

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

5:30 PM

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

September 5, 2023

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 1, 2023

2. Consider Items Removed from Consent

3. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-21, a Final Plat Request for Sunstar, LLC for property located near South 9th Avenue and Rodeo Road.
- b. Discussion, Consideration and Possible Action on PC2023-22, a Replat Request for Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive.
- c. Discussion, Consideration and Possible Action on PC2023-15, a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential for property located near Larkspur Land and Overland Drive.
- d. Discussion, Consideration and Possible Action on PC2023-23, a Final Plat Request for Vithi Nguyen for property located near Larkspur Lane and Overland Drive.
- e. Discussion, Consideration and Possible Action on PC2023-25, a Planned Unit

Development (PUD) Request for Property Located near Wilson Street and North 1st Avenue.

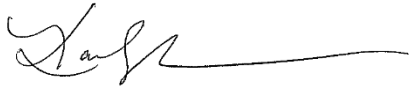
- f. Discussion, Consideration and Possible Action on PC2023-26, a Preliminary Plat Extension for property located near Larkspur Lane and Prairie Crossing

4. New Business

ADJOURNMENT

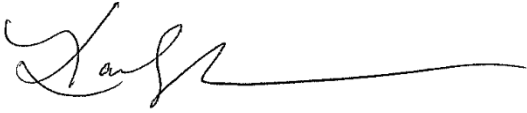
CERTIFICATE

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 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 1st day of September, 2023.



Kari Speers, 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 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 28th day of July, 2023.



Kari Speers , City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
August 1, 2023 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:36 p.m.

INVOCATION/FLAG SALUTE

Chairman Horner provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Thomas Newsom
Planning Commissioner Whitney Kerr
Planning Commissioner Clent Horner
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

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 June 27, 2023

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-16, a Planned Unit Development (PUD) and Preliminary Plat Request for property located near Lindenwoods Drive and Thomas Circle.

Danielle O'Neal reviewed with the Planning Commission an update regarding a request from HPH Investors LP (Ryan Hackett) for a Planned Unit Development - Preliminary Plat located near Lindenwoods Drive and Thomas Circle. Since the last meeting, staff as well as the Chairman met with the applicant to find a path forward. Staff also did research into the past plats to help determine what was adopted by the City of Durant in the past phases. That research showed that all streets within all Lindenwoods development with the exception of the current Lindenwoods Drive was adopted as public streets. Staff has requested that in order to have the existing Lindenwoods Drive become a public road that all cracking is sealed and curbs are repaired along Lindenwoods Drive. In addition, exchanging Thomas Circle as well as a segment of Thomas Way to a private street and that the water meters would be changed over to a master meter. Additionally, staff is requesting that the drainage be fixed in the area of Matthew and Thomas Way.

Ryan Hackett, applicant, spoke regarding the streets becoming public verses private.

Thomas Marcum, spoke regarding the streets becoming public.

Motion was made by Commission Member Kerr and seconded by Commission Member Horner to approve the preliminary plat and the PUD request contingent on the following conditions: 1. Repairs to the current Lindenwoods Drive. 2. The drainage issues on the SE corner of that property are fixed and addressed before occupancy permits are issued. 3. The roads are fixed with any issues in terms of sealing the cracks before the City takes over. 4. Additionally, another condition would be that Thomas Circle will be private and the meters in the townhomes in that area would be transferred over to a central meter which the builder is putting together and planning.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2023-18, a Final Plat request for property located near North 1st Avenue and Gerlach Drive.

Danielle O'Neal reviewed with the Planning Commission members a request from Kevin and Amanda Hammond for a Final Plat for property located near North 1st Avenue and Gerlach Drive. The applicant approached staff regarding the platting of this property in order to create two separate lots. The current lot has an existing structure on the lot, and the new lot would be a vacant lot. The subject property is approximately a total of about 2.2 acres and has an existing business on the property. The plat shows the existing lot being separated into two lots. The plat indicates that both lots will be over 1 acre. Both lots meet the size requirements within the zoning district. There appears to be city water and sewer in the area. The plat shows an existing public water line running through the southern lot. The plat further shows a 10-foot easement along this water line. It should be noted that no permanent structures can be built over the water line. The lots will not need any public infrastructure. Staff has signed off supporting the approval of this plat. A note made was regarding an easement that needed to be placed on the plat for the water line, which was completed as well as that no permanent structure can be placed on the water line. Another note was made that should greater than an acre is disturbed that the applicants will need to obtain a Stormwater Pollution Prevention Program and a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ). They will need to provide a copy to city staff. The current Land Use Map has this area as commercial / residential mixed use; therefore, this request is generally in line with the 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 phone calls or letters of support or protest regarding this final plat request.

Randy Cantrell spoke regarding the water lines.

Kevin Hammond, applicant, spoke in favor of this request.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2023-19, a Sketch Plat

request for property located near Peppernut Lane and Red Bud Lane. Danielle O'Neal reviewed with the Planning Commission members a request from Scott Goad for a Sketch Plat for property located near Peppernut Lane and Red Bud Lane. This parcel is a part of other parcels of land in this area that were sold without going through the platting process. Another owner came to the City looking at the possibility of building a house on their property, and discovered that the land in this area was not platted correctly. Therefore, they could not obtain a building permit until the parcel was platted. However, that particular parcel did not have street frontage, so they were waiting for the seller to have the whole area platted. Staff and past management worked with the seller to have these parcels platted, and worked to stop the sale of any land in that area that has not been platted correctly (February / March 2022). Staff has been working with the seller during this time, and the seller has yet to have a completed application. The seller was instructed about what needed to be completed on the plat to have it meet City Ordinances as well as what was needed to complete the application, but staff has not had any further contact with the seller since April 2023. Staff has tried to work with a couple of the buyers that have bought land in this area, and one of those is now wanting to have a conversation with Planning Commission and City Council on how to correct the issue at hand. As a note, since these parcels were not legally platted, they are not supposed to be sold off, per state statute. Furthermore, staff has seen this issue pop up on several other properties throughout the city. The subject property is approximately a total of 1 acre as shown on the survey. This parcel is in the area where if approved could create a potential orphaned parcel that abuts this parcel to the West. This is also the area that when talking with the seller that a public street was going to be located possibly. This is in Rural Water 2's district, and the applicant does have a letter from Rural Water 2 stating they can supply water in this area. There is no city sewer in the area, so any lot created would need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff has reviewed the request and most of them do not have a problem with what the applicant wants to do. However, we have not received a plat that meets what is required in City Ordinances as well as having concern about orphaning the parcel that is to the West of this parcel. The Community Development Director did not sign off since this survey does not meet ordinance requirements as well as having the concern of creating an orphaned piece of property. The current Future Land Use map shows this area as low-density residential; therefore, this request is in line with the 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 phone calls or letters of support or protest regarding this request.

Scott Goad, applicant, spoke in favor of this request.

Dale Goad spoke in favor of this request.

Motion was made by Commission Member Newsom and seconded by Vice Chairman Knight to deny the request as presented.

Motion Passed with the following vote:

Ayes: Newsom, Horner, Knight, Jackson

Nays: None

Abstain: Kerr

- d. Discussion, Consideration and Possible Action on PC2023-20, a Re-Plat request for property near Maxey Drive and Wilson Street.

Danielle O'Neal reviewed with the Planning Commission members a request from Sills Family Trust for a Re-plat for property located near Maxey Drive and Wilson Street. A buyer for this property approached staff regarding filing for a re-plat request with the hopes of changing the lot lines of these two lots. The purpose is to have one lot that has the floodplain on it and another lot that would not. The applicant intends to build a single-family house. The subject property is approximately 2 acres total. The plat shows the lot lines changing to where each lot would wind up being just over 1 acre apiece. Both of these lots will meet the lot size requirements for the existing zoning district. There appears to be city water and sewer in the area. The only comments from staff were that all structures would need to meet current setback requirements and the driveway would need to be a sealed surface. The fire marshal will ensure that all fire code regulations are met at the time the construction plans are submitted. The current Future Land Use Map has this area as low to medium residential; therefore, this request is generally in line with the Comprehensive Plan. Notifications have been made to the surrounding property owners and at the time of this report, there have not been any calls, letters or emails received by staff.

Kevin Keener spoke in favor of this request.

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

Motion Passed with the following vote:

Ayes: Newsom, Horner, Kerr, Knight, Jackson

Nays: None

Abstain: None

4. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Newsom and seconded by Vice Chairman Knight to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 09/05/2023
To: Planning Commission
Case: PC 2023-21
From:
Re: Final Plat Request for Sunstar, LLC for property located near South 9th Avenue and Rodeo Road.

Request: Consider a request from Sunstar, LLC for a Final Plat Request for property located near South 9th Avenue and Rodeo Road.

Current Zoning: A-1, General Agriculture

Surrounding Properties:

Direction	Zoning	Use
North	A-1	A-1 Vacant Property / Railroad
West	A-1	Large Single Family Lots / Vacant Property
South	R-1/A-1	Single Family Homes
East	A-1	Railroad

Applicant: Sunstar, LLC

Background: Applicants approached staff regarding filing for a final plat for a housing development that contains approximately 80 lots. The applicant stated that this development would be made up of single-family homes with their own driveways.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

Analysis: The subject property is approximately 24 acres in total, with 80 lots being shown on the final plat. Each of the lots do meet the requirements for the zoning district. The preliminary plat originally showed 85 lots; however, five lots were removed for drainage and because of the sewer line that runs through the property. The applicant stated they are intending each lot will have a single family home with a driveway. The final plat does have covenants listed on the plat. Staff has reviewed this plat and signed off indicating that they have no issues with this plat.

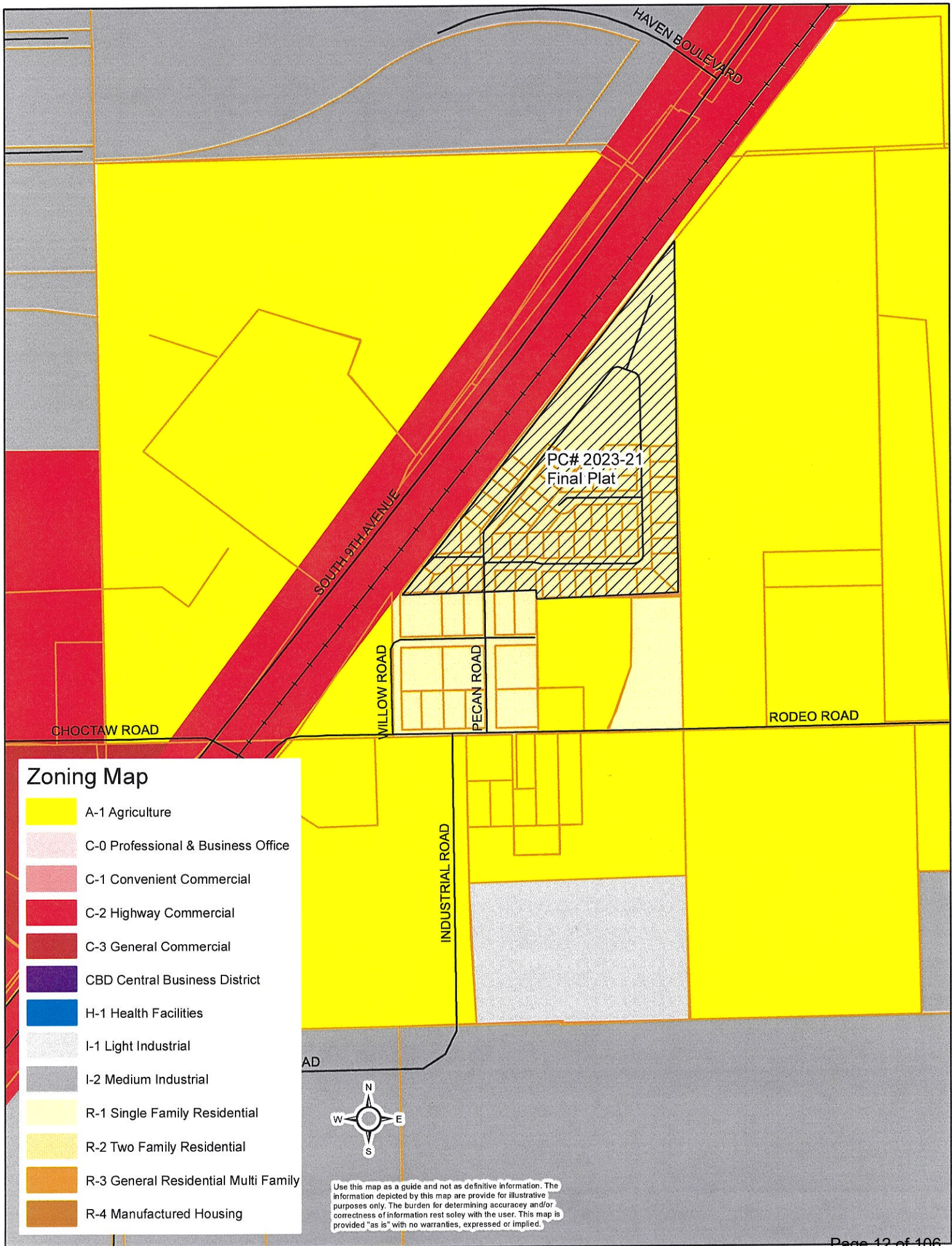
The current Future Land Use map shows this area as low-density residential; therefore, this request is in line with the Future Land Use Map.

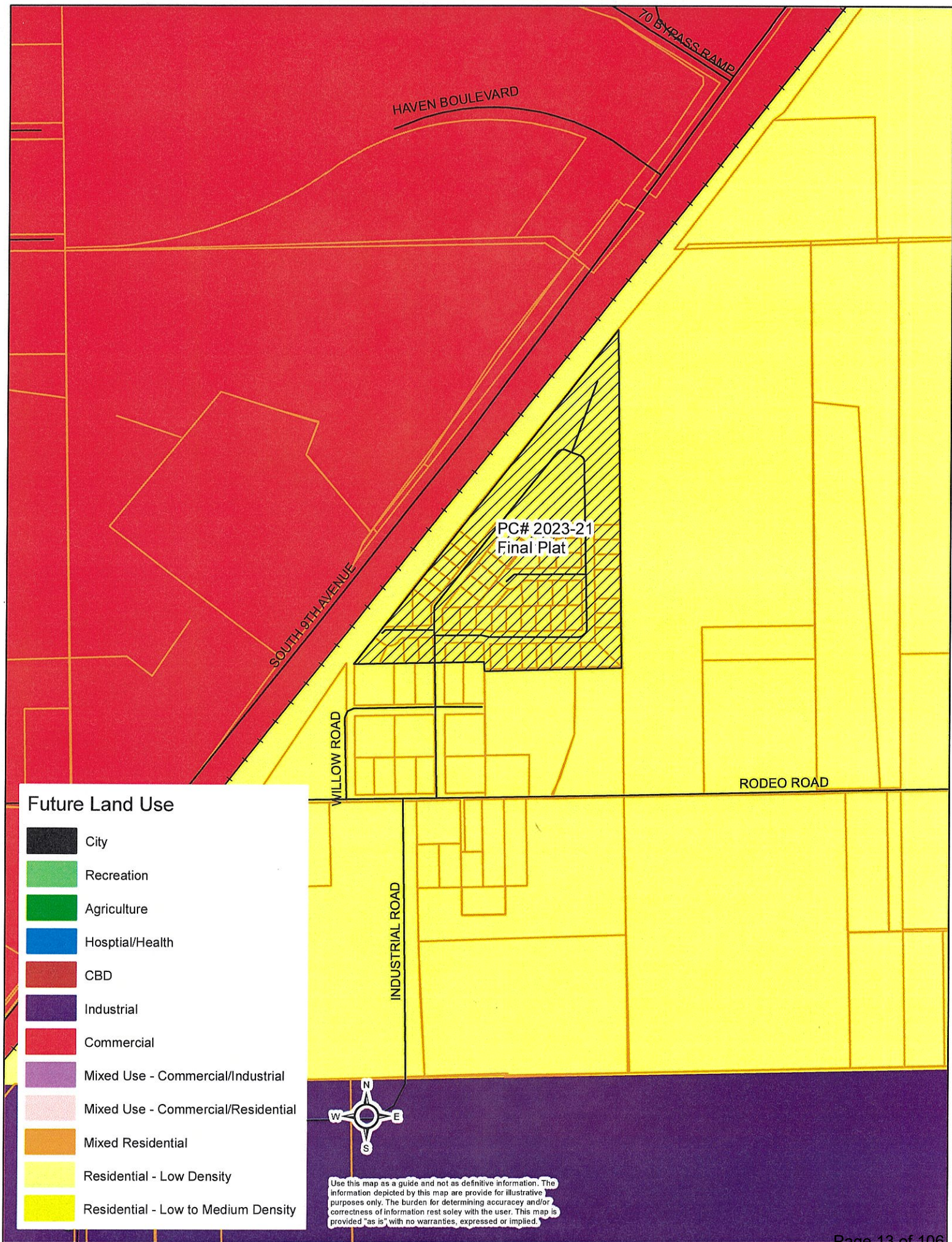
Staff Recommendation: Staff recommends approval of the final plat since the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Sunstar, LLC, property located near South 9th Avenue and Rodeo Road. Any specific conditions imposed by the Commission should be read into any approval motion.



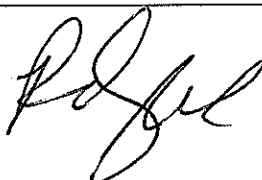
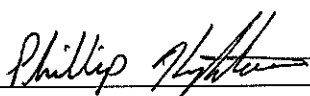
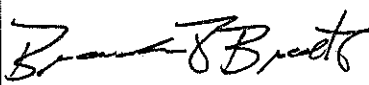
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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

JAY MAUCK PC2023-21 (Rodeo Hills 2)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	Private Sewer
Streets Carl Meade		8-7-23	
Public Works Director			
Phillip Hightower		8-7-23	
Fire Marshal			
Brandon Brooks		8-7-23	
Building Official		8-7-23	
Engineer Brandon Wall		See Attached	



RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

Subdivision/Plat Application

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

Petition # PL 2023-21
 Fee \$ 300.00 *(paid)*
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: Sunstar, LLC	Email: lela@sunviewhomes.com	Phone #1 (580)564-2680
Mailing Address: P.O. Box 1766		Phone #2
City: Kingston	State: OK	Zip: 73439
Applicant's Interest in Property: Owner		Fax # (580)498-0099

SURVEYOR INFORMATION

Name: Chad Fox	Email: chad@cdfassociates.com	Phone #1 (918)649-3303
Mailing Address: 208 Dewey Ave.		Phone #2
City: Poteau	State: Ok	Zip: 74953
Surveyor Oklahoma License Number: 1758		Fax # (918)894-6730

ENGINEER INFORMATION

Name: Ashley Bice	Email: ashley@biceconsulting.us	Phone #1 (501)593-1298
Mailing Address: P.O. Box 26634		Phone #2
City: Little Rock	State: AR	Zip: 72221
Engineer Oklahoma License Number: 31018		Fax #

LAND INFORMATION

Legal Description: See Attached	Parcel Number:
Proposed Subdivision Name: Rodeo Hills Addition Phase II	Current Zone: R3
Proposed Use: Single Family Residential	Proposed Zone:
Current Property Owner's Name: Sunstar, LLC	

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: 7/31/2023

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 #
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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:

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.

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:

City limits of Durant gives homeowners the protection of the Durant P.D.

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

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

Please list or describe any other reasons to support this application.

The Location of the property and all utilities in close proximity.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording return to:
Sunstar, LLC
P. O. Box 1766
Kingston, OK 73439

I-2021-731279 Book 1553 Pg: 1,148
03/15/2021 1:28 pm Pg 1148-1148
Fee: \$ 18.00 Doc: \$ 522.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



**WARRANTY DEED
STATUTORY INDIVIDUAL**

Doc Stamps: **\$522.00**

That **Kent Daniel and Brenda Daniel, husband and wife, (the "Grantor")**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto **Sunstar, LLC, a Limited Liability Company, (the "Grantee")**, the following described real property and premises situate in **Bryan County, State of Oklahoma**, to wit:

**A part of the SW/4 of Section 7, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southeast Corner of the SW/4 of Section 7; Thence North 01 degrees 00 minutes 38 seconds West 614.11 feet along the East line of the SW/4 to the Point of Beginning; Thence North 01 degrees 00 minutes 38 seconds West 1604.72 feet along said East line to the Easterly Right of Way of the Union Pacific Railroad; Thence South 38 degrees 35 minutes 20 seconds West 2020.88 feet along said Right of Way to a 1/2" iron pin at the Northwest Corner of Glenwood Subdivision to Bryan County, Oklahoma; Thence North 89 degrees 02 minutes 37 seconds East 628.48 feet along the North line of said Glenwood Subdivision to the Northeast corner thereof; Thence South 01 degrees 01 minutes 03 seconds East 39.95 feet along the East line of Glenwood Subdivision; Thence North 89 degrees 36 minutes 05 seconds East 659.70 feet to the Point of Beginning.**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the 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 date this **12th** day of **March, 2021**.

