

**MEETING MINUTES
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
April 18, 2016 6:00 PM**

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

CALL TO ORDER: Chair Lance Whisman called the meeting to order at 6:11 PM.

ROLL CALL

PLANNING COMMISSION (PC):

Members Present: Lance Whisman (Chairman)
Steve Sutton (Vice Chair)
Larry Whiteley

Members Absent: Tom Holland, Jerod Hicks

STAFF PRESENT:

Patrick Boulden, Esq., City Attorney
Marcae' Hilton, City Planner
Jason Mohler, Development Services Director & City Engineer
Jim Coffey, City (Consultant)

OTHERS ATTENDING:

See attached Sign-In Sheet
Tanner Consulting

CONSENT AGENDA

1. Approval of Minutes for the Regular Meeting's:
January 19, 2016
February 16, 2016
March 21, 2016

Approval of Minutes from the Specially Scheduled Work Session between Planning Commission and City Council on Monday, March 28, 2016

DISCUSSION: Chairman Lance Whisman

MOTION: Larry Whitley-move to approve the meeting minutes from the Jan 19, 2016 and Feb 16, 2016 Planning Commission meeting.

Motion to continue the March 21, 2016 meeting minutes to the May 16, 2016 Planning Commission for approval.

Marcae Hilton the City Planner brought to the attention of Chairman Whisman, the minutes of the Specially Scheduled work session between the Planning Commission and City Council Larry made a motion to continue the meeting minutes to next meeting.

(May 16, 2016)

SECOND: Steve Sutton

ROLL CALL:

AYE: Whitley, Sutton, Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 3:0:0

PUBLIC HEARINGS:

2. BZ-389: Applicant, Jerry Green for Norma ODA Green Revocable Trust

Public Hearing, discussion, and consideration of a rezoning request RS-1 (Residential Single-Family) & CS (Shopping Center District), to PUD (Planned Unit Development) OL (Office Low Intensity) CS (Commercial Shopping) for Lot 11, Lot 12, Lot 13 of Block 7, North Heights Amended, City of Bixby, Oklahoma, Section 35, Township 18, Range 13

Property generally located: west of Memorial, North of 121st St. South about one quarter mile.

Public Hearing: BZ 389, Chairman Lance Whisman recommend the item be moved to next meeting. Marcae commented, the items were pulled from the agenda, they did not meet the public hearing notice requirement, and they will be on next agenda. No action was required.

3. PUD-93: Applicant, JR Donelson, Inc. for Norma ODA Green Revocable Trust

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

Property generally located: west of Memorial, North of 121st St. South about one quarter mile.

Public Hearing: PUD 93, Chairman Lance Whisman recommend the item be moved to next meeting. Marcae commented, the items were pulled from the agenda, they did not meet the public hearing notice requirement, and they will be on next agenda. No action was required.

PLATS:

4. PLAT (PRELIMINARY)-ADDISON CREEK: Applicant, Tanner Consulting on behalf of Stone Horse Development, LLC

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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.

Discussion and possible action to approve a Preliminary Plat for Addison Creek, **Property generally located:** East of Sheridan Road and one quarter to one-half mile north of East 131st Street.

*39 adults present (27 adults signed up to speak) see attached list of names
7 children present*

BACKGROUND INFORMATION:

REQUEST: Preliminary Plat Approval for Addison Creek
STR: S2, T17N, R13E
LOCATION: 12500-block of S. Sheridan Road
SIZE OF TRACT: 29.762 acres, gross subdivision area
LOT INFO: 61 Lots
4 Blocks
1 Reserve

EXISTING ZONING: RS-4 Residential Single-Family District, in the 100 Year Floodplain

SURROUNDING ZONING AND LAND USE:

North: RS-4 (Residential Single-Family); Seven Lakes I, II, III, IV, V
South: AG (Agricultural); large Agricultural Tracts
West: AG (Agricultural); across Sheridan, large undeveloped Agricultural Tracts with contiguous floodplain
East: AG (Agricultural); Fry Creek, Fry Ditch No. 1, 100 Year Floodplain, undeveloped Agricultural Tracts

COMPREHENSIVE PLAN:

Low Intensity Land Use, the area is currently shown in the 100-Year Floodplain, but not listed as development sensitive per the Comprehensive Plan.

