



City of Bixby City Council Work Session Meeting Agenda

Mayor Brian Guthrie
Vice Mayor Paul Blair
Council Member Andrew Revelis
Council Member Brad Girard
Council Member Robert Founds

Monday, August 8, 2022

5:00 PM

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK
74008

Public comments are limited to items on the agenda. Those wishing to speak on agenda items will need to appear in the City Council Chamber.

Call to Order

Mayor Guthrie

Roll Call

Shannon Duran, City Clerk

Agenda

- 1) Discussion and presentation on "The Preserve" located on the northeast corner of South Sheridan Road and East 171st Street South, Bixby, OK.
O.C. Walker
- 2) Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of August 5, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Shannon Duran
City Clerk

Note: All cell phones and pagers must be turned off or operated silently during all meetings.

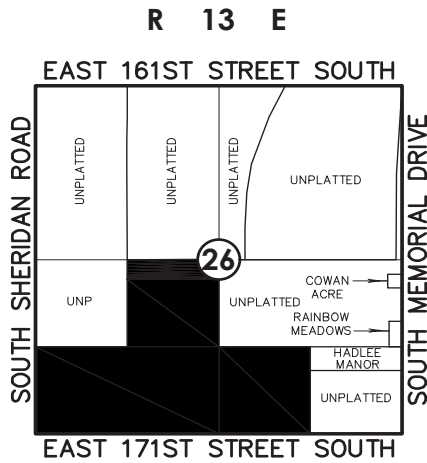
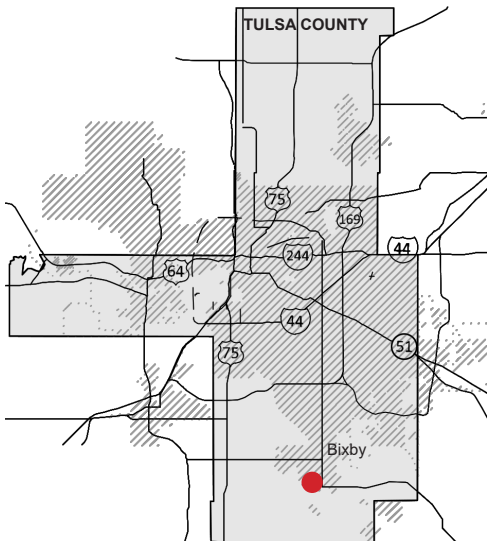
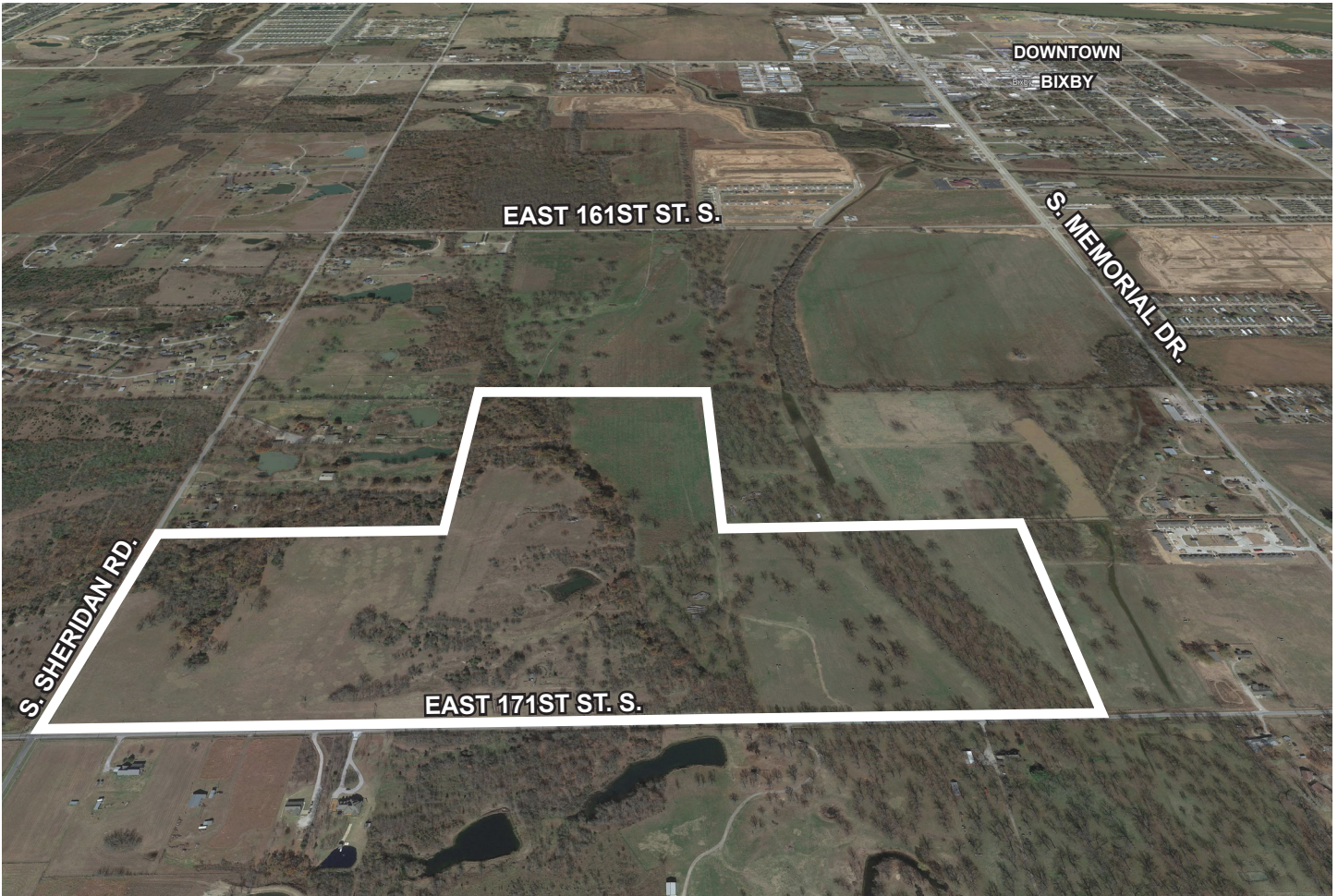
21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

For Special Accommodations

Persons who require special accommodation to participate in this meeting should contact City Clerk, Shannon Duran: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk, Shannon Duran](mailto:sduran@bixbyok.gov) (sduran@bixbyok.gov), as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf 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.