Kent Daniel

Brenda Daniel

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA
Bryan County

Documentary Stamps \$ 522.00

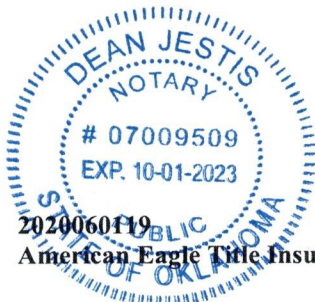
State of: Oklahoma)

)SS.

County Of: Bryan)

Before me, the undersigned, a Notary Public, in and for said County and State, on this **12th** day of **March, 2021** personally appeared **Kent Daniel and Brenda Daniel, husband and wife** 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

Given under my hand and seal the day and year last above written.



Notary Public

My Commission Expires:

File No.:

Name of Title Insurer:

2020060119
American Eagle Title Insurance Company



THE CITY OF DURANT

Office of Community Development

Date: 09/05/2023

To: Planning Commission

Case: PC 2023-22

From:

Re: Replat Request for Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive.

Request: Consider a request from Baptist General Counsel of Oklahoma for a Replat Request for property located near Wilson Street and Montgomery Drive.

Current Zoning: A-1

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agricultural
West	R-3	Multi-Family Residential
South	R-3	Multi-Family Residential
East	A-1	Agricultural

Lot Characteristics (Current Lot):

Width	~240 ft.
Depth	~240 ft.
Total Area	~1.32 acres (~57,600 sq. ft.)

Applicant: Baptist General Counsel of Oklahoma.

Background: The applicant approached staff regarding the platting of this property with the desire of building new religious facility to serve the students of Southeastern Oklahoma State University and surrounding community.

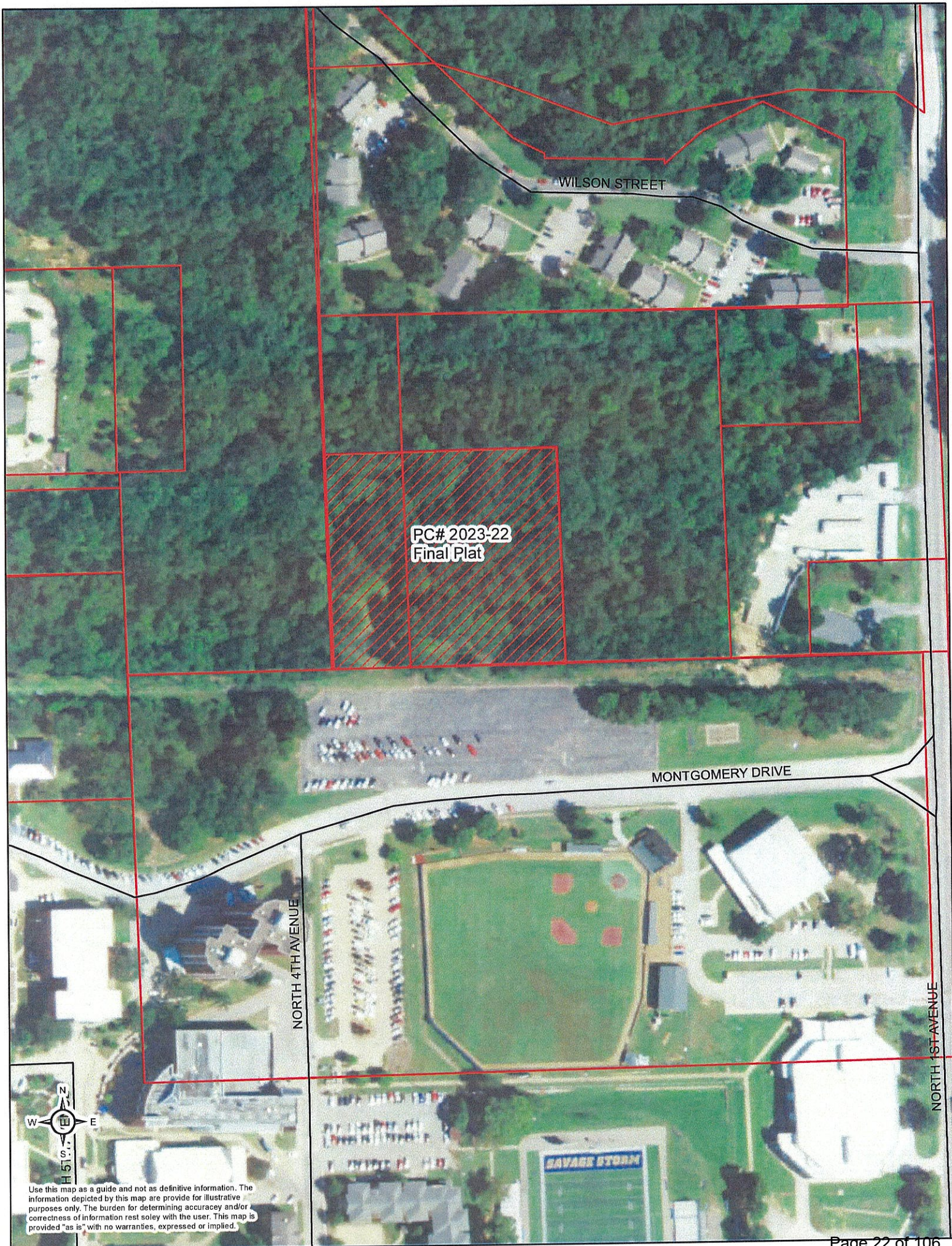
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

Analysis: The subject property is approximately a total of 1.32 acres as shown on the plat. There is City water nearby and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat.

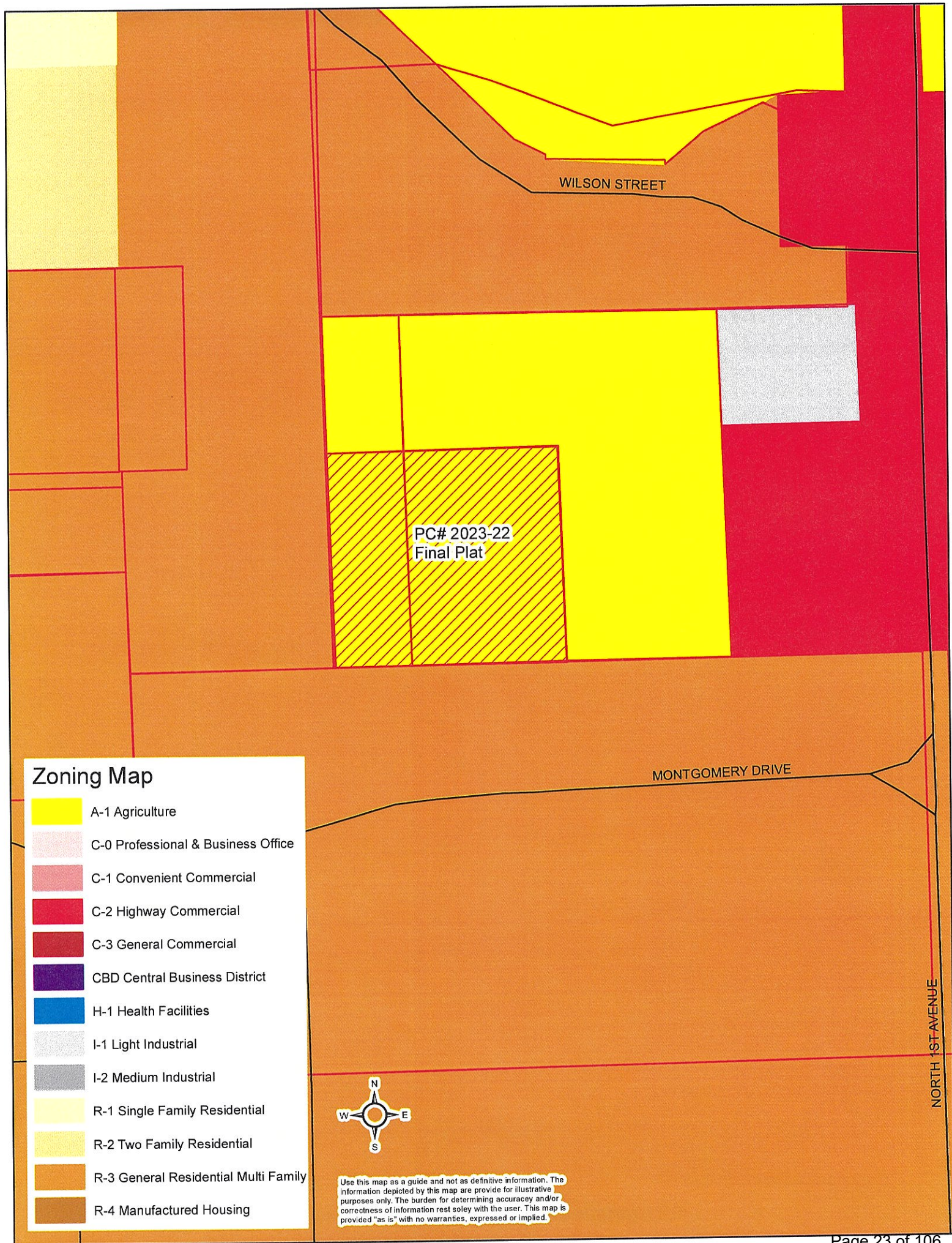
The current Future Land Use map shows this area as two-family residential; therefore, this request is in line with the Future Land Use Map.

Staff Recommendation: Staff has signed off supporting the approval of the replat since the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Replat request for Baptist General Counsel of Oklahoma property located near Wilson Street and Montgomery Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

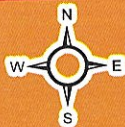


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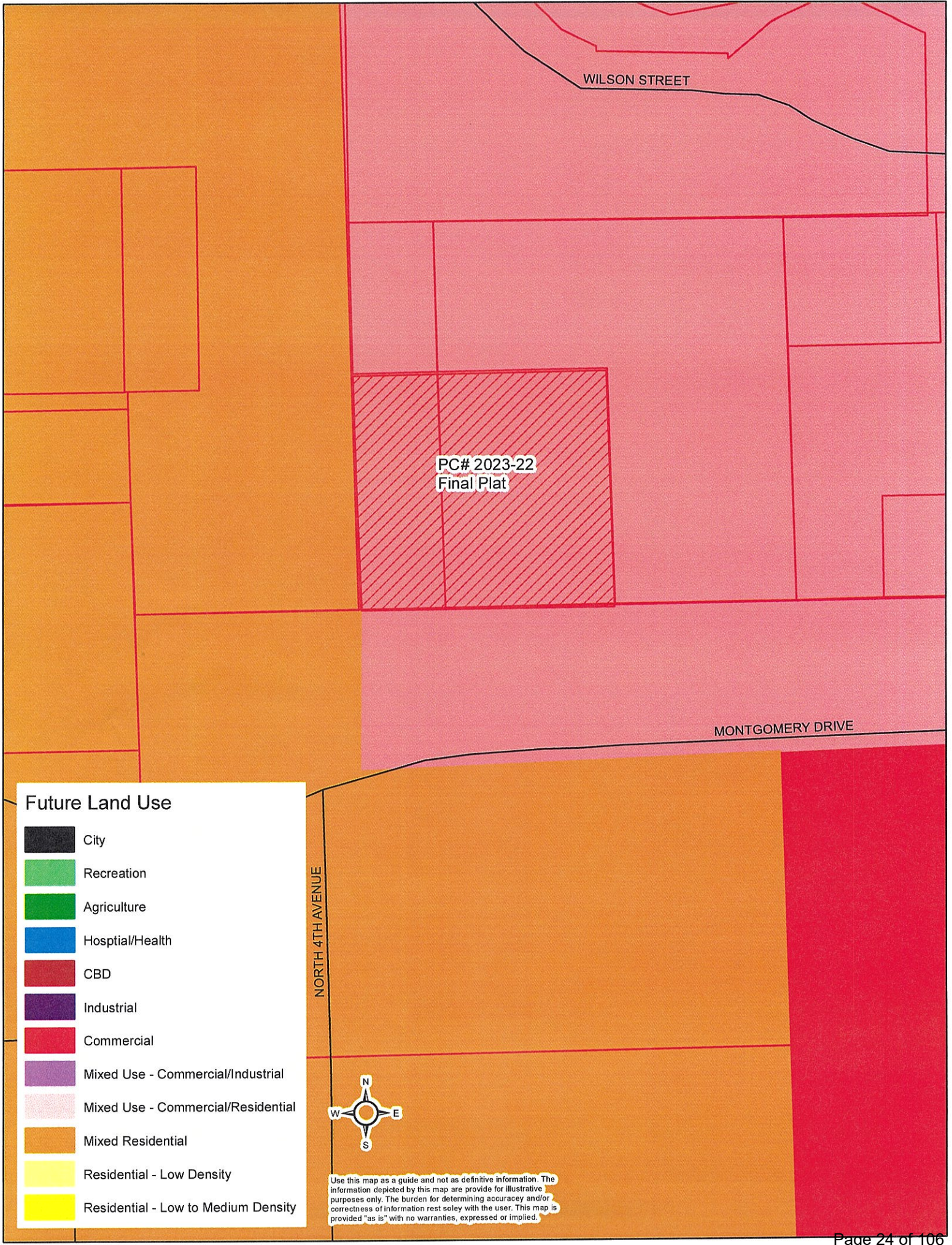


Zoning Map

-  A-1 Agriculture
-  C-0 Professional & Business Office
-  C-1 Convenient Commercial
-  C-2 Highway Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  H-1 Health Facilities
-  I-1 Light Industrial
-  I-2 Medium Industrial
-  R-1 Single Family Residential
-  R-2 Two Family Residential
-  R-3 General Residential Multi Family
-  R-4 Manufactured Housing

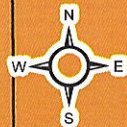


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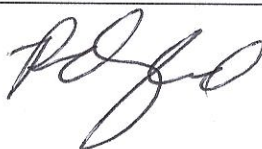
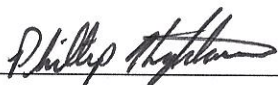
Future Land Use

-  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



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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
OKLAHOMA BAPTISTS PC 2023-22

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	
Streets Carl Meade		8-10-23	
Public Works Director			
Phillip Hightower Fire Marshal		8-10-23	
Brandon Brooks Building Official		8-10-23	
Engineer			
Brandon Wall	 See Attached 		



Durant.org
Powered by Google

Kari Speers <kspeers@durant.org>

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

Subdivision/Plat Application

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

Petition # PC 2023-22
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: Joe Ligon - Oklahoma Baptists	Email: jligon@oklahomabaptists.org	Phone #1 405-942-3800
Mailing Address: 3800 N May Avenue		Phone #2
City: Oklahoma City	State: OK	Zip: 73112
Applicant's Interest in Property: Sr. Associate Executive Director		Fax #

SURVEYOR INFORMATION

Name: Doug Underwood - Underwood Drafting & Surveying	Email: dwu@underwoodsurveying.com	Phone #1 903-465-2151
Mailing Address: 3404 Interurban Road		Phone #2
City: Denison	State: TX	Zip: 75021
Surveyor Oklahoma License Number: OK CA No. 2315		Fax #

ENGINEER INFORMATION

Name: Wayne Barker - Barker & Associates	Email: wbarker@barkerengineers.com	Phone #1 580-931-9045
Mailing Address: 3902 University Blvd		Phone #2
City: Durant	State: OK	Zip: 74701
Engineer Oklahoma License Number: OK 18513		Fax #

LAND INFORMATION

Legal Description: Full legal description provided on attached plat.	Parcel Number: A399-29-06S-09E-1-013-00
Proposed Subdivision Name: The Baptist General Convention Addition	Current Zone: A
Proposed Use: Worship Facility	Proposed Zone: A
Current Property Owner's Name: Baptist General Convention of the State of Oklahoma	

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: 7.31.23

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	

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:

This will be a newly construction religious facility of Baptist Collegiate Ministries (BCM), to serve the students of Southeastern Oklahoma State University (SOSU) and surrounding community.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Newly constructed ADA accessible parking spaces will be provided on site. Additional parking will be provided via the existing parking lot, adjacent to this facility, owned by SOSU. SOSU and Baptist Collegiate Ministries have provided a written Memorandum of Understanding between the two parties to allow full access to this parking lot, roadways and pedestrian pathways.

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

All screenings will be established per requirements of the City of Durant.

3. Traffic Impacts:

The BCM has long been a part of serving SOSU at this location. Their previous facility was demolished due to structural failure. This new facility is being constructed in the same area and an increase in traffic or traffic impact is not anticipated.

4. Protection of Neighborhoods:

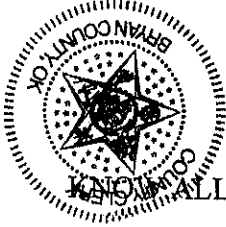
Any required protections per City of Durant ordinances will be provided.

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

Building permits and business licenses as required by the City of Durant and State of Oklahoma.

Please list or describe any other reasons to support this application.

The BCM has long provided service to SOSU students and the surrounding community. They have been able to continue to serve in temporary meeting places over the last several years and look forward to opening the doors of their new facility to the community in 2024.



1-2011-646558 Book 1297 Pg: 516
12/01/2011 3:35 pm Pg 0516-0516
Fee: \$ 13.00 Doc: \$ 82.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That, **BARBARA GANTT and SOLOMON GANTT**, wife and husband, 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 **BAPTIST GENERAL CONVENTION OF OKLAHOMA, 3800 N. May Ave., Oklahoma City, OK 73112**, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

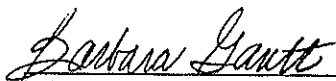
A part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows:
Commencing at the Southwest corner of the E/2 SW/4 NE/4 of said Section 29; Thence North 89 degrees 36 minutes 24 seconds East along the South line of the said NE/4 NE/4 a distance of 125.00 feet to the Point of Beginning; Thence North 01 degrees 07 minutes 40 seconds West a distance of 348.50 feet; Thence North 89 degrees 36 minutes 24 seconds East a distance of 250.00 feet; Thence South 01 degrees 07 minutes 40 seconds East a distance of 348.50 feet; Thence South 89 degrees 36 minutes 24 seconds West a distance of 250.00 feet to the Point of Beginning.

R. S. \$82.50

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 1st day of December, 2011.


BARBARA GANTT

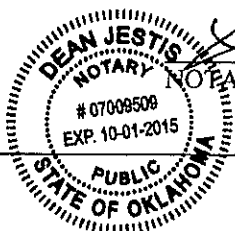

SOLOMON GANTT

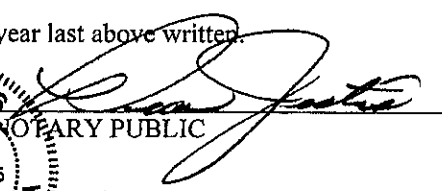
STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of December, 2011, personally appeared BARBARA GANTT and SOLOMON GANTT, wife and husband, 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.

My Commission Expires:

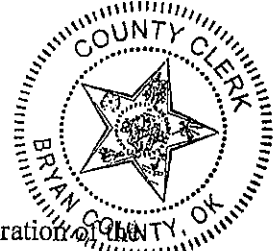



STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 82.50

Please Mail Recorded Deed to:
Bryan Baptist Association
PO Box 970
Durant, OK 74702

I-2022-749905 Book 1615 Pg: 555
11/07/2022 10:35 am Pg 0555-0556
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That Frances J. Mickle, a single person, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the Bryan Baptist Association, party of the Second Part, all of her right, title and interest in and to the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

A part of the E/2 of W/2 of NE/4 of NE/4 described as beginning 348.5 feet North of the SW Corner of E/2 of W/2 of NE/4 of NE/4, Thence North 218.5 feet; Thence East 125 feet; Thence South 218.5 feet; Thence West 125 feet to the point of beginning, all in Section 29, Township 6 South, Range 9 East, of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

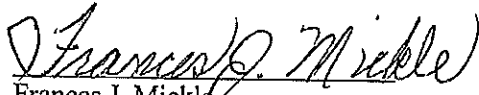
Together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above-described premises unto the said Parties of the Second part, their successors and assigns forever.

No Revenue Stamps, Beneficial Transfer

Signed and delivered this 7th day of November, 2022.


