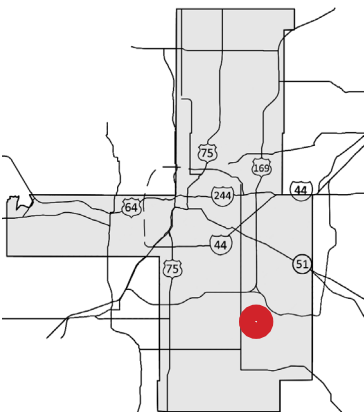
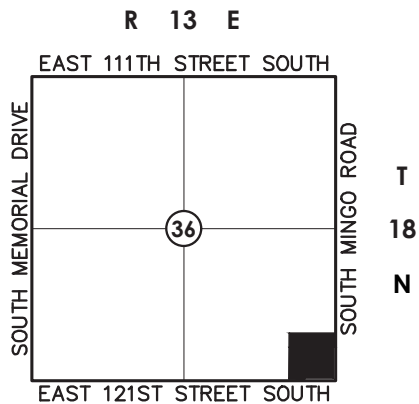


The Fountains

A PLANNED UNIT DEVELOPMENT (PUD) OF 15.436 ACRES (ZONING AREA) AT THE NORTHWEST CORNER OF EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD



TULSA COUNTY



Location Map



AUG 2023

OWNER/DEVELOPER:
SOONER DEVELOPMENT, LLC

APPLICANT/CONSULTANT:
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I. Property Descriptions

The Fountains (“site” or “project”) consists of 15.436 acres located at the northwest corner of East 121st Street South and South Mingo Road in Bixby, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 88°39'46" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4, FOR A DISTANCE OF 815.01 FEET; THENCE NORTH 1°06'23" WEST FOR A DISTANCE OF 825.01 FEET; THENCE NORTH 88°39'46" EAST FOR A DISTANCE OF 815.01 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°06'23" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 825.01 FEET TO THE POINT OF BEGINNING.

Development Area A contains 4.633 acres and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SE/4 SE/4; THENCE SOUTH 88°39'46" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 555.01 FEET; THENCE NORTH 1°06'23" WEST AND PARALLEL WITH THE EAST LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 295.54 FEET; THENCE NORTH 88°53'37" EAST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 235.00 FEET; THENCE NORTH 1°06'23" WEST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 120.00 FEET; THENCE NORTH 88°53'37" EAST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 320.00 FEET TO A POINT ON THE EAST LINE; THENCE SOUTH 1°06'23" EAST AND ALONG THE EAST LINE FOR A DISTANCE OF 413.31 FEET TO THE POINT OF BEGINNING.

Development Area B contains 10.803 acres and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 88°39'46" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 555.01 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88°39'46" WEST AND CONTINUING ALONG THE SOUTH LINE FOR A DISTANCE OF 260.00 FEET; THENCE NORTH 1°06'23" WEST FOR A DISTANCE OF 825.01 FEET; THENCE NORTH 88°39'46" EAST FOR A DISTANCE OF 815.01 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°06'23" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 411.71 FEET; THENCE SOUTH 88°53'37" WEST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 1°06'23" EAST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 88°53'37" WEST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 235.00 FEET; THENCE SOUTH 1°06'23" EAST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 295.54 FEET TO THE POINT OF BEGINNING.

II. Development Concept

The Fountains is a mixed-use Planned Unit Development (PUD) located at the northwest corner of East 121st Street South and South Mingo Road in the City of Bixby. The project proposes commercial land concentrated at the arterial street intersection and transitioning to a gated senior living community alongside existing residential neighborhoods. As planned, generous open space in the center of the development will provide room for stormwater drainage and detention while creating an inviting space for a neighborhood walking trail.

The City of Bixby 2018 Comprehensive Plan designates this site as both Commercial and Neighborhood Commercial. Considering the existing adjacent residential uses, lack of designated senior-living communities in the area, and current trends in commercial development, the proposed site plan is an appropriate use in this area. To better align the proposed land uses with the comprehensive plan, a companion application has been filed for an amendment to the comprehensive plan to redesignate the map from “Commercial” and “Neighborhood Commercial” to “Neighborhood Commercial” and “Medium Density Residential”. Exhibit C is an excerpt of the existing future land use map and Exhibit D reflects the proposed comprehensive plan amendment.

To further facilitate this PUD, a rezoning application has been filed, which proposes to rezone the site from Agricultural District (AG) and Commercial Shopping Center District (CS) to Commercial Shopping Center District (CS) and Residential Single-Family High-Density District (RS-3). Existing zoning is shown on Exhibit E and proposed zoning is reflected on Exhibit F.

