

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT PLANNING COMMISSION

6:00 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

September 7, 2021

AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Meeting Minutes of August 3, 2021
- b. Discussion, Consideration and Possible Action on Amending the 2021 Calendar

2. Consider Items Removed from Consent

3. Administration

- a. Discussion, Consideration and Possible Action on Ordinance O-2021-22 Regarding Transitional Zoning

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2021-01, the 2040 Comprehensive Plan and Future Land Use Map
- b. Discussion, Consideration and Possible Action on PC2021-17 a Preliminary Plat request for property located near Larkspur Lane and Prairie Crossing

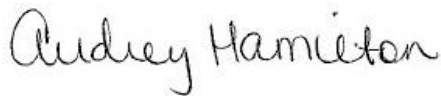
- c. Discussion, Consideration and Possible Action on PC2021-23 a Rezoning request from R-2, Two-Family Residential to C-3, General Commercial for property located near North 2nd Avenue and Cedar Street
- d. Discussion, Consideration and Possible Action on PC2021-24 a Rezoning request from R-3, General Residential to C-3, General Commercial for property located near North 2nd Avenue and Beech Street
- e. Discussion, Consideration and Possible Action on PC2021-26 a Rezoning request from I-1, Light Industrial to I-2, Medium Industrial for property located near McLean Dr. and the Kiamichi Railroad
- f. Discussion, Consideration and Possible Action on PC2021-27 a Re-Plat request for property located at 401 S. 9th Avenue

5. New Business

ADJOURNMENT

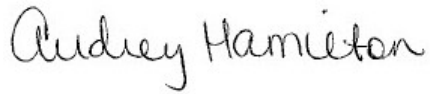
CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 7th day of July, 2021 and that an agenda of said meeting was posted at the place of such meeting at 9:00 a.m. on the 3rd day of September, 2021.



Audrey Hamilton, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 7th day of July, 2021 and that an agenda of said meeting was posted at the place of such meeting at 9:00 a.m. on the 30th day of July, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
August 3, 2021 AT 6:00 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Planning Commission Chair Kevin Keener called the meeting to order at 6:03 p.m.

INVOCATION/FLAG SALUTE

Commission Member Jackson provided the invocation. Commission Member Knight led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Kevin Keener
Planning Commission Vice Chairman Drew Jackson
Planning Commissioner Clent Horner
Planning Commissioner Shane Knight
Planning Commissioner Whitney Kerr

Absent:

None

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of July 6th, 2021

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Administration

- a. Discussion, Consideration and Possible Action on PC2021-15 Amending Chapter 156 Regarding subdivision regulations

Danielle O'Neal reviewed with the Planning Commission members a request to amend Chapter 156 of the Durant Code of Ordinances regarding platting approvals. Since the last Planning Commission meeting, discussions have occurred requesting further amendments as it pertains to requiring sidewalks and street lights. Staff has added some additional language to further support the idea of installing the sidewalks and street lights being required for new plats.

City Attorney, Tom Marcum, spoke regarding additional language pertaining to street lighting.

Motion was made by Commission Member Jackson and seconded by Commission Member Knight to approve the request as amended.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on Ordinance O-2021-22 Regarding Transitional Zoning.

John Dean reviewed with the Planning Commission members the concept of Transitional Zoning. The City Attorney has prepared an Ordinance for your consideration.

Charlie Bauchman spoke in favor.

Don Croony spoke in favor.

Buddy Holder spoke in opposition.

Gayla Gillary spoke in favor.

Linda Tucker spoke in favor.

Jay Mauck spoke regarding having burn permits.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to table the request.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2021-19 a Rezoning request from R-3, General Residential District to I-1, Light Industrial District for property located near 49th Avenue and West Main Street

Planning Commission Chair Kevin Keener recused himself from this item. Planning Commission Vice Chair Drew Jackson took over as chairman.

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from R-3, General Residential District to I-1, Light Industrial District for property located near West Main and 49th Avenue. The applicant approached staff regarding the rezoning of this property for an additional storage facility development. The subject property is approximately 13 acres and is currently a vacant piece of land. The area is made up of a mixture of Residential, Commercial, Industrial and Agriculture Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. The current Land Use Map has this area as high density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. It should be noted that we are currently working on an updated Comprehensive Plan and Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Knight, Kerr

Nays: None

Abstain:

- b. Discussion, Consideration and Possible Action on PC2021-20 a Final Plat request for property at 4319 SE 3rd Avenue

Danielle O'Neal reviewed with the Planning Commission members a request from Bailey Nassar, for a Final Plat Request for property located at 4319 SE 3rd Avenue. The subject property is approximately a total of 10 acres. The final plat essentially will divide the property into two lots that will be approximately 5 acres a piece. The applicant stated they are building their family home on 5 acres of property they purchased. This property is served by Rural Water District 5 and there is no sewer in the area. The current Land Use Map has this area as a mix of commercial and industrial; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated. The stipulations are that the driveway will be required to be a sealed surface per ordinance and the correct signatures will need to be placed on the plat itself. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the request contingent upon receipt of the corrected Warranty Deed, corrected signature blocks on Final Plat and the driveway being a sealed surface.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2021-21 a Final Plat request for property located near the intersection of West Main and State Highway 70

Danielle O'Neal reviewed with the Planning Commission members a request from Texoma Victory Real Property Investment LLC, for a Final Plat request for Durant Victory Subdivision Phase I located near West Main and State Highway 70. The subject property is approximately a total of 10 acres. The final plat has a total of 27 lots placed within phase one. It should be noted that the applicants received a variance from the Board of Adjustment for the front setback of the houses that are on the East side, lots 1-16. The applicant has placed all necessary public infrastructure that was within the preliminary plat. The current Land Use Map has this area as a mix of commercial and high-density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and

Comprehensive Plan are in the process of being updated. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on PC2021-22 a Preliminary Plat request for property located near the intersection of West Main Street and State Highway 70

Danielle O'Neal reviewed with the Planning Commission members a request from Texoma Victory Real Property Investment LLC, for a Preliminary Plat request located near West Main and State Highway 70. The subject property is approximately a total of 8 acres. The applicant is planning to have 35 lots with single family homes. Each lot will have a driveway. The property will be served by Rural Water District #2 and city sewer is expected to be extended to the property. As a note, lots 1-11 and lots 26 and 27 show a front setback of 15 feet. Additionally, the street name of Uranus was to be changed to Pluto by applicant. The current Land Use Map has this area as a mix of commercial and high-density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated. Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Danny Khoury, Civil Engineer, spoke regarding the need for the front setbacks to be 15 feet.

Benjamin Jia, applicant, spoke regarding the need for the front setbacks to be 15 feet.

Motion was made by Commission Member Knight and seconded by Commission Member Kerr to approve the request with the front setbacks being 25 feet for lots 1-11 and lots 26 and 27.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: Jackson

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Knight and seconded by Commission Member Horner to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: 2021 Calendar for Planning Commission Meetings

Request: Discuss and possibly amend the 2021 Calendar for Planning Commission Meetings as in pertains to the start time of the meetings.

Information: At the last City Council meeting, the City Council repealed the ordinance for the Regional Planning Commission, which dissolves that particular Commission. In July, the Planning Commission approved a time change to start at 6:00 pm while the Regional Planning Commission starts at 5:30 pm. Since the City Council repealed the ordinance for the Regional Planning Commission, staff wanted to see if the Planning Commission wanted to move the time of the meetings back to the original start time of 5:30.

Required Action: Discuss, consider and take possible action to amend the 2021 Calendar for Planning Commission meetings.



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-25 (O-2021-22)
From: Danielle O'Neal, Community Development Director
Re: O-2021-22 Transitional Zoning

Request: Discuss, consider and take possible action regarding next steps for transitional zoning.

Background: Since last month's meeting, staff has been able to connect with someone who is familiar with transitional zoning and was able to conduct research on how other cities are handling the idea of transitional zoning.

After learning of the various ways that we could potentially address transitional zoning, staff discussed with the City Manager and the City Attorney the possibility of forming a committee of two Planning Commissioners and two City Council members. This committee would further discuss what we are trying to accomplish or fix. Both were in agreement of forming this committee. The committee would determine if transitional zoning is something that we want to take on at this time.

Analysis: Staff would like to ensure that all questions and concerns are addressed prior to amending the ordinance that was prepared last month. With that said, staff requests that no action be taken or to table the item giving the committee time to meet and form a recommendation. This would allow the committee to meet, review and make a recommendation on how to move forward with regards to transitional zoning. Staff is currently working with the Mayor and Planning Commission Chairman in order to get the committee members selected and a meeting time set up.

Staff Recommendation: Staff recommends that no action be taken or to table the item giving enough time for the committee to be formed, to meet and form a recommendation regarding transitional zoning.

Required Action: Hear the item and discuss possible next steps regarding PC2021-25 Transitional Zoning (O-2021-22). Any specific conditions imposed by the Commission should be read into any approval motion.

ORDINANCE NO. O-2021-22

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA; ESTABLISHING MINIMUM LOT SIZES IN CERTAIN RESIDENTIAL AREAS; AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA, AND DECLARING AN EMERGENCY

WHEREAS, the orderly expansion of residential development is desirable; and,

WHEREAS, a component of orderly expansion includes a smooth transition between housing of various types and sizes; and,

WHEREAS, the prevention of abrupt transitions between types and sizes of housing will promote aesthetically pleasing expansion and the preservation of property values of all development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA:

SECTION 1.

A. The following guidelines shall apply to new single-family residential construction in unplatted areas or in platted subdivisions of fewer than ten (10) lots:

1. If the subject lot adjoins at least one lot of at least one acre, the subject lot shall not be less than three-quarters (3/4) of an acre in size.
2. If the subject lot adjoins at least one lot of at least three-quarters (3/4) of an acre, the subject lot shall not be less than one-half (1/2) of an acre in size.
3. If the subject lot adjoins at least one lot of at least one-half (1/2) of an acre, the subject lot shall not be less than one-quarter (1/4) of an acre in size.
4. Subject lot sizes of less than one-quarter (1/4) of an acre shall require the review of the Planning Commission and approval of the City Council.
5. If the subject lot adjoins multiple parcels, the subject lot shall not be smaller than ninety percent of the average lot size of the adjoining lots. For purposes of calculation, any adjoining lot of one acre or larger shall be considered at one acre and no lot shall be considered smaller than one-sixth of one acre despite its actual size.

B. The following shall apply to new single-family residential platted subdivisions of ten (10) or more lots:

1. If the subject platted subdivision does not adjoin a platted subdivision of ten or more lots and is at least 300 feet from such a subdivision, the subject subdivision average lot size shall not be smaller than ninety percent of the average lot size of the adjoining lots. However, in no event shall lot sizes be required to be larger than one-half (1/2) of an acre unless otherwise necessary to comply with ordinances, statutes, or building codes.
2. If the subject platted subdivision adjoins a platted subdivision of ten or more lots or is within 300 feet of such a subdivision, the subject subdivision average lot size shall not be smaller than seventy-five percent (75%) of the average lot size of the adjoining or nearby platted subdivision. However, in no event shall lot sizes be required to be larger than three-quarters (3/4) of an acre unless necessary to comply with ordinances,

Commented [JD1]: Is ten the magic number? I don't know.

statutes, or building codes. If the subject platted subdivision adjoins or is within 300 feet of more than one platted subdivision, the subdivision with the largest average lot size shall be used to calculate the required lot size of the subject subdivision.

- C. For purposes of this section, ADJOIN shall be defines as sharing a boundary with or being located directly across a public street or road from another property. Properties located on opposite sides of a public street or road will be considered adjoining for purpose of this section if the properties would share a boundary in the absence of the public street or road.
- D. This section shall apply only to those properties for which a plat, replat, ~~lot split~~, or any change of the lot size is sought or perfected on or after November 1, 2021.

SECTION 2. REPEALER CLAUSE.

All ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 3. EMERGENCY CLAUSE.

It being immediately necessary for the preservation of the public health, peace and safety of the City of Durant and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 10th day of August, 2021, with the Emergency Clause passed separately.

CITY OF DURANT

Oden Grube, Mayor

ATTEST:

Cynthia J. Price, City Clerk



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-01
From: Danielle O'Neal, Community Development Director
Re: Consideration of an update to the Comprehensive Plan & Future Land Use Map

Request: Discussion, consideration and possible action for an update to the Comprehensive Plan and Future Land Use Map for the City of Durant.

UPDATE: After the joint meeting with a couple of Planning Commissioners and City Council members, staff went through and made some adjustments to both the plan and the Future Land Use map, as guided by this meeting.

Background: A city's comprehensive plan, is meant to be a guide of priorities and goals for the next 20 years. A comprehensive plan and future land use map is not something that will remain exactly how it is today and will shift and change as the city grows. It is also very likely that the goals and priorities will shift, both of which are reasons why it is crucial to ensure this plan is updated on a regular basis as those shifts occur. This current update of the Comprehensive Plan and Future Land Use map will provide an updated set of goals and priorities to aim towards. We all understand that the future is unknown, but it is very important to have a roadmap that provides goals and aspirations that we can aim towards. Additionally, by updating a comprehensive plan, the updating of the land use section of the code of ordinances will follow, so that the codes are better in line with the goals and aspirations of the City. After the adoption of a comprehensive plan, smaller urban, master or strategic plans are started, which will get into the specific regions or goals.

The Comprehensive Plan was started and a draft was submitted by IBTS around June of 2019. However, a Future Land Use Map was not started and there were several that brought up desired changes they would like to see within the Comprehensive Plan. Since that time several public and staff meetings were held to gain further feedback. The process was slowed down a little when the Covid-19 Pandemic struck. However, staff was able to complete the Comprehensive Plan and made several changes including creating an action item table rather than having the

action items within the document itself. Staff was also able to complete a Future Land Use Map that includes a 3-mile buffer around the city limits. This buffer region can be used as a guide for the future, should these areas ever get annexed into the city limits.

Analysis: Staff was able to make several suggested changes that was proposed and help answer questions during a meeting with a couple of Planning Commissioners and City Council members. Staff also pulled out each of the action items and create a table that changes how the timeframes are given, does not have repetitive action items and also provides partners which can help with each of the goals that we would like to achieve. Improving our community is something that requires partnerships to achieve the goals and aspirations. There were other changes made within the Comprehensive Plan to give clarification, added in some items that would further help support the effort of several partners. Staff created a future land use map that incorporates mixed use, expands the CBD District and introduces mixed residential. When reading the Future Land Use Map, I'm showing some correlation between zoning types and the future land use designations for the residential and commercial areas below for your guidance. However, remember that a future land use map guides a zoning map, but is not a zoning map.

Mixed Residential: R1, R2, R3

Low Density Residential: A1, R1, R4

Low to Medium Density Residential: R1, R2

Commercial: C0, C1, C2, C3

Industrial: I1, I2

Hospital/Health: H1

Mixed Use Commercial/Industrial: C0, C1, C2, C3, I1, I2

Mixed Use Commercial/Residential: R1, R2, R3, C0, C1, C2, C3

Required Action: Hold a public hearing and recommend approval or denial of the Comprehensive Plan and Future Land Use Map. Any specific conditions imposed by the Commission should be read into any approval motion.



Photo by: Jason Ward

City of Durant

2040 Comprehensive Plan



Table of Contents

Executive Summary	Page 6
Introduction	Page 6
Why Now?	Page 7
What Process?	Page 8
Community Snapshot	Page 11
Community Values	Page 12
Key Performance Areas	Page 15
Economic Development	Page 17
Land Use	Page 22
Housing	Page 26
Transportation	Page 32
Natural Resource Management & Open Space	Page 36
Quality of Life	Page 40
Health and Wellbeing	Page 44
Action Items	Page 48

ACKNOWLEDGMENTS

Oden Grube, Mayor
John Dean, City Manager
Tim Rundel, City Manager (past)

City of Durant City Council

Oden Grube
Steve Brittingham
Humphrey Miller
Mike Morris
Danny Sherrer

City of Durant Planning and Zoning Commission

Kevin Keener
Whitney Kerr
Shane Knight
Drew Jackson
Clent Horner

City of Durant Community Development Department

Danielle O’Neal, Director
Matthew Nahrstedt, Director (past)

This plan would not have been made possible without the commitment, advice, and insights of the Envision Durant task force members, who selflessly devoted their time to the development of this plan. We thank them for their dedication to this important project.

Barbee Barber	Jeri Walker
Bill Sudderth	Jerry Combrink
Billy Waldell	Kathryn Vanderpool
Candy Horsley	Kevin Keener
Charles Bachmann	Linda Combrink
Clint McMahan	Linda Gray
Dale Goad	Mike Morris
Drew Jackson	Paul Buntz
Elizabeth Brittingham	Randy Downs
Geary W. Bestairs II	Tricia Clark
Jaque Wilson	Whitney Ker
Jeff McQueen	

We would also like to thank the Donald W. Reynolds Community Center & Library for the use of their facility throughout the planning process. Their generosity and hospitality is highly appreciated. Also, big thanks to the City of Durant Fire Department for volunteering their time and excellent hot dog grilling skills at the meetings.

FROM THE MAYOR

Dear Citizens of Durant,

I am honored to present to you the City of Durant 2040 Comprehensive Plan, "Envision Durant." Supported by a clearly articulated set of key performance areas and strategic objectives, the Envision Durant 2040 vision statement identifies the right choices to move Durant forward toward a sustainable future.

This document represents our collective vision for the future and is the product of a year and a half of dedication and commitment from residents, City Staff, the Planning Commission, and the consultant team, IBTS. This document sets the course for improved sustainability and for moving Durant forward into the future as a thriving, resilient, evolving, and equitable community that supports our values.

The success of this plan will depend on your continued support and participation. The plan places priority on actions and initiatives that we can work on together to strengthen our neighborhoods and business districts. It urges us to tackle small projects that, when combined, make significant differences in the quality of life and economy, now and tomorrow.

Durant is a progressive, forward-thinking community. Durant is a great place to earn a living, raise a family, and enjoy life. Our legacy is one of hard work, enterprise, cooperation and loyalty to this great place we call home. We must all work together to realize the future that we have collectively envisioned.

I thank you all for your hard work and continued support to build a sustainable future for Durant. I look forward to working with you to implement the strategic objectives contained within this plan as we Envision Durant and all of the great things to come.

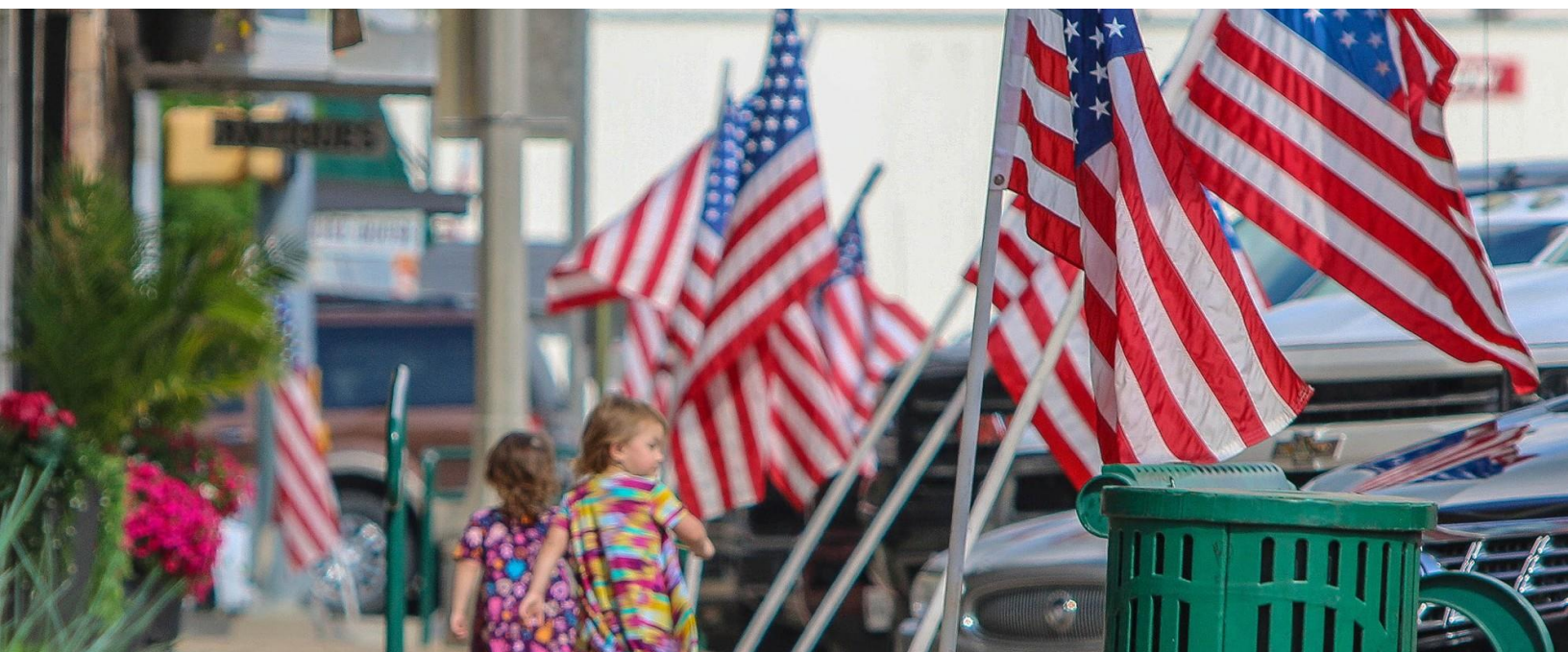
Sincerely,



Oden Grube, Mayor
City of Durant, Oklahoma



Executive Summary



The Wall That Heals in Downtown Durant by Matt Swearingin

Introduction

As time moves forward, so shall Durant. As the community grows it will face both opportunities and challenges in many forms. By exploring these possibilities now, we hope to better anticipate our future. This comprehensive plan update is meant to be used on a daily basis as a guide for elected officials, City staff, residents, business owners and potential newcomers, allowing them to make well-informed decisions related to issues such as land use and transportation. These types of decisions can greatly impact the community's growth and physical development as well as its quality of life. More importantly, those decisions will be based on the community's vision for the future. The vision from this plan looks toward the future approximately 10 to 20 years from now; however, it is strongly recommended that the community's vision and this plan be revisited every five to seven years to ensure that it remains consistent with the ever- changing values and concerns of the community. It is also important to note that due to the important nature of comprehensive planning, the State of Oklahoma has established laws that allow municipalities to have the power to regulate land use; however, that power exists only if such regulations are based on an adopted comprehensive plan (Oklahoma Revised State Statutes Section 11-43-103).

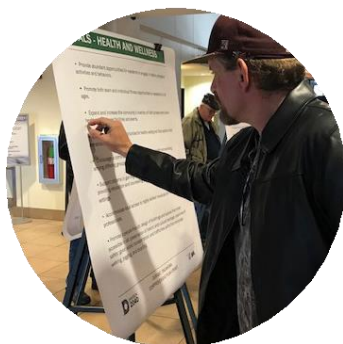
This comprehensive plan, once adopted and implemented, will also strengthen partnerships between public and private entities. This partnership can achieve far more for both parties than either acting alone. An important premise of an effective comprehensive plan is that it creates "win/win" situations for the public and private sectors, for old and new neighborhoods, urban development and open lands conservation, and fiscal integrity and enhanced quality of life.



Why Now?

Much has changed since Durant adopted its last Comprehensive Plan in 2002. The Durant of 2019 is facing a growing, increasingly diverse population and tremendous housing and infrastructure pressures due to thriving industry and plentiful job supply (6.6% 2016 unemployment rate; U.S.: 7.4%). With growth comes change, and City leaders should look to the comprehensive plan to guide decisions related to future land use and development in the community.

This comprehensive plan will help safeguard our community's collective goals and values. Our Durant community values the City's unique history, downtown charm, neighborhood character, and demographic diversity. Concern about the impact of new growth and how to accommodate the needs of a diverse and growing population have pushed the need for comprehensive, community-wide planning to the forefront. Effective planning that addresses the needs of the different sectors and groups that make up the Durant community can help the city grow efficiently while protecting existing assets and accommodating change. Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that the citizens of Durant expect and deserve.



What is the process?

Project Kickoff

This task laid the foundation for the planning process by refining the specifics of the project, including the key topic areas, project schedule and project logo. Task forces for the key topic areas were formed and their role in the planning process was determined.

First Open House Meeting

Public engagement is integral to the success of the Durant comprehensive plan update. During this first set in the public engagement process, we performed a SWOT Analysis to identify Strengths, Weaknesses, Opportunities, and Threats facing the community in each of the topic areas.

Existing Conditions Assessment

During this task, data collection to support the development of the plan was conducted. A solid plan needs quantitative data such as demographic, employment and housing patterns.

Second Public Workshop

During this informal public open house, residents were invited to review, discuss and vote on key elements of the comprehensive plan to determine which visions and goals are important to the community to address over the next twenty years. Residents had the opportunity to view displays and talk with staff one-on-one.

Drafting of Goals, Policies & Actions

The next step in the process was to establish the specific goals and objectives of the plan. This task required significant input from task force members, residents, business owners and City staff.

Third Public Workshop

During this meeting residents had the opportunity to review the current land use plan and land use patterns of Durant in order to develop a land use map according to their ideas and opinions for future growth and changes in the community.

Drafting of Comprehensive Plan Update

Finally, it's time to start drafting the plan! During this time, the team organized chapters focused on the key topic areas. These focus on providing the reader with an explanation of the topic area's purpose, as well as an overview of the specific goals and objectives contained within the key topic area.

Public Review & Final Plan Adoption

This is the last step in the process, where the plan is presented to the Planning Commission at a public hearing. Once adopted by the Commission, the plan is forwarded to the City Council for consideration and final adoption.

Once the plan is adopted, the real work begins. Implementation requires commitment and accountability, as the plan has been written with the goal of fostering change. In order to do so, impacts of the plan must be measured and updated accordingly.





History

The City of Durant is located approximately 90 miles north of Dallas/Fort Worth and is situated on approximately 17,152 acres (26.8 square miles) in Bryan County. First established in the early 1870s, Durant is the second largest city within the Choctaw Nation and boasts a vibrant downtown and strong sense of community, and offers abundant recreational and entertainment choices.