Frances J. Mickle

STATE OF OKLAHOMA

COUNTY OF BRYAN

)
) SS:
)

NOT FOR
CONSTRUCTION

Baptist
Collegiate
Ministries

Southeastern
Oklahoma State
University
XXX Montgomery Drive
Durant, OK 74701

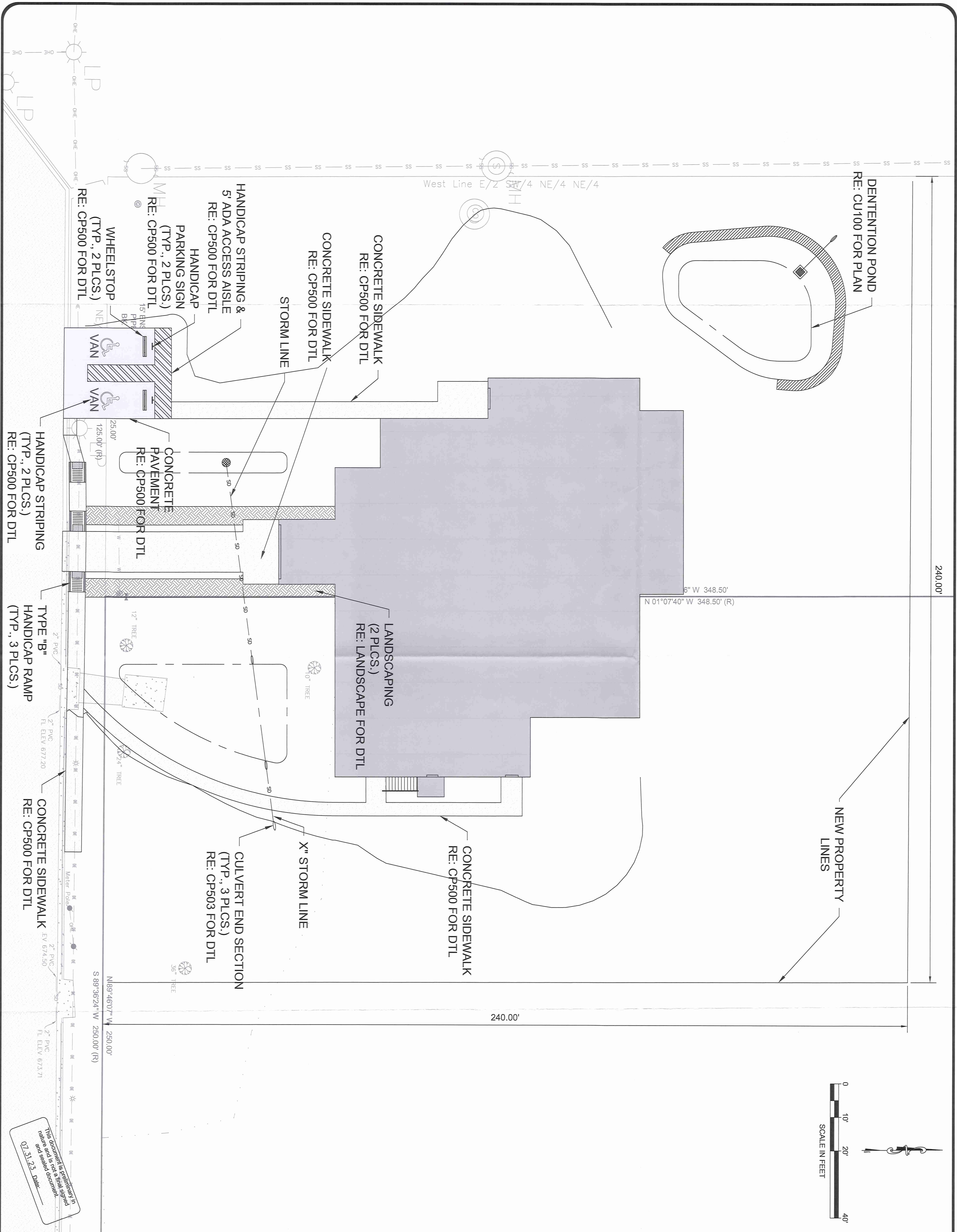
Baptist General
Convention of Oklahoma
3800 N May Avenue
Oklahoma City, OK 73111

	MARK	DATE	DESCRIPTION
PAYEE: PROJECT NO:			19026
DATE:			07.31.2023
DRAWN BY:			
CHECKED BY:			DJK
COPYRIGHT: 2023 Theorem, LLC			

SHEET TITLE

PROPOSED SITE PLAN

CS200





THE CITY OF DURANT

Office of Community Development

Date: 06/27/2023
To: Planning Commission
Case: PC 2023-15
From: Danielle O'Neal, Community Development Director
Re: Rezoning Request from the A-1 General Agriculture District to the R-1 Single Family Residential District for property located near Larkspur Lane and Overland Drive.

Request: Consider a request from Vithe Nguyen, for a rezoning of the property located near located near Larkspur Lane and Overland Drive.

Current Zoning: A-1, General Agriculture

Requested Zoning: R-1, Single Family Residential District

Surrounding Properties:

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

Lot Characteristics (Current Lot):

Width	~ 315 ft.
Depth	~271 ft.
Total Area	~1.96 acres (~85,365 sq. ft.)

Applicant: Vithi Nguyen

Background: The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development.

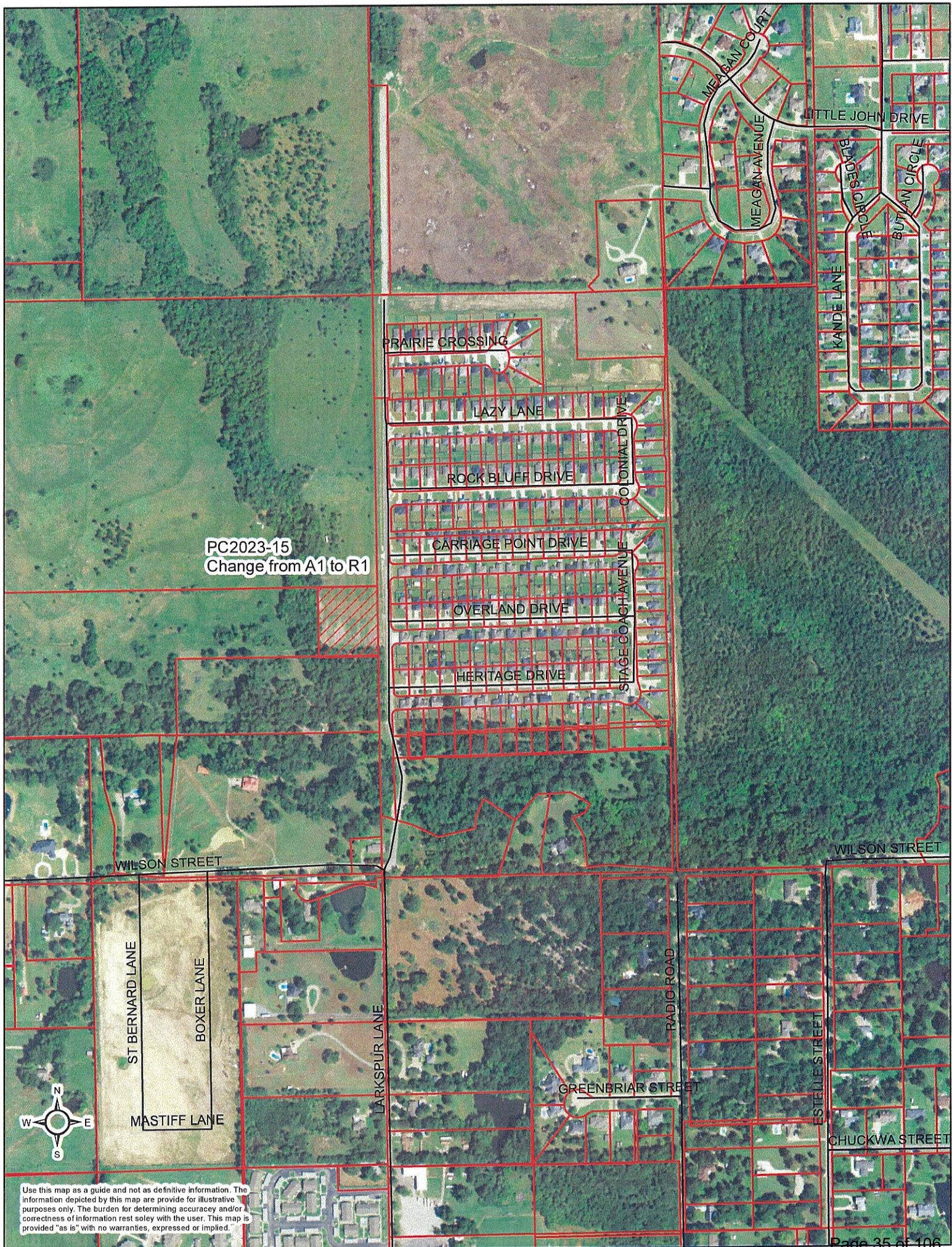
Notifications have been made to the surrounding property owners and at the time of this report staff has received 1 letter of protest regarding this request.

Analysis: The aforementioned property is approximately 1.95 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. The subject property does meet the requirements for the requested zoning type.

The current Future Land Use Map has this area as low to medium residential uses; therefore, this rezoning request is generally in line with the Future Land Use Map.

Staff Recommendation: Staff does not have any issues with this rezoning request; however, should there be a recommendation for approval, staff requests that it be contingent upon having a plat approved, filed and brought back to Community Development within 90 days.

Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located near Larkspur Lane and Overland Drive. Any specific conditions imposed by the Commission should be read into any approval motion.



PC2023-15
Change from A1 to R1

PRAIRIE CROSSING

LAZY LANE

ROCK BLUFF DRIVE

CARRIAGE POINT DRIVE

OVERLAND DRIVE

HERITAGE DRIVE

COLONIAL DRIVE

STAGE COACH AVENUE

MEAGAN AVENUE
MEAGAN COURT

LITTLE JOHN DRIVE

BLADES CIRCLE
KANDE LANE

BUTAN CIRCLE

WILSON STREET

WILSON STREET

ST BERNARD LANE

BOXER LANE

MASTIFF LANE

LARKSPUR LANE

GREENBRIAR STREET

RADIO ROAD

ESTELLE STREET

CHUCKWA STREET



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. 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.

PC2023-15
Change from A1 to R1

Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

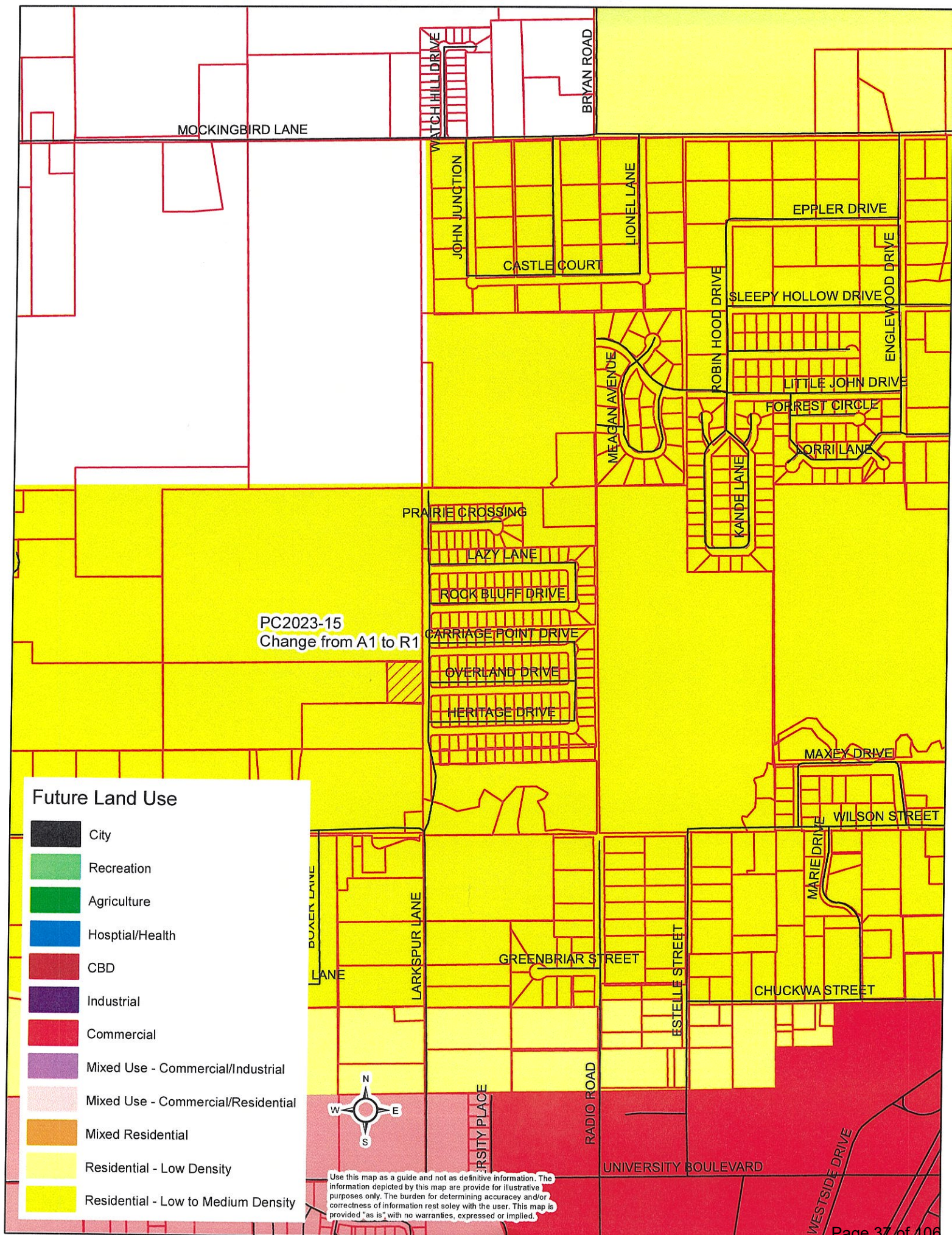


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

WILSON STREET

GREENBRIAR STREET

CHUCKWA STREET



ORDINANCE NO. O-2023-XX

**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 A-1, General Agriculture District to R-1, Single-Family District for property located near Larkspur Lane and Overland Drive, in Durant, and more particularly described as;

The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian 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 11th day of July, 2023.

Martin Tucker, Mayor
City of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

§ 156.021 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-1 Single-Family District is established as a district in which the use of the land is for single-family dwellings, except as noted. It is the purpose and intent of this district to promote the development of and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with the development or continuation of single-family dwellings in this district. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This district further encourages only those uses which because of character or size would not create additional requirements and costs for public services which are in excess of such requirements and costs if the district was not developed solely for single-family dwellings.

(Prior Code, § 157.021) (Ord. 1040, passed 4-12-1983)

REZONING APPLICATION

Petition # PL 2023-15
 Fee \$ 300.00

APPLICANT INFORMATION

Name: Vithi Nguyen	Email:	Phone #1 469-358-7332
Mailing Address: 3600 Overland Dr		Phone #2
City: Durant	State: OK	Zip: 74701
Applicant's Interest in Property: Owner		Fax #

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

Physical Address of Rezoning Request:			
☐ Platted ☐ Un-Platted	Subdivision	Lot	Block
Legal Description: The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.			
☒ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: Agricultural	Request Rezoning To:		
Present Use: NONE	Proposed Use:		
Parcel Width: 270.00'	Parcel Length: 315.00'	Acres: 1.95	Street/Road Frontage: Heritage Dr
☒ 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? NO	Is property in the Airport Zone. NO		

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 [Signature]

Date 5-11-23

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 #

REZONING SUPPORTING INFORMATION

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

Demand for housing in the Durant and surrounding areas has increased year after year. New employment opportunities in Texoma has spurred growth and migration to this area. Zoning this property for residential will only add value to our community.

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.

Zoning this property to R1 is accordance to the Comprehensive Plan

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

Rezoning this property will add value and help our community grow.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:
Tuong Vi Thi Nguyen
1617 Primrose Pl
Allen, TX 75002

JOINT TENANCY WARRANTY DEED

Documentary Stamps: \$97.50

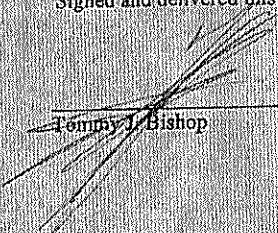
That **Tommy J. Bishop and Alicia Rayann Bishop, husband and wife**, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Tuong Vi Thi Nguyen Toan V. Nguyen, wife and husband**, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situate in **Bryan County, Oklahoma**, to wit:

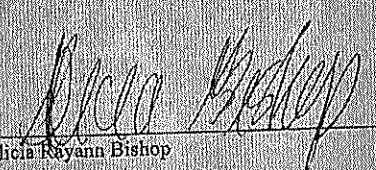
The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. **SUBJECT TO** easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns of the survivor, 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 **9th** day of **June, 2021**.


Tommy J. Bishop


Alicia Rayann Bishop

ACKNOWLEDGMENT - OKLAHOMA FORM

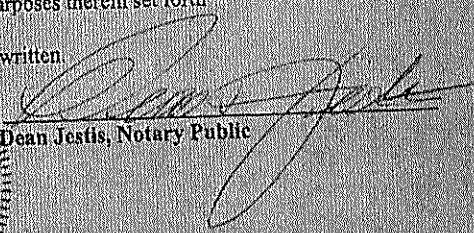
State of: **Oklahoma**

)
)SS.
)

County Of: **Bryan**

Before me, the undersigned, a Notary Public, in and for said County and State, on this **9th** day of **June, 2021** personally appeared **Tommy J. Bishop and Alicia Rayann Bishop, husband and wife** 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.

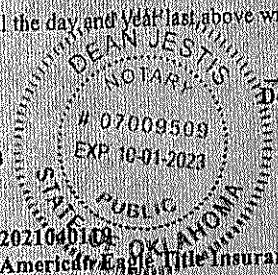
Given under my hand and seal the day and year last above written.


Dean Jestis, Notary Public

My Commission Expires: **10/01/2023**

File No.:

Name of Title Insurer:


2021040109
American Eagle Title Insurance Company

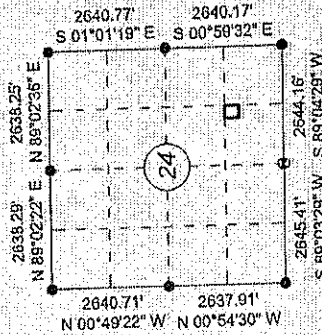
LAND BOUNDARY SURVEY PLAT
PART OF SECTION 24 T6S R8E
BRYAN COUNTY, OK

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- ⊙ 1/2" IRON PIN SET (PLS 1780)
- ⊙ RAILROAD SPIKE FOUND
- BARS WIRE FENCE
- BOUNDARY LINE
- 16.5' STATUTORY FAN

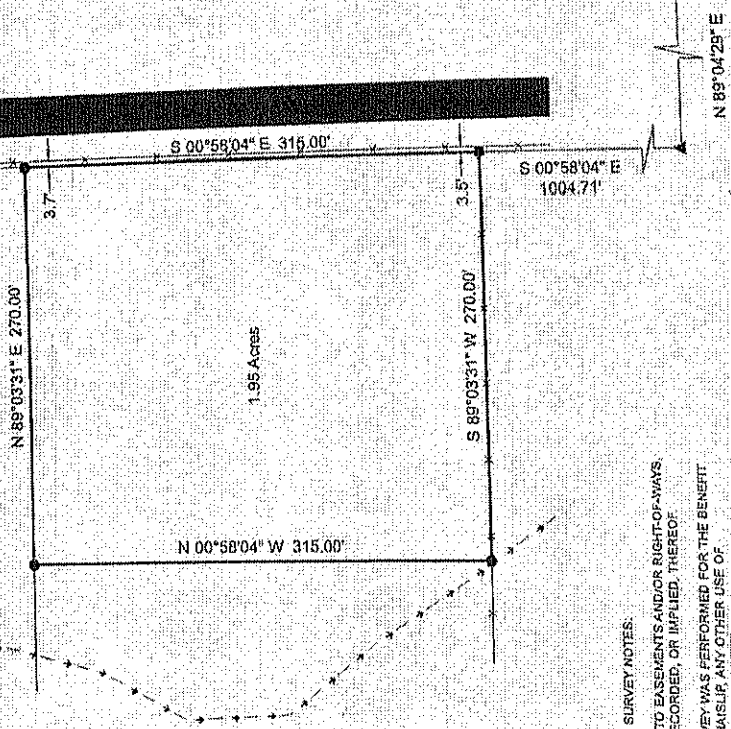
LOCATION & SURVEY CONTROL MAP
SECTION 24 T6S R8E



SE/4 SE/4
24 T6S R8E
BRYAN COUNTY
1" IRON PIN FOUND



APPROXIMATE LOCATION OF CREEK
PER USGS QUAD SHEET



GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF.
THIS SURVEY WAS PERFORMED FOR THE BENEFIT
OF JOHN HASLIP ANY OTHER USE OF
THIS PLAT IS PROHIBITED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE
USE OF THE CLIENT(S) AND DOES NOT EXTEND TO
ANY UNNAMED PERSON(S) WITHOUT EXPRESS
RECERTIFICATION BY SURVEYOR NAMING SAID PERSON(S).
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS
HAND WRITTEN SIGNATURE AND DATE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN
ABSTRACT OR TITLE OPINION.

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

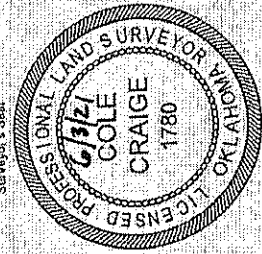
-BASIS OF BEARINGS-
SFC (NAD 83) OK ZONE SOUTH
EAST LINE SW/4 SE/4
S 00°58'04" E

CRAIGE SURVEYING, L.L.C.

