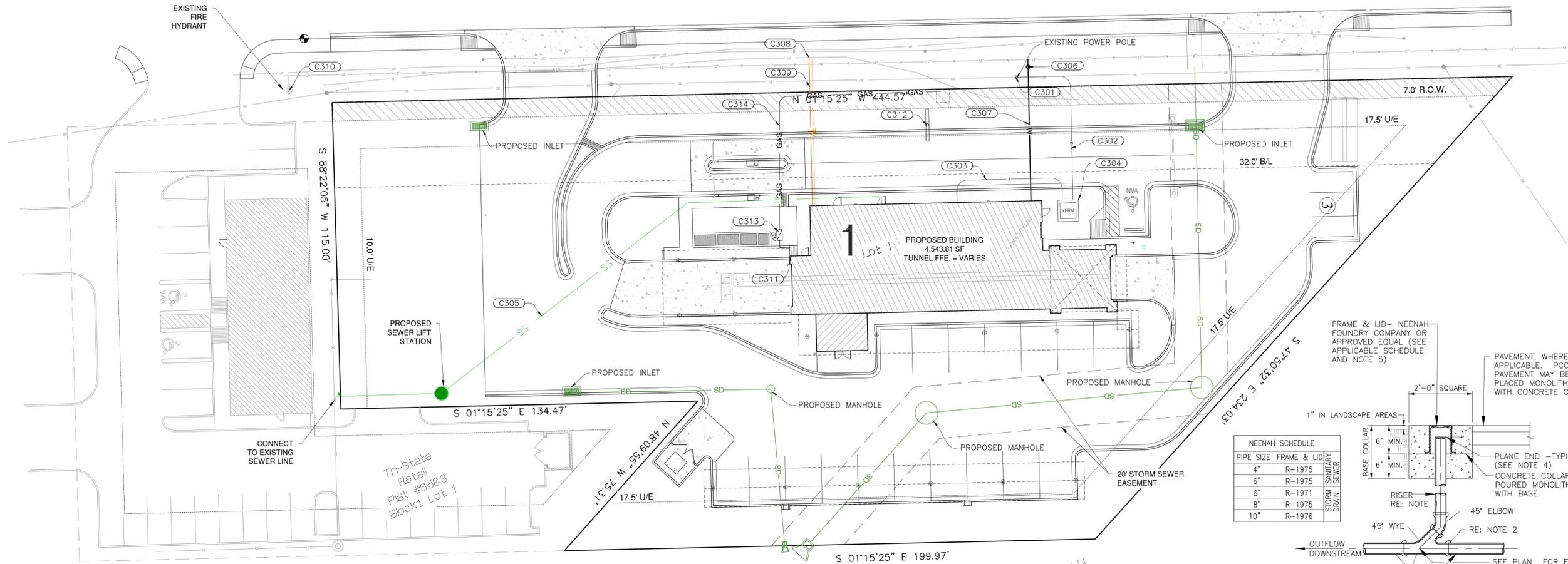
___ ENGINEERING COMMENTS:

PRELIMINARY PLAT

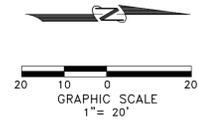
19. Applicable as/when submitted



S. MEMORIAL DR. (US HIGHWAY 64)



1 SITE UTILITY PLAN
SCALE: 1"=20'



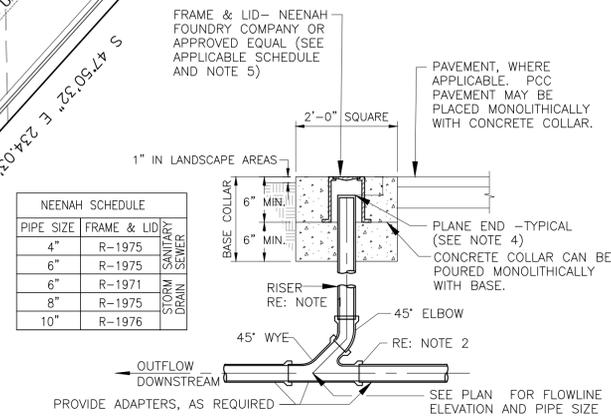
EASTON, NOAH
WEBSTER & BETTY
JO REVOCABLE
TRUST
UNPLATTED

2 KEYED NOTES

- ALL ITEMS ARE NEW CONSTRUCTION TO BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE
- C301 APPROXIMATE LOCATION OF ELECTRIC SERVICE POINT OF CONNECTION TO MAIN SOURCE. OG&E WILL INSTALL TRANSFORMER ON THE POLE AND ALL EQUIPMENTS.
 - C302 PRIMARY ELECTRIC SERVICE FROM MAIN SOURCE TO TRANSFORMER. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY. MINIMUM COVER TO TOP OF CONDUITS IS 48". CONDUITS CONSIST OF 1-4" SCHEDULE 40 GREY PVC WITH LONG SWEEP RIGID STEEL BENDS.
 - C303 OG&E TO INSTALL CONDUITS FOR ELECTRIC SERVICE LINE FROM TRANSFORMER TO THE NEW BUILDING. MINIMUM COVER TO TOP OF CONDUIT IS 48 INCHES. REFER TO ELECTRIC PLANS FOR DETAILS.
 - C304 ELECTRIC TRANSFORMER BY OG&E. CONCRETE PAD TO BE INSTALLED BY CONTRACTOR IN ACCORDANCE WITH OG&E SPECIFICATIONS.
 - C305 4" PVC SCH 40 SANITARY SEWER SERVICE PIPE. MAINTAIN A MINIMUM SLOPE OF 2.5%. REFER TO PLUMBING PLAN FOR CONNECTION TO BUILDING.
 - C306 1 1/2" WATER METER IN BOX TO BE INSTALLED BY THE CONTRACTOR. FEES TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. CONTRACTOR IS RESPONSIBLE FOR TAPS, TRENCHING/BACKFILL AND FOR ALL FEES.
 - C307 1 1/2" POLY WATER LINE FOR DOMESTIC USE. REFER TO PLUMBING PLAN FOR EXACT LOCATION OF POINT OF ENTRY INTO BUILDING.
 - C308 APPROXIMATE LOCATION OF TELEPHONE SERVICE POINT OF CONNECTION TO MAIN SOURCE. CONTRACTOR IS RESPONSIBLE FOR CONDUITS, TRENCHING AND BACKFILL FROM RISER TO BUILDING. CALL AT&T FOR COORDINATION PRIOR TO BACKFILL. MINIMUM COVER TO TOP OF CONDUIT IS 36 INCHES.
 - C309 2-3" PVC SCH 80 CONDUIT IN TRENCH FOR TELEPHONE SERVICE. CONTRACTOR IS RESPONSIBLE FOR CONDUITS, TRENCHING & BACKFILL.
 - C310 EXISTING FIRE HYDRANT.
 - C311 APPROXIMATE LOCATION OF GAS CONNECTION TO BUILDING. COORDINATE WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
 - C312 PROPOSED PYLON SIGN.
 - C313 APPROXIMATE LOCATION OF GAS METER. COORDINATE WITH MECHANICAL DRAWINGS FOR EXACT LOCATION.
 - C314 GAS SERVICE LINE TO BE INSTALLED BY CONTRACTOR. MINIMUM 36" COVER REQUIRED FROM TOP OF CONDUIT TO FINISH GRADE.

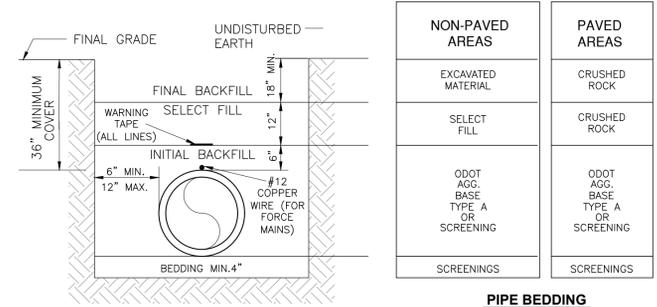
3 UTILITY NOTES
RE: THIS SHEET

1. THE CONTRACTOR SHALL CONTACT OKIE AT 1-800-522-6543, TWO (2) WORKING DAYS BEFORE BEGINNING EXCAVATIONS, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED.
2. UTILITY TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE CITY OF BIXBY REQUIREMENTS, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL SAFETY STANDARDS.
3. UTILITY CONSTRUCTION SHALL CONFORM TO CITY OF BIXBY STANDARDS.
4. EXISTING UTILITIES ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
5. MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
6. WATER LINES SHALL BE INSTALLED WITH AT LEAST 36" COVER.
7. MAINTAIN MINIMUM 10 FEET HORIZONTAL CLEARANCE BETWEEN WATER PIPE AND SANITARY SEWER PIPE. AT CROSSINGS THERE SHALL BE A MINIMUM VERTICAL CLEARANCE OF 2 FEET BETWEEN WATER PIPE (ABOVE) AND SANITARY SEWER PIPE CARRYING NON POTABLE WATER (BELOW). SANITARY SEWER PIPES MAY BE INSTALLED AT A CLEARANCE LESS THAN 2 FEET IF THE PIPELINE IS ENCASED IN AT LEAST 4" OF CONCRETE, IN WHICH CASE THE PIPE MATERIAL SHALL BE DUCTILE IRON.
8. PROVIDE PIPE BOLLARDS AT LOCATIONS SHOWN AND AT LOCATIONS SPECIFIED BY THE OWNER, REGULATORY AGENCIES AND UTILITY COMPANIES. COORDINATE BOLLARD INSTALLATION WITH FINISHED PAVING GRADE.
9. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



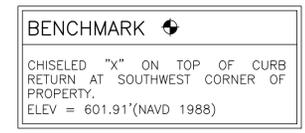
- DETAIL NOTES**
1. RISER DIAMETER TO MATCH DOWNSTREAM PIPE SIZE. MAXIMUM RISER DIAMETER IS 10 INCHES FOR STORM DRAIN, 6" FOR SANITARY SEWER.
 2. WHERE LINE DOES NOT EXTEND, INSTALL A PLUG OR SUBSTITUTE A LENGTH OF STRAIGHT PIPE AND ANOTHER 45° ELBOW FOR WYE.
 3. WYE, ELBOWS AND RISER TO BE SCHEDULE 40 PVC PIPE FOR STORM AND SDR-35 FOR SANITARY SEWER.
 4. FOR SANITARY SEWER, USE BELL END WITH FERRULE OR SPIGOT CONNECTION WITH COUNTERSUNK, TAPERED-THREAD, BRASS CLOSURE PLUG.
 5. FOR SANITARY SEWER, PROVIDE LID WITH "SEWER" IMPRINT.