Although zoning code section 11-7B-4 would permit 56 dwelling units on 10.803 acres zoned RS-3, this PUD restricts development area B to 50 dwelling units. Additionally, higher development standards (including minimum dwelling size and minimum masonry requirements) than required under the existing zoning code provisions have been specified.

Final development area boundaries shall be established by required subdivision plats, provided that the maximum total number of dwelling units and nonresidential building floor areas shall be maintained. The site shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

The Fountains

EXHIBIT A

CONCEPTUAL SITEPLAN



The Fountains

EXHIBIT B

CONCEPTUAL HOUSE ELEVATION



Building elevations are conceptual in nature and subject to change during building permitting process



III. Development Standards

A. Development Area A - Commercial

Gross Land Area:	201,806 SF	4.633 AC
Net Land Area:	160,606 SF	3.687 AC
Permitted Uses: Use Unit 1 area wide uses by right; Uses permitted by right in the CS Commercial Shopping Center District (except as excluded below); dry cleaning/laundry within Use Unit 15; golf, frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities NEC within Use Unit 20; and uses customarily accessory to permitted uses.		
Excluded Uses: All uses classified as “sexually oriented” within the City of Bixby Zoning Code (Section 11-7D-6), mega events, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana dispensaries within Use Unit 13.		
Maximum Floor Area Ratio:	0.75	
Maximum Building Floor Area:	151,355 SF	
Maximum Building Height:	2 Stories or 40 FT	
Minimum Arterial Street Frontage:	100 FT *	
Minimum Non-Arterial Street Frontage:	50 FT *	
Minimum Building Setbacks:		
From Arterial Street Right-of-Way:	25 FT	
From Non-Arterial Street Right-of-Way:	10 FT	
From Development Area B Boundary:	10 FT **	
From All Other Boundaries:	0 FT	
Minimum and Maximum Parking Ratios:	Per Zoning Code ***	
Other Bulk and Area Requirements:	As required within CS District	

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Bixby during platting review.

** Plus 2 feet setback for each 1 foot of building height exceeding 15 feet.

*** Minimum and maximum parking may be modified if a site plan is submitted to and approved by the Bixby Planning Commission.

B. Development Area B - Residential

Gross Land Area:	470,580 SF	10.803 AC
Net Land Area:	450,585 SF	10.344 AC
Permitted Uses: Use Unit 1 area wide uses by right; Use Unit 6 single-family dwellings on individual lots and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Dwelling Units:	50	
Minimum Lot Width †:	55 FT	
Minimum Lot Size:	6,100 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:	3,000 SF ***	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	15 FT	
Garage Facing Side Yard Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,700 SF	
First Floor Exterior Materials:	100% masonry ****	

* 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 maximum of five 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.

**** Masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Minimum masonry percentages shall exclude windows, doors, decorative accents, and beneath covered patios and porches.

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

C. Surrounding Zoning & Land Use

Zoning near the major street intersection is a combination of CS, AG, and RS-3. Twin Creeks III Extended and Twin Creek Villas to the north and west are zoned RM-1/PUD. Existing zoning patterns are represented on Exhibit E.

D. Access & Circulation

As designed, the development will have several points of access on to East 121st Street South and South Mingo Road. Where required, additional rights-of-way will be dedicated for the arterial street frontages in accordance with the subdivision regulations.

Streets serving development area B will be private, gated streets within a minimum 30' wide reserve area. Within development area B, a private walking trail in the common area will be provided in-lieu of internal sidewalks. Pedestrian access will be provided from common areas to the public right-of-way on East 121st Street South and South Mingo Road. Sidewalks which are proposed outside of reserves or right-of-way shall be placed in a sidewalk easement. Additionally, the existing 10' asphalt trail along E. 121st St. S. that ends on the west side of the entrance to "Twin Creeks III Extended" will be extended to S. Mingo Rd. Sidewalks and the asphalt trail within development area A will be constructed by individual lot owners as a part of the commercial site plan and building permit process.

Streets shall be constructed to meet all other 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. Any divided, boulevard 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. 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.

Limits of No Access (LNA) will be imposed by the final plat along both the South Mingo Road and East 121st Street South frontages, except at approved street intersections.

E. Landscaping & Signs

Within development area B, landscaping shall consist of masonry monument signs with foliage at the entrances and perimeter fencing. Entrance signage shall be permitted along the arterial street frontage, shall comply with the standards provided in the Bixby Zoning Code, and shall be 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.

In development area A, any screening requirements between residential and commercial uses shall be satisfied by the perimeter fence established in development area B. Signage and landscaping in development area A shall otherwise comply with the Bixby Zoning Code.

