

**PLANNING COMMISSION
MINUTES
BIXBY CITY HALL, COUNCIL CHAMBERS
7:00 p m, MAY 20, 2002**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Bill Davis	Bill Campbell	Jim Coffey
Scott Sherrill		
Roy Paxson		
Jim Powell (Present for part of meeting)		

- 1. CALL TO ORDER 7:00 PM**
- 2. CONSIDERATION AND APPROVAL OF MINUTES FOR APRIL 15, 2002. Motion by Paxson and second by Davis for approval**
VOTING FOR: Davis, Paxson, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 3-0-0
- 3. PUD 29 DISCUSSION AND POSSIBLE ACTION ON A CONTINUED ITEM FROM MARCH 18, 2002, MEETING ON A PLANNED UNIT DEVELOPMENT FOR A COMMERCIAL BUILDING AT 124TH STREET AND MEMORIAL.**

Staff Report:

The staff has addressed all the concerns on the meeting on Marcy 18, 2002 .

How the questions have be answered:

1. The easements – The utility companies have indicated by letter their willingness to vacate the easements. The City Council will consider vacating the temporary road easement and sewer easements at a future meeting.
2. The items in use unit 15 have been revised. (see page 3)
3. The question of street design is addressed as item V on page 4. The developer will have the street tested. If the street is not to collector standards and needs to be improved then the developer will increase the pavement structure along the portion in front of the proposed development to that of collector street standards.
4. The drainage issue has been addressed on page 4. The developer and city have explored options to handle the drainage question. The

developer has been cooperative and a plan of development is being considered. The final plan will adhere to City of Bixby Drainage Standards as approved by the City Engineer. This may or may not include off site development that would aid other properties in the area.

5. Hours of operation have been modified see page 2. (6am to 10pm)
6. Sign is located on the drawing (Exhibit A)
7. Parking Ratio has been to 1 to 225 or as stated in the ordinance per use unit (page 2)
8. The Architectural Committee has taken a cursory look at the development and made suggestions. The suggestions resulting in a new look for the building and additional landscaping.

The Staff Recommends Approval.

Commissioner asked the Planner to address the drainage question with more detail. The planner explained that options were being considered and among them was a drainage pipe to Fry Ditch on the West Side of Memorial. This may or many not be done.

Ted Sack, engineer commented that the developer was willing to work with the city.

Bob Pierce, 8104 E 124 Street, Bixby, Ok. Was concerned about the drainage and mentioned that the ditch of the west side of Memorial is always full of water.

Davis moved and Paxson seconded for approval of PUD 29

VOTING FOR: Davis, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

NOTE: JIM POWELL ARRIVED AND TOOK HIS PLACE ON THE COMMISSION.

4. **BZ 284 PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A ZONING REQUEST BY HOME VENTURES, INC, TIM REMY, TO REZONE A TRACT OF LAND IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 13**

EAST FROM RM-2 (RESIDENTIAL MULTI-FAMILY) TO OL (OFFICE LIGHT).

STAFF REPORT

BZ 284 PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A ZONING REQUEST BY HOME VENTURES, INC, TIM REMY, TO REZONE A TRACT OF LAND IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 13 EAST FROM RM-2 (RESIDENTIAL MULTI-FAMILY) TO OL (OFFICE LIGHT).

A map is attached to show the location of the property in question located on 101st Street just west of Warren Clinic. The property is surrounded by OL (Office Light) Zoning to the West, and RS-3 (Residential) zoning to the South and East. The property to the North is in the City of Tulsa and zoned CO (Commercial Office) and RS-3 (Residential).

The tract is within a corridor district on the Comprehensive Plan and OL is an appropriate preferred zoning. OL can also be a transitional zoning from commercial to residential. The appropriate screening as designated in the City Ordinance will apply to screen the area from residential to office light.

Office Light allows Use Unit 11 Offices, Studios, medical and dental laboratories, abstract company, advertising agency, artist's studio, broadcasting and recording studio, computing service, copying service, data processing service, drafting service, dental offices, clinics, employment agency, financial institutions other than a pawn shop, funeral home, interior design consultant, optician, optical laboratories, medical offices, photography studio, pharmacy if no sundry or other merchandise is sold or offered for sale, schools such as ballet and music, travel agency, and other general office uses. Off street parking requirements are listed according to the use in the building or buildings. Other uses such as barber and beauty shops and banks may also be included. A drive-in bank facility or any detached accessory use requires approval by the Board of Adjustment.

To date the staff has not received comments; accept for Lindsay Perkins Development who indicated possible support for the project. The staff recommends approval.

Brandon Perkins 7038 E 82nd Street. Stated he was in favor of the development if the developer work extend the fence from Legacy Park,

direct the light away from the subdivision, and put parking along the perimeter next to the subdivision.

Chairman Sherrill reminded Perkins this is a zoning hearing and that no conditions could be placed on the zoning. If you have an agreement with the developer that is just between you two. If the owner decides to sale after the zoning then you may not get what you want.

Powell moved and Paxson seconded for approval.

VOTING FOR: Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

**5. CUL-DE-SAC PLAT VARIANCE DISCUSSION AND
POSSIBLE ACTION ON APPROVAL OF STONE CREEK
EAST SUB DIVISION DESIGN TO INCLUDE A CUL-DE-SAC
IN ACCESS OF 300 FEET.**

Staff Report

According to the Sub Division Regulations the Planning Commission has the authority to allow the platting of cul-de-sacs in excess of 300 feet. (Chapter 3.2 #20) The plat being considered for Stone Creek East has a cul-de-sac over 600 feet long. The area is unique being boarded by two creeks on the West, East, and South. The area at 101st Street will allow only one entrance for development. There are 22 lots and the one entry has the approval of the Fire Marshal and Staff.

See attached letter from Lindsay Perkins Development

Staff recommends approval.

Powell moved and Davis seconded for approval

VOTING FOR: Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

**6. STONE CREEK EAST PRELIMINARY PLAT DISCUSSION
AND POSSIBLE ACTION TO APPROVE A PRELIMINARY
PLAT FOR STONE CREEK EAST.**

Staff Report The plat of 22 lots is a small area boarded by drainage creeks on the West, East, and South. Although the area does not appear on the FEMA FIRM Maps as a 100-year floodplain, it does border creeks, which feed the 100-year floodplain. Previous development approved, Legacy II, include provisions for the drainage for this sub-division, which should control the drainage water for urbanization in this area. The staff has marked the drawings to discharge storm drainage to the east away from Stone Creek. The staff will further explore the drainage question when the Final Plat is prepared, but at this point the plan seems workable.

The developer has worked with the staff on infrastructure and been willing to accommodate our concerns. The Fire Marshal has reviewed the plan and is willing to allow a 50-foot wide road right of way with a 26- foot street with the concession by the developer that no parking signs be constructed on one side.

It meets all the criteria for a preliminary plat, has been reviewed and modified in meetings between the staff and developer. The staff recommends approval.

Davis moved for approval Paxson seconded

VOTING FOR: Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

7. OLD BUSINESS None

8. NEW BUSINESS None

9. ADJOURNMENT 7:24 pm

APPROVED

DATE