

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 necessary accommodation.

DURANT PLANNING COMMISSION

5:30 PM

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

May 7, 2024

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. Consideration of Approval for 04/02/2024 Meeting Minutes
- b. Consideration of Approval for Special Meeting Minutes on 04/18/2024

2. Consider Items Removed from Consent

3. Information Items

4. Administration Items

- a. Discussion and Possible Action on Sign Code Edit

- b. Discussion and Possible Action on District Regulation Chart Edits
- c. Discussion and Possible Action on Lot Code Edit

5. Public Hearings

- a. Consider and approve a Rezone Request from the City of Durant
- b. Consider and approve a Rezone and Replat Request from the Stachowski Family
- c. Consider and approve a Replat Request from Mr. Earthman and Mr. Dyer
- d. Consider and approve a Rezone Request from Barbara Sellers
- e. Consider and approve a Rezone Request from HL Properties

6. 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 15th day of November 2023 and that an agenda of said meeting was posted at the place of such meeting at 2:30 p.m. on the 3rd day of May 2024.



Melody Meador, City of Durant



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consideration of Approval for 04/02/2024 Meeting Minutes

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Planning Commission Minutes 04.02.24 MNM

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 15th day of November 2023 and that an agenda of said meeting was posted at the place of such meeting at 4:00 PM on the 1st day of April 2024.

Donna Barton

Donna Barton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
April 2, 2024 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 5:34pm.

INVOCATION/FLAG SALUTE

Commission Member 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. Consideration Approval of March 5th, 2024 Meeting Minutes

Motion was made by Vice Chairman Knight and seconded by Commission Member Horner 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. Information Items

- a. Introduce and Possible Confirmation of Susan Henderson as Crafton Tull assigned code writer for Land Use Ordinance Overhaul

She was asked to help with our zoning issues. She has done work in Arkansas. With our issues, her firm feels like it would be a good fit for us. The firm has been around since 2003 and is a relatively small firm. They work mostly in small and medium cities; they have also worked in countries as well.

She was asked about favorites. She is currently working in Bentonville and Rogers AR, zoning and on a comprehensive plan for the cities. A long-term client is Birmingham, AL. It has helped with areas around the city, as staffing issues have risen. They have quite a few clients that have had for many years. They like long-term clients.

Redoing Zoning is unique to them. Form-based code: is the way that cities used to be done with historic neighborhoods. How things were spaced vs the use of buildings before the industrial revolution from the 1950s to the 1990s. It merged into commercial coordinators vs housing mixed in.

She believes the form-based helps to commerce side if you have housing mixed in. This is moved into best practice in the last 35 years. This is their preference, but they can use traditional-based codes as well.

They can use either and it would be a change for us. Simple is possible. It is written as the same as current code to try to help make the transition easy. They will work us to help the first couple applications after it has written. They will help with the learning curve.

We have not had a lot of code changes over the years. Most successful thing is they will be there for the follow-up. Code should be a living document. We are hopeful it will solve most of code issues. It can be changed if we have an issues that keeps coming

up with in the city and code issue.

Community push back with zoning issues in one of the downtown. They had multiple meeting with the planning and zoning committee and worked more with the city council until it got down into the hard core code then it was more with the building and code person.

What is the transition with what we currently have from Crafton Tull. The old project manager left documents more analytic. She plans to work with us closely to move forward to change to Form-based code. it would best practice for historic preservation and economic development. Shane is pro-form based but it is only one voice on the board. He feels like the form-based code is to easier to navigate then what we have.

Form-based codes is on a two-page spread unless you are doing a large project. The illustrations makes it easier to understand for the average home-owner but also for the building people who are used to using it.

The code could also be made simpler to understand and collapse some of the smaller items into one code. Unless it something that needs to be managed with adult type shops. Plain language is used will still trying to protect the city.

Long-term relationship could look like for them. Clients can be hired per project or multiple projects for one city. One thing they do a lot of is the on-call as need it is usually a three-year contract with help for the smaller cities who a smaller staff.

Issues that could come up under form-based that downtown with our code. Parking review or added parking, advocate for free market parking, Get out of the parking business is consider best practice for them currently.

Residential areas issues to make sure that the home values won't move around too much.

General Commercial is not usually problem unless you are looking to give more permissions. They are looking for more residential areas and less parking in commercial areas. Balance between permission and requirements.

Development and language from the planning commission is best when everyone is very involved. Determine the goals of change and what stays the same. They will send the outline with an issue. They will do an early draft within small groups. It would good to have public works, parks, planning and zoning, and other city partners.

With follow to up as we keep moving forward. Drew would like a committee within the city to make sure all involved with the city. Susan come thru as a recommendation. Drew has degree of caution without a search since she is a staff recommendation. Moving forward we need make sure with having searches.

Crafton Tull to now Placemakers. Is this the remedy since Crafton Tull had turnover and

loss the work. They are taking what we have paid for already and they will be paying for the new code writer since they lost work. Crafton Tull would be reassigned a 3rd party.

This is basically Crafton Tull completing their project since work was lost due to the turnover.

Reed contacted Crafton Tull since the work was never delivered. Their work was found and was deemed not satisfactory so they are offering the 3rd party as the solution.

4. Administration

a. Consider the approval of the updated sign ordinance
Partial replacement of the sign ordinance. Reed went to the Code enforcement for most issues and it was the sign code. They worked together to fix what was a temporary sign and the permanent sign needed to be changed. The time of how long it can be up with new definitions helps make the code clear. The definitions were also explained further in the code. Illuminated signs and how to deal with them had not changed at that time. Commissioner Knight thinks a temporary sign up for a year seems like a really long time to be up. The temp sign would be like a pendant or flag. Citizens were not happy with not being able to put up grand openings being left up for only two weeks. 158.07 Temp signs would be able to be up for 30 days, but not for 90 consecutive days, but maybe only the permit for 6 months instead of a year. They only sign 2 consecutive 6 month signs for the business. It would change the definition a little with both the permanent sign and temp sign if we moved to the 6-month mark instead of the year, but we could change it.

Whitney asked if we have an uptown review board that needs to be changed to CVD. Also, 158.09 Paragraph J page 13. The property owner would come back to the planning and zoning commission. It needs to be code enforcement officer, right of appeal.

Shane: Follow up with 158.04 under Admin Item B City Manager to approve signs for community events, nonprofits, or religious groups. Reed feels like this groups be authorized to place away public right of way is where the city manager would need approval. We could change that to Board of Adjustment approval or Code Enforcement.

Signs that don't require permits list the same groups; not sure why they shouldn't have to pay for permit for signs could be related to community purpose or use. That is the intent could be reworded to be clearer. I think time limit might need to be relooked as well. 14 days before but give them more than 48 hours to be picked up. Change that along with the fine, probably doesn't need to be \$100 days.

Sight Triangle graphic it is hard to decipher the graphic a and graphic c. Need to show what they mean and what they are referencing it.

158.08 Item B Number 5 need to change the city name to the city of Durant.

We had a section for digital boards, we did take that out. We can pick it up later. We will need to discuss illumination levels and lumen level as well as the flashing and stroking of the signs. We would also need to discuss turning down the lights at night to a lower level.

158.11 House Numbers displayed properly is a \$100 fine. The verbiage needs to be changed and the maximum fine of \$1200. Could cause some problems with the city attorney and jury trials. We need to make sure that is the correct amount for trials and if it is possibly change it to a lower amount.

What happens to the current signs that are currently up? Would they be grandfathered in or would they be non-conforming. It will most likely be grandfathered in. When a new business comes in and they the change the sign or redoing the sign then they should have to come up to standard. We need to have that verbiage added in.

Tabled till next month

Motion was made by Chairman Jackson and seconded by Commission Member Newsom to table the request as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

b. Consider the approval of lot code edits

The motion was tabled until these edits could take place. 155 district regulations chart under section A. Lot width at lot line instead of building line and remove the hyperlink.

The District Regulations Chart is not up-to-date online. Section F changing the sizes of town homes was an error and needs to be removed as it was not approved or if it was. I think we could go into neighborhood districts, but we are not there yet. Under section 155.65 letter B, the residential lot was a minimum of 6,000 square feet. R3 should have a section about town homes as is described in the IRC. We would have a lot re-plats if we approved it again. We need to strike that portion of the code until we revise the code and have an area for them to be in.

Section C septic tank and make sure it follows the DEQ standards.

Motion was made by Chairman Jackson and seconded by Vice Chairman Knight to table the request as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Consider the approval of proposed special meeting dates.

Reed Aichholz discussed with the Planning Commission special meeting dates to discuss the future planning of the city. The April 11th meeting was moved to April 18th. All other dates are good.

A motion was made by Commission Member Clint Horner and seconded by Vice Chairman Shane Knight to approve the proposed special meeting dates.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

5. Public Hearings

6. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From:
Re: Consideration of Approval for Special Meeting Minutes on 04/18/2024

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 04182024 MNM

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 15th day of November 2024 and that an agenda of said meeting was posted at the place of such meeting at 3:00 p.m. on the 15th day of April 2024.

Melody Mealor

Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
April 18, 2024 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 5:31 p.m.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:
Planning Commissioner Whitney Kerr
Planning Commissioner Clent Horner
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent:
Planning Commissioner Thomas Newsom

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.

2. Consider Items Removed from Consent

3. Information Items

A. Kathy Moore Presentation for Economic Development

Kathy Moore was asked to present some items with our code changes and how to move forward with the changes to the code or districts. Drew has a list of bullet items that he feels we probably need to start with. Shane doesn't have specific issues, but not necessarily any hot topic items. He is not sure where we should start. Shane feels like we should look at the 1000 ft view vs the 5-foot view. He thinks about designing areas with either a title or districts or areas. Shane felt like that would be a good place to start. Shane feels like we need to back up and look at it on a much broader scale and then add to what we have or maybe at least improve on it. It needs to be to see what the city is going to look like in 10 to 20 years. The planning is an evolving process and will need modification. There will need to be a blanket that would hinder city districts and specific areas could have different aspects of district or areas that might be defined. The city council is implementing a safe streets initiative, and we have adopted some of it into the current city code, but not all of it and more of it needs to be added to the code. That needs to be added to the list as well. We need to focus on the outside of the community but also make sure we are protecting the historical district area. We need to build back into the older homes and facade ordinances downtown to keep the historic district preserved. This probably does need to be put into place quickly. Many of the issues could be fixed along the way with either code replacement or code revision. Drew thinks having a plan in place might be the best way to move forward. Fixing multiple things at once might be the best and most thoughtful approach to getting more forward. When code changes were first proposed, it was during the strategic plan. We have been working with a group to try to get the city codes to be clearer and to align with national standards. American legal publishing is what we are utilizing when our regional person leaves. The code has had a delay with it being published to our website and has not updated any changes to the code since July 2023. We might need to look into changing who updates and publishes our codes.

