

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
APRIL 18, 2005**

- 1 Call to Order all members of the Planning Commission were present.**
- 2 Approval of Minutes for March 21, 2005. Powell moved and Campbell second for approval.**

VOTING FOR: Campbell, Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

- 3. PUD 39 AND RS3 ZONING Public Hearing, Discussion and possible action to approve residential zoning of RS3 and supplemental zoning PUD 39 as “The Crossing of Bixby, located in Section 24, T17N, R13E, East of Memorial, North of 161st Street, South of Bixby Creek, Wallace Properties, applicant.**

STAFF REPORT

The Comprehensive Plan shows this area out of the Special Flood Areas to be developed as a Low Intensity area. RS3 residential is considered low intensity and is allowable in this area. The area has previously been agricultural being used for crops. Agriculture is among the present highest use for the property because of the Special Flood Area and Bixby Creek that surround it. However, residential use can be developed in harmony with the area if the impact does not adversely affect the Bixby Creek and the Special Flood Area. That is why detention is of most importance in this area that takes into consideration the development and the Special Flood Areas. The City Engineer has required detention as acknowledged in Section V of the PUD. The areas for storm sewer layout will need to be better defined in the platting stage.

Documentation authorizing construction and detention within the GRDA easement will be required. The Fire Marshal and Engineer believe that another point of ingress/egress should be provided in the area of Lots 85 and 86. On the plat there needs to be an easement between Lots 115/116 and Lots 75/74 for sanitary sewer. The alignment of the force main for the Sewer Lift Station needs to be shown on the preliminary plat. The sewer is to be connected to the existing Saker Lift Station force main, a hydraulic analysis and report on the

force main with both the proposed and the Saker Life Stations running at full capacity will be required. Further a capacity analysis of the downstream lift station receiving both the proposed and Saker flows will be required. Any required improvements to the City force main or Lift Station should be at the expense of the developer. Hydrants should be at the entrance with other placements not over 600 ft and approved by the Fire Marshal. The PUD Development Standards take the following exception to Bulk area requirement. Minimum Lot Areas are 5100 sq ft in lieu of 6900 sq ft. Maximum Building Height is 35 ft with in lieu of 48 ft. From property line abutting street is 20 ft in lieu of 25 ft, and rear property line is 15 ft in lieu of 20. All of these changes can be recommended by staff. Item III Fire Protection should add wording in the affect that the placement should be approved by the Fire Marshal.

As a result of staff review and the items listed above the staff recommends approval.

PUBLIC HEARING

Ricky Jones, Tanner Consulting, 5323 S Lewis, applicant. We are in agreement with all the recommendations of staff. We have met with the city staff several times to work out streets, hydrology, and utilities. We have connected the streets to meet the requirements of the fire marshal. What makes this sit appealing is its proximity to the schools. We will have a walking trail system with splash parks and other amenities.

Powell asked if the developer would actually put in the amenities. The problem is public trust. The developer promises he will do something and never does. Will these things really happen? Jones said we are designing these items for the developer and we believe they will be constructed. To the best of my knowledge we believe it will happen. Powell said this is a public trust and if they are promises, we pass the PUD believing these will happen then they should happen. Jones responded that the amenities, splash park, could be in the PUD, and if we do not put it in we will come back to the Planning Commission to amend the PUD. I would like you to approve the residential applications with other related amenities that could include parks, trails, splash parks, etc.

Sherrill suggested the language might be modified to include the amenities in the PUD, which would allow the developer to put in the amenities but not spell out each amenity that must be included.

The City Planner suggested that since the Commission cannot conditionally zone that there be two votes on this item. One to approve or deny the zoning changing and one for the PUD with conditions.

Powell moved and Davis seconded to approve the zoning to RS-3

VOTING FOR: Campbell, Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

Powell moved the PUD be approved with the conditions that accessory uses be included in the PUD. Paxson seconded the motion

VOTING FOR: Campbell, Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

- 4. BZ310 Public Hearing, Discussion and possible action to approve a rezoning from AG Agriculture to RS3 Single Family in Section 17, Township seventeen (17) North, Range Thirteen (13) East, West of Harvard and South of Harvard Ponds Subdivision, Wallace Properties, applicant.**

STAFF REPORT

The area listed for RS3 zoning agrees with the Comprehensive Plan and is an appropriate use of the property. At this point the plat has not been reviewed and comments will follow when the plat is presented to the Planning Commission. The planning staff has only one objection to the zoning request. The narrow property for a street running west from Harvard to the property is partially outside the City Limits. The planning staff has discussed this item with the applicant's engineer and we would like to remove that narrow strip from the zoning application. With that change the staff recommends approval.

Ricky Jones, Tanner Consulting, 5323 S Lewis, applicant. This is a 10 acre subdivision to extend the very successful Harvard Ponds with Harvard Ponds II. To clarify the area being requested in the zoning we want to remove this strip of land that shows as a secondary entry into the ten acres because negotiations with the property owner will not allow the strip and attach the ten acres to the Harvard Ponds to the North and create another point of entry on property already part of Harvard Ponds. So we are requesting the re-zoning on the 10 acres only.

Davis moved for approval on the area requested with the exclusion of the strip of land that was to be an entry street. Paxson seconded

VOTING FOR: Campbell, Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

- 5. Discussion and possible action to approve a preliminary plat for Hendrix Row, PUD 38, for property located on the North East Corner of Yale and 151st Street, Hendrix Property, applicant.**

STAFF REPORT

The staff has met with the developer's representative on several occasions and the water and sewer plans are presently being prepared. It appears that the infrastructure will work with the present preliminary plat. An earth change permit has been submitted for review. The plat will be developed in phases until PUD is complete. The requirements for a preliminary plat have been met and the staff recommends approval.

Paxson moved the Powell seconded for approval

VOTING FOR: Campbell, Davis, Paxson, Powell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

- 6. Old Business None**
- 7. New Business None**
- 8. Adjournment**

Approved

Date