5 TYPICAL SEWER CLEANOUT (PRIVATE)
NOT TO SCALE



- SECTION**
1. SELECT FILL CONSISTS OF EXCAVATED MATERIALS CONTAINING NO ROCKS LARGER THAN 2 INCHES.
 2. CRUSHED ROCK SHALL BE ODOT TYPE "A" BASE
 3. COMPACTION REQUIREMENTS:
 - a. NON-PAVED AREAS: 90% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS
 - b. PAVED AREAS: 95% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS.
 4. FILLS OVER 12 FEET DEEP - MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE 3/4" CRUSHER RUN WELL GRADED.
 5. FLOWABLE FILL MAY BE SUBSTITUTED FOR SELECT FILL IN ROAD CROSSING.
 6. IN AREAS WHERE WATER INFILTRATION CANNOT BE CONTROLLED BEDDING AND INITIAL BACKFILL SHALL BE MATERIAL CONFORMING TO ODOT SECTION 703.04(A).
 7. PIPE MATERIAL SHALL BE DIP C151 (CLASS 150) OR PVC AWWA C900 (CLASS 150) DR18. UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 8. PVC PIPE LARGER THAN 12 INCHES SHALL BE AWWA C905, SDR21.

4 UTILITY TRENCH AND BEDDING
NOT TO SCALE



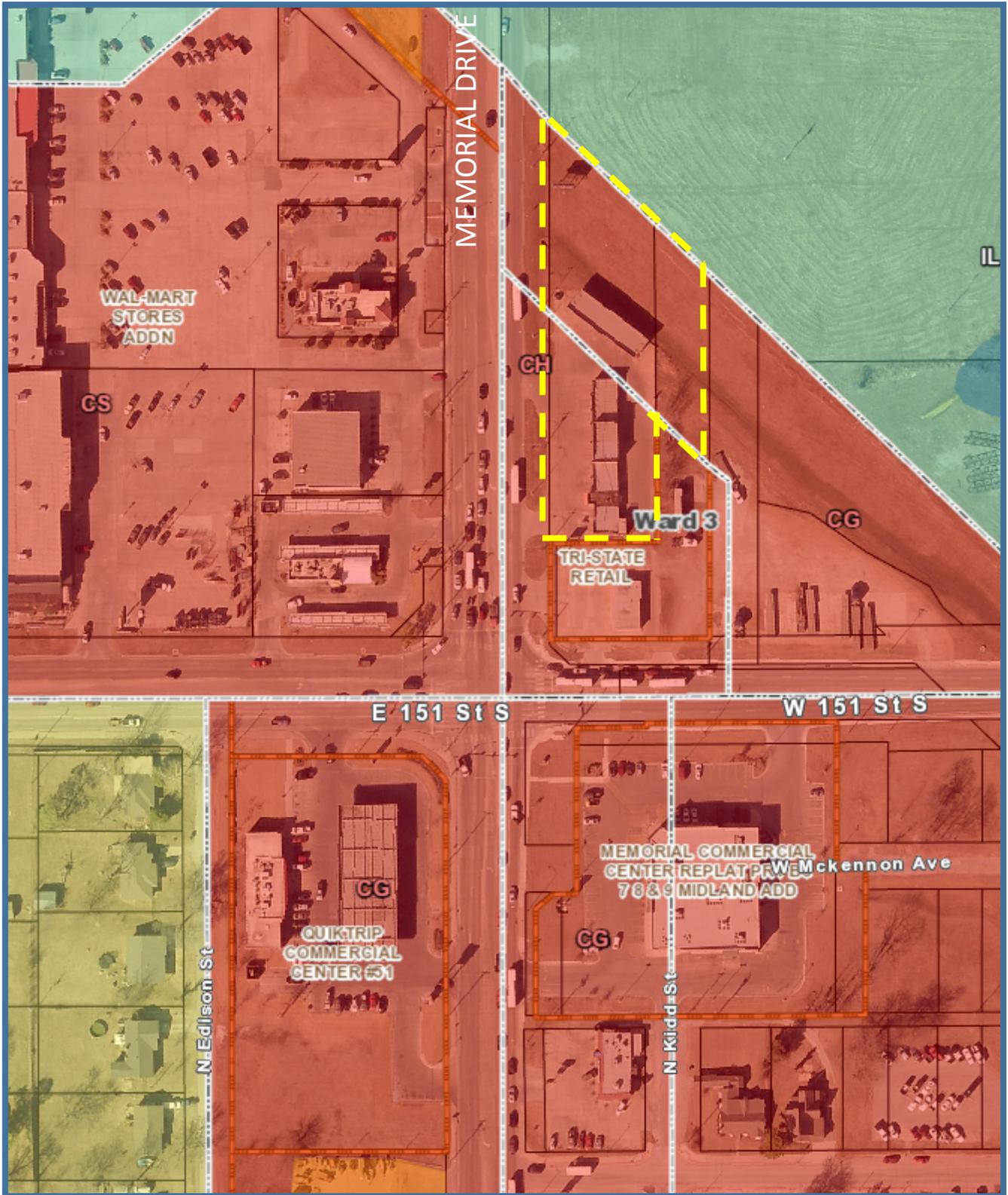
| | | | |
|--------------|------------|----|------|
| Engr. Job #: | 30371 | No | Date |
| Design by: | HS | 1 | |
| Checked by: | MEE | 2 | |
| Issued Date: | 05-25-2016 | 3 | |
| | | 4 | |
| | | 5 | |

Khoury Engineering, Inc.
 Civil Engineering - Land Development
 1435 East 41st Street
 Tulsa, OK 74105
 CA #37511, Renewal 06-30-17
 Tel 918.712.0765
 Fax 918.712.1069

MALEK E. ELKHOURY
 17538
 PROFESSIONAL ENGINEER
 OKLAHOMA
 05/25/16

Auto Oasis
 15056 SOUTH MEMORIAL DRIVE
 CITY OF BIXBY - TULSA COUNTY - OKLAHOMA
 SITE UTILITY PLAN

SHEET No.
C3.1



AGENDA
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES~CONFERENCE ROOM
113 WEST DAWES AVE, BIXBY, OK 74008
Wednesday, June 1, 2016 – 10:00 AM

1. Call to Order

2. Preliminary Plat-*Auto Oasis Car Wash*- Khoury Engineering

Discussion and review of a Preliminary Plat for approximately 1.211 acres for the purpose of a carwash in Section 17, T17N, R13E

Property Generally Located: North of 151st Street and East of Memorial Drive

1. ONG-existing riser has to sit at property line, high pressure to remain
2. OGE-go from transformer pole to building wall
Eliminate pad mount
Furnish CT cabinet
3. BT- will look at riser. Need floodplain? As long as we have a board!
4. Staff-adjust sidewalks
Access permit with ODOT?

3. Project Coordination *BPS 9th Grade Center Addition*- Crafton Tull

Continued discussion of a preliminary utility relocation plans for proposed 9th Grade Center project

Property Generally Located: existing BPS 9th Grade Center at 301 S. Riverview. Section 17, T17N, R13E

Pulled per applicant

4. Old Business

5. New Business

6. Adjournment

Posted By: Marcae' Hilton

Date: May 27, 2016

Time: 5:00PM _____

AGENDA – Bixby Technical Advisory Committee

Page 2 of 2

Persons who require a special accommodation to participate in this meeting should contact City Planner Marcae' Hilton, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
Final Plat for *AUTO OASIS CAR WASH*, applicant Malek Elkhoury on behalf of
L & L Industries, LLC

REQUEST: Final Plat approval for *AUTO OASIS CAR WASH*, Use Unit 17
(carwash)
LOCATION: 15050 Memorial, generally located north of 151st Street and
about east of Memorial
STR: Section 13, T17N, R13E
SIZE OF TRACT: 1.282 Acres Gross Area
1.211 Acres Net Area
LOT INFO: 1 LOT, 1 BLOCK
EXISTING ZONING: CH (COMMERCIAL HIGH INTENSITY DISTRICT) AND CG
(GENERAL COMMERCIAL DISTRICT)
EXISTING USE: Car Wash
PROPOSED USE: Car Wash
PUBLIC INPUT: (0)

BACKGROUND INFORMATION: (TAC) Technical Advisory Committee heard this item on June 1, 2016; the comments are attached. The Fire Marshal comments are in the checklist. It has been customary in the past for a Preliminary Plat and Final Plat to be heard at the same Planning Commission and City Council meeting. This practice will be decided on a case-by-case basis, staff reserves the right to deny the request. When the item is a redevelopment with little or no engineering requirements staff believes it is acceptable to hear both cases at the same meeting. However, the item will not be forwarded to City Council before all comments have been resolved. Staff endeavors to serve the development community with accuracy at a reasonable development pace.