The first step in assessing a community's needs is to understand the people who live there. This information becomes one of the benchmarks against which we can measure plan implementation and success. In order to paint a comprehensive picture of who is living in Durant, the demographic assessment relies on data from a variety of sources and methodologies. Unless otherwise noted, the following data is from 2017 estimates of the U.S. Census Bureau's American Community Survey. The following is a summary of findings:

Population:

The City of Durant has experienced modest but constant growth throughout the City's history. The 2017 Census indicated a total population of roughly 17,198, with a median age of 32.3 years. The population is 51.5% Female and 48.5% Male. The average household size is 2.21, slightly lower than the average in Oklahoma (2.27) and nationally (2.37).

Race:

White: 71.4%, American Indian and Alaska Native: 14.6%, Hispanic or Latino: 7.9%, Black or African American: 2.2%, Asian: 0.5%, Two or more races: 6.1%.

Housing:

Total housing units: 7,769, Total occupied housing units: 6,707, Total vacant housing units: 1,062.

Poverty:

14.6% of people are living in poverty (compared to Oklahoma at 16.2%; and the U.S. average of 23.7%).

Educational Attainment:

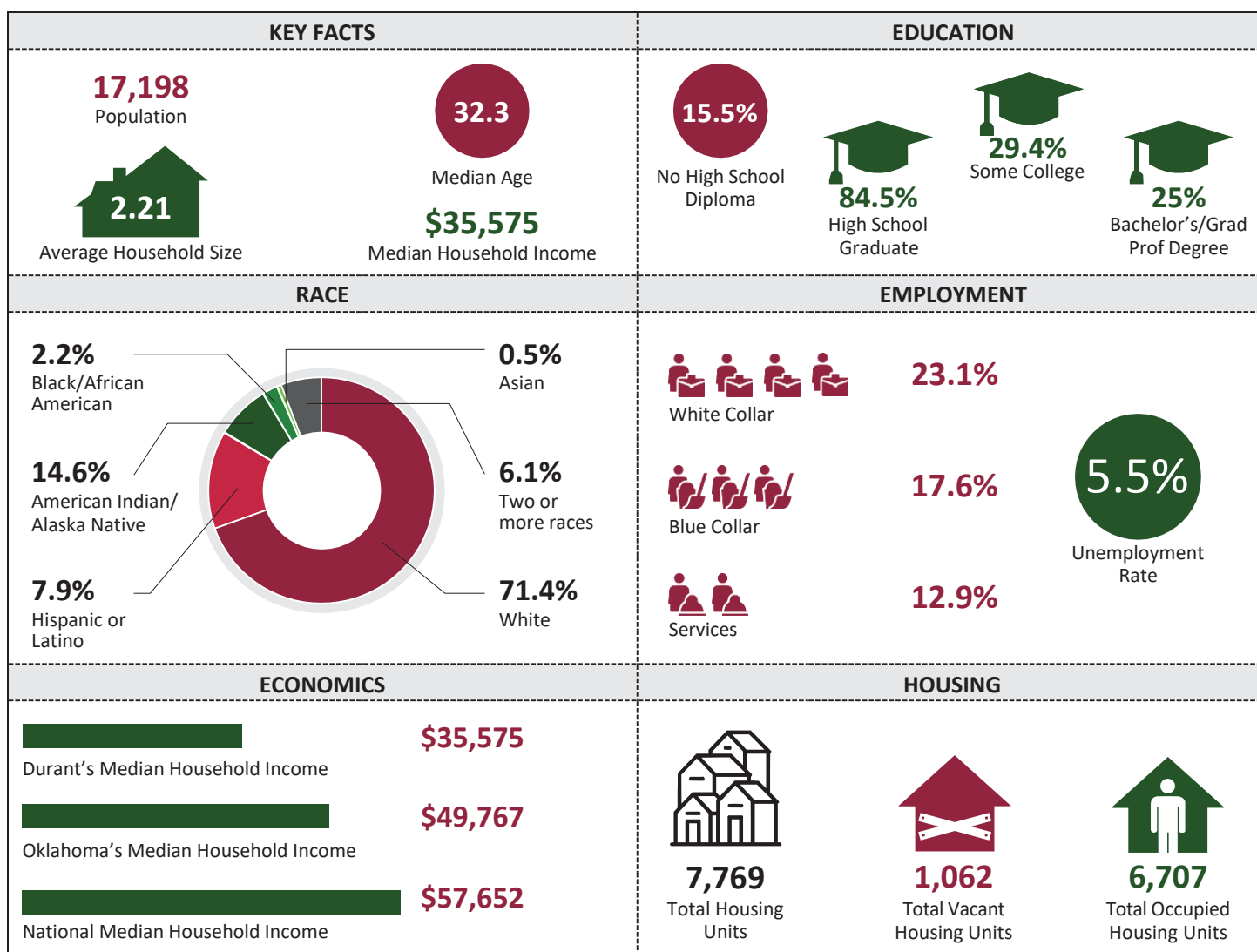
84.5% of Durant residents are high school graduates (Oklahoma 87.5%, U.S. 87.3%). 25% of Durant residents have a Bachelor's degree or higher (Oklahoma 24.8%, U.S. 30.9%).

Employment and Occupations:

The largest employment industry in Durant is educational services, and health care and social assistance which employ roughly 22.1% of the population. The second largest industry – arts, entertainment and recreation, and accommodation and food services – employ 18.6% of the population. The third, retail trade, employs roughly 13.3% of the population.

Economics:

The estimated median household income in Durant in 2017 was \$35,575, which was quite a bit lower than Oklahoma’s national median household income of \$49,767 and the national median household income of \$57,652.



Community Values

Community values are the core principles the community's citizens wish to maintain. These values overlap and are mutually inclusive. They must be acknowledged and constantly defended to ensure that change and development align in accordance with these core principles. These values guide the community's vision and mission, as well as its goals, objective, activities, capital improvements, levels of service and budgets. Illustrated on the facing page are the core values. The list are only examples of what these values might represent.

Community Values Represent

- Walkable, attractive streets and public spaces
- Safe, convenient and flexible transportation systems
- Excellence in educational and cultural services
- A safe, nonthreatening community
- A culture of excellence and kindness
- Community wellness and health
- Environmental stewardship
- Enhanced community pride
- Innovation, creativity and entrepreneurial opportunities
- Healthy economy and fiscal responsibility
- Local and regional partnerships



Photo by: Matt Swearengin





Community Vision:

Durant thrives! Durant is a vibrant, modern community, the community of choice, offering outstanding quality of life for all generations. Durant has a strong sense of pride. Residents honor the past, treasure the present, and responsibly shape the community's future.

The government is fiscally sound and provides top-quality public safety and services responsive to community requirements. They have trust and peace with city governance and as a result, feel safe and secure. Preserving the "Old Durant" while advancing to a "New Durant" makes it a community so rich in character and opportunities that no citizen can imagine a better place to live.

Durant has some of the best dining and night life around. It is well maintained with great streets. It is lush in greenery and citizens are environmentally aware. Families are healthy and happy and utilize the community to walk, run, bike and enjoy their time together. Citizens are diverse, well-educated, motivated, and above everything, they care.

Key Performance Areas

The comprehensive plan consists of seven key performance areas. Each chapter identifies primary challenges facing the community for that topic area, followed by goals to address those challenges.

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ECONOMIC DEVELOPMENT - How to create a strong local economy by attracting new businesses and maintaining successful, resilient businesses, which is essential to the social, cultural and financial vitality of the City of Durant.



LAND USE - How land use policy decisions impact the City's preferred settlement patterns, design qualities and the daily lives of its residents.



HOUSING - How to facilitate the provision of safe, high-quality and affordable housing options to meet the needs of the present and future residents of the City, while preserving and enhancing the community's physical and social fabric and cultural diversity.



TRANSPORTATION - Durant will sustain itself through the support of community led investments and city led improvements. With the community raising the necessary funds to support ongoing infrastructure needs. Durant will prioritize the transportation and infrastructure needs, while also focusing on multimodal infrastructure.



NATURAL RESOURCE MANAGEMENT & OPEN SPACE - How ecosystem integrity and biodiversity are protected systems and how to provide direction for future actions that will improve natural resource management in Durant.



QUALITY OF LIFE - Focuses on creating a place where people want to live, work and play. Durant wants to be an attractive, family-friendly, safe, healthy and diverse community, improving the opportunities for housing choices and creating "sense of place" throughout the City.



HEALTH AND WELLBEING Creating accessible, equitable opportunities to meet the physical, mental, spiritual and social needs of the community to improve quality of life and wellness.



Photo

by: Matt Swearingin

“Coming together is a beginning; keeping together is progress; working together is success.”

— Henry Ford

Economic Development

Economic development is the sustained, concentrated actions of policy makers and local governments that promote the improvement of a community’s economic well-being and quality of life. Economic activity is the central, most important part of any community. A strong economy provides opportunities to all citizens by creating jobs, increasing business opportunities, and creating a tax base that provides funding for schools, parks, public facilities and other community services. The City of Durant’s approach to current and future economic considerations can strategically position the City long term as a quality place to live and conduct business – both of which are crucial elements to retaining and recruiting the next generation of residents.

Durant envisions a healthy and resilient economy with an emphasis on fostering innovation and entrepreneurship, growing and attracting primary employers, maintaining a well-rounded tourism industry, and supporting and strengthening existing businesses. Additionally, Durant wants to be seen as a place with a high quality of life, excellent educational and medical services, and the amenities that make it an all-around great place to live and raise a family. The community’s economic success will be accomplished through strong partnerships between the City and the

private and nonprofit sectors. Working together with such entities as the Durant Industrial Authority, Imagine Durant, the Choctaw Nation of Oklahoma, the Durant Independent School District, and the Medical Center of Southeastern Oklahoma, among others, we will create a network to move the community forward.

Like other fluid systems such as transportation and energy, Durant’s economy is dynamic, interdependent and constantly influx. It doesn’t adhere to municipal boundaries and is driven by internal as well as external forces. To be successful, economic development must function as part of the whole socio-economic environment. Economic growth and sustainability are essential to Durant’s future and will determine how the City evolves and redevelops in the coming years.

Economic development does not happen on its own. It requires a deliberate and proactive strategy developed through a public engagement process involving a diverse group of citizens and stakeholders to articulate community values and preferences for growth and development. The goal of this chapter is to discuss goals, strategies, action steps, and resources to grow and diversify the City of Durant’s economy.

GOALS	STRATEGIES
The economic health of the community will be sustainable.	• Promote the revitalization of all economic sectors within Durant, including neighborhoods and downtown. • Foster opportunities that encourage private investments and partnerships within the community. • Create a focus on tourism in the downtown, and make the downtown more inviting to university students and visitors. • Promote education and technical training of the workforce to encourage job skill advancement and increased wage levels. • Grow and retain employment opportunities in the City by executing strategies to encourage businesses and industries that exemplify the overall character of the community. • Promote the creation of affordable and diverse housing options close to employment in order to facilitate workforce retention and multimodal options.
Continue to support efforts to renovate, rebuild, build and expand the downtown core by increasing the amenities in the downtown – including hotels, entertainment, restaurants, mixed-use development and other compatible uses – in a manner that is harmonious with the historic character and existing uses.	• Implement a historic preservation-based approach to economic development within the downtown core. • Promote new housing and mixed use development. • Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and culture activities. • Make the downtown a space oriented for those biking and walking, including pedestrian mall and enhanced crossings and intersections, while allowing for all modes to access the core.
Support the efforts of public and private organizations to diversity the local economy.	• Collaborate with the business community to develop policies and planning to support economic development and opportunities. • Strategically coordinate land use, infrastructure and multimodal connectivity to facilitate opportunities for vital areas to flourish.

GOALS	STRATEGIES
Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.	- Enhance historic resources through preservation and the inclusion of heritage daily life. - Protect historic landmarks and significant cultural features to the extent reasonable feasible. - Promote and encourage the growth of cultural development and participation.
Encourage opportunities for residents to shop locally and help incentivize local businesses.	- Promote the revitalization and growth of Durant. - Continue to support efforts to renovate, rebuild, build and expand the downtown core.
Expand recreational, cultural and entertainment opportunities to increase local tourism.	- Continue to promote and expand local projects and programs that attract both tourist and local community members. Examples would include the Nowa Oka Trail and expansion of the trail system, the Oklahoma Shakespearean Festival and the Magnolia Festival to name a few. - Continue to promote the creation of an Artist District, art incubator or maker space center.
Promote efforts to further establish Durant as a destination and ideal place for new businesses and industries.	- Cooperatively amplify the community's rich recreational and cultural heritage. - Enhance and expand partnerships to promote the community and its amenities. - Ensure multimodal access to employment centers and develop efficient transit networks. - Encourage affordable and diverse housing development near major employment centers to reduce travel time to work. - Assist in identifying and preserving key undeveloped industrial parcels in order to provide appropriate sites for future industry. - Convert some downtown buildings into classrooms, housing and other university presence.
Southeastern Oklahoma State University and the Choctaw Nation will continue to be major factors in the community's economy.	Encourage cooperative land use and transportation planning and collaborative public space activation to promote economic development opportunities



“Cities have the capacity of providing something for everybody, only because, and only when, they are created by everyone.”

— Jane Jacobs

Land Use

Land use planning influences the type and character of development in Durant, as well as the City’s ability to provide and sustain essential urban services. The type, quality and amount of new development and its required urban services can affect attainment of community objectives such as quality of life, sense of place and uniqueness, and a strong local economy. The comprehensive plan and its implementing regulations are important policy and regulatory tools needed to achieve the above, and other, community objectives. They are also essential to guide cooperation, coordination and partnerships with other agencies that have a stake in the overall well-being of the community. In general, land uses should be efficient and sustainable; support a multi-modal transportation network; provide a variety housing choices conveniently located near jobs, schools, shops and parks; prevent sprawling development; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure.

The City of Durant is characterized by a broad mix of land uses, ranging from agricultural land to heavier industrial uses. In general, it can be described as a traditional small-town pattern, consisting of a downtown core of shops and offices, surrounded by housing that decrease in age and density moving outward. The City’s

northern boundary is defined by Lake Durant and the southern boundary is defined by the Durant Regional Airport. Existing commercial development is concentrated primarily along large thoroughfares, including U.S. Highway 69/75 and U.S. Highway 70. There are infill and redevelopment opportunities concentrated in these areas as well.

The goals and policies contained in this chapter establish the legislative policy basis for Durant’s land use planning program. The program includes the Durant Municipal Code, regulatory maps, special area plans, etc. In addition, these policies establish important criteria to be used when initiating regulatory changes or reviewing and developing code, map, and policy amendments. The policies also provide guidance on when and how to update the comprehensive plan and state the City’s commitment to coordinating the development and maintenance of its land use program with other affected agencies and jurisdictions.

LAND USE

GOALS	STRATEGIES
Discourage a sprawling land use pattern by establishing well-defined growth boundaries.	- Promote the revitalization and growth of Durant, including neighborhoods and the downtown. - Maintain and enhance community infrastructure to support revitalization and anticipated growth. - Adopt a citywide structure of neighborhoods, districts, corridors and edges as a means of creating identifiable places and sense of place. - Direct future development toward mixed-use neighborhoods and districts to promote compact development patterns.
Promote the infill of existing vacant parcels.	- Use subarea plans to identify targeted areas for redevelopment and infill activity. - Develop standards and guidelines to promote infill and development of mixed-use projects. - Promote, encourage and stimulate (when possible) compatible infill within targeted redevelopment areas. - Assess the effect and, if necessary, modify policy and regulations related to infill development cost to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Provide opportunities for the redevelopment and revitalization of existing underutilized commercial and industrial areas to promote economic growth, while improving the aesthetics of the community.	- Create subarea plans to identify targeted areas for redevelopment and infill activity. - Develop standards and guidelines to promote redevelopment and revitalization of underutilized areas. - Assess the effect and, if necessary, modify policy and regulations related to infill development cost to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Encourage live/work development opportunities.	- Use subarea plans to identify targeted areas for redevelopment and infill activity. - Develop standards and guidelines to promote the development, redevelopment and revitalization of underutilized areas as live/work developments. - Promote, encourage and stimulate (when possible) compatible infill within targeted redevelopment areas. - Assess the effect and, if necessary, modify policy and regulations related to live/work developments.

LAND USE

GOALS	STRATEGIES
Durant is a city of cohesive, distinct, diverse, attractive and safe neighborhoods.	• Preserve residential character through neighborhood planning, assistance to neighborhood organizations, and supportive regulations. • Design policies for residential buildings and neighborhoods that are intended to emphasize creativity, diversity and individuality. • Require development proposals to show that the development contributes to a neighborhood in terms of interconnecting streets, schools, parks, commercial centers and open space, to the extent possible. • Form neighborhood edges using features shared with adjoining neighborhoods, such as streets, open space and other features like streams or channels. Landscaped outdoor areas and trails may be used to create an attractive edge. • Connect neighborhoods through a network of walkways and bike paths. Provide connections in the pedestrian network every 400 feet. Provide direct walkway and bikeway routes to schools. • Consider having block perimeters every 1200 and 2000 feet. • Make all parts of the community accessible to all citizens.
Promote adequate residential densities to support existing and future commercial centers.	• Retain existing affordable housing stock through conservation efforts of older residential neighborhoods. • Assess the effect and, if necessary, modify policy and regulations related to infill development to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Work cooperatively with local governments and organizations to promote and encourage positive growth and development patterns.	• Seek opportunities to modify land use regulations and permit processes to be consistent, predictable and efficient. • Support and encourage private development by offering incentives and reducing local governmental barriers, when possible.



“The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.”

— Maya Angelou

Housing

Housing is very important for Durant and the people who live here. Studies have shown that in addition to being a place to sleep, relax and keep possessions, decent shelter is important for one’s self-respect. People who take responsibility and pride in their homes are also more likely to participate in community and civic activities. In addition to its social importance, housing plays a critical role in local economies in the form of property taxes. By considering housing-related issues as part of the comprehensive planning process, Durant can be better prepared to meet its future housing needs.

The cornerstone of a city’s quality of life is its housing opportunities and neighborhood character. Offering a diverse mix of housing in cost, unit types and neighborhood settings is important to meet the needs and preferences of all residents. When it comes to housing, one size does not fit all. Each person seeking a new place to call home must find a suitable match between price, location, housing type and lifestyle, which can be a daunting task. A sustainable housing market that allows for a mix of housing options – such as mixed-use residential units, accessory dwelling units (ADUs), co-housing, duplexes and quadplexes and small lot urban estates – provides a window of opportunity to embrace new design, rehabilitate existing neighborhoods and create a more diverse and affordable housing stock that meets the

needs of all current and future residents of Durant.

Neighborhoods

Neighborhoods are the fundamental social units of a community. They are more than a simple collection of homes. A neighborhood’s physical characteristics, aesthetics, level of security and sense of community all have a major influence on its resident’s quality of life. Proper planning is critical to support strong neighborhoods and provides the foundation for quality future residential development that fosters neighborhood character while meeting homebuyers’ expectations. Neighborhood character can be improved rather easily through small touches such as attractive signage and streetscape, well-maintained homes and yards, and proactive code enforcement. Additionally, neighborhood character can be improved by adding entrance, gateway and exit features that are easy to spot and create a sense of arrival. Interactive features such as public art, neighborhood kiosks, and/or library boxes can open the door for community expression and foster placemaking and pride among residents.

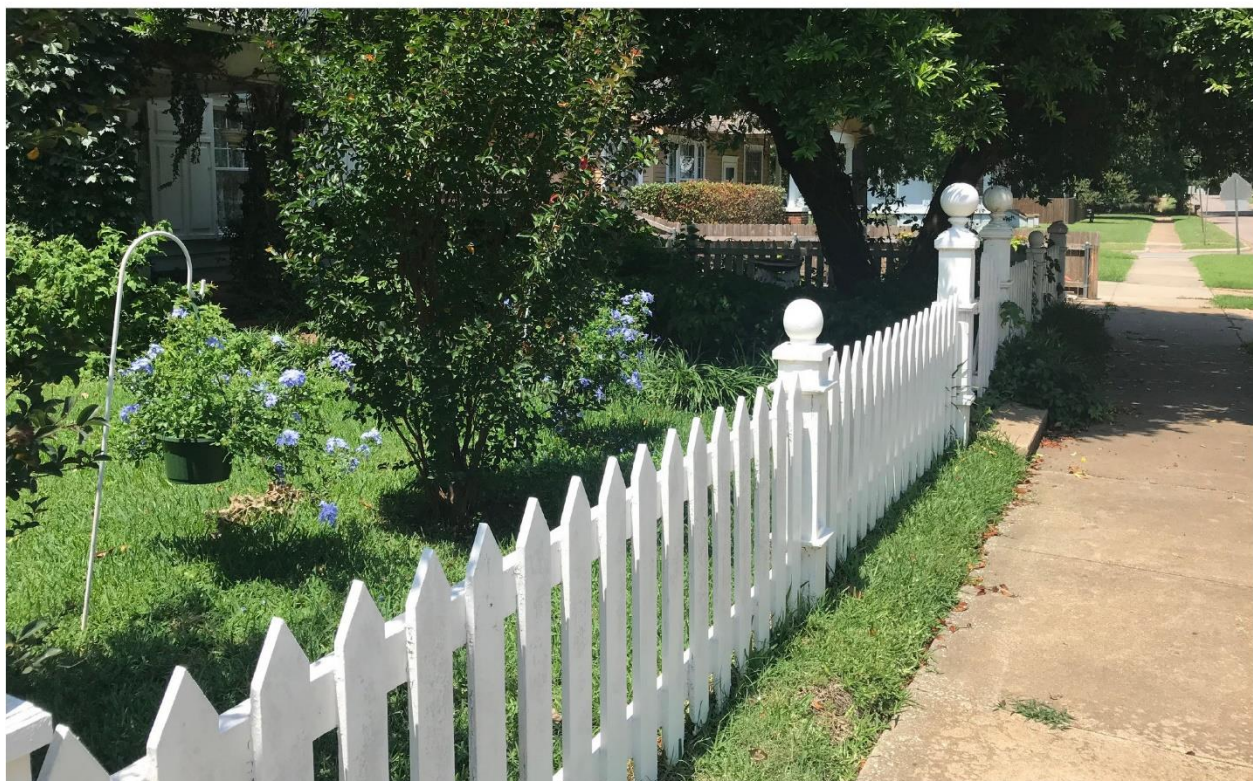
HOUSING

This Housing Chapter provides a framework for promoting a diverse and affordable housing supply, protecting and improving the health and livability of the City's neighborhoods, and making adequate provisions for the current and projected housing needs of all socio-economic segments of the community. The City must develop housing that is affordable to residents of all income levels – from those who are homeless, to low-income and workforce families, and those earning higher

wages. This chapter focuses on providing principles and policies to address housing and neighborhood livability to support a vision for the community that provides opportunities for residents to live in safe, habitable neighborhoods, and addresses the household composition needs that change over time.



HOUSING



GOALS	STRATEGIES
Create adequate public facilities, services and infrastructure to serve existing development and new growth.	- Promote the revitalization of all sectors within Durant, including neighborhoods and the downtown. - Foster opportunities that encourage private investments within the community. - Promote the creation of affordable housing opportunities closer to places of employment to facilitate the retention of workforce.
Promote opportunities for redevelopment, revitalization and growth in targeted areas.	- Implement a historic preservation-based approach to development within the downtown core. - Promote new housing and mixed-use development. - Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities. - Make the downtown a space oriented for those biking, walking, including pedestrian malls and enhanced crossings and intersections, while allowing for all modes to access the core.
Develop safe, attractive and diverse neighborhoods that enhance the overall character of the City.	- Collaborate with the business community to develop policies and planning to support development and opportunities. - Strategically coordinate land use, infrastructure and connectivity to facilitate opportunities for vital areas to flourish.
Create quality and accessible housing options for all household types and income levels.	Encourage the construction of diverse housing options within neighborhoods, ranging from multi-family units to single-family units, on a variety of lot sizes.

HOUSING

GOALS	STRATEGIES
Preserve and enhance existing historic housing.	• Enhance historic resources through preservation and the inclusion of heritage in daily life. • Protect historic landmarks and significant cultural features to the extent reasonably feasible. • Promote and encourage the growth of cultural development and participation. • Promote the revitalization and growth of Durant.
Encourage efforts for public and private organizations to provide new affordable units and encourage the formation of partnerships to implement these policies .	• Accommodate a wide variety of culturally appropriate housing types throughout the City to support residents at all stages of life and levels of ability .



“If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.”

— Fred Kent

Transportation

To be a thriving community, Durant will need to improve the walkability and bikeability of the community. It will be essential to provide linkages to connect neighborhoods with amenities, such as schools, trails and parks. Residents desire walkable access to areas where they work and play. More regional trail improvements are already identified, including connecting the existing trail system to the Nowa Oka Trail. This connection will not only serve the demands of the community, but will also provide an economic benefit by attracting additional tourism to the area.

By acknowledging that bicycle and pedestrian travel are practical modes of transportation, the community will show dedication to improving their existing transportation system so that accommodates more modes of travel. Development and implementation of a “Complete Streets Policy” will help to achieve the community’s vision of walkability and bikeability. Ensuring streets are planned, designed and operated as multi-modal will ensure a transportation system that balances access, mobility, safety and emergency response.

Context-sensitive design is critical as the community moves into the future. This will allow projects to be designed with careful consideration for the projects’ settings. This ensures that transportation projects consider all modes as well as prioritize and honor environmental, aesthetic and historic values of the area.

As one of the fastest growing communities in the state, Durant finds itself with a unique opportunity to become a leader as it improves access and mobility across the community. However, in order to lead by example, as Durant will need to identify and secure funding to accomplish these improvements – a challenge for municipalities across the State and the nation. Durant will need to be innovative in securing its funding mechanisms. For example, joining forces with local partners will improve chances for receiving state and federal grant funding. Durant could partner with the Bryan County Industrial Authority, Imagine Durant, the Choctaw Nation of Oklahoma, the Durant Independent School District and the Bryan County Turning Point Coalition to develop programs like Safe Routes to Schools and other transportation related programs. In addition to financial resources, citizen support for public improvement and infrastructure will be vital to making Durant’s transportation vision a reality.