Kathy likes form-based code because it is visual. It is like a graph because you can see all the aspects of what you need. Form-based codes would have more pictures than words with the pictures giving the developers the exact picture they would need to build. Generally speaking, the consultants will need to see some examples because they each have their own template that works well for them from the start. If we have any other consultant, even if the timeline doesn't fit, we still need to see their work as well, so we can see which one would suit us better. If we are looking at an 18-month timeline before the consultant will be able to start on the fixing or rewrite of the code. We might need something in a short time to help us out as we grow. There is something called smart code or model ordinance that can be downloaded for free, and it is completely customizable for the areas we need to fix in the short term. She would like to use the model code to help us move forward without growing more concrete. We still need to look at the places where we want the city to grow up to be like. We need to at least have an overlay to protect the areas while we wait for the code writer if we don't

go with the model code. No matter how we move forward, we need to find a scope of what areas could benefit from form-based code. She couldn't find any city that had completely reworked their code into form-based code. Kathy felt like either coming in with an overlay or special district to protect some of the current areas we have and those that we are growing to. Form based code can be done parallel to the traditional code. How would that work like would it be just the new areas would be form based or the just certain areas until it all gets changed over to form based code. Kathy does acknowledge that is complicated to do both and that it would be a lot of different people coming together to figure out the best to move forward. Some areas won't need to have model code put over it as some areas are already good. The form-based code could match what is already there. It would be easier to introduce to form-based code or model code to a brand-new housing development, brand new shopping center or grocery store. The existing neighborhoods would be a long process to protect what is already there and also keeping the historic district for both businesses and homes. It might be easier to have a historic overlay vs completing changing to form-based code in order to protect the homes and businesses close to downtown. In the interim it might be easier to have a form-based overlay within what needs to be fixed sooner rather than later. It would not be getting rid of the existing it would only be what is coming in. It seems like setting up districts or areas might be the best way to start out. Form based code is easier for the developers to read and understand. Form based code might be the 2030 way of thinking. The consultant might be the best way to go. It might be better to start with one area instead of trying to fix everything at one time. They have 3 ways to go about changing the code transect way that is where you go from urban to more rural area zoning changes, building type applied to either building type or district or by street approach and how the area around the street changes by how the traffic changes. As the road changes and the traffic changes it is safer and walkability. Street is the least used code-based form. It seems using a district based would make the most sense by what we already have. The district-based approach seems like the easiest way to start and take it piece by piece instead of doing the whole city. Model based or form-based code would fix most of our issues in the first view steps. All of the code changes should come off our strategic plan or comprehensive plan.

What is the decision or recommendation for tonight? Is it to go with form-based code, stay with what we currently have and just fix the issues or pick something completely different all together. We probably need to have a joint city council, planning commission and department heads together to move forward. It might be easier to have a workshop to lay out the plans and see how everyone feels about that and the best steps to move forward with the changes. It might also be smart to have zoning code consultant that could help move forward with also explaining what each code is and how to move forward with the choice that is made.

Durant is the fastest-growing MSA in the country right now at 16%. Grayson and Collin County both 2010 to 2020 grow at 18% In 2018 to 2023 grow twenty million in the last 5 years in Bryan County. Durant and Bryan County are growing at a rapid rate.

Drew wanted to know is there something out there that might be something we could copy or have an example for us to utilize or adopt what we are needing. Model code

might be a possible solution instead of a rewrite. Whitney likes it might be too hard for us to find the examples we are needing and to adopt them for our use. It is a long and drawn out process without having to do major changes to what we find. We have a lot of ideas and we need to make up our minds and then make recommendations to council and see if they align with our ideas.

Kathy and Reed moving forward with getting a council, city manager, departments and setting a workshop. Trying to get it set up in as the next special meeting in either in May or June. It would be an option to present form based code to city council to either approve or give us the green light to continue to move forward. The planning commission would prefer a round table discussion with a presentation and agenda.

5. Administration

a. Presentation and Discussion of Subdivision Code & Past PC Code Ideas
Tabled

b. Discussion of Sign Code Overhaul
Tabled

6. New Business

ADJOURNMENT

Motion made by Commission Member Horner and seconded by Commission Member 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

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Administration Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Discussion and Possible Action on Sign Code Edit

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC 2024 Sign Code EDIT May 7 PC

CHAPTER 158: SIGN REGULATIONS

Section

158.01 Purpose

158.02 Applicability

158.03 Binding effect

158.04 Definitions

158.05 Sign standards by zoning district

158.06 Temporary Signs

158.07 Permanent Signs

158.08 Nonconforming signs

158.09 General provisions for on-site signs

158.10 Standards for specific types of signs

158.11 Signs within the Highway Overlay District

158.12 Prohibited signs

158.13 Sign permits

158.14 Sign permits: initial and continuing; lapse of sign permit; and assignment of sign permit

158.15 Inspections

158.16 Exemptions from sign permit requirements

158.17 Comprehensive sign program

158.18 Abandoned signs

158.19 Illegal signs

158.20 Violations, enforcement, and remedies

158.21 Tables

§ 158.01 PURPOSE.

This chapter provides standards for on-site and off-site signs to safeguard life, health, property, safety, and public welfare, while encouraging creativity, variety, and compatibility, and enhancement of the city's image. The provisions of this chapter are intended to:

(A) Encourage signs that are responsive to the aesthetics and character of their particular location, adjacent buildings and uses, and the surrounding neighborhood. Signs should be compatible and integrated with the building's architectural design; and

(B) Recognize that signs are a necessary form of communication, and provide flexibility within the sign review/approval process to allow for unique circumstances and creativity.

(Prior Code, § 159.01) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.02 APPLICABILITY.

(A) Sign permits required. To ensure compliance with the regulations of this chapter, a sign permit shall be required in order to apply, erect, move, alter, reconstruct, or repair any permanent or temporary sign, except signs that are exempt from permits.

(B) Sign standards. The sign standards provided in this chapter are intended to apply to signs in each zoning district in the city. Only signs authorized by this chapter shall be allowed.

(C) Design guidelines. The city's sign design guidelines will be used in the evaluation of sign permit applications to ensure that signs are well designed, compatible with their surroundings, and do not detract from the overall visual quality of the city.

(Prior Code, § 159.02) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.03 BINDING EFFECT.

After approval of a comprehensive or lot signage plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan. In case of any conflict between the provisions of such a plan and any other provision of this chapter, this chapter shall control.

(Prior Code, § 159.03) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.04 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABANDONED SIGN. Any sign that advertises a business, lessor, owner, product, service, or activity that is no longer located on the premises where the sign is displayed.

ALTERATION. Any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

ANIMATED OR MOVING SIGN. A sign that uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.

AREA OF A SIGN. See SIGN AREA.

AWNING SIGN. Any sign copy or logo attached to or painted on an awning.

AWNINGS and CANOPIES. Roof-like covers that project from the wall of a building for the purpose of shielding a doorway or window from the elements.

BANDIT SIGNS.

BANNER, FLAG, or PENNANT. Any cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to any structure, staff, pole, line, framing, or vehicle, not including official flags of the United States, the State of Oklahoma, and other states of the nation, counties, municipalities, official flags of foreign nations, and nationally or internationally recognized organizations.

BILLBOARD. A sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

BLADE/BRACKET SIGN. A small, pedestrian-oriented sign (for example, less than four square feet), that projects perpendicular from a structure (BRACKET SIGN) or is hung beneath a canopy (BLADE SIGN).

BUILDING FRONTAGE. The building elevation that fronts on a public street where customer access to the building is available.

BUSINESS FRONTAGE. The portion of a building frontage occupied by a single tenant space having a public entrance within the building frontage. For businesses located on the interior of a building without building frontage, the building elevation providing customer access shall be considered the BUSINESS FRONTAGE.

BUSINESS IDENTIFICATION SIGN. A sign that serves to identify only the name, address, and lawful use of the premises upon which it is located and provides no other advertisements or product identification.

CANOPIES. See AWNINGS and CANOPIES.

CHANGEABLE COPY SIGN. A sign designed to allow changing of copy manually.

CHANNEL LETTERS. Three-dimensional individually cut letters or figures, illuminated or un-illuminated, affixed to a structure.

CIVIC EVENT SIGN. A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization.

CONTRACTOR OR CONSTRUCTION SIGN. A sign that states the name of the developer and contractor(s) working on the site and any related engineering, architectural, or financial firms involved with the project.

CONVENIENCE SIGN. A sign that conveys information (for example, restrooms, no parking, and entrance) or minor business identification for directional purposes, and is designed to be viewed by pedestrians and/or motorists.

COPY. Words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign.

DIRECTIONAL SIGN. Any sign that is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.

DIRECTORY SIGN. A sign listing the tenants of a multiple-tenant structure or center.

DOUBLE-FACED SIGN. A sign constructed to display its message on the outer surfaces of two identical and opposite parallel planes.

ELECTRONIC READER BOARD SIGN or ELECTRONIC GRAPHICS SIGN. A sign with a fixed or changing display/message, composed of a series of lights that may be changed through electronic means.

EXTERNAL ILLUMINATION. The lighting of an object from a light source located a distance from the object.

FLASHING SIGN. A sign that contains an intermittent or sequential flashing light source.

FREESTANDING BRACKET SIGN. A small pedestrian-oriented sign mounted on the ground using one or more posts, or having a solid monument-type base.

GRAND OPENING. A promotional activity, not exceeding 30 calendar days, used by newly established businesses within two months after initial occupancy, to inform the public of their location and services available to the community. GRAND OPENING does not mean an annual or occasional promotion by a business.

HEIGHT OF SIGN. The vertical distance from the uppermost point used in measuring the area of a sign to the average grade immediately below and adjoining the sign.

ILLEGAL SIGN. Any of the following:

(1) A sign erected without first obtaining a permit and complying with all regulations in effect at the time of its construction or use;

(2) A sign that was legally erected but whose use has ceased because the business it identifies is no longer conducted on the premises;

- (3) A nonconforming sign for which the amortization period has expired;
- (4) A sign that was legally erected which later became nonconforming and then was damaged to the extent of 50% or more of its current replacement value;
- (5) A sign that is a danger to the public or is unsafe; or
- (6) A sign that pertains to a specific event that has not been removed within five days after the occurrence of the event.

INFLATABLE DEVICE. An object that is blown up with air or gas.

INTERNALLY ILLUMINATED SIGN. A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.

MONUMENT SIGN. Permanent sign where the entire bottom of the sign is affixed to the ground, not to a building.

MULTIPLE-TENANT BUILDING. A development consisting of two or more separate uses or tenancies that share either the same parcel or structure and use common access and parking facilities.