F. Utilities & Drainage

A 12" waterline is located on the south side of East 121st Street south and a 10" waterline is located on the east side of South Mingo Road. Waterlines will be extended to serve the site and shall be looped to provide water service and fire protection. Fire hydrant locations shall approved by the Bixby Fire Marshal during engineering review.

A 12" sanitary sewer line is located on the south side of East 121st Street South and 8" lines are located on both the north and west boundaries of the site. Sanitary sewer service will be extended to all lots.

A large stormwater detention and drainage facility is conceptually planned in the center of the site, as shown on Exhibit A. This facility will drain southwest to Fry Ditch Creek. Detailed grading and storm sewer plans are required and are subject to the approval of Bixby city staff.

G. Environmental Analysis & Topography

The subject property is moderately sloped and primarily drains southwest, ultimately draining to Fry Ditch Creek.

Per FEMA Flood Insurance Rate Map number 40143C0451L, the site is located within Zone X 500-year (0.2% Annual Chance) Floodplain.

The USDA Soil Survey of Tulsa County identifies the soil on site to be predominantly Newtonia silt loam and Okay loam. Development constraints associated with this soil type, and any other environmental constraints, will be addressed during engineering design. A geotechnical report will be submitted to the City of Bixby during the engineering review process.

H. Platting & 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 City of Bixby City Council, and 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. Within Development Area B, the plat will also serve as the site plan for all residential lots and dwelling units contained within the plat.

I. City Department Requirements

Standard requirements of the City of Bixby, including requirements of the Fire Marshal, City Engineer, and City Attorney, shall be met.

