

MINUTES
PLANNING COMMISSION

116 WEST NEEDLES, BIXBY, OKLAHOMA
September 19, 2016 6:00 PM

CALL TO ORDER

ROLL CALL

Members Present: Mr. Tom Holland
 Mr. Lance Whisman
 Mr. Jerod Hicks
 Mr. Larry Whiteley
Members Absent: Mr. Steve Sutton

STAFF PRESENT:

Patrick Boulden, Esq., City Attorney
Marcaé Hilton, City Planner
Jason Mohler, Development Services Director & City Engineer (DSD)

CONSENT AGENDA-Lance Whisman, PC Chair

1. Approval of Minutes for the Planning Commission Meeting:
 - a. May 31, 2016
 - b. June 20, 2016
 - c. July 18, 2016
 - d. August 15, 2016

APPROVED: 4-0-0

PUBLIC HEARINGS-Lance Whisman, PC Chair

2. **ZONING AND PUD REQUEST FOR CONRAD FARMS**, Applicant, Ricky Jones of Tanner Consulting

BXZO-16.06 CONRAD FARMS (DEVELOPMENT AREA A & B)

BXZO-16.07 CONRAD FARMS (DEVELOPMENT AREA C-1)

BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75 & 85)

Discussion and Recommendation on the approval of two (2) ZONING requests *BXZO-16.06 & BXZO-16.07 CONRAD FARMS* and approval of the companion PUD request *BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75 AND 85)*; the zoning requests propose to change DEVELOPMENT AREA A & B from AG (Agriculture) to CG (General Commercial District), and DEVELOPMENT AREA C-1 from AG (Agriculture) to RMH (Residential Mobile Home) or RS-3 (Residential Single-family) with the proposed companion PUD for the purpose of a Master Planned, Multiuse Development; 182.19 acres in part of Section 23, T17N, R13E; the property is generally located near the 7400 Block of 151st E. Ave-and spans in-part west to Sheridan and from 151st Street south to 161st Street

REQUEST: (Marcae' Hilton, City Planner) Zoning Changes

- DEVELOPMENT AREA A & B from AG (Agriculture) to CG (General Commercial District)
- DEVELOPMENT AREA C-1 from AG (Agriculture) to RMH (Residential Mobile Home) or RS-3 (Residential Single-family)
- Recommendation of Approval of proposed companion PUD (Planned Unit Development)

EXISTING ZONING:

DEVELOPMENT AREA A & B, AG (Agriculture)
 DEVELOPMENT AREA C-1, AG (Agriculture)
 DEVELOPMENT AREA C & D, RS-3 (Residential Single Family) & PUD 85-CONRAD FARMS
 DEVELOPMENT AREA E, RM-2 (Residential Multi-family) & PUD 75-LEANN ACRES

REQUESTED ZONING:

DEVELOPMENT AREA A & B, CG (General Commercial)
 DEVELOPMENT AREA C-1, RMH (Residential Mobile Home) or RS-3 (Residential Single-family)
 DEVELOPMENT AREA C & D, NO CHANGE
 DEVELOPMENT AREA E, NO CHANGE
 ENTIRE TRACT, PUD-BXPUD-16.04 CONRAD FARMS (A MAJOR AMENDMENT TO PUD 75-LEANN ACRES AND PUD 85-CONRAD FARMS)

LOCATION:

Near the 7400 Block of 151st E. Ave-and spans in-part west to Sheridan and from 151st Street south to 161st Street

STR:

Section 23, T17N, R13E

LOT SIZE:

182.19 Acres

EXISTING USE:

One Dwelling, Undeveloped Agriculture, Vacant Commercial Buildings

PROPOSED USE/DETAILS: The applicant requests a Major Amendment to PUD 75 and 85 in an effort to provide a Master Plan including long term phased development areas, which encompass the former Conrad Farms (PUD 85-never developed), Leann Acres (PUD 75-never developed) along with newly purchased project areas.