MURAL. A painting or other work of art executed directly on a wall.

NEON SIGN. Glass tube lighting in which a gas and phosphors are used in combination to create a colored light.

NONCONFORMING SIGN. An advertising structure or sign which was lawfully erected and maintained prior to the adoption of the city's Zoning Code, and which has subsequently come under the requirements of the city's Zoning Code, but does not now completely comply.

OFF-SITE SIGN. Any sign which advertises or directs attention to a business, commodity, service, or activity conducted, sold, or offered elsewhere than on the same lot or within the same building upon which such sign is located. All OFF-SITE SIGNS shall conform to the rules and regulation established by the state for outdoor advertising signs.

ON-SITE SIGN. Any sign used for identifying a use, facility, service, or product that is located, sold, or manufactured on the same premises.

PERMANENT SIGN. Any sign which is not a temporary sign as defined herein. A sign intended to be erected and used or in fact which is used for a time period in excess of 6 months. (See section ___ for more details)

POLE SIGN. A sign mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above finished grade.

POLITICAL SIGN. A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election, or a sign expressing political, religious, or other ideological sentiment that does not advertise a product or service.

PORTABLE SIGN. A sign that is not affixed to a structure or the ground (for example, A-frame or sandwich-board signs).

PROJECTING SIGN. A sign that protrudes in a V-shape from the top of the ground floor over the sidewalk, like a traditional theater marquee.

PROMOTIONAL SIGN. A sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

PROPERTY FRONTAGE. The side of a parcel or development site abutting on a public street.

REAL ESTATE SIGN. A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

ROOF SIGN. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support, and which projects above the highest point of a building with a flat roof, the eave line of a building with gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

SIGN. An object, device display, or structure, or part thereof, situated outdoors or indoors, which is used to identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event, or location, by any means, including words, letters, figures, design symbols, fixtures, colors, illumination, or projected image.

SIGN AREA. The entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme limits of lettering, logo, trademark, or other graphic representation, together with any frame or structural trim forming an integral part of the display used to differentiate the sign from the background against which it is placed.

SPECIAL EVENT SIGN/BANNER. A temporary sign or banner that is intended to inform the public of a unique happening, action, purpose, or occasion (for example, grand opening or community event).

TEMPORARY SIGN. Any sign or advertising device constructed of cloth, canvas, light fabric, portable cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a 6-month period only and which is portable. (See Section ____ for more details)

THREE-DIMENSIONAL SIGNS. Signs that have a depth or relief on their surface greater than six inches.

TIME AND/OR TEMPERATURE SIGN. Signs that accurately display the current local time and/or temperature, usually through arrays of small electric lights. No commercial advertising or other message is allowed.

VEHICLE SIGN. A sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

WALL SIGN. A sign that is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

(Prior Code, § 159.04) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.05 SIGN STANDARDS BY ZONING DISTRICT.

Table 1-1 Sign Standards for Residential Zoning Districts

Table 1-2

(Prior Code, § 159.05) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

158.07 TEMPORARY SIGNS AND TEMPORARY SIGN PERMITS.

(a) General Restrictions for Temporary Signs.

- (1) All signs not previously exempted and are not permanent signs as provided shall require a temporary sign permit.
- (2) All temporary signs shall be issued permits subject to the restrictions set forth in the schedule of sign regulations of this chapter and the regulations required for permanent signs as is set forth.
- (3) Banners, temporary wall signs, flag signs, and pennants less than 16 square feet are permitted provided that they are attached at each corner, point and/or end so as to prevent movement. Banners may be attached to ground signs within the frame provided that they are attached at each corner, point and/or end so as to prevent movement. Streamers are prohibited. Only 1 banner is permitted per establishment. No business shall display such signs for more than 90 days per calendar year or for more than 30 continuous days. The date each sign is first displayed and the time period for which the sign will be displayed shall be legibly marked on the sign. The area of each banner shall not count toward the minimum sign area as specified in the Schedule of Sign Regulations.
- (4) All temporary signs shall be located at the site or location of the event being promoted or of the headquarters for the sponsoring organization except as otherwise provided for community events in Section 158.06(l).

(5) The date upon which a temporary sign is first displayed shall be legibly marked on the sign.

(6) The construction requirement set forth in Section 158.08(b)(5) shall not be applicable to temporary signs.

(b) Political campaign headquarters signs shall require a temporary sign permit and must meet the requirements of the district in which the headquarters is located.

158.08 Permanent Sign Requirements.

(a) All permanent signs shall require a permit. Permitted permanent signs shall be classified into one of the three following types: wall signs; window signs; and ground signs.

(1) Wall signs may be erected on a building wall or extension of a building wall which faces a street, parking lot or service drive, and such sign may not extend beyond any building setback lines. Wall signs shall be attached parallel to the building face and extend outward perpendicular from the building face a maximum of ten inches except as follows:

A. Signs may be painted on an awning area or attached to a canopy or marquee which projects beyond the building provided that no part of such sign may extend above the roof line, canopy or marquee.

B. Projecting nameplates provided that:

1. The nameplate does not exceed four square feet in size; is placed not less than eight feet above the sidewalk or ground level; projects no more than three feet outward from the building face; and

2. Is used only by a business having its own separate and individual entrance and located in a building having no front yard or is used by a number of businesses which share a common entry way in a

building with no front yard and whose nameplate identifies the name and/or street address of the building, and not the names of the individual businesses.

(2) Ground signs, to include pole signs and other types of free standing signs, may be erected on a

lot provided the location, height and other characteristics of the sign meet the regulations of this chapter. Only one ground sign per street front is permitted for any lot in any zoning district.

(3) Permanent window signs shall be limited to signs denoting the identification of the occupant, the address of the premises and its use. Except for the CBD District where a business does not occupy first floor space, such signs shall be limited to use solely on the ground or first floor. Permanent window signs must comply with the Schedule of Sign Regulations.

(b) The following general requirements shall apply for characteristics of permanent signs:

(1) Illumination. Illumination of signs shall be permitted in all districts. Illumination shall be from a concealed or indirect light source and shall not flash, blink, fluctuate, travel, move or in any manner fail to provide constant illumination and shall not create a hazard or visibility problem or interfere with or impair vehicular movement on any street from which the sign may be viewed. Illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent properties or streets.

(2) Animation or changeable copy signs (mechanical) and moving signs. Mechanical changeable copy signs, flashing signs, moving signs and the animation of signs are prohibited.

(3) Manual changeable copy signs. Manual changeable copy signs shall be permitted on ground signs only. Manual changeable copy signs shall comprise no more than one third (33.3%) of the total area of the sign per side or ten square feet per side, whichever is more, and shall comply with the maximum height standards specified in the schedule of sign regulations, and shall be an integral part of the sign. In residential districts, manual changeable copy signs shall not be internally illuminated and may be illuminated only between 6:00 a.m. and 11:00 p.m.

(4) Pennants, streamers, etc. No sign shall contain or consist of banners, pennants, ribbons, streamers or similar moving devices.

(5) Construction. The construction of all signs, including any electrical wiring necessary for the operation of illuminated signs shall conform to the specifications of the 2018 IFC Building Code. All signs shall be adequately maintained and shall not constitute a safety hazard. The sign faces of a sign shall be kept neatly painted or posted at all times and, where applicable, shall be painted or replaced with blank panel(s) when copy is removed.

(6) Location.

A. All permanent signs shall be located on the site being promoted, identified or advertised. Off premise signs are prohibited.

B. In no case shall any part of a sign be placed in, over, or extend onto any public right-of-way except for projecting nameplates on lots where no front yard exists and for publicly owned signs such as traffic control and directional signs. In no case shall any part of a sign be placed in, over or extend above the roof line of any structure.

(7) Maximum number, height, and area of signs. In addition to placement of signs, the heights, area and number of permitted signs allowed per use or lot shall be regulated by districts and uses as listed under the Schedule of Sign Regulations of this chapter, except as specifically regulated elsewhere in this chapter. The height of a ground sign shall be measured from the established grade of the adjacent public street at the proposed sign location.

(8) Joint identification signs. Joint identification signs shall be limited to wall or ground signs and to premises where there are two or more uses located on a property

having frontage on at least one public street. If the property fronts on one street, only one joint identification sign is permitted. A second joint identification sign is permitted, if the property fronts on two streets provided that the frontage for each street is not less than one hundred lineal feet. Additionally, a second joint identification sign is permitted in the CBD

(9) District if the premises has pedestrian access open to the public from parking facilities both in the front and in the rear of the property. The size of a joint identification sign shall not exceed a total of twenty-five square feet nor shall less than four square feet be utilized by any one occupant of the property.

(10) Billboards. Billboards are prohibited as off-premise signs.

(11) Permanent residential subdivision identification signage.

A. Such identification shall be limited to wall mounted signs or graphics only, for example, with placement on a brick wall, railroad ties, entrance columns on each side of a street or on a similar architectural or landscaping entrance feature that may be used. The reverse sides of identification features shall be finished to match the fronts. Pole type signage is hereby prohibited. Sign copy shall be limited to the name and logo of the subdivision. One manual changeable copy sign is permitted per entrance. Manual changeable copy signs are to be mounted on the rear of an entrance feature. Maximum area for residential manual changeable copy signs is four square feet.

B. Such identification features may not be located in the public right-of-way. Under no circumstances shall such feature be located in the tree lawn nor the clear sight triangle defined in Section 158.02, nor impair the future utilization or expansion of public streets.

C. The maximum area for such identification is 20 square feet at any one entry location. A maximum of one permanent residential subdivision identification sign is permitted on each side of the street at each entry location to a development.

D. No part of any such sign shall be closer to any public right-of-way than ten feet.

E. Applications for permanent subdivision identification signs must demonstrate provisions for future maintenance and maintenance easements at the time of final platting. Written consent of the property owner of each proposed sign location shall be submitted with each permit application.



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Discussion and Possible Action on District Regulation Chart Edits

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. District Regulation Edit

* Do Not Hyperlink

§ 157.032 DISTRICT REGULATIONS.

No lot or yard shall be established in any district that does not meet the minimum requirements set forth in the following table. No building or structure shall be erected or enlarged to exceed these regulations, except as elsewhere provided in these regulations.