The Preserve

**A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 159.768 ACRES
LOCATED AT THE NORTHEAST CORNER OF EAST 171ST STREET SOUTH AND SOUTH SHERIDAN ROAD
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA**



Location Map



JULY 19, 2022

OWNER:
MCCUTCHIN ET AL.
C/O PRECISION PROJECT
MANAGEMENT
DANIEL RUHL
9128 S BRADEN AVE
SUITE 201
TULSA, OK 74137
N ASHERHOMES.DR@GMAIL.COM

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
5323 S LEWIS AVE
TULSA, OK 74105
(918) 745-9929



TABLE OF CONTENTS

I. PROPERTY DESCRIPTIONS	2
II. DEVELOPMENT CONCEPT	3
EXHIBIT LIST:	
Exhibit A: Aerial Photography & Boundary Depiction	5
Exhibit B: Conceptual Site Plan	6
III. DEVELOPMENT STANDARDS:.....	7
III.A. Development Area A	7
III.B. Development Area B	8
III.C. Residential Lot Ratios and Supplemental Development Standards	9
IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS	14
IV.A. Surrounding Zoning and Land Use	14
IV.B. Access and Circulation	14
IV.C. Signs	14
IV.D. Utilities and Drainage	14
IV.E. Environmental Analysis and Topography.....	15
IV.F. Platting and Site Plan Requirements	15
IV.G. City Department Requirements	15
IV.H. Schedule of Development	16
CONTINUED EXHIBIT LIST:	
Exhibit C: Existing and Proposed Utilities	
Exhibit D: Existing Soils	
Exhibit E: FEMA Floodplain Map	
Exhibit F: Existing Zoning Map	
Exhibit G: Proposed Zoning Map	
Exhibit H: Existing Comprehensive Plan Map	
Exhibit I: Proposed Comprehensive Plan Map	

I. PROPERTY DESCRIPTIONS

The Preserve consists of 159.768 acres located at the northeast corner of East 171st Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

PER DEEDS FILED OF RECORD WITH THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA, AS DOCUMENT NUMBERS 2020050948, 2020068501, AND 2020079040:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4) AND EAST HALF OF SOUTHWEST QUARTER (E/2 OF SW/4) AND THE SOUTHWEST QUARTER [OF THE SOUTHEAST QUARTER] (SW/4 OF SE/4)... ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Development Area A consists of approximately 150 acres. Development Area B consists of approximately 10 acres. Approximate Development Area boundaries are shown on Exhibit B, "Conceptual Site Plan". Final Development Area boundaries and areas shall be established by the final subdivision plats.

II. DEVELOPMENT CONCEPT

The Preserve is a master planned, single-family residential development of 159.768 acres located at the northeast corner of East 171st Street South and South Sheridan Road in the City of Bixby, Oklahoma. Development Area A of The Preserve features four (4) distinct neighborhood styles connected by streets, sidewalks, trails, and ample, connected open space Reserve Areas. Neighborhood styles include larger, “Reserve” lots with typically 90’ lot widths, “Estate” lots with customarily 70’ lot widths, “Villas” lots with customarily 60’ lot widths, and “Gated Cottage” lots with typically 55’ lot widths.

Development Area B is conceptually planned for a pickleball court complex with commercial building(s) for uses such as a store, a restaurant with drinks and food, pickleball equipment sales, and indoor courts or golf simulator. For the area to the north of this facility with highly sloped terrain, additional outdoor recreational uses are conceptually planned, such as frisbee golf or hiking trails.

The Preserve is proposed to be developed as a Planned Unit Development (PUD) in order to enable the use of private, gated streets, the unique mix of neighborhood styles, and flexibility on development standards for the “Villas” and “Gated Cottage” lots. Together with the preservation of unique natural features within extensive open space reserves, the varied home and lot designs will result in a new neighborhood with unparalleled character.

As outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

The City of Bixby 2018 Comprehensive Plan Future Land Use map designates the majority of the site as “Rural Residential”, with the northeast corner of the intersection of East 171st Street South and South Sheridan Road designated “Commercial” and “Neighborhood Commercial”, Exhibit H is an excerpt of the existing Future Land Use map including the site. To facilitate this PUD, a companion application (BXCP-22.03) has been filed for Minor Amendment to the Comprehensive Plan to redesignate the map from its current designations to “Medium Density Residential,” which is consistent with the requested RS-3 zoning. Per input provided by the Planning Commission June 21, 2022 and City Council conditional approval July 11, 2022, the original amendment application was modified to keep the “Commercial” designation and reconfigure same as represented on Exhibit I.

To further facilitate this PUD, a companion application (BXZO-22.04) has been filed to rezone the site from AG Agricultural District to RS-3 Single-Family Residential District. Based on the City Council’s July 11, 2022 conditional approval of BXCP-22.03, the portion of the site to be designated “Commercial” on the Comprehensive Plan will not support RS-3 zoning, and commercial zoning was not included in the application or advertised to the public.¹ Therefore, BXZO-22.04 has been amended to remove this “Commercial” area. A subsequent rezoning application will be required to activate this “Development Area B” for nonresidential development. Existing zoning is reflected on Exhibit F and proposed zoning is reflected on Exhibit G of this PUD.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, “Aerial Photography & Boundary Depiction.” A conceptual site plan depicting the design features and proposed Development Areas is provided on Exhibit B “Conceptual Site Plan.” Final Development Area boundaries and areas shall be established by required PUD subdivision plats, provided that the maximum number of dwelling units shall be maintained. The PUD shall be developed in

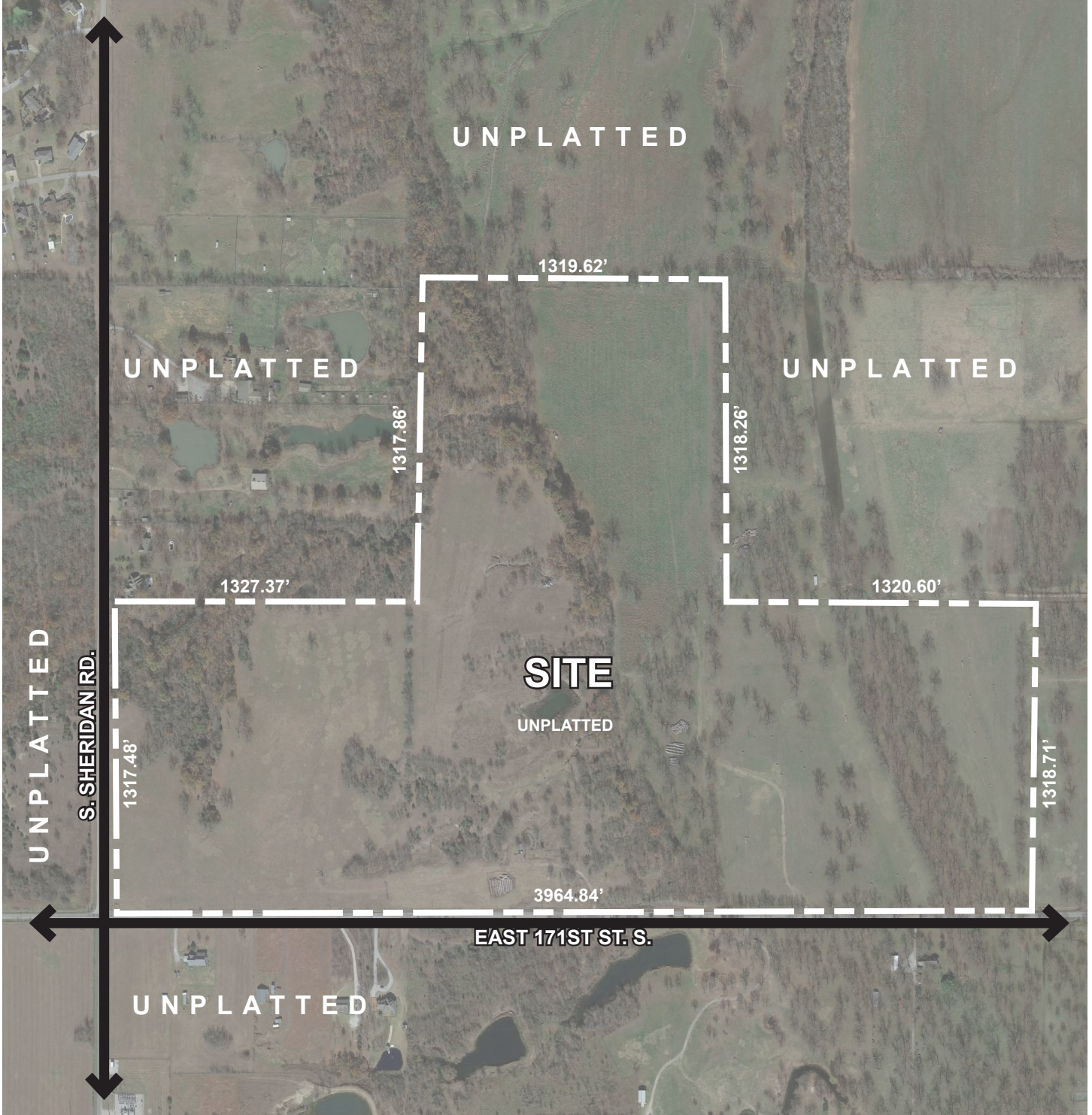
¹ Bixby Zoning Code Sections 11-5-2 and 11-5-4.B.3.

accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit 773 dwelling units with the proposed RS-3 underlying zoning, this PUD will restrict the development to 375 dwelling units. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (lot widths and areas exceeding underlying zoning for certain home styles, minimum dwelling size and masonry requirements, requirements for minimum open space preservation for neighborhood amenities, etc.) than if developed with straight residential zoning.

The Preserve

EXHIBIT A AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION

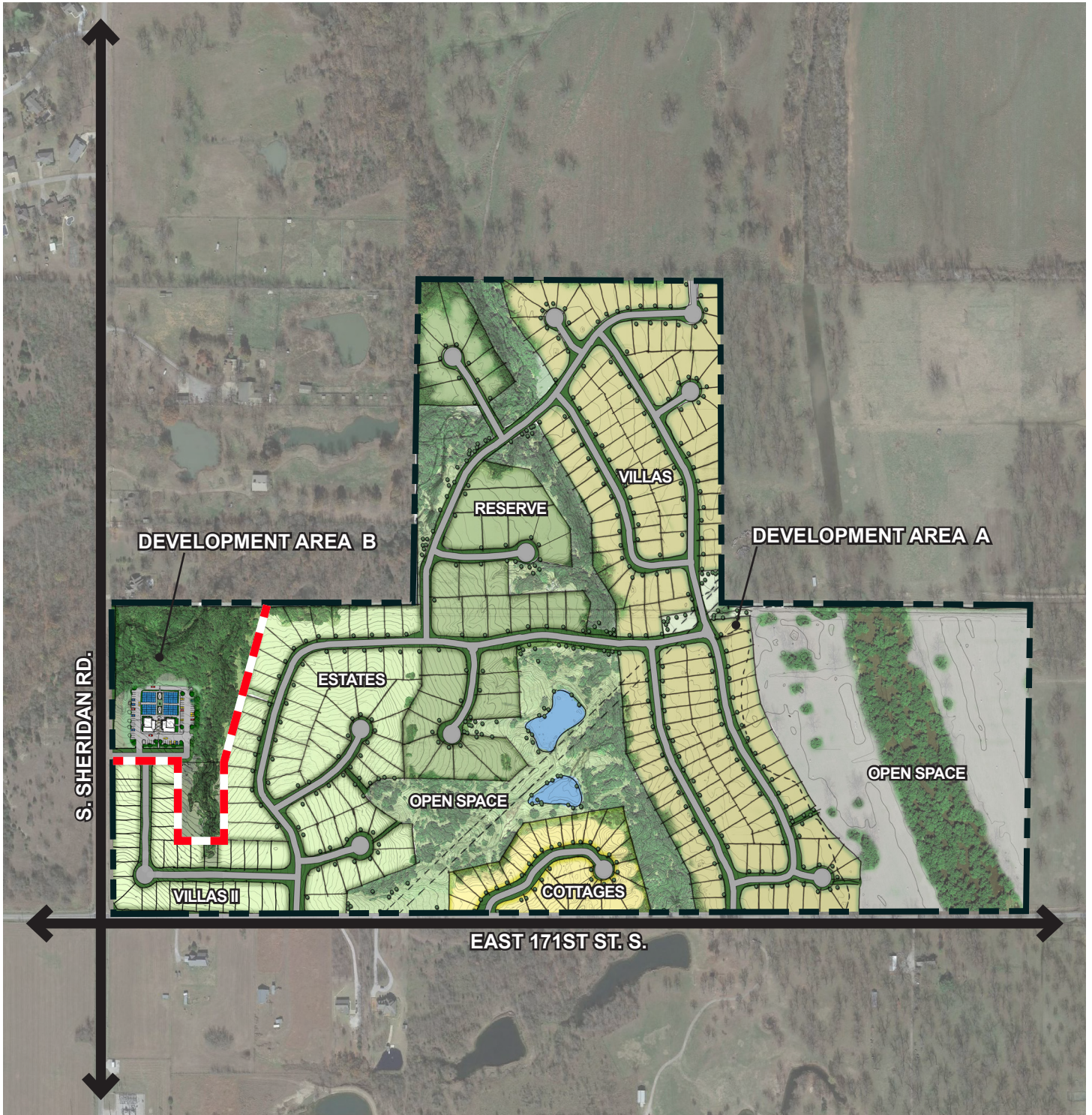


* REFER TO SURVEY FOR EXACT BOUNDARY



The Preserve

EXHIBIT B
CONCEPTUAL SITE PLAN
JULY 13, 2022



* CONCEPTUAL PLAN SUBJECT TO CHANGE DURING ENGINEERING REVIEW PROCESS



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

Gross Land Area:	6,534,000 SF	150 AC
Net Land Area:	6,534,000 SF	150 AC
Permitted Uses: Use Unit 6 detached single-family dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	375	
Minimum Lot Width †:	55 FT : 90 FT ††	
Minimum Lot Size:	5,500 SF : 12,000 SF ††	
Minimum Land Area per Dwelling Unit:	8,400 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Minimum Livability Space:	2,500 SF : 4,000 SF *** ††	
Minimum Yard Setbacks:		
Front Yard:	20 FT : 25 FT ††	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT : 20 FT ††	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,500 SF : 2,500 SF ††	
First Floor Masonry Percentage:	75% (See Section IV.F.)	

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

†† See Section III.C. Residential Lot Ratios and Supplemental Development Standards.

III.B. DEVELOPMENT AREA B:

Development Area B shall be developed in accordance with the use and development standards of the underlying zoning.

