

Bixby Planning Commission Minutes
City Hall Municipal Building
116 W. Needles, Bixby, OK 74008
July 19, 2021 6:00 P.M.

The agenda for the regularly scheduled meeting of the Planning Commission of the City of Bixby was posted on the bulletin Board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on July 16, 2021 on or before 5:00 p.m.

Call to Order: 6:03 pm.

Members Present

JR Donelson (Chairman)

Tom Holland

Steve Hobbs

Joshua Nave (Vice Chair)

Lance Whisman

Staff Present

Carolyn Back, Development Services Director / City Planner

Donna Crawford, Secretary/Assistant Planner

Item #1:

Consider and approve:

- a. Approval of Minutes from June 21, 2021 meeting

Mr. Nave made motion to approve, seconded by Mr. Holland. The vote was taken with the following results:

Carried 5-0

Yes: Holland, Hobbs, Donelson, Whisman, Nave

No: None.

Mr. Donelson asked Ms. Back to give an overview of the Comprehensive Plans and Annexation that pertains to some items on the Planning Commission's agenda for this meeting.

Item #1 Public Hearing:

Discuss and consider application BXSP-21.04 Site Plan | Steve Wright – Castlerock Builders. Mr. Donelson announced item then recused himself from hearing item. Mr. Nave took over and asked Ms. Back to give the staff report.

Ms. Back summarized the reason for bringing this site plan to the Planning Commission and then on to City Council, being a part of a PUD and along the Appearance Corridor District, staff elected to have Planning and Council look at the proposal.

Mr. Ricky Jones of Tanner Consulting, LLC presented and stated Mr. Wright and Mr. Jones was in complete agreement with staff recommendations.

Mr. Holland asked if the "Uses" were in the original PUD or if these were new "Uses" being requested, Mr. Jones responded they are existing, no change in "Use by Right"

Mr. Whisman made motion to approve, seconded by Mr. Holland. The vote was taken with the following results:

Carried 4-1 Abstain

Yes: Hobbs, Nave, Holland, Whisman

No: None. Abstain: Donelson

Item #2:

Discuss and consider application(s) a Rezone (BXZO-21.14) | BXPUD-21.05 | Bigger Trust | Applicant Planning Design Group. Mr. Donelson stated the item has been posted then asked Carolyn to read staff report. Carolyn reminded the members this has a Comp Plan Amendment going to Council. Applicant in complete agreement with all staff recommendations.

Discussion ensued on the 55ft wide lots with Mr. Nave, Mr. Whisman and Mr. Holland expressing concern over the minimum 55ft wide lots, with Mr. Donelson noting the narrative expresses 55 feet but there were no illustrations of lots with dimensions. Mr. Holland also concern with the use of cementious material and the amount of coverage.

Mr. Crosby of Planning Design Group spoke about the heavy amenities and the trending of house designs and materials being used.

Mr. Whisman understands that with a PUD it is a give and take situation and in this case the reduction in lot width is the only trade-off he sees benefit with the amenities being proposed.

Mr. Hobbs made motion to approve with staff recommendations, seconded by Mr. Donelson

The vote was taken with the following results:

Yes: Hobbs, Donelson

No: Nave, Holland, Whisman Motion failed applicant can bring back

Item #3:

Discuss and consider Rezone (BXZO-21.13 | Planned Unit Development BXPUD-18.08MA|River Crest III | Planning Design Group.

Mr. Donelson stated the legal notice has been posted and asked Carolyn to read the staff report. Ms. Back reminded Commissioners the rezone and PUD amendment is contingent upon the Plat approval.

Mr. Crosby stated the applicant is in agreement with staff recommendations. Mr. Crosby explained the schematic masterplan for this Tiff and the PUD amendment. The original PUD was approved with a 55ft lot width and to clarify this is a third phase to what has already been approved and built.

Mr. Nave asked for verification on what the amendment is for. Mr. Crosby responded that it was not for lot widths but to reset the boundary by adding in a chunk of land.

Mr. Holland made motion to approve, seconded by Mr. Nave

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion fpr Rezone & PUD Approved

Item #4:

Discuss and consider Preliminary Plat BXPT-21.09 | River Crest III | Tanner Consulting, LLC

Mr. Donelson asked Ms. Back for the staff report.

Mr. Ricky Jones of Tanner Consulting explained the plat follows the PUD that was just approved and in agreement with staff recommendations.

Mr. Holland made motion to approve with staff recommendations, seconded by Mr. Whisman

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion Approved

Item #5:

Discuss and consider Rezone BXZO-21.09 and Planned Unit Development BXPUD-21.06 | Rowan Grove | AAB Engineering, LLC

Mr. Donelson stated notice has been posted and asked Ms. Back to give the staff report. Ms. Back reminded members of the Comp Plan Amendment contingency.