Zoning Districts	Lot Area Min.	Lot Width at Front Building Line (A)	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exterior	Rear	Height Max.
						Adj. Res. District	Adj. Non-Res. District			
A-1 Agriculture	5 acres	150'	30% incl. acc. bldg.		50'	25'	25'	25'	50'	35'
R-1 Single-Family Residential	8,400 sq. ft.	70'	30%	None	30' incl. dbl. front.	5'C	5'C	15'	20'	35'
R-2 Two-Family Residential	6,000 sq. ft. (Single-family dwellings)	60'	35%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
	8,000 sq. ft. + (Duplex and two-family dwellings)	80'	35%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
R-3 General Residential (F)	6,000 sq. ft. (Single-family dwellings)	50'	50% 40%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
	8,000 sq. ft. + (Duplex and two-family dwellings)	70'	50% 40%	None	25' incl. dbl. front.	5'C	5'C	15'	20'	35'
	8,000 sq. ft. + 1,200 sq. ft./unit over 2 (All other developments)	80'	50%	75%	25' incl. dbl. front.	15'C or 1'1' ht.	15'C or 1'1' ht.	15'	20'	35'
R-4 Manufactured Homes	See Regulations									
C-O Prof. & Bus. Offices	10,000 sq. ft.	70'	75% 50%	None	53'	10'	10'	35'D	10'	35'
C-1 Convenience Comm.	12,000 sq. ft.	100'	50% 40%		50'	10'	1'1' ht.	15'	20'	35'
C-2 Highway Commercial & Comm. Recreation	10,000 sq. ft.	100'	70% 40%		25'	1'1' ht.	10'	15'	20'	45'
C-3 General Commercial	8,000 sq. ft.	80'	None 40%		25'	1'1' ht.	10'	15'	20'	35'
Central Business (CBD)	None	None	None		None	1'1' ht.	None	None	None	None

Zoning Districts	Lot Area Min.	Lot Width at Front Building Line (A)	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exterior	Rear	Height Max.
						Adj. Res. District	Adj. Non-Res. District			
I-1 Light Industrial	None	None	60% 40%	90%	35'	1'/1' ht.	10'	15'	20'	None
I-2 Medium Industrial	None	None	60% 40%	90%	30'	1'/1' ht.	10'	15'	20'	None
H-1 Health Facilities	None	None	None 50%		25'	1'/1' ht. E	10	15'E	20'E	25'E

Notes:

- A. For any wedge-shaped lot the required frontage shall be measured at the building line.
- B. Front yard setbacks measured from street right-of-way.
- C. For buildings of more than one story, the minimum width of the side yard on all lots shall be not less than 10 feet. On a lot where the principal use is a nonresidential building there shall be a side yard of not less than one-half the height of the building but in no case less than 15 feet.
- D. If 25% or more of the lots on one side of the street between two intersection streets are improved with buildings all of which have observed an average setback line less than 35 feet, and no building varies more than 5 feet from this average setback, then a building may be erected on the average setback line so established by the existing buildings.
- E. A building or structure may exceed the maximum height regulations by adding one foot onto the required front, side and rear yards for each two feet of additional height.
- ~~F. Townhomes, as described in the International Residential Code currently adopted by the city, shall be classified R-3 and require no side setback limitations when abutting other townhome R-3 property. When adjacent to other property, there shall be a five-foot side setback. For interior lots minimum width shall be 28 feet. End lots must also meet setback requirements of an extra five feet or 15 feet depending on the configuration and adjacent roadways. Minimum total lot area shall be 3,200 square feet.~~

('93 Code, § 12-220) (Ord. 1040, passed 4-12-83; Am. Ord. 1078, passed 10-8-85; Am. Ord. 1335, passed 5-8-01; Am. Ord. 1411, passed 9-8-03; Am. Ord. 1574, passed 11-13-07; Am. Ord. 1615, passed 5-12-09; Am. Ord. 1755, passed 5-12-15)



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Discussion and Possible Action on Lot Code Edit

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC 2024 Editing Residential Lot Language 5 7 24

§ 155.065 LOTS.

(A) Residential lots shall be not less than the required width at the front building line and shall abut a street a distance of not less than 35 feet when situated around a cul-de-sac or abutting a curve with a radius of less than 50'. In all other scenarios, lots shall abut a street with frontage as described in 156.035 - District Regulations).

(B) The area of residential lots shall be not less than 6,000 square feet.

(C) In residential subdivisions where septic tank or individual sewage disposal devices are to be installed, the area of the lot shall be not less than 22,500 square feet.

(D) Lots are not required for subdivisions for commercial and industrial use, but when provided should be of appropriate size and arrangement to provide for adequate off-street parking and loading facilities based on the intended use.

(E) Side lot lines should be approximately at right angles or radial to street lines.

(F) Double frontage and reverse frontage lots should be avoided except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least 20 feet shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right-of-access across a planting screen easement.

(Prior Code, § 156.065) (Ord. 1041, passed 4-12-1983)

Durant - Land Usage-----THIS CHART SHOULD NOT BE HYPERLINKED

§ 156.035 DISTRICT REGULATIONS.



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consider and approve a Rezone Request from the City of Durant

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC2024 Staff Report City Of Durant 5 7 2024
2. PC2024-13 Maps



THE CITY OF DURANT

Office of Community Development

Date: 5/07/2024
To: Planning Commission
Case: PC 2024-05
From: Reed Aichholz, Community Development Director
Re: Rezone Request from City of Durant

Request: Consider a request from the City of Durant to rezone a property from R-2 to C-1

Current Zoning: R-2 – Two Family Residential

The Future Land Use Map has this area as a mixed-use neighborhood (parcel specifically residential)

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Two Family Residential
East	R-2	Two Family Residential
South	R-2/C-1	Mixed Uses
West	R-1	Single Family Residential

Lot Characteristics:

Width	~ 130 ft.
Depth	~ 420 ft. (triangle)
Total Area	~ .4 acres

Applicant: City of Durant

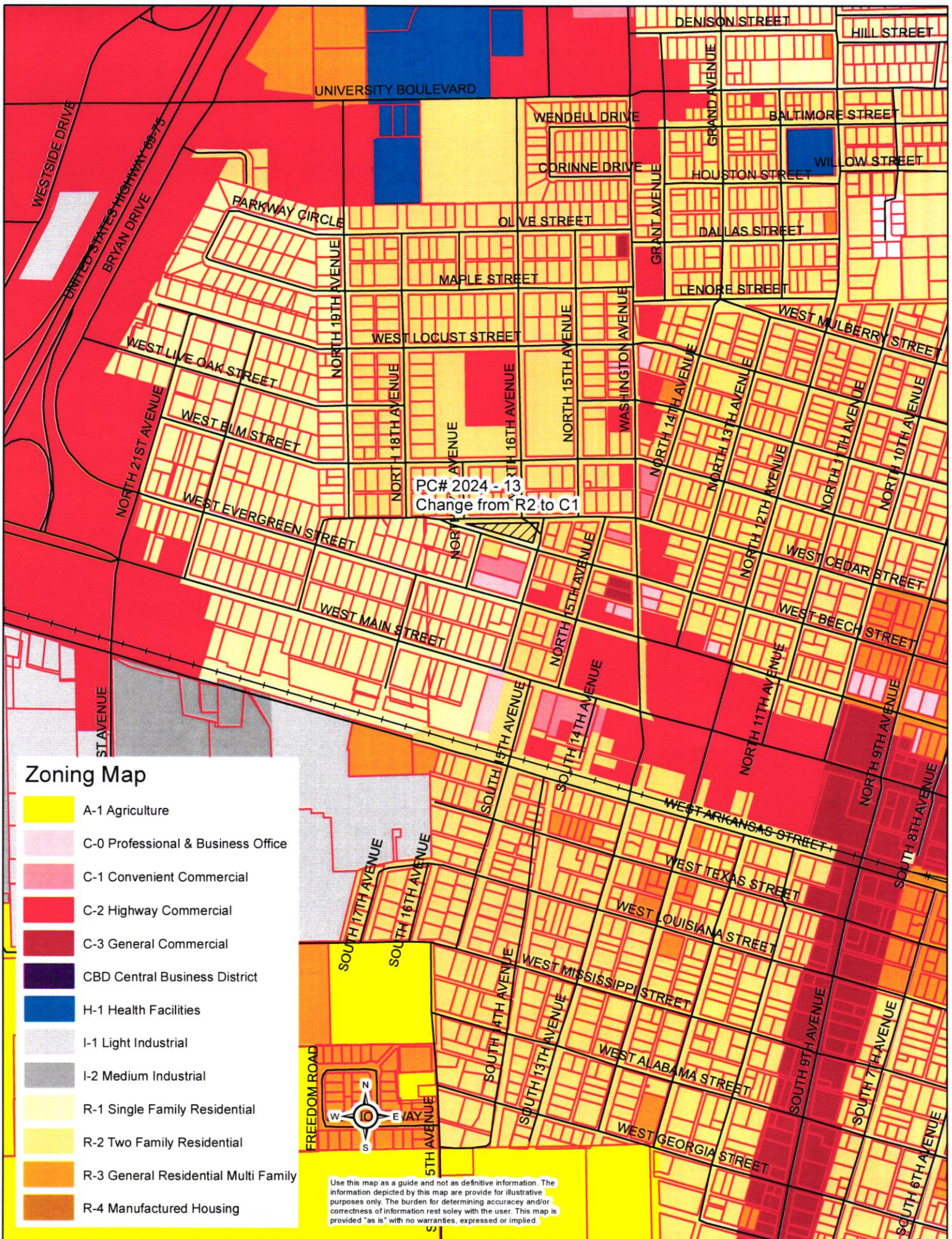
Background: The City is rezoning a property in a mixed-use neighborhood to satisfy the proposed use of a day care facility.