TRANSPORTATION

GOALS	STRATEGIES
Create an affordable, accessible, low-energy, low-impact, and efficient transportation system through full integration of local and regional land use and transportation.	• Coordinate transportation operations, planning and improvements with the State, the County, neighboring jurisdictions and all transportation planning agencies to ensure the City's interests are well represented in regional planning strategies, policies, and projects. • Plan and coordinate with regional partners to create comparable land use designations. • Plan and coordinate with regional partners to create more walkable and bikeable areas. Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions.
Create safe, reliable, convenient and effective multi-modal mobility and access for all.	• Adopt and implement programs and policies that improve safety and accessibility for multi-model transit for all users .
Develop transportation options that support a healthy lifestyle .	• Adopt and maintain policies, codes and land use patterns that promote walking, biking, public transportation that will connect to each other. • Adopt and maintain policies, codes, and land use patterns that promote walking, biking, public transportation accessible and affordable for all. • Adopt and maintain policies, codes and land use patterns that also promote social interaction to increase public health and the sense of place.
Encourage the use of alternate modes of transportation/mobility, including walking, bicycling and public transportation, to reduce the dependency on private automobile use .	• Design transportation infrastructure for all mode users, especially pedestrians, bicyclists and transit riders.

TRANSPORTATION

GOALS	STRATEGIES
Promote high-quality infrastructure that is accessible, equitable, efficient, cost effective and sensitive to the environment.	• Encourage the adoption and implementation of local policies and ordinances to fulfill Complete Streets concepts. • Adopt Complete Streets policies that include an implementation plan.
Establish sidewalks, bicycle lanes, routes, signage and trails throughout the community.	• Require pedestrian access within commercial development and ensure attractive and functional connectivity with the City's sidewalk network. • Provide pedestrian and bicycle accessibility to major activity and employment centers. • Incorporate trail development with street construction. Where possible, the trail should be detached and separate from the roadway .



“In every walk with nature one receives far more than he seeks.”

— John Muir

Natural Resource Management & Open Space

Natural resources are defined as those elements found in nature and include land, vegetation, wildlife, water systems and air. People value these resources because they directly contribute to the physical, mental and economic health and well-being of the community. Management of these resources affects the quality of life in Durant and the City’s commitment to development, sustainability and environmental stewardship. Natural resource management deals with managing the way people and the natural landscape interact and specifically focuses on a scientific and technical understanding of resources and ecology and the life-supporting capacity of those resources.

There are compelling reasons for placing natural resource management as a high priority in Durant. For example, without management, natural systems and features that can be community assets become liabilities instead. There is a clear connection between today’s daily activities that affect the environment and the quality of life that will be possible for future generations.

With an extensive parks system in place, many of the parks and amenities in Durant are outdated and not designed to sustainable standards. An updated Parks and

Open Space Master Plan could consider these deficiencies. Maintenance efforts could address the current condition of parks and a lack of adequate informational, educational and wayfinding signage. A Greenway System Master Plan could be executed to make planned connections a reality.

A current comprehensive assessment and GIS-based inventory of all natural resources does not exist and could be established. This action will allow for the development of updated natural resource management policies and will uncover critical needs and priorities.

Durant enjoys potable water from the City and Rural Water Districts and must continue to maintain infrastructure to support such. Public lakes and rivers should be managed for better fish and wildlife habitat. Having stormwater management practices and an agreement with the Rural Water Districts and the Choctaw Nation for sewer treatment expansion in place could be essential tasks.

GOALS	STRATEGIES
Strive to be responsible stewards of the natural environment through initiatives such as improving air and water quality, conserving resources and reducing solid waste.	• Promote a citywide reduction in air pollution emissions over the long term and evaluate the implementation of a comprehensive Air Quality Plan. • Develop and adhere to water quality standards, treatment practices, low-impact development stormwater quality practices, and procedures to provide the highest level of health protection that can be realistically obtained. • Encourage and possibly incentivize efficient energy consumption or renewable energy resources. • Apply cost-effective pollution prevention and zero-waste strategies that will help protect environmental resources .
Develop strong waste reduction and management programs and protect the community from all forms of hazardous materials .	• Apply cost-effective pollution prevention and zero-waste strategies that will help protect environmental resources .
Preserve and restore the natural character of creeks, streams and other valuable environmental features .	• Recognize and manage floodplains with intent to provide balance between environmental protection and economic development. • Design flood control, drainage functions and stormwater systems to minimize the introduction of human caused pollutants. • Encourage private landowners and organizations to integrate creeks, streams and other valuable environmental features into new development and to protect, restore or enhance privately owned open space .
Expand trail systems along drainages and riparian areas .	• Revisit the citywide trail system plan to further enhance and ensure feasibility of the entire trail system. Ensure they include on- and off- road bicycle transportation facilities. • These facilities should provide for enjoyable and scenic bicycling routes. • Implement off-street, multi-use trails to complement the on-street network and improve transportation, while mitigating impacts on wildlife and native plant communities.

OPEN SPACE AND TRAILS

GOALS	STRATEGIES
Create a comprehensive balanced system of parks and open spaces that include public parks, trails, recreational facilities, and urban streetscapes.	• Provide the community with a variety of recreational opportunities through a diverse and interconnected system of parks, trails and open space. • Design public spaces, such as plazas, streetscapes, parks, trails and gateway landscapes, to be functional, accessible, attractive and safe. • Design street systems with consideration to the visual character of the community. Street layout will contribute to the character, form and scale of the City.
Establish a range of recreational facilities and programs that serve all levels of physical ability and ages.	• Provide the community with a variety of recreational opportunities through a diverse and interconnected system of parks, trails and open space. • Disperse trails along creek, stream and drainage corridors throughout the City to provide public access and link neighborhoods, schools, parks and commercial areas where compatible with the natural habitat values. • Design street systems with consideration to the visual character of the community. Street layout will contribute to the character, form and scale of the City. • Ensure recreational facilities and programs provide basic access and functionally for people of all ages and widely varying mobility and ambulatory-related abilities.
Preserve and protect valued open space and natural resources through an active, comprehensive program and innovative protection techniques.	• Develop and maintain an inventory and assessment of open space and natural features within the area to aid the City and public with information related to preservation and protection of natural resources, including management of publicly owned lands. • Manage conflicts between citizens and natural features through site design, public information and education. • Promote understanding and enjoyment of local parks and open space through site-appropriate recreational activities, formal and in-formal education and interpretive programs.



*“Great places are not created in one fell swoop,
but through many creative acts of citizenship.”*

— #thinkLQC

Quality of Life

Quality of life is the general well-being of individuals and societies that includes the standard of health, comfort and happiness. Urban planning has historically focused on tangible resources such as land or housing. Strong communities, however, are more than a collection of streets and buildings. These communities provide places for citizens to gather, interact, learn, pursue common interests and discover new things. These resources help citizens to learn from and preserve their history, enhance their present quality of life, and prepare for the future.

A part of the quality of life includes placemaking. The term “placemaking” is a classic planning and development concept to describe a community oriented approach to designing the built environment by activating public spaces. A sense of place describes human relationships with particular areas through perceived emotions, relationships, memories, stories and personal experiences. Placemaking is key to retaining and advancing excellent quality of life in Durant and is necessary for creating and sustaining great spaces. The City’s ability to create inviting environments that foster community and communication among people outside of home and work is crucial to improving the quality of life among all residents.

The City of Durant is committed to providing a high quality of life for its citizens, which has a direct correlation to the community’s ability to engage residents, enhance public spaces and contribute to healthy, sustainable practices and opportunities. Durant is fortunate to have a wealth of community resources that contribute to a high quality of life for its residents. These resources include community events, such as the Magnolia Festival; private clubs and organizations, such as the Durant Young Professionals group; and numerous recreational and wellness opportunities, among others.

The City of Durant seeks to continue providing opportunities for leisure and amenities consistent with a high quality of life.

GOALS	STRATEGIES
Develop adequate public facilities, services and infrastructure to serve existing development and new growth.	• Review investments in services and capital facilities comprehensively and within a framework that balances and evaluates costs with relative importance of competing needs. • Develop and adopt criteria and level of service standards to ensure that adequate public facilities are available. • Fund facilities in accordance with adopted levels of services for public facilities and outline services within an adopted capital improvement plan. • Permit development only where it can adequately be served by critical public facilities and services. • Ensure development pays its share of the cost of providing needed public facilities and services.
Create opportunities for redevelopment, revitalization and growth in targeted areas.	• Create and use subarea plans to identify targeted areas for redevelopment and infill activity. • Develop standards and guidelines to promote infill and development of mixed-use projects. Explore strategies to seed initial development in specified targeted areas. • Explore strategies to offset the impacts to public amenities within targeted areas. • Promote new housing and mixed-use development. • Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities. • Create opportunities for park improvements and revitalization.
Enhance the overall character of the City with safe, attractive and diverse neighborhoods.	• Develop “livable,” safe neighborhoods with a focused center and design for easy access to schools, shopping and services. • Integrate new neighborhoods into the broader community structure. • Form an interconnected network of streets and sidewalks that includes automobiles, bicycles and pedestrians.

GOALS	STRATEGIES
Preserve and enhance existing historic housing.	• Explore opportunities to combine development efforts with historic preservation. • Place priority on preserving existing residential structures of historic value. • Identify targeted areas for preservation through the Historic Properties Inventory and subarea plans. • Develop standards and guidelines to promote historic preservation.
Create residential development that has a distinctive and attractive community image, design and its own identifiable neighborhood characteristics while meeting the special needs of our residents .	• Identify targeted neighborhoods through subarea plans. • Develop standards and guidelines to enhance community image, design and identity. • Preserve the character of stable residential neighborhoods through neighborhood planning, assistance to neighborhood organizations and supportive regulations with consistent enforcement.
Develop many different forms of housing in attractive, safe neighborhoods that encourage walking and social interaction.	• Design policies for residential structures that are intended to emphasize creativity, diversity and individuality. Design should be on the premise that creative design is responsive to its context and shall contribute to the comfort and interests of the community .
Encourage the construction of diverse housing options within neighborhoods ranging from multi-family units to single-family units on a variety of lot sizes .	• Encourage a variety of housing types and densities, including mixed-use developments .
Encourage efforts for public and private organizations to provide new affordable units and encourage the formation of partnerships to implement these policies .	• Encourage public and private, for profit and nonprofit sectors to take action to develop and maintain an adequate supply of single and multi-family housing that is proportionately balanced to the wages within the community's labor force. • Meet the housing needs of all special populations within the community. • Construct housing units with practical features that provide basic access and functionally for people of all ages and widely varying mobility and ambulatory-related



The best six doctors anywhere, and no one can deny it, are sunshine, water, rest, air, exercise, and diet.”

— Wayne Fields

Health & Wellbeing

Maintaining and improving public health and wellness is one of society’s most fundamental goals, similar in importance to public safety, equality of opportunity, and public education. The City of Durant is committed to fostering the health and well-being of all of its residents and to working across sectors to provide opportunities for every citizen to attain good physical, social and mental health.

The concept of health and wellness has historically been associated with issues surrounding physical health. However, the healthy community’s movement defines health beyond traditional health issues and also considers social determinants. A city’s role in improving the health and wellness of individuals, families and communities requires addressing the factors that influence health-related behaviors through local policies that enhance equity. Those behaviors include the following:

- Resource allocation,
- the built environment,
- housing options,
- quality public education
- efficient public transportation,
- employment options,
- cultural belonging,
- recreational opportunities,
- available healthcare.

Achieving sustainable public health outcomes requires a systematic approach to identifying and amending barriers in each of these areas.

The places where people live, work, learn, and play impacts personal health and wellness in a profound way. Healthy communities are sourced in healthy environments and built on face-to-face contracts between residents. Purposeful planning, supportive infrastructure and thoughtful urban landscapes stimulate social ties and physical activity. Social ties and physical activity, in turn, elevate community health, wellness and resilience. Longer, healthier lives positively impact our economy and our ability to adapt and recover from adversity. The Durant community continues to strive to improve health, housing, education and transportation systems, along with increasing access to resources so that the City of Durant is a healthy and inviting place for people of all ages to live.

This chapter provides for community health in the municipality, planning and code enforcement context. We recognize that there are many community health organizations in Durant and Bryan County and it is the City’s intent to help support those functions. In this chapter, we establish meaningful goals and policies that support our vision to further the public’s health and wellness.

WELLBEING

GOALS	STRATEGIES
Provide abundant opportunities for residents to engage in healthy physical activities and behaviors. Remove institutional policy barriers to designing cities for cities. Discourage outer suburban growth	• Invest in community education efforts that provide a variety of easily accessible recreational programs and opportunities available at little or no cost to participants. • Provide incentives for developers to build walkable neighborhoods. • Update municipal code to incentivize walkable scale neighborhoods. • Make infill investments a preferred choice of developers and home buyers.
Promote both team and individual wellbeing opportunities to all residents.	• Identify opportunities to create new and/or expand health and wellness programs. • Support recreational programs in partnership with the Durant School District, the Parks & Recreation Department and area health agencies, where appropriate.
Expand and increase the community's inventory of both private and public health and wellness facilities.	• Coordinate with public and private agencies and other entities to evaluate existing needs, facilities and programs relative to health and human services, and develop regionally equitable and comprehensive programs and service delivery systems.
Promote and provide opportunities for healthy food options that are accessible to all.	• Encourage and support local food production such as home and community gardens and farmers' markets • Identify and promote healthy dining options within the City. • Implement policies to increase accessibility and affordability of healthy food options within walking distance of all neighborhoods.

WELLBEING

GOALS	STRATEGIES
Encourage a common goal to support community health and well-being among differing groups of residents and interest groups .	• Ensure every resident, employee and business has equal access to healthy living resources and opportunities.
Support citizens in gaining the skills necessary to address health issues by providing education and counseling in schools, homes, workplaces and community settings.	• Partner with healthcare organizations to promote, support and expand comprehensive public health services and programs, including substance abuse-free lifestyles and substance use prevention programs.
Promote walking and bicycling as a safe and convenient mode of transportation	• Improve pedestrian and bicycle amenities to serve the recreation and travel needs of residents and visitors in all parts of Durant .
Promote a people-friendly design of buildings and spaces that are accessible to all and encourage active living.	• Consider incorporating a development wellness checklist into development review policies. • Establish information programs for developers to convey the role of the built environment in achieving sustainability and community health goals.



ACTION ITEMS

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Expand the Economic Development Department	City Staff	Short-Term to Mid-Term
Establish an Economic Development Strategic Plan	City Staff / Durant Industrial Authority	Short-Term
Collaborate with public and private economic development entities.	City Staff / Durant Industrial Authority / Partner Organizations	Ongoing
Develop a housing study that include an inventory of the existing housing stock and an analysis of housing needs.	City Staff / Realtor Group	Mid-Term
Develop a Downtown Master Plan	Main St / City Staff / Blue Zones / Imagine Durant	Short-Term to Mid-Term
Develop a historic properties inventory for the entire community.	Main St / City Staff / Realtor Group	Mid-Term
Expand upon the existing Arts District	Imagine Durant / Main St / City Staff	Short-Term to Mid-Term
Explore becoming a Certified Local Government with the State Historic Preservation Office.	City Staff	Mid-Term
Develop and adopt historic preservation standards and guidelines.	City Staff	Mid-Term
Develop and implement a Downtown Streetscape Plan that includes adding walkable and bikeable provisions, greenery/plants, slowing traffic and creating a stronger sense of place.	City Staff / Main St / Imagine Durant / Blue Zones	Mid-Term
Encourage opportunities for residents to shop locally or incentivize local businesses.	City Staff / Main St / Imagine Durant	Short-Term

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Collaborate with public and private tourism and recreation entities.	City Staff / Chamber of Commerce	Ongoing
Collaborate with state and local arts councils.	City Staff / Imagine Durant	Ongoing
Promote Durant's cultural, historic, recreational, educational and environmental assets as important marketing tools.	City Staff / Main St / Imagine Durant / Chamber of Commerce	Ongoing
Develop and utilize vacant lands inventory.	City Staff / Durant Industrial Authority	Short-Term
Develop a branding and marketing campaign for the City.	City Staff / Durant Industrial Authority / Imagine Durant / Main St	Short-Term to Mid-Term
Collaborate with public and private entities	City Staff / Durant Industrial Authority	Ongoing

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Analyze and prioritize subareas and corridors to identify future planning efforts.	City Staff / Imagine Durant	Short-Term to Mid-Term
Develop subarea plans related to neighborhoods or neighborhood districts.	City Staff / Imagine Durant	Mid-Term

ACTION ITEMS

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Expand the Central Business District.	City Staff / Main Street	Short-Term
Update Regulations and implement new zoning types to allow for a mix of land uses and alternative development opportunities that support quality growth principles, including mixed-use districts.	City Staff	Short-Term
Proactively promote and incentivize smart growth strategies.	City Staff / Blue Zones / Imagine Durant	Mid-Term
Establish programs to provide incentives for redevelopment and rehabilitation of existing structures and property within the target area established by subarea or corridor plans.	Imagine Durant / Main St / City Staff	Mid-Term
Amend the development regulations to encourage infill of vacant properties within targeted areas.	City Staff	Short-Term
Adopt a Complete Streets Ordinance.	City Staff / Imagine Durant / Blue Zones	Short Term
Identify and remove all barriers to affordable housing and accessibility. Including barriers within housing regulations	City Staff	Mid-Term
Refine development regulations as necessary to ensure an efficient, predictable and flexible process.	City Staff	Short-Term to Mid-Term
Develop and adopt design standards that provide guidance for new neighborhood construction or existing neighborhood revitalization (including new residential development).	City Staff / Developers	Short-Term to Mid-Term
Create incentive programs for developers who follow LEED-Neighborhood Development Principles.	City Staff	Mid-Term
Develop and implement changes to the development regulations around connectivity and accessibility.	City Staff	Short-Term to Mid-Term
Key: Short-Term: 1 -5 Years Mid-Term: 5 -7 years Long-Term: 7+ years		

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Amend development regulations to allow mixed-use development in suitable locations.	City Staff / Main Street / Imagine Durant / Blue Zones	Short-Term to Mid-Term
Encourage the establishment of neighborhood centers within proposed neighborhoods (i.e. having a minimum acreage requirement).	City Staff	Mid-Term
Amend the municipal code to include decision criteria for the evaluation of annexation requests.	City Staff	Short-Term to Mid-Term
Develop the Regional Planning Commission to assist with growth in the 3-mile buffer of City Limits.	City Staff / County Commissioners	Mid-Term to Long-Term
Amend development regulations to include for cluster developments and provide incentives when needed.	City Staff	Mid-Term
Ensure new development is held accountable for providing its fair share of infrastructure cost to support the growth it creates.	City Staff / Developers	Short-Term to Mid-Term
Promote alternative models of housing types including mixed-use developments.	City Staff	Short-Term to Mid-Term
Establish a support program for the maintenance of existing housing in older neighborhoods within the community.	City Staff	Short-Term
Promote affordable and diverse housing options across the City to support economically diverse neighborhoods. Options include: Accessory Dwelling Unit allowance by right, supporting inclusionary housing policies/practices, pursuing land bank & land trust strategies.	City Staff	Short-Term to Mid-Term
Protect and preserve the City's historically significant housing stock and incorporate policies that discourage the demolition of historic homes and resources.	City Staff	Short-Term to Mid-Term
Enforce property maintenance codes to ensure upkeep and maintenance of existing neighborhoods and aging housing stock.	City Staff	Ongoing
Provide assistance to property owners in the rehabilitation and adaptive reuse of historically significant housing.	City Staff	Mid-Term

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs.	City Staff / Other Partners	Short-Term to Mid-Term
Develop provisions to support emergency and transitional housing, group homes and other community-based residential and care facilities.	City Staff / United Way	Short-Term

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Investigate any air quality concerns and if warranted produce Air Quality Plan.	City Staff / ODEQ	Short-Term to Mid-Term
Establish and implement a Municipal Source Stormwater Discharge Program (MS4).	City Staff / ODEQ	Short-Term to Mid-Term
Encourage and facilitate public and private sector information and educational programs that explain and demonstrate energy efficiency, renewable energy and their importance to the community.	City Staff / OG&E	Short-Term
Develop a Solid Waste Management Plan.	City Staff	Short-Term to Mid-Term
Explore and possibly facilitate community and curbside recycling programs.	City Staff	Mid-Term
Facilitate annual hazardous material collection events.	City Staff / ODEQ	Short-Term to Mid-Term

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Develop Natural Resources Management Plan.	City Staff	Mid-Term
Inventory and prioritize the quality and community importance of creek, streams and other environmental features.	City Staff	Mid-Term
Establish a Natural Resources Advisory Task Force.	City Staff	Short-Term
Establish and implement Natural Resource Protection Standards	City Staff / ODEQ	Mid-Term
Establish a Walkability and Bikeability Task Force	City Staff / Blue Zones	Short-Term
Update the Master Parks and Trails Plans include an equity and accessibility component.	City Staff / Imagine Durant	Ongoing
Inventory and prioritize the quality and community importance of parks, trails and recreational facilities.	City Staff / Imagine Durant	Short-Term
Collaborate with Durant Public Schools and public health agencies.	City Staff / DISD / Health Dept.	Short-Term to Mid-Term
Develop and implement design and protection standards and guidelines for updates to parks, trails and open spaces.	City Staff / Imagine Durant	Short-Term to Mid-Term
Enhance lighting throughout the City, ensuring lighting is also on a human scale.	City Staff / OG&E	Short-Term to Mid-Term
Assess and develop a baseline for the level of service performance of infrastructure and capital needs.	City Staff	Short-Term

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Identify additional resources for the City's police, fire and civic facilities that will need to be provided in the future.	City Staff	Short-Term
Develop a master drainage study.	City Staff	Ongoing
Monitor the amount of developed and undeveloped land within the city to continually evaluate efforts for more balanced land use patterns and to ensure that land is available for entrepreneurial efforts.	City Staff / Main St. / Imagine Durant	Ongoing
Continue efforts to expand the retail base on a strategic and opportunities basis.	City Staff / Durant Industrial Authority / Main St./ Imagine Durant	Ongoing
Encourage the development of lodging and entertaining opportunities in the downtown area.	City Staff / Main St.	Short-Term to Mid-Term
Continue to support local festivals and events that occur in the downtown area and promote new ideas for tourism opportunities.	City Staff / Main St. / Imagine Durant	Ongoing
Create policies and guidelines to develop and promote placemaking.	City Staff / Blue Zones / Imagine Durant	Short-Term
Nominate properties for a local, state or national historic designation based on the results of the historic properties inventory.	City Staff / Main St. / Imagine Durant	Short-Term to Mid-Term
Modify development regulations to comply with subarea plans, including design standards and guidelines.	City Staff	Short-Term
Assess and amend development code to remove potential barriers to affordability and accessibility.	City Staff	Short-Term to Mid-Term

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Modify development regulations so that zoning districts specify a variety of housing types and densities.	City Staff	Short-Term
Secure funding mechanisms (i.e. local, state, federal revenue sources) for public improvement and infrastructure to create a multi-modal City.	City Staff / Industrial Authority / Imagine Durant / Blue Zones / Turning Point Coalition / Choctaw Nation / County Commissioners / DISD	Short-Term to Mid-Term
Update and implement the existing Transportation Master Plan.	City Staff	Short-Term
Coordinate multimodal transportation planning with the Future Land Use Map.	City Staff	Short-Term
Support all multimodal transportation alternatives that provide access to and circulation between adjacent neighborhoods, parks, shopping centers and employment areas.	City Staff	Short-Term to Mid-Term
Employ Transportation Demand Management (TDM) strategies to reduce the number of single-occupancy trips and provide more modal choice.	City Staff	Short-Term to Mid-Term
Implement intersection safety improvements such as pedestrian crosswalks, traffic signal lights, roundabouts and pedestrian countdown timers.	City Staff	Short-Term to Mid-Term
Encourage traffic calming techniques to reduce conflict between vehicles, pedestrians and bicyclists, bring motorized speeds down and create safer spaces for nonmotorized modes.	City Staff / Developers	Short-Term to Mid-Term
Reduce speed limits, where appropriate to facilitate walking and biking	City Staff	Short-Term
Support driver, bicyclist and pedestrian education to improve mutual awareness and safety.	City Staff / Blue Zones / Imagine Durant	Short-Term

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Develop Safe Routes to Schools Program and out-of-school programs to allow access by bicycle and pedestrian paths or reliable and safe transit.	City Staff / Blue Zones / DISD / Imagine Durant	Short-Term
Develop walking/biking connections to public facilities, parks and employment centers (i.e. downtown and the university)	City Staff / Blue Zones / Imagine Durant / Main St.	Short-Term to Mid-Term
Install attractive wayfinding, landscaping, other greening and treescapes throughout the City to encourage walking and biking.	City Staff / Blue Zones / Imagine Durant / Main St.	Short-Term to Mid-Term
Identify bike lane, recreational trail and sidewalk projects that enhance pedestrian/cyclist safety and encourage use of these facilities in Durant, including streetscape amenities such as lighting, treescapes, other greening, benches, banners and signage.	City Staff / Blue Zones / Imagine Durant	Short-Term to Mid-Term
Evaluate and improve existing sidewalks and ensure compliance with applicable American with Disabilities Act (ADA) standards.	City Staff / Blue Zones	Short-Term to Mid-Term
Develop and implement a Health and Wellbeing Master Plan	City Staff / Blue Zones	Short-Term to Mid-Term

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Review and amend Durant Municipal Code and add provisions relating to community health and active living.	City Staff / Blue Zones	Short-Term to Mid-Term
Provide prevention/intervention services through the City.	City Staff / Health Dept.	Mid-Term
Collaborate with neighboring jurisdictions to address any issues related to emergency and preventative medical services in the region.	City Staff / Hospitals / Blue Zones / Other Partners	Mid-Term