Gross Land Area:	435,600 SF	10 AC
Net Land Area:	435,600 SF	10 AC

III.C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS:

The following ratios and residential bulk and area development standards shall apply:

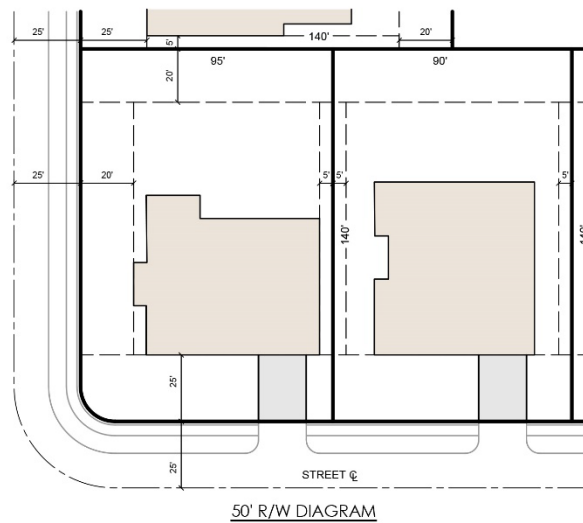
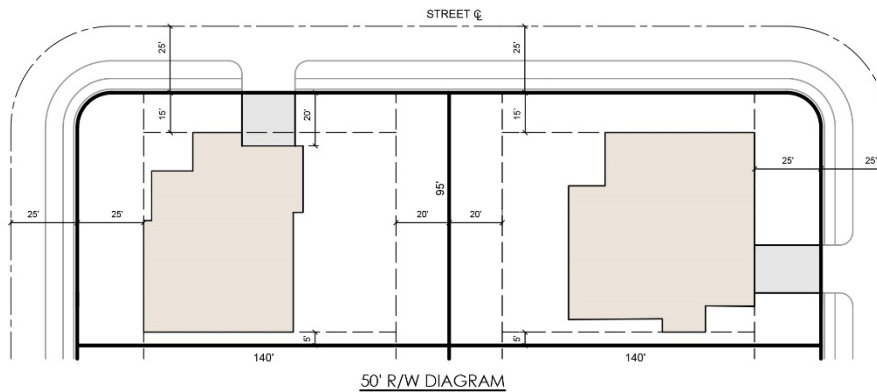
Reserve Lots:

Minimum lot type ratio:	5% of PUD
Maximum lot type ratio:	N/A
Minimum lot width:	90 FT
Minimum lot size:	12,000 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	25 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard:	20 FT
Where rear yard backs to rear yard:	15 FT
Garage facing side street:	20 FT
Minimum dwelling size:	2,500 SF

* Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



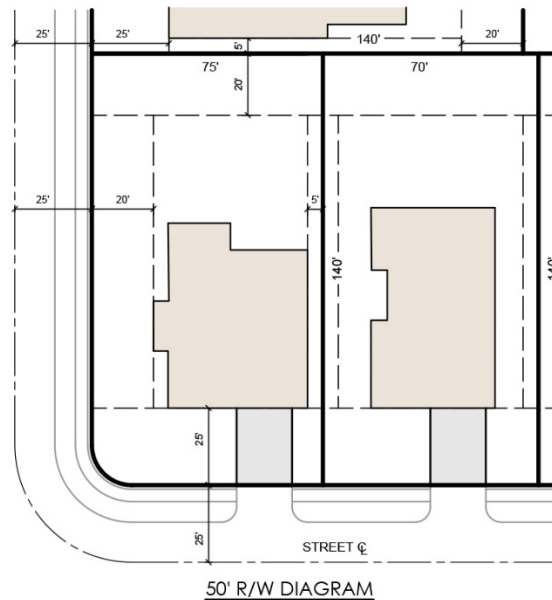
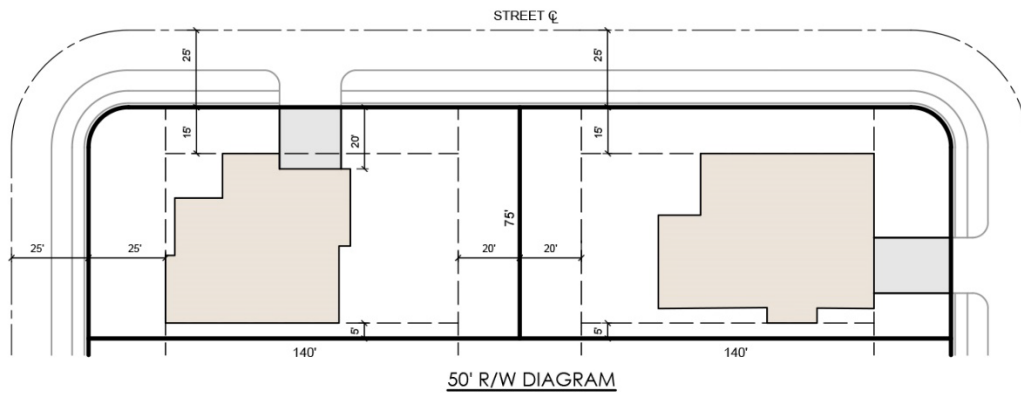
Estate Lots:

Minimum lot type ratio:	15% of PUD
Maximum lot type ratio:	N/A
Minimum lot width:	70 FT
Minimum lot size:	9,500 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	25 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard:	20 FT
Where rear yard backs to rear yard:	15 FT
Garage facing side street:	20 FT
Minimum dwelling size:	2,200 SF

* Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



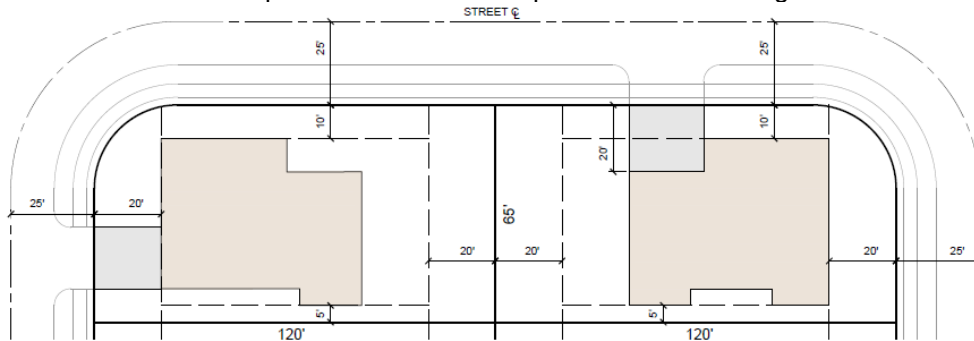
Villas Lots:

Minimum lot type ratio:	N/A
Maximum lot type ratio:	70% of PUD
Minimum lot width:	60 FT
Minimum lot size:	6,900 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	20 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard:	15 FT
Where rear yard backs to rear yard:	10 FT
Garage facing side street:	20 FT
Minimum dwelling size:	1,650 SF

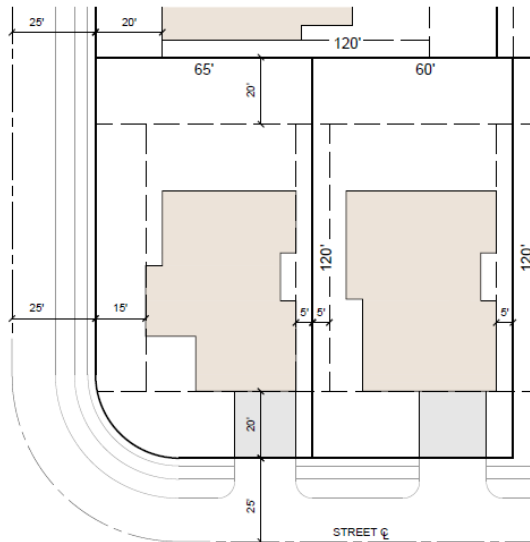
* Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