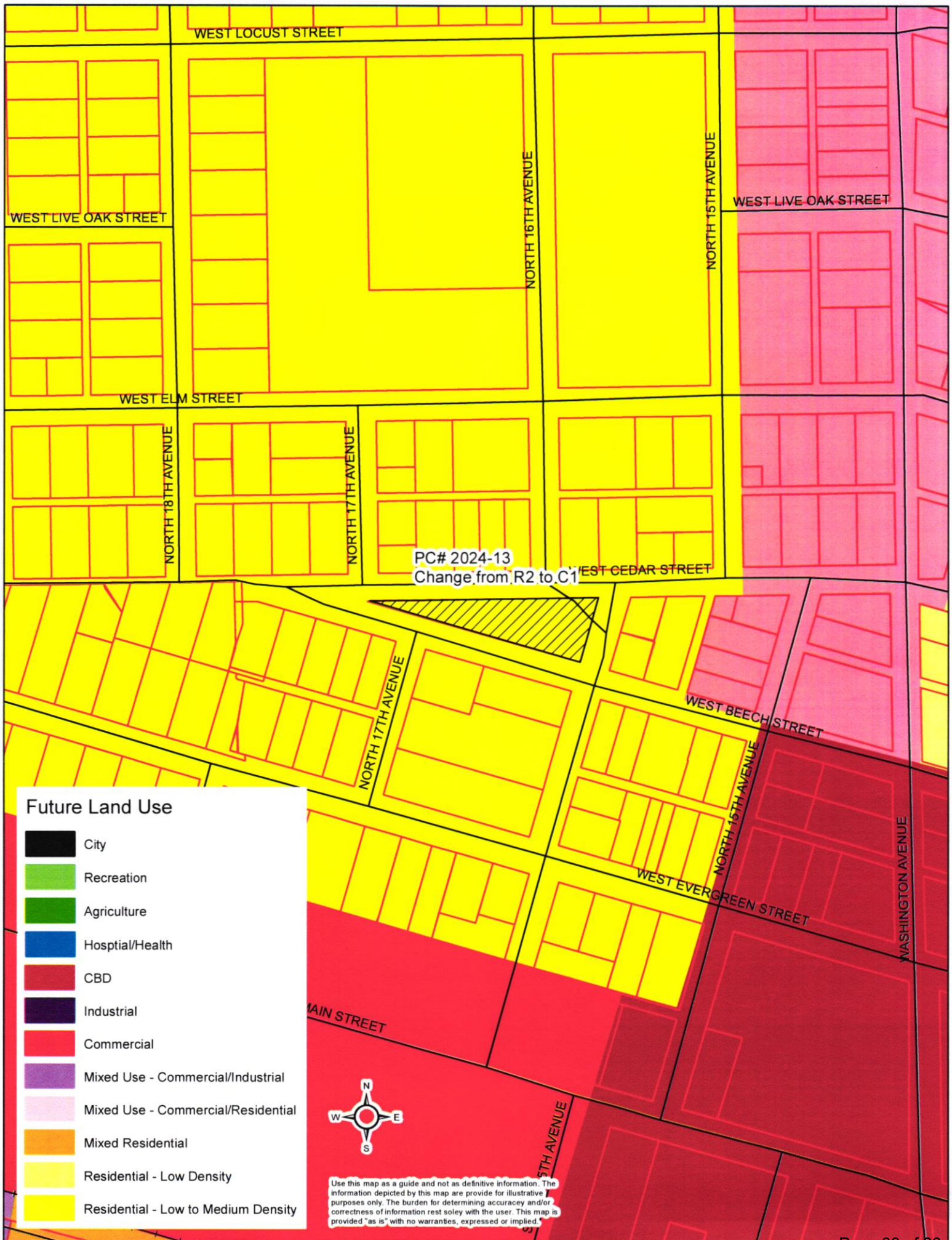
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters or phone calls regarding this request.

Analysis: The block to the south of this property is commercially zoned. The current property is surrounded on 3 sides by city streets. Residential blanket zoning is not ideal for a property in this current position.

Staff Recommendation: Staff recommends approval of this rezone request from R-2 to C-1

Required Action: Hold a public hearing and recommend approval or denial for the rezone – located at 18th Street Any specific conditions imposed by the Commission should be read into any approval motion.





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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The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consider and approve a Rezone and Replat Request from the Stachowski Family

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC2024 Staff Report Replat Stachowski 5 7 2024
2. PC2024 Staff Report Rezone City of Durant 5 7 2024
3. PC2023-02 Rezone Maps
4. LILLEY ACRES FINAL 4-4-24



THE CITY OF DURANT

Office of Community Development

Date: 5/07/2024
To: Planning Commission
Case: PC 2024-11
From: Reed Aichholz, Community Development Director
Re: Replat Request from Stachowski Property 4302 N Washington Ave

Request: Consider a request from the Stachowski family to replat their property.

Current Zoning: A1- Agricultural (asking for R1 request)

The current Land Use Map has this area as Agricultural A-1 surrounded by lower density residential.

Surrounding Properties:

Direction	Zoning	Use
North	A-1/R-1	Agriculture / Residential
East	R-1	Single Family Residential Uses
South	A-1	Agricultural Uses
West	R-1	Single Family Residential

Lot Characteristics:

Width	~ 325 ft.
Depth	~ 1310 ft.
Total Area	~ 9.75 acres (~425,000 sq. ft.)

Applicant: The Stachowski Family

Background: Applicant approached staff with the desire to divide the parcel between several family members and build a new residence at the front of the property. City Ordinance requires them to replat the property.

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

Analysis: The subject property, owned by the Stachowski family, is approximately 9.75 acres in total and is already split into 3 parcels among family members. They intend to create a minor change to the current parcels between family members. Replating the property will document and allow the proposed property lines changes and easement access to all parcels. This type of replat would be considered a minor subdivide:

“(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and nonresidential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations.”

- No longer any orphaned parcels
 - o Vicky Stachowski has the rear parcels
- All lots abut an IFC street at least 70’

Staff Recommendation: Staff would recommend approving this request assuming all land is under the proper ownership

Required Action: Hold a public hearing and recommend approval or denial for the replat – located at 4302 N Washington Ave. Any specific conditions imposed by the Commission should be read into any approval motion.



THE CITY OF DURANT

Office of Community Development

Date: 5/07/2024
To: Planning Commission
Case: PC 2024-05
From: Reed Aichholz, Community Development Director
Re: Rezone Request from City of Durant

Request: Consider a request from the City of Durant to rezone a property from R-1 to R-3

Current Zoning: R-1 – Single Family Residential

The Future Land Use Map has this area as Mixed Use

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Residential
East	R-1	Single Family Residential
South	R-3	Mixed Density Residential
West	R-1	Single Family Residential

Lot Characteristics:

Width	~ 130 ft.
Depth	~ 600 ft. (triangle)
Total Area	~ 2.2 acres

Applicant: HL Properties

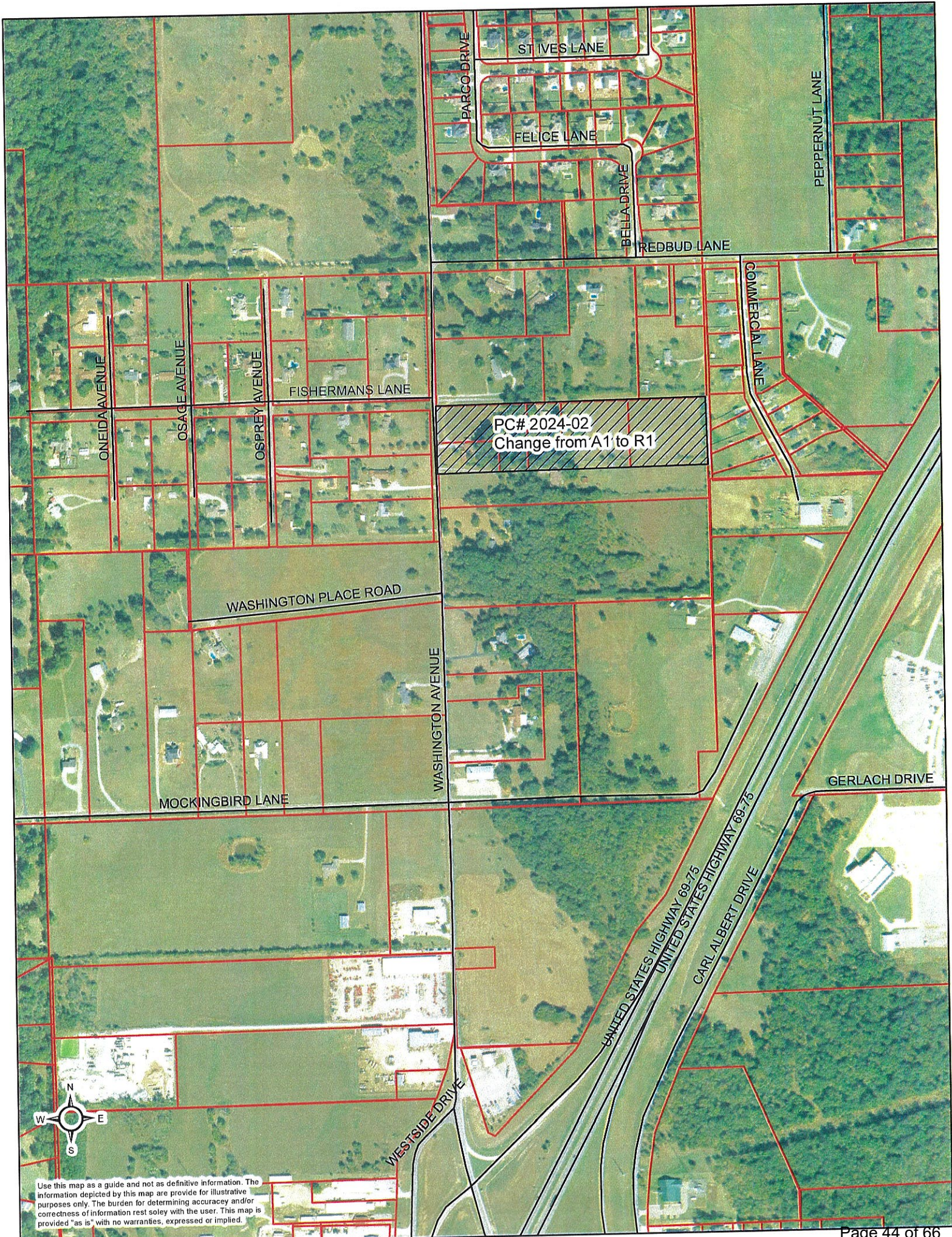
Background: Applicant approached the City with a desire to create quality higher density residential options near to downtown Durant. In order to achieve a density option higher than single family, a rezone is necessary.