SURROUNDING ZONING AND LAND USE:

- North: IL-Industrial Light District (agricultural use)
- West: CS-Commercial Shopping Center District-retail and fast food
- South: CH-Commercial Heavy-AT&T
- East: CG-Commercial General, IL-Industrial Light-machine shop and undeveloped

COMPREHENSIVE PLAN:

- Land Use Intensities: Development Sensitive
- Land Use: Commercial Area
- Urban Design Elements: Corridor
- Public Facilities: Planned Regional Trail

ATTACHMENTS:

1. Final Plat for Auto Oasis 151
2. Preliminary Plat for Auto Oasis 151
3. Preliminary/Final Plat Check List
4. Site Plan
5. Utility Plan
6. Aerial Map
7. TAC Comments

Staff believes the proposed Use Unit 17 carwash is compatible with abutting and nearby zoning. The Plat meets the requirements of the Zoning Regulations and Land Use objectives. Staff requests all comments be resolved before submittal of the Final Plat to City Council with complete engineering and drainage reports.

STAFF RECOMMENDATION: Staff recommends Approval of the Final Plat *AUTO OASIS CAR WASH* subject to the following corrections, modifications, and Conditions of Approval:

PLANNING COMMENTS:

FINAL PLAT:

1. Add the Owner Name and Contact information to the plat
2. Address is required to be odd on the east side of Memorial: 15050 is recommended
3. Change Sanitary to Storm on the easement toward the north
4. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

TAC COMMENTS:

5. ONG-existing riser has to sit at property line, high pressure to remain
6. OGE-go from transformer pole to building wall
Eliminate pad mount
Furnish CT cabinet
7. BT- will look at riser. Need floodplain? As long as we have a board!
8. Staff-adjust sidewalks
Access permit with ODOT?

FIRE MARSHAL COMMENTS:

Auto Oasis Car Wash "Site Plan" are approved by this office with the following conditions:

9. Fire Hydrants shall be installed within 300 feet. All hydrants shall be operable before construction begins.
10. Brand- AVK or Mueller , Color- Chrome Yellow
11. Fire line supporting the fire hydrants shall be looped.
12. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2015 Appendix D)
13. Fire Department access road shall have minimum 20 feet in width and 13 feet 6 inch in height unobstructed clearance. (IFC 2015 Chapter 5 and Appendix D)
14. Grades shall not exceed 10%. (IFC 2015 Appendix D)

ENGINEERING COMMENTS:

PRELIMINARY/FINAL PLAT

15. Applicable as/when submitted

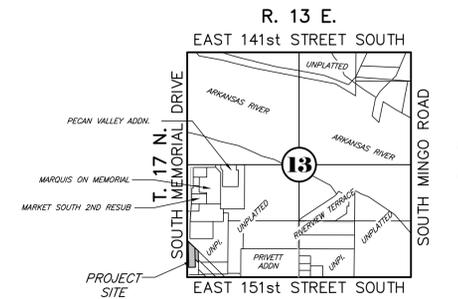
FINAL PLAT AUTO OASIS CAR WASH

A tract of land situated in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4 SW/4) of Section Thirteen (13), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, City of Bixby, Tulsa County, State of Oklahoma

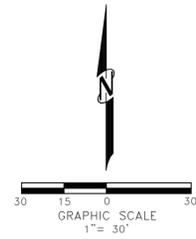
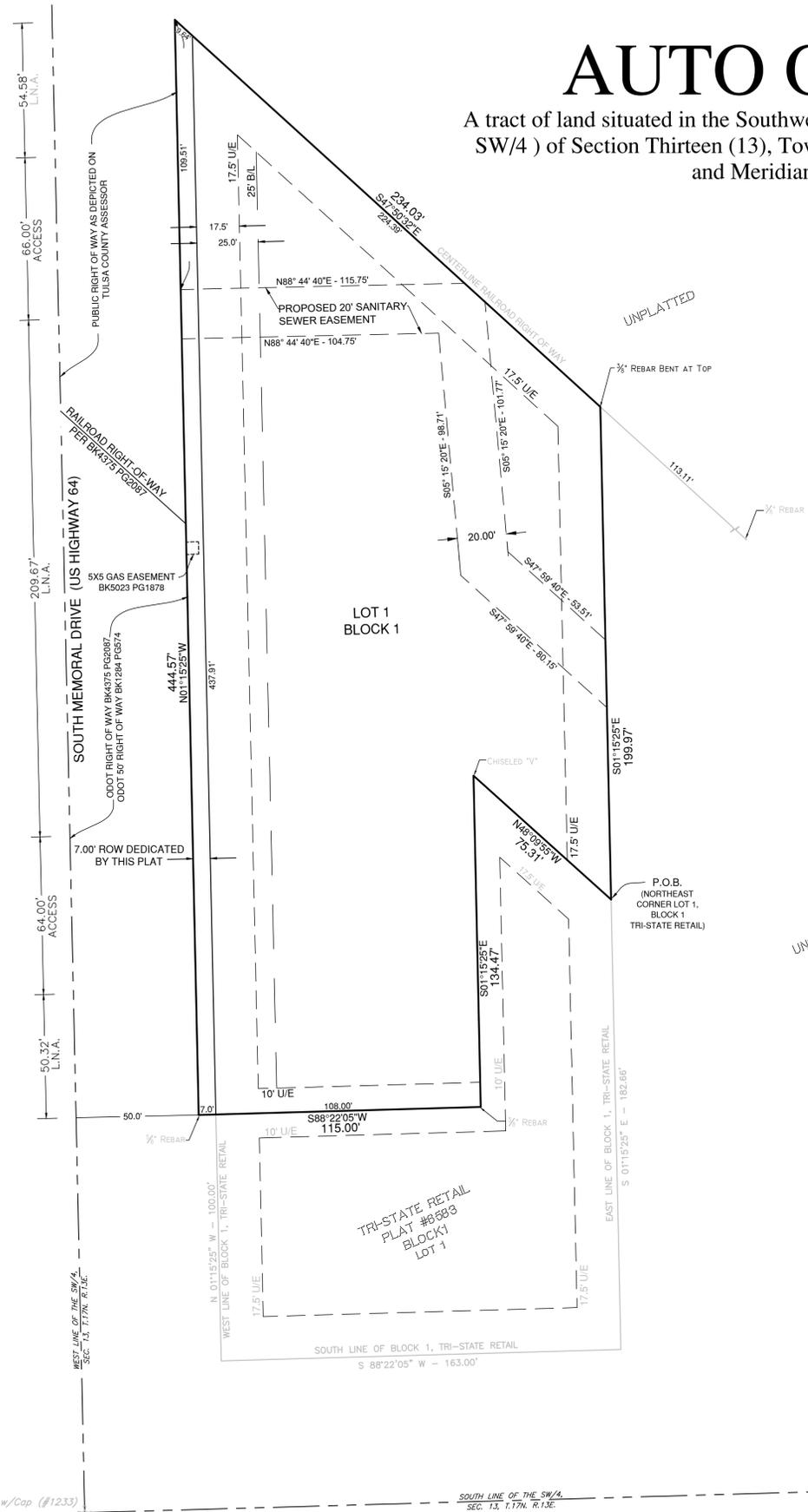
Subdivision has 1 Lot in 1 Block

Subdivision Gross Area
55841 Square Feet 1.282 Acres

Subdivision Net Area
(Lot 1 of Block 1)
52752 Square Feet 1.211 Acres



LOCATION MAP
SCALE: 1" = 2,000'



ENGINEER

Khoury Engineering, Inc.
1435 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8768

E-MAIL: kenginc@khouryeng.com
Certificate of Authorization No. 3751
Expires June 30, 2017

SURVEYOR

GEODECA, LLC
6028 South 66th East Avenue
Tulsa, Oklahoma 74145
(918) 949-4064
C.A. No. 5524, Renewal: 6/30/2017
E-mail: rmuzika@geodeca.com

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE PLATTED LINES OF "TRI-STATE RETAIL", AN ADDITION TO THE CITY OF BIXBY, FILED AS PLAT#6583 AT THE OFFICE OF THE TULSA COUNTY CLERK.

LEGEND

- B/L = BUILDING LINE
- U/E = UTILITY EASEMENT
- L.N.A. = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING
- (15056) = PROPOSED STREET ADDRESS

ADDRESSES

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF BIXBY:

ON: _____

BY: _____
MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.

BY: _____
CITY MANAGER - CITY CLERK

3/8" Iron Pin Set w/Cap (#1233)

SOUTH LINE OF THE SW/4, SEC. 13, T.17N. R.13E.