50' R/W DIAGRAM



50' R/W DIAGRAM

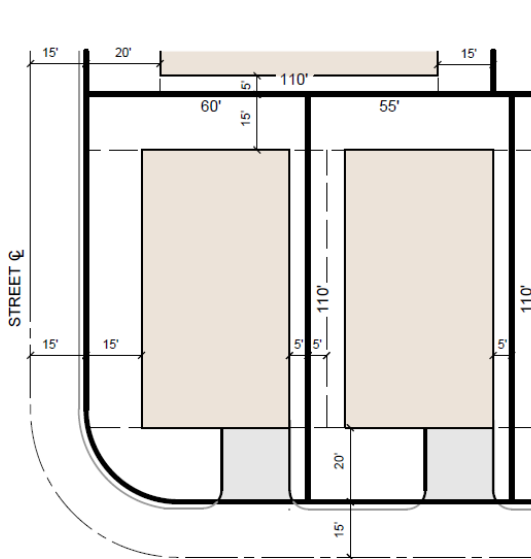
Gated Cottage Lots:

Minimum lot type ratio:	N/A
Maximum lot type ratio:	15% of PUD
Minimum lot width:	55 FT
Minimum lot size:	5,500 SF
Minimum livability open space per dwelling:	2,500 SF *
Minimum Yard Setbacks:	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard:	15 FT (no attached garage shall face side street)
Where rear yard backs to rear yard:	10 FT (no attached garage shall face side street)
Minimum dwelling size:	1,500 SF

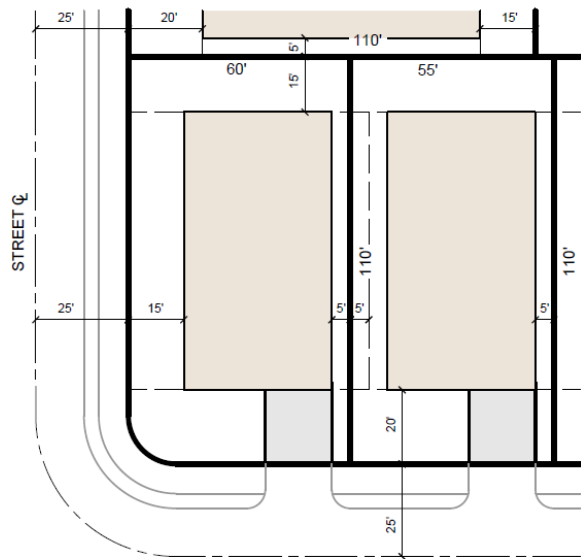
* Each lot shall contain not less than 2,200 SF of livability open space. The balance required open space shall be established by plat within reserve areas with restrictive covenants preserving the areas as perpetual open space and guaranteeing access to all Gated Cottage lots.

Note 1: Written Development Standards take precedence over diagrams.

Note 2: All Gated Cottage lots shall be served by private, gated streets.

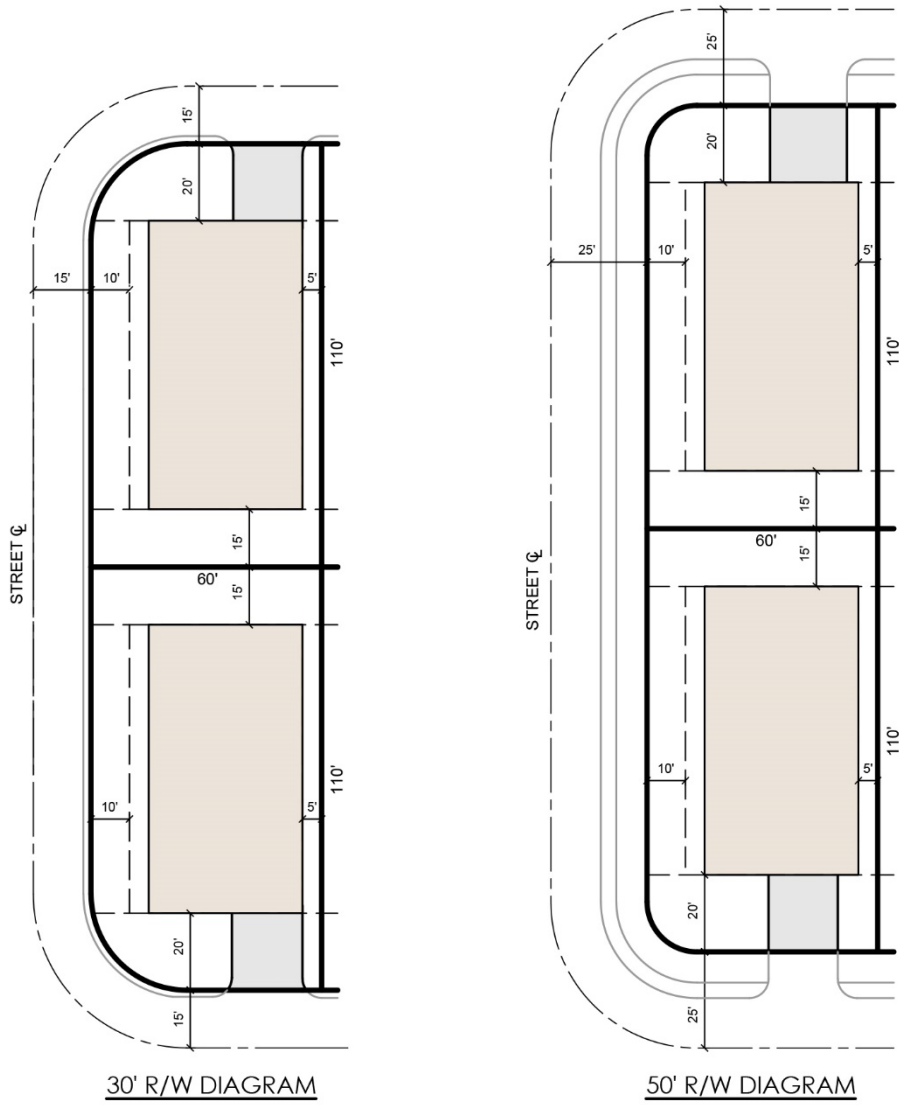


30' R/W DIAGRAM



50' R/W DIAGRAM

Gated Cottage Lots (Continued):



IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently AG Agricultural District and is vacant/agricultural. The surrounding area is primarily zoned AG in the Bixby City Limits and in unincorporated Tulsa County. To the northeast is a 122-acre tract zoned RS-3 and CG with overlay district BXPUD-21.11 “161st & Memorial”. To the north is a 40-acre tract zoned RS-2 with overlay district PUD 48 “Pecan Meadows”. The “Hadlee Manor” senior apartment complex abuts to the east and is zoned AG. Existing zoning patterns are represented on Exhibit F of this PUD.

IV.B. ACCESS AND CIRCULATION: As designed, the subdivision will have three (3) points of access to East 171st Street South, along with one (1) stub street to the north. Access to Development Area B will be determined at the time of platting. Rights-of-way will be dedicated for the East 171st Street South and South Sheridan Road frontages upon platting.

Internal streets serving The Preserve will be minor residential streets and are proposed to be public, with the exception of the gated cottage lots, which shall be served by private, gated streets. As phases develop, however, all neighborhoods will have the option of private, gated streets, per this PUD. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Bixby for minor public streets; provided, however, the City of Bixby may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and no sidewalks, or sidewalks on one side of the street. Any divided, boulevard-style streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Bixby during the platting stage. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

Except as otherwise approved as outlined above, sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of street right-of-way shall be placed in a sidewalk easement.