P.O. BOX 883 BOXCROFT, OK 74728
(580) 206-2404
CA # 9165, PLS # 1780
craigesurveying@okmail.com
craigesurveying.com

JOHN HASLIP
LARKSPUR LANE
DURANT, OKLAHOMA
PART OF SW/4 SE/4
SECTION 24 T6S R8E
BRYAN COUNTY, OKLAHOMA

Surveyor's Seal



SURVEY INFO	REVISION/ISSUE
SURVEY ORDERED- 5-5-21	REVISION DATE 1.
FIELDWORK DATE(S) 6-2-21	2.
SURVEY PLAT COMPLETE- 6-3-21	3.
DATE OF LAST VISIT 6-2-21	4.
SCALE 1" = 100'	SHEET 1 OF 1
CRD FILE: Z:\ITRS RESECTION 24\JOHN HASLIP 1-4-18.dwg DWG FILE: Z:\ITRS RESECTION 24\JOHN HASLIP 6-2-21.dwg	

6/3/21
DATE
Cole Craige
COLE CRAIGE PLS#1780

BOOK 153 PAGE 255
THE NORTH 1/4 OF THE EAST 1/4 OF THE EAST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

**Bryan County Rural Water, Sewer, and Solid Waste Management
District No. 2**

9077 U.S. Hwy 70
8517
P. O. Box 119
Mead, OK 73449-0119
711
Website: www.ruralwater2.com
rwd2@totalnet.us

Telephone (580) 924-

Fax (580) 931-3911
(TDD/TTY) -

Email:

5/11/2023

Durant City Utility,

N/2SW/4SE/4 of Sec 24, T-6-S, and R-8-E will be provided water service by Bryan County Rural Water District #2.

Sincerely,

Regina Clinton, Manager

This institution is an equal opportunity provider and employer. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the base of race, color, national origin, religion, sex, age, disability or familial status. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-



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Kari Speers <kspeers@durant.org>

PC2023-15 Concerns and Comments of Opposition

1 message

billy miller <bm66048@gmail.com>

Wed, Jun 14, 2023 at 1:29 PM

To: planning@durant.org

Attention: Ms. Danielle O'Neal, Office of Community Development Director, City of Durant

Reference: Notice of Public Hearing PC2023-15. Please see the attached document for my concerns and comments of opposition.

Please acknowledge receipt of this email.

Respectfully,

Billy & Michelle Miller
3600 Carriage Point Drive
Durant, OK 74701
913-306-33363



Miller_PC2023-15 Concerns and comments of opposition.pdf
129K

Community Development Department
P.O. Box 578
Durant, OK 74702
www.durant.org
planning@durant.org

Attention: Ms. Danielle O'Neal, Office of Community Development Director, City of Durant

Reference: Notice of Public Hearing PC2023-15

We are adamantly opposed to this request for rezoning. We cannot be physically present at the public hearing to be held on June 27, 2023, but wish and deserve to be heard and express our concerns. We would also like our letter to be read in into the minutes of the coming meeting on June 27 and July 11, 2023, and any subsequent meetings.

While we are sure the Planning Commission makes decisions in the cities' best interest, we are not sure this means that these decisions will benefit the current residents, especially in this case. Here are our concerns:

- Potential property value losses. Bigger is not always better and there will be many homes built in this relatively small area. How will this affect our property values? This proposed project will affect our lives, property and quality of life.
- Run-off and drainage of rainfall. There are already flooding and drainage problems in the housing division (all back yards located on Carriage Pointe Drive flood as well as others). With an increased runoff from another subdivision and the hardscapes and paved areas, drainage will only exacerbate the problem especially in the areas nearest the creek.
- The existing infrastructure is not designed for high density development. What infrastructure improvements, roadways, sewage, electrical, etc. are under consideration pertaining to this project? How will this affect our taxes?
- Who will pay for the infrastructure improvements, roadways, sewage, electrical, etc.? This burden should not fall on us. Again, how will this affect our taxes?
- There are already inadequate roads in and out of the area. Roadways and intersections, specifically those South to Washington Road are already narrow and dangerous, and with the added congestion, these roads will become much worse with the increased traffic. There might be other roads in the planning future, however, we specifically need "quick access" to the hospital for emergencies. The current entrances will not adequately support a larger housing development this would create a dangerous situation for cars and pedestrians and disrupt the quality of life for us, our neighbors, and the other residents. The

proposed development would endanger access to our basic needs and the increased traffic would be extremely dangerous.

- Construction traffic. Traffic in our subdivision is already congested, it will become more so with the scale of the proposed project. This project will increase congestion, decrease public safety, decrease our quality of life, and increase risk to residents.
- Has an environmental impact study been completed? If so, what independent agency conducted the study and when will we have access to these studies?
- Has an "engineering study" been conducted to ensure the current infrastructure will support this proposal? When will an engineering study be made available for review?
- Crime. Construction almost always draws the attention and some of that is undesirable. The spillover of crime/theft/etc. in the proposed area will definitely affect our safety and quality of life.
- How will the proposed subdivision and rezoning the area affect our quality of life; not only short term, but also long term? The parcel of property currently being considered is partially wooded with fields, providing some stream protection, allows for groundwater to recharge, and a wonderful wildlife habitat. If we are to be responsible inhabitants, planners, and citizens then these natural elements must be protected from excessive development.

Progress for the city is good, but not at the expense of citizen's property (our property). Our home is a lifetime investment, and our quality of life and public safety should be considered and not infringed upon. For the concerns listed above, we again adamantly oppose the request to rezone and proposed new subdivision.

Respectfully,

A handwritten signature in black ink, appearing to read "Billy & Michelle Miller", with a stylized flourish at the end.

Billy & Michelle Miller
3600 Carriage Point Drive
Durant, OK 74701



THE CITY OF DURANT

Office of Community Development

Date: 09/05/2023
To: Planning Commission
Case: PC 2023-23
From:
Re: Final Plat Request for Vithi Nguyen for property located near Larkspur Lane and Overland Drive.

Request: Consider a request from Vithi Nguyen for a Final Plat Request for property located near Larkspur Lane and Overland Drive.

Current Zoning: A-1, General Agriculture

Surrounding Properties:

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

Lot Characteristics (Current Lot):

Width	~315 ft.
Depth	~271 ft.
Total Area	~1.96 acres (~85,365 sq. ft.)

Applicant: Vithi Nguyen

Background: The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development.

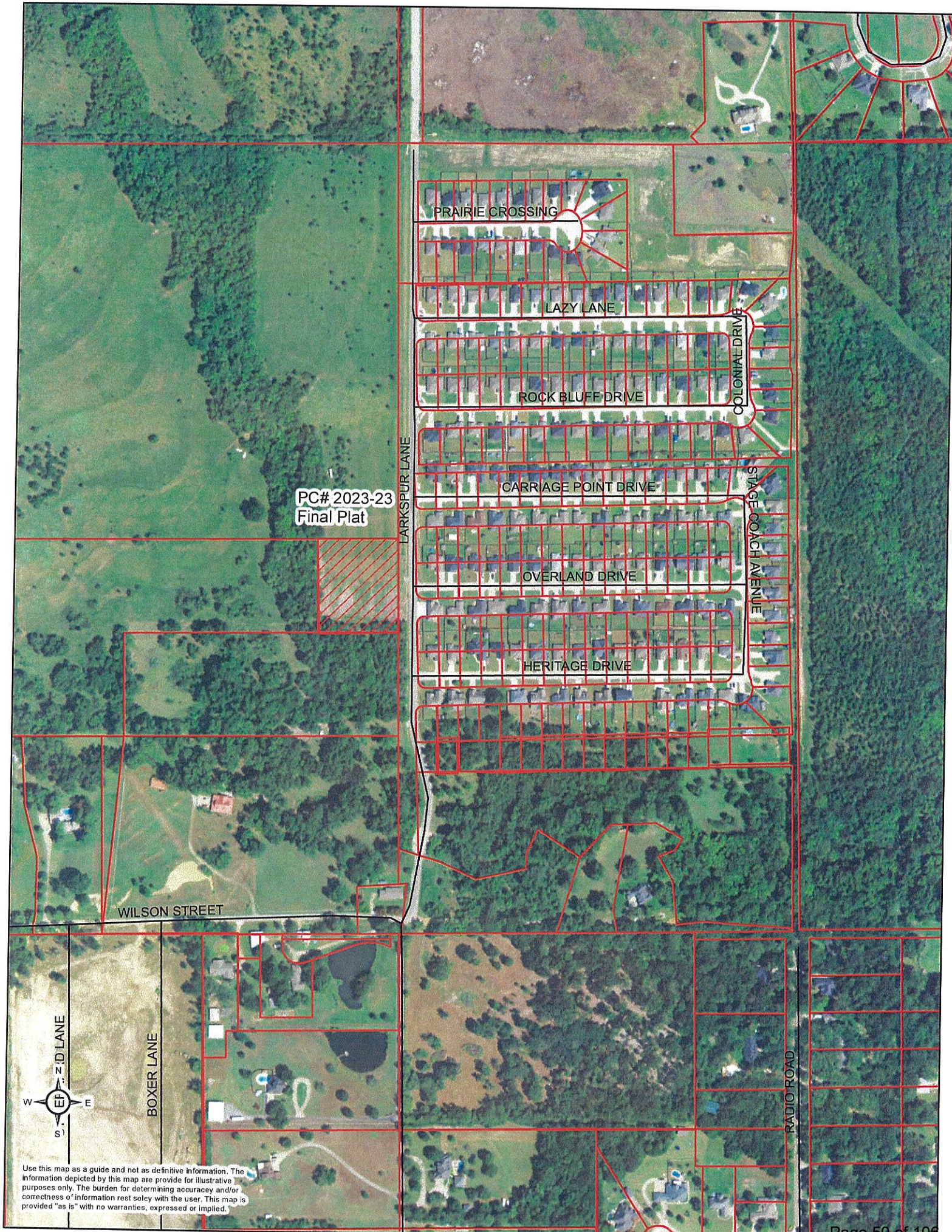
Notifications have been made to the surrounding property owners and at the time of this report staff has received 1 letter of protest regarding this final plat request.

Analysis: The subject property is approximately a total of 1.96 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat.

The current Future Land Use Map has this area as low to medium residential uses; therefore, this final plat request is generally in line with the Future Land Use Map.

Staff Recommendation: Staff has signed off supporting the approval of the final plat, because the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Vithi Nguyen property located near Larkspur Lane and Overland Drive. Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2023-23
Final Plat

PRAIRIE CROSSING

LAZY LANE

ROCK BLUFF DRIVE

CARRIAGE POINT DRIVE

OVERLAND DRIVE

HERITAGE DRIVE

WILSON STREET

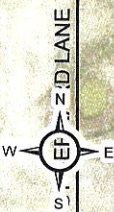
LARKSPUR LANE

COLONIAL DRIVE

STAGE COACH AVENUE

BOXER LANE

RADIO ROAD



Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. 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.

PC# 2023-23
Final Plat

LARKSPUR LANE

PRAIRIE CROSSING

LAZY LANE

ROCK BLUFF DRIVE

CARRIAGE POINT DRIVE

OVERLAND DRIVE

HERITAGE DRIVE

COLONIAL DRIVE

STAGE COACH AVENUE

RADIO ROAD

Zoning Map

-  A-1 Agriculture
-  C-0 Professional & Business Office
-  C-1 Convenient Commercial
-  C-2 Highway Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  H-1 Health Facilities
-  I-1 Light Industrial
-  I-2 Medium Industrial
-  R-1 Single Family Residential
-  R-2 Two Family Residential
-  R-3 General Residential Multi Family
-  R-4 Manufactured Housing



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PC# 2023-23
Final Plat

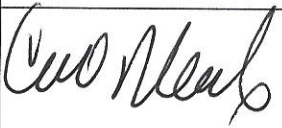
Future Land Use

-  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 provide for illustrative purposes only. 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.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
LARKSPUR LANE PC 2023-23

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	Need R Septic
Streets Carl Meade		8-10-27	
Public Works Director			
Phillip Hightower Fire Marshal		8-10-23	
Brandon Brooks Building Official		8-10-23	
		8-10-13	
Engineer Brandon Wall		See Attached	

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

Subdivision/Plat Application

PC 2023-23

Petition # _____
 Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☐
 Re-Plat: ☐

Expedited Fee \$ _____

Fee \$ _____

APPLICANT INFORMATION

Name: Vi Nguyen	Email: vi.nguyen1891@yahoo.com	Phone # 459-358-7332
Mailing Address: 3600 Overland Dr		Phone #2
City: Durant	State: OK	Zip: 74701
		Fax #
Applicant's Interest in Property: Owner		

SURVEYOR INFORMATION

Name: CDF & Assoc	Email: chad@cdfandassociates.com	Phone # 1918-721-1262
Mailing Address: 208 Dewey Ave		Phone #2
City: Poteau	State: OK	Zip: 74953
		Fax #
Surveyor Oklahoma License Number: 1758		

ENGINEER INFORMATION

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

LAND INFORMATION

Legal Description: S24 T06S R08E N2 SW SE Partial	Parcel Number:
Proposed Subdivision Name: Epperson Community	Current Zone: AG
Proposed Use: R1 Residential	Proposed Zone: R1
Current Property Owner's Name: Vi Nguyen	

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: 7/28/2023

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:

3 .65 acre residential lots.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Parking will be on property and off street.

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

n/a

3. Traffic Impacts:

Minimal impact as there will only be 3 single family lots.

4. Protection of Neighborhoods: In line with area standards

This change aligns with the city's long-term development goals and vision.

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

Standard city building permits

Please list or describe any other reasons to support this application.

The city should support the zoning change for the property because it aligns with the city's long-term development goals and vision. The proposed zoning change presents opportunities for positive economic and community growth, enhances land utilization, and fosters a more vibrant and sustainable urban environment. Supporting the zoning change also demonstrates the city's commitment to accommodating changing needs and ensuring a balanced approach to urban planning and development.

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Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:
Tuong Vi Thi Nguyen
1617 Primrose Pl
Allen, TX 75002

JOINT TENANCY WARRANTY DEED

Documentary Stamps: \$97.50

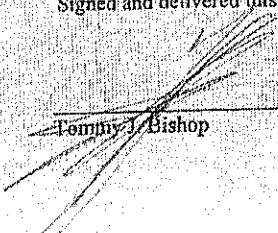
That Tommy J. Bishop and Alicia Rayann Bishop, husband and wife, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Tuong Vi Thi Nguyen Toan V. Nguyen, wife and husband, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situate in Bryan County, Oklahoma, to wit:

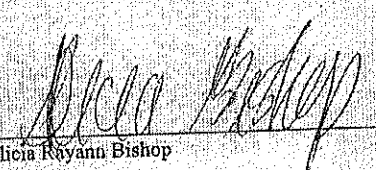
The North 315.00 feet of the East 270.00 feet of the N/2 SW/4 SE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns of the survivor, 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 9th day of June, 2021.


Tommy J. Bishop


Alicia Rayann Bishop

ACKNOWLEDGMENT - OKLAHOMA FORM

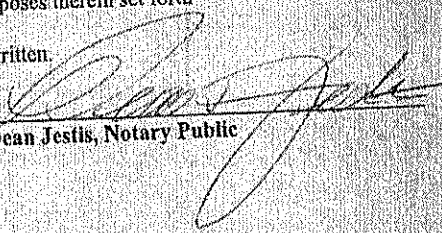
State of: Oklahoma)

)SS:

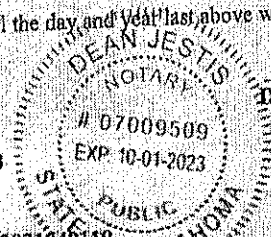
County Of: Bryan)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of June, 2021 personally appeared Tommy J. Bishop and Alicia Rayann Bishop, husband and wife 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

Given under my hand and seal the day and Year last above written.


Dean Jestis, Notary Public

My Commission Expires: 10/01/2023



File No.:

Name of Title Insurer:

2021040149
American Eagle Title Insurance Company



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Audrey Hamilton <ahamilton@durant.org>

Public Hearing: PC2023-23 Vihti Nguyen/ Larkspur & Overland

1 message

Tamera Tignor <ttignor75@gmail.com>
To: planning@durant.org

Thu, Aug 17, 2023 at 9:18 AM

Please be advised that I live in Heritage Crossing sub division. I protest the Plat approval for Mr. Nguyen the following reasons:

There is only one entrance/exit to the Heritage Crossing Sub Division, with a contractor completing the final North phase, there will be added stress to Larkspur that is struggling to support existing homes. This is also a safety concern voiced by many residents over the years. The one and only entrance is awkward to navigate given its "dog leg" stop. People run that stop sign posing a big safety concern.

There are no speed limit signs posted on this portion of Larkspur, people regularly speed and do not obey stop signs on the side streets.

One of my biggest concerns is that Mr. Nguyen is planning on making his property multi family (duplexes/apartments/townhomes)

This is a single family sub division, we do not have adequate infrastructure to accommodate more homes on the West side of Larkspur.

We do not need more vehicles on a crumbling infrastructure, we do not want multi family homes built in this single family sub division, the city needs to address all the issues on Larkspur before they allow more homes to be built in Heritage Crossing and ensure all future requests to build out here follow the city ordinance regarding sewer, street lights, sidewalks and follow all city codes.

I respectfully request this plat be denied.

an Addition to the City of Durant
in the Southwest Quarter of the Southeast Quarter of Section 24,
Township 6 South, Range 8 East of the Indian Base and Meridian,
Bryan County, Oklahoma.



CERTIFICATE AND DEDICATION

¹ "Organized crime" during the 1970s is the subject of a 1979 report from the House of Representatives, Committee on Law and Order, 96th Congress, 1st Session, H. Rept. 96-1031, 96-1, 1031-1, 1031-2, 1031-3, 1031-4, 1031-5, 1031-6, 1031-7, 1031-8, 1031-9, 1031-10, 1031-11, 1031-12, 1031-13, 1031-14, 1031-15, 1031-16, 1031-17, 1031-18, 1031-19, 1031-20, 1031-21, 1031-22, 1031-23, 1031-24, 1031-25, 1031-26, 1031-27, 1031-28, 1031-29, 1031-30, 1031-31, 1031-32, 1031-33, 1031-34, 1031-35, 1031-36, 1031-37, 1031-38, 1031-39, 1031-40, 1031-41, 1031-42, 1031-43, 1031-44, 1031-45, 1031-46, 1031-47, 1031-48, 1031-49, 1031-50, 1031-51, 1031-52, 1031-53, 1031-54, 1031-55, 1031-56, 1031-57, 1031-58, 1031-59, 1031-60, 1031-61, 1031-62, 1031-63, 1031-64, 1031-65, 1031-66, 1031-67, 1031-68, 1031-69, 1031-70, 1031-71, 1031-72, 1031-73, 1031-74, 1031-75, 1031-76, 1031-77, 1031-78, 1031-79, 1031-80, 1031-81, 1031-82, 1031-83, 1031-84, 1031-85, 1031-86, 1031-87, 1031-88, 1031-89, 1031-90, 1031-91, 1031-92, 1031-93, 1031-94, 1031-95, 1031-96, 1031-97, 1031-98, 1031-99, 1031-100, 1031-101, 1031-102, 1031-103, 1031-104, 1031-105, 1031-106, 1031-107, 1031-108, 1031-109, 1031-110, 1031-111, 1031-112, 1031-113, 1031-114, 1031-115, 1031-116, 1031-117, 1031-118, 1031-119, 1031-120, 1031-121, 1031-122, 1031-123, 1031-124, 1031-125, 1031-126, 1031-127, 1031-128, 1031-129, 1031-130, 1031-131, 1031-132, 1031-133, 1031-134, 1031-135, 1031-136, 1031-137, 1031-138, 1031-139, 1031-140, 1031-141, 1031-142, 1031-143, 1031-144, 1031-145, 1031-146, 1031-147, 1031-148, 1031-149, 1031-150, 1031-151, 1031-152, 1031-153, 1031-154, 1031-155, 1031-156, 1031-157, 1031-158, 1031-159, 1031-160, 1031-161, 1031-162, 1031-163, 1031-164, 1031-165, 1031-166, 1031-167, 1031-168, 1031-169, 1031-170, 1031-171, 1031-172, 1031-173, 1031-174, 1031-175, 1031-176, 1031-177, 1031-178, 1031-179, 1031-180, 1031-181, 1031-182, 1031-183, 1031-184, 1031-185, 1031-186, 1031-187, 1031-188, 1031-189, 1031-190, 1031-191, 1031-192, 1031-193, 1031-194, 1031-195, 1031-196, 1031-197, 1031-198, 1031-199, 1031-200, 1031-201, 1031-202, 1031-203, 1031-204, 1031-205, 1031-206, 1031-207, 1031-208, 1031-209, 1031-210, 1031-211, 1031-212, 1031-213, 1031-214, 1031-215, 1031-216, 1031-217, 1031-218, 1031-219, 1031-220, 1031-221, 1031-222, 1031-223, 1031-224, 1031-225, 1031-226, 1031-227, 1031-228, 1031-229, 1031-230, 1031-231, 1031-232, 1031-233, 1031-234, 1031-235, 1031-236, 1031-237, 1031-238, 1031-239, 1031-240, 1031-241, 1031-242, 1031-243, 1031-244, 1031-245, 1031-246, 1031-247, 1031-248, 1031-249, 1031-250, 1031-251, 1031-252, 1031-253, 1031-254, 1031-255, 1031-256, 1031-257, 1031-258, 1031-259, 1031-260, 1031-261, 1031-262, 1031-263, 1031-264, 1031-265, 1031-266, 1031-267, 1031-268, 1031-269, 1031-270, 1031-271, 1031-272, 1031-273, 1031-274, 1031-275, 1031-276, 1031-277, 1031-278, 1031-279, 1031-280, 1031-281, 1031-282, 1031-283, 1031-284, 1031-285, 1031-286, 1031-287, 1031-288, 1031-289, 1031-290, 1031-291, 1031-292, 1031-293, 1031-294, 1031-295, 1031-296, 1031-297, 1031-298, 1031-299, 1031-300, 1031-301, 1031-302, 1031-303, 1031-304, 1031-305, 1031-306, 1031-307, 1031-308, 1031-309, 1031-310, 1031-311, 1031-312, 1031-313, 1031-314, 1031-315, 1031-316, 1031-317, 1031-318, 1031-319, 1031-320, 1031-321, 1031-322, 1031-323, 1031-324, 1031-325, 1031-326, 1031-327, 1031-328, 1031-329, 1031-330, 1031-331, 1031-332, 1031-333, 1031-334, 1031-335, 1031-336, 1031-337, 1031-338, 1031-339, 1031-340, 1031-341, 1031-342, 1031-343, 1031-344, 1031-345, 1031-346, 1031-347, 1031-348, 1031-349, 1031-350, 1031-351, 1031-352, 1031-353, 1031-354, 1031-355, 1031-356, 1031-357, 1031-358, 1031-359, 1031-360, 1031-361, 1031-362, 1031-363, 1031-364, 1031-365, 1031-366, 1031-367, 1031-368, 1031-369, 1031-370, 1031-371, 1031-372, 1031-373, 1031-374, 1031-375, 1031-376, 1031-377, 1031-378, 1031-379, 1031-380, 1031-381, 1031-382, 1031-383, 1031-384, 1031-385, 1031-386, 1031-387, 1031-388, 1031-389, 1031-390, 1031-391, 1031-392, 1031-393, 1031-394, 1031-395, 1031-396, 1031-397, 1031-398, 1031-399, 1031-400, 1031-401, 1031-402, 1031-403, 1031-404, 1031-405, 1031-406, 1031-407, 1031-408, 1031-409, 1031-410, 1031-411, 1031-412, 1031-413