3/8" Iron Pin Set w/Cap (#1233)

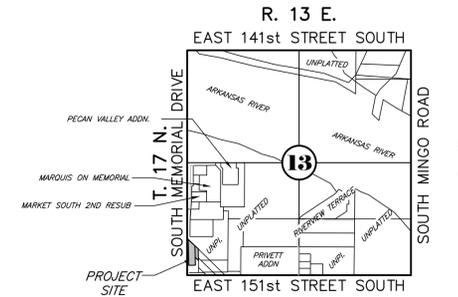
PRELIMINARY PLAT AUTO OASIS CARWASH

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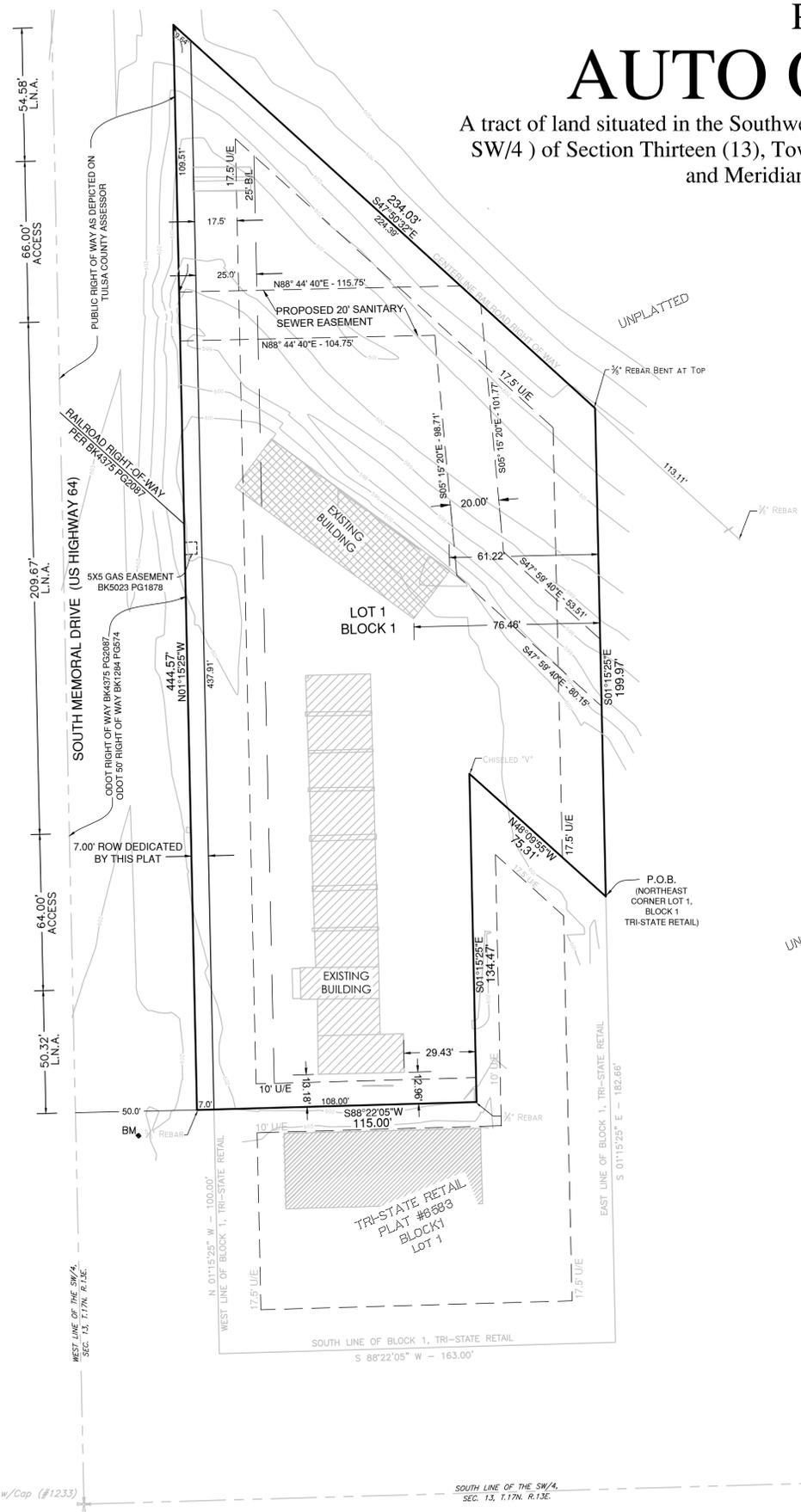
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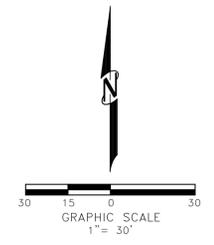
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(Lot 1 of Block 1)
52752 Square Feet 1.211 Acres



LOCATION MAP
SCALE: 1" = 2,000'



FINAL PLAT
CERTIFICATE OF APPROVAL
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PLAT WAS APPROVED BY THE
CITY OF BIXBY:
ON: _____
BY: _____
MAYOR - VICE MAYOR
THIS APPROVAL IS VOID IF THE
ABOVE SIGNATURE IS NOT
ENDORSED BY THE CITY
MANAGER OR CITY CLERK.
BY: _____
CITY MANAGER - CITY CLERK



BENCHMARK
CHISELED "X" ON TOP OF
CURB.
N=350824.603
E=2594048.790
EL=601.91
DATUM
Horizontal: NAD83(1993) Oklahoma
State Plane Coordinate System.
Zone: 3501 Oklahoma North
Vertical: NAVD 1988 Datum.

ENGINEER
Khoury Engineering, Inc.
1435 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8768
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BASIS OF BEARING
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LINES OF "TRI-STATE RETAIL". AN ADDITION TO THE CITY OF BIXBY,
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LEGEND
B/L = BUILDING LINE
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ADDRESSES
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE
PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND
SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

NAME: AUTO OASIS CARWASH PRELIMINARY PLAT (151ST & Memorial)
STR: 13/17/13
LOTS: 1
BLOCKS: 1
RESERVES: 0
ACRES 1.282
OWNER: L&L Industries, LLC
SURVEYOR/ENGINEER: Khoury Engineering, Inc.
PRELIMINARY PLAT: *Planning Commission:* Monday, June 20, 2016
City Council-pending PC approval: July 25, 2016

CONDITIONAL FINAL PLAT: *Planning Commission:* _____

City Council-pending PC approval: _____

FINAL PLAT APPROVED: _____

FINAL PLAT PRINTS: _____

DATE FILED: _____

___ **PLANNING COMMENTS:**

PRELIMINARY PLAT

1. Add the Owner Name and Contact information to the plat
2. Address is required to be odd on the east side of Memorial: 15050 is recommended
3. Change Sanitary to Storm on the easement toward the north
4. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

___ **FINAL PLAT:**

5. Add the Owner Name and Contact information to the plat
6. Address is required to be odd on the east side of Memorial: 15050 is recommended
7. Change Sanitary to Storm on the easement toward the north
8. Please submit all the *Utility Sign Off letters* with the Final Plat before the City Council Approval

___ **TAC COMMENTS:**

PRELIMINARY PLAT:

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Eliminate pad mount
Furnish CT cabinet
11. BT- will look at riser. Need floodplain? As long as we have a board!

12. Staff-adjust sidewalks
Access permit with ODOT?

___ FIRE MARSHAL COMMENTS:

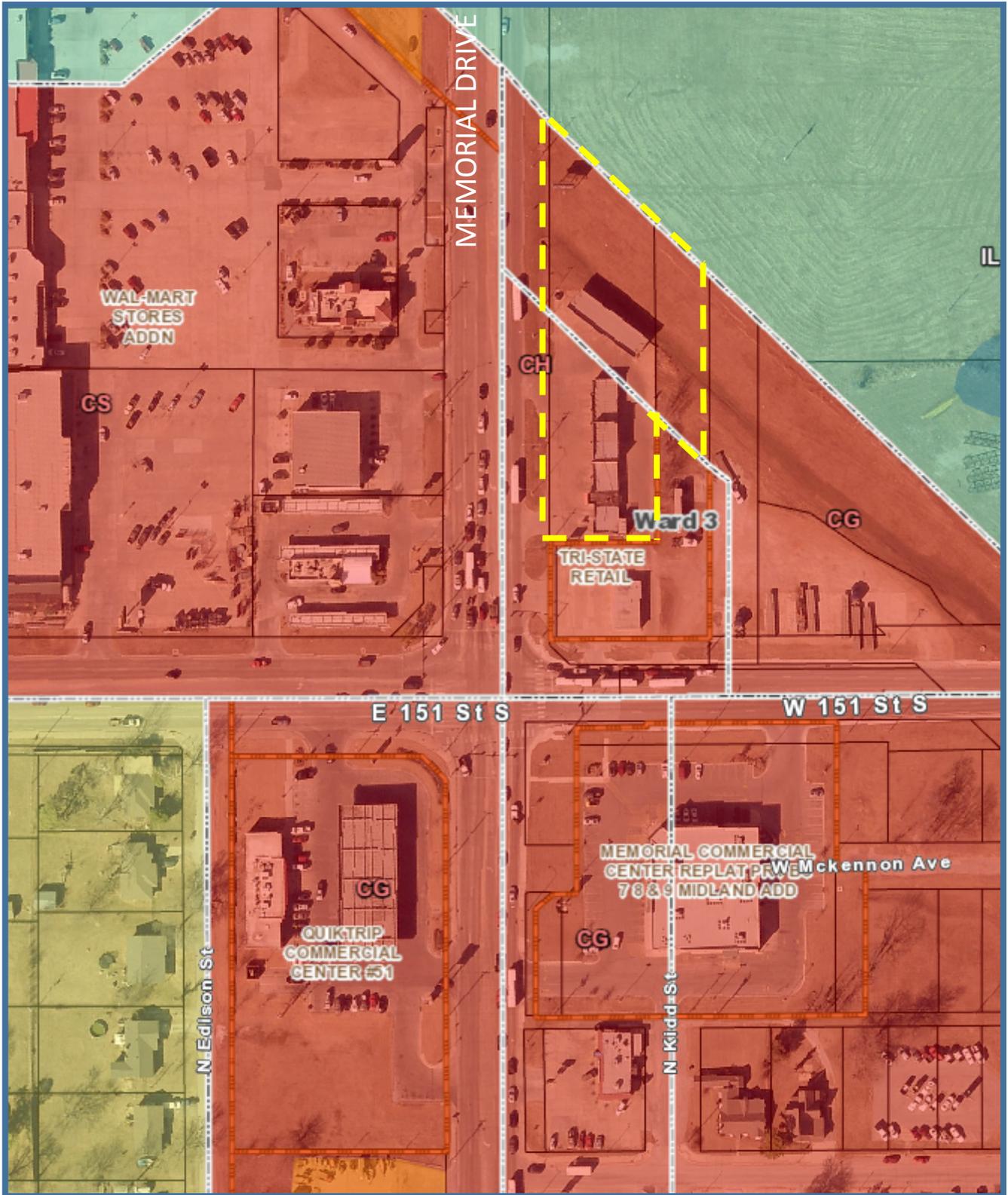
PRELIMINARY PLAT: Auto Oasis Car Wash "Site Plan" are approved by this office with the following conditions:

13. Fire Hydrants shall be installed within 300 feet. All hydrants shall be operable before construction begins.
14. Brand- AVK or Mueller , Color- Chrome Yellow
15. Fire line supporting the fire hydrants shall be looped.
16. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2015 Appendix D)
17. Fire Department access road shall have minimum 20 feet in width and 13 feet 6 inch in height unobstructed clearance. (IFC 2015 Chapter 5 and Appendix D)
18. Grades shall not exceed 10%. (IFC 2015 Appendix D)

___ ENGINEERING COMMENTS:

PRELIMINARY PLAT

19. Applicable as/when submitted



AGENDA
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES~CONFERENCE ROOM
113 WEST DAWES AVE, BIXBY, OK 74008
Wednesday, June 1, 2016 – 10:00 AM

1. Call to Order

2. Preliminary Plat-*Auto Oasis Car Wash*- Khoury Engineering

Discussion and review of a Preliminary Plat for approximately 1.211 acres for the purpose of a carwash in Section 17, T17N, R13E

Property Generally Located: North of 151st Street and East of Memorial Drive

1. ONG-existing riser has to sit at property line, high pressure to remain
2. OGE-go from transformer pole to building wall
Eliminate pad mount
Furnish CT cabinet
3. BT- will look at riser. Need floodplain? As long as we have a board!
4. Staff-adjust sidewalks
Access permit with ODOT?

3. Project Coordination *BPS 9th Grade Center Addition*- Crafton Tull

Continued discussion of a preliminary utility relocation plans for proposed 9th Grade Center project

Property Generally Located: existing BPS 9th Grade Center at 301 S. Riverview. Section 17, T17N, R13E

Pulled per applicant

4. Old Business

5. New Business

6. Adjournment

Posted By: Marcae' Hilton

Date: May 27, 2016

Time: 5:00PM_____

AGENDA – Bixby Technical Advisory Committee

Page 2 of 2

Persons who require a special accommodation to participate in this meeting should contact City Planner Marcae' Hilton, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave. ~ Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Marcae' Hilton, City Planner
Date: Monday, June 20, 2015
RE: Report and Recommendations for:
BSP 2016-05, Site Plan Request for applicant Malek Elkhoury on behalf of L
& L Industries, LLC

REQUEST: Site Plan approval for Use Unit 17 carwash
EXISTING ZONING: CH (COMMERCIAL HIGH INTENSITY DISTRICT) AND CG
(GENERAL COMMERCIAL DISTRICT)
LOCATION: 15050 Memorial, generally located north of 151st Street and
about east of Memorial
STR: Section 13, T17N, R13E
LOT SIZE: 1.282 Acres Gross Area
1.211 Acres Net Area
EXISTING USE: Car Wash
PROPOSED USE: Car Wash
PUBLIC INPUT: (0)

BACKGROUND INFORMATION: This item was on the June 1, 2016 TAC Agenda; the comments are attached as well as the Fire Marshal comments.

SURROUNDING ZONING AND LAND USE:

North: IL-Industrial Light District (agricultural use)

West: CS-Commercial Shopping Center District-retail and fast food

South: CH-Commercial Heavy-AT&T

East: CG-Commercial General, IL-Industrial Light-machine shop and undeveloped

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive

Land Use: Commercial Area

Urban Design Elements: Corridor

Public Facilities: Planned Regional Trail

ATTACHMENTS:

1. Site Plan
2. Utility Plan
3. Preliminary Plat for Auto Oasis 151
4. Aerial Map
5. TAC Comments

Staff believes the proposed Use Unit 17 carwash is compatible with abutting and nearby zoning.

STAFF RECOMMENDATION: Staff recommends Approval subject to the following corrections, modifications, and Conditions of Approval:

1. Add Site Plan Case Number to title : BSP 2016-05
2. Address should be 15050 S Memorial Drive
3. Final Plat (PG 1) vs Site Plan (C1.1)
 - a. C1.1 Identify Tri-State Retail Plat line, please reconcile the drawings to be the same
 - b. PG 1, 17.5 U/E for Tri-State Retail, seems to differ on C1.1 along north boundary, please reconcile the drawings to be the same
 - c. C1.1, label all utility easements
 - d. C1.1, should C102 leader be pointing to the handicap paint striping?
 - e. C1.1, should C109 leader point to north (vacuum canopy) and east side of building?
 - f. C1.1, check leader on C107 near south doors
 - g. C1.1, Pylon sign (C111) is in 17.5 U/E, will require TAC sign off & Staff
4. Please provide sign details per (3) KEYED NOTES C111. Elevation Drawings should represent proposed wall-mounted signage.
 - a. Show the proposed display surface area
 - b. Dimensions of the wall widths represented on the drawing
 - c. Wall width used to determine maximum display surface area

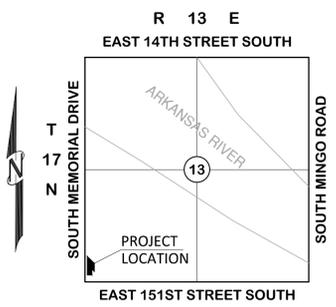
- d. Provide information on any proposed directional signs; directional signs are limited to a maximum of three (3) square feet in display surface area per Zoning Code Section 11-9-21.C.3.k.
5. Please provide a Lighting Plan. If there are no wall lights make a note on the Site Plan. Include location and height of exterior light poles
 - a. Provide spec sheet for lighting or photometric
6. Please address Engineering Comments as applicable
7. Please address Fire Marshal Comments
8. Please Correct Location Map: 141ST
9. Provide landscape plan
10. Provide Building Elevations
11. Provide screening information on site plan drawings
12. Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).



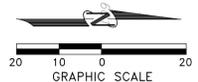
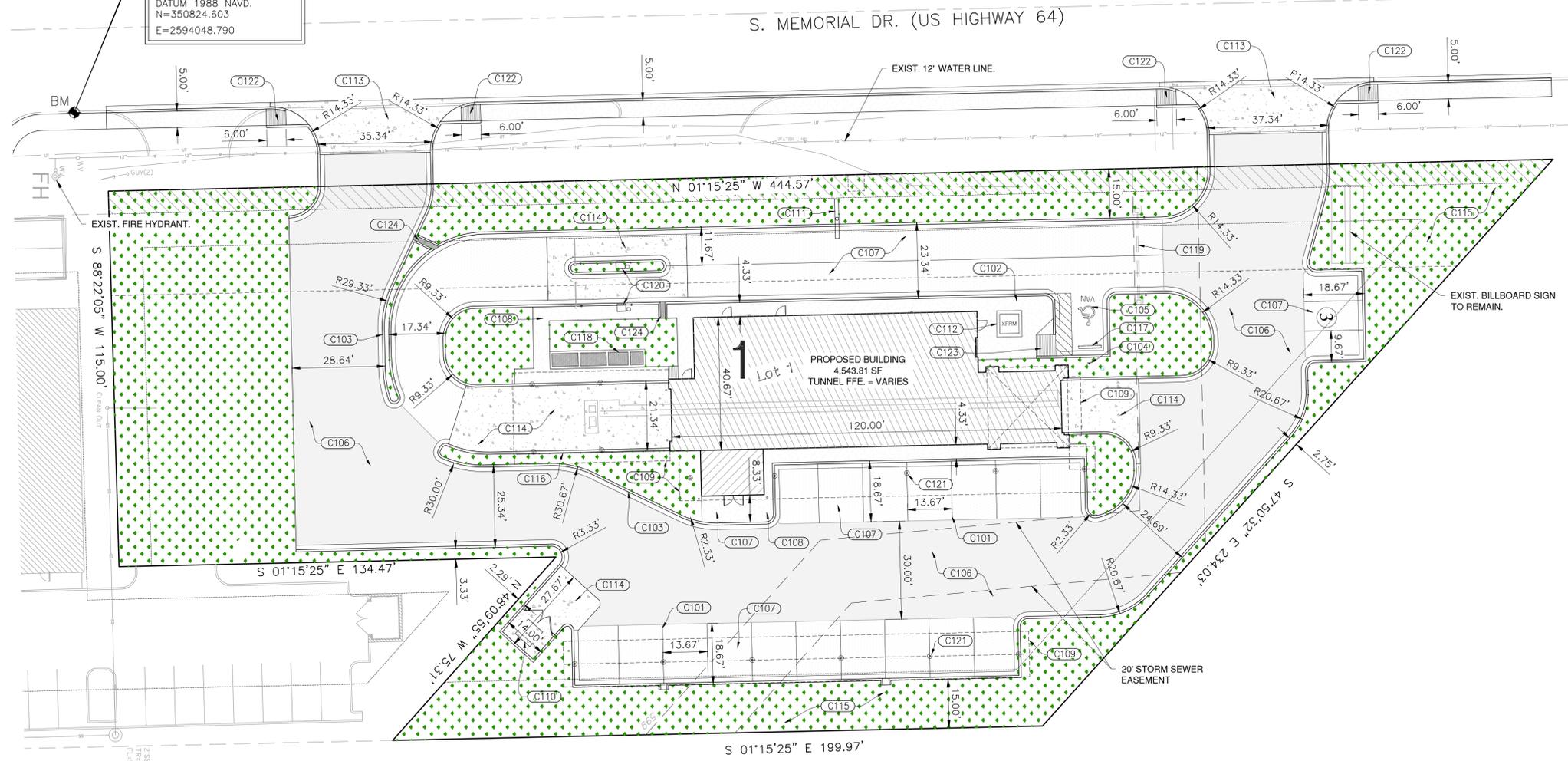
DEVELOPER
L & L INDUSTRIES, LLC
CONTACT: DENNIS LAXSON
5121 S ATLANTA PLACE
TULSA, OKLAHOMA 74105
(918) 261-1662
lubeking5@yahoo.com

