

BIXBY PLANNING COMMISSION

AGENDA

CITY HALL, COUNCIL CHAMBERS | 116 WEST NEEDLES, BIXBY, OKLAHOMA

MONDAY | MARCH 18, 2019 | 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. **APPROVAL OF MINUTES** | Regularly Scheduled Planning Commission Mtg. | January 31, 2019

2. **PRELIMINARY PLAT *OLYMPIA FIELDS (BXPT-19.04 OLYMPIA)***: Applicant | Tanner Consulting

Approval of the Preliminary Plat for *Olympia Fields*, 14.051 Acres, Forty-five (45) Lots, Three (3) Blocks and Four (4) Reserves on an undeveloped lot for a single-family residential development, in Section 01, Township 17 North, Range 13E in Bixby, OK

General Location: ½ mile south of 121st Street and west of Mingo Road

3. **PRELIMINARY PLAT *QUICK TRIP COMMERCIAL CENTER #51 AMENDED (BXPT-19.05 QT 51)***:

Applicant | QuikTrip Corporation

Approval of the Preliminary Plat QuikTrip Commercial Center #51 Amended, 3.008 Acres, One (1) Lot, One (1) Block, on a partial undeveloped lot and existing QT for a new drive aisle, in Section 23, Township 17 North, and Range 13 East in Bixby, OK

General Location: Southwest corner of 151st and Memorial | 15102 S. Memorial Dr.

4. **PRELIMINARY PLAT *ESTATES AT CONRAD VILLAGE BXPT-19.03***:

Applicant, Tanner Consulting

Approval of a preliminary plat *Estates at Conrad Village*, 32.713 Acres, Thirty-six (36) Lots, Four (4) Blocks and Five (5) Reserves areas, on an undeveloped parcel for the purpose of a Single-family residential development, in Section 23, Township 17 North, and Range 13 East

General Location: Less than ¼-mile south of 151st Street and east of Sheridan

PUBLIC HEARING

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: 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.

5. **REZONING BXZO-19.01 MOMENI:** Applicant, Abbas Momeni
 Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby *BXZO-19.01*, currently zoned AG | Agriculture, to proposed zoning CG | Commercial General to allow for commercial uses, in Section 26, Township 17 and Range 13 in the City of Bixby, OK
General Location: 16800 S Memorial Dr. E., west of Memorial and North of 171ST

6. **REZONING BXZO-19.03 SWTURF:** Applicant, JR Donelson
 Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby *BXZO-19.03*, currently zoned FD | Flood District & AG | Agriculture, to proposed zoning IL | Industrial Light to allow for industrial light uses, in Section 14, Township 17, Range 13 in the City of Bixby, OK
General Location: West of Memorial and north of 171ST

7. **REZONING BXZO-19.02 BIXBY WEST ELEMENTARY/INTERMEDIATE:**
 Applicant, KKT Architects on behalf of Bixby Public Schools
 Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby *BXZO-19.02 151West*, currently zoned *PUD-12D | RS-3, RM-2, RM-1, RD, OL, CS, IL* | Single-family, Multi-family, Duplex, Office, Commercial Shopping and Industrial, to proposed zoning CS | Commercial Shopping, to allow for commercial and institutional uses (Bixby Public Schools), in Section 16, Township 17 and Range 13 in the City of Bixby, OK
General Location: Northeast corner of 151st Street and Harvard Avenue

8. **PUD ABANDONMENT BXPUD-12D "H" ABANDONMENT:** Applicant, KKT Architects on behalf of Bixby Public Schools
 Discussion and recommendation of the abandonment of a portion of *PUD-12D* an existing zoning district, for the purpose of replacing certain zoning restrictions found in *Development Area "H,"* for the proposed zoning restrictions of *BXPUD-19.01*, in Section 16, T17N, R13E in the City of Bixby, OK
General Location: Northeast corner of 151st Street and Harvard Avenue

9. **PUD BXPUD-19.01 BIXBY WEST ELEMENTARY/INTERMEDIATE:** Applicant, KKT Architects on behalf of Bixby Public Schools
 Discussion and recommendation of a proposed new supplemental zoning (PUD) Planned Unit Development District, for the purpose of replacing zoning restrictions found in *PUD-12D Development Area "H,"* for the purpose of a new Bixby Elementary and Intermediate School and to allow commercial development along 151st Street in Section 16, T17N, R13E in the City of Bixby, OK
General Location: Northeast corner of 151st Street and Harvard Avenue

10. **PUBLIC HEARING AND LECTURE PRESENTATION GO PLAN, The Tulsa Regional Bicycle and Pedestrian Master Plan**

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Discussion and recommendation of the proposed adoption of the *GO PLAN, The Tulsa Regional Bicycle and Pedestrian Master Plan* | a regional pedestrian and bicycle plan that is part of a suite of resources, which equip member jurisdictions with:

- Bicycle network recommendations,
- Pedestrian design approaches
- Policy and funding recommendations,
- Design guidance

Presenters:

- Jane Ziegler | Transportation Planner & Bicycle-Pedestrian Coordinator | INCOG
- Leslie Carroll | Resource Development Coordinator | Tulsa Health Department

ADJOURNMENT

POSTED BY: Marcae' Hilton 
Date: March 7, 2019
Time: 5 PM

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