[illegible]

ATTEST

CERTIFICATE OF CITY PLANNING COMMISSION

[illegible]

CERTIFICATE OF CITY COUNCIL

Page 10 of 10

DEPARTMENT OF ENVIRONMENTAL QUALITY

74. What are the functions of the following?
 (a) Cell wall - It is the outermost layer of the cell. It provides structural support and protection to the cell. It also helps in the regulation of the cell's shape and size.
 (b) Cell membrane - It is the innermost layer of the cell. It is a phospholipid bilayer that separates the cell from its environment. It is responsible for the transport of materials in and out of the cell.
 (c) Centrioles - They are cylindrical structures found in the cytoplasm of animal cells. They are involved in the formation of the spindle fibers during cell division.
 (d) Chloroplasts - They are organelles found in plant cells. They are responsible for the process of photosynthesis, where light energy is converted into chemical energy in the form of glucose.
 (e) Mitochondria - They are organelles found in both plant and animal cells. They are responsible for the production of energy in the form of ATP through the process of cellular respiration.

CERTIFICATE OF RECORDING

[illegible]

NOTARY PUBLIC

[illegible]

SURVEYOR CERTIFICATE

[illegible]

女子

ENGINEER
DATE: _____
BY: _____

OWNER
DATE: _____
BY: _____

SURVEYOR

NOTES

[illegible]

REFERENCE MATERIAL

[illegible]

NOTICE

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

BUILDING UNITS

[illegible]

1990

629

[illegible]

Figure 1

**Bryan County Rural Water, Sewer, and Solid Waste Management
District No. 2**

9077 U.S. Hwy 70
8517
P. O. Box 119
Mead, OK 73449-0119
711
Website: www.ruralwater2.com
rwd2@totalnet.us

Telephone (580) 924-

Fax (580) 931-3911
(TDD/TTY) -

Email:

5/11/2023

Durant City Utility,

N/2SW/4SE/4 of Sec 24, T-6-S, and R-8-E will be provided water service by Bryan County Rural Water District #2.

Sincerely,

Regina Clinton, Manager

This institution is an equal opportunity provider and employer. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the base of race, color, national origin, religion, sex, age, disability or familial status. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-



THE CITY OF DURANT

Office of Community Development

Date: 09/05/2023
To: Planning Commission
Case: PC 2023-25
From:
Re: Planned Unit Development Request for property located near Wilson Street and North 1st Avenue.

Request: Consider a request from S & F Development Co., LLC, for a Planned Unit Development for property located near Wilson Street and North 1st Avenue.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	School / Vacant
West	A-1	Single Family & Multi-Family Residential
South	R-3	Single-Family Residential / Vacant
East	R-3	Vacant / Single-Family & Two-Family Residential

Applicant: S & F Development Co., LLC

Background: The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed residential type development that will include multi-family homes. The concept plan shows 12 multi-family buildings and the applicant stated there would be 360 units. The timing of development hinges upon should the approval occurs, and then they will go out and get the engineering for the project completed.

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

Analysis: The aforementioned property is approximately 20.5481 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development.

This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance.

Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer be upgraded. The Fire Marshal has asked the applicant to provide a site plan showing compliance with 2018 IFC. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Storm water Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Storm water Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre.

The current Future Land Use Map has this area as mixed residential land uses; therefore, this PUD request is in line with the Future Land Use Map.

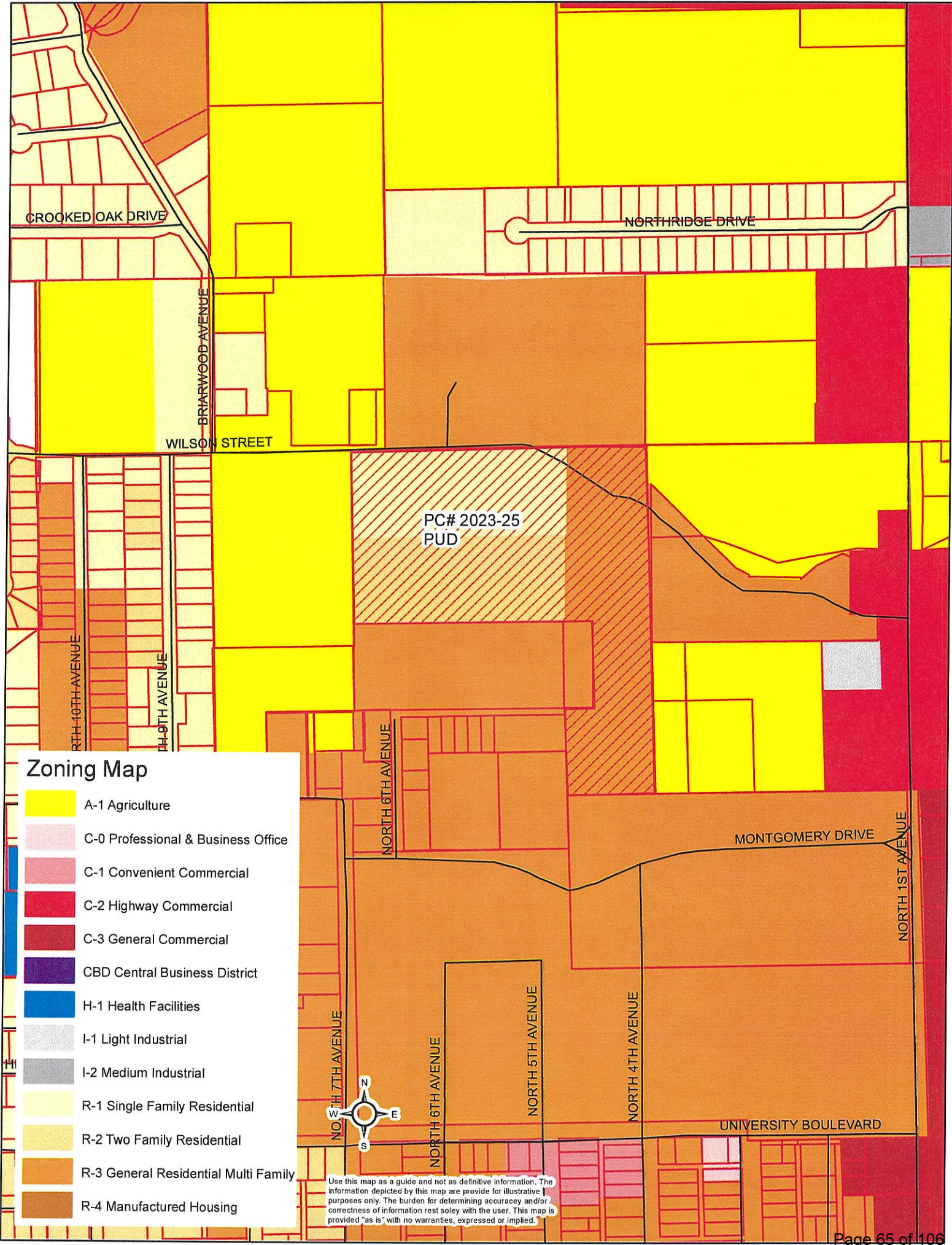
Staff Recommendation: Staff does recommend approval of the above requests since it is in line with ordinances and requirements.

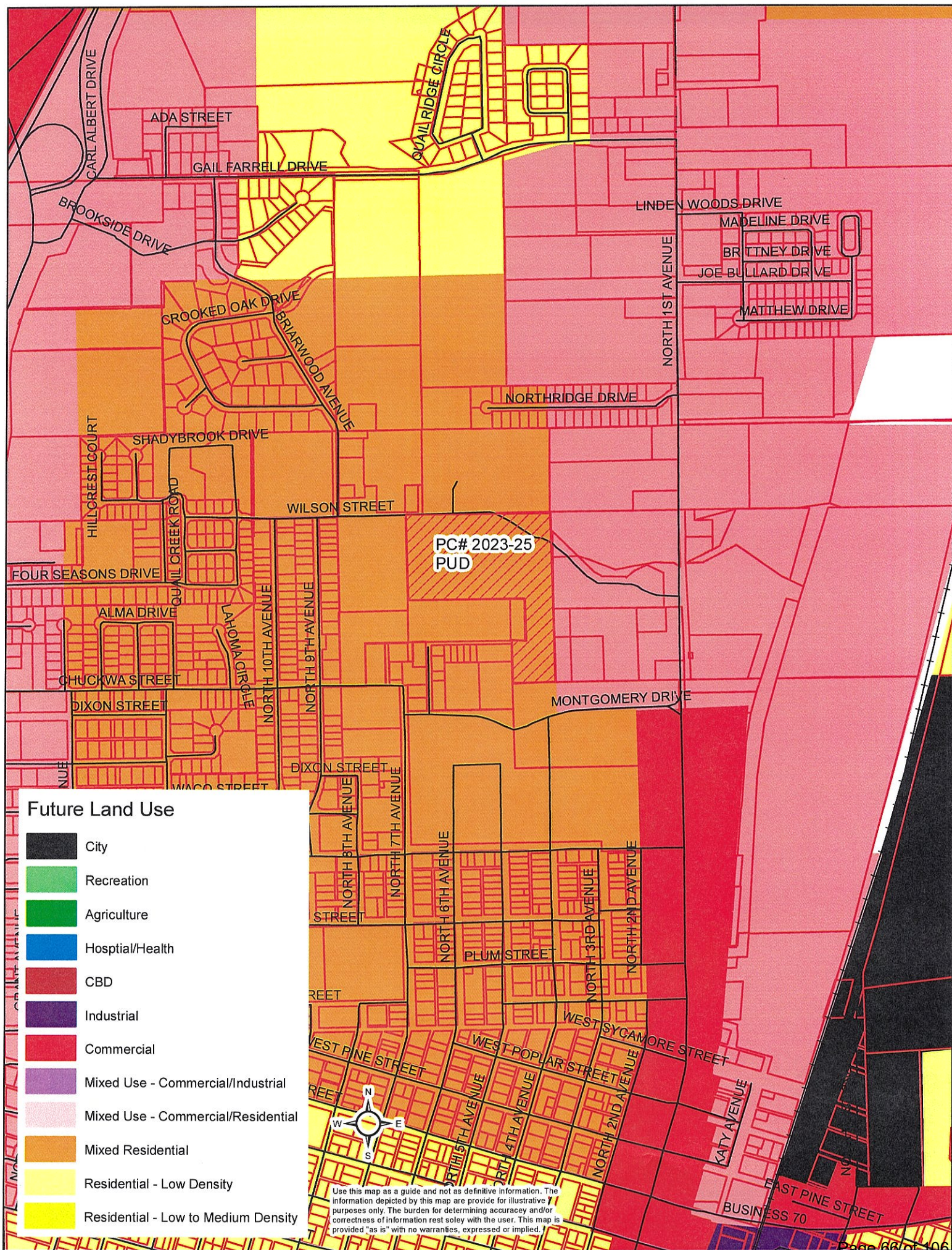
Required Action: Hold a public hearing to recommend approval or denial of the Planned Unit Development request for the property located near the intersection of Wilson Street and North 1st Avenue. Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2023-25
PUD

Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. 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.





COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
HERITAGE MANAGEMENT INC PC2023-25

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	Need Sewer Upgrade
Streets Carl Meade		8-10-23	
Public Works Director			Needs Sewer upgrade
Phillip Hightower		8-10-23	
Fire Marshal			Provide site plan showing compliance w/ 2018 IFC
Brandon Brooks Building Official		8-10-23	
Engineer Brandon Wall		See Attached	



Durant.org
Powered by Google

Kari Speers <kspeers@durant.org>

RE: Needing your comments on these projects.

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Mon, Aug 28, 2023 at 2:10 PM

Rodeo Hill Addition Phase II – No additional comments.

Baptist General Convention Addition – No comments.

Epperson Community – No comments.

Dillingham Wilson Street Subdivision – No engineering data has been provided (roads, utilities, drainage, etc.) Prior to approval, we would need to review and approve a full set of engineering data.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>
Sent: Friday, August 25, 2023 10:19 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Needing your comments on these projects.

Good morning,

These are the files that are going to the September PC and City Council. Please provide your comments by Monday Aug 28th. We are on a time crunch to get all of these published online for PC.

Thank you,

PLANNED DEVELOPMENTS

§ 156.090 PUD PURPOSES.

(A) The purposes of Planned Unit Development are:

(1) To permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area or will facilitate orderly land use transitions, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located; and

(2) To permit flexibility in design, placement of buildings, and use of open spaces, circulation facilities, and off-street parking areas, and to best utilize the potential of sites characterized by special features of geography, topography, parcel size, or shape or proximity to sensitive land use areas.

(B) It is the intent of this section to provide for a change in the size of tracts in which a Planned Unit Development is permitted.

(1) Eligible properties must normally be two acres or larger in size (gross acreage).

(2) Slightly smaller parcels, between one and two acres, may be eligible, provided the applicant can show that the proposed Planned Unit Development can meet the intent and regulation of this subchapter without injury to the public health safety and welfare.

(C) In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this section. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat or replat incorporating the provisions and requirements of this section is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk.

(Prior Code, § 157.070) (Ord. 1040, passed 4-12-1983; Ord. 1454, passed 11-9-2004)

§ 156.091 USES PERMITTED IN PUDS.

The primary uses in a Planned Unit Development shall be those permitted in the zoning districts involved or those uses permitted in more restrictive zoning districts (for example, in a commercial district, a Planned Unit Development could be dominated by shopping facilities or apartments, but in a multi-family residential district, the predominate land use would have to be housing). In predominantly residential PUDs, certain other principal uses, other than dwellings, which are permitted by right or exception in the residential districts may be included within a PUD, if such uses do not occupy more than 10% of the gross area of the PUD and are designed and located to be compatible with the residential uses of the PUD and with the residential use of adjacent properties. It is intended that the PUD provisions may be used as an alternative approach in the processing of all types of developments.

(Prior Code, § 157.071) (Ord. 1040, passed 4-12-1983)

§ 156.092 PUD ACCESSORY USES.

(A) Accessory uses customarily incident to the principal uses included within the PUD are permitted. Accessory signs shall comply with the provisions of the zoning districts, except as hereafter provided for accessory commercial uses.

(B) Within a PUD in a residential district, accessory commercial facilities may be included in accordance with the following provisions.

(1) In considering commercial uses as a part of a Planned Unit Development in a residential district, the Planning Commission shall consider:

(a) The relationship of the proposed commercial use to:

1. The land parcel (both as to boundary shape and topographic and other physical features);
2. The land and land uses outside the proposed development; and
3. The arrangement of the other portions of the proposed development.

(b) The nature of the commercial use included in the proposal.

(2) In developments proposing more than one business, the aggregate floor area of the commercial facilities shall not exceed 50 square feet per dwelling unit nor a total of 30,000 square feet.

(3) Each commercial establishment shall be limited to a maximum of 3,500 square feet of floor area.

(4) Commercial signs shall be limited to one nameplate or not more than 16 square feet for each establishment. Nameplates shall be attached flat against a building wall and shall not be animated, flashing, or have other than indirect illumination. Window signs shall not be permitted.

(5) The commercial area shall be designed primarily for the service, convenience, and benefit of the residents of the PUD. The Planning Commission may permit a commercial establishment designed to serve patrons both inside and outside

the development if it is determined that a land use problem is not likely upon consideration of the items listed in division (B) (1)(a) above.

(Prior Code, § 157.072) (Ord. 1040, passed 4-12-1983)

§ 156.093 PUD AREA REQUIREMENTS.

The space required in a Planned Unit Development project, including lot area, area per unit, and percent of lot coverage, exclusive of the area of public or private streets, shall meet the requirements of the districts wherein the project is located (as set out in § 156.022 of this chapter); provided, however, that upon a finding that the PUD proposal is so designed as to provide the best use of the land with, at the same time, a good and full protection of the public welfare and the general intent and spirit of the Comprehensive Plan and the zoning ordinance, the Planning Commission may award an increase in the density of development not to exceed 10% of that otherwise allowable in the districts in which the PUD is located. If the project area falls in two or more zoning districts, the space requirements of the project shall be established by calculating the requirements of the various districts as applied to the amount of area in each district. In a Planned Unit Development, all area used for development purposes, including recreating areas, open space areas, parking lots, and similar space may be counted as part of the aggregate development area for computation of space requirements. The area of Planned Unit Development shall be considered as one parcel regardless of the extent to which the area may be divided by interior streets or other features.

(Prior Code, § 157.073) (Ord. 1040, passed 4-12-1983)

§ 156.094 PUD HEIGHT REQUIREMENTS.

The height of buildings shall not be more than one and one-half times the distance between the building line and the edge of pavement of the nearest street. The building measurement shall be from the ground floor level to the eave or top of the vertical wall should there be no eave. The Planning Commission upon review of plans for a Planned Unit Development may approve buildings of greater height than otherwise permitted in the zoning district.

(Prior Code, § 157.074) (Ord. 1040, passed 4-12-1983)

§ 156.095 PUD PERIMETER REQUIREMENTS.

The building setback from the exterior boundaries of the PUD shall not be less than the minimum yards customarily required for the district or districts in which located; provided that within 200 feet of any abutting property in a residential district, structures exceeding ten feet in height measured from the ground floor to the eave or top of vertical wall if there is no eave shall conform to the setback requirements of the zoning district, plus two feet of setback for each one-foot of building height exceeding ten feet measured from the ground floor level to the eave or top of vertical wall if there is no eave. An unenclosed off-street parking area, containing five or more spaces, shall be screened from adjoining areas in a residential district by the erection of a screening wall, fence, or hedge of acceptable design along the lot line or lines in common with the residential district, provided that if the parking area is located more than 50 feet from the residential district, the Planning Commission may waive screening requirements.

(Prior Code, § 157.075) (Ord. 1040, passed 4-12-1983)

§ 156.096 PUD OFF-STREET PARKING AND LOADING.

Off-street parking and loading spaces shall be provided as specified for the applicable use. The Planning Commission may consider designs providing for reasonable sharing of parking spaces by land uses which have inherently compatible time demands for parking. Required spaces may be provided on the lot containing the units for which it is intended to serve or in common areas. A common parking area shall be designed and located so as to be accessible to the units it is intended to serve. Provisions for the ownership and maintenance of a common parking space as will ensure its continuity and conservation shall be incorporated in the subdivision plat.

(Prior Code, § 157.076) (Ord. 1040, passed 4-12-1983)

§ 156.097 ADMINISTRATION OF PUD.

(A) Procedural steps include:

- (1) Outline development plan;
- (2) Supplemental designation PUD; and
- (3) Subdivision plat.

(B) The following may apply for PUD.

(1) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than five acres in size may make application for the approval of an outline development plan as provided in divisions (B)(2) and (B)(3) below.