SURVEYOR
GEODECA, LLC
6028 S. 66TH E. AVE.
TULSA, OK, 74145
(918) 949-4064
E-mail: musika@geodeca.com
CA No. 5524 Renewal: June 30, 2016

ENGINEER
KHOURY ENGINEERING, INC.
1435 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8769
E-mail: kenginc@khouryeng.com
CA No. 3751 Renewal: June 30, 2017



BENCHMARK
BENCHMARK ON TOP OF CURB. ELEVATION = 601.91.
DATUM 1988 NAVD.
N=350824.603
E=2594048.790



1 SITE PLAN
SCALE: 1"=20'

2 SITE DATA
RE: THIS SHEET

| PARKING DATA | | | | |
|--------------------------------|---------------------|----------|----------|-------|
| | REQUIRED | PROVIDED | | |
| REGULAR PARKING | NO PARKING REQUIRED | 3 | | |
| ACCESSIBLE PARKING | NO PARKING REQUIRED | 1 | | |
| ZONING | | | | |
| CG AND CH | | | | |
| SETBACK | | | | |
| BUILDING SETBACK | WEST | EAST | NORTH | SOUTH |
| | 32.0' | 0 | 0 | 0 |
| SITE AREA (PRE-DEVELOPMENT) | | | | |
| | SQ. FT. | ACRES | % OF LOT | |
| BUILDING AREA | 4,494.78 | 0.103 | 8.05% | |
| PAVING & SIDEWALKS | 24,203.32 | 0.555 | 43.34% | |
| LANDSCAPE AREAS | 27,142.50 | 0.623 | 48.61% | |
| TOTAL SITE AREA | 55,840.60 | 1.281 | 100.0% | |
| TOTAL IMPERVIOUS AREA | 28,698.10 | 0.658 | 51.39% | |
| SITE AREA (POST-DEVELOPMENT) | | | | |
| | SQ. FT. | ACRES | % OF LOT | |
| BUILDING AREA | 4,543.81 | 0.104 | 8.14% | |
| PAVING & SIDEWALKS | 31,018.47 | 0.712 | 55.54% | |
| LANDSCAPE AREAS | 20,278.32 | 0.465 | 36.32% | |
| TOTAL SITE AREA | 55,840.60 | 1.281 | 100.0% | |
| TOTAL IMPERVIOUS AREA | 35,562.28 | 0.816 | 63.68% | |
| TOTAL INCREASE IMPERVIOUS AREA | 6,864.18 | 0.157 | --- | |
| PROPOSED BUILDING HEIGHT | REFER TO A/E PLANS | | | |

5 LEGEND
RE: THIS SHEET

- AREA OF BUILDING
- AREA OF ASPHALT/CONCRETE PAVEMENT
- AREA OF CONCRETE SIDEWALK

- LEGEND - SYMBOLS**
SCALE: NTS
- BC BOTTOM OF CRUB
 - BW BOTTOM OF WALL
 - FL FLOWLINE / INVERT
 - G GUTTER
 - PABV TOP OF PAVEMENT
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TR TOP OF RIM
 - TW TOP OF WALL
 - U/E UTILITY EASEMENT
 - B/L BUILDING LINE SETBACK
 - MAE MUTUAL ACCESS EASEMENT
 - L/S LANDSCAPE AREAS

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, (SW/4, SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE US GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER LOT ONE(1), BLOCK ONE(1), "TRI-STATE RETAIL", AN ADDITION TO THE CITY OF BIXBY, FILED AS PLAT #6583 AT THE OFFICE OF THE TULSA COUNTY CLERK. THENCE ALONG THE NORTH LINE OF SAID LOT 1, N48°09'55"W A DISTANCE OF 75.31 FEET; THENCE S 01°15'25"E A DISTANCE OF 134.47 FEET; THENCE S 88°22'05"W A DISTANCE OF 115.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE THAT IS 50 FEET FROM THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13); THENCE ALONG SAID RIGHT-OF-WAY AND PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION (13), N01°15'25"W A DISTANCE OF 444.57 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED RAIL ROAD RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE OF THE ABANDONED RAIL ROAD RIGHT-OF-WAY, S47°50'32"E A DISTANCE OF 234.03 FEET; THENCE S 01°15'25"E A DISTANCE OF 199.97 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 55841 SQUARE FEET, 1.282 ACRES.

3 KEYED NOTES

- ALL ITEMS ARE NEW CONSTRUCTION UNLESS NOTED OTHERWISE
- C101 PAVEMENT STRIPES AND ENTRY LANE DIVIDER PAINTED WITH (2) COATS TRAFFIC YELLOW IN SINGLE 4" WIDE STRIPES, UNLESS NOTED OTHERWISE.
 - C102 4" WIDE PAINT STRIPE 45' AT 2' O/C. USE 2 COATS YELLOW TRAFFIC PAINT.
 - C103 STANDARD CONCRETE CURB & GUTTER. RE: C1.2/6
 - C104 ACCESSIBLE PARKING SIGN ON POST. RE: C1.2/10
 - C105 PAINTED ACCESSIBLE SYMBOL. RE: C1.2/9
 - C106 HEAVY DUTY ASPHALT PAVING. RE: C1.2/1
 - C107 LIGHT DUTY ASPHALT PAVING. RE: C1.2/2
 - C108 CONCRETE SIDEWALK. REFER TO ARCHITECTURAL SIDEWALK PLAN.
 - C109 VACUUM CANOPY. REFER TO ARCHITECTURAL PLANS.
 - C110 TRASH RECEPTACLE ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
 - C111 PYLON SIGN. REFER TO ARCHITECTURAL & SIGNAGE PLANS FOR DETAILS.
 - C112 ELECTRICAL TRANSFORMER. REFER TO SITE UTILITY PLAN.
 - C113 HEAVY DUTY CONCRETE PAVING. RE: C1.2/3
 - C114 LIGHT DUTY CONCRETE PAVING. RE: C1.2/4
 - C115 LANDSCAPE AREA. RE: TO LANDSCAPE PLAN.
 - C116 SCREEN FENCE PROVIDED BY THE OWNER.
 - C117 CONCRETE WHEEL STOP. RE: C1.2/7
 - C118 RECLAIM PITS. RE: ARCHITECTURAL & PLUMBING PLANS.
 - C119 HEIGHT CONTROL BAR. RE: A/E PLANS FOR DETAILS.
 - C120 PAY STATION. RE: A/E PLANS FOR DETAILS.
 - C121 CANOPY COLUMNS. REFER TO ARCHITECTURAL PLANS.
 - C122 ACCESSIBLE CURB RAMP PER CITY STANDARD.
 - C123 STANDARD ACCESSIBLE CURB RAMP. C 1.2/11
 - C124 CONCRETE DRAINAGE FLUME. RE: C1.2/12

4 GENERAL NOTES
RE: THIS SHEET

1. THE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITY LOCATING SERVICE "OKIE" AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF PAINT STRIPES AND/OR TO THE BACK OF CURB, AND ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
4. EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
6. BEARINGS BASED ON THE PLATTED LINES OF "TRI-STATE RETAIL", AN ADDITION TO THE CITY OF BIXBY, FILED AS PLAT#6583 AT THE OFFICE OF THE TULSA COUNTY CLERK.
7. SUBJECT PROPERTY WHOLLY WITHIN FLOOD ZONE X (SHADED) PER FIRM MAP PANEL NO. 40143C0434L, REVISED OCTOBER 16, 2012.