Mr. Jason Mohler of AAB Engineering explained the rezone and PUD was approved about 1 year ago for what is Phase I. The amendment for this hearing is that the bulk and area stays the same it is just adding property to what has already been approved. Applicant stated in agreement with staff comments and recommendations.

Mr. Holland wanted verification on the 50ft lot widths and the Fee-In-Lieu. Both were a positive verification.

Mr. Holland made motion to approve, seconded by Mr. Whisman

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion Approved

Item #6:

Discuss and consider Preliminary Plat BXPT-21.06 | Rowan Grove | AAB Engineering, LLC

Mr. Donelson made motion to approve, seconded by Mr. Nave

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion Approved

Item #7:

Discuss and consider Rezone BXZO-21.15 and Planned Unit Development BXPUD-21.07
135th & Mingo | Tanner Consulting, LLC

Mr. Donelson announced legal notice has been posted and asked Ms. Back to read the staff report.

Mr. Whisman asked about whether the addition would be gated and if gated did that make the street private. Ms. Back explained at the Preliminary Plat stage the decision to gate is made at that time and the PUD would have to be modified to reflect the gate decision.

Ricky Jones of Tanner Consulting stated agreement with staff recommendations and the reason there was a PUD with the straight RS-3 zoning, was the Comp Plan necessitated the PUD.

Mr. Nave made motion to approve, seconded by Mr. Holland

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion Approved

Item #8:

Discuss and consider Rezone BXZO-21.16 and Planned Unit Development BXPUD-21.01-AMajor Amendment | Deer Valley | Tanner Consulting, LLC

Mr. Donelson stated legal notice posted asked Ms. Back to give staff report.

Mr. Jones from Tanner Consulting explained the change was because of the commercial area from the SE/c to north of corner. With the change it help entice a real user for the commercial area. Mr. Jones talked a little about the proposed “User” but went on to explain the modified open space and amenity activities that would be available. Mr. Jones explained that with the smaller lots everything still works for the required density.

Mr. Whisman asked about the residential that was being shown abutting the commercial area.

Explanation given that the Cottages are gated but not the Villas. Cottages are the only gated area with 55ft lot widths.

Mr. Whisman made motion to approve, seconded by Mr. Holland

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion Approved

Item #9:

Discuss and consider Rezone BXZO-21.17 and Preliminary Plat BXPT-21.10 | Presley Heights-West | Tanner Consulting, LLC

Mr. Donelson stated item posted and asked Ms. Back to give staff report.

Jon & Janet Hoopert of 2492 E. 140 Pl So, Bixby, OK spoke about all the housing moving toward the area, although their land value has increased the loss of land concerns them.

Mr. Wallace spoke and explained not asking for exceptions on quality or size of homes, just asking to match what is already out there.

Discussion ensued on the requirement for a PUD for RS-3 zoning. Mr. Jones of Tanner Consulting believes the Ord. 2188 does not supersede the recently approved Comprehensive Plan and does not mandate a PUD but maybe they could get in front of the City Council and ask Phil Frazier (City Attorney). Ms. Back responded that Counsel and City Manager was asked and the intent of the City Council is a PUD for RS-3 zoning and staff is to implement. Mr. Jones agreed to do a PUD and with agreeing to submit an application with the required items in time to advertise for the August Planning Commission meeting.

Mr. Donelson made motion to Continue to the Aug. 16, 2021 meeting, seconded by Mr. Holland

Yes: Donelson, Nave, Hobbs, Holland, Whisman

No: None Motion Approved to Continue

Item #10:

Discuss and consider Rezone BXZO-21.12, Planned Unit Development BXPUD-21.08, and Preliminary Plat BXPT-21.08 | Rachael Gardens | JR Donelson

Mr. Donelson recused himself and asked Mr. Nave to take over. Ms. Back read the staff report.

Mr. Puma aware of all of staff recommendations and requirements from the Corridor Appearance District along with the Downtown Overlay District and will comply. Understands the covenants must be updated/corrected to reflect 100% brick.

Comprehensive Plan Amendment required.

Mr. Whisman made motion to approve with staff recommendations, seconded by Mr. Hobbs

Yes: Nave, Hobbs, Holland, Whisman

No: None Abstain: Donelson

Mr. Donelson returned and asked if any new business, asked for a motion to adjourn, motion to adjourn made by Mr. Holland, seconded by Mr. Nave.

Meeting adjourned at 8:14pm