The preliminary plat for Addison Creek is generally located East of Sheridan Road and one-quarter to one-half mile north of 131st Street South. The proposed plat consists of 61 lots on 29.762 acres. The property is currently zoned RS-4, per BZ-309 which was sent to City Council as a second reading for approval

amending Ordinance No. 272 and was filed in Tulsa County as Ordinance No. 901 on March 3, 2005.

The entire plat is located within a 100-year floodplain. The City Engineer has detailed comments requiring extensive documentation and finish floor elevations to be included in the Final Plat. Please see attached Engineering Memo.

This item was heard by Technical Advisory Committee (TAC) on Wednesday, April 6, 2016. There was a request for additional easements from the utility companies please see the TAC minutes and attached drawing from COX Communications. The Fire Marshal provided comments, please see the attached Fire Marshal Memo. Staff is working with Tanner Consulting to resolve these comments. Staff requests all comments be resolved before submittal of the Final Plat.

City Attorney, Patrick Boulden: Planning Commission (PC) reviews plats as a recommending body to City Council, looks at technical requirements and makes sure plat meets subdivision requirements. We understand there is litigation on this property, advised on injunction on this property, Bixby has not been served. I have advised the planning commission any comments should not be based on the litigation, but if the plat meets the subdivision regulations as provided in our ordinances. I have advised Staff to go ahead and act on the plat.

Vice Chair (PC), Steve Sutton: Wanted to make sure everyone understood what the City Attorney said, Planning Commission is the technical arm, approve the format of things presented to us. If the intent of most of the people here is to stop the action of the City, the correct/perfect venue is the City Council, they are elected officials. I am glad you are here; we want to hear what you have to say. You can still speak, but City Council meeting is the correct place to speak. Asked Patrick to state the format and explain what the Planning Commission and City Council are able to do. City council can say stop, we can just say “not this way”.

Chair (PC), Lance Whisman: 2 comments

If someone already said a point just say it has been covered.

We have children, so please be civil, a request on my part.

When you come up state our name and address.

Guest, Mike Maguffee: is Tanner going to make a presentation?

Applicant, TANNER CONSULTING: Present Ricky Jones, Justin Morgan, one of the developers

Applicant, Ricky Jones: 5323 S Lewis Ave, Tulsa, OK 74105

Cul-de-sac length and stub street to the south, will work with Fire Department and City Staff, and if inclined PC and CC can approve

We are exceeding what City requires, minimum square feet, 2000 per house

REQUEST TO MODIFY: 75% masonry, covenants say 100%, we got ahead of our developer

RS-4 not in a PUD, lots usually 50 foot wide lots, we are exceeding that, proposing 80 and 85 foot lots exceeding zoning.

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Chair (PC), Lance Whisman: looks like about 79.5 is the smallest width, asked if any questions about sidewalks

Applicant, Ricky Jones: exceeding regulations by masonry

City Planner Marcae': sidewalks come up during the site plan phase. Sidewalks will be built to city standards

Guest: Mike Maguffee: asked staff for picture of site on screen.

Chair (PC), Lance Whisman: reserve Area A-Drainage area- drain west side of Sheridan to Fry Creek

Guest: Mike Maguffee: thank you, 6698 E 127th street, Seven Lakes

Thank you to staff for transparency and access

Brevity, I will speak on behalf of most-provide brief history

Original Developers: made reference to the area south being designated as greenbelt and wetlands, each homeowner paid a premium of \$10,000 for access to the reserve.

Families have lived there for 8 years-swing sets, trees

Property was sold to a person who is developer to Seven Lakes 2, 3, 4, 5, 6

New owner developer is old owner/developer

Most people's back yard is sloped, built on fill dug out of reserve. A letter of map revision was submitted to FEMA. Map carried over in 2012. The original builders put in sprinkler systems, homeowners have landscaping, sprinklers systems.

New owner threatened a barb wire fence when purchased. New owner put up fence, the area has never been maintained by new owner, the City came out to brush hog.