Limits of No Access (LNA) will be imposed by the future plat(s) along both the South Sheridan Road and East 171st Street South frontages, except at approved street intersection(s).

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the arterial street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners’ Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Residential signage shall otherwise comply with the Bixby Zoning Code. Any nonresidential signage shall comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: Eight (8) inch City of Bixby waterlines are located along both the East 171st Street South and South Sheridan Road frontages. Sanitary sewer will be extended to serve the site. The nearest gravity sanitary sewer is an 8” sewerline located at the northwest corner Lot 1, Block 1, “Hadlee Manor”. Sanitary sewer and waterline extensions to and throughout the project will be designed during the

plating stage. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during plating.

The site will be included in the Snake Creek master drainage plan being prepared at this time. Drainage and stormsewer design are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit C of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: Situated along a ridge, the subject property is moderately sloped, with the exception of the flat east end. The site drains to the east toward a low-lying area which, currently, sometimes drains northerly to Bixby Creek, sometimes to the southeast, and sometimes holds water.

As represented on Exhibit E “FEMA Floodplain Map,” the east end of the property is located partially within Zone AE, the 100-year (1% Annual Chance) Regulatory Floodplain and partially within in Shaded Zone X, the 500-year Floodplain (non-regulatory). The upland areas are located within Unshaded Zone X, outside of the 500-year (0.2% Annual Chance) Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Osage silty clay, 0-1% slopes, occasionally flooded (25.7% of site), Wynona silty clay loam, 0-1% slopes (19.9% of site), Dennis Silt Loam, 3-5% slopes (19.0% of site), Dennis Silt Loam, 3-5% slopes, eroded (17.3% of site), Dennis-Radley Complex, 0-12% slopes (10.8% of site). Development constraints associated with these soil types, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Bixby Planning Commission and approved by the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat.

While property descriptions are provided for Development Areas A and B, final Development Area boundaries and areas shall be established by required PUD subdivision plats, provided that the maximum number of dwelling units shall be maintained.

As used within this PUD, masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Masonry shall be applied to a minimum of three (3) building sides and to the first-floor top plate. Minimum masonry percentages shall exclude windows, doors, and beneath covered patios and porches.

Phase 1 of Development Area A is estimated to include approximately 253 lots. Construction of the nonresidential use within Development Area B shall commence prior to the issuance of a building permit for any residential lot within Phase 2 of Development Area A.

When fully platted, not less than 15% or 24 acres of The Preserve shall be preserved as open space for the enjoyment of the residents within Development Area A.

IV.G. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.H. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