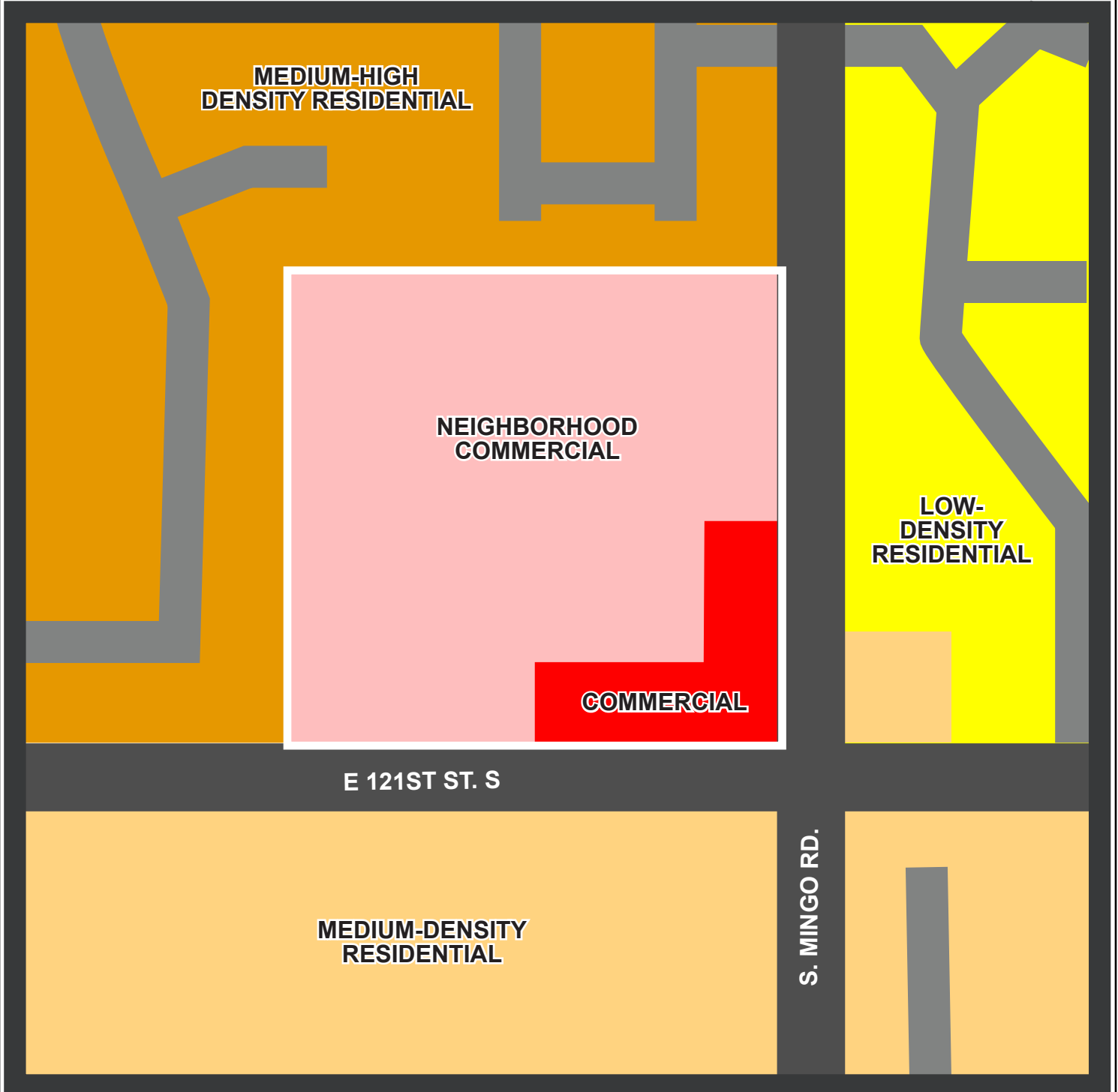
J. Schedule of Development

Development of the project is expected to commence and be completed as market conditions permit.