ACTION ITEMS

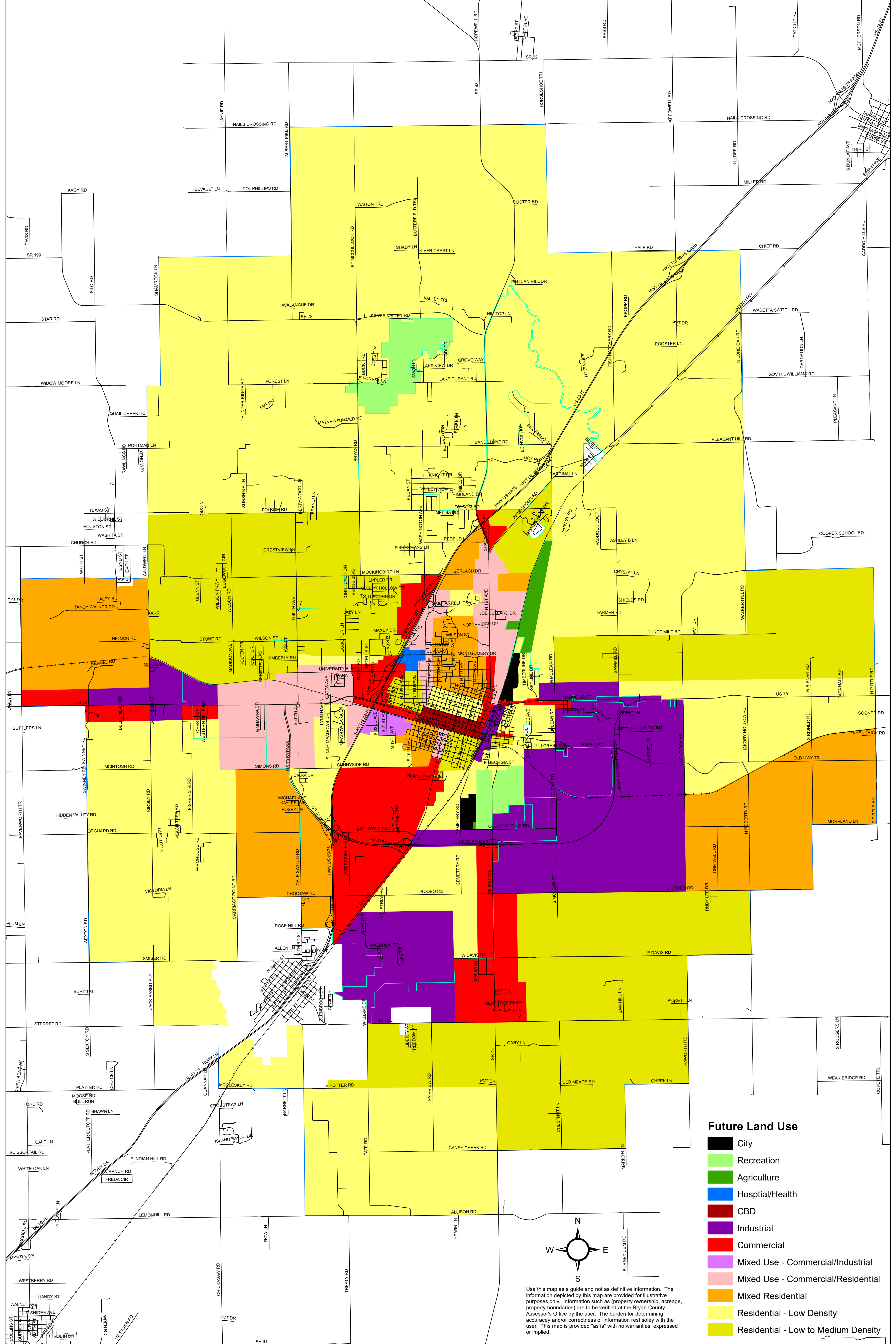
ACTION ITEM	PARTNERSHIPS	TIMEFRAME
Create programs to support and assist with recruiting, retaining and replacing health care and medical professionals	City Staff / Blue Zones	Mid-Term
Research opportunities for promoting healthy dining options	Blue Zones / City Staff / Local Restaurants	Ongoing
Continue to support the Durant Farmer's Market	City Staff / Blue Zones / Main St.	Ongoing
Work with local groups to provide locally grown food to schools, hospitals, nursing homes, daycare centers and businesses.	Blue Zones / City Staff	Short-Term to Mid-Term
Promote urban agriculture	Blue Zones / City Staff / Imagine Durant	Short-Term to Mid-Term
Collaborate with public and private entities to increase access to active recreation facilities and programs to residents of all ages.	City Staff / Blue Zones	Short-Term to Mid-Term
Consider establishing citywide fitness activities and challenges.	City Staff / Blue Zones	Short-Term to Mid-Term
Take steps to create an active living & healthy eating working group that will continue to champion the health and wellbeing related implementation strategies within this plan.	Blue Zones / City Staff	Ongoing
Provide culturally and linguistically appropriate prevention-oriented workshops.	City Staff / Blue Zones / Health Dept.	Short-Term to Mid-Term
Provide crisis management services	City Staff	Ongoing
Promote age friendly and aging in place policies and programs.	City Staff / Blue Zones	Short-Term to Mid-Term
Connect major destinations such as parks, open spaces, civic facilities, employment centers, retail and recreation areas with pedestrian and bicycle infrastructure.	City Staff / Blue Zones / Imagine Durant	Short-Term to Mid-Term

Key:

Short-Term: 1 -5 Years

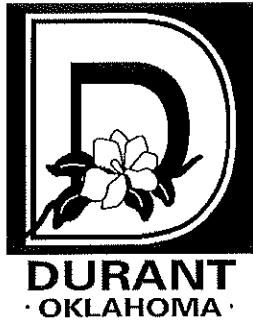
Mid-Term: 5 -7 years

Long-Term: 7+ years



- Future Land Use**
- City
 - Recreation
 - Agriculture
 - Hospital/Health
 - CBD
 - Industrial
 - Commercial
 - Mixed Use - Commercial/Industrial
 - Mixed Use - Commercial/Residential
 - Mixed Residential
 - Residential - Low Density
 - Residential - Low to Medium Density

Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. Information such as (property ownership, acreage, property boundaries) are to be verified at the Bryan County Assessor's Office by the user. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-17
From: Danielle O'Neal, Community Development Director
Re: Preliminary Plat Request for Heritage North, property located near Larkspur Lane and Prairie Crossing.

Request: Consider a request from Sunstar, LLC, for a Preliminary Plat Request for Heritage North Subdivision, property located near Larkspur Lane and Prairie Crossing.

Current Zoning: R-1, Single-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Uses
East	R-1	Single Family Uses
South	R-1	Single Family Uses

Applicant: Sunstar, LLC

Background: Applicants approached staff regarding filing for a preliminary plat request for Heritage North Subdivision. This preliminary plat has one hundred sixteen (116) lots, in which the applicant stated the lots would contain single family homes that will have their own driveways. As a note, this property will not be required to meet the new subdivision code that was approved last month since the application was submitted prior to approval of the new code.

Notifications have been made to the surrounding property owners and at the time of this report a couple residents reached out expressing some concerns. Several letters and emails were received when this item was first published but no action could be taken due to an issue with the warranty deed. Staff has included all letters in this report.

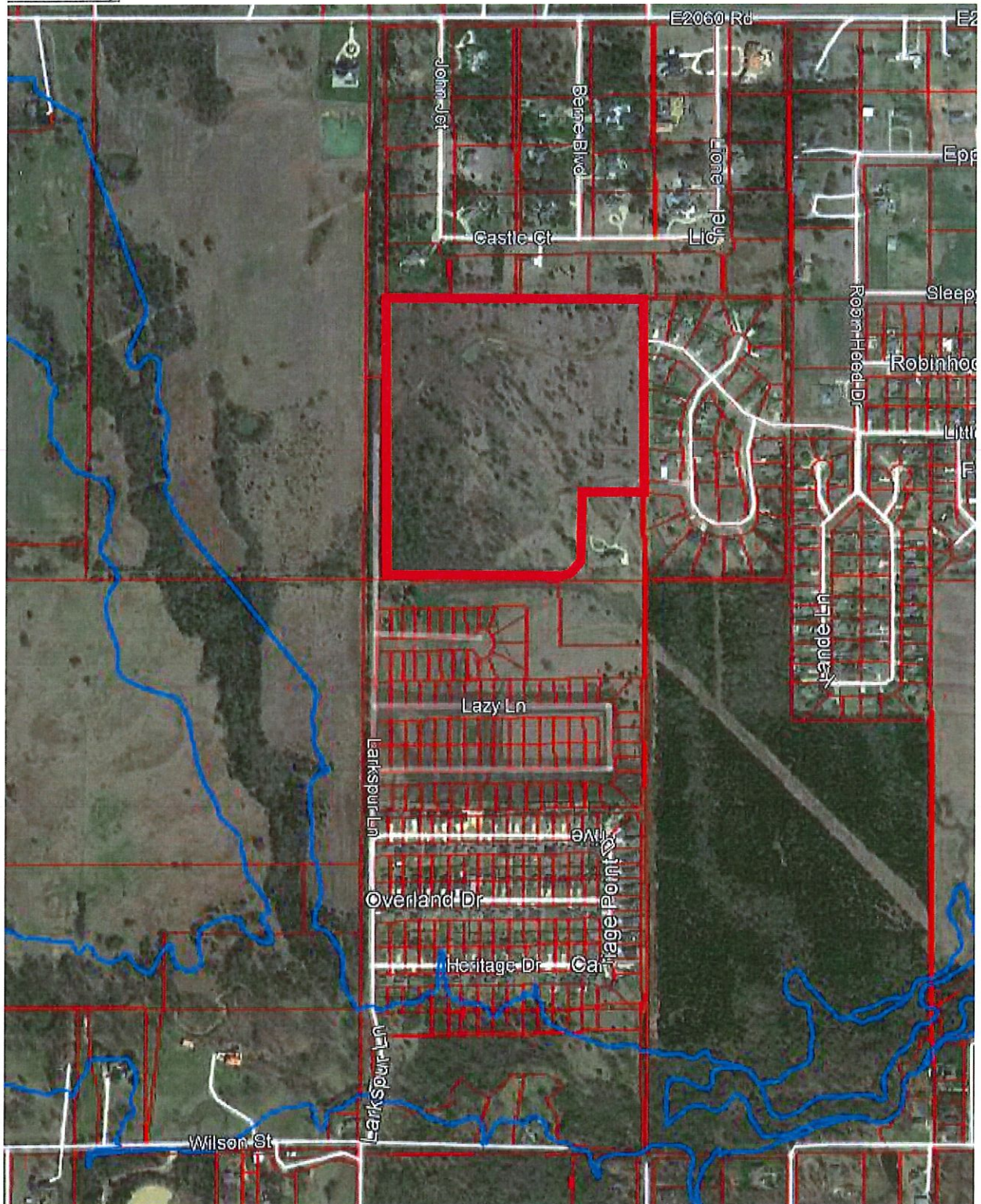
Analysis: The subject property is approximately a total of 36 acres. The applicant is planning to have a total of 116 lots with single family homes and their own driveways. Each lot does meet or exceed the lot size requirements for this zoning district. The property will be served by Rural Water District #2 and city sewer is expected to be extended to the property. As a note, there is an electric easement that goes through a portion of this property in which nothing will be able to be built on, and is indicated on the plat. There is also an easement that goes through the area of Block 2 Lot 9 that is used for a driveway for the property that is Southeast of this development, also shown on the plat. This lot would not be able to be developed unless an agreement was made between the two property owners. Further engineering plans that will include drainage is expected to be completed should the preliminary plat be approved. These plans will then be examined by the City Engineer. The City is expecting to further extend Larkspur to the North which will be parallel with this development.

The current Land Use Map appears to have this area as low density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated.

Staff Recommendation: Staff has signed off supporting the approval of the preliminary plat; however, there are a few stipulations that were noted. One of those was that a corrective warranty deed be filed correcting an error regarding a date listed on the warranty deed. Another stipulation stated pending the sewer plans, which were submitted to the Maintenance & Operations Supervisor on August 31, 2021. No further comments have been received as of the creation of this report. A final contingency was that a stormwater permit be filed with Oklahoma Department of Environmental Quality and a copy submitted to city staff. This is a state requirement for any land that is being disturbed and is greater than one acre in size. The City Engineer stated he would review the drainage plans once they are completed.

Required Action: Hold a public hearing and recommend approval or denial of the Preliminary Plat request for Heritage North Subdivision, property located near Larkspur Lane and Prairie Crossing. Any specific conditions imposed by the Commission should be read into any approval motion.

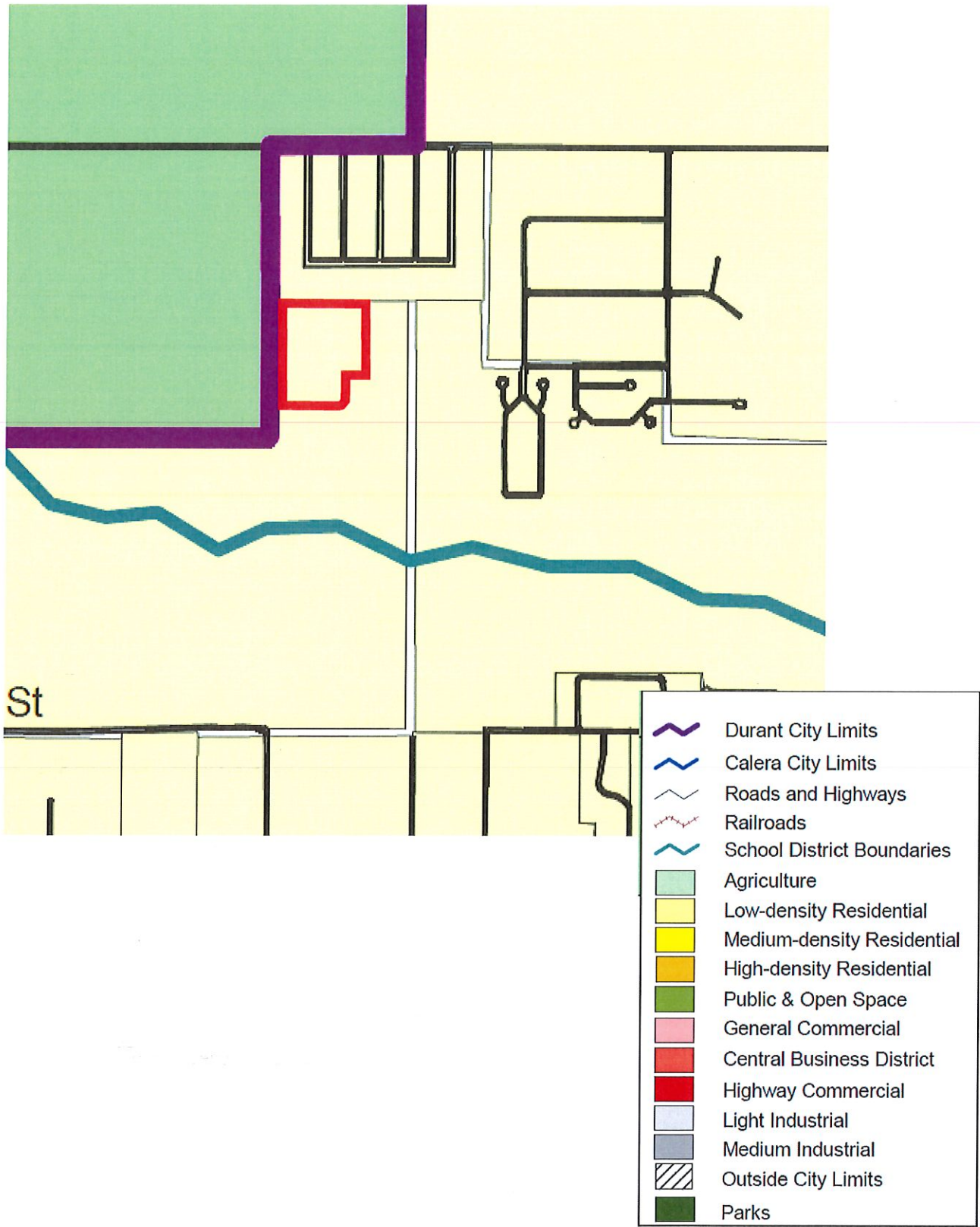
Aerial Map



Zoning Map



Future Land Use Map



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

North Heritage (PC 2021-17)

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		8/28/21	*need corrective warranty deed*
M&O Randy Cantrell		08-24-21	Pending Sewer Plans
Streets Carl Meade		8-23-21	
Fire Marshall Wade Boyd		8-10-21	Sent Chged plug location w/ signature page. (200ft max coverage) Approved
Building Official Marc Hall		8-31-21	contingent upon an SWPPP Permit
Engineer Brandon Wall			

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET*North Heritage (PC2021-17)*

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal			
M&O Randy Cantrell			
Streets Carl Meade	<i>Carl Meade</i>	8-23-21	
Fire Marshall Wade Boyd			
Building Official Marc Hall			
Engineer Brandon Wall	<i>Brandon Wall</i>	08/11/21	None

§ 156.043 PRELIMINARY PLAT.

(A) Purpose. The purpose of the preliminary plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the sketch plat stage and as set down herein are prepared in a form from which determinations can be made as to the technical workability of the development proposal.

(B) After the Planning Commission has approved the sketch plat, the subdivider may proceed with the preparation of the preliminary plat. After the subdivider has prepared the preliminary plat, he or she may take either of the following actions:

(1) He or she may present the preliminary plat and preliminary plat checklist to the Planning Commission and obtain approval thereof before proceeding with preparation of the improvement plans; or

(2) He or she may present the improvement plans and improvement plans checklist to the Planning Commission at the time the preliminary plat and preliminary plat checklist are presented.

(C) Whenever the subdivider presents to the Planning Commission a preliminary plat and preliminary plat checklist, without improvement plans, the Planning Commission may conditionally approve the preliminary plat, subject to Planning Commission approval of the improvement plans within six months following the preliminary plat conditional approval.

(D) After review of the preliminary plat, the Planning Commission shall, within 60 days of its submission, approve, conditionally approve or reject the plat. The subdivider shall be notified in writing of this action, together with any conditions of approval or the reasons for rejection.

(E) Whenever the subdivider presents to the Planning Commission the preliminary plat, preliminary plat checklist, improvement plans and improvement plans checklist and the Planning Commission finds that the plat and improvement plans meet all the requirements of these regulations, it shall approve the preliminary plat and improvement plans by placing a certificate of approval upon each copy of the plat and plans. Such certificate of approval shall bear the signature of the Chairperson and Secretary of the Planning Commission and shall provide that the approval given thereby does not constitute approval for purposes of recording.

(F) Approval of the preliminary plat shall not in all cases entitle the subdivider to approval of the final plat. Upon preliminary approval, if any conditions arise which would cause the preliminary plat to become unsatisfactory due to health, safety or welfare of the community, the Planning Commission shall recommend that the final plat be rejected.

(G) Application procedure and requirements. On forms approved by the city, the applicant shall file for approval of a preliminary plat, which conforms substantially with the sketch plat (if required) or alternate plan submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor in the State of Oklahoma and shall bear his or her seal, signature and date on each sheet. The payment of all applicable fees shall be required at the time of submission.

(1) *General application requirement.* Copies of the proposed preliminary plat shall be at a scale of one inch equals 100 feet or larger and in a form substantially as follows:

(a) The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

(b) True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(c) Specific tree survey.

(d) The exact layout including:

1. Proposed street names. Street names must be submitted to the Community Development Department for approval in accordance with the city's guidelines for naming streets. The Community Development Department will maintain an index of street names which will contain these guidelines. Street names and subdivision names are fixed at the time of approval of the preliminary plat. A fee, as set by the City Council by motion or resolution, will be charged to change street names and subdivision names after approval of the preliminary plat.

2. The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

3. All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

4. All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

5. The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.

(e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two corners of the subdivision or addition. One inch iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.

(f) The accurate outline of all property which is offered for dedication for public use with the purpose indicted thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

(g) Building setback lines for residential properties.

(h) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

(i) Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.

(j) Names of adjacent subdivisions.

(k) Name and address of the property owner, the owner's surveyor, and the owner's engineer.

(l) North point, scale, and date.

(m) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

(n) Location by section, town, range, township, county and state.

(o) Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.

(p) Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.

(q) Important features such as existing permanent buildings:

1. Large trees and water courses;
2. Parks and other public lands;
3. Railway lines;

4. Existing public easements;

5. Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged).

6. Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;

7. Contours at intervals of two feet which are referenced to USGS data; and

8. Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.

(r) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(s) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.

(t) Regulatory flood boundaries, and the ten-year flood boundaries.

(2) *Other required documents and information to be filed with preliminary plat.*

(a) Proposed covenants and deed restrictions, if any.

(b) Source of water supply.

(c) Provisions for sewage disposal.

(d) Construction plans.

(3) *Standards for approval.* No preliminary plat shall be approved by the Planning Commission or by the City Council unless the following standards have been met:

(a) The plat substantially conforms with the approved sketch plat or other study as provided in these regulations.

(b) The construction plans have been reviewed by the City Engineer.

(c) Provision for installation and dedication of public improvements has been made.

(d) The plat conforms to applicable zoning and other regulations.

(e) The plat meets all other requirements of these regulations.

(4) *Timing of public improvements.*

(a) 1. The Planning Commission may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat by the Chairman of the Planning Commission.

2. The Planning Commission may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and off-site public improvements. Any required public improvement(s) approved for deferred construction must be provided for as required prior to the approval of the final plat.

(b) If the Planning Commission does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat by the Chairman, it shall require that the applicant execute an improvement agreement and provide security for the agreement as provided in those regulations.

(c) This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.

(5) *Approval procedure.* After review of the preliminary plat, the report and recommendations of the Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The Planning Commission shall approve or disapprove the preliminary plat. One copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval or disapproval and the reasons therefor accompanying the plat if the Planning Commission disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.

(6) *Effect of approval.* Approval of a preliminary plat by the Planning Commission constitutes authorization for the City Engineer to release construction plans subject to his or her final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements as are required by the Planning Commission. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Durant Planning Commission on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the Planning Commission upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with Section 3.6 of the Subdivision Ordinance of the City of Durant.

Zoning regulations that affect exterior appearance of a single-family house or the landscaping of a single-family lot and that are adopted after approval of a preliminary plat for a single-family residential development, shall not apply for a period of two years from the latter of the date of plat approval or the date of the acceptance of public improvements related to the plat."

(7) *Lapse of preliminary plat approval.* The approval of a preliminary plat shall be effective for a period of two years from the date that the preliminary plat is approved by the Planning Commission or the City Council, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

(H) Construction plan procedure and requirements.

(1) *General application requirement.* Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the State of Oklahoma as required by state law governing such professions. Plans submitted for review by the city shall be dated and bear the responsible engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp or statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the city shall bear the seal and signature of the engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys or easements which will be maintained by the city shall be designed by a professional engineer registered in the State of Oklahoma.

(2) *Construction plan review procedure.* Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City

Engineer will release the plans for construction, after approval of the preliminary plat by the Planning Commission and payment of all inspection fees. Upon such release, each contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to commence construction.* If construction has not commenced within one year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. **CONSTRUCTION** shall mean installation of city maintained public improvements.

(Ord. 1573, passed 11-13-07)

Subdivision/Plat Application

Preliminary Plat: ☒
 Final Plat: ☐
 Re-Plat: ☐
 Lot Split: ☐

Petition # PC 2021-17
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Sunstar, LLC</u>	Email: <u>Idaly@sunviewhomes.com</u>	Phone #1: <u>580-564-2680</u>
Mailing Address: <u>P.O. Box 1766</u>		Phone #2: _____
City: <u>Kingston</u>	State: <u>OK</u>	Zip: <u>73439</u>
Applicant's Interest in Property:		Fax #: <u>580-498-0099</u>

SURVEYOR INFORMATION

Name: <u>Michael T. Reynolds</u>	Email: <u>tohyholly@sbcglobal.net</u>	Phone #1: <u>580-371-9410</u>
Mailing Address: <u>612 North Elks Rd</u>		Phone #2: _____
City: <u>Tishomingo</u>	State: <u>OK</u>	Zip: <u>73460</u>
Surveyor Oklahoma License Number: <u>1651</u>		Fax #: _____

ENGINEER INFORMATION

Name: <u>Ashley Bire, PE</u>	Email: <u>Ashley@bireconsulting.us</u>	Phone #1: <u>501-593-1298</u>
Mailing Address: <u>P.O. Box 26634</u>		Phone #2: _____
City: <u>Little Rock</u>	State: <u>AR</u>	Zip: <u>72221</u>
Engineer Oklahoma License Number: <u>31018</u>		Fax #: _____

LAND INFORMATION

Legal Description: <u>SEC 24-6S-8E SENE LESS 1169-333 less approximately 2 acres</u>	Parcel Number: <u>0000-24-06S-08E-1-001-00</u>
Proposed Subdivision Name: <u>Heritage North</u>	Current Zone: <u>R1</u>
Proposed Use: <u>single family housing</u>	Proposed Zone: _____
Current Property Owner's Name: <u>Chistom Thurston Estate</u>	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: [Signature] Date: 5-7-21

Office Use Only

Date Filed: <u>[Signature]</u>	Date Payment Received: _____	Notification Mailed: _____	Comments
Initial: _____	Initial: _____	Date Initial: _____	
Proof of Publication Received: _____		Property Posting Verified: _____	Comprehensive Plan Recommendations
Date: _____ Initial: _____	Date: _____ Initial: _____		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
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APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

Heritage North will be a fully designed single family addition.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Each home will have a concrete approach and garage parking to keep vehicles off the street.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

The decision of the design will keep the intensive areas to a minimum.

3. Traffic Impacts:

The streets will be designed to handle long term wear and tear, and the curb and gutter allow drainage to exit property.

4. Protection of Neighborhoods:

One reason we chose to build this addition in the city limits of Durant is to give our homeowners the protection of the Durant PD.

What licenses and permits (if any) are required for this proposed use?

Surveyors, Abstractors, Engineers, Architects, DEQ, Plumber, Electricians, HVAC.

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.

The location of the property and all utilities in close proximity or on this property. It is not being in a flood plain. Also the houses in the immediate area are similar in size and exterior veneer as the houses we intent to construct.

PERSONAL REPRESENTATIVE'S DEED

This indenture, made the 27 day of July, 2021, by and between Thomas Sidney Thurston and Jean Ann Thurston, the duly qualified and acting Co-Personal Representatives the Estate of Chisum McClintock Thurston, deceased, hereinafter called "Grantor", and SUNSTAR, LLC, an Oklahoma Limited Liability Company of 721 HWY 70 E., Kingston, OK, hereinafter called "Grantee",

WITNESSETH:

That, whereas, on the 2nd day of October, 2021, the District Court for said County of Bryan, State of Oklahoma, made an order for allowance of sale, authorizing the Grantor to sell certain real property of the estate of Chisum McClintock Thurston, deceased, situated in Bryan County, State of Oklahoma, and specified and more particularly described in said Order Allowing Sale of Real Property, as said Grantor should judge most beneficial to said estate; and which Order Allowing Sale of Real Property, now on file and of record in said Court, is hereby referred to made a part of this indenture.

