

Bixby Planning Commission Agenda Special Meeting

Amended

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

Thursday | March 18, 2021 | 6:00 PM

Call to Order

Roll Call

Consent Agenda

1. Take Action on Approval of Donna Crawford as Planning Commission Secretary
2. Approval of Minutes | Regular Scheduled Planning Commission Mtg. | January 19, 2021

Public Hearing

1. Continued from January 19, 2021 Meeting: **Lot Split** (B.X.L.S.-21.02)

Stunkard

Applicant | J.R. Donelson

Discussion and review of Lot Split Stunkard Tract (B.X.L.S.-21.02).

A lot split creating single-family development lots near E. 161st St. & S. Mingo Rd. Underlying zoning CS with a Special Exception (B.X.B.A.-17.07) to permit a single-family dwelling, located in Section Twenty-five (25), Township Seventeen (17) North, Range Thirteen (13) East in the City of Bixby.

General Location: Southwest corner of 161st & Mingo.

2. **Comprehensive Plan Amendment** (B.X.C.P.-21.01) **The Retreat**

Applicant | Tanner Consulting, L.L.C.

Discussion and review of Comprehensive Plan Amendment **The Retreat (B.X.C.P.-21.01)**. A proposed Comprehensive Plan Amendment for a Master Planned Unit Development for a single-family residential

development of 160.422. The Retreat features four (4) distinct neighborhood styles which includes larger “Reserve” lots, “Estate” lots, “Villas” lots, and “Gated Cottage” lots. Located in Section Twenty-One (21), Township Seventeen (17) North, Range Thirteen (13) East.

General Location: Northwest Corner of East 161st Street South and South Yale Avenue.

3. Rezone (B.X.Z.O.-21.01) The Retreat

Applicant | Tanner Consulting, L.L.C.

Discussion and review of request to Rezone from Agriculture to RS-2.5 and RS-3 for a Master Planned Unit Development for a single-family residential development of 160.422. The Retreat features four (4) distinct neighborhood styles which includes larger “Reserve” lots, “Estate” lots, “Villas” lots, and “Gated Cottage” lots. Located in Section Twenty-One (21), Township Seventeen (17) North, Range Thirteen (13) East.

General Location: Northwest Corner of East 161st Street South and South Yale Avenue.

4. Planned Unit Development (P.U.D.) (B.X.P.U.D.-21.01) The Retreat

Applicant | Tanner Consulting, L.L.C.

Discussion and review of a Planner Unit Development (P.U.D.) for a single-family residential development of 160.422. The Retreat features four (4) distinct neighborhood styles which includes larger “Reserve” lots, “Estate” lots, “Villas” lots, and “Gated Cottage” lots. Located in Section Twenty-One (21), Township Seventeen (17) North, Range Thirteen (13) East.

General Location: Northwest Corner of East 161st Street South and South Yale Avenue.

5. Preliminary Plat (B.X.P.T.-21.01) The Retreat

Applicant | Tanner Consulting, L.L.C.

Discussion and review of Preliminary Plat **The Retreat (B.X.P.T.-21.01)** for a 417 lot single-family development on 160.422 acres. The Retreat features four (4) distinct neighborhood styles which includes larger “Reserve” lots, “Estate” lots, “Villas” lots, and “Gated Cottage” lots. Located in Section Twenty-One (21), Township Seventeen (17) North, Range Thirteen (13) East.

General Location: Northwest Corner of East 161st Street South and South Yale Avenue.

6. Comprehensive Plan Amendment (B.X.C.P.-21.03) 141st & Lewis (South East Corner 141st & LEWIS)

Applicant | A.A.B. Engineering, L.L.C.

Discussion and review of Comprehensive Plan Amendment to adjust Commercial geometry. Located in Section Seventeen (17), Township Seventeen (17) North, Range Thirteen (13) East.

General Location: Southeast Corner of 141st Street South and South Lewis Avenue.

7. Comprehensive Plan Amendment (B.X.C.P.-21.02) Dollar General

Applicant | A.A.B. Engineering, L.L.C.

Discussion and review of Comprehensive Plan Amendment from Low Density Residential to Neighborhood Commercial being a Dollar General Store. Located in Section Twenty-Five (25), Township Seventeen (17) North, Range Thirteen (13) East.

Location: 16841 South Memorial Drive E., Bixby, OK 74008

8. Rezone (B.X.Z.O.-21.01) Dollar General

Applicant | A.A.B. Engineering, L.L.C.

Discussion and review of request to Rezone from Low Density Residential to Neighborhood Commercial being a Dollar General Store. Located in Section Twenty-Five (25), Township Seventeen (17) North, Range Thirteen (13) East.

Location: 16841 South Memorial Drive E., Bixby, OK 74008

9. Planned Unit Development (P.U.D.) (B.X.P.U.D.-21.02) Dollar General

Discussion and review of a Planned Unit Development being a Neighborhood Commercial for a Dollar General Store. Located in Section Twenty-Five (25), Township Seventeen (17) North, Range Thirteen (13) East.

Location: 16841 South Memorial Drive E., Bixby, OK 74008

10. Minor Amendment (B.X.P.U.D.-21.03) Boardwalk on Memorial

Applicant | Ryan McCarty | Select Design

Discussion and review to allow for 1,350 SF of enclosed storage within the Commercial Shopping (CS) District. P.U.D.29A currently excludes this use. Decrease the minimum building setback distance from adjacent residential zoning and adjacent P.U.D. 77 zoning to the East. If this proposal is approved, a request will be made to vacate existing utility easements. Located Lot One (1), Block One (1), The Boardwalk on Memorial, Section One (1), Township Seventeen (17) North, Range Thirteen (13) East.

Location: 12345 South Memorial Drive, Bixby, OK 74008

Notice

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 [Donna Crawford](mailto:dcrawford@bixbyok.gov) (dcrawford@bixbyok.gov). as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using telecommunications devices for the deaf (T.D.D.) 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.