(2) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than one acre in size may make application for the supplemental district designation PUD. Such application shall be accompanied by an outline development plan processed in the manner set forth in this division (B)

(2) and divisions (C)(3) and (C)(4) below.

(3) In areas of existing development, any person, corporation, partnership, association, or combination thereof may propose the redevelopment or reuse of land through the processing of a PUD application. Due to the previous division of land areas in already developed areas, the Planning Commission shall determine if a proposed site is suitable for development as a PUD. The Planning Commission and City Council may place the supplemental designation PUD upon locations through the established zoning amendment process.

(C) An application for a Planned Unit Development shall be filed with the Planning Commission. The application shall be accompanied by the payment of a fee equal to that for rezoning applications which shall include advertising and sign costs. The application shall be in such form and content as the Planning Commission may by resolution establish, provided that three copies of an outline development plan shall accompany the filing of the application. The outline development plan shall consist of maps or text which contain:

- (1) Existing topographic character of the land and any topographic changes which are proposed;
- (2) Proposed land uses, including public uses and open space and the approximate location of buildings and other structures;
- (3) The character and approximate density of development. Density shall be expressed in numbers of dwelling units and quantitative areas of each identifiable segment of the development;
- (4) The approximate location of thoroughfares;
- (5) Sufficient surrounding area to demonstrate the relationship of the development to adjoining uses, both existing and proposed;
- (6) An explanation of the character of the planned development; and
- (7) The expected schedule of development.

(D) (1) The Planning Commission, upon the filing of an application for the supplemental district designation PUD or the filing of an application for the approval of an outline development plan, shall set the matter for public hearing and give 15 days' notice thereof by publication in a newspaper of general circulation. Where deemed necessary by the Planning Commission, additional notice shall be given by the posting of a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

- (a) Whether the proposal is consistent with the Comprehensive Plan;
- (b) Whether the proposal harmonizes with the existing and expected development of surrounding areas;
- (c) Whether the proposal is a unified treatment of the development possibilities of the project site;
- (d) Whether the proposal would benefit orderly and proper development of the city; and
- (e) Whether the sidewalks and streets provide a traffic flow compatible with the development and surrounding street pattern.

(2) Where a supplemental district designation PUD is required for the processing of a Planned Unit Development, the Planning Commission shall forward its recommendation, the application, and the outline development plan to the City Council for further hearing as provided in divisions (D)(1)(d) and (D)(1)(3) above and this division (D)(2). Where Planned Unit Development may be processed without the supplemental designation PUD (five acres or larger), the Planning Commission shall approve, approve with modification, or disapprove the outline development plan. Approval by the Planning Commission shall be authorization for the processing of a subdivision plat incorporating the provisions of the outline development plan. The Planning Commission, upon approval of the outline development plan, may direct that a notation indicating the boundaries of the PUD be made on the zoning map.

(E) Upon receipt of the application, outline development plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the outline development plan, approve, disapprove, modify, or return the outline development plan to the Planning Commission for further consideration. Upon approval, the zoning map shall be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the outline development plan.

(F) A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the subdivision regulations shall include:

- (1) Details as to the location of uses and street arrangement;
- (2) Provisions for the ownership and maintenance of any common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council; and
- (3) Such covenants as will reasonably ensure the continued compliance with the approved outline development plan. In order that the public interest may be protected, the city shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants shall provide that the city may enforce compliance therewith.

(G) After the filing of an approved PUD subdivision plat, and notice thereof to the Building Inspector, no building permits shall be issued on lands within the PUD except in accordance with the approved plat. A building permit in a residential PUD for a freestanding or separate commercial structure shall not be issued until significant progress has been made on other aspects of the proposed development as follows:

- (1) Completion of one-third of the noncommercial features in a project of less than five acres;
- (2) Completion of one-half of the noncommercial features in a project of more than five acres; and
- (3) The Commission has received a satisfactory progress report.

(H) Minor changes in the platted PUD may be authorized by the Planning Commission upon a review of a proposed amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require formal abandonment and the subsequent filing of a new application for a Planned Unit Development.

(I) Where a Planned Unit Development has been processed pursuant to the supplemental designation of PUD, its abandonment shall require the City Council's approval, after recommendation by the Planning Commission, of an application for amendment to the zoning map repealing the supplemental designation of PUD. Where a Planned Unit Development has been processed by reason of being more than ten acres, its abandonment shall require the approval of the Planning Commission and vacation of the plat.

(J) Any person aggrieved may appeal the final action of the Planning Commission on a proposed outline development plan or on a proposed subdivision plat to the district court by filing with the Secretary of the Planning Commission within ten days after the action appealed from a notice of appeal stating the grounds thereof. There shall be no right of appeal from any act of the Planning Commission taken in its advisory capacity to the City Council.

(Prior Code, § 157.077) (Ord. 1040, passed 4-12-1983)

PLANNED UNIT DEV. APPLICATION (PUD)

Petition # PC2023-25
 Fee \$ 300.00

APPLICANT INFORMATION

Name: Williams, Box, Forshee & Bullard, P.C.		Email: esilberg@wbflaw.com ktturner@wbflaw.com	Phone #1 405-232-0080
Mailing Address: 522 Colcord Dr.			Phone #2 405-516-6941
City: Oklahoma City	State: OK	Zip: 73102	Fax # 405-236-5814
Applicant's Interest in Property: Multi-family residential development.			

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

Physical Address of proposed PUD: South of Wilson St. and west of N. 1 st Ave. (please see attached legal description)		Name of Project: Wilson St. & N. 1 st Ave.	
☐ Platted ☒ Un-Platted	Subdivision N/A	Lot N/A	Block N/A
Legal Description: Please see attached. (If Un-platted)			

Existing Zoning: R-1, R-2, and R-3		Proposed Use: PUD	
Present Use: Undeveloped, vacant		Parking Spaces Required: 2.5 spaces/unit	Parking Spaces Provided:
Parcel Width: 1125 sq. ft. MOL	Parcel Length: 1320 sq. ft. MOL	Acres: 20.5481 acres	Street/Road Frontage: Wilson St.
☒ City Water (If City Water will be extended or improvements will be made, please explain: The existing water main will be extended to the subject property. ☒ City Sewer (If City Sewer will be extended or improvements will be made, please explain: The existing sewer main will be extended to the subject property. ☐ Private Water ☐ Private Sewer			
Explain in your own words why your property should be a Planned Unit Development. The subject property is directly north of Southeastern Oklahoma State University, the College Inn Commons, and the Timber Ridge Apartment. A large portion of the subject property is currently zoned R-3, which would allow a multi-family development by right. Additionally, the surrounding zoning consists of R-3 to the north, east, and south, and A-1 to the west, which is currently the home of a large-scale college building. This proposed development would be beneficial to the surrounding area.			

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:  Date: 7/31/23

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:

The proposed development is a multi-family residential development, which will consist of apartment buildings, that will provide a diverse housing option for the citizens of Durant and the students at Southeastern Oklahoma State University.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Access shall be taken from Wilson St. to access the subject property. The design of all parking spaces shall meet Ordinance requirements and will allow for total on-site parking.

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

The subject property shall be fully fenced. There will be one offensive area, which will consist of the dumpster and shall be completely screened by a fence or masonry wall of sufficient height from public streets and residences. The dumpster shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning district or use.

3. Traffic Impacts:

The surrounding public streets that will serve the subject property have enough capacity to carry the traffic generated by the proposed use.

4. Protection of Neighborhoods:

The proposed development will not adversely affect other properties in the vicinity. The use is compatible with the use and zoning of the surrounding area and is consistent with the Comprehensive Plan. Additionally, the subject property will be fenced, and setbacks and landscaping will meet or exceed Ordinance requirements.

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

The proposed development will require building and certificate of occupancy permits prior to development.

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

Due to the subject property's proximity to Southeastern Oklahoma State University, as well as the compatibility with the Comprehensive Plan and surrounding zoning, this PUD will be beneficial to the City of Durant. Additionally, the PUD includes adequate buffers and amenities to protect adjacent properties and to accommodate tenants.

3
SOCS

SPECIAL WARRANTY DEED

I-2010-632482 Book 1260 Pg: 645
08/12/2010 12:14 pm Pg 0645-0646
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company (herein called the "Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto DURANT AFFORDABLE HOUSING - I, L.P., a Oklahoma limited partnership (herein called "Grantee"), having a mailing address of 3210 Greenbriar, Durant, OK 74701, all of the real property and premises located in Bryan County, Oklahoma, more particularly described on Exhibit A attached hereto, together with any and all improvements thereon and appurtenances thereunto belonging (the "Property"), and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances made or suffered to be made by Grantor during Grantor's ownership of the Property, but not otherwise.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever.

SIGNED AND DELIVERED this 15th day of January, 2010

no r.s.
required

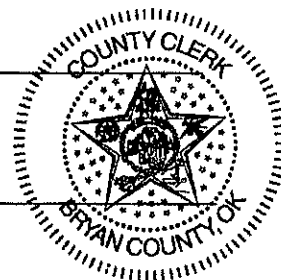
S&F DEVELOPMENT CO., L.L.C.
an Oklahoma limited liability company

By:

Ann L. Francks
Ann L. Francks, Manager

By:

Lewis P. Colbert
Lewis P. Colbert, Manager



STATE OF TEXAS)
) ss:
COUNTY OF NUECES)

This instrument was acknowledged before me on January 25, 2010, by ANN L. FRANCKS and LEWIS C. COLBERT, Managers of S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company, on behalf of said limited liability company.

Andrea Ford

Notary Public

My Commission Expires: 07-15-2012



Return to: Gary C. Rawlinson
Crowe & Dunlevy
2500 South McGee, Suite 140
Norman, OK 73072-6705

EXHIBIT A

LEGAL DESCRIPTION

**SECTION 29, TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN, COUNTY, STATE OF OKLAHOMA.**

NEW TRACT FOR DETENTION POND

A TRACT OF LAND BEING A PART OF THE NE/4 OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 9 EAST
OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA;
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NE/C OF N/2 SE/4 NW/4 NE/4;
THENCE N 89°19'53" E A DISTANCE OF 110.00 FEET;
THENCE S 01°01'40" E A DISTANCE OF 330.03 FEET;
THENCE S 89°19'29" W A DISTANCE OF 110.00 FEET;
THENCE N 01°01'40" W A DISTANCE OF 330.04 FEET
BACK TO THE POINT OF BEGINNING;
CONTAINING 0.83 ACRES MORE OR LESS.

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
I-2010-632482 Book 1260 Pg. 646
08/12/2010 12:14 pm Pg 0645-0646
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



WARRANTY DEED (INDIVIDUAL)

-2007-594613 06/19/2007 11:29 am
Book 1155 Page(s) 0009-0010
Fee: \$ 15.00 Doc: \$ 0.00
Patricia L. Brady - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That, **S & F DEVELOPMENT CO., LLC**, an Oklahoma limited liability company, 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 **DURANT AFFORDABLE HOUSING -1, L.P.**, 3210 Greenbriar, Durant, OK 74701, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

The N/2 SE/4 NW/4 NE/4 and the East 44 yards of the N/2 SW/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

An Easement for Road and Utility Purposes described as the West 80.0 feet of the East 44 yards of the NW/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

STATE OF OKLAHOMA

Bryan County

Documentary Stamps \$ 375.00

R.S. \$375.00

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.

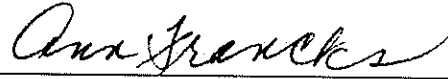
VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
000009

SIGNED AND SEALED this the 14th day of June, 2006.

S & F DEVELOPMENT CO., LLC



By: Lewis P. Colbert, Member/Co-Manager



By: Ann Francks, Member/Co-Manager

STATE OF OKLAHOMA)

)ss.

ACKNOWLEDGMENT

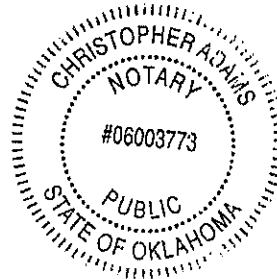
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of June, 2006, personally appeared Lewis P. Colbert and Ann Francks, to me known to be the identical persons who subscribed the name of the maker thereof to the within and foregoing instrument as its Co-Managers, and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

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


NOTARY PUBLIC

My Commission Expires: 4-12-10



VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
000010

INDEXED

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

575706
State of Oklahoma
County of Bryan
Filed 1-24-06
Book 1104 Page 626 Tm 2:40
Patricia L. Brady
County Clerk TR Deputy

That; RONALD F. ARNETT and CAROLYN K. ARNETT, 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, do by these presents grant, bargain, sell and convey unto S & F DEVELOPMENT CO., L. L.C., 2221 Westpark Dr., Norman, OK 73069, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

25-
\$ 525.00

Tract 2: The W/2 SW/4 NE/4 NE/4 all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

Tract 3: The East 44 yards of the NW/4 NW/4 NE/4 and the East 44 yards of the N/2 SW/4 NW/4 NE/4 and the NE/4 NW/4 NE/4 and the N/2 SE/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, 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 party of the second part, his 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 20 day of January, 2005.

Ronald F. Arnett
RONALD F. ARNETT

Carolyn K. Arnett
CAROLYN K. ARNETT

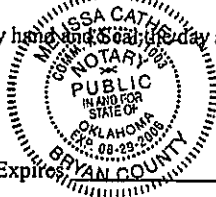
STATE OF OKLAHOMA)

COUNTY OF BRYAN)

) ss. ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20 day of January, 2005, personally appeared RONALD F. ARNETT and CAROLYN K. ARNETT, 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 this day and year last above written.



Missa Catherine
NOTARY PUBLIC

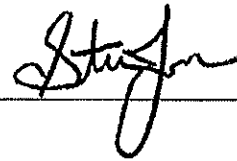
My Commission Expires

000626

LETTER OF AUTHORIZATION

S &F Development Co., LLC, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____
See attached legal description.

By: _____



Title: owner/managing AGENT

Date: 8-10-23

LEGAL DESCRIPTION

S&F Development Co.

June 16, 2023

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AND

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AND

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LESS & EXCEPT (Special Warranty Deed Bk 1260 Pg 645)

A tract of land being a part of the NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma:

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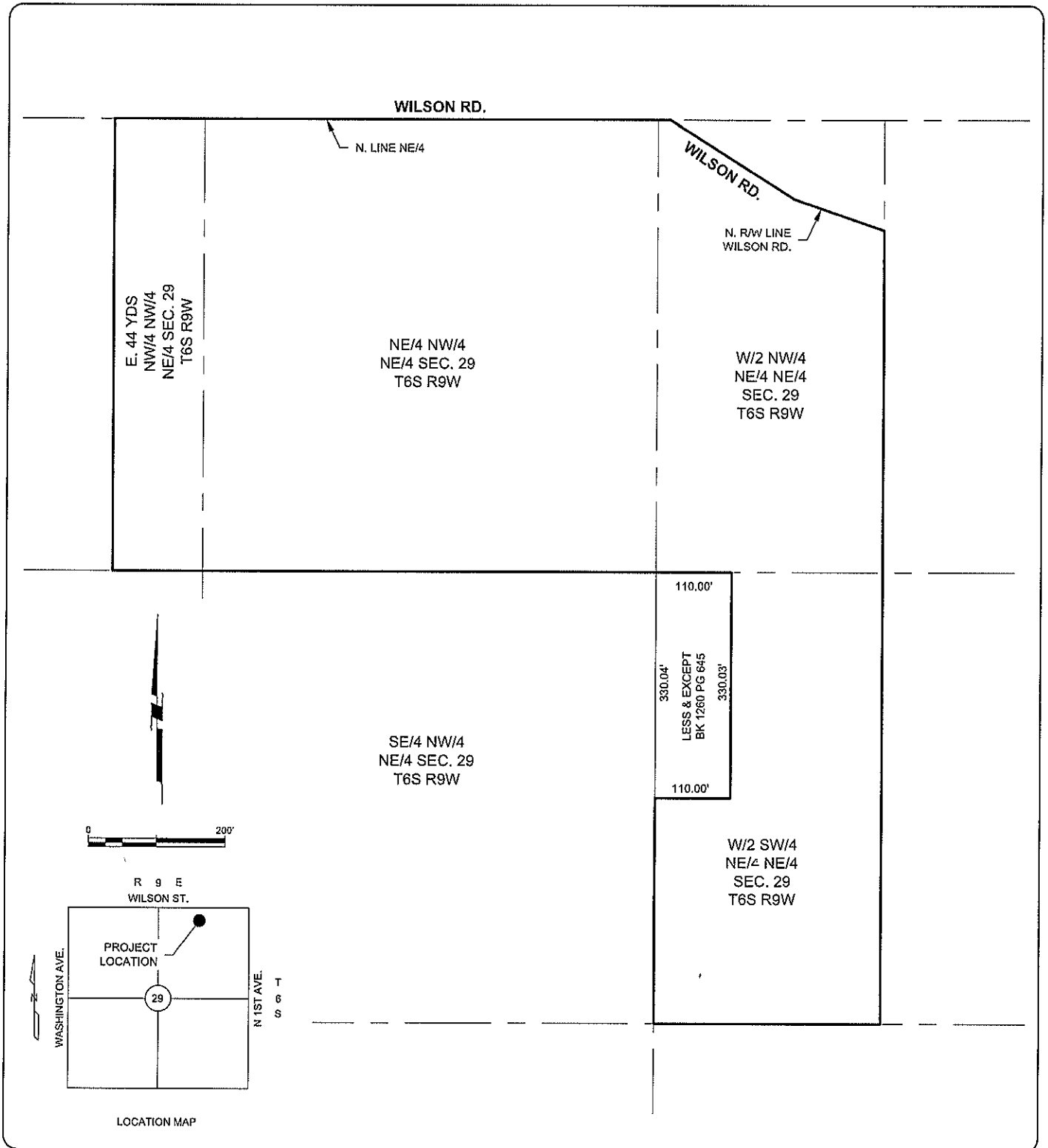
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Thence S 01°01'40" E, a distance of 330.03 feet;

Thence S 89°19'29" W a distance of 110.00 feet;

Thence N 01°01'40" W a distance of 330.04 feet

Back to the point of beginning;



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Proj. No.: 5557
Date: 6-16-23
Scale: 1"=200'

S&F DEVELOPMENT CO.
DURANT, BRYAN COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9076 FAX (405) 235-9078 www.jaac.com
Certificate of Authorization #1454 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

THE CITY OF DURANT
PLANNED UNIT DEVELOPMENT DISTRICT
PUD MASTER DESIGN STATEMENT FOR
Wilson St. & N. 1st Ave.

July 28, 2023

PREPARED FOR:

Heritage Management, Inc.
121 NE 50th St.
Oklahoma City, OK 73105

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Wilson St. & N. 1st Ave., consisting of 20.5481 acres, is located within the Northeast Quarter (NE/4) of Section 29, Township 6 S, Range 9 E, of the Indian Meridian, Bryan County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is S & F Development Co., LLC. The developer of this property is Heritage Management, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned R-1, R-2, and R-3. Surrounding properties are zoned and used for:

North: R-3 District and is undeveloped.
East: R-3 District and is undeveloped.
South: R-3 District and used for Timber Ridge Apartments and Southeastern Oklahoma State University.
West: A-1 District and Southeastern Oklahoma State University.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a R-3 General Residential Multi Family base zoning that will permit a multifamily residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Wilson St. The nearest street to the east is N. 1st St. The nearest street to the south is Montgomery Dr. The nearest street to the west is N. 9th Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Durant Central Fire Station located at 122 N. 1st Ave. It is approximately 2 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Future Land Use Map projects this parcel to be in the Mixed Residential land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Durant Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Durant Code of Ordinances, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall

prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-3 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-3 District shall be permitted within this PUD. This PUD shall allow a multifamily residential development with a maximum of 360 units. There shall be a maximum of twelve (12) buildings within this PUD.

9.0SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Durant Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with applicable regulations within the Durant Code of Ordinances.

9.4 FENCING REGULATIONS

Fencing may be permitted around the perimeter of the subject property.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the Durant Code of Ordinances.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with the Durant Code of Ordinances.

9.8 ACCESS REGULATIONS

Access shall be taken from Wilson St.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the Durant Code of Ordinances.

9.10 SIGNAGE REGULATIONS

Signage regulations shall be in accordance with the base zoning district.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall be constructed throughout the development within this PUD.

9.13 HEIGHT REGULATIONS

There shall be a maximum of four (4) stories within this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the Durant Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

There shall be a minimum of 55% impervious coverage within this PUD. The Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, dog parks, playgrounds, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

LEGAL DESCRIPTION

S&F Development Co.