The City cannot look at it as merely houses to sale. In terms of development, Bixby code and comprehensive plan-builders and developers maintain as much as green as possible.

80 acres across the street being developed by Tanner.

Much has happened that people do not know about unless you read the paper

School sold property to developer for more houses, the comp plan specifically talks about preserving land and or the wetlands. Submitted document designating Wetlands

Staff input should be more than putting dirt and raising finish floor elevation

Map is in error-school property has been rezoned. Number of issues: we look to you as people who represent the interest of the people and do the right thing

At minimum continue to next meeting when more things can be looked at

Guest: David Hodges: When was Aspen Creek area rezoned form wetlands to single family housing?

Guest: Mike Maguffee: 2005

FEMA approved, only relates to structure, your backyard is still in the floodplain,

What happens when we put this easement in and then increase drainage, all plats in Tulsa specify off site detention?

Developer said 2 reasons for fence and clearing the area

1. to get your attention
2. for drainage

There are 2 36 inch drainage pipes under Sheridan. This will increase the volume and rate of water being pushed through.

Fence was removed today.

The preliminary plat says the developer can build a wall

Please continue to next meeting we can sit down with Developer, Consultant, Planner and Engineer. There is much to consider

2 lots adjacent to Seven Lakes using seven Lakes streets, the developer said he would sale the lots to us for 20,000.00

1. these houses don't need to be there in the first place
2. floodplain issue all the way onto the property
3. 35 foot frontage on one lot

I think we are representative of the citizenry of Bixby, we understand houses provide a broader tax base to help do what we like to do, adverse to builders and developers

Continue to next meeting not a special meeting, so all the questions can be resolved

Chair (PC), Lance Whisman: any new comments?

Guest, Terry Adams: 6626 E. 127th Street, Husband Mark has attended 98% of your meetings for over a year, all meetings, City Council etc.

Postpone the item to the next meeting, other details to be considered.

20 acres assigned at time of purchase, 14.5 feet to fence, When the fence was constructed we took out rosebushes, etc. No longer have a buffer of trees, now cancelled wedding.

Concern about erosion, at base of area, 20 percent grade, also concerned the yard will have issues similar to 111th and Memorial 20 feet ravine. We don't want to have erosion issues. The developer indicated we are going to get the water; Bixby will take the hit for Tulsa water.

Special email, Mr. Maguffee can make a list of issues to be discussed.

Don't make a rush to judgement, more investigation

(PC) Larry Whiteley: Who is the present owner of the property? Stone Horse Development (Ricky)

(PC) Larry Whiteley: Who gives them the right to go on wetlands and take trees out? Doesn't wetlands regulate if you can remove trees.

Applicant, Ricky Jones: we have a wetland report and do not believe the property is part of a wetland.

(PC) Larry Whiteley: Who does those?

Applicant, Ricky Jones: Approved by the Corps of Engineer, we are in the preliminary plat, we don't get into hydrology and engineering at platting level.

(PC) Larry Whiteley: why move forward if not sure not it will get approved, don't you think it will flood after the build out?

(PC) Larry Whiteley: Who gave the permission to put the drainage for the other side of Sheridan?

Applicant, Ricky Jones: meetings with City of Bixby and Tulsa

City Engineer, Jason Mohler: Per conversation with engineer, the proposed storm sewer under South Sheridan is not intended to convey water from the west side of Sheridan. The purpose of

this pipe is only to alleviate flooding of Sheridan in high flow events. Final design shall be completed in accordance with this concept and will be vetted in the process.

(PC) Larry Whiteley: The developer got ahead of themselves by removing trees.

Chair (PC), Lance Whisman: 2 lots of Seven Lakes, originally unplatted and abuts a public street, right of access to public street.

Applicant, Ricky Jones: suggest you act on the preliminary plat, go to City Council, 45 days before final plat, plenty of time to work out and meet. I don't see the need to continue today's application. Agree with staff recommendation, no reason to delay.

Guest, Terry Adams: from experience the preliminary usually gets approved at council, we have time, this is a train wreck, no erosion, all safe, HOA issues, and covenants. Too many unanswered questions even to safety.

