

**MINUTES  
PLANNING COMMISSION  
7:00 PM  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
MONDAY  
JUNE 20,2005**

**1 Call to Order**

Chairman Sherrill called the meeting to order at 7:02 pm. 5 members present: Sherrill, Powell, Paxson, Campbell, and Davis arrived late.

**2 Approval of Minutes for April 18, 2005**

Powell moved and Paxson seconded approval of the minutes.

**VOTING FOR: Campbell, Powell, Paxson, Sherrill  
VOTING AGAINST: none  
ABSTAINING: none  
MOTION PASSED: 4-0-0**

**3 Approval of Minutes for May 5, 2005 Special Meeting**

Powell moved and Paxson seconded approval of special meeting minutes with changes as voted on.

**VOTING FOR: Powell, Paxson, Sherrill  
VOTING AGAINST: none  
ABSTAINING: Campbell  
MOTION PASSED: 3-1-0**

**4 Approval of Minutes for May 16, 2005**

Powell moved and Paxson seconded approval of the minutes.

**VOTING FOR: Powell, Paxson, Sherrill  
VOTING AGAINST: none  
ABSTAINING: Campbell  
MOTION PASSED: 3-1-0**

***\*\*Commissioner Davis arrived and was noted as present\*\****

**PUBLIC HEARINGS**

- 5. PUD 41 Public Hearing, Discussion and possible action to approve a Zoning Change from AG to CS with a supplemental zoning of PUD 41, Cedar Crest Business Park, Kevin Walsh applicant.**

## **STAFF REPORT**

*Cedar Crest fits well in the Comprehensive Plan for the area. The Fire Marshal is concerned that proper fire lanes, a minimum of 28 feet, connect the lots accessed by parking lots with good circulation around the structures and fire hydrants spaced no more than 300 feet apart. The engineer is concerned about the drainage and would review the later applications to insure proper flow, limit erosion problems, and establish off site agreements on improvements. Drainage is not shown on these drawings. Entrance and exits must be approved by ODOT. Water system must be looped, and sewer lines approved. No utility plan has yet been submitted.*

*Exceptions to a CS zoning include items in Use Unit 15 which are allowed in a CS Zone by Special Exception. The items allowed are Air Conditioning and Heating, Wholesale Bakery, Carpeting, Decorating, Fence, General Merchandising, Glass, Greenhouse, Heating Equipment, Plumbing Materials, Plumbing Shop potable Storage Building, Printing and Publishing, Reproductive Services, Vending Machine Sales and Service, Janitorial Service, Window Cleaning Dry Cleaning Laundry, Electrical, Decorating, and Carpentry. In use unit 17 in area B Mini-Storage and other items of inside sales would be allowed.*

*As outlined, taking the above items into consideration the staff can recommend approval but recommends that the underlining zoning be voted on first and, if passes, to vote on the PUD.*

## **PUBLIC HEARING**

No Response

Mr. Powell asked if this area is located along a corridor. Mr. Coffey responded that it is, explaining why the applicant is asking for a PUD rather than straight commercial zoning.

Mr. Davis asked what the main usage of this area will be. A representative for the applicant replied there will be 5 buildings total: a strip mall along 151<sup>st</sup> st. and office buildings behind that.

Powell moved to approved, Davis seconded.

**VOTING FOR: Davis, Campbell, Powell, Paxson, Sherrill**  
**VOTING AGAINST: none**  
**ABSTAINING: none**  
**MOTION PASSED: 5-0-0**

**6. PUD 42 Public Hearing, Discussion and possible action to approve supplemental zoning of PUD 42, River Oaks, Kevin Walsh, applicant**

**STAFF REPORT**

*The area is presently zoned CG (Commercial General) and RM-1(Residential Multi-Family). The use units as listed with restrictions in development standards of the PUD are all in order except Use Unit 20. The planning department has reservations concerning a Water Park at this location because of the Arkansas River. A water park would not be appropriate because the pool would in part be below the Base Flood Elevation from the Arkansas River.*