June 16, 2023

All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

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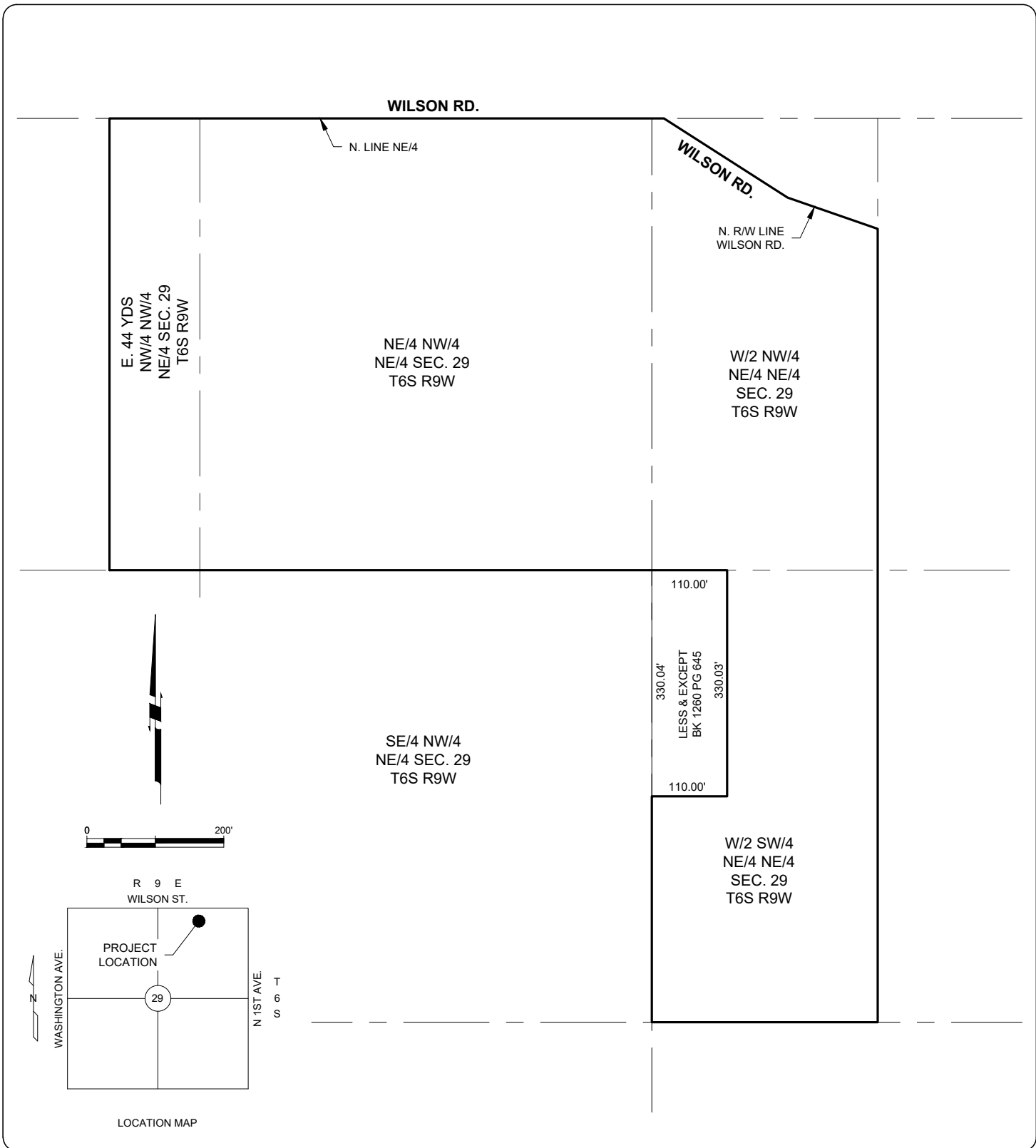
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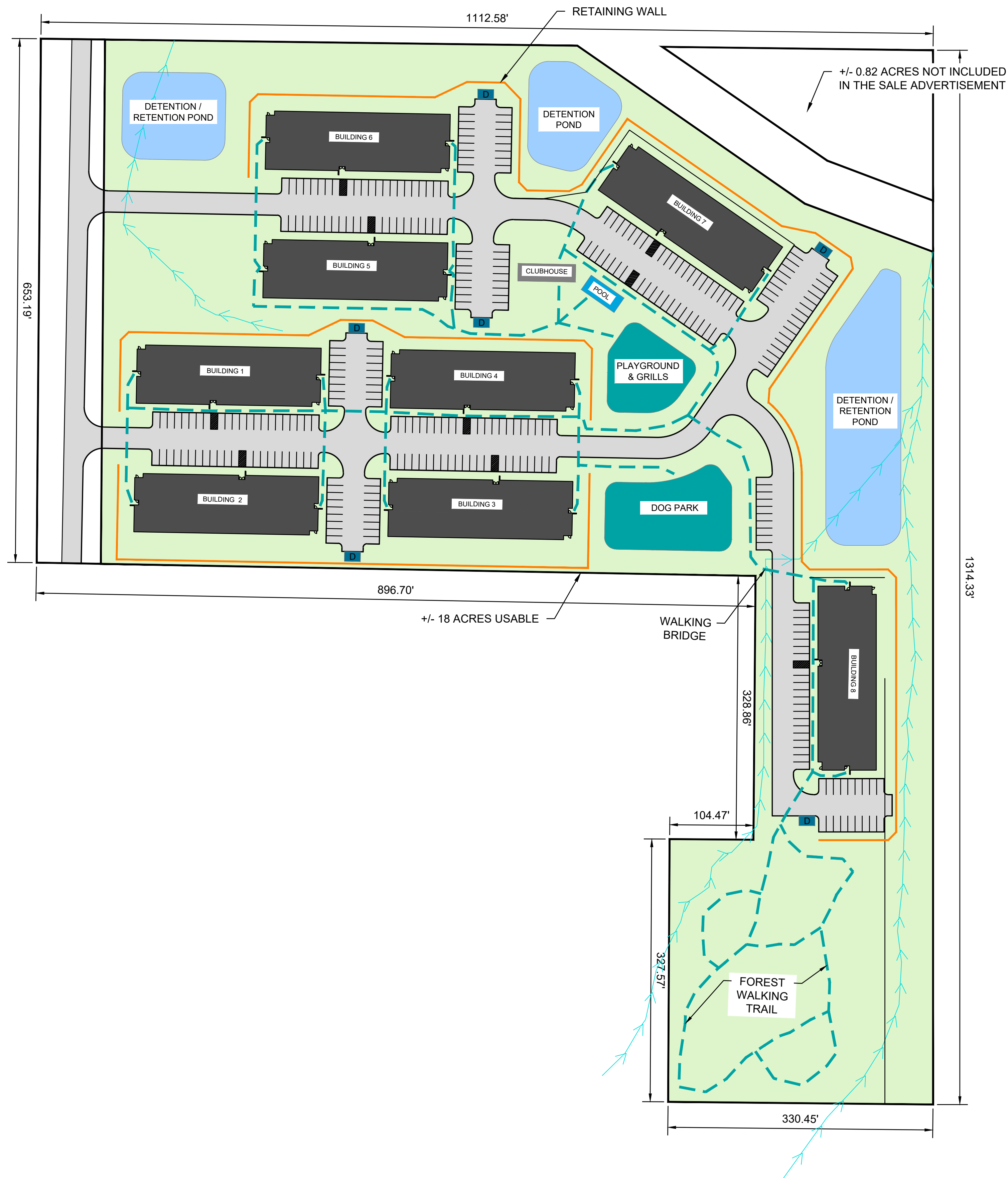
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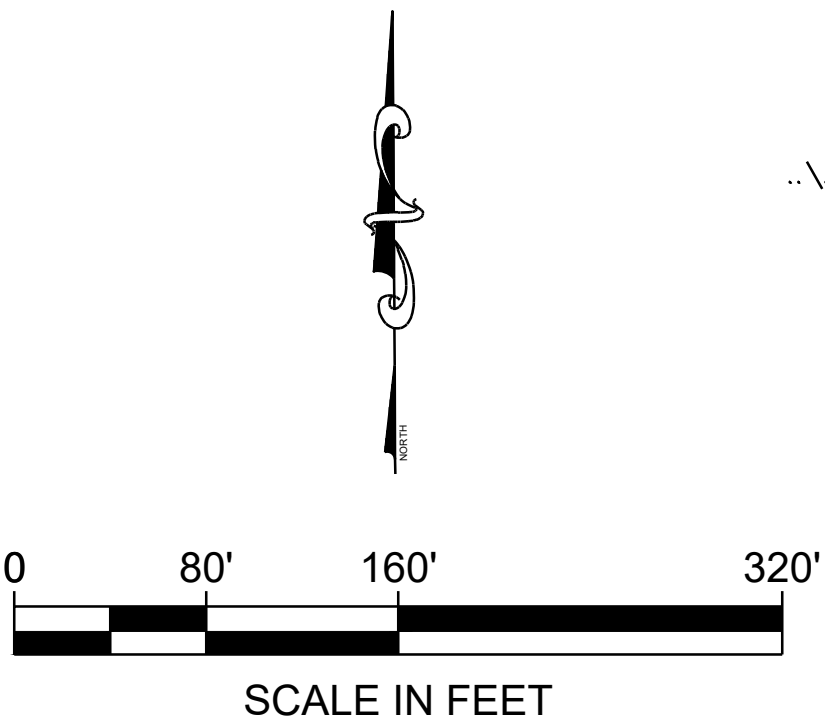
S&F DEVELOPMENT CO.
DURANT, BRYAN COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •



- NOTES:
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 - 3- WE ARE ASSUMING WE CAN USE THE EXISTING ROAD ALONG THE WEST SIDE OF THE PROPERTY TO ACCESS THE LOTS 1 THROUGH 6 TO THE WEST.
 - 4- THERE IS APPROXIMATELY 0.82 ACRES AT THE NORTHEAST CORNER OF THE PROPERTY THAT WAS NOT INCLUDED IN THE ORIGINAL ADVERTISEMENT WE RECEIVED.
 - 5- ALL STORM WATER DENTION PONDS ARE APPROXIMATE SIZE.
 - 6- THIS DESIGN REQUIRES APPROXIMATELY 3,650 LF OF RETAINING WALLS



Admin, Bid Documents\Logos\Borker Logo B&V.jpg

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3902 University Blvd.
Durant, OK 74701
580.931.9045
OK, CA: 3998
EXP. 06/30/2024

CHECKED BY: H. WAYNE BARKER, P.E.
PROFESSIONAL SEAL:

NOT FOR
CONSTRUCTION

**DILLINGHAM
WILSON STREET
SUBDIVISION**

DON DILLINGHAM

DURANT, OKLAHOMA

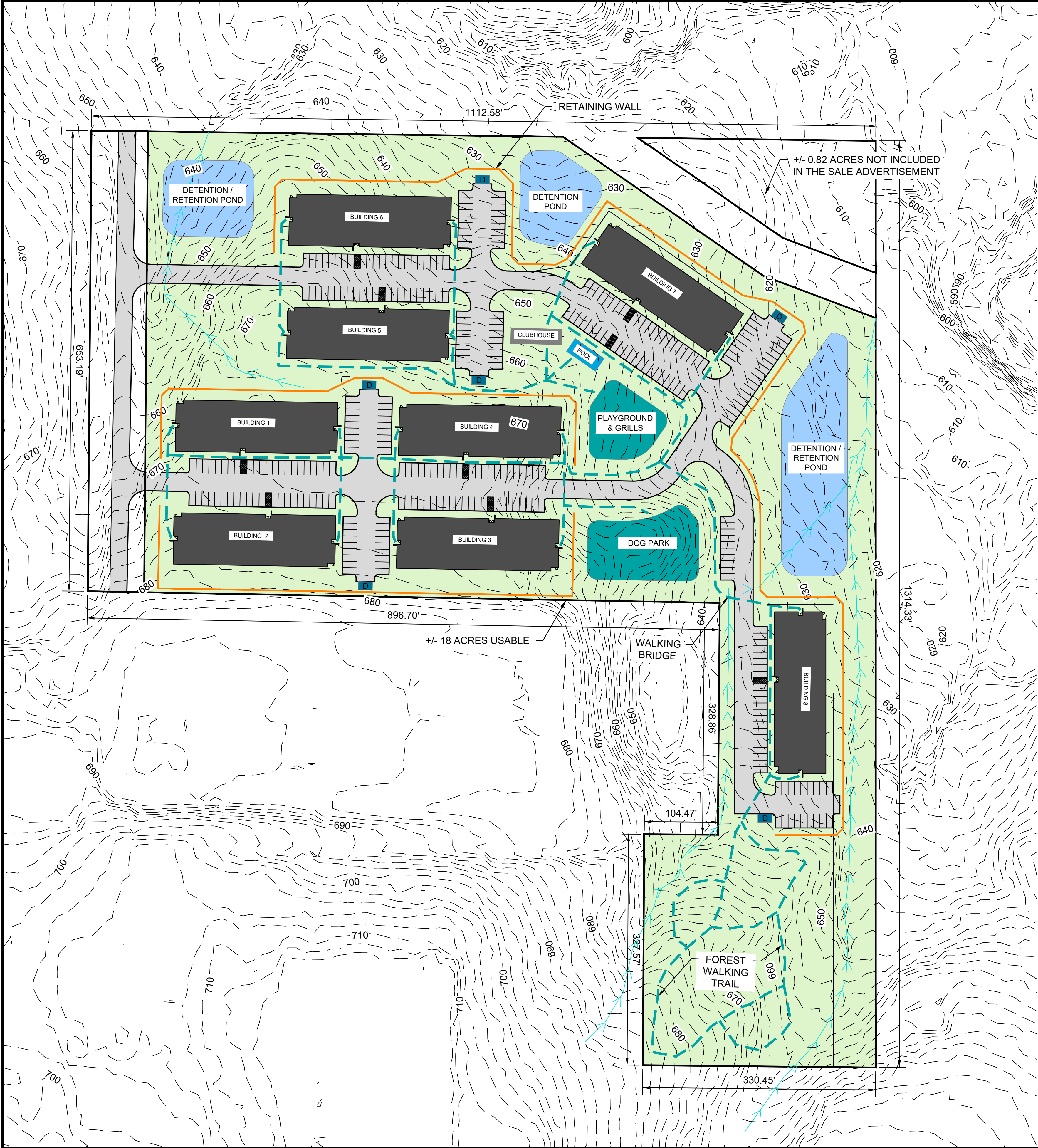
KEY PLAN

DESIGNED BY: DJK
DRAWN BY: DJK

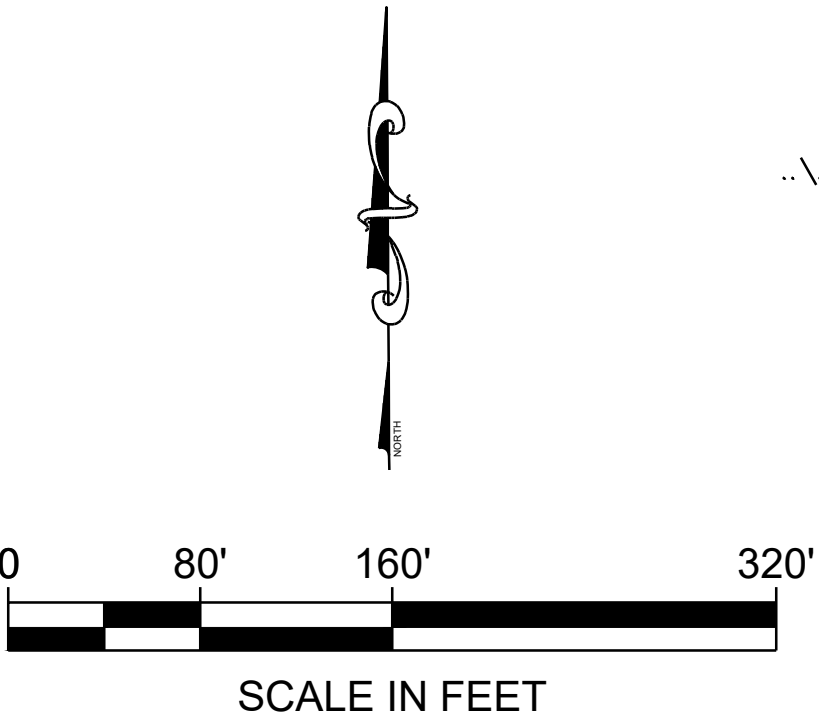
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

SITE EXHIBIT #1

PROJECT NUMBER	
10885	
STATE	DATE
OKLAHOMA	MAY. 2023
SHEET NUMBER	



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PROFESSIONAL SEAL:

NOT FOR
CONSTRUCTION

DILLINGHAM WILSON STREET SUBDIVISION

DON DILLINGHAM

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: DJK

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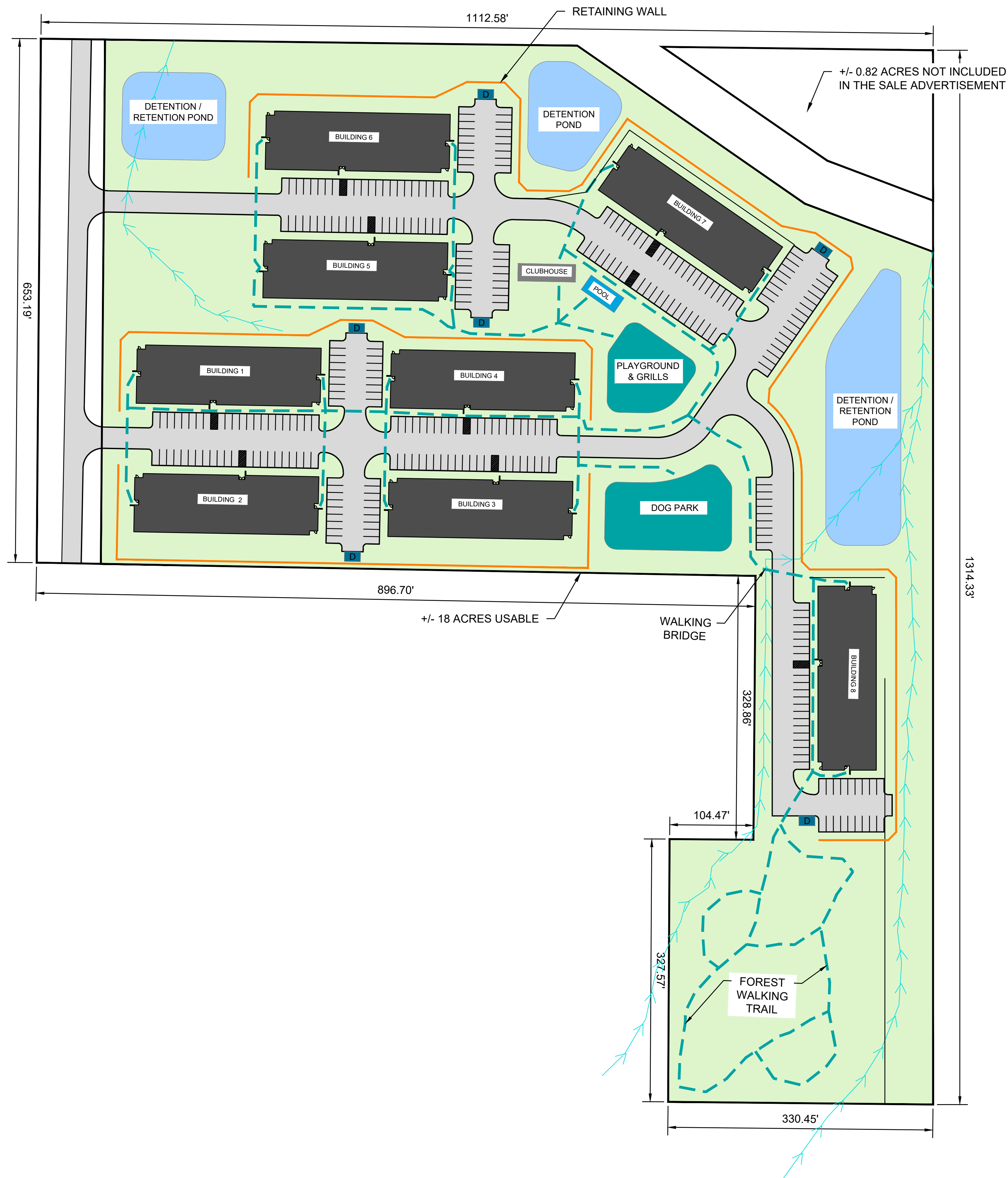
STATE

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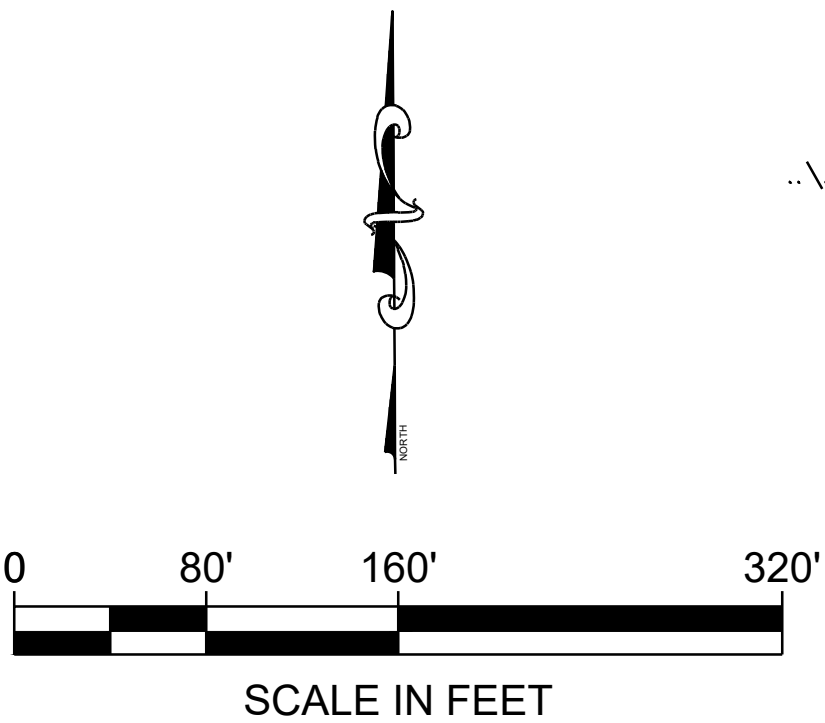
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WILSON STREET
SUBDIVISION