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

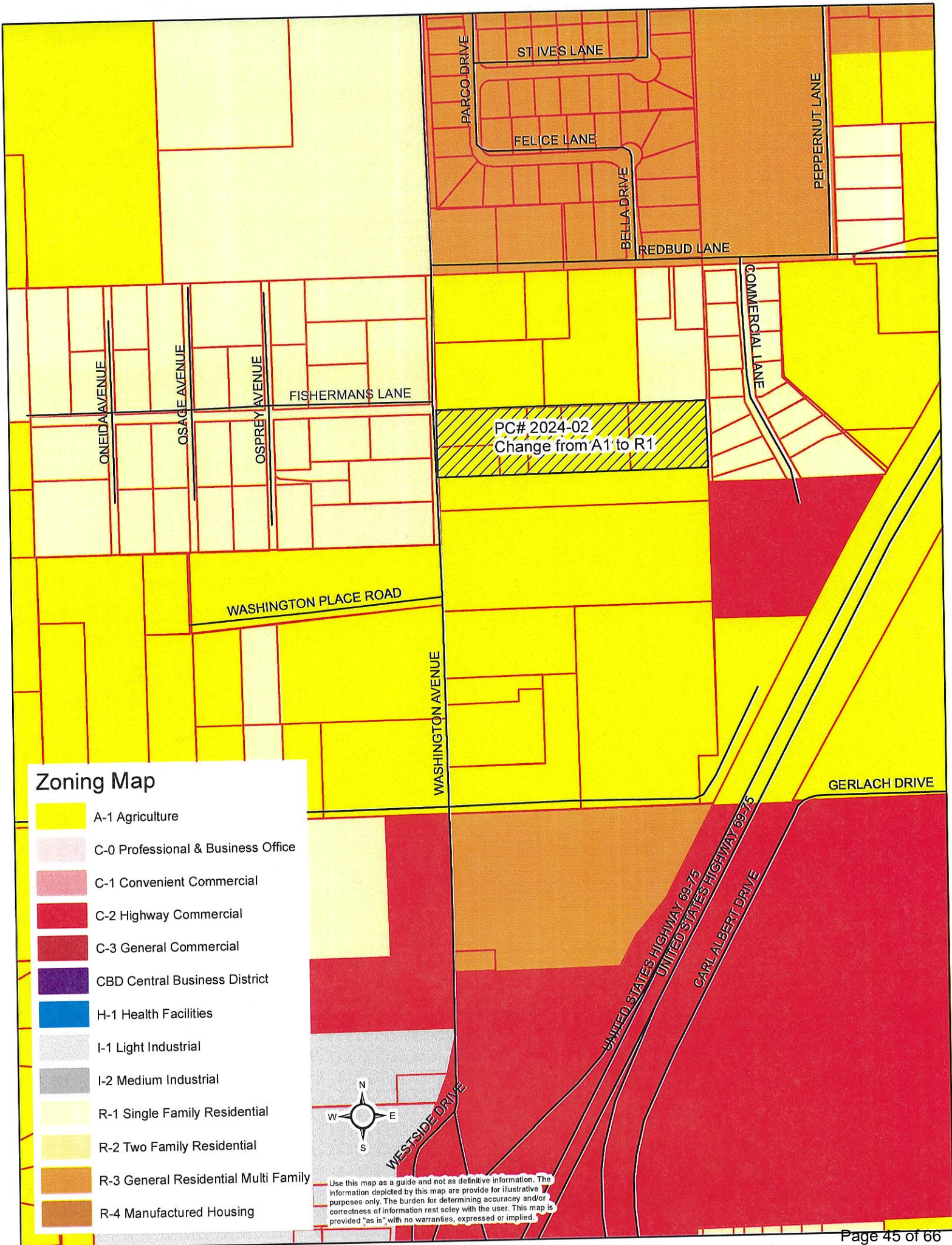
Analysis: The property is around forms of residential and north across the railroad tracks from an R3 zoned area. The future land use is noted as Highway Commercial. Although denoted as future commercial, creating commercial in this location would entail destroying a historic strip of downtown OR not providing strategic frontage for the commercial.

Staff Recommendation: Staff recommends approval of this rezone request from R-2 to C-1

Required Action: Hold a public hearing and recommend approval or denial for the rezone – located at N 16th Street Any specific conditions imposed by the Commission should be read into any approval motion.

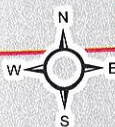


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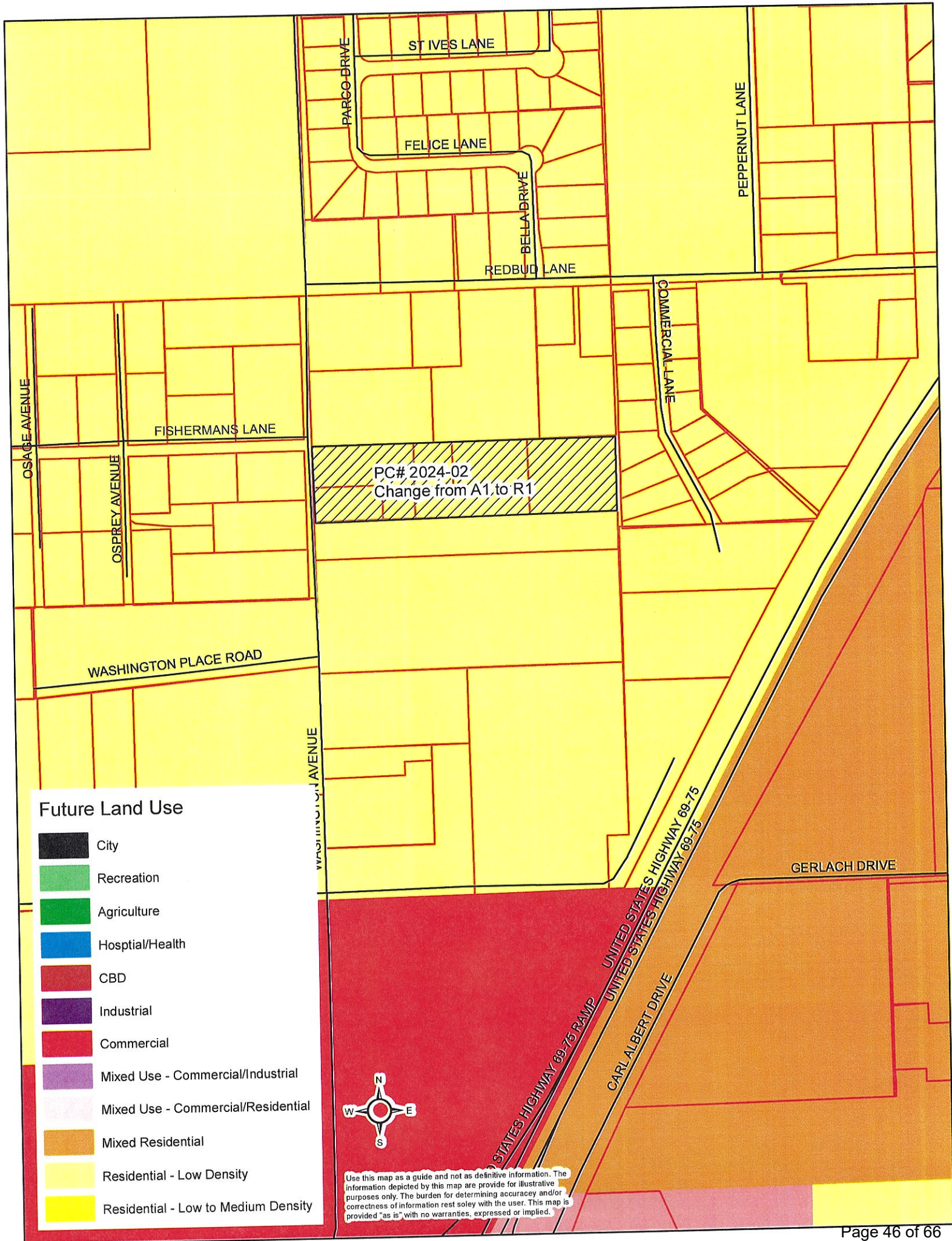