*This area is presently part of the area the Corps of Engineers is re-mapping. The preliminary response from the Corp indicates the Base Flood Elevation may be raised to 600 from 599. This area has an approved LOMR-Fill and the area is all close to or above the 600 mark. However, the Corp originally before the City of Bixby protested, was going to map the Base Flood Elevation in this area at 604. The mapping is an ongoing discussion at this point and the final word from FEMA is yet to be determined. Even though there is a FEMA approved LOMR on the property new mapping will supersede that approval. It may be that development will be subject to further drainage regulations.*

*The Fire Marshal indicates that he would like to approve the location of Fire Hydrants not to be placed over 300 foot apart and at least one be located at the entry off 146<sup>th</sup> Street. He would also require a Crash Gate, second means of access into and out of the Patio Home Area.*

*The Engineer comments include the Mapping by the Corps of Engineers and the possibility of new regulations, review and approval of all storm water drainage channel, pipes, etc and review of design to insure proper design, capacity, and flow. All entries off Memorial must be approved by ODOT. Utility drawings have yet to be received but water line needs to be looped and sewer line evaluated.*

*The Arkansas River Development Plan shows this area as commercial and recreational. Housing is not included in the concept development plan. This is a concept plan and subject to change.*

*The staff recommends approval with the removal of the water park and the understanding that additional work may need to be done if the Corp of Engineer presents a mapping that is not appropriate for development.*

### **PUBLIC HEARING**

No Response

Mr. Davis asked Mr. Coffey if 300 feet spacing of fire hydrants is standard. Mr. Coffey responded that the standard placement is 300 ft for commercial and 600 ft for residential. The Fire Marshal has requested 300 foot spacing due to the arrangement of streets in this development even though it is residential.

Chairman Sherrill inquired about the flood elevation changes. His question concerned the anticipated change of flood elevations in the area and its effect on the development. He clarified that the Planning Commission is only looking at this from a “strictly zoning” aspect. Mr. Coffey affirmed this. And agreed that the hydrology issues were not normally dealt with by the Planning Commission. Mr. Coffey explained he wanted the Commission to be aware of what is currently happening with the area in question. But we are regulatory to the map and levels that we currently have, which would allow the Commission to approve this PUD. Mr. Coffey went on to explain that the Commission needs to either approve or deny the application as it is with the current elevations.

Chairman Sherrill and Mr. Coffey went on to discuss that, should the elevations change after the area is developed, it is the responsibility of the developer to obtain insurance, etc.

A representative for the applicant discussed with Mr. Davis about the elevations in the area right now. MR. Walsh explained that the elevations range from 600.9 feet at the lowest point, to 604 feet at the highest.

Powell moved to approve, Davis seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

## PRELIMINARY PLATS

### 7. Discussion and possible action to approve a Preliminary Plat for Harvard Ponds II.

#### STAFF REPORT

*The staff has reviewed the plat and the Fire Marshal would like to approve Fire Hydrant Locations of not over 300 feet because of the cul-de-sac design which seems to be the only way to properly lay out the subdivisions. The Engineer comments that off-site discharge of storm water and erosion control measures for downstream need to be considered and may require off-site easements. A detention report will be needed with an Erosion control plan. Water line and Sewer lines will need further review and may require changes and off-site easements. As a whole the staff recommends approval.*

**Ricky Jones; Tanner Consulting 5323 S. Lewis:** displayed the plat and explained that this 10 acre development is the second phase of Harvard Ponds. There is a secondary point of ingress and egress on Harvard. The developers are in agreement with the City Staff and Fire Marshall. They are currently working on a detention plan.