WHEREAS, under and by virtue of said Order Allowing Sale of Real Property and pursuant to 58 O.S. Section 239, all of the heirs, devisees and legatees of the estate of the said Chisum McClintock Thurston, deceased, did consent to the sale of the property described in this deed and said sale not being subject to the confirmation of the Court, but as a result of said sale, the Grantee has become the purchaser of said real property hereinafter described.

AND WHEREAS, that no return of sale or confirmation of said sale is required by law.

NOW, THEREFORE, the said Thomas Sidney Thurston and Jean Ann Thurston, the duly qualified and acting Co-Personal Representatives of the Estate of Chisum McClintock Thurston deceased, as aforesaid, the Grantor, pursuant to the Order Allowing Sale of Real Property and pursuant to 58 O.S. Section 239, for and in consideration of the said sum of TEN DOLLARS AND MORE (\$10.00), to him in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto SUNSTAR, LLC, an Oklahoma Limited Liability Company, all the right, title, interest and estate of the said Chisum McClintock Thurston, deceased, at the time of his death and also all the right, title and interest that the estate, by operation of law or otherwise, may have acquired, other than, or in addition to, that of said estate, at the time of his death in and to all that certain land situate in said county of Bryan, State of Oklahoma, described as follows, to-wit:

A tract of land located in the SE/4 NE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4 NE/4; Thence North 01 degrees 01 minutes 16 seconds West along the East line of said SE/4 NE/4, a distance of 407.15 feet to the Northeast corner of a tract of land described in Warranty Deed (Wagnitz and North Star Development, LLC to Cummins), filed 06/25/2020, recorded in Book 1530, Page 796, in the Office of the Bryan County Clerk, said point being the Point of Beginning; Thence South 89 degrees 00 minutes 36 seconds West (Deed: North 89 degrees 00 minutes 02 seconds East) along the North line of said Cummins Tract, a distance of 292.04 feet to the Northwest corner of said Cummins Tract; Thence South 01 degrees 01 minutes 16 seconds East (Deed: North 01 degrees 01 minutes 50 seconds West) along the West line of said Cummins Tract, a distance of 331.71 feet; Thence South 43 degrees 37 minutes 21 seconds West (Deed: North 43 degrees 36 minutes 47 seconds East) along said Cummins Tract, a distance of 68.47 feet; Thence South 46 degrees 22 minutes 39 seconds East (Deed: North 46 degrees 23 minutes 13 seconds West) along said Cummins Tract, a distance of 37.77 feet (Deed: 38.01 feet), to a point on the South line of said SE/4 NE/4; Thence South 89 degrees 02 minutes 29 seconds West along said South line, a distance of 927.69 feet to the Southeast corner of a tract of land described in Quit Claim Deed (Thurston to the City of Durant), filed 03/11/2021, recorded in Book 1553, Page 771; Thence North 00 degrees 58 minutes 56 seconds West along the East line of said City Tract, a distance of 950.00 feet to the Northeast corner of said City Tract; Thence South 89 degrees 02 minutes 29 seconds West along the North line of said City Tract, a distance of 80.00 feet to the Northwest corner of said City Tract; Thence North 00 degrees 58 minutes 56 seconds West along the West line of said SE/4 NE/4, a distance of 370.38 feet to the Northwest corner of said SE/4 NE/4; Thence North 89 degrees 02 minutes 34 seconds East along the North line of said SE/4 NE/4, a distance of 1320.07 feet to the Northeast corner of said SE/4 NE/4; Thence South 01 degrees 01 minutes 16 seconds East along the East line of said SE/4 NE/4, a distance of 913.20 feet to the point of Beginning.

Less and except all oil, gas and other minerals outstanding of record,
together with the tenements, hereditaments and appurtenances to the same belonging or
any wise appertaining.

TO HAVE AND TO HOLD said described premises unto the said Grantee, and to
his/her/their heirs and assigns, forever, free, clear and discharged of and from all former grants,
charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

IN WITNESS WHEREOF, Grantor, Personal Representative as aforesaid, has hereunto
set their hands the day and year first above written.

Thomas Sidney Thurston

Thomas Sidney Thurston

Co-Personal Representatives

Estate of Chisum McClintock Thurston

Jean Ann Thurston
Jean Ann Thurston

ACKNOWLEDGMENT

State of Nebraska

County of Saint

Before me, the undersigned, a Notary Public in and
for said County and State, on this 27 day of July, 2021, personally appeared
Thomas Sidney Thurston and Jean Ann Thurston, Co-Personal Representatives of the Estate of
Chisum McClintock Thurston, Deceased, to me known to be the identical person who executed
the above and foregoing instrument and acknowledged to me that he/she executed the same as
his/her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Seal the day and year last above written.



Christee L. Maney
Notary Public

THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL,
SIGNED AND SEALED DOCUMENT.

082321

UTILITIES

- The sanitary sewer system will be designed by a licensed civil engineer and approved by the Oklahoma Department of Environmental Quality prior to construction.
- The water system will be designed by a licensed civil engineer and approved by the Oklahoma Department of Environmental Quality prior to construction.
- Electrical system will be designed by an OG&E licensed electrical engineer.

STREETS

- Streets will be designed by a licensed civil engineer and approved by the City of Durant prior to construction.

STORM WATER DRAINAGE AND DETENTION

- The storm water system will be designed by a licensed civil engineer. The capture, movement, detention and discharge will comply with local floodplain requirements.

LEGEND

all lot corners marked with 5/8" iron pin with 1.5" aluminum cap stamped "REYNOLDS 1651" unless noted otherwise

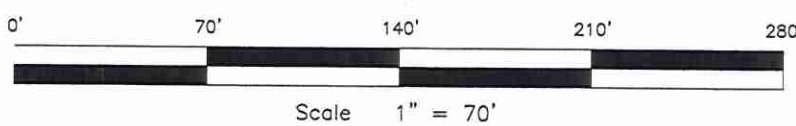
U/E D/E utility easement / drainage easement

20' 6" building limits / setbacks

8,400 SF square footage of each lot

centerline of street

line not to scale



BUILDING LIMITS

Front yard 30 ft.
Rear yard 20 ft.
Side yard, interior 5 ft.
Side yard, exterior 15 ft.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	34.44'	30.35'	N 05°54'03" W
C2	20.00'	18.92'	15.15'	N 16°21'07" E
C3	20.00'	15.54'	12.18'	N 33°00'18" W
C4	50.00'	48.85'	45.70'	N 27°22'23" W
C5	50.00'	80.94'	57.24'	N 35°24'57" E
C6	50.00'	46.67'	45.00'	N 82°55'38" W
C7	20.00'	12.14'	11.85'	N 73°34'17" W
C8	20.00'	31.42'	28.28'	N 88°27'22" E
C9	20.00'	31.42'	28.28'	N 01°32'38" W
C10	20.00'	15.91'	15.50'	N 56°14'58" E
C11	20.00'	31.44'	28.30'	N 45°59'21" W
C12	20.00'	35.35'	33.42'	N 33°18'51" E
C13	50.00'	95.24'	81.48'	N 59°50'19" E
C14	50.00'	81.89'	58.01'	N 30°11'09" W
C15	20.00'	22.55'	21.38'	N 33°19'58" W
C16	20.00'	31.39'	28.27'	N 44°00'39" E
C17	20.00'	31.44'	28.30'	N 45°59'21" W
C18	50.00'	55.93'	53.06'	N 78°35'23" W
C19	50.00'	55.93'	53.06'	N 30°11'09" W
C20	20.00'	31.39'	28.27'	N 44°00'39" E
C21	20.00'	31.44'	28.30'	N 45°59'21" W
C22	20.00'	31.44'	28.30'	N 45°59'21" W
C23	20.00'	31.44'	28.30'	N 45°59'21" W
C24	20.00'	31.44'	28.30'	N 45°59'21" W
C25	20.00'	31.44'	28.30'	N 45°59'21" W
C26	20.00'	31.44'	28.30'	N 45°59'21" W
C27	50.00'	63.38'	58.22'	N 45°59'21" W
C28	50.00'	63.38'	58.22'	N 45°59'21" W
C29	50.00'	63.38'	58.22'	N 45°59'21" W
C30	20.00'	31.39'	28.27'	N 44°00'39" E
C31	20.00'	31.44'	28.30'	N 45°59'21" W
C32	20.00'	31.44'	28.30'	N 45°59'21" W
C33	20.00'	31.44'	28.30'	N 45°59'21" W
C34	20.00'	31.44'	28.30'	N 45°59'21" W
C35	20.00'	31.44'	28.30'	N 45°59'21" W
C36	20.00'	31.44'	28.30'	N 45°59'21" W
C37	20.00'	31.44'	28.30'	N 45°59'21" W
C38	20.00'	31.44'	28.30'	N 45°59'21" W
C39	20.00'	31.44'	28.30'	N 45°59'21" W
C40	20.00'	31.44'	28.30'	N 45°59'21" W
C41	20.00'	31.44'	28.30'	N 45°59'21" W
C42	20.00'	31.44'	28.30'	N 45°59'21" W
C43	20.00'	31.44'	28.30'	N 45°59'21" W
C44	20.00'	31.44'	28.30'	N 45°59'21" W
C45	20.00'	31.44'	28.30'	N 45°59'21" W
C46	20.00'	31.44'	28.30'	N 45°59'21" W
C47	20.00'	31.44'	28.30'	N 45°59'21" W
C48	20.00'	31.44'	28.30'	N 45°59'21" W

LINE	BEARING	DISTANCE
L1	N 89°02'34" E	2.23'
L2	N 00°58'55" W	6.35'
L3	N 00°59'28" W	7.50'
L4	N 46°32'38" W	10.20'
L5	N 24°24'15" E	25.46'
L6	N 88°58'44" E	20.00'
L7	N 01°01'16" W	7.89'
L8	N 43°27'22" E	28.28'
L9	N 88°58'54" E	20.00'
L10	N 01°01'16" W	11.01'
L11	N 89°02'34" E	4.79'
L12	N 43°27'22" E	19.60'
L13	N 46°32'38" W	20.00'
L14	N 89°02'29" E	53.00'
L15	N 89°02'29" E	28.46'
L16	N 89°02'29" E	11.93'
L17	N 46°32'38" W	19.02'
L18	N 43°27'22" E	10.28'
L19	N 46°32'38" W	10.00'
L20	N 43°27'22" E	10.28'
L21	N 89°02'29" E	7.00'
L22	N 89°02'29" E	72.16'
L23	S 48°22'39" E	37.77'
L24	S 43°37'21" W	49.39'
L25	S 43°37'21" W	19.08'



Danielle O'Neal <doneal@durant.org>

Comments/concerns PC2021-17

1 message

Tasha Piper <pipertasha@yahoo.com>

Mon, Jun 21, 2021 at 9:29 PM

To: planning@durant.org, Danielle O'Neal <doneal@durant.org>

To Whom It Concerns:

I have concerns of the property layout being planned that abuts to my property. The lot 9 on the north east off of Aaron Blvd will block my current access to my property. My survey that was done last year when I bought my property shows a 60 ft access to my property across the front part of my tract 1. I spoke with Underwood survey company and was told of the page 333 and book 1169, then I was told further by community development the easement was also listed on page 1010 of book 1216 at the county accessors. As someone who bought a home through a realtor and went through a closing office to have everything done correctly, all I know and see is my easement listed on my survey and that a surveyor is not able to list an legal easement without it being legally documented from what I was told. I also see Aaron Blvd on the maps and the only thing I am aware of is that the street hasn't been completed yet, as it's my legal address. I do not know how to do the legal part or read the legals, this is why I used a closing office and have title insurance to ensure this. I've also been told that I cannot have my land made where I do not have access to it, where I live and own a home. My goal isn't to stop our community from growing, I work within our community and look for positive growth. I have lived here all of my life and raising my three children in our community. I look for positive improvements. My goal is to not being affected by this development and lose my access that I have always had to my property/acreage or have my current setup with my property affected. Even if it comes to being asked to move my driveway, there isn't much room around my front pond to even do this or to pull trailers around this pond, there is a deep ditch at the end on the the northeast area too, this would be a very expensive option. I do not have the financial means. I was told my address would have to change too. I have worked hard to purchase my home, I have worked hard to put improvements into my home. My children have horses and we are members locally, my children ride in the local playdays. My land, my home, my address, my livestock, my property value, and my financials should not be affected by this new development and I feel this is where it is heading. My current setup with my property/acreage should not be affected for this new development to happen. I shouldn't have to fight to keep access to property that I bought within the city and went the legal route using the proper companies to do it. Please know, I'm for positive development and improvements, but it should not be made into negative to affect my home and property/acreage. I unfortunately cannot afford to fight this and should not be made to when I purchased with a closing office and had a legal survey done showing this information. I always try to be a good citizen in our community, our community means a lot to me, from being a nurse to being a nurse practitioner my whole career. I'm just asking for our city to please help me with this easement that has been documented so I can keep my property/acreage as it is, as well as not financially be out anything.

Thank you,
Tasha



Danielle O'Neal <doneal@durant.org>

Proposed housing development by Heritage Crossing

2 messages

Carol McDaniel <camcdaniel65@gmail.com>
To: planning@durant.org

Tue, Aug 31, 2021 at 9:07 PM

I am writing to the Durant Planning Commission regarding the proposed development by Sunstar, LLC. I have lived in Ridgemont Estates for over 20 years. During this time the area around us has been developed with Madison Ridge, Robinhood Place and Sleepy Hollow as well as Camelot to the north of Madison Ridge.

In 2007, we had a season of continuous rainfall that affected the homes on Kande Lane and Heritage Crossing. When the homes in Madison Ridge were built the drainage system that was supposed to keep the water from flowing to Kande Lane did the opposite. Water flowed from Camelot to Madison Ridge which in turn flowed to Kande Lane. My home is at the south end of Kande Lane and flooded from the water flowing from Madison Ridge and the original part of Ridgemont Estates. The drainage system across the street from my house failed and the water rose. We were told that the planning commission realized the drainage system was not adequate and no additional building would be done in that area unless proper drainage was put in place. However, the 2nd section of Heritage Crossing was developed.

If the city allows an additional 117 homes to be built in that small section of land, homes in Madison Ridge, Heritage Crossing, and on Kande Lane are at risk of water issues.

My daughter owns a home in Heritage Crossing. The 117 new homes will bring additional traffic of 100-200 cars. Larkspur Lane cannot handle the additional traffic. The section of Larkspur north of Wilson is not wide enough for two lanes of traffic to drive safely. Wilson also can't handle the additional traffic and also is not wide enough for two lanes of traffic.

I am asking the Planning Commission to please do it's due diligence and protect the property owners in this area by not allowing this development until the city builds new roads and rebuilds existing roads that will support that much traffic.

Thank you for the opportunity to voice my concerns.

Carol McDaniel

Danielle O'Neal <doneal@durant.org>
To: Carol McDaniel <camcdaniel65@gmail.com>
Cc: planning@durant.org

Wed, Sep 1, 2021 at 9:43 AM

Good Morning,

We have received your concerns and will ensure that the Planning Commission receives the comments. We encourage you to attend the Planning Commission meeting that will be held on Tuesday, September 7 at 6:00 pm. The meeting will be held at City Hall within the Council Chambers.

Please let us know if you have any further questions or concerns.

Thank you,

Danielle

[Quoted text hidden]

--

Danielle O'Neal
Community Development Director

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: (580) 931-6613



Danielle O'Neal <doneal@durant.org>

Fwd: Proposed Development on Wilson Rd

2 messages

Oden Grube <ogrube@durant.org>

Wed, May 26, 2021 at 11:52 AM

To: John Dean <jdean@durant.org>, Danielle Barker <dbarker@durant.org>

Sent from my iPhone

Begin forwarded message:

From: Mike Morris <mmorris@durant.org>

Date: May 26, 2021 at 11:03:47 AM CDT

To: John Dean <jdean@durant.org>, Oden Grube <ogrube@durant.org>

Subject: Fwd: Proposed Development on Wilson Rd

FYI. I just got this and am still digesting it. Anycomments will be appreciated.

Mike Morris

----- Forwarded message -----

From: Tamera Tignor <ttignor75@gmail.com>

Date: Tue, May 25, 2021 at 3:55 PM

Subject: Proposed Development on Wilson Rd

To: <mmorris@durant.org>

Good Afternoon Mr. Morris:

I would like to express my concerns about the proposed development on Wilson Road between Larkspur and 49th Street.

I am retired from the Dallas City Attorneys Office, we had a home built and moved to Durant 2 years ago. We live at 3508 Lazy Lane. Here are my concerns with the planned development:

1. The Heritage Crossing neighborhood currently has one way in and out. There is already issues with the crooked street at the stop sign, which some people fail to stop.
2. As of a few weeks ago, the Fire Dept did not know we were down here, my husband had to put out a fire behind one of the homes on Prairie Crossing because the Fire Dept couldn't find us (this came from the crew that finally showed up after the fire was out) there was no street sign on that street until after the fire, I reminded the City Manager that we were still without proper signage. The street sign went up shortly after that incident.
3. Larkspur is not wide enough, Wilson isn't much better for the existing homes down Larkspur and the Heritage Crossing neighborhood
4. There is a urgent need for traffic signals on University. I have contacted the city manager on many occasions regarding the need for a traffic signal at University and University Plaza, I was told it was planned but so far, nothing has taken place. Gates and Hwy 70 needs a traffic signal as well, we have seen many accidents at that intersection in our two years. In addition to traffic signals whomever owns the vacant lots at University and University Plaza needs to keep the grass cut, it serves as a site obstruction to those trying to navigate the already dangerous intersection.
5. There is a possibility more homes will be going in at the north end of Larkspur which will connect Madison Ridge to Larkspur, bringing additional stress to Larkspur, it will be a shortcut to Walmart and Main Street from Madison

8/31/2021

City of Durant Mail - Fwd: Proposed Development on Wilson Rd

Ridge. We do not need more traffic on a street that is already struggling with existing traffic issues.

It's next to impossible to get something as simple as a street sign out of the city. It took me over a year to get a stop sign and street sign on Prairie Crossing, there are still no street lights north of Carriage Point on Larkspur. Additional development is not a good idea until the city gets its infrastructure straightened out.

Please pass this on to the Planning Commission. Infrastructure must be in place before any sort of positive growth can take place in a city.

Thank you
Tamera Barton Tignor
[3508 Lazy Ln.](#)
[Durant, OK 74701](#)

Danielle O'Neal <doneal@durant.org>
To: Oden Grube <ogrube@durant.org>
Cc: John Dean <jdean@durant.org>, Danielle Barker <dbarker@durant.org>

Wed, May 26, 2021 at 12:35 PM

Thank you for passing this along. I will be sure this gets into the Planning Commission packets.

Thank you,

Danielle O'Neal
Community Development Director

City of Durant
300 W. Evergreen
Durant, OK 74701

Direct Line: (580) 931-6613

Sent from my Android device

[Quoted text hidden]



Danielle O'Neal <doneal@durant.org>

FW: Opposition to the Wilson Housing Development

14 messages

denarymel@gmail.com <denarymel@gmail.com>

Wed, May 26, 2021 at 10:36 AM

To: planning@durant.org

I am concerned about the proposed Wilson Housing Development. I live on 3500 Heritage Drive and must use either Larkspur or Wilson every time I leave my house.

- Larkspur is simply too narrow.
 - Many times I have to drive off into the grass when I meet a larger vehicle. If you look at the sides of the road, you'll see that is a common occurrence.
 - There are three children who stay at that one house at the top of the hill on Larkspur, and they play close to the road.
 - You narrowly miss the mailbox by the residential housing if you're meeting another vehicle there.
- We need a three-way stop sign at the junction of Wilson and Larkspur.
 - There's no logical reasoning behind the missing stop sign, and it is confusing.
 - When traffic increases – and it is already a fairly busy junction – that one road on the curve that is missing a stop sign will cause more issues.
 - The brush by the stop signs needs to be cleared as well, it's hard to see when stopped.
- Victory Life school
 - Currently, there is ONE school sign coming from the North on Larkspur that lists 20mph 8-4. There is not one from the other direction, only a 30mph sign. Does that mean only one side of the road – which is opposite the school – is 20mph 8-4?
 - The sign needs to be both directions, and flashing only when needed, not 8-4 every day. There is no way to know when school is in session, so 20mph 8-4 every day is not realistic and is not obeyed. I polled those I knew, only a couple were even aware of the one sign.

I am for expansion and additional housing. I am not for increased traffic on too-narrow roads, as that is dangerous and will be a bone of contention between the residents and the City. Larkspur and Wilson may seem to be back roads, but quite a lot of traffic goes down those roads. I have not counted the homes I can see down that stretch of Wilson, but only in the Heritage Crossing there are four main roads with two connecting roads. Each side of those main roads has 15 houses, so there's 30 houses on each main road, plus those connecting roads. THAT'S A LOT OF TRAFFIC SIMPLY FROM HERITAGE CROSSING. Now let's add in the traffic from the additional planned 50 homes. You can immediately see why Larkspur, the stop signs, and the need for flashing school signs are so vital to address BEFORE the new homes are built.

I oppose the proposed housing development on Wilson at this time.

Dena Rymel

John Rymel

580-743-0589

8/31/2021

City of Durant Mail - FW: Opposition to the Wilson Housing Development

Danielle O'Neal <doneal@durant.org>
To: denarymel@gmail.com
Cc: planning@durant.org

Wed, May 26, 2021 at 10:44 AM

Good Morning!

We have received your email with your concerns. We will make sure that this goes into the packet for the Planning Commissioners. We also encourage you to attend the meeting scheduled for June 1 at 5:30 pm here at City Hall within the Council Chambers.

Should you have any questions or further concerns, please do not hesitate to contact us.

Thank you,
Danielle

[Quoted text hidden]

--

Danielle O'Neal
Community Development Director

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: (580) 931-6613

John Dean <jdean@durant.org>
To: Danielle Barker <doneal@durant.org>

Wed, May 26, 2021 at 11:16 AM

----- Forwarded message -----

From: Mike Morris <mmorris@durant.org>
Date: Wed, May 26, 2021 at 11:04
Subject: Fwd: Opposition to the Wilson Housing Development
To: John Dean <jdean@durant.org>, Oden Grube <ogrube@durant.org>

More on the Wilson/Larkspur subject.

MM

----- Forwarded message -----

From: <denarymel@gmail.com>
Date: Wed, May 26, 2021 at 10:30 AM
Subject: Opposition to the Wilson Housing Development
To: <mmorris@durant.org>

Mr. Morris:

[Quoted text hidden]

--

John R. Dean, Jr.
City Manager
City of Durant
jdean@durant.org

John Dean <jdean@durant.org>
To: Danielle Barker <doneal@durant.org>

Wed, May 26, 2021 at 11:16 AM

[Quoted text hidden]



Danielle O'Neal <doneal@durant.org>

New Addition On Wilson

2 messages

Pamela Rutherford <pamelalyn84@gmail.com>
 To: mmorris@durant.org, planning@durant.org

Thu, May 27, 2021 at 11:16 AM

Dear Mr. Morris, and any others it may concern:

I would like to voice my opinion and concerns on the new neighborhood being considered on Wilson just west of Larkspur. I live in Heritage Crossing, and have for the last 6 years. When I first began looking into this neighborhood 11 years ago, I was assured that Larkspur would be run further north, to provide 2 exits for our neighborhood.

As I am sure you are well aware, that has not been done, leaving us with 1 exit out of Heritage Crossing, despite essentially doubling the number of residents with the new additions past Carriage Point. Our 1 tiny exit to Larkspur is a mess of an intersection, with limited visibility at best. That intersection feeds to Wilson and Larkspur, which are both sorely in need of widening and reinforcing. I drive a small SUV, and when meeting vehicles I am within inches of being run off the road due to limited space. I used to meet vehicles a lot less frequently, and with adding the large number of residences on Wilson, that issue will continue to be further compounded.

We desperately need another exit from Heritage Crossing. If the creek floods the bridge (as it has in the past) there is no entrance and no exit for residents or emergency vehicles. Heaven forbid the bridge wash out, and we are all stuck here. If there were a fire or other emergency, we are also trapped. That's the first and biggest issue that I want to share my concern about. I think things like that, that are huge safety issues need to be remedied before considering adding more traffic and residents to an already congested area.

Larkspur and Wilson must be widened, and the issues of traffic exiting onto University from Larkspur need to be dealt with as well. It is nearly impossible to turn left onto University as you are leaving Walmart to head to our neighborhoods, and adding 50 or more houses to the mix will further worsen that issue as well. Please pump the brakes on this project, and consider our dire need for these other issues to be handled first.

Thank you for your time!

Pamela Rutherford
 Heritage Crossing Resident

Danielle O'Neal <doneal@durant.org>
 To: Pamela Rutherford <pamelalyn84@gmail.com>
 Cc: Mike Morris <mmorris@durant.org>, planning@durant.org

Thu, May 27, 2021 at 11:45 AM

Good Afternoon!

Thank you for your email. We will be sure that the Planning Commissioners receive a copy. We encourage you to attend the meeting which will be on June 1 at 5:30 pm and will be located at City Hall within the Council Chambers.

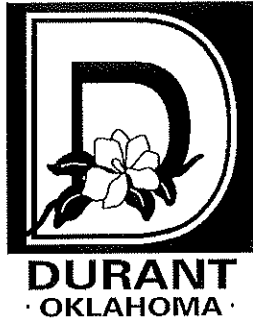
Please let us know if you have any further questions or concerns.

Thank you,
 Danielle

[Quoted text hidden]

Danielle O'Neal
 Community Development Director

City of Durant
 300 W. Evergreen
 Durant, OK 74701
 Phone: (580) 931-6613



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-23
From: Danielle O'Neal, Community Development Director
Re: Rezoning Request from R-2, Two-Family Residential District to C-3, General Commercial District for the property located near North 2nd Avenue and Cedar Street.