DON DILLINGHAM

DURANT, OKLAHOMA

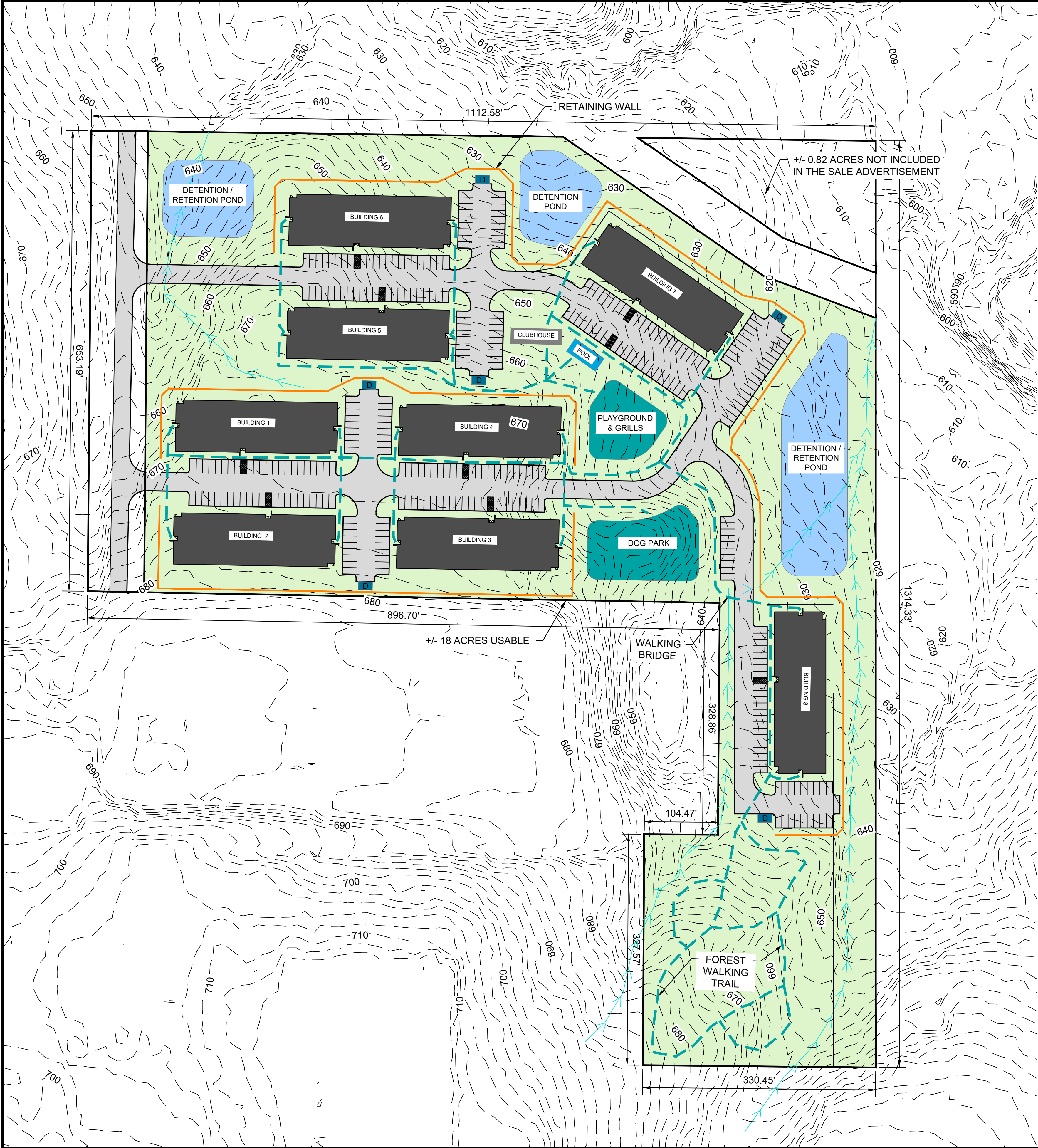
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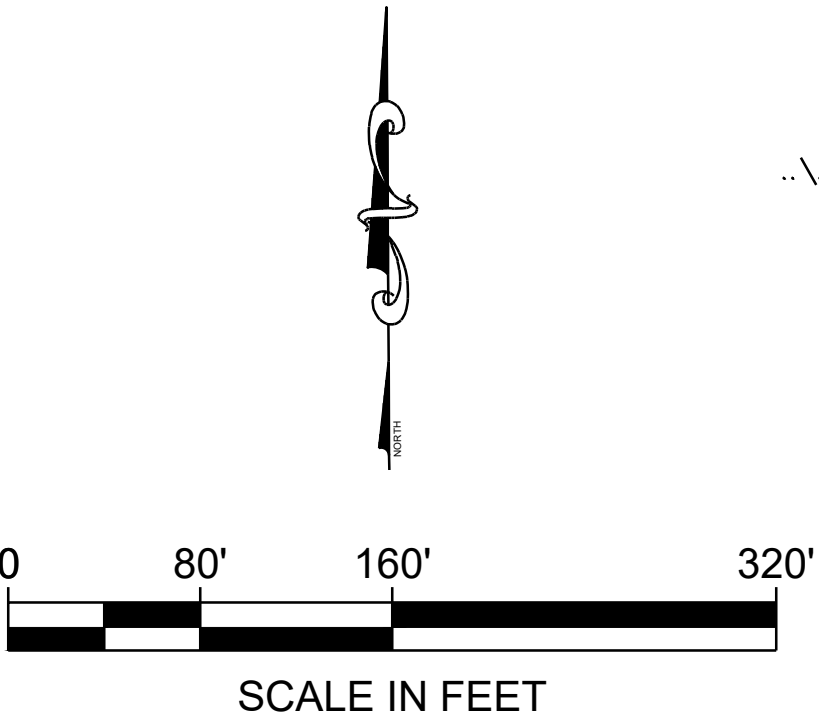
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DON DILLINGHAM

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

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No.	DATE	DESCRIPTION

SITE EXHIBIT #1

PROJECT NUMBER

10885

STATE

OKLAHOMA

DATE

MAY. 2023

SHEET NUMBER



THE CITY OF DURANT

Office of Community Development

Date: 09/05/2023
To: Planning Commission
Case: PC 2023-26
From:
Re: Preliminary Plat Extension for property located near Larkspur Lane and Prairie Crossing

Request: Consider a request from Sunstar, LLC for an extension of the preliminary plat located near Larkspur Lane and Prairie Crossing

Current Zoning: R-3, General 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: The applicant approached staff requesting a 180 day (6 month) extension on a preliminary plat. The applicant is requesting an extension in order to complete road construction. The applicant stated that the University Boulevard project hampered the project,

This preliminary plat was originally approved on September 14, 2021. This is the first extension that the applicant has asked for on this project. No changes are being requested to the approved preliminary plat.

Analysis: The subject property is already a part of an approved preliminary plat that is set to expire on September 14, 2023. Per City Ordinance §155.021, if a final plat is not filed for all or

part of the land shown in the preliminary plat within two years upon approval, then all approvals become void.

§155.027 offers the possibility of an extension or reinstatement procedure through a public meeting of the Planning Commission and to be heard by the City Council. This provides the Planning Commission to make a recommendation and City Council to decide on whether to extend or reinstate an existing plat.

Staff Recommendation: Staff does not have any issues with the extension.

Required Action: Hold a public hearing and recommend approval or denial of the preliminary plat extension/reinstatement of 180 days (6 months) for property located near Larkspur Lane and Prairie Crossing. Any specific conditions imposed by the Commission should be read into any approval motion.

Re: URGENT Re: Heritage North Engineering for approval to proceed

1 message

Sabrina Kerbo <sabrina@sunviewhomes.com>

Tue, Aug 22, 2023 at 2:39 PM

To: Audrey Hamilton <ahamilton@durant.org>

Cc: Buddy Holder <elberg7767@gmail.com>, Jay Mauck <jay@sunviewhomes.com>, "comdev@durant.org" <comdev@durant.org>, Phillip Hightower <phightower@durant.org>, Rick Rumsey <rumsy@durant.org>, Kari Speers <kspeers@durant.org>

Good Afternoon,

Please accept this email as the official request for an extension of the Heritage North Addition. The cement treated base is scheduled for next week and paving will be completed directly behind that. We are requesting a 6-month extension.

As requested, one of my email feeds with Danielle is attached. We discussed the delays due to the construction on University and waiting for the red light to be completed. It has taken longer than we expected. And we talked about the time frame for us to start mid-August.

From: Audrey Hamilton <ahamilton@durant.org>**Sent:** Monday, August 21, 2023 4:04 PM**To:** Sabrina Kerbo <sabrina@sunviewhomes.com>**Cc:** Buddy Holder <elberg7767@gmail.com>; Jay Mauck <jay@sunviewhomes.com>; comdev@durant.org <comdev@durant.org>; Phillip Hightower <phightower@durant.org>; Rick Rumsey <rumsy@durant.org>; Kari Speers <kspeers@durant.org>**Subject:** Re: URGENT Re: Heritage North Engineering for approval to proceed

Also, as previously stated I'm not finding where we ever received the sewer plans or the stormwater permit from the Oklahoma Department of Environmental Quality (ODEQ).

If these were previously sent I do apologize.

Sincerely,

Audrey Hamilton
Human Resources

City of Durant
300 W. Evergreen
Durant, OK 74701
Office: 580-931-6647

On Mon, Aug 21, 2023 at 3:54 PM Audrey Hamilton <ahamilton@durant.org> wrote:

Hi Sabrin!

I do not have access to Danielle's emails so if you could please forward those to City Staff on this thread that would be great.

The ordinance outlines the extension requirements as well. If something is not formally submitted then the preliminary plat will be null and void. Buddy should be aware of this as well.

You can simply submit a letter or an email outlining the reasons for your extension request and the amount of time needed for the request (i.e. 6 mos, etc). It is ultimately up to the Planning Commission to recommend/deny the request and City Council to approve/deny the extension.

Sincerely,

Audrey Hamilton
Human Resources

City of Durant
300 W. Evergreen
Durant, OK 74701
Office: 580-931-6647

On Mon, Aug 21, 2023 at 3:45 PM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:

Good Afternoon,

I sent an email to Daneille with updates hopefully she shared that information with you all. If not, I can forward the emails if they are needed. As soon as the light is up on university, we will pave our road.

We have not ever had to file an extension. Can you please help me with the process?

From: Audrey Hamilton <ahamilton@durant.org>

Sent: Monday, August 21, 2023 3:00 PM

To: Sabrina Kerbo <sabrina@sunviewhomes.com>; Buddy Holder <elberg7767@gmail.com>; Jay Mauck <jay@sunviewhomes.com>

Cc: comdev@durant.org <comdev@durant.org>; Phillip Hightower <phightower@durant.org>; Rick Rumsey <rrumsey@durant.org>; Kari Speers <kspeers@durant.org>

Subject: URGENT Re: Heritage North Engineering for approval to proceed

Good afternoon Buddy and Jay,

I just wanted to reach out and let you know that the preliminary plat for Heritage North will expire on September 14th. Our office has not received a submission for the final plat and the deadline has passed to be placed on the September agenda. Therefore, you may want to submit a request for an extension of time to file the final plat.

I believe Daneille discussed this with Buddy back toward the end of May and this is what was communicated to City Staff: *"I talked to Buddy about a month or so ago and he was waiting for the University & Larkspur intersection to be completed before he started on North Heritage but he felt he could still meet the deadline"*. As far as I am aware, nothing has been filed or received in our office. Also, you may or may not be aware already that Danielle is no longer with the City of Durant.

*Side note, I am also not certain our office ever received the sewer plans as referenced below. I cannot locate them in our files.

I have attached the ordinance that outlines the time limitations and extension procedure for your review.

Please let our office know how you would like to proceed as soon as possible. The September Planning Commission agenda is currently in the process of being finalized.

Sincerely,

Audrey Hamilton
Human Resources

City of Durant
300 W. Evergreen
Durant, OK 74701
Office: 580-931-6647

On Thu, Mar 10, 2022 at 5:58 PM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:

You're welcome!

From: Audrey Hamilton <ahamilton@durant.org>
Sent: Thursday, March 10, 2022 4:46 PM
To: Sabrina Kerbo <sabrina@sunviewhomes.com>
Cc: Aaron Walkup <awalkup@durant.org>; Danielle Barker <dbarker@durant.org>; comdev@durant.org <comdev@durant.org>
Subject: Re: Heritage North Engineering for approval to proceed

Thank you Sabrina for the update.

Sincerely,

Audrey Hamilton
Permit Technician
Community Development
Neighborhood Services

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: 580-931-6610



On Thu, Mar 10, 2022 at 4:44 PM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:
Good Afternoon,

Please disregard my email on reviewing the engineering. Rural Water #2 did not like the plan so we will have to make changes. You will be advised when we have the new drawing.

Thank you

From: Audrey Hamilton <ahamilton@durant.org>
Sent: Thursday, March 10, 2022 9:58 AM
To: Aaron Walkup <awalkup@durant.org>
Cc: Sabrina Kerbo <sabrina@sunviewhomes.com>; Danielle Barker <dbarker@durant.org>; comdev@durant.org <comdev@durant.org>
Subject: Re: Heritage North Engineering for approval to proceed

Aaron,

It was approved by the Planning Commission on September 7, 2021 with the following conditions:

"Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the request with the following stipulations: a corrective warranty deed being filed, approval of pending sewer plans, and a stormwater permit to be filed with the Oklahoma Department of Environmental Quality and a copy submitted to city staff."

Sincerely,

Audrey Hamilton
Permit Technician

Community Development
Neighborhood Services

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: 580-931-6610



On Thu, Mar 10, 2022 at 9:48 AM Aaron Walkup <awalkup@durant.org> wrote:
Danielle,

Did the preliminary plat get tabled at the Planning Commission because of issues needing resolved? I remember something to it because one of the issues being the House at the SE corner needing access to the house itself. I remember talking to the owner and stating her address would have to be redone depending on what Jay and Buddy did on the plat. I think it needs to be determined if the issues were resolved and the preliminary plat was ever approved before the development goes forward.

Sincerely,

Aaron Walkup
GIS Technician
911 Coordinator
City of Durant
(580) 931-6622

On Thu, Mar 10, 2022 at 9:33 AM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:
Thank you!

From: Audrey Hamilton <ahamilton@durant.org>
Sent: Thursday, March 10, 2022 9:23 AM
To: Sabrina Kerbo <sabrina@sunviewhomes.com>
Cc: Danielle Barker <dbarker@durant.org>; comdev@durant.org <comdev@durant.org>
Subject: Re: Heritage North Engineering for approval to proceed

Good morning Sabrina.

The engineered plans have been received.

Danielle will follow up with you when she is able with any additional information.

Sincerely,

Audrey Hamilton
Permit Technician
Community Development
Neighborhood Services

City of Durant
300 W. Evergreen
Durant, OK 74701
Phone: 580-931-6610

On Thu, Mar 10, 2022 at 9:20 AM Sabrina Kerbo <sabrina@sunviewhomes.com> wrote:

Good Morning,

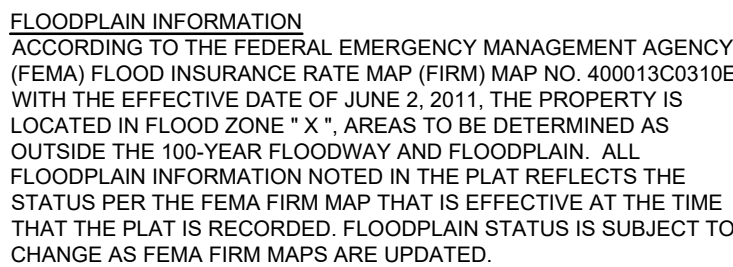
Attached is our engineering plans for Heritage North. I know you all have to approve for us to proceed. Please let me know if you need anything else. We look forward to hearing from you.

Thanks,
Sabrina Kerbo
Director of Operations
Sunview/Texoma Building Services
Office (580) 564-2680
Cell (580) 916-6998

 **Re Heritage North.msg**
81K

1. CONTRACTOR SHALL PROTECT EXISTING UTILITIES NOT DEEMED FOR REMOVAL FROM DAMAGE.
2. ALL UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENT OF THE SPECIFICATIONS, AND APPLICABLE REGULATORY AGENCIES.
3. SEE THE DETAILS SHEET FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
4. ALL UTILITIES SHALL TERMINATE 4' FROM THE BUILDING UNLESS OTHERWISE NOTED.
5. ALL UTILITY PIPE BEDDING SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE CITY.
6. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING MUST BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR WORK WITHIN THE CITY.
7. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE WORK AS REQUIRED, PRIOR TO BEGINNING WORK.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY.
9. REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS.
10. THE SEWER MAIN TO BE 36" DIA.
11. ALL SEWER SERVICES TO BE 4" PVC.

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FLAT LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. ALL WATER LINES AND SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS. LATEST EDITION.
6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN ALL AREAS OF FINISH GRADING.
9. ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1 TON/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINISH GRADING.
10. AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER DETAIL.
11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
13. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY. WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
14. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN ACCORDANCE WITH THE OKLAHOMA UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE OKLAHOMA UTILITY LOCATOR (800) 442-4444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
15. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO A STANDARD VEHICLE.
16. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
17. EXCESS EMBANKMENT SHALL BE STOCKPILED AT LOCATION APPROVED BY OWNER AND CONFIRMED BY ENGINEER OF RECORD.



SCALE



~~Sewer Sine E Deleted~~

Flow Into Existing City Sewer Line
Flow South to North

**Tie Into Existing City Sewer Line
Flow South to North**

Sewer Line A Delete Portions

Tie Into Existing City Sewer Line
Flow North to South

Sewer Line A Delete Portions

EDGE PHASE I

GE PHASE I

EDGE PHASE I

R10

7

1A[

IVR

SUNVIEW DEVELOPMENT
Jay Mauck
721 US-70
Kingston, Oklahoma 73439

PREPARED
BY:

ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26634
LITTLE ROCK, AR 72221
ASHLEY@BICECONSULTING.US
(501) 593-1298

[illegible]

CONSTRUCTION PLANS FOR:
HERITAGE NORTH SUBDIVISION
DURANT, OKLAHOMA
SITE UTILITY - SEWER

PLAN DATE:		
03/11/2022		
DESIGN:	CHECK:	DRAWN:
PROJECT NO.		
21-070		
SHEET NO.		
C200		

**Bryan County Rural Water, Sewer and Solid Waste Management
District No. 2**

9077 U.S. Hwy 70
P. O. Box 119
Mead, OK 73449-0119
Website: www.ruralwater2.com

Telephone (580) 924-8517
Fax (580) 931-3911
(TDD/TTY) - 711
Email: rwd2@totalnet.us

(INSERT DATE HERE)

Durant City Utility,

Heritage North Subdivision will be provided water service by Bryan County Rural Water District #2.

Sincerely,

Regina Clinton, Manager

This institution is an equal opportunity provider and employer. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the base of race, color, national origin, religion, sex, age, disability or familial status. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to U.S. Dept. of Agriculture, Director, Office of Adjudication, 1400 Independence Ave., S.W., Washington, D.C. 20250-9410, or by fax to (202) 690-7442 or email at program.intake@usda.gov.

**Oklahoma Department of Environmental Quality
Authorization to Discharge Under the OPDES Stormwater Construction
General Permit OKR10**

AUTHORIZATION NO. **OKR1033735**

In compliance with the Oklahoma Pollution Discharge Elimination System (OPDES) Act 27A O.S. §2-6-201, the Rules of the Department of Environmental Quality (DEQ), and in reliance on the certified statements and representations heretofore made in its application,

**Sunstar LLC
721 US-70
Kingston, OK 73439**

Is authorized to discharge stormwater from a construction site located in **Bryan** County at

**Heritage North Subdivision
.13 miles E of Larkspur Dr .3 miles S of W Mockingbird Ln
Durant, OK 74701**

The receiving body of water is Chuckwa Creek

The OPDES requires permittees to have a Stormwater Pollution Prevention Plan (SWP3) which includes a description of appropriate sediment control measures. These are applicable to your construction site, which is subject to inspection. Proof of this authorization must be available at the construction site.

The Authorization shall become effective **November 21, 2022** and will expire at midnight October 17, 2027.

All terms and conditions of the modified OPDES Stormwater Construction General Permit OKR10, as published on October 18, 2022, shall apply to the recipient of this authorization.



Matt Pace, Environmental Programs Manager
Environmental Complaints and Local Services Division