DEVELOPMENT AREA A, 5.145 acres, CG (General Commercial), Uses permitted as a matter of right in CS (Commercial Shopping) excluding “sexually oriented” uses
 Use Units 1, 4, 5, 10, 11, 12, 13, 14, 19 allowed by right

	Code for CG	PUD
Floor Area Ratio:	.75	.75
Building Height:	5 stories or 70 FT	40 FT
Street Frontage:	100 FT Arterial	100 FT public or private
	50 Non-arterial	0

AGENDA – Bixby Planning Commission, September 19, 2016



Setbacks:		
Arterial	50 FT	50 FT from ROW
Non-arterial	25 FT	20 FT from ROW
Other Lots	10 FT (residential)	0 FT

DEVELOPMENT AREA B, 10.914 Acres, CG (General Commercial) uses permitted by right in CG and by Special Exception and /or PUD including only “office –warehouse” / “trade center” and ministorage uses (Use Units 15, 16, 17, and 23), and customary accessory uses, excluding “sexually oriented” uses, open air storage is prohibited

Use Units 1, 4, 5, 10, 11, 12, 13, 14, 17, 18, 19 allowed by right

Use Units 15, 16, 17 and 23 including only “office warehouse,” “trade center,” & mini-storage

	Code for CG	PUD
Floor Area Ratio:	.75	.75
Building Height:	5 stories or 70 FT	40 FT
Street Frontage:	100 FT Arterial	30 FT public or private
	50 Non-arterial	0

Setbacks:		
Arterial	50 FT	-
Non-arterial	25 FT	20 FT from ROW
Other Lots	10 FT (residential)	0 FT

DEVELOPMENT AREA C-1, 6.097 Acres, RMH (Residential Mobile Home) or *RS-3 (Residential Single-family), Use Unit 9 manufactured home dwelling units, customary accessory uses including management office and private recreation, laundry, and storage facilities, and Use Unit 5 common area facilities such as club house, swimming pool, playground and recreational open space

*if not developed as a manufactured home park, Development Area C-1 shall be developed according to the use and development standards for development Area C

	Code for RS-3	PUD
Max No. of Units:	-	48
Min Tract Width	100 FT	0 FT-30 FT of frontage on dedicated street
Min Street Frontage	22 FT	0 FT-30 FT of frontage on dedicated street
Min RMH TRACT:	5 Acres	5 Acres (see PUD for details)
Land Area/Unit:	5,445 sq. FT	-
Building Height:	1 story	1 story
Min Livability:	300 SF	300 SF (see PUD for details)

Yard Setbacks:		
Front:	5 FT	(PUD)
Rear:	10 FT	(PUD)
Side Yard/Street:	5/10 FT	(PUD)
Separation:	15 FT	(PUD)



DEVELOPMENT AREA C, 97.136 acres, RS-3 (Residential Single Family)

Use Unit 6, detached residential dwelling units, single family, patio homes, customary accessory uses

Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space

	Code for RS-3	PUD
Max No. of Lots:	-	400
Min Dwelling Size:	-	1,600 FT
Min Masonry 1 st Fl.	-	80%
Min Lot Width:	65 FT	60 FT
Min Lot Size:	6,900 SF	6,900 SF
Building Height:	3 stories or 48 FT	2 stories or 35 FT
Min Livability:	4,000 SF	2,000 SF
Yard Setbacks:		
Front:	25 FT/35 FT	20 FT
Rear:	20 FT	20 FT
Side Yard/Street:	-	15 FT
Side Yard	5/5 FT	5/5 FT



DEVELOPMENT AREA D, 62.688 Acres, RS-3 (Residential Single Family) Use Unit 6, detached residential dwelling units, single family, patio homes, customary accessory uses, including Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space

	Code for RS-3	PUD
Max No. of Lots:	-	300
Min Dwelling Size:	-	1,200 FT
Min Masonry 1 st Fl.	-	80%
Min Lot Width:	65 FT	60 FT
Min Lot Size:	6,900 SF	6,900 SF
Building Height:	3 st./48 FT	2 stories or 35 FT
Min Livability:	4,000 SF	2,000 SF
Yard Setbacks:		
Front:	25 FT/35 FT	20 FT
Rear:	20 FT	20 FT
Side Yard/Street:	-	15 FT
Side Yard	5/5 FT	5/5 FT



DEVELOPMENT AREA E, 7.283 Acres, RM-2 (Residential Multi-family) Use Unit 6, detached residential dwelling units, single family, patio homes, customary accessory uses, including Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space

	Code for RS-3	Code for RM-2	PUD
Max No. of Lots:	-	-	30
Min Dwelling Size:	-	-	N/A
Min Masonry 1 st Fl.	-	-	N/A
Min Lot Width:	65 FT	60 FT	60 FT
Min Lot Size:	6,900 SF	6,000 SF	6,900 SF
Building Height:	3 st. /48 FT	3 st. /48 FT	2 stories and 35 FT
Min Livability:	4,000 SF	400 SF	2,000 SF
Yard Setbacks:			
Front:	25 FT /35 FT	25 FT /35 FT	20 FT
Rear:	20 FT	10 FT	20 FT
Side Yard/Street:	-	-	15 FT
Side Yard	5/5 FT	10/10 FT	5/5 FT
Other Bulk and Area Requirements: as required in RS-3			



PUBLIC INPUT: (0)

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: AG-undeveloped agriculture parcel (across 151st Street)
 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: Bixby Creek, Commercial-CS and CG, IL-Industrial Light and single family residential.