Request: Consider a request from the City of Durant, for a rezoning of the property located near North 2nd Avenue and Cedar Street from R-2, Two-Family Residential District to C-3, General Commercial District.

Current Zoning: R-2, Two-Family Residential

Requested Zoning: C-3, General Commercial

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Single Family Residential
West	C-1	Residential
South	C-3	Commercial
East	C-3	Commercial

Applicant: City of Durant

Background: Management and staff had several discussions regarding this particular area with regards to the zoning and land use. The use has been an office building, but the zoning reflects that this lot should be used for residential. The conflict between the zoning map and use is something that can cause the owners to be able to use their lot as it is built and to gain permits. Staff was made aware of this area due to various inquiries into these properties. Staff chose to

move forward by having the property rezoned to where it would match the surrounding area as well as match the current use. The lot does have city sewer and water nearby.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Analysis: The aforementioned property is approximately 9,300 sq. ft. (0.20 acres) and currently has an office building on this piece of property. The area is made up of a mixture of Residential and Commercial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type.

The current Land Use Map appears to have this area as medium density residential land uses; therefore, this rezoning request does not appear to be in compliance with the current Comprehensive Plan. It should be noted that we are currently working on an updating the Comprehensive Plan and Future Land Use Map.

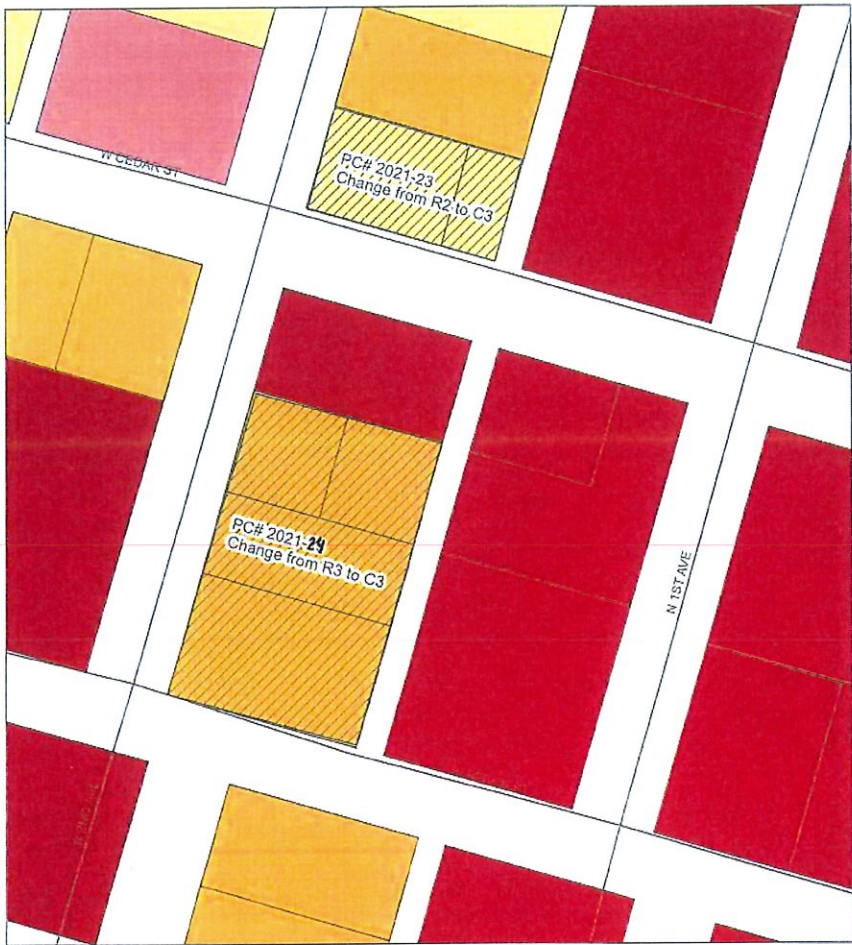
Staff Recommendation: Staff recommends approval of this rezoning request.

Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located near North 2nd Avenue and Cedar Street. Any specific conditions imposed by the Commission should be read into any approval motion.

Aerial Maps



Zoning Map



Zoning Map

Petition # 2021-23 - N 2nd Ave

- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential
- R3 - General Residential - Multi-Family

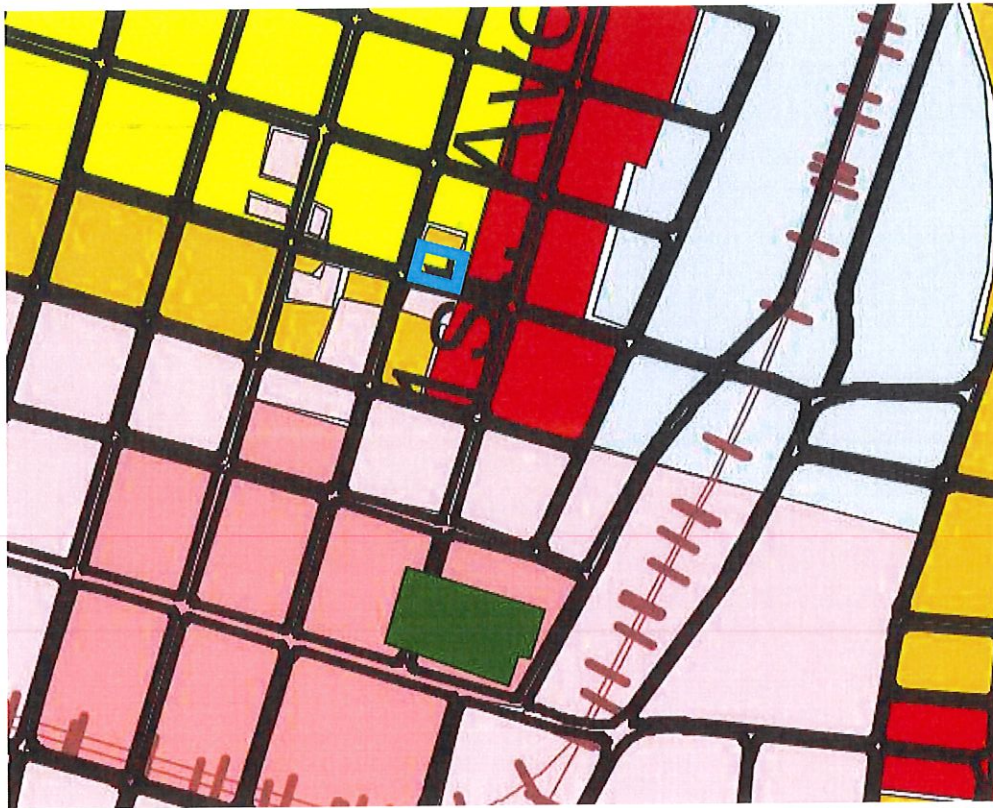
Use this map as a guide and not as definitive information. The information depicted by this map is provided for illustrative purposes only. Information such as lot owner, acreage, property boundaries are to be verified at the Bryan County Assessor's Office by the user. The user's for determining accuracy and/or correctness of information not rely on the user. This map is provided "as is" with no warranties, expressed or implied.



City of Durant
Community Development
Printed: July 12, 2021



Future Land Use Map



-  Durant City Limits
-  Calera City Limits
-  Roads and Highways
-  Railroads
-  School District Boundaries
-  Agriculture
-  Low-density Residential
-  Medium-density Residential
-  High-density Residential
-  Public & Open Space
-  General Commercial
-  Central Business District
-  Highway Commercial
-  Light Industrial
-  Medium Industrial
-  Outside City Limits
-  Parks

§ 157.027 C-3 GENERAL COMMERCIAL DISTRICT.

This commercial district is designed for the conduct of personal and business services and the general retail trade of the community. It is designed to accommodate a wide variety of commercial uses in the Central Business District or areas of mixed business enterprises. It will not normally be applied in the case of new commercial areas.

(`93 Code, § 12-214) (Ord. 1040, passed 4-12-83)

ORDINANCE NO. O-2021-25

**AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING CODE
AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. That the zoning map is hereby amended as to replace the R-2, Two-Family Residential Zoning District to the C-3, General Residential Zoning District for property located near North 2nd Avenue and Cedar Street, in Durant, and more particularly described as;

Lot 5 in Block 110 in the City of Durant, Bryan County, Oklahoma, according to the official plat and survey thereof.

SECTION 2. For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 14th day of September, 2021.

Oden Grube, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

REZONING APPLICATION

Petition # PC2021-23
 Fee \$ _____

APPLICANT INFORMATION

Name: City of Durant	Email:	Phone #1
Mailing Address: 300 W Evergreen		Phone #2
City: Durant	State: OK	Zip: 74701
		Fax #
Applicant's Interest in Property: The City is looking to help bring properties in conformance with current ordinances.		

____ Please use attached addendum if there is more than one applicant.

Physical Address of Rezoning Request:			
☒ Platted ☐ Un-Platted	Subdivision see attached	Lot	Block
Legal Description: (If Un-platted)			
____ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: R-3 / R-2		Request Rezoning To: C-3	
Present Use: Commercial Uses		Proposed Use: Commercial Uses	
Parcel Width:	Parcel Length:	Acres:	Street/Road Frontage:
☒ City Water (If City Water will be extended or improvements will be made, please explain:)			
☒ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
____ Private Water		____ Private Sewer	
Is Property in the Floodplain?	Is property in the Airport Zone.		

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

 Signature of Applicant

 Date

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		
Staff Recommendation ____ Approve ____ Deny	PC Recommendation ____ Approve ____ Deny	City Council Action ____ Approve ____ Deny	Ordinance #

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

_____ The rezoning is being looked at by the City of Durant of the current uses in this area not matching the zoning. Staff was made aware of this area due to various inquiries into these properties

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

_____ Neither area appears to be in compliance of the current Future Land Use Map. However, the Comp Plan and Future Land Use Map is currently being updated, so that may affect the properties being in accordance or not.

3. List any other reasons to support this zone change.

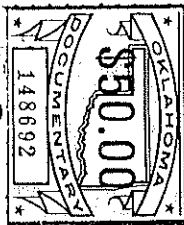
_____ The area of the rezoning has been used for more of a commercial use than a residential use and currently have areas that would be nonconforming to the ordinances, which may affect the owners of the property to be able to use the property.



WARRANTY DEED

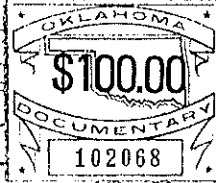
JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS:



STATE OF OKLAHOMA, Bryan COUNTY, ss.
This instrument was filed for record on the 17 day of Oct
A. D. 1996, at 1 o'clock 04 minutes P. M., and duly
recorded in Book No. 887 at Page 766 Fee \$

David M. Sitton
Cheryn K. Sitton
By *David M. Sitton*
Cheryn K. Sitton



DAVID M. SITTON and CHERYN K. SITTON, husband and wife

part ies of the first part, in consideration of the sum of

TEN AND NO/100----- (\$ 10.00) DOLLARS,

the receipt of which is hereby acknowledged, do es by these presents, grant, bargain, sell and convey unto

BILLY R. TRENT, JR. 6605 Eagle Lake Dr., Durant, Oklahoma, 74701

and MANDY LEE TRENT, husband and wife as joint tenants, the survivor to take all,
and not as tenants in common, parties of the second part, their grantees, and their heirs and grantees of the survivor, all of the following described
real property and premises, situated in BRYAN County, State of Oklahoma, to-wit:

Lots 1, 2 and 3, in Block 65, and the East 10 feet of the Alley abutting the West Lot
Lines thereof in the CITY OF DURANT, Bryan County, Oklahoma, according to the official
plat and survey thereof.

4
1065.00

AND

Lot 5, in Block 110, in the CITY OF DURANT, Bryan County, Oklahoma, according to the
official plat and survey thereof.

INDEXED

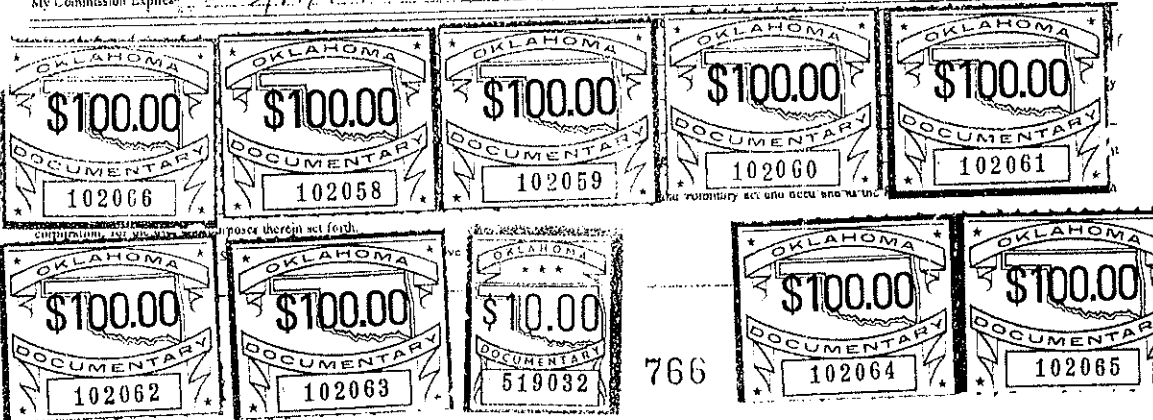
together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

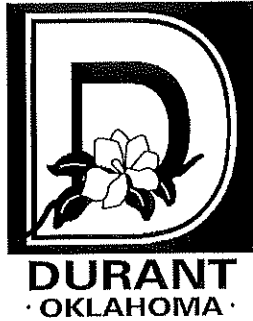
TO HAVE AND TO HOLD said described premises unto parties of the second part, their grantees and the heirs and grantees of the survivors,
forever, free, clear, and discharged of and from all former grants, titles, charges, judgements, taxes, mortgages and other liens and incumbrances
of whatsoever nature.

SIGNED AND SEALED this 17 day of October 19 96
David M. Sitton CHERYN K. SITTON
DAVID M. SITTON

ACKNOWLEDGMENT

STATE OF ~~OKLAHOMA~~ MISSOURI County, ss.
Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of October, 19 96, personally appeared
DAVID M. SITTON and CHERYN K. SITTON, husband and wife
to me known to be the identical persons B who executed the within and foregoing instrument, and acknowledged to me that they executed the same
as their free, voluntary act and deed for the uses and purposes therein set forth.
WITNESS my hand and seal on the day and year last above written.
My Commission Expires 2/1/97 *David M. Sitton*, Notary Public





THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-24
From: Danielle O'Neal, Community Development Director
Re: Rezoning Request from R-3, General Residential District to C-3, General Commercial District for the property located near North 2nd Avenue and Beech Street.

Request: Consider a request from the City of Durant, for a rezoning of the property located near North 2nd Avenue and Beech Street from R-3, General Residential District to C-3, General Commercial District.

Current Zoning: R-3, General Residential

Requested Zoning: C-3, General Commercial

Surrounding Properties:

Direction	Zoning	Use
North	C-3	Commercial
West	R-3	Commercial
South	C-3	Church
East	C-3	Commercial

Applicant: City of Durant

Background: Management and staff had several discussions regarding this particular area with regards to the zoning and land use. The use has been commercial and church uses, but the zoning reflects that this lot should be used for residential. The conflict between the zoning map and use is something that can cause the owners to be able to use their lot as it is built and to gain permits. Staff was made aware of this area due to various inquiries into these properties. Staff chose to

move forward by having the property rezoned to where it would match the surrounding area as well as match the current use. The lot does have city sewer and water nearby.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request. Staff did talk with one of the property owners and they were in support of this zoning change.

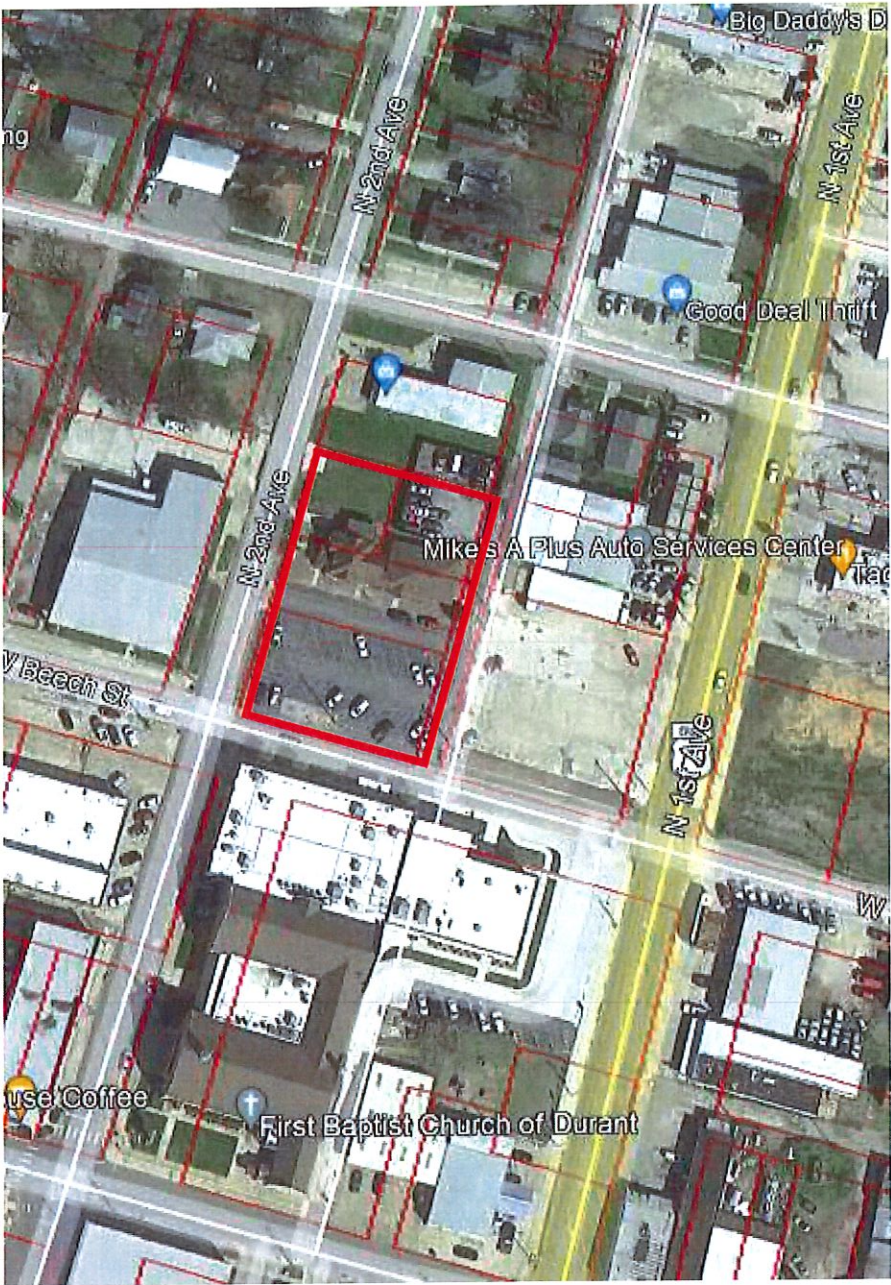
Analysis: The aforementioned property is approximately a total of 26,900 sq. ft. (0.60 acres) and currently church facilities, a parking lot and part of an auto repair business are on this piece of property. The area is made up of a mixture of Residential and Commercial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type.

The current Land Use Map appears to have this area as high density residential land uses; therefore, this rezoning request does not appear to be in compliance with the current Comprehensive Plan. It should be noted that we are currently working on an updating the Comprehensive Plan and Future Land Use Map.

Staff Recommendation: Staff recommends approval of this rezoning request.

Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located near North 2nd Avenue and Beech Street. Any specific conditions imposed by the Commission should be read into any approval motion.

Aerial Maps



Zoning Map



Zoning Map

Petition # 2021-23 - N 2nd Ave

- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential
- R3 - General Residential - Multi-Family

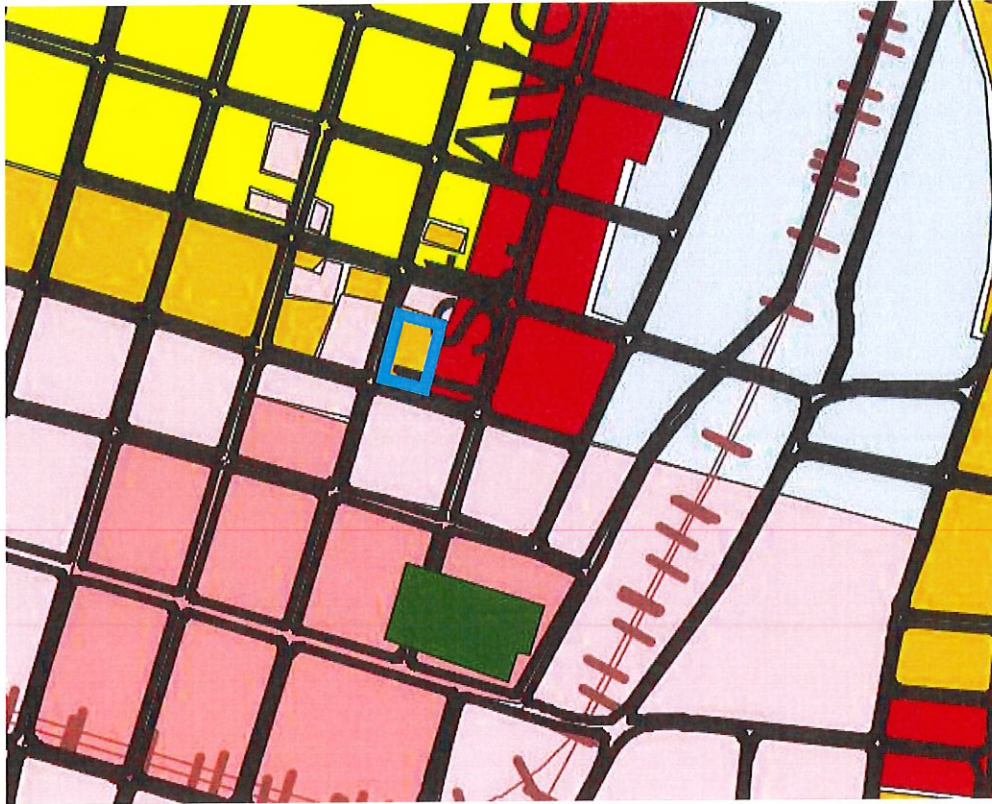
Use this map as a guide and not as definitive information. The information displayed by this map are provided for illustrative purposes only. "As shown" such as lot lines, acreage, zoning, property boundaries are to be verified with the City of Durant Assessor's Office by the user. The purpose of this map is to provide a general overview of information and not to be used for legal purposes. This map is provided "as is" with no warranties, conditions or implied.



City of Durant
Community Development
Printed July 12, 2021



Future Land Use Map



	Durant City Limits
	Calera City Limits
	Roads and Highways
	Railroads
	School District Boundaries
	Agriculture
	Low-density Residential
	Medium-density Residential
	High-density Residential
	Public & Open Space
	General Commercial
	Central Business District
	Highway Commercial
	Light Industrial
	Medium Industrial
	Outside City Limits
	Parks

§ 157.027 C-3 GENERAL COMMERCIAL DISTRICT.

This commercial district is designed for the conduct of personal and business services and the general retail trade of the community. It is designed to accommodate a wide variety of commercial uses in the Central Business District or areas of mixed business enterprises. It will not normally be applied in the case of new commercial areas.

(`93 Code, § 12-214) (Ord. 1040, passed 4-12-83)

ORDINANCE NO. O-2021-26

**AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING CODE
AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. That the zoning map is hereby amended as to replace the R-3, General Residential Zoning District to the C-3, General Residential Zoning District for property located near North 2nd Avenue and Beech Street, in Durant, and more particularly described as;

Lots 5, 6 and 7 in Block 135 in the City of Durant, Bryan County, Oklahoma, according to the official plat and survey thereof.

SECTION 2. For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 14th day of September, 2021.

Oden Grube, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

REZONING APPLICATION

Petition # PC2021-24
 Fee \$ _____

APPLICANT INFORMATION

Name: City of Durant	Email:	Phone #1
Mailing Address: 300 W Evergreen		Phone #2
City: Durant	State: OK	Zip: 74701
Applicant's Interest in Property: The City is looking to help bring properties in conformance with current ordinances.		Fax #

___ Please use attached addendum if there is more than one applicant.

Physical Address of Rezoning Request:			
☒ Platted ___ Un-Platted	Subdivision see attached	Lot	Block
Legal Description: (If Un-platted)			
___ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: R-3 / R-2		Request Rezoning To: C-3	
Present Use: Commercial Uses		Proposed Use: Commercial Uses	
Parcel Width:	Parcel Length:	Acres:	Street/Road Frontage:
___X___ City Water (If City Water will be extended or improvements will be made, please explain:)			
___X___ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
___ Private Water		___ Private Sewer	
Is Property in the Floodplain?	Is property in the Airport Zone.		

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

 Signature of Applicant

 Date

Office Use Only			
Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Initial	
Proof of Publication Received		Property Posting Verified	Comprehensive Plan Recommendations
Date	Initial	Date	Initial
Staff Recommendation ___ Approve ___ Deny	PC Recommendation ___ Approve ___ Deny	City Council Action ___ Approve ___ Deny	Ordinance #

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

The rezoning is being looked at by the City of Durant of the current uses in this area not matching the zoning. Staff was made aware of this area due to various inquiries into these properties

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Neither area appears to be in compliance of the current Future Land Use Map. However, the Comp Plan and Future Land Use Map is currently being updated, so that may affect the properties being in accordance or not.

3. List any other reasons to support this zone change.

The area of the rezoning has been used for more of a commercial use than a residential use and currently have areas that would be nonconforming to the ordinances, which may affect the owners of the property to be able to use the property.

INDEXED

#420,442

OKLAHOMA STATUTORY FORM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That;

ALLEN J. McCARTY and

KATHERINE J. McCARTY

husband and wife

STATE OF OKLAHOMA, Bryan COUNTY, ss.

This instrument was filed for record on the 10 day of Feb

A. D., 1988, at 10:45 o'clock, 10 minutes 10 A. M., and duly re-

corded in Book No. 776 of Page 26, Fee \$.

