

**Southwood on Memorial
Bixby, Oklahoma**

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Southwood on Memorial

Planned Unit Development Number 79

Introduction.

Southwood on Memorial is planned for Retail and Office development. This project is a re-plat of Lot 10, Block 2, Southwood Addition....and.... Lot 9, Block 3, Southwood Addition....and...Lot 10, Block 3, Southwood Additionand.... Block 9, Southwood Addition....and....the W/2 of Lot 8, Lot 9 and Lot 10, Block 10, Southwood Addition. The overall site totals 11 parcels and is 11.53 acres. The site is located on the east side of South Memorial Drive and Lot 10, Block 2 is on the north side of East 112th Street South, Block 10 is on the south side of East 116th Street South and South 82nd East Ave to the east. See Exhibit A, which is a Preliminary Plat of the Site.

As depicted on Exhibit B, "Conceptual Site Plan", to this Planned Unit Development (PUD), the proposed PUD consists of one development area.

The legal description for this PUD is shown in Exhibit B-1, "PUD SITE LEGAL DESCRIPTION".

It is proposed that East 114th Street South be closed to through traffic to South Memorial Drive and a semi-sac be constructed at the present intersection of So. 82nd E. Ave. It is also proposed that East 115th Street be created to allow traffic to flow to South Memorial Drive. This is shown of Exhibit B. East 112th Street South and East 116th Street South are to remain in their present locations.

Major and minor amendments to this PUD will be approved by both the City of Bixby Planning Commission and the Bixby City Council.

Zoning.

The Site, Development Area A presently consists of eleven (11) lots. The lots are presently zoned "RE", Residential Estate District. An underlying zoning change is requested to "CS", Shopping Center District. Attached is Exhibit C, which is a map from INCOG that identifies the existing zoning of the site and surrounding areas. All uses by right of "CS", (Shopping Center District) zoning will be allowed in Development Area A, except the following uses:

Use Unit 3, Agriculture, will not be allowed.

Use Unit 5, Community Services and Similar Uses, the following will not be allowed: Aquarium, golf course, marina, planetarium, private club or lodge, public tennis court, residential treatment center, transitional living center.

Use Unit 13, Convenience Goods and Services, the following will not be allowed: Liquor store.

Use Unit 14, Shopping Goods and Services, the following will not be allowed: Pawnshop, pet shop, laundromat, self-service, coin operated.

Use Unit 15, Other Trades and Services, the following will not be allowed: Bait shops, bottled gas, fuel oil, ice plant, lumber yard, portable storage building sales, kennel.

Use Unit 16, Gasoline Service Stations, will not be allowed.

Use Unit 19, Hotel, Motel and Recreation Facilities, will not be allowed.

The Comprehensive land-use Plan.

The Site is located within the jurisdiction of the Bixby Comprehensive Plan 2001-2020.

Features of the Site and surrounding area; viability and compatibility.

A Detailed Site Plan, adequate to demonstrate compliance with applicable standards and including details on proposed parking and landscape plans, shall be submitted for Planning Commission approval as required by the Zoning Code Section 11-7I-8.B.5 and this PUD.

Site Soil Conditions

The Soil Survey of Tulsa County, Oklahoma list the soil for this site to be “Okay loam, 3 to 5 percent slopes”. The site is gently sloping and has well drained soil.

Development Standards

A. DEVELOPMENT AREA A

LAND AREA:

Gross:	11.53 acres	502,070 square feet
Net:	11.53 acres	502,070 square feet

PERMITTED USES (to be allowed by right), with the exception of those described in the Zoning paragraph on page one (1).

Those uses permitted are all the Use Units allowed by right within the “CS” zoning district of the City of Bixby Zoning Code with the exception of those described in the Zoning paragraph on page one (1) and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE ARTERIAL		150 lin.ft.
NOT AN ARTERIAL		50 lin.ft.
FLOOR AREA RATIO (maximum)	0.50	251,035 square feet
MAXIMUM BUILDING HEIGHT:		45 feet

MINIMUM BUILDING SETBACKS		
Pursuant to Section 11-7D-4 of the City of Bixby Zoning Code:		West/Arterial 50 feet
		E. 112 th Street 25 feet
		E. 116 th Street 25 feet
		So. 82 nd E. Ave. 25 feet