Vice Chair (PC), Steve Sutton: certifications of most up to date available: stormwater regulated by FEMA, Wetlands regulated by Corps of Engineers a letter from the corps is the current status

Guest, Mike Maguffee: across the street is a wetland, in the past the Commission had the preliminary plat along with final plat on same agenda don't get ahead of self

Guest, Andy Oiler: 6860 E 127th, lived in 5 states, 5 houses, looked in Jenks. Looked at Bixby, reputation is so pro-business, quality of life is secondary. Maybe we should change the reputation of Bixby. Started the meeting by passing the buck, who is accountable for quality of life. I was sold: speck home retaining wall with steps, sprinkler system, sodded. BAIT and Switch, explicitly told use it like you own it. Owner wants to retain ownership. I have 40 or 50 people who can confirm my story. I ask you to stop it now.

Guest, Mark Adams: 6626E. 127th husband to Terry Adams,

Water, drainage pipe drains water from the pond and both sides of streets, 15-foot-wide pool about 3 feet deep. Asked the developer, can you cut a trench to this area, I was not going to buy that lot knowing there was only a 15-foot pond that was going to flood? They cut a drainage for us. 4 feet deep and 5 feet wide, I am concerned about erosion and neighbors

Mr. Jenkins from another area was told, never going to build behind you

Trails at Whitehawk, never going to build behind you

Seven Lakes, now this project, never going to build behind you

Guest, Mike Ramsey: 6950 E. 127th

Terry and Mark, attended the meetings when we found out about this, further address this drainage issue off fields flooding around Sheridan. Worried about erosion

Vice Chair (PC), Steve Sutton: Jason or Jared, make a special inquires Tulsa is not going to push that water over on us.

Chair (PC), Lance Whisman: water flow, assume water continues the on to the basin.

Applicant, Ricky Jones: we are doing the subdivisions around the plat, we are familiar with the hydrology.

Guest, Mike Maguffee: PUD 812, water gently flows to the east, Stormwater runoff will be stored off site. Bent River, 2014, called for the same thing, same developer

MOTION-(PC) Larry Whiteley: extend to next meeting so we can look at this a little bit farther

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Chair (PC): Lance Whisman: 2nd?

Vice Chair (PC), Steve Sutton: comment first, I don't like passing the buck, my comments originally were to make sure if you want to stop something in its tracks, I know how to do it, and it is in front of CC. I do agree about a continuance, but because there are too many issues which need to be dove into a little bit more. It appears the owner and engineering group needs to meet with the subdivision, I hope you don't need to get the attorneys in it I how when you all come back we will have something different to play with.

Chair (PC): Lance Whisman: Motion by Larry and Second by Steve, recommendation-be continued to the next PC meeting.

City Planner Marcae': May 16 PC meeting.

MOTION: Larry Whitley

SECOND: Steve Sutton

ROLL CALL:

AYE: Whitley, Sutton, Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 3:0:0

Chair (PC): Lance Whisman: Take a break for 10 minutes

OTHER BUSINESS

5. BCPA-16: City of Bixby

Continuation of the Public Hearing from March 21, 2016 regular Planning Commission Meeting: to receive Public review and comment, and Planning Commission recommendations regarding the adoption of a proposed amendment to the Comprehensive Plan Text concerning policy on single-family residential entitlements, including preference for Planned Unit Developments (PUDs), amending the Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan, recommending additions, subtractions, and/or changes to certain residential zoning districts in the Zoning Code, and making various other amendments.

City Consultant, Jim Coffey:

ORDINANCE BCPA -14 AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN ADD AND CHANGE CERTAIN OBJECTIVED, AREA POLICIES, AND EXHIBIT 5 MATRIC TO DETERMINE ZONING RELATIONSHIP TO BIXBY COMPREHENSIVE PLAN TO WIT:

Page 33 Residential Area Objectives add the following new items:

4. Better residential development outcome will result with more properties developing by PUD Planned Unit Development and utilizing development standards appropriate to context.