Sue Danahy County Clerk

By Mary Lou Garner Deputy

of BRYAN County, State of Oklahoma, part ies of the first part, in consideration of the sum of
ten dollars (\$10.00) and other valuable consideration is \$10.00 DOLLARS,

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

FIRST BAPTIST CHURCH OF DURANT, OKLAHOMA

124 W. Evergreen Durant, Okla.

of BRYAN County, State of

Oklahoma, Part y of the second part, the following described real property and premises, situated in the County of

BRYAN

State of Oklahoma, to-wit:

South 90' of Lot 5 and 6 of Block 135, City of Durant, Bryan
County, Oklahoma, according to the official plat
thereof.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said Part y of the second part, their heirs and assigns, forever free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND DELIVERED this, the 26th day of January, 19 88

Allen J. McCarty

Katherine J. McCarty

ALLEN J. McCARTY

KATHERINE J. McCARTY

ACKNOWLEDGMENT

BRYAN

County, ss.

Notary Public in and for said County and State, on this 26th day of January, 19 88 personally appeared

ALLEN J. McCARTY and KATHERINE J. McCARTY

to my knowledge the persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same

as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESSES my hand and Seal this day and year last above written.

My Commission Expires 1/12/92

Rollin L. Dudley Notary Public

ACKNOWLEDGMENT BY CORPORATION

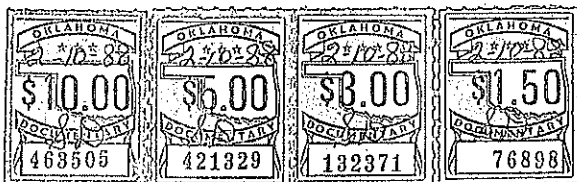
by, ss.

 day of , 19 , personally:

to the foregoing instrument as its President

act and deed and as the free and voluntary act and deed of such

 Notary Public



P-26

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 40.00

WARRANTY DEED
(INDIVIDUAL)

513800
State of Oklahoma
County of Bryan
Filed 9-27-99
Book 945 Page 892 Tr 135
Glenda Sue Williams 893
County Clerk B. Williams Deputy

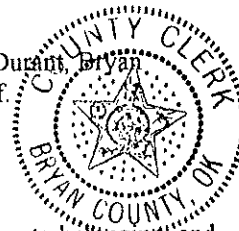
KNOW ALL MEN BY THESE PRESENTS:

INDEXED

That; DONALD J. LYLES and STEVE ANNA LYLES, husband and wife, and LEON KAPCHINSKY and FRANCES KAPCHINSKY, husband and wife, all of Bryan County, State of Oklahoma, parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **THE FIRST BAPTIST CHURCH, DURANT, OK** 124 W. Evergreen Durant, OK 74701 of Bryan County, State of Oklahoma, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

North 60 feet of Lots 5 and 6 in Block 135 in the City of Durant, Bryan County, Oklahoma according to the official plat thereof.

R.S. \$40.00



together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, its heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this the 24 day of September, 1999.

Donald J. Lyles
DONALD J. LYLES

Steve Anna Lyles
STEVE ANNA LYLES

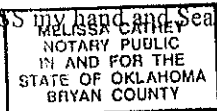
Leon Kapchinsky
LEON KAPCHINSKY

Frances Kapchinsky
FRANCES KAPCHINSKY

STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 24 day of September, 1999, personally appeared **DONALD J. LYLES and STEVE ANNA LYLES**, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.



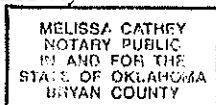
Melissa Cathey
NOTARY PUBLIC

My Commission Expires: 8-29-2002

STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public for said County and State, on this 24 day of September, 1999, personally appeared **LEON KAPCHINSKY and FRANCES KAPCHINSKY**, husband and wife, known to me the be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.



Melissa Cathey
NOTARY PUBLIC

My Commission Expires: 8-29-2002

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 20.00

WARRANTY DEED
(INDIVIDUAL)

513 801
State of Oklahoma
County of Bryan
Filed 9-27-99
Book 945 Page 894 Im L36
Glenda Sue Williams
County Clerk Brown Deputy

INDEXED

KNOW ALL MEN BY THESE PRESENTS:

That: **CLYDE C. MOODY** and **NORMA J. MOODY**, husband and wife, of Harris County, State of Texas, parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **THE FIRST BAPTIST CHURCH, DURANT, OK** 124 W. Evergreen, Durant, OK 74701 of Bryan County, State of Oklahoma, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

North 60 feet of Lots 5 and 6 in Block 135 in the City of Durant, Bryan County, Oklahoma according to the official plat thereof.

R.S. \$20.00

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.



TO HAVE AND TO HOLD said described premises unto party of the second part, its heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this the 22nd day of September, 1999.

Clyde C. Moody
CLYDE C. MOODY

Norma J. Moody
NORMA J. MOODY

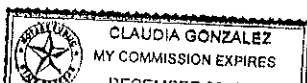
STATE OF TEXAS)
)ss. ACKNOWLEDGMENT
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of September, 1999, personally appeared **CLYDE C. MOODY** and **NORMA J. MOODY**, husband and wife, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.

Claudia Gonzalez
NOTARY PUBLIC

My Commission Expires:



2

WARRANTY DEED
(INDIVIDUAL)

I-2009-617736 Book 1218 Pg: 400
01/22/2009 2:41 pm Pg 0400-0400
Fee: \$ 13.00 Doc: \$ 21.00
Patricia L. Brady - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That, **TIGER LYNN HUTCHERSON**, a single person, party of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **MASOUD GHADIANLOO**, 317 N 1st Durant, OK 74701, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

East 70 feet of Lot 7 in Block 135 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 21.00

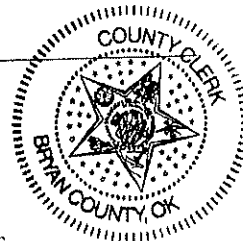
R. S. \$21.00

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, its heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this the 21st day of January, 2009.

Tiger Hutcherson
TIGER LYNN HUTCHERSON



STATE OF OKLAHOMA)

)ss.

ACKNOWLEDGMENT

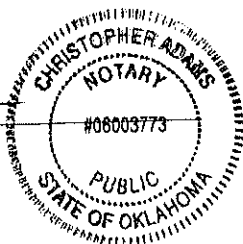
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of January, 2009, personally appeared TIGER LYNN HUTCHERSON, a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

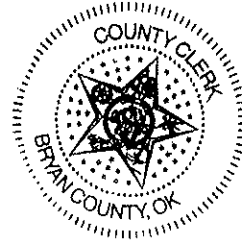
WITNESS my hand and Seal the day and year last above written.

My Commission Expires: 4/12/10

Christopher Adams
NOTARY PUBLIC



WARRANTY DEED
(INDIVIDUAL)



KNOW ALL MEN BY THESE PRESENTS:

THAT Masoud - GHADIAN LOO (Single)

part of the first part, in consideration of the sum of (\$ 13.00)

DOLLARS in hand paid, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell

and convey unto, MIKE'S DURANT PROPERTIES, LLC

317 N. 1ST DURANT, OK 74701

party of the second part, the following described real property and premises situated in the County of
BRYAN, State of Oklahoma, to-wit:

Tract 1 Lot 6 in Block 9 in Twin Oaks Addition

Tract 2 W70 of LT 7 BLK 135 Durant

together with all improvements thereon and the appurtenances hereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, its heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

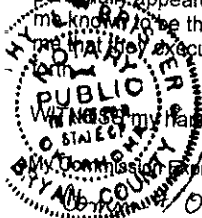
SIGNED AND DELIVERED this 24th day of January, 2014

Masoud Ghadian Loo

ACKNOWLEDGMENT

STATE OF OKLAHOMA Bryan COUNTY ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 24 day of Jan, 2013, personally appeared Masoud Ghadian Loo and me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposed therein set



Witness my hand and Seal the day and year last above written.

Commission Expires: 02-26-17

01003322

Kathy L. Buxton Notary Public

Return to
Kevin Keener
PO Box 147
Durant, OK 74701

I-2013-661295 Book 1342 Pg: 108
07/17/2013 10:34 am Pg 0108-0108
Fee: \$ 13.00 Doc: \$ 21.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That KEVIN KEENER AND MARIE KEENER, husband and wife, parties of the first part, in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto MIKE'S DURANT PROPERTIES LLC, of 317 N 1st AVENUE, Durant, OK 74701 party of the second part, the following described real property and premises situate in Bryan County, State of Oklahoma, to-wit:

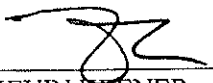
The West 70 feet of Lot 7 in Block 135 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.

Less and Except all the oil, gas and other minerals outstanding of record.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs, successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

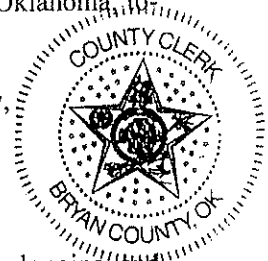
SIGNED AND DELIVERED this 12 day of July, 2013.



KEVIN KEENER



MARIE KEENER



ACKNOWLEDGEMENT

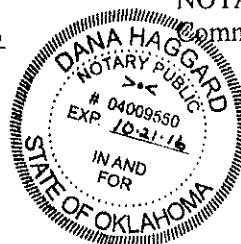
STATE OF OKLAHOMA)
) ss.
COUNTY OF BRYAN)

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 21.00

Before me, the undersigned a Notary Public in and for said County and State, on this 12 day of July, 2013, personally appeared KEVIN KEENER AND MARIE KEENER, husband and wife, to me known to be the identical persons who executed the above and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

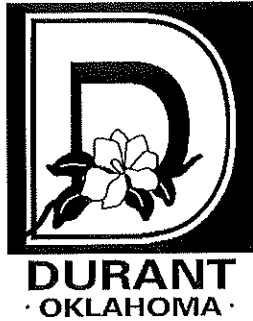
Witness my hand and Seal the day and year last above written.

My Commission Expires: 10/21/16





NOTARY PUBLIC
Commission No. 04009550



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-26
From: Danielle O'Neal, Community Development Director
Re: Rezoning Request from I-1, Light Industrial District to I-2, Medium Industrial District for the property located near McLean Dr. and the Kiamichi Railroad.

Request: Consider a request from the Durant Industrial Authority, for a rezoning of the property located near McLean Dr. and the Kiamichi Railroad from I-1, Light Industrial District to I-2, Medium Industrial District.

Current Zoning: I-1, Light Industrial

Requested Zoning: I-2, Medium Industrial

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Vacant
West	A-1	Vacant
South	A-1	Oil / Gas Facilities
East	I-2	Industrial Uses

Applicant: Durant Industrial Authority

Background: Applicant approached staff regarding the rezoning of this property for a potential new development. The applicant states that the rezoning request would help attract more people to this piece of property and there may be an interested party in this piece of property depending on this rezoning request. The lot does have city water nearby but does not appear to have city sewer.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

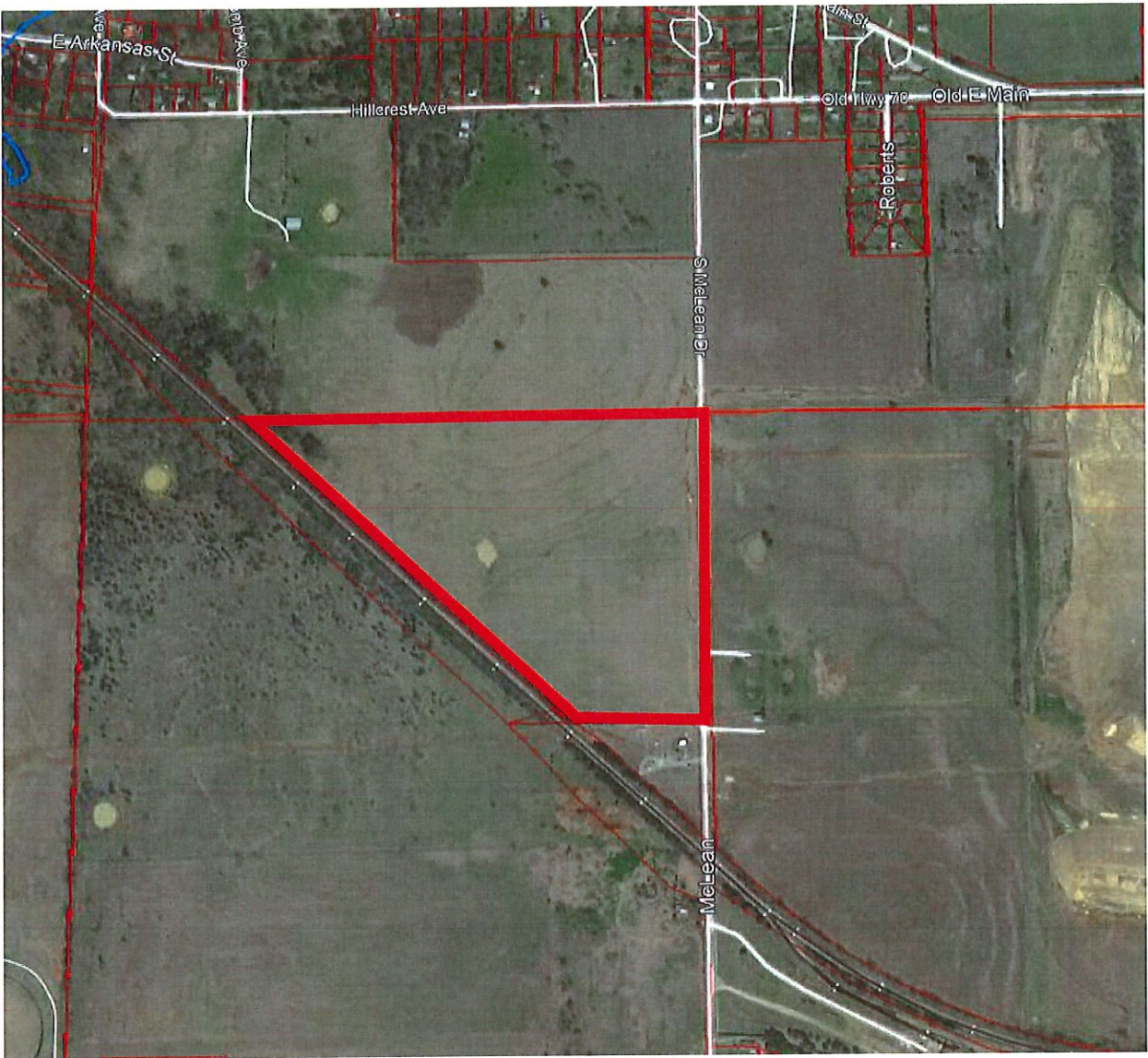
Analysis: The aforementioned property is approximately a total of 39 acres and currently is a vacant piece of property. The area is made up of a mixture of Industrial and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type.

The current Future Land Use Map appears to have this area as low density residential land uses; therefore, this rezoning request appears to not be in compliance with the current Future Land Use Map. It should be noted that we are currently working on an updating the Comprehensive Plan and Future Land Use Map.

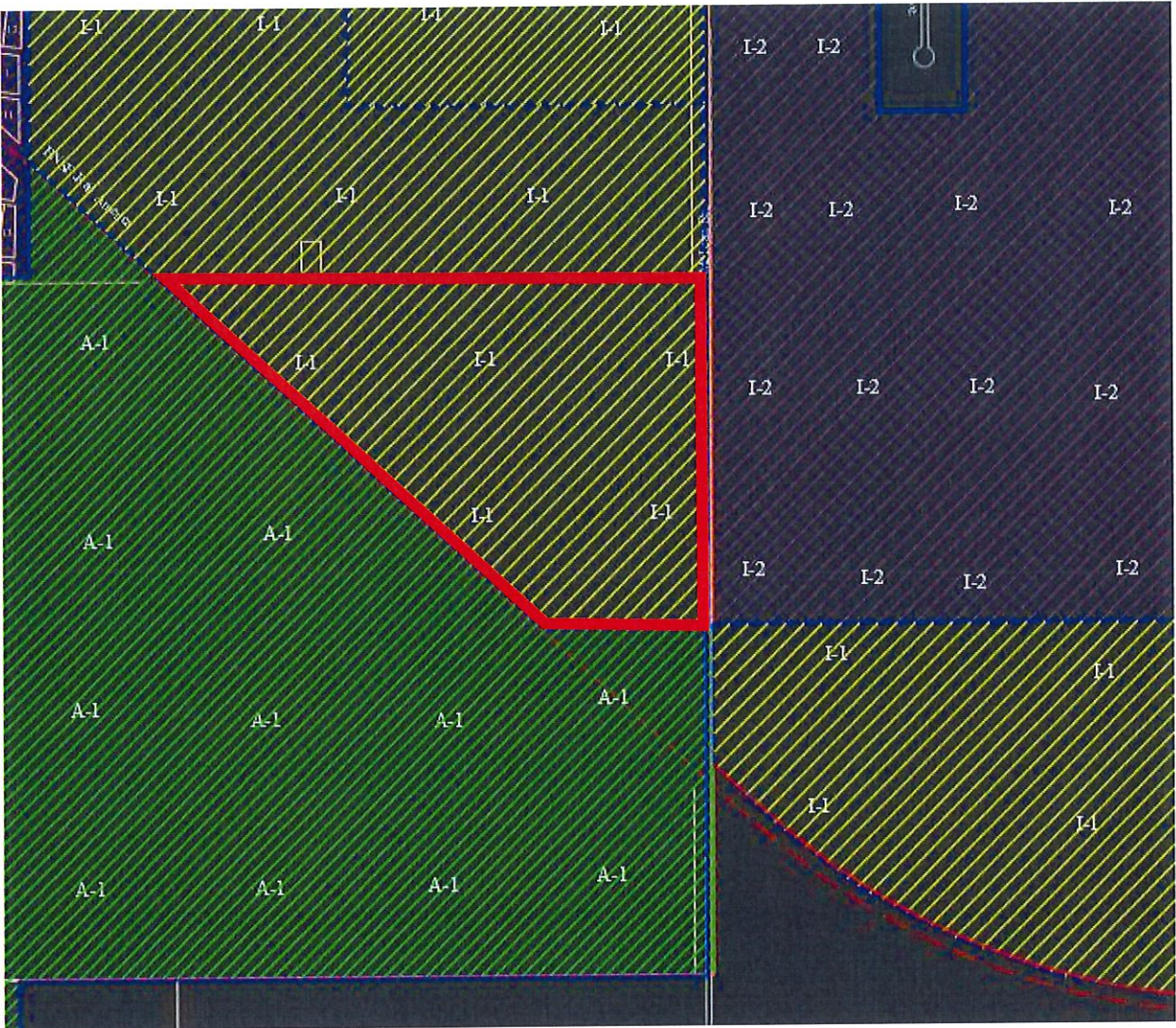
Staff Recommendation: Staff recommends approval of this rezoning request.

Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located near South McLean Dr. and the Kiamichi Railroad. Any specific conditions imposed by the Commission should be read into any approval motion.

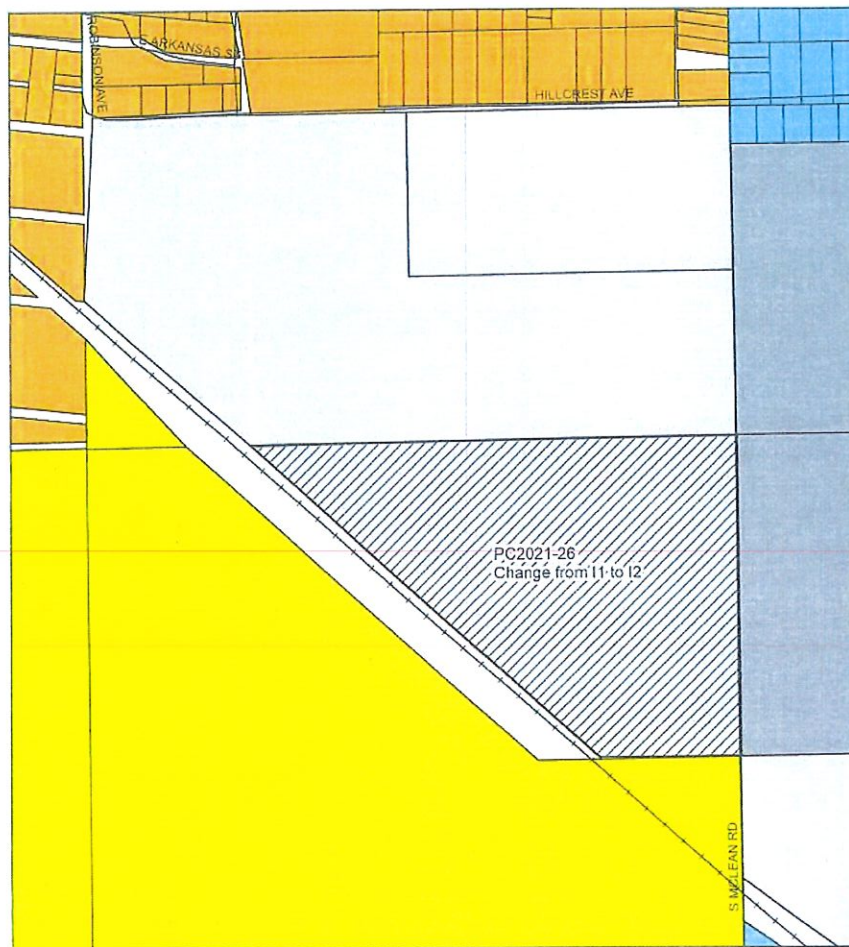
Aerial Map



Zoning Map



Zoning Map



Zoning Map

Petition # 2021-26 - S Mclean Rd

- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential
- R3 - General Residential - Multi-Family

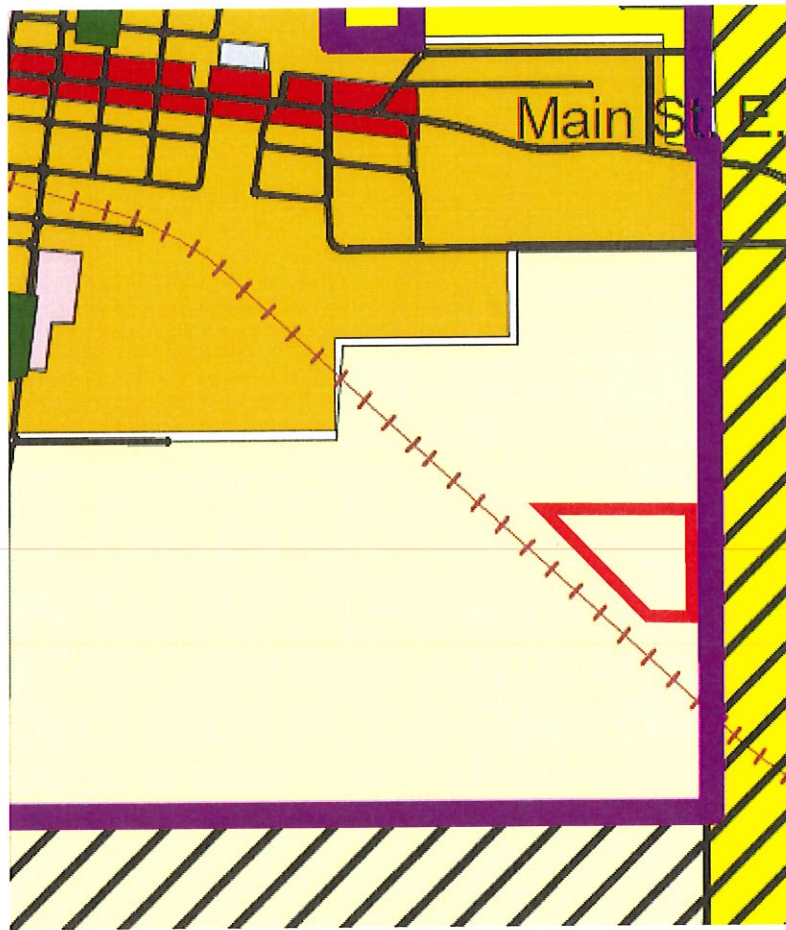
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. Information such as property ownership, acreage, property boundaries are to be verified at the Boyer County Assessor's Office by the user. The burden for determining accuracy and/or correctness of information rests solely with the user. This map is provided "as is" with no warranties, expressed or implied.



City of Durant
Community Development
Printed: August 12, 2021



Future Land Use Map



	Durant City Limits
	Calera City Limits
	Roads and Highways
	Railroads
	School District Boundaries
	Agriculture
	Low-density Residential
	Medium-density Residential
	High-density Residential
	Public & Open Space
	General Commercial
	Central Business District
	Highway Commercial
	Light Industrial
	Medium Industrial
	Outside City Limits
	Parks

§ 157.029 I-2 MEDIUM INDUSTRIAL DISTRICT.

The purpose of the I-2 Medium Industrial District is to provide a location for industries which may by their nature create nuisances. The intent is to preserve this land especially for industry in locations with access to major streets as designated on the major street plan, as well as locations generally accessible to railroad transportation. Because of the nuisances or other objectionable influences that may be created in this district, it is necessary to provide a buffer or setback strip between this district and other zoning districts, except I-1.

(`93 Code, § 12-216) (Ord. 1040, passed 4-12-83; Am. Ord. 1334, passed 5-8-01)

ORDINANCE NO. O-2021-27

AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING CODE
AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. That the zoning map is hereby amended as to replace the I-1, Light Industrial Zoning District to the I-2, Medium Industrial Zoning District for property located near South McLean and the Kiamichi Railroad, in Durant, and more particularly described as;

All that part of Lots 1 and 2 lying North and East of the Railroad Right-of-Way in Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

SECTION 2. For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 14th day of September, 2021.

Oden Grube, Mayor
City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

REZONING APPLICATION

Petition # PC 2021-26
Fee \$ 300

APPLICANT INFORMATION

Name: <u>Durant Industrial Authority</u>	Email: <u>ltaylor@durant.org</u>	Phone #1 <u>580 916 1512</u>
Mailing Address: <u>PO Box 578</u>		Phone #2
City: <u>Durant OK</u>	State:	Zip: <u>74701</u>
Applicant's Interest in Property: <u>owner</u>		

☐ Please use attached addendum if there is more than one applicant.