Zoning Map

- 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

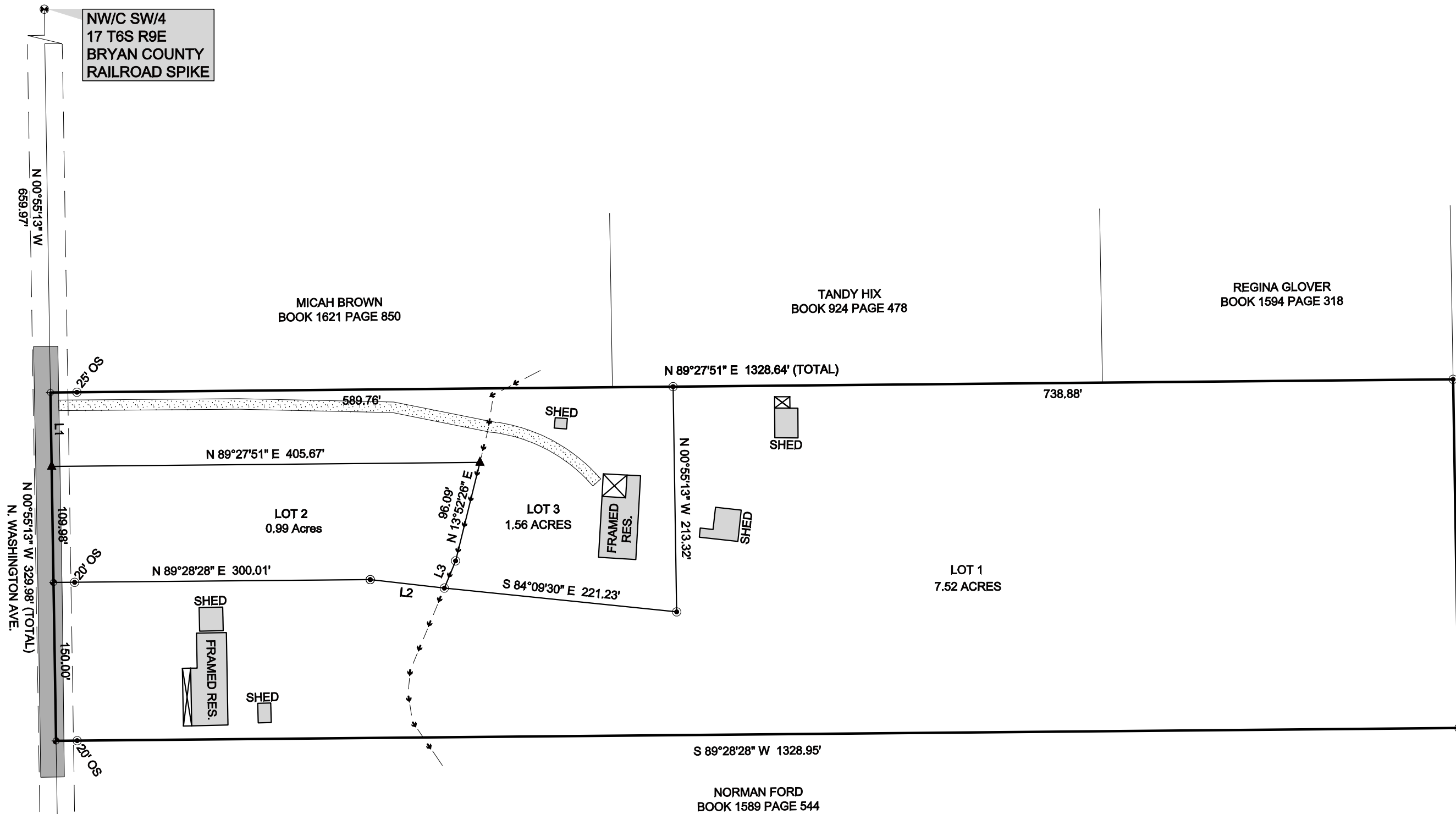


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Lilley Acres

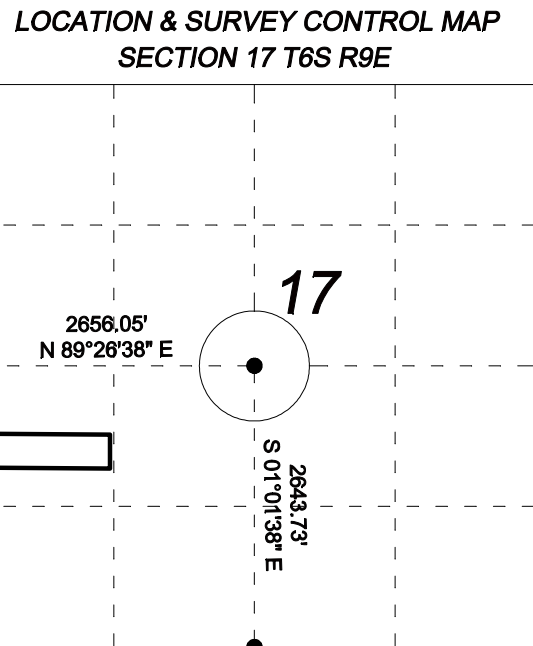
PORTION OF THE SW/4 SECTION 17 T6S R9E BRYAN COUNTY, OKLAHOMA



LEGEND

- These standard symbols will be found in the drawing.
- IRON PIN FOUND
 - ⊕ MAG NAIL FOUND
 - ⊗ 80D NAIL FOUND
 - ⊗ 1/2" IRON PIN SET (PLS 1780)
 - ⊗ MAG NAIL SET (PLS 1780)
 - ▲ CALCULATED CORNER
 - +—+—+— CENTERLINE CREEK
 - BOUNDARY LINE
 - 16.5' STATUTORY R/W
 - 35' ROAD & UTILITY EASEMENT

—BASIS OF BEARINGS—
SPC (NAD 83) OK ZONE SOUTH
WEST LINE SW/4
N 00°55'13" W



LINE	BEARING	DISTANCE
L1	N 00°55'13" W	70.00
L2	S 89°27'13" E	70.66
L3	N 22°27'04" E	127.90



GENERAL SURVEY NOTES:

- SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS, EITHER RECORDED, OR IMPLIED, THEREOF.
- THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF Lilley Family Revocable Trust, 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 LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- CRAIGE SURVEYING L.L.C. COPYRIGHT 2024.

Durant Planning Commission- Approval and Acceptance

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of **Lilley Acres** on this _____ day of _____, 20____.

Chairman

Secretary

Durant City Council- Approval and Acceptance

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this plat of **Lilley Acres**, to the City of Durant, Bryan County, Oklahoma and are hereby accepted. Adopted by the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 20____.

Mayor

City Clerk

BRYAN COUNTY CLERK CERTIFICATE

State of Oklahoma, County of Bryan
This instrument was filed on the _____ day of _____ at _____ and duly recorded in Book Number _____, Page _____.

Bryan County Clerk

BRYAN COUNTY TREASURER'S CERTIFICATE

I, _____, Do hereby certify that I am the duly qualified and acting County Treasurer of Bryan County, Oklahoma. That the tax records of said county show all taxes for the year 20____ and prior years are paid on the land shown on this lot combination plat in the City of Durant, Oklahoma; and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the 20____ taxes.

Bryan County Treasurer

Date

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality certifies that this plat is approved for the construction of a _____ sewage disposal system and a _____ water system this _____ day of _____, 2024.

Environmental Specialist

STATE OF OKLAHOMA COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2024, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LICENSED LAND SURVEYORS CERTIFICATE

I, COLE CRAIGE, a licensed land surveyor in the State of Oklahoma, do hereby certify that this plat represents a survey preformed by myself and meets the Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. Subject to easements and/or right-of-ways recorded or implied thereof.

COLE CRAIGE P.L.S. #1780

DATE

STATE OF OKLAHOMA COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2024, personally appeared COLE CRAIGE to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNERS:

VICKI STACHOWSKI (BOOK 997 PAGE 152) & (BOOK 1639 PAGE 1039)
TIMOTHY STACHOWSKI (BOOK 1639 PAGE 1036)
DAVID LILLEY (BOOK 1639 PAGE 1044)
TRISTEN LILLEY (BOOK 1639 PAGE 1041)

OWNERS CERTIFICATE & DEDICATION KNOW ALL MEN BY THESE PRESENTS:

That _____
VICKI STACHOWSKI

That _____
TIMOTHY STACHOWSKI

being the sole owners in fee simple of the following described real property:

ENTIRE PARENT PARCEL DESCRIPTION:
THE N/2 S/2 NW/4 SW/4 IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA.

STATE OF OKLAHOMA COUNTY OF BRYAN

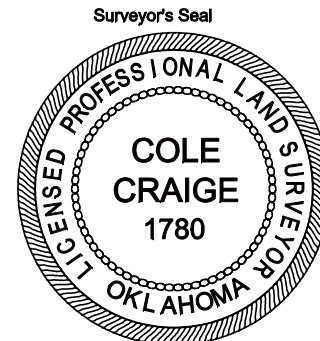
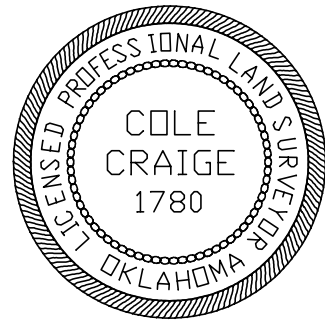
Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2024, personally appeared:

VICKI STACHOWSKI
TIMOTHY STACHOWSKI

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 written purposes therein set forth.

Given under my hand and seal of office the day and year last above

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



CRAIGE SURVEYING L.L.C.		Surveyor's Seal	SURVEY INFO.	REVISION/ISSUE	
P.O. BOX 363 BOKCHITO, OK 74728 (800) 286-2404 CA # 6185, PLS # 1780 craigesurveying@gmail.com			SURVEY ORDERED- 11-1-23	1.	
Lilley Family Trust N Weatherington Durant, OK, 74701 PART OF NEW SECTION 17 T6S R9E BRYAN COUNTY, OKLAHOMA			FIELDWORK DATE(S)- 11-21-23	2.	
			SURVEY PLAT COMPLETE- 4-4-24	3.	
			DATE OF LAST VISIT 11-21-23	4.	
			SCALE 1" = 100'	SHEET 1 OF 1	
		CRD FILE- Z1785 RRESECTION 20FREDBUD ESTATES 9-3-20.crd DWG FILE-Z1785 RRESECTION 17LILLEY ACRES FINAL 3-25-24.dwg			



The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consider and approve a Replat Request from Mr. Earthman and Mr. Dyer

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC2024 Staff Report Replat Earthman&Dyer 5 7 2024
2. EARTHMAN-DYER SUBDIVISION-PRELIMINARY 3-21-23 REVISED [REPRINT 4-5-24]
3. PC2024-12 Maps



THE CITY OF DURANT

Office of Community Development

Date: 5/07/2024
To: Planning Commission
Case: PC 2024-12
From: Reed Aichholz, Community Development Director
Re: Replat Request from Earthman and Dyer

Request: Consider a request from the Mr. Earthman and Dyer to replat their property.

Current Zoning: R1- Single Family Residential

The current Land Use Map has this area as Agricultural A-1 surrounded by lower density residential.

Surrounding Properties:

Direction	Zoning	Use
North	R-1/R-3	Mixed Density Residential
East	R-3	Single Family Residential Uses
South	R-3	Single Family Residential
West	A-1	Agricultural Uses

Lot Characteristics:

Width	~ 325 ft.
Depth	~ 1310 ft.
Total Area	~ 2.6 acres (~113,256 sq. ft.)

Applicant: Mr. Earthman and Mr. Dyer

Background: Applicant approached staff with the desire to divide the parcel in half for the purpose of having to home build sites separately owned by Mr. Earthman and Mr. Dyer.

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

Analysis: The subject property, owned by the group, is approximately 2.6 acres in total. They intend to create a divide the parcel in half and utilize a shared driveway with 30' easements of appurtenance on either side of the driveway areas. This type of replat would be considered a minor subdivide:

“(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and nonresidential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations.”

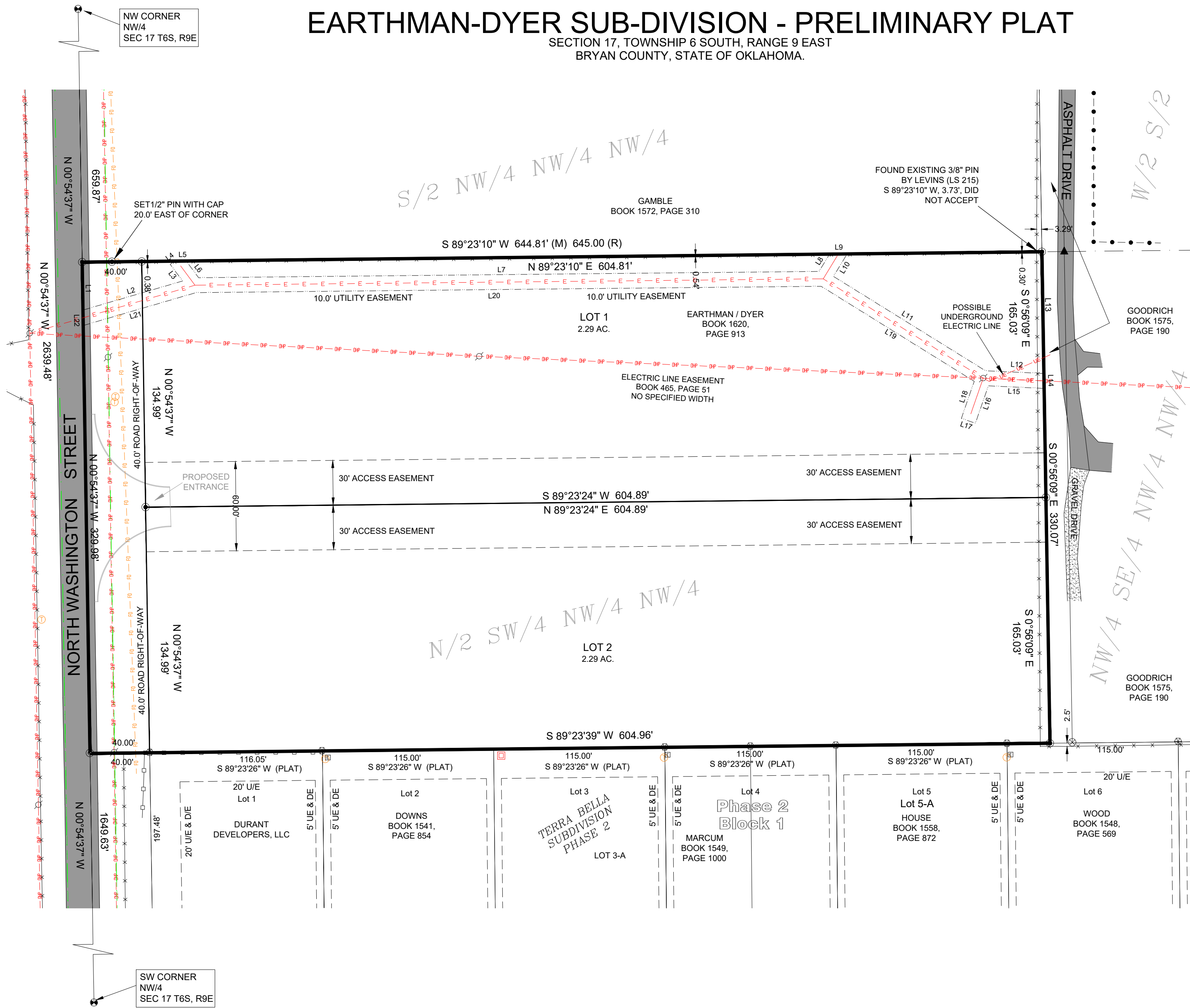
- Nothing in current ordinance or ODOT driveway code forbids shared driveways
 - o This also limits the number of turnouts on Washington
- The City of Durant is not involved in any private property disputes
- Rural Water and Septic Utilities
- Electrical Easement on Northern Parcel... enough space for building site