5. New residential developments will achieve the highest measure of compatibility and consistency with the context of the surrounding neighborhoods

Page 33, Residential Area Policies should be amended and reorganized as follows:

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1. Residential areas will be zoned, designed and developed to ensure the existing and future use of those areas as residential. Residential areas will be located primarily in a neighborhood and may be located in activity centers and corridors according to the Urban Development Design Guideline goals, objectives, and policies.
2. The City of Bixby has observed that better residential development outcomes result when properties develop by PUD Planned Unit Development and utilize development standards appropriate to context. PUD's typically secure better planning and site design and afford the community the ability to provide more input into the design, minimum construction standards, and development amenities. Development standards, established through the PUD or land use restrictions contained within a subdivision plat, should be planned to achieve the highest measure of compatibility and consistency with the context of the surrounding neighborhoods.
3. Residential development within areas subject to periodic flooding will be strongly discouraged and regulated. Compliance with flood prevention codes and other applicable regulations is required.
4. New residential developments will be designed, developed and constructed in a manner harmonious with preserving the natural environment. Forested areas, sloped land in excess of 15%, drainage ways, lake, river and scenic vistas will be preserved and natural contours of land will be carefully considered in project and site development.
5. Abandoned and deteriorating structures should be rehabilitated or cleared.
6. Residential mobile home subdivisions or parks will be buffered and screened from abutting land use.
7. Residential lot arterial street frontage access will be avoided. Residential lots which back or side on adjacent arterial streets will be designed to have additional lot depth, width, setback, buffering, open space or separation from the arterial to alleviate traffic impact on the residential use. Appropriate revisions to the zoning and subdivision regulations should be developed and adopted.
8. Undeveloped and developed land annexed into the City of Bixby will be zoned as applicable at the time of annexation and in accordance with the Bixby Comprehensive Plan 2001-2010. Annexed existing uses in conflict with the provisions of the Plan are allowed to continue use and operation according to municipal policy as long as the public health, safety and general welfare are protected and not endangered. Such uses are not intended to be expanded.

Exhibit 5 Matrix to Determine Zoning Relationship to Bixby Comprehensive Plan shall be reorganized to show the relationship of all Bixby Zoning Districts with the addition of RS 2.5.

BCPA-14 Amendments to the Comprehensive Plan and approved this date _____ in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to wit ___yes___no ___ABSTAINING

City Consultant, Jim Coffey: Jim Coffee any questions? Reading public hearing as an ordinance case and conversation of the proposed matrix

Chair (PC): Lance Whisman: we went through it and had a meeting on it. Just walk through the high points

City Consultant, Jim Coffey: Better development through a PUD, indicates we have taken out RS-4 and made it inactive. In its place RS-2.5, a new Matrix will be submitted. A PUD will allow smaller lots.

City Consultant, Jim Coffey: if PC is ready to take this forward you can move it forward to the CC and they can approve it and act on it or change it.

MOTION: Larry Whitley

SECOND: Steve Sutton

ROLL CALL:

AYE: Whitley, Sutton, Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 3:0:0

6. Zoning Code Text Amendment: City of Bixby

Continuation of the Public Hearing from March 21, 2016 regular Planning Commission Meeting: to receive Public review and comment, and Planning Commission recommendations regarding the adoption of a proposed amendment to the Zoning Code of the City of Bixby, Oklahoma, pursuant to Oklahoma Statutes Title 11 Section 43-101 et seq. and Bixby Zoning Code/City Code Title 11 Section 11-5-3, to add, subtract, and/or change particular residential zoning districts, to amend Section 11-2-1 to define “masonry” and “masonry alternatives,” and to make various other amendments.