Physical Address of Rezoning Request:			
☐ Platted ☐ Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted)			
☐ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: <u>I 1</u>	Request Rezoning To: <u>I 2</u>		
Present Use: <u>ag lease</u>	Proposed Use: <u>Heavy Industrial</u>		
Parcel Width:	Parcel Length:	Acres: <u>39.45 +/-</u>	Street/Road Frontage: <u>South McLean</u>
☒ City Water	(If City Water will be extended or improvements will be made, please explain:)		
☒ City Sewer	(If City Sewer will be extended or improvements will be made, please explain:)		
☐ Private Water	☐ Private Sewer		
Is Property in the Floodplain? <u>No</u>	Is property in the Airport Zone. <u>No</u>		

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

John D Taylor
Signature of Applicant

08-11-2021
Date

Office Use Only			
Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		
Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

Property has been listed with the Oklahoma Dept of Commerce, and an I-2 zoning would appeal to more companies.

A local company is also interested in this property, but would require I-2 zoning because they are a mfg company.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Yes. The property to the East is currently zoned I-2.

3. List any other reasons to support this zone change.

State of Oklahoma
County of Bryan
Filed 10-6-06
Book 126 Page 557 Time 10:10
Patricia L. Brady
County Clerk TR Deputy

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

AUBRY GRIFFITH a/k/a AUBRY D. GRIFFITH & EVELYN GRIFFITH a/k/a
That; EVELYN O. GRIFFITH, husband and wife,
parties of the first part, in consideration of the sum of Ten Dollars and other good and valuable
consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain,
sell and convey unto THE DURANT INDUSTRIAL AUTHORITY, A Public Trust 215 North
4th Durant, Oklahoma, 74701, party of the second part,
all of the following described real property and premises, situated in BRYAN County,
State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

together with all the improvements thereon and the appurtenances thereunto belonging and warrant
the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part, her heirs
and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes,
judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and Delivered this 6th day of October, 2006

Aubry Griffith Evelyn O. Griffith
AUBRY GRIFFITH a/k/a AUBRY D. GRIFFITH EVELYN GRIFFITH a/k/a EVELYN O.
STATE OF OKLAHOMA) GRIFFITH
COUNTY OF BRYAN) ss. ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this
6th day of October, 2006, personally appeared
AUBRY GRIFFITH a/k/a AUBRY D. GRIFFITH & EVELYN GRIFFITH a/k/a EVELYN O. GRIFFITH
to me known to be the identical person S who executed the within and foregoing instrument and
acknowledged to me that they executed the same as their free and voluntary act and deed
for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.

My Commission Expires: June 15, 2009

000557

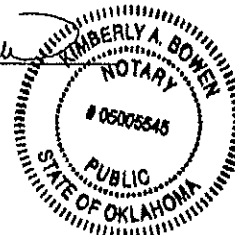


EXHIBIT "A"

LEGAL DESCRIPTION:

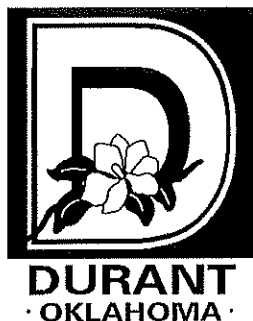
The S/2 SE/4 SE/4 and all of that part of the SW/4 SE/4 lying North and East of A&C Railroad Right-of-Way in Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian in Bryan County, Oklahoma, according to the Government Survey, thereof. LESS AND EXCEPT a roadway and utility easement reserved by Seller more particularly described as follows: The North 80 feet of the West 60 feet of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 33, Township 6 South, Range 9 East.

All that part of the N/2 NE/4 of Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian in Bryan County, Oklahoma, according to the Government Survey thereof, Lying North and East of A&C Railroad Right-of-Way.

The SE/4 SE/4 SW/4 and SW/4 NW/4 SE/4 and W/2 SW/4 SE/4 of Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

The N/2 of the N/2 of Section 9, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

000558



THE CITY OF DURANT

Office of Community Development

Date: 09/07/2021
To: Planning Commission
Case: PC 2021-27
From: Danielle O'Neal, Community Development Director
Re: Re-Plat of the property located at 401 S. 9th

Request: Consider a request from Impact Realty, LLC, for a re-plat of property at 401 S. 9th.

Current Zoning: C-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	C-3	Commercial
East	C-3	School
South	C-3	Commercial
West	R-2	Single Family Uses

Applicant: Impact Realty, LLC

Background: The applicants approached staff regarding the desire to separate a single lot into two lots. The property owner owns both of the lots and the lots are conjoined. The applicant desires to have an additional development behind their business that faces South 9th Avenue. The lots have been previously platted; therefore, a re-plat would be required to separate the lot into two lots.

Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Analysis: The subject property is approximately 9,700 square feet (0.22 acres) in total. Individually the proposed East lot is approximately 7,300 square feet (0.17 acres) and the proposed West lot is approximately 6,000 square feet (0.14 acres). The new lots would meet the lot area requirements of the C-3 zoning category. There appears to be city water and sewer in the area; however, easements may be needed for sewer depending on how connections are made to the properties. It should be noted that the applicant also has an application submitted for the Board of Adjustment requesting a variance on the lot size requirements to place a duplex on the property. According to the applicant, they desire to develop this lot regardless of the outcome from the Board of Adjustment.

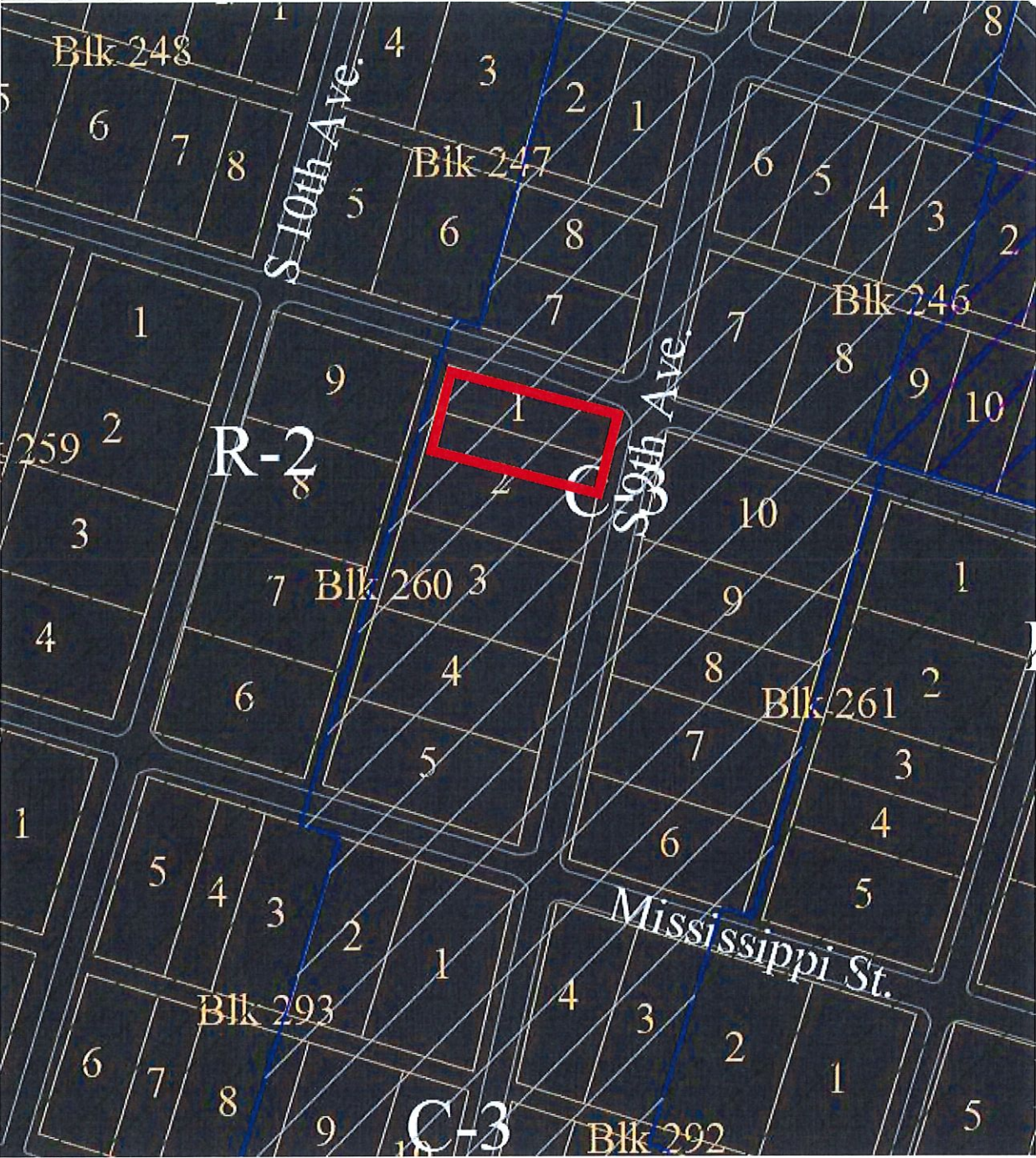
The current Future Land Use Map appears to have this area as highway commercial; therefore, this re-plat request does not appear to be in compliance with the Comprehensive Plan.

The property owner is not attempting to amend or remove any covenants or restrictions that were previously incorporated in the final plat.

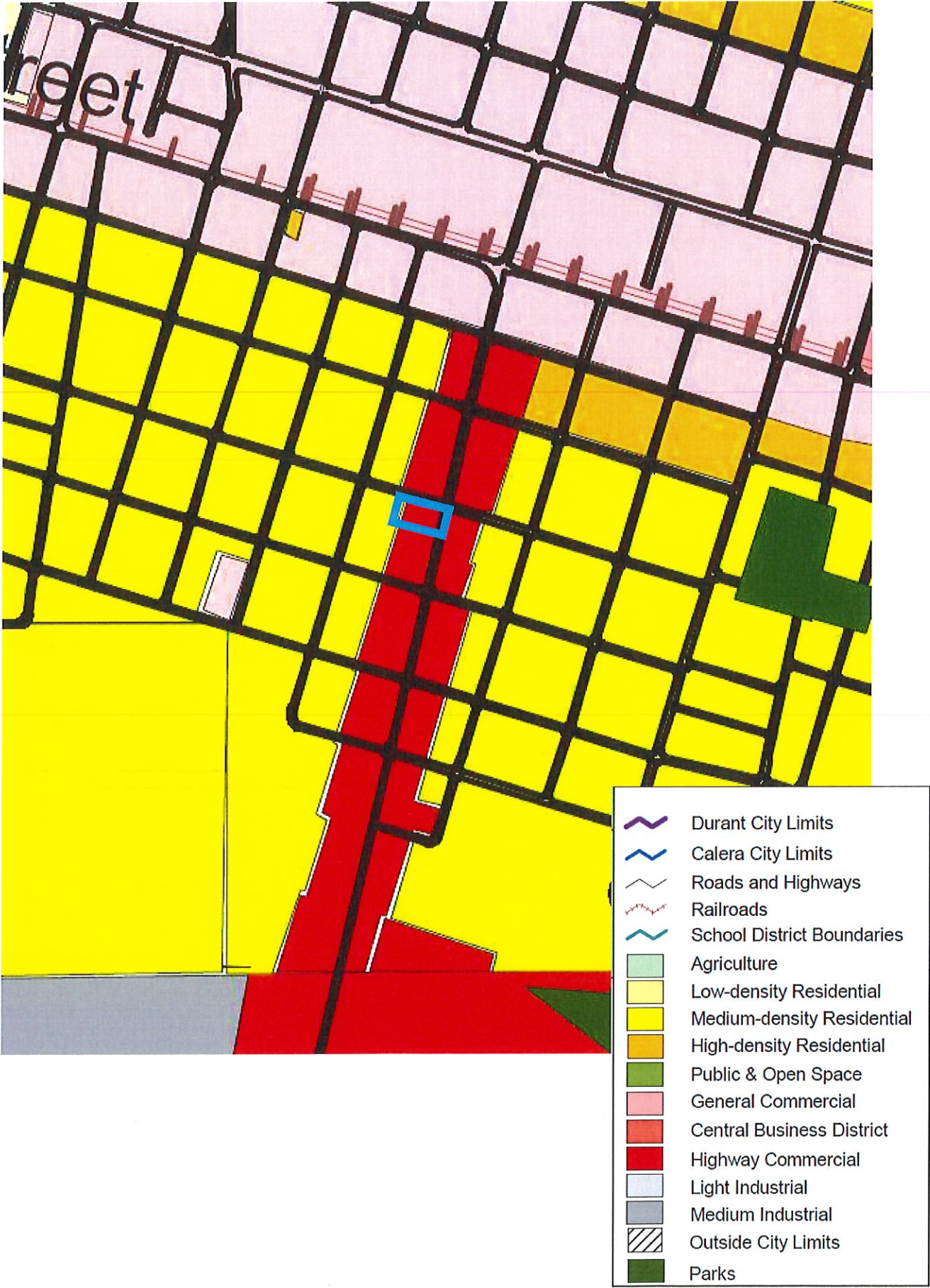
Staff Recommendation: Staff has signed off supporting the re-plat application. The only stipulation listed was to gain the signature of the owner on the plat prior to approval.

Required Action: Hold a public hearing and approve or deny the re-plat request to separate one lot into two lots located at 401 S. 9th Avenue. Any specific conditions imposed by the Commission should be read into any approval motion.

Zoning Map

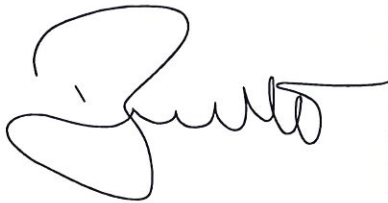


Future Land Use Map



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

401 S 9th (PC 2021-27)

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		8/31/21	*need owners signature on plat*
M&O Randy Cantrell		08-25-21	
Streets Carl Meade		8-31-21	
Fire Marshall Wade Boyd		8-31-21	
Building Official Marc Hall		8-31-21	
Engineer Brandon Wall		08/23/21 1	None

§ 156.048 REPLATTING OF LAND.

(A) *Replat required.* Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved final plat, other than to amend or vacate the plat, must first obtain approval for the replat under the same standards and by the same procedures prescribed for the platting of land by these regulations. The Community Development Director may waive or modify requirements for a sketch plat under circumstances where the previously approved sketch plat is sufficient to achieve the purposes set forth in these regulations.

(B) *Replatting without vacating preceding plat.* A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) Is signed and acknowledged by only the owners of the property being replatted;

(2) Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the Planning Commission: and

(3) Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

(C) *Additional requirements for certain replays.*

(1) A notice of the public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public hearing. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list at the applicant's cost at least 20 days prior to the hearing;

(2) If the proposed replat requires a variance, and the owners of 20% or more of the area of lots to whom notice is required to be given under division (B) file with the Planning Commission a written protest of the replatting before or at the hearing, approval of the replat will require the affirmative vote of four of the Planning Commission members. In computing percentages of ownership, each lot is considered equal to all other lots regardless of size or number of owners, and the owners of each lot are entitled to cast only one vote per lot. The area of streets and alleys shall be included in computing the percentage of land area.

(3) Any replat which adds or deletes lots must include the original lot boundaries.

(Ord. 1573, passed 11-13-07)

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☐
 Re-Plat: ☒

Petition # PC 2021-27
 Fee \$ 200
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Spencer Barnett</u>	Email: <u>spencer@allwor tex.com</u>	Phone #1 <u>918-504-8971</u>
Mailing Address: <u>1401 Lake Durant Rd</u>		Phone #2
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74701</u>
Applicant's Interest in Property: <u>401 S. 9th</u>		

SURVEYOR INFORMATION

Name: <u>BT McIninch</u>	Email:	Phone #1
Mailing Address:		Phone #2
City:	State:	Zip:
Surveyor Oklahoma License Number:		Fax #

ENGINEER INFORMATION

Name:	Email:	Phone #1
Mailing Address:		Phone #2
City:	State:	Zip:
Engineer Oklahoma License Number:		Fax #

LAND INFORMATION

Legal Description: <u>Lot 1 and N 300ft or Lot 2 in Block 260</u>	Parcel Number:
Proposed Subdivision Name: <u>Barnett Way</u>	Current Zone: <u>C3</u>
Proposed Use: <u>Residential</u>	Proposed Zone: <u>C3 or R2</u>
Current Property Owner's Name: <u>Impact Realty LLC</u>	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: [Signature] Date: 8-12-2021

Office Use Only			
Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

My Office is on 7,386 sq ft. I want the remaining 0,000 sq ft lot to develop

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Front parking for duplexes and/or office

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

None

3. Traffic Impacts:

None

4. Protection of Neighborhoods:

Making the area nicer with new developments

What licenses and permits (if any) are required for this proposed use?

Building permit

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.

MODERN

abstract and title

WARRANTY DEED

1-2020-722086 Book 1522 Pg: 543
03/18/2020 2:17 pm Pg 0543-0544
Fee: \$ 20.00 Doc: \$ 61.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Juan Cruz Marquez and Rosa Maria Esquivel Garcia, husband and wife, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Impact Realty LLC**, a Limited Liability Company, 1401 Lake Durant Rd, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

Tract 1: The East 100 feet of Lot 1 and the East 100 feet of the North 30 feet of Lot 2 in Block 260 in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

Tract 2: Lot 1 and the North 30 feet of Lot 2 LESS the East 100 feet of Lot 1 and the East 100 feet of the North 30 feet of Lot 2 in Block 260 in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: \$61.50

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 61.50

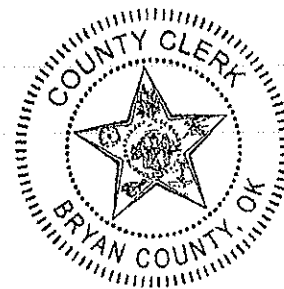
SIGNED AND SEALED this the 18th day of March, 2020.



Juan Cruz Marquez

X 

Rosa Maria Esquivel Garcia



Fidelity National Title,
12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580) 745-5363 | www.ModAbstractTitle.com

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

WARRANTY DEED
(Continued)

NOTARY AND ACKNOWLEDGMENT

STATE OF United Mexican States
Mexico City
Embassy of the United
COUNTY OF States of America

I, Catherine Ostick, a Notary Public for the County of MEXICO
and State of MEXICO CITY, do hereby certify that Rosa Maria Esquivel Garcia, wife of
Juan Cruz Marquez, personally appeared before me this day and acknowledged the due execution of the
foregoing instrument.

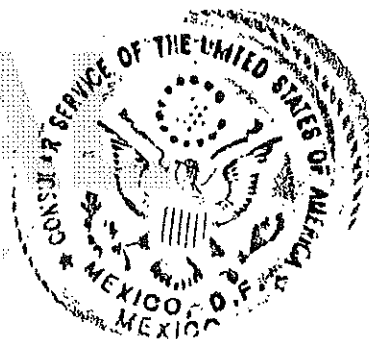
Witness my hand and official seal, this the 12th of March, 2020.

Catherine Ostick
Notary Public

Catherine Ostick
Notarizing Officer
Mexico City
Mexico

My Commission Expires: PRESIDENTIAL COMMISSIONS ARE PERMANENT

(SEAL)



NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

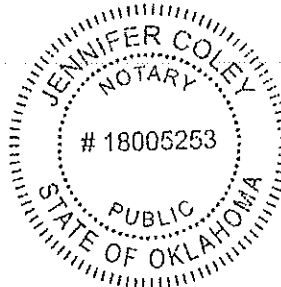
I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that
Juan Cruz Marquez, husband of Rosa Maria Esquivel Garcia, personally appeared before me this day
and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of March, 2020.

Jennifer Coley
Notary Public

My Commission Expires: May 24, 2022

(SEAL)



File No.: 200207575

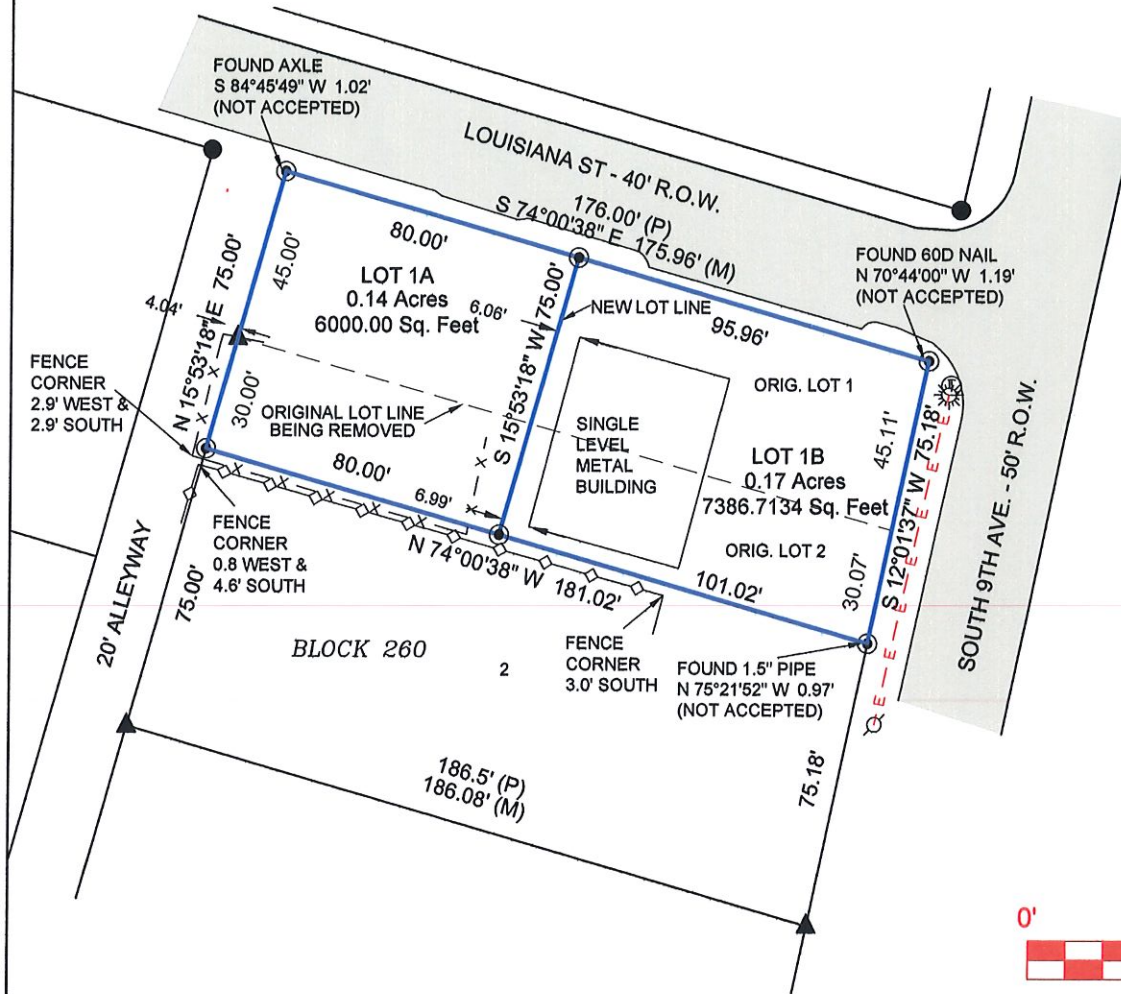
VIEW ADDITIONAL RECORDS AT
Fidelity National Title,
12404 Park Central, Suite 200S, Dallas, TX 75251
319 W. Main Street | Durant, OK 74701 | (580) 745-5363 | www.ModAbstractTitle.com
OKCOUNTYRECORDS.COM

I-2020-722086 Book 1522 Pg: 544
03/18/2020 2:17 pm Pg 0543-0544
Fee: \$ 20.00 Doc: \$ 61.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE BEARINGS
(NAD 83)
CONTROLLING CORNERS ARE EXISTING MONUMENTS FOUND IN
BLOCK 260 IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

BARNETT WAY

A REPLAT OF LOT 1 AND THE NORTH 30 FEET OF LOT 2 IN BLOCK
260 IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.



LEGEND

These standard symbols may
be found in the drawing.

- (D) RECORD DEED DATA
- (P) RECORD PLAT DATA
- (M) MEASURED SURVEY DATA
- x — CHAIN LINK FENCE
- FOUND 3/8\" STEEL PIN
- ⊙ SET 1/2\" STEEL PIN (PLS 1819)
- ⊙ LIGHT POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ POWER POLE
- E — OVERHEAD ELECTRIC
- ▲ CALCULATED POINT
- ◇ — METAL FENCE
- — — BOUNDARY LINES

PROJECT
LOCATION

VICINITY MAP (NOT TO SCALE)



● DENOTES CONTROLLING MONUMENTS



8-6-21
DATE

B.J. McIninch
B.J. McIninch P.L.S. #1819

GENERAL NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAY(S),
EITHER RECORDED, OR IMPLIED, THEREOF.

THIS SURVEY PLAT WAS PREPARED FOR THE SOLE
USE OF THE CLIENT(S), AND DOES NOT EXTEND TO
ANY UNNAMED PERSON(S) WITHOUT PERMISSION
FROM SAID CLIENT(S)

PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC
COPIES ARE NOT VALID. THIS IS NOT A VALID SURVEY PLAT
WITHOUT THE SURVEYORS ORIGINAL SIGNATURE AND SEAL

THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS
ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BM SURVEYING, INC. COPYRIGHT 2021.

SEE SHEET 2-3 OF 3
FOR ACCEPTANCE AND
APPROVALS

2836 W. TWIN OAKS RD
CANEY, OKLAHOMA 74533
(580) 279-9544
BM.SURVEYING@YAHOO.COM

BM SURVEYING, INC

CERTIFICATE OF AUTHORIZATION #7076

B.J. MCININCH - PROFESSIONAL LAND SURVEYOR - P.L.S. #1819

PROJECT: REPLAT OF A PORTION OF BLOCK 260

IMPACT REALTY LLC

PART OF LOTS 1 & 2, BLOCK 260, CITY OF DURANT
BRYAN COUNTY, OKLAHOMA

FIELD COMP: 2-26-20, 8-5-21

LAST SITE VISIT: 8-5-21

PLAT COMP: 8-6-21

DRAWN: BM

APPROVED: BM

SCALE: 1" = 50'

SHEET NO. 1 OF 3

Surveyor's Seal

