

# Bixby Planning Commission Agenda

City Hall, Council Chambers | 116 West Needles, Bixby, Oklahoma

Monday | June 15, 2020 | 6:00 PM

## Call to Order

## Roll Call

## Consent Agenda

- 1. Approval of Minutes** | Regular Scheduled Planning Commission Mtg. | May 18, 2020
- 2. Conditional Final Plat (BXPT-19.02) Misty Hollow Estates**  
Applicant, Select Design  
Final plat approval of Misty Hollow Estates (BXPT-19.02), a conditional final plat that covers 3.75 acres, containing five (5) lots, two (2) blocks, and four (4) reserve areas. Section 7, Township 17N, Range 13E.  
**General Location:** South of 131<sup>st</sup> Street South and East of South 78<sup>th</sup> E. Avenue.

## Public Hearing

- 1. Site Plan (BXSP-20.04) Full Gospel Assembly International Ministry**  
Applicant, All Steel Building Company  
Discussion and recommendation of a proposed Site Plan for a Use Unit 5 (Multi-Use Church Facility), Full Gospel Assembly International Ministry (B.X.S.P.-20.04), covering 79.35 acres, one (1) lot, one (1) block. Section 25, Township 17N, R13E.  
**General Location:** Approximately 9100 Block of 151st Street South.
- 2. Rezoning (BXZO-20.01) Rowan Grove**  
Applicant, AAB Engineering, LLC.  
Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby BXZO-20.01, Office Light (OL) & Commercial Shopping (CS) to (CS) Commercial Shopping in Development Area B of BXPUD-20.02. Development Area B contains 5.52 acres and is located in Section 7, Township 17N, Range 14E.  
**General Location:** South of 131<sup>st</sup> Street South and East of South Mingo Rd.

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 [email Jason Mohler](mailto:jmohler@bixbyok.gov) (jmohler@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a 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.

**3. Comprehensive Plan Minor Amendment BXCP-20.03 Rowan Grove**

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed amendment to the Comprehensive Plan Future Land Use map for the City of Bixby BXCP-20.03, Low Density Residential to Medium Density Residential, to allow for RS-3 (Residential Single Family) zoning in Development Area C of BXPUD-20.02. Development Area C contains 27.37 Acres and is located in Section 7, Township 17N, Range 14E.

**General Location:** South of 131<sup>st</sup> Street South and East of South Mingo Rd.

**4. Rezoning BXZO-20.02 Rowan Grove**

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby BXZO-20.03, (FD) Flood District to (RS-3) Residential Single Family, to allow for a Residential Development in Development Area C of BXPUD-20.02.

Development Area C contains 27.37 Acres and is located in Section 7, Township 17N, Range 14E.

**General Location:** South of 131<sup>st</sup> Street South and East of South Mingo Rd.

**5. Planned Unit Development BXPUD-20.02 Rowan Grove**

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed new supplemental zoning Planned Unit Development in the City of Bixby BXPUD-20.02. It contains three (3) Development Areas that combine to be 37.02 acres total. Located in Section 7, Township 17N, Range 14E.

**General Location:** South of 131<sup>st</sup> Street South and East of South Mingo Rd.

**6. Preliminary Plat BXPT-20.04 Rowan Grove**

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed Preliminary Plat for Commercial and Residential Development in the City of Bixby BXPT-20.04. It contains 37.02 acres total, one hundred and fifty-one (151) lots, six (6) blocks, and one (1) reserve area. Located in Section 7, Township 17N, Range 14E.

**General Location:** South of 131<sup>st</sup> Street South and East of South Mingo Rd.

**Citizens who would like to speak on an item may attend the meeting in City Council Chambers. Written comments may be submitted via email to [Jason Mohler](mailto:jmohler@bixbyok.gov) (jmohler@bixbyok.gov).**

**Posted June 8, 2020** \_\_\_\_\_

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