City Consultant, Jim Coffey:

AN ORDINANCE AMENDING ORDINANCE 272 THE BIXBY ZONING CODE OF THE CITY OF BIXBY TITLE 11 SECTION 11 TO ADD, SUBTRACT, AND/OR CHANGE CERTAIN RESIDENTIAL ZONING DISTRICTS TO WIT:

ZONING CODE SECTION 11-2-1 TO ADD THE FOLLOWING DEFINITIONS:

“MASONRY MATERIALS: For the purpose of residential construction, masonry materials shall include material of masonry units laid with mortar, grout, or other methods of joining including brick, natural or manufactured stone, fiber reinforced cement exterior siding. Commercial masonry material shall include, in addition, poured in place concrete walls, tilt up panels, pre-cast panels or walls, cinder and concrete block, and other commercial exterior wall cladding that is approved by the Planning Council and City Council. Alternative materials may include on approval traditional cementitious stucco that is applied over concrete or a lath system; exterior insulated finish systems; sculptured, fluted, exposed aggregate; glass blocks; concrete masonry units; or other materials as approved by the Planning Commission and the City Council ZONING CODE Section 11-5-4B.3a add the zoning district “RS-2.5”

ZONING CODE SECTION 11-5-4.c.2A to change “RS-4” to “RS-4 Inactive”.

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ZONING CODE SECTION 11-6-1 TO ADD “RS-2.5” Residential Single Family High Density District between RS-2 and RS-3.

ZONING CODE SECTION 11-7B-1.C IS AMENDED AS FOLLOWS: “RS Residential Single Family Districts: RS-1, RS-2, RS-2.5, RS-3, and RS-4 Inactive districts are designed to permit the development and conservation of single-family detached dwellings in suitable environments in a variety of densities to meet the varying requirements of families.”

RS-4 Inactive Residential District: All existing lots and uses in the RS-4 district are legal and conforming, provided they conform to the applicable standards of the ordinance before replacement or modification. However, the RS-4 District is considered “INACTIVE” in that no more zoning or rezoning may be approved to these districts following the effective date of this Ordinance dated _____. Development in an inactive residential district is subject to all applicable requirements of this Ordinance, including the use regulations, the dimensional requirements, and the development design standards that are not governed by the zone district standards of an inactive district.

ZONING CODE SECTION 11-7B-2 AMMEND TABLE 1 to change the double asterisk (**) text to be as follows: “Duplexes permitted only RS-3 and RS-2.5 Districts”

ZONING CODE SECTION 11-7B-4-A.1 TABLE 3 add, between columns RS-2 and RS-3 the bulk area requirements for RS-2.5 to include the following: Lot Width 70 feet; Lot Area 8500 sq. ft.; Land Area Per Dwelling Unit (Minimum Sq. ft.) 10,800; Height 48 ft.; Maximum number of stories 3; Livability Space 4500 sq. ft.; Front Yards Arterial 35 feet; Front Yards Not Arterial 30 feet; Rear Yards 25 feet; One Side 10 feet; and other side 5 feet.

ZONING CODE SECTION 11-10-4H TABLE “SURFACING UNENCLOSED OFF STREET PARKING AREAS ADD: Distract RS-2.5 to 32 percent.

Be it ORDAINED that all ordinances of parts of ordinances in conflict with this Ordinance be and the same are now expressly REPEALED,

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to wit ____ YES ____ NO ____ ABSTAINING on this ____ day of April 2016.

~~“MASONRY MATERIALS: For the purpose of residential construction, masonry materials shall include material of masonry units laid with mortar, grout, or other methods of joining including brick, natural or manufactured stone, fiber reinforced cement exterior siding. Commercial masonry material shall include, in addition, poured in place concrete walls, tilt up panels, pre-cast panels or walls, cinder and concrete block, and other commercial exterior wall cladding that is approved by the Planning Council and City Council. Alternative materials may include on approval traditional cementitious stucco that is applied over concrete or a lath system; exterior insulated finish systems; sculptured, fluted, exposed aggregate; glass blocks; concrete masonry units; or other materials as approved by the Planning Commission and the City Council~~

MOTION: Steve Sutton move to approve striking the masonry materials definition

SECOND: Larry Whitley

ROLL CALL:

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AYE: Whitley, Sutton, Whisman
NAY: None
ABSTAIN: None
MOTION PASSED: 3:0:0

NEW BUSINESS: NONE

ADJOURNMENT: Chair Lance Whisman declared the meeting adjourned.

APPROVED BY:

Chair

Date

Marcae' Hilton, Jason Mohler
City Planner/Recording Secretary