

**MINUTES
PLANNING COMMISSION
7:00 OM
116 WEST NEEDLES
BIXBY, OKLAHOMA
JANUARY 21, 2003**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Scott Sherrill		Jim Coffey
Jim Powell		
Bill Davis		
Bill Campbell		

- 1. CALL TO ORDER:** chairman Sherrill called the meeting to order at 7:00 PM.
- 2. Consideration and approval of minutes for November 18, 2002.**
Motion was made by Bill Davis and seconded by Jim Powell for approval.
VOTING FOR: Campbell, Davis, Powell, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED 4-0-0

Scott Sherrill turned the meeting over to Vice Chairman Jim Powell and left the room because he had personal interest in the following item.

- 3. PUD 30 Public Hearing, Discussion and possible action to approve a supplemental zoning classification of Planned Unit Development for Spicewood Park, west of southeast corner of East 101st Street South and South Mingo Road and East of Stone Creek, Spicewood Park LLC, applicant.**

Ricky Jones, 5323 S Lewis, Tulsa, OK, Tanner Consulting, present the item for the developer. Explained the zoning applicant for RD made by Legacy Park Development that was previously approved, and explained this is the same property as the PUD. The density request is for 38 units while the zoning classification would allow 74. The conception site plan is in the packet. The property is surrounded by floodplain that belongs to the City of Bixby. There is only one possible entry into the property. After the PUD was submitted the city staff made several comments and sent the item back.

The city's concerns are addressed in the letter from the developer. If the item is approved tonight we will amend the packet and bring it up to date for the City Council. Ricky Jones explained that they met with the neighbors and discussed the development. Letter to the meeting invited property owners within 300 feet. We addressed their concerns. This is a continuation of the development at 77th and Memorial. The target sales is 55 to 80 years old. Some of the items are duplexes some are up to four connected units. The streets are private and it is a gated community. Water will have to be extended and the sewer will be connected to the city's line to the south. The packet and letter describe the PUD.

Powell asked if the floodplain to the west was owned by the city and Ricky Jones responded that the city has taken ownership of this area and areas to the south in the last month. The Planner confirmed the transaction.

Annette Bilinski, 10033 S 93 East Ave, Tulsa, was concerned about drainage. The City Planner explain good engineering practices that will not allow more water be passed on to the neighbor in greater amounts. Powell explained that the item tonight was zoning and not hydrology and confirmed good engineering practice. She wanted to know when 101st Street might be widened to accommodate more traffic and no one was aware of a project to widen at this time.

Steve Calvarend, 10111 s 92nd East Ave, was asked to comment on behalf of the Home Owners Association. Thirty lots were previously approved and now there are thirty-eight. Lot sizes had changed from 6900 sq. ft. to 4500 sq ft. Perimeter easement was 20 ft. and is now 17.5 ft. Was concerned about lights, maintenance of property, and traffic. It is dangerous now to exit Stone Creek and this subdivision would add to the problem. Would like to see a light. I personally like the appearance of the PUD but I am concerned with the traffic, school bus provisions and the access of Fire Trucks.

Jim Powell asked the Planner for the ordinance on perimeter easement and set back. He responded it is 17.5 feet.

Jim Powell asked how much the buffer was considering the flood plain. The Planner responded there is 17.5 feet on this lot plus the creek and plus an additional area of floodplain. The area is probably more than 150 feet.

Craig Tomlinson, 9162 E 102nd Place, he had the same concerns as Steve. But it is a good project. The objections are, it is too dense, undefined, and that the document needs to assure the product the city will get. I have a letter that addresses our concerns. (Letter attached). We request a twenty-foot rear setback as provided in the Bixby Zoning Code. Than landscaping be in substantial compliance with a rot iron fence around the property. That a screening fence be provided between the subdivisions. We are concerned about headlights shining across the creek and into the back yards of Stone Creek. There are no signal lights and he was concerned about children going to the park across 101st street. We would like for these safety issues be addressed. We would ask that you continue the decision and allow us to review any materials that your might have before making a decision.

Powell explained the power of the document in assuring the product. As to traffic on a public street, that is not part of our consideration in a PUD zoning issue that is already zoned for more density. We are not here for hydrology but for zoning. The issues you raise on traffic are not particular to the zoning of this subdivision. The density is much less than the zoning.

Campbell expressed that the developer will work with the people. Tomlinson said they did not have the letter from the developer. Campbell expressed that the letter was a response to the concerns of staff and the modifications were to comply with the ordinances.

Powell expressed that the document and staff review does address the concerns and show agreement with the ordinances. Tomlinson asked about the headlights, and Powell said the same limitation that you have from turning into your driveway would be like those in this subdivision. It is not an item that is handled any different from the use of driveways by all subdivisions.

Davis moved and Campbell seconded for approval of PUD 30 based on the document review by staff and including the developer response to that review.

VOTING FOR: Davis, Campbell, and Powell

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

Chairman Sherrill was summoned from outside the Council Chambers and returned to take his place as Chairman of the meeting.

4. Discussion and possible action on a request from Tulsa Metropolitan Area Planning Commission to consider a zoning change from Agriculture (A) to Commercial Shopping (CS) on the North East Corner of Lewis and 151st, Sitton Properties and Pastor Bobby Hocking, applicants; and make recommendation to the Metropolitan Area Planning Commission.

The Planner described the zoning request. The property is within the fence line of Bixby but is not in the city limits. It is a five-acre property on the corner of 151st Street and Lewis Avenue. The zoning fits into our Comprehensive Plan well and into the corridor district well. The Church has made a deal to purchase one acre and build a church now and has taken an option on the remaining property. Staff recommends approval

Pastor Bobby Hocking was present and only indicated that he wanted to build a church and would appreciate the Planning Commissions Recommendation. No other person responded.

Powell moved and Campbell seconded that the zoning be recommended to the Metropolitan Area Planning Commission for approval.

VOTING FOR: Campbell, Davis, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

5. Discussion and possible action to approve a preliminary Plat for Quick Trip Corporation, for a new development on the southwest corner of Memorial and 151st Street.

The planner explained the plat. There was no response from the public. The engineers confirmed the presentation of the planner.

Powell moved and Davis seconded for approval.

VOTING FOR: Campbell, Davis, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

6. Discussion and possible action to establish a meeting date for the Hazard Mitigation Committee to work on the City of Bixby Hazard Mitigation Plan.

The date of February 4, 2003, 4PM was selected with an alternate of February 11, 2003.

7. OLD BUSINESS: None

8. NEW BUSINESS: None

9. ADJOURNMENT:

APPROVAL

DATE