The Fountains

EXHIBIT C

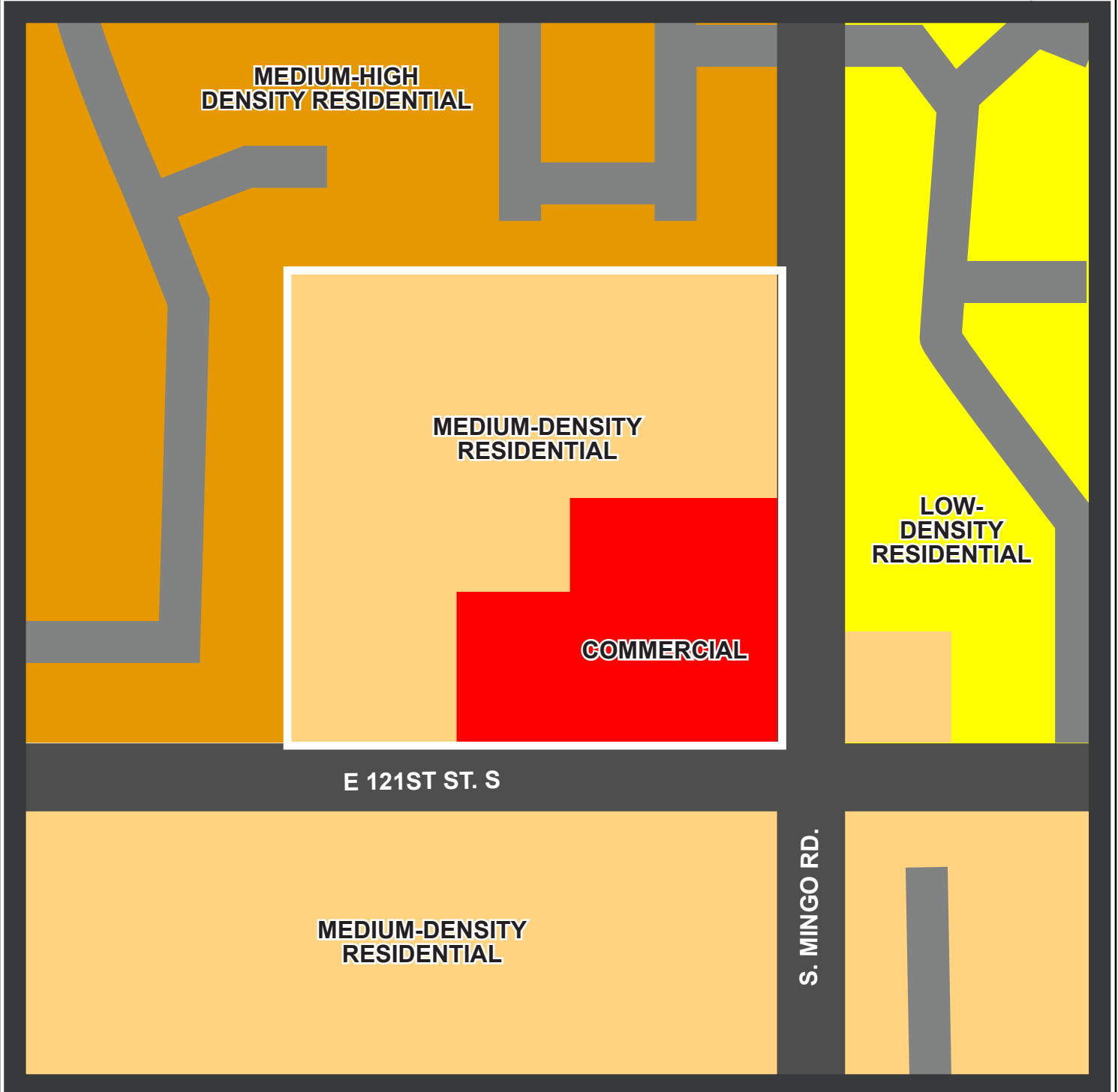
EXISTING COMPREHENSIVE PLAN



The Fountains

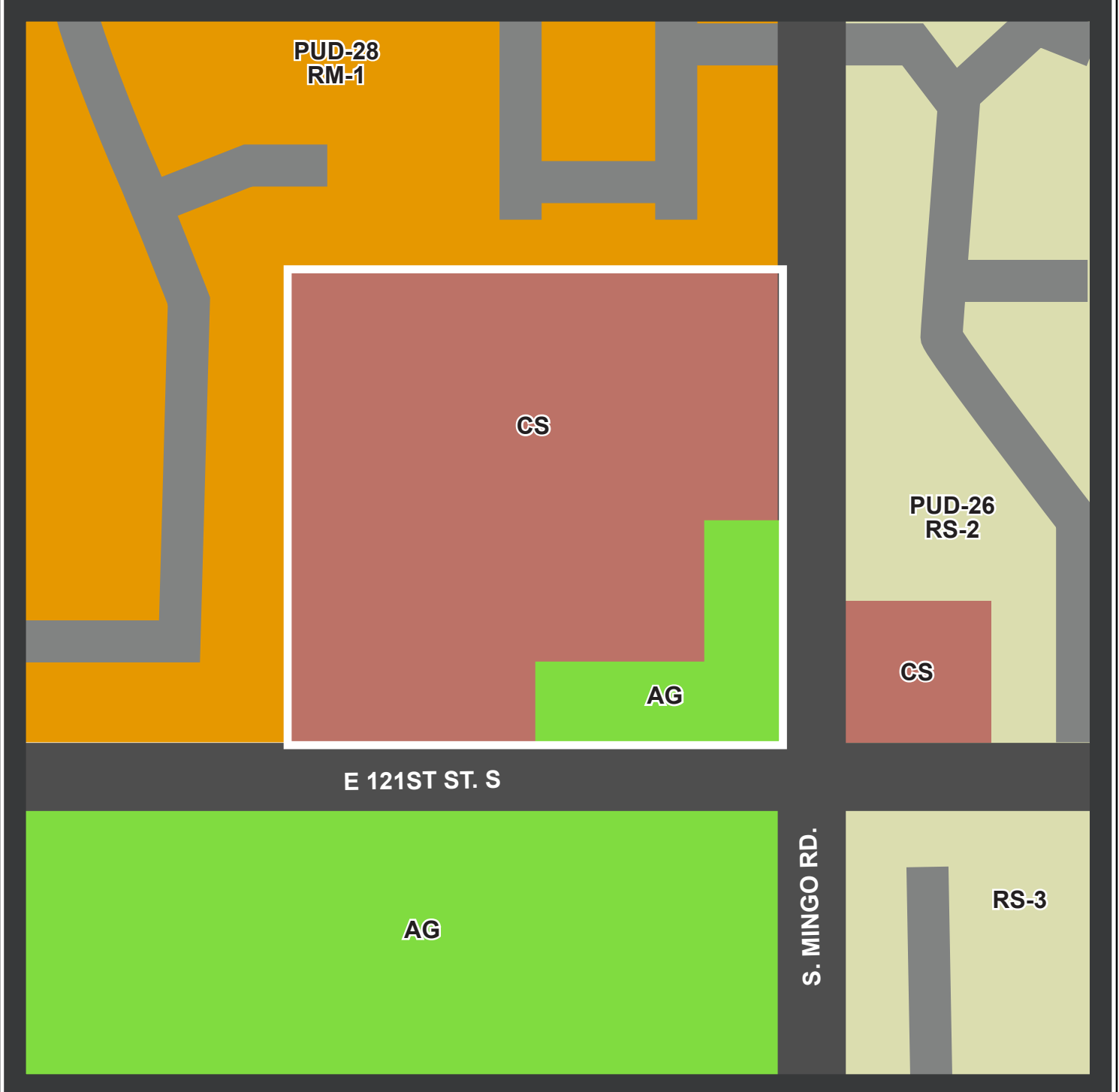
EXHIBIT D

PROPOSED COMPREHENSIVE PLAN



The Fountains

EXHIBIT E EXISTING ZONING



The Fountains

EXHIBIT F PROPOSED ZONING