COMPREHENSIVE PLAN:

Land Use Intensities: Development Sensitive, Low Intensity
 Land Use: Commercial, Vacant, Agricultural, Rural Residences, and Open Land
 Urban Design Elements: Corridor
 Public Facilities: Proposed Regional Trails

ATTACHMENTS:

1. Ariel Map
2. Case Maps (3)
3. PUD
4. GO PLAN Trails Map

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

Staff believes the proposed Master Planned PUD request meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-71-2:

PURPOSES:  

The purposes of the planned unit development are to:

- 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.

STAFF RECOMMENDATION: Staff recommends Approval of BXZO-16.06, BXZO-16.07 and BXPUD-16.04 CONRAD FARMS (*A MAJOR AMENDMENT TO PUD 75 & 85*) with the following conditions (not a complete list):

1. Approve Zoning for Development Area C-1 as RMH
2. All PUD changes shall be corrected before submittal to City Council
3. Correct the title to read:

CONRAD FARMS, BXPUD-16.04
(A MAJOR AMENDMENT TO PUD 75 & 85)
4. Per Emergency Services, provide a third access once development builds single family dwelling 251
 - a. Provide third access on site layout (multiple options are acceptable)
 - b. Provide supportive language in PUD
5. Provide language as follows:
 - c. Requiring stub out streets to adjacent undeveloped properties
 - d. Requiring connection from Development in NW corner to Commercial Development on Corner of 151st Street and Sheridan (Pedestrian/Bicycle minimum)
 - e. Detailed concepts for each Development (modify language below as needed):
 - i. Each development will be phased
 - ii. "All Residential Development will be platted, the Plat will serve as a Site Plan for each phase"
 - iii. "All Commercial Development will be platted and go through the Site Plan Process as developed"
 - f. Identification/location of small housing vs. large housing in each development area designating larger houses adjacent to arterial streets
6. Provide conceptual drainage report
7. Compare and contrast: NEW PUD – OLD PUD'S – BIXBY CODE
8. Elaborate on the amenity plan for development areas
9. INCLUDE TRAILS LANGUAGE-refer to Go Plan if needed
 - g. Acknowledge the trails adjacent to property along Bixby Creek will be developed

- h. Identify trails as an amenity
- i. Create language requiring access from development areas to trail

DISCUSSION: Justin Morgan, Tanner Consulting
Brian Green, Ira M. Green Construction

PUBLIC INPUT: Gerry Tobia, 15425 South Sheridan, Bixby, OK
(2) Additional persons signed up but did not speak, their questions had been answered.

MOTION TO APPROVE: Jerod Hicks

DULY SECONDED:

APPROVED: 4-0-0

OTHER BUSINESS

- 3. Discussion and action to set a public hearing on a proposed text amendment to the Bixby Zoning Code, Section 11-4-10, Appeals to the District Court. (Authority: Bixby City Code Section 11 5-3)

MOTION TO APPROVE: Tom Holland

SECOND: Larry Whiteley

APPROVED: 4-0-0

- 4. Discussion and action to set a public hearing on a proposed text amendments to the Bixby Zoning Code, 11-3-1, Duty of Building Inspector and Other Officials; 11-3-2, Zoning Clearance Permit; 11-4-2, Powers of Board; 11-4-4, Notice of Public Hearing; 11-4-5, Fees; 11-4-6, Appeals from Building Inspector; and 11-4-7, Interpretation. (Authority: Bixby City Code Section 11 5-3)

MOTION TO APPROVE: Tom Holland

SECOND: Larry Whiteley

APPROVED: 4-0-0

NEW BUSINESS

Jared Hicks, Planning Commissioner- shared some City Council direction regarding Planning Commission recommendations, and time constraints.

ADJOURNMENT

**FINAL AS APPROVED BY
PLANNING COMMISSION
AT THE
SPECIAL SCHEDULED MEETING
OF OCTOBER 27, 2016**