By _____

Revisions _____

| | | | | | | |
|-------|----|-----|------------|---|----|------|
| 5 | 4 | 3 | 2 | 1 | No | Date |
| 30371 | HS | MEE | 05-25-2016 | | | |

Auto Oasis
15056 SOUTH MEMORIAL DRIVE
CITY OF BIXBY - TULSA COUNTY - OKLAHOMA

SITE PLAN

SHEET No.
C1.1

Page 139 of 151

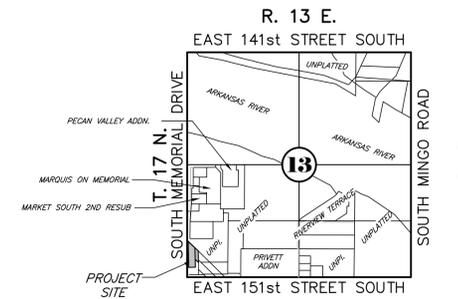
PRELIMINARY PLAT AUTO OASIS CARWASH

A tract of land situated in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4 SW/4) of Section Thirteen (13), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, City of Bixby, Tulsa County, State of Oklahoma

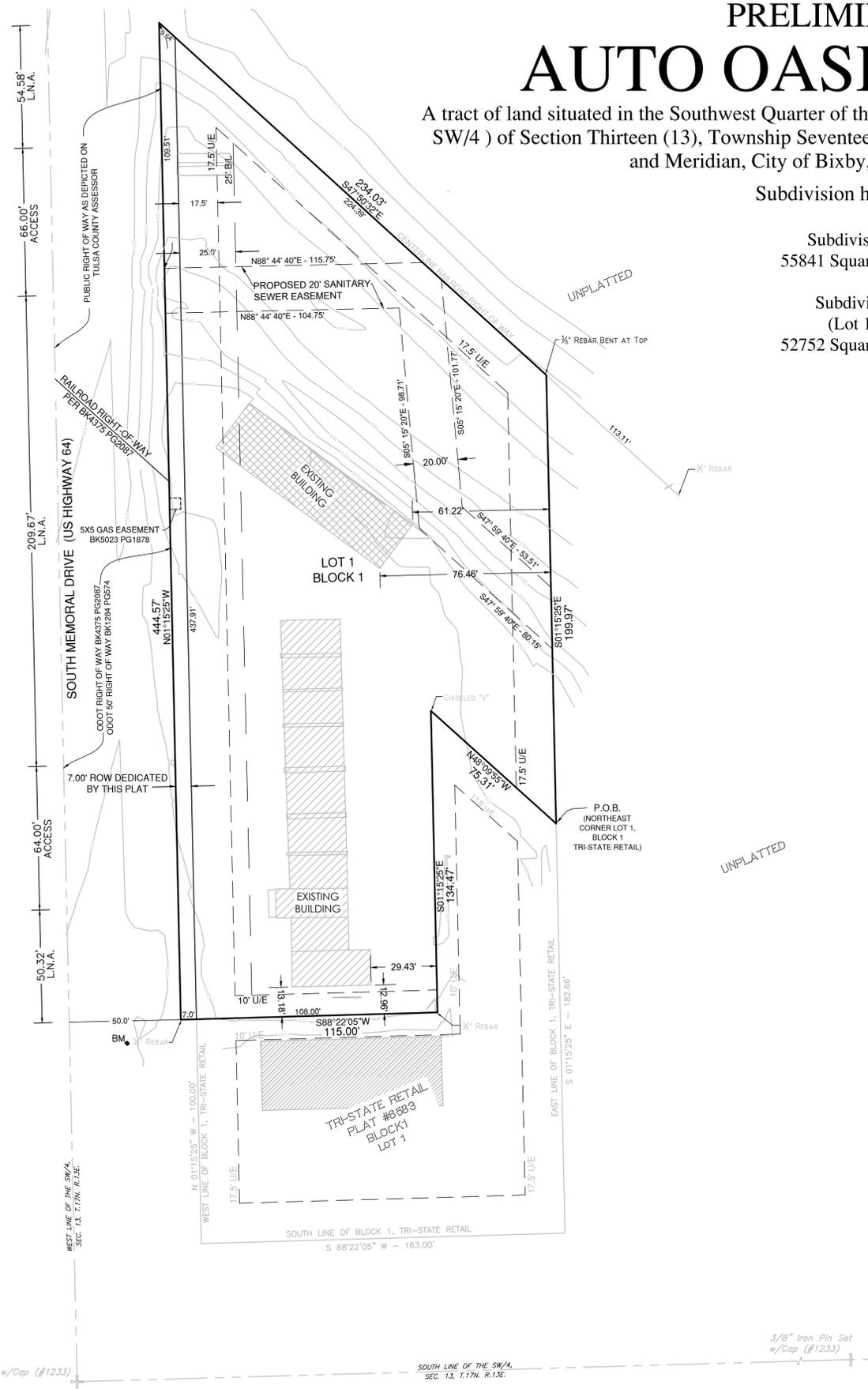
Subdivision has 1 Lot in 1 Block

Subdivision Gross Area
55841 Square Feet 1.282 Acres

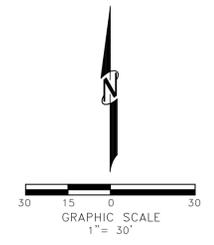
Subdivision Net Area
(Lot 1 of Block 1)
52752 Square Feet 1.211 Acres



LOCATION MAP
SCALE: 1" = 2,000'



FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS
PLAT WAS APPROVED BY THE
CITY OF BIXBY:
ON: _____
BY: _____
MAYOR - VICE MAYOR
THIS APPROVAL IS VOID IF THE
ABOVE SIGNATURE IS NOT
ENDORSED BY THE CITY
MANAGER OR CITY CLERK.
BY: _____
CITY MANAGER - CITY CLERK



BENCHMARK
CHISELED "X" ON TOP OF
CURB.
N=350824.603
E=2594048.790
EL=601.91
DATUM
Horizontal: NAD83(1993) Oklahoma
State Plane Coordinate System.
Zone: 3501 Oklahoma North
Vertical: NAVD 1988 Datum.

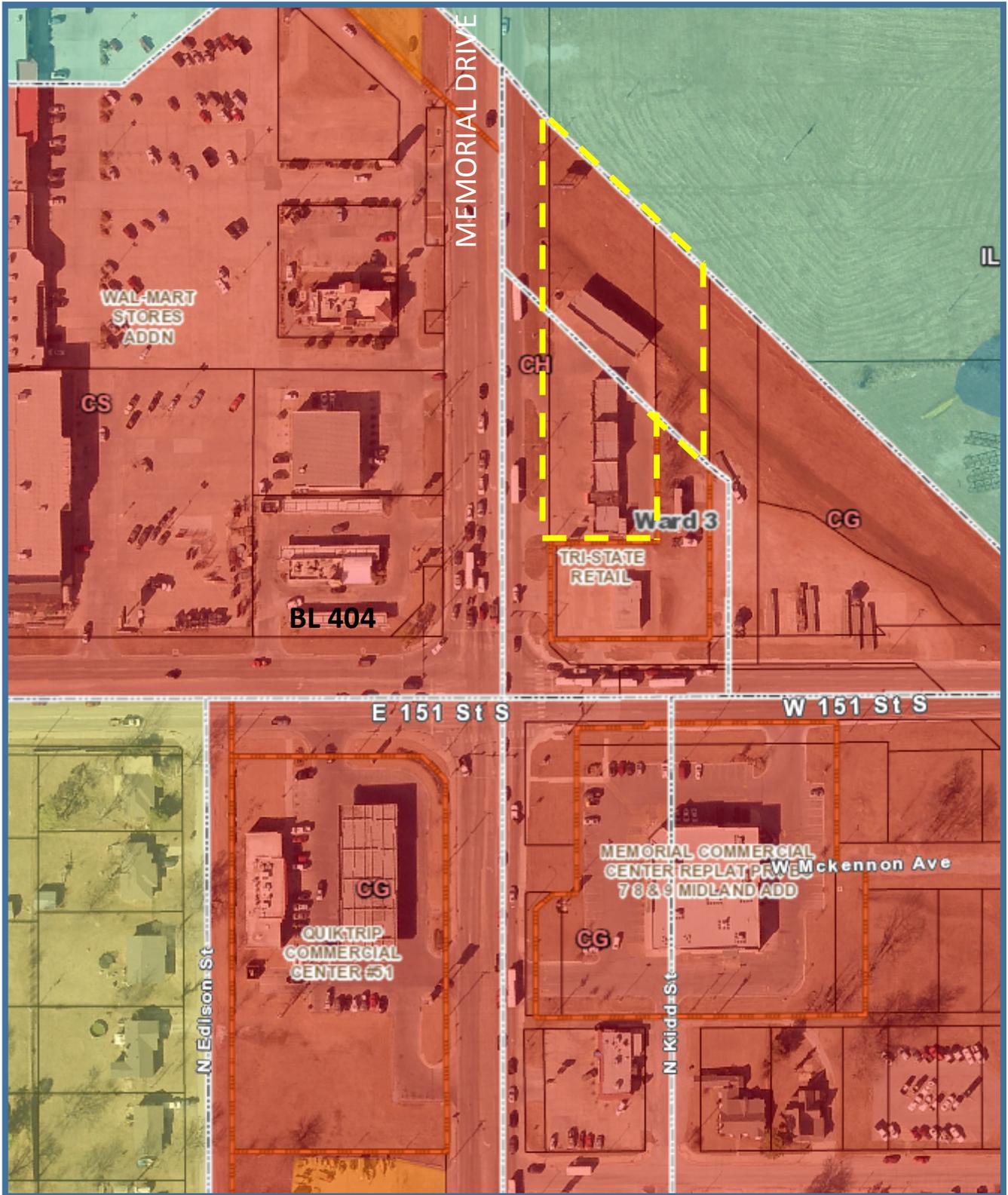
ENGINEER
Khoury Engineering, Inc.
1435 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8768
E-MAIL: kenginc@khouryeng.com
Certificate of Authorization No. 3751
Expires June 30, 2017

SURVEYOR
GEODECA, LLC
6028 South 66th East Avenue
Tulsa, Oklahoma 74145
(918) 949-4064
C.A. No. 5524, Renewal: 6/30/2017
E-mail: rmuzika@geodeca.com

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE PLATTED
LINES OF "TRI-STATE RETAIL". AN ADDITION TO THE CITY OF BIXBY,
FILED AS PLAT #6583 AT THE OFFICE OF THE TULSA COUNTY CLERK.