The Preserve

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

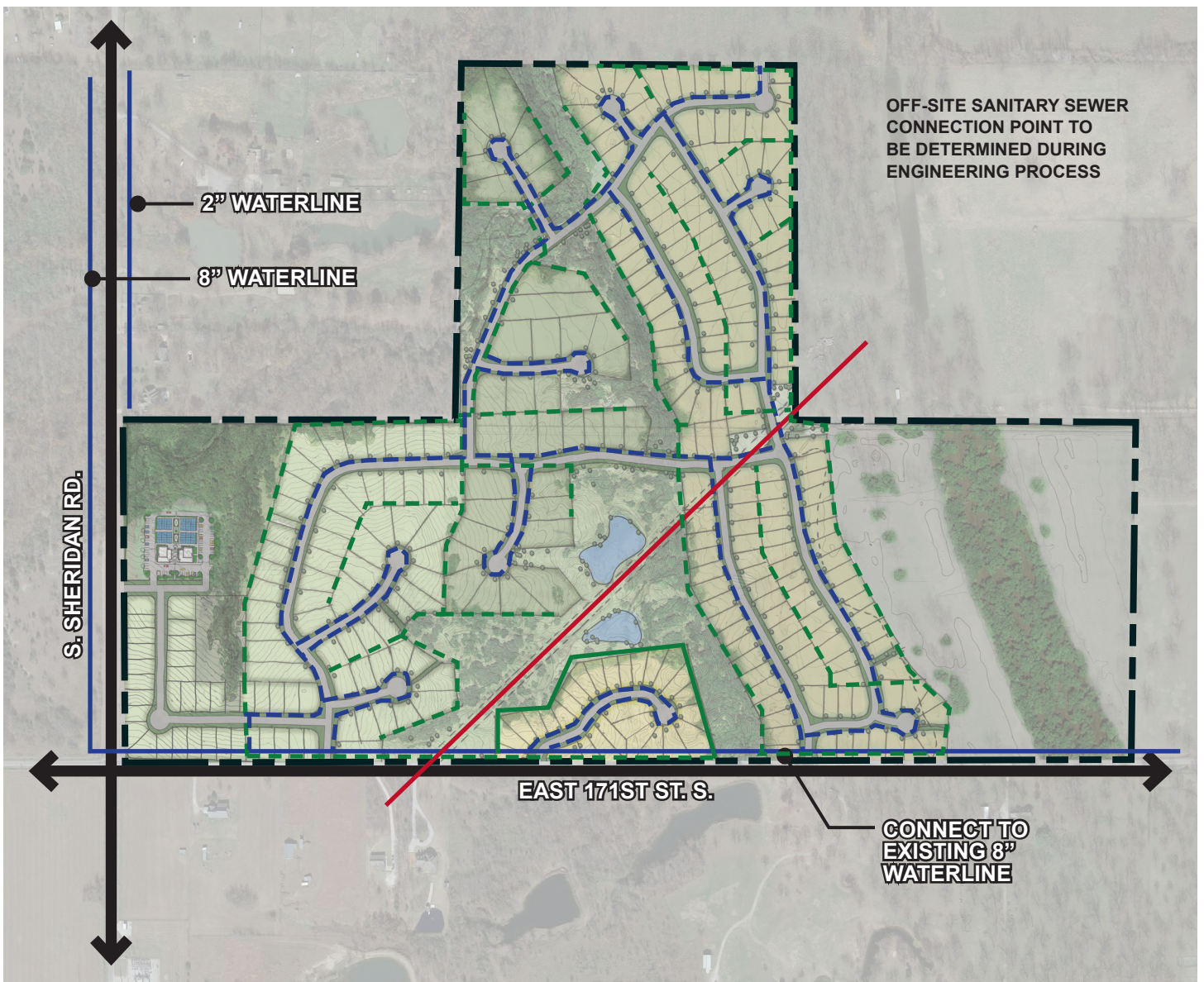
CONCEPTUAL LAYOUT JULY 13, 2022

EXISTING UTILITIES PER FIELD SURVEY DATA/ GIS

LEGEND

-  EXISTING WATER LINES
-  PROPOSED WATER LINES
-  EXISTING SANITARY SEWER
-  PROPOSED SANITARY SEWER

-  EXISTING OVERHEAD ELECTRIC
-  EXISTING GAS

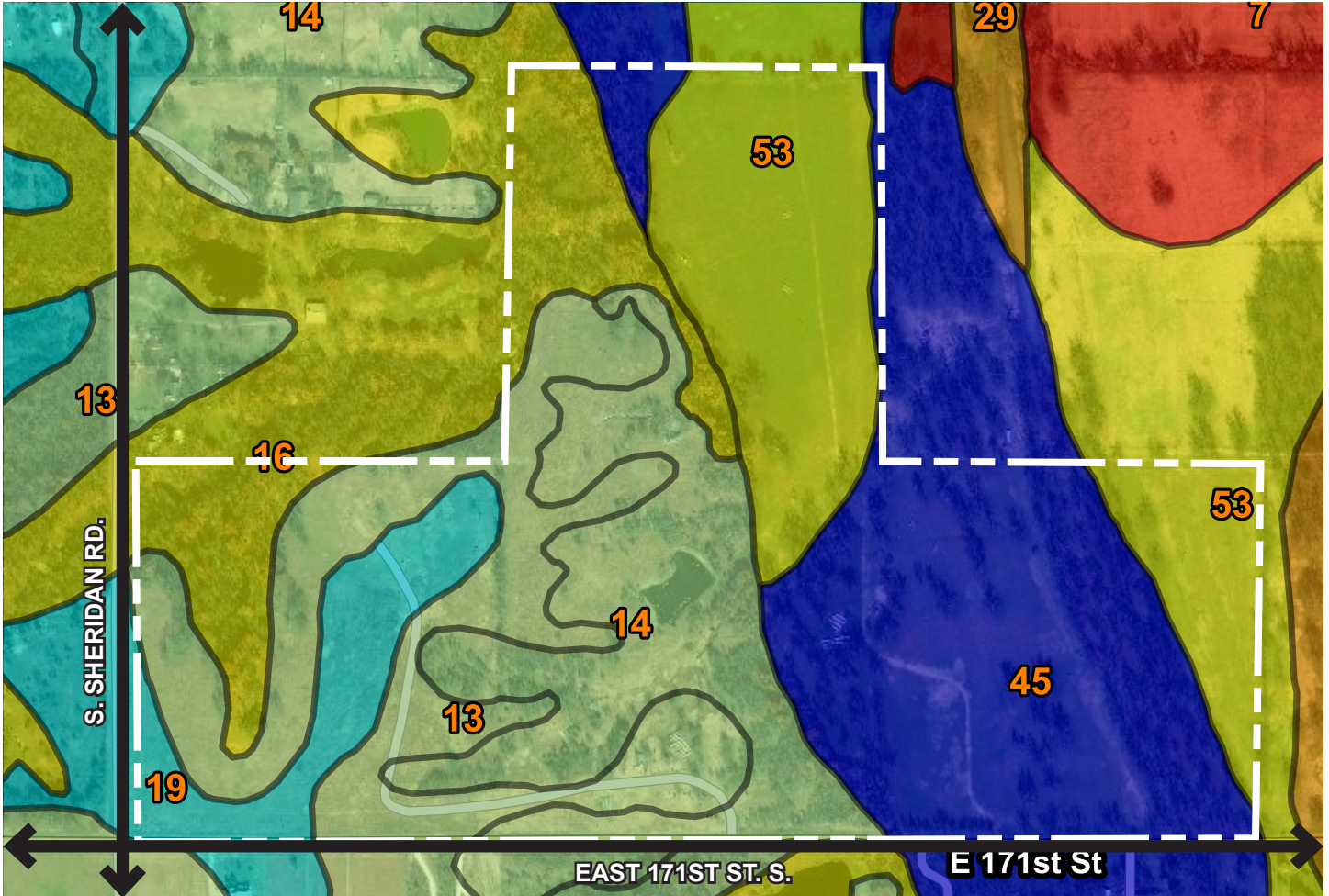


The Preserve

EXHIBIT D

EXISTING SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED MAY 3, 2022



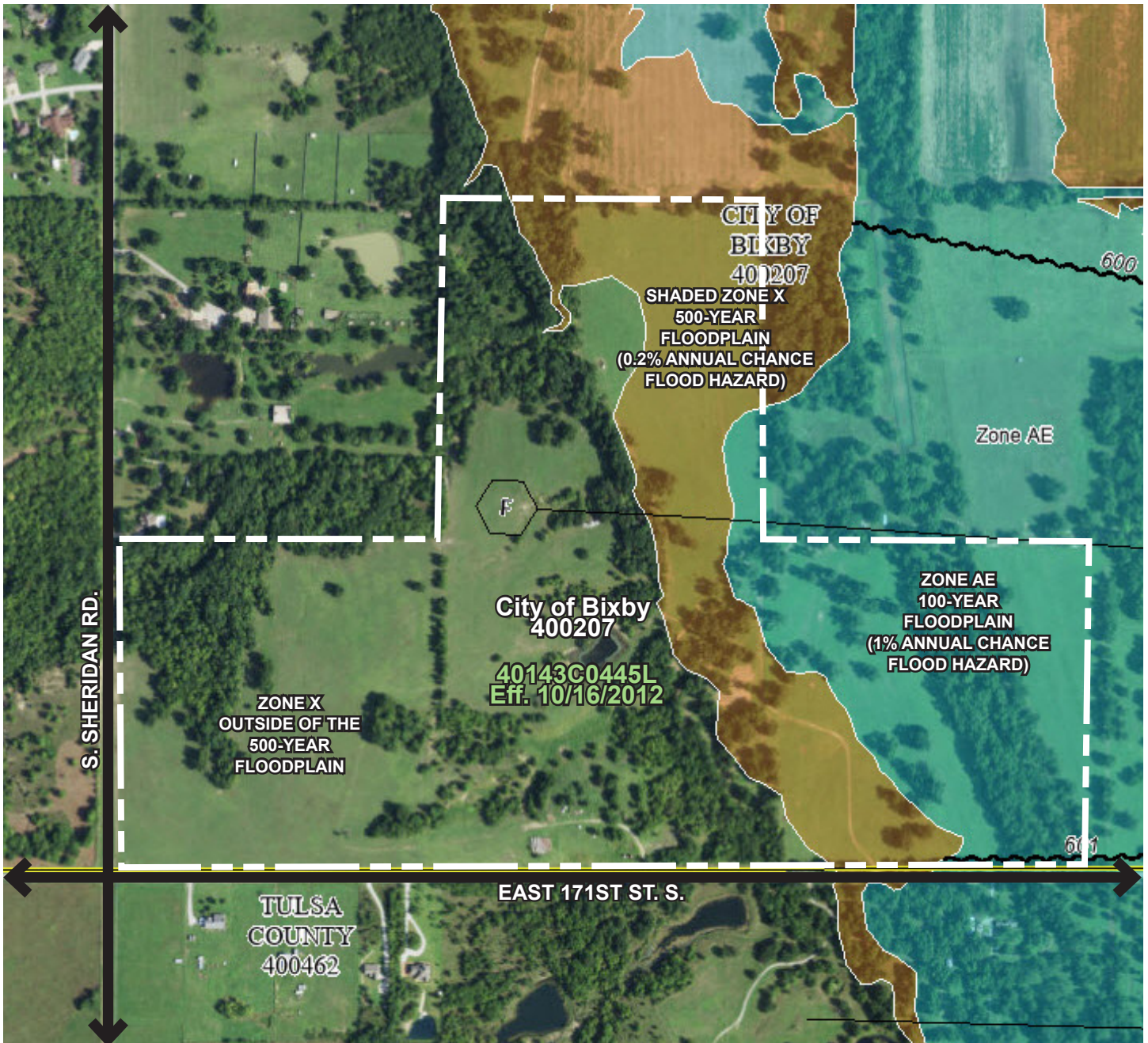
Summary by Map Unit — Tulsa County, Oklahoma (OK143)