LANDSCAPE/GREEN AREA	15% of street yard along South Memorial Drive
	5% of street yard along So. 82 nd E. Ave.
	15% of street yard along E. 112 th St. South
	15% of street yard along E. 115 th St. South
	15% of street yard along E. 116 th St. South

B. DEVELOPMENT STANDARDS FOR THE DEVELOPMENT AREA "A"

1. LANDSCAPED AREA AND SCREENING

- a. Preliminary landscaping and screening area represented on Exhibit G. The screening of the East property line will be accomplished as:
East side of the present Lot 10, Block 2, Southwood...6'-0" brick privacy fence. The East side of the present Lots 9, Block 2 Southwood...and
The East side of Lot 10, Block 3, Southwood.....6'-0" brick fence.
The area abutting So. 82nd E. Ave.....6'-0" brick fence.
The east side of the present Lot 8, Block 10.....6'-0" brick fence.
The mature existing trees along South Memorial Drive will retained if determined by an arborist, they will not be harmed during the construction process. Trees in the existing road right of way will be trimmed to accentuate the building construction.
- b. Frontage and Perimeter Requirements. The buildings will be setback according Minimum Building Setbacks, Development Standards, in this document.
- c. The landscape plan will be prepared in accordance to present City of Bixby requirements and approved by the Bixby City Planner.

2. SIGNS

- a. Signage shall comply with the PUD Chapter (Chapter 7-I). Ground monument signs will be permitted. A ground sign will not exceed 40'-0" in height. Signs will be allowed on the front elevations of the buildings, in accordance with the Bixby Zoning Code.
- b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited in this PUD, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

3. LIGHTING

- a. Pole lighting and lighting attached to the buildings used to illuminate the development area, shall be so arranged as to shield and direct the light away from adjacent properties residential properties. No light standard or building-mounted light shall exceed 20 feet in height.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

- a. There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

5. SITE GRADING

- a. The site is not in a designated FEMA floodplain, as shown on Exhibit D, "FIRM MAP". An onsite storm water detention facility will be constructed to retain and then release project storm water in areas shown as Reserve "A", Reserve "B" and Reserve "C", with approval of the Bixby City Engineer.

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage requirements serving the entire Site and/or an individual lot has been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on the site or lot.

During construction on the property, the owner/developer will provide adequate and reasonable erosion control methods. After construction they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. TOPOGRAPHY AND UTILITIES

- a. Topography. Topography of the Site is depicted on Exhibit F.
- b. Utilities. Water and sanitary sewer service will be provided by the City of Bixby. An existing water line is located on the east side of South Memorial Drive, along E. 112th Street So, E. 116th Street South and So. 82nd E. Ave. An existing public sanitary sewer line is available for the project. Storm water runoff will be piped to on-site detention facilities. Storm water presently flows from areas north of the site to an existing public drainage system. There are presently curb inlets along South Memorial Drive that receive storm water runoff and transfers the runoff via storm sewer pipe to the existing public drainage system. These systems will remain, but may be modified. On-site storm water detention will be required for the site.

7. ACCESS, CIRCULATION AND PARKING

- a. Access, traffic circulation and parking are depicted on Exhibit B. All drives and parking areas within the PUD shall be privately owned and maintained. The construction of E. 115th St. South will be to the City of Bixby standards and specifications and will be a public street.

8. RESTRICTIVE COVENANTS; ENFORCEMENT

- a. Restrictive covenants will be adopted and recorded for the PUD with the subdivision plat.

9. SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD, preliminary plat and the constructions drawings by the appropriate government agencies. The proposed development schedule is as follows :

- | | |
|--|------------|
| a. Earth Change Permit | 10/15/2013 |
| b. Preliminary Plat | 10/22/2013 |
| c. Approval of construction plans: | 11/1/2013 |
| d. Final Plat / Detailed Site Plan | 11/20/2013 |
| e. Installation of site erosion control: | 11/24/2013 |
| f. Begin site grading: | 11/25/2013 |
| g. Begin building construction: | 12/1/2013 |

Exhibits

Exhibit A.	Preliminary Plat.
Exhibit B.	Conceptual Site Plan.
Exhibit B-1.	PUD Site Legal Description.
Exhibit C.	Existing Area Zoning.
Exhibit D.	FEMA Firm Map.
Exhibit E.	Aerial of the Site.
Exhibit F.	Topography of Site.
Exhibit G.	Landscape Plan.