LEGEND
B/L = BUILDING LINE
U/E = UTILITY EASEMENT
L.N.A. = LIMITS OF NO ACCESS
P.O.B. = POINT OF BEGINNING
(15056) = PROPOSED STREET ADDRESS

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE
PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND
SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



Memo

To: Marcae Hilton, City Planner

From: Joey Wiedel

Date: 05-03-2016

Re: Auto Oasis Car Wash "Site Plan"

Auto Oasis Car Wash "Site Plan" are approved by this office with the following conditions:

1. Fire Hydrants shall be installed within 300 feet. All hydrants shall be operable before construction begins.
 - Brand- AVK or Mueller , Color- Chrome Yellow
 - Fire line supporting the fire hydrants shall be looped.
2. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction. (IFC 2015 Appendix D)
3. Fire Department access road shall have minimum 20 feet in width and 13 feet 6 inch in height unobstructed clearance. (IFC 2015 Chapter 5 and Appendix D)
4. Grades shall not exceed 10%. (IFC 2015 Appendix D)

Joey Wiedel

5-3-2016

Date

AGENDA
TECHNICAL ADVISORY COMMITTEE
DAWES BUILDING CITY OFFICES~CONFERENCE ROOM
113 WEST DAWES AVE, BIXBY, OK 74008
Wednesday, June 1, 2016 – 10:00 AM

1. Call to Order

2. Preliminary Plat-*Auto Oasis Car Wash*- Khoury Engineering

Discussion and review of a Preliminary Plat for approximately 1.211 acres for the purpose of a carwash in Section 17, T17N, R13E

Property Generally Located: North of 151st Street and East of Memorial Drive

1. ONG-existing riser has to sit at property line, high pressure to remain
2. OGE-go from transformer pole to building wall
Eliminate pad mount
Furnish CT cabinet
3. BT- will look at riser. Need floodplain? As long as we have a board!
4. Staff-adjust sidewalks
Access permit with ODOT?

3. Project Coordination *BPS 9th Grade Center Addition*- Crafton Tull

Continued discussion of a preliminary utility relocation plans for proposed 9th Grade Center project

Property Generally Located: existing BPS 9th Grade Center at 301 S. Riverview. Section 17, T17N, R13E

Pulled per applicant

4. Old Business

5. New Business

6. Adjournment

Posted By: Marcae' Hilton

Date: May 27, 2016

Time: 5:00PM _____

AGENDA – Bixby Technical Advisory Committee

Page 2 of 2

Persons who require a special accommodation to participate in this meeting should contact City Planner Marcae' Hilton, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton

Date: Monday, June 20, 2016

RE: **Discussion of Use Unit 17 and Use Unit 25: Development Services Staff**
Discussion and consideration of Use Unit 17 and Use Unit 25 in regards to the proper zoning designation for automotive collision repair requiring the use of paint to complete their restoration project

BACKGROUND INFORMATION:

Staff believes several commercially zoned businesses are in “noncompliance” with Use Unit 17. They may be operating auto repair shops and completing their work with high end paint booths and paint equipment. The new equipment provides better protections for surrounding businesses and residents. At the time the ordinance was written the same quality of equipment and ventilation systems were not available. Paint booths today most often comply with OSHA and NFPA 33 (National Fire Protection Association) guidelines, in addition, may use a water based paint which is environmentally friendly. Therefore, with the need for retail sales, new businesses and quality options, staff would like to discuss the possibility of changing Use Unit 17 to allow automotive painting as an ancillary use.

11-9-17: USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES:

A. Description: Automotive and allied activities. (Ord. 272, 4-2-1974)

B. Included Uses:

Sales:

Agricultural implement sales.

Aircraft sales.

Automobile sales, new and used.

Boat sales.

Camper sales.

Manufactured home sales.

Motorcycle sales.

Truck sales.

Services:

Auto wash.

Automobile rental.

Oil and lubrication service.

Overnight campgrounds for recreational vehicles.

Tune up service.

Vehicle repair and service (except painting). (Ord. 272, 4-2-1974; amd. Ord. 994, 4-14-2008; Ord. 2031, 12-21-2009)

C. Use Conditions:

1. The uses included in the use unit 17, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.

2. Within the CS district, there shall be no open air storage or display of merchandise offered for sale within three hundred feet (300') of an adjoining R district. (Ord. 272, 4-2-1974)

D. Off Street Parking And Loading Requirements:

| <u>Uses</u> | <u>Parking Spaces</u> | <u>Loading Berths</u> |
|---|---|--|
| Agriculture implements, automotive, camper, manufactured home, motorcycle and truck sales | 1 per 600 square feet of floor area, plus 1 per 1,000 square feet of open air display storage or service area | 1 per 5,000 to 10,000 square feet, plus 1 per each additional 15,000 square feet of floor area |
| Auto wash | n/a | n/a |
| Automobile rental and vehicle repair | 1 per 600 square feet of floor area | n/a |

(Ord. 272, 4-2-1974; amd. Ord. 994, 4-14-2008; Ord. 2031, 12-21-2009)

11-9-25: USE UNIT 25 LIGHT MANUFACTURING AND INDUSTRY:  

A. Description: Light manufacturing and industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

B. Included And Excepted Uses:

- Automotive painting
- Bottling plant
- Building contract construction service and storage:
- Cesspool cleaning
- Concrete construction service
- Contracting service
- Dry cleaning/laundry – industrial
- Grain elevators
- Heavy construction
- Masonry
- Oil and gas well drilling and cleaning
- Painting and other solvent use
- Roofing
- Sheet metal
- Stone work
- Water well drilling and cleaning
- Welding shop

Light industrial or manufacturing use, any, except the following:

- Aluminum, brass, copper, iron or steel foundry works
- Acetylene gas manufacture in excess of fifteen (15) pounds pressure per inch
- Acid manufacturing for wholesale
- Ammonia, bleaching power or chlorine manufacture
- Asphalt manufacture or refining
- Auto salvage yards
- Blast furnace, except as a minor and incidental part of another permitted industrial use
- Boiler works or forge works
- Brick, tile or terra cotta manufacture
- Celluloid manufacture
- Coke manufacture
- Concrete ready-mix plant
- Creosote manufacture or treatment
- Disinfectant or insecticide manufacture
- Distillation of bones, coal, tar or wood
- Dyestuff manufacture
- Fat rendering
- Fertilizer manufacture (organic)
- Gas (heating or illumination) manufacture or storage, except where such gas is to be entirely consumed on the same premises
- Glue, gelatin or size manufacture

Incineration or reduction of dead animals, garbage, offal or refuse, other than garbage, offal or refuse accumulated and consumed within or on the same premises
 Lamp black manufacture
 Lime, cement or plaster of Paris manufacture
 Match manufacture
 Oilcloth or linoleum manufacture
 Paint, oil, varnish or turpentine manufacture
 Paper or pulp manufacture by sulphide process emitting noxious gasses or odors
 Pickle, sausage, sauerkraut or vinegar manufacture
 Printing ink manufacture
 Rayon or cellophane manufacture
 Refining of petroleum or other crude materials
 Rolling mill
 Rubber manufacture from crude materials
 Shoddy manufacture
 Soda ash, caustic soda and washing compound manufacture
 Slaughtering of animals, exclusive of poultry and rabbit killing
 Smelting
 Soap manufacture
 Starch, glucose, dextrine manufacture
 Stock yards
 Storage of dismantled automobiles or any form of junk
 Sugar refining
 Tallow, grease or lard manufacture or refining
 Tanning or curing of leather, raw hides or skins or storage of raw hides and skins
 Tar distillation or manufacture
 Tar roofing or tar waterproofing manufacture
 Trades, industries or uses having moderately objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration
 Wool scouring, hair manufacture
 Yeast manufacture for wholesale

C. Use Conditions:

1. The uses included in use unit 25, which are located within three hundred feet (300') of an R district, shall be conducted within enclosed buildings.
2. The uses included in use unit 25, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.

D. Off Street Parking And Loading Requirements:

| <u>Uses</u> | <u>Parking Spaces</u> | <u>Loading Berths</u> |
|-------------|-----------------------|---|
| All | 1 per 1,000 | 1 per 2,000 to 40,000 square feet of floor area, plus 1 per 40,000 to 100,000 square feet, plus 1 per each additional 100,000 square feet of floor area |

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

(Ord. 272, 4-2-1974)

STAFF RECOMMENDATION: Staff believes allowing the use of auto paint within an automotive repair shop is common and necessary. The surrounding zoning, land uses and the physical considerations of the area usually weigh in favor of the combination (paint and auto repair). Therefore, Staff recommends moving the item to the next Planning Commission Meeting as a first hearing per the City Attorney reviewing the revised Zoning Regulations of Use Unit 17 allowing the use of paint within an auto body repair shop.