Map unit symbol	Map unit name	Rating
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded	1
12	Dennis silt loam, 1 to 3 percent slopes	24
13	Dennis silt loam, 3 to 5 percent slopes	24
14	Dennis silt loam, 3 to 5 percent slopes, eroded	24
16	Dennis-Radley complex, 0 to 12 percent slopes	23
19	Eram silty clay loam, 3 to 5 percent slopes	25
20	Eram-Coweta complex, 5 to 15 percent slopes	25
28	Larton-Glenpool complex, 0 to 3 percent slopes	1
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded	15
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	30
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	42
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	23



The Preserve

EXHIBIT E
FEMA FLOODPLAIN MAP
FEMA FIRM PANEL 40143C0445L
EFF. OCTOBER 16, 2012



The Preserve

EXHIBIT H

EXISTING COMPREHENSIVE PLAN MAP

DATA FROM BIXBY 2018 COMPREHENSIVE PLAN - FIGURE 2-1 2030 FUTURE LAND USE

Legend

Future Land Use

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Use
- Residential Manufactured Home Park

Density (du/ac.)

- 0 - 0.5
- 0 - 1
- 0 - 1.5
- 1.5 - 4
- 4 - 6
- 6 - 10
- 10 +
- 10 +
- 8

Future Land Use

- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- Water

- City Owned
- Bixby Fenceline
- Bixby City Limit
- County
- Highway
- Major Street
- Local Street
- Railroad

- Water Body
- Stream / River



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.



The Preserve

EXHIBIT I

PROPOSED COMPREHENSIVE PLAN MAP

DATA FROM BIXBY 2018 COMPREHENSIVE PLAN - FIGURE 2-1 2030 FUTURE LAND USE

Legend

Future Land Use

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Use
- Residential Manufactured Home Park

Density (du/ac.)

- 0 - 0.5
- 0 - 1
- 0 - 1.5
- 1.5 - 4
- 4 - 6
- 6 - 10
- 10 +
- 10 +
- 8

Future Land Use

- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- Water

- City Owned
- Bixby Fenceline
- Bixby City Limit
- County
- Highway
- Major Street
- Local Street
- Railroad

- Water Body
- Stream / River



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.

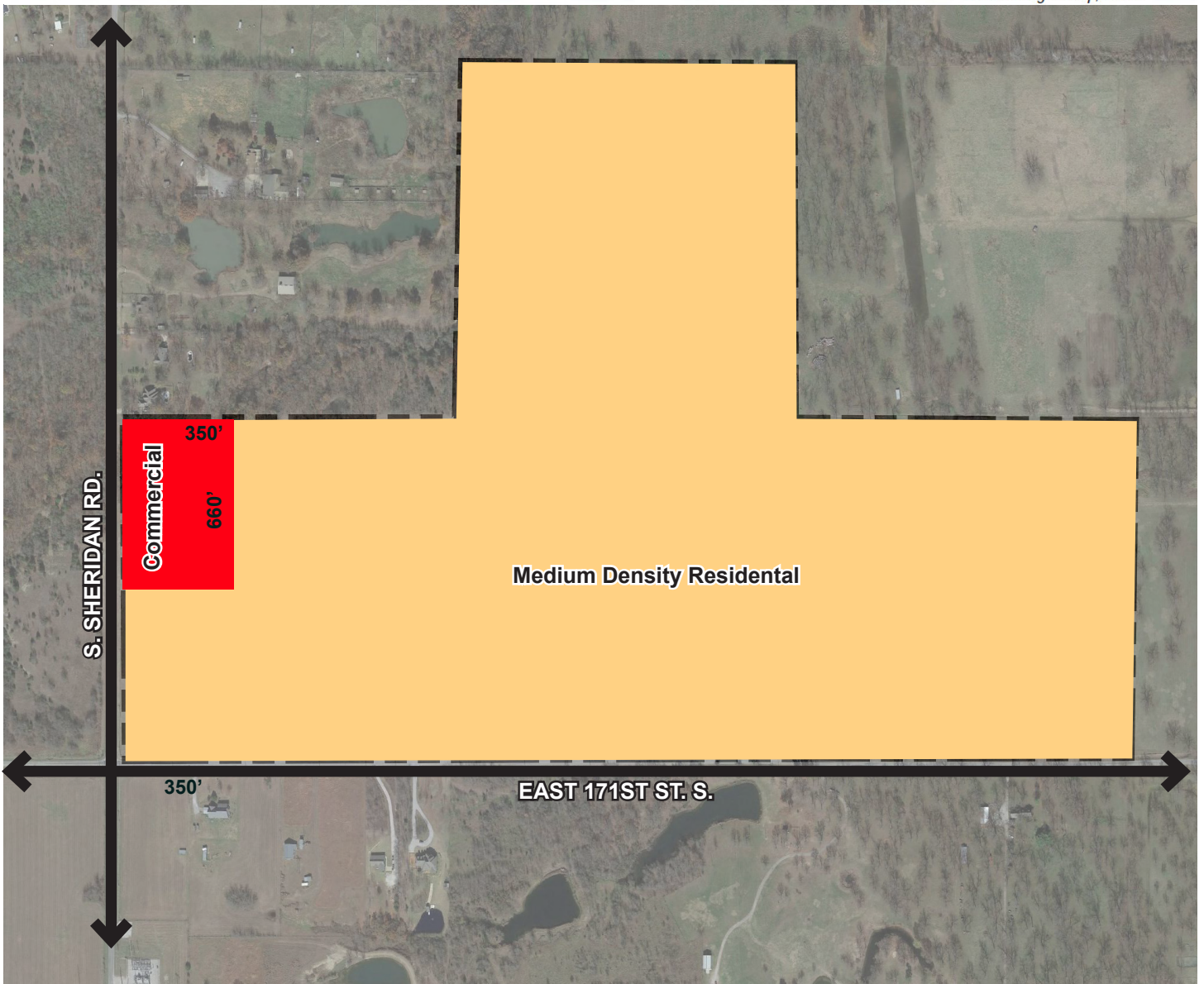


Exhibit “A.1”

The Preserve, City of Bixby, Tulsa County, OK Comprehensive Plan Minor Amendment Medium Density Residential Property Description

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4), LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 350 FEET THEREOF, THE EAST HALF OF SOUTHWEST QUARTER (E/2 OF SW/4), AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

Exhibit “A.2”

The Preserve, City of Bixby, Tulsa County, OK Comprehensive Plan Minor Amendment Commercial Property Description

THE NORTH 660 FEET OF THE WEST 350 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4), SECTION 26, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

Exhibit “B”
The Preserve, City of Bixby, Tulsa County, OK
PUD
Property Description

PER DEEDS FILED OF RECORD WITH THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA, AS DOCUMENT NUMBERS 2020050948, 2020068501, AND 2020079040:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4) AND EAST HALF OF SOUTHWEST QUARTER (E/2 OF SW/4) AND THE SOUTHWEST QUARTER [OF THE SOUTHEAST QUARTER] (SW/4 OF SE/4)... ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

Exhibit “C”
The Preserve, City of Bixby, Tulsa County, OK
RS-3 Rezoning
Property Description

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4), LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 350 FEET THEREOF, THE EAST HALF OF SOUTHWEST QUARTER (E/2 OF SW/4), AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.