Davis motioned for approval, Campbell seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

### 8. Discussion and possible action to approve a Preliminary Plat for Seven Lakes.

#### STAFF REPORT

*The Staff has review this project and the Fire Marshal would like to approve Fire Hydrant location of not more that 600 feet. The Fire Marshal is concerned about the number of lots and only two entries but is willing to accept the present plat because of the connecting of streets and good circulation throughout the subdivision. Lots 39 & 40 are placed over Tulsa County easement and would require lot restrictions. The Engineer points out the utility concept plan needs to be revised. **The Engineer's comments are***

*extensive and attached to this staff report. There are many items that need to be addressed. Another problem is the wetland area to the South of the development. Care must be taken to properly allow water to enter this area. This may require a 404 permit from the Corp of Engineers.*

*The staff recommends the approval of the preliminary plat with the condition that the drainage, water, and sewer problems are worked out before any construction begins and before the submittal of a Final Plat.*

Mr. Davis asked the approximate size and value of the homes and if it would be comparable to those in Copperleaf subdivision (just South of this development)

Representative for the engineer of this project was present but did not know the answer.

Davis motioned for approval with the condition that drainage, water, and sewer issues be resolved before the final plat, Powell seconded

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

## **9. Discussion and possible action to approve a Preliminary Plat for The Territory**

### **STAFF REPORT**

*The Staff has reviewed this project and the Fire Marshal would like to approve the locations of Fire Hydrants spaced not over 600 feet. The Engineer reserves the right to review construction plans for water, sewer, and drainage when construction plans are submitted. Design of the water and sewer system will have to be reviewed and additional easements may be needed. As a whole the staff recommends approval with the conditions that the water, sewer, and drainage be submitted and approved before submittal of the Final Plat.*

**Ricky Jones; Tanner Consulting 5323 S. Lewis:** Developers are further along than when Staff Report was written. They have submitted first submittal drawings of water, sewer, and storm to the City and received comments back. Developers are in agreement with those comments for the most part and are working out the engineering. Mr. Jones stated that they do have to construct a pump station and force main to get over to the apartment complex to the North. He said the location of the Bixby schools right across the street makes this area so desirable and he knows there are still some infrastructure issues to work out,

but they are not substantial. Mr. Jones agreed with Mr. Coffey that the preliminary plat is far enough along that it can be approved.

Mr. Davis again asked the approximate size and value of the homes in this development. Mr. Jones responded that the square footage would probably be between 1,400 and 2,000 and prices would range from the 140's to the upper 100's.

Davis motioned for approval, Campbell seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

**10. Discussion and possible action to approve a Preliminary Plat for PUD 37  
CrossCreek.**

**STAFF REPORT**

*The Staff has reviewed this project and the Fire Marshal wants to be sure that mutual access is established for all lots and that the entry to 73rd street and Memorial are shown on the plat as agreed. The Engineer is concerned about the utility layouts. Water lines should be looped and approved; sewer lines design should also be approved. Drainage design with a fee-in-lieu is to be approved. The Preliminary Engineering Plans have not been submitted. Entry off Memorial will need ODOT approval and may require a traffic study. The staff recommends approval of the preliminary plat with the conditions that the infrastructure be submitted and approved and that the connection to 73<sup>rd</sup> East Ave and Memorial be shown on the plat.*

Powell moved to approve, Paxson seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

**FINAL PLATS**

**11. Discussion and possible action to approve a Final Plat for Southbridge.**

**STAFF REPORT**

*Staff has reviewed and recommends approval.*

Davis motioned for approval, Powell seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

## **LOT SPLITS**

**12. Discussion and possible action to approve a Lot Line Adjustment and reverse lot split Bl-324 for Ray Bowen.**

### **STAFF REPORT**

*This item has had considerable review by the Staff and also the City Attorney. Case BL-82, was passed separating part of this property in 1983. The alignment that was done, did not include the five (5) feet for the house on the remaining property. This alignment needs to be adjusted so that the house is no longer encroached on the other lot. Another problem is that the deed this property is inaccurate in that it does not take out the property that was split off. So, what we are doing is correcting the 1983 process, realigning the property lines, and placing the third lot with the correct piece of property. There are a number of errors in the original deeding of this property, so we are correcting all of those errors at once.*

Powell moved to approve per Mr. Coffey's recommendation, Paxson seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

**13. Old Business None**

**13. New Business None**

**14. Adjournment**