Staff Recommendation: Staff would recommend approving this request

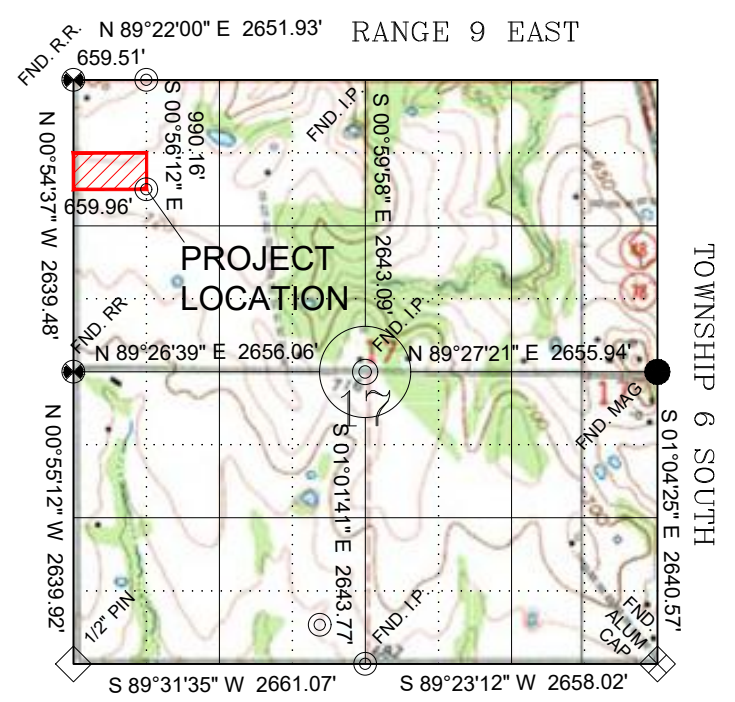
Required Action: Hold a public hearing and recommend approval or denial for the replat – located at 5168 N Washington Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

EARTHMAN-DYER SUB-DIVISION - PRELIMINARY PLAT

SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY, STATE OF OKLAHOMA.



LOCATION MAP



FIELD DATA AND MEASUREMENTS FOR SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA

DATA FOR 10.0' ELECTRIC EASEMENT

LINE	BEARING	DISTANCE
L1	S 00°54'37\"	32.23'
L2	N 73°45'29\"	89.73'
L3	N 36°33'01\"	13.98'
L4	N 53°26'59\"	3.62'
L5	N 89°23'10\"	7.88'
L6	S 36°33'01\"	13.99'
L7	N 89°25'08\"	416.81'
L8	N 31°27'13\"	13.65'
L9	N 89°23'10\"	11.80'
L10	S 31°27'13\"	17.71'
L11	S 58°10'24\"	120.23'
L12	S 87°22'59\"	39.28'
L13	N 00°56'09\"	81.72'
L14	S 00°56'09\"	10.02'
L15	N 87°22'59\"	37.47'
L16	S 19°11'10\"	26.62'
L17	N 70°48'50\"	10.00'
L18	N 19°11'10\"	26.34'
L19	N 58°10'24\"	121.05'
L20	S 89°25'08\"	419.99'
L21	S 73°45'29\"	78.86'
L22	N 00°54'37\"	10.37'

SURVEYOR'S NOTES:

1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION, NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES, AND GRID (SPC NAD 83) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT BE REFLECTED BY THIS PLAT.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. SURVEY PERFORMED USING RTK GPS, COORDINATE SYSTEM IS WGS 84, ALL BEARING ARE REFERENCED TO GRID (SPC NAD 83) BEARINGS.
8. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

1. WARRANTY DEED TO CHRIS AND MALLORY EARTHMAN, AND DAVID AND JENNIFER DYER, FILED ON JANUARY 13, 2023 IN BOOK 1620, PAGE 913 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. OTHER VARIOUS ADJOINING RECORD DEEDS AS SHOWN ON PLAT.
3. OKLAHOMA CERTIFIED CORNER RECORDS FILED WITH THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE.
4. GLO PLAT WITH FIELD NOTES.
5. RECORDED PLAT OF TERRA BELLA SUB-DIVISION PHASE 2.

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That CHRIS AND MALLORY EARTHMAN and DAVID AND JENNIFER DYER, DURANT, OKLAHOMA being the sole owners of the parent tracts in fee simple of the following described property respectively, to wit:
ORIGINAL PARENT TRACTS: The West 645 feet of the N/2 SW/4 NW/4 NW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.
DEED FILED IN BOOK 1620, PAGE 913 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.
I, DAVID L. PAGE, JR. HEREBY CERTIFY THAT THIS SUB-DIVISION PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING TRACT OF LAND TO WIT:

We hereby offer for dedication to the public, the use of public facilities and easements, except for private streets and other amenities specified and shown on the annexed plat of EARTHMAN-DYER SUB-DIVISION to Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commissions Approval and Acceptance, but subject to the restrictive covenants referenced below. For the purpose of providing an orderly development of EARTHMAN-DYER SUB-DIVISION to Durant, Oklahoma, do hereby provide restrictive covenants filed in Book _____, Page _____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

DATE SIGNED _____ OWNER, MEMBER/MANAGER DATE SIGNED _____ OWNER, MEMBER/MANAGER

DATE SIGNED _____ OWNER, MEMBER/MANAGER DATE SIGNED _____ OWNER, MEMBER/MANAGER

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

Given under my hand and seal the day and year last above written, therein set forth.

My commission expires: _____ Notary Public

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

Given under my hand and seal the day and year last above written, therein set forth.

My commission expires: _____ Notary Public

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

Given under my hand and seal the day and year last above written, therein set forth.

My commission expires: _____ Notary Public

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

Given under my hand and seal the day and year last above written, therein set forth.

My commission expires: _____ Notary Public

LICENSED LAND SURVEYORS CERTIFICATE

I, David Lee Page, Jr., a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this plat of survey for EARTHMAN-DYER SUB-DIVISION, an addition to the City of Durant, is based on an actual field survey, by myself, and under my direction, in accordance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 3\" steel pins set with PLS 1566 ID cap unless otherwise shown on plat. This plat of survey is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, thereof.

David L. Page, Jr., P.L.S. 3-21-23 Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 25th day of January, 2023, personally appeared David L. Page, Jr., to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

AUGUST 26, 2028
Commission Expiration

COUNTY TREASURERS CERTIFICATE

I, _____, The duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2022 on the described real property known as A.A.A. ESTATES SUB-DIVISION being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 2023.

County Treasurer

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public
Commission Expiration

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a _____ water system this _____ day of _____, 2023.

Environmental Specialist

COUNTY CLERK CERTIFICATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, _____, was filed on the _____ day of _____, 2023, at _____ and duly recorded in book _____, page _____.

County Clerk

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of A.A.A. ESTATES SUB-DIVISION, on this _____ day of _____, 2023.

Chairman

Secretary

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this plat of A.A.A. ESTATES SUB-DIVISION, to the City of Durant, Bryan County, Oklahoma, and are hereby accepted. Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2023.

Signed _____ Mayor Signed _____ City Clerk

G.P.S. BASE POINT INFORMATION:

NAD 83 COORDINATE WGS 84 DATA
NORTHING: 256234.916 LAT: 34°01'36.31\" N
EASTING: 2455845.183 LONG: 96°23'29.483\" W
ELEV: 685.457 HT: 598.572

FLOOD STATEMENT

SUBJECT PROPERTY LIES WITHIN ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS DEFINED BY F.E.M.A. MAP# 40135C0107E, DATED: JUNE 2, 2011.

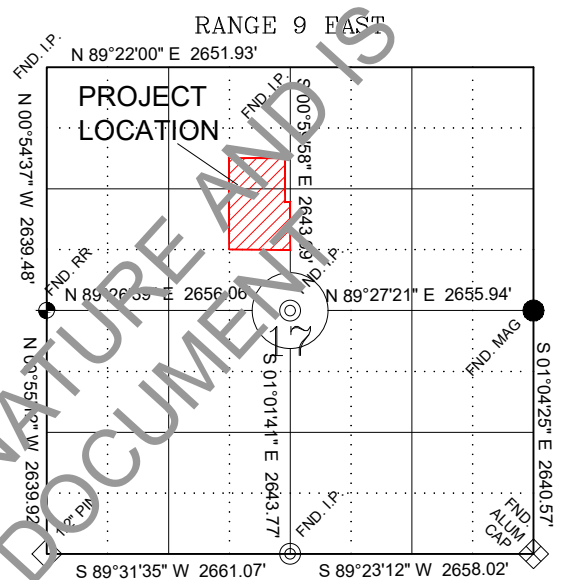


224 SOUTH 8th AVENUE
DURANT, OKLAHOMA 74701
(580) 920-2101 OR (580) 920-0176
FAX (580) 920-9121

DAVID L. PAGE, JR. © 2023
PROFESSIONAL LAND SURVEYOR #1566
EXPIRES 6-30-2023

EARTHMAN-DYER SUB-DIVISION PRELIMINARY PLAT

SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY, STATE OF OKLAHOMA.



LOCATION MAP

FIELD DATA AND MEASUREMENTS FOR SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA

LOCATION
SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY

0' 50' 100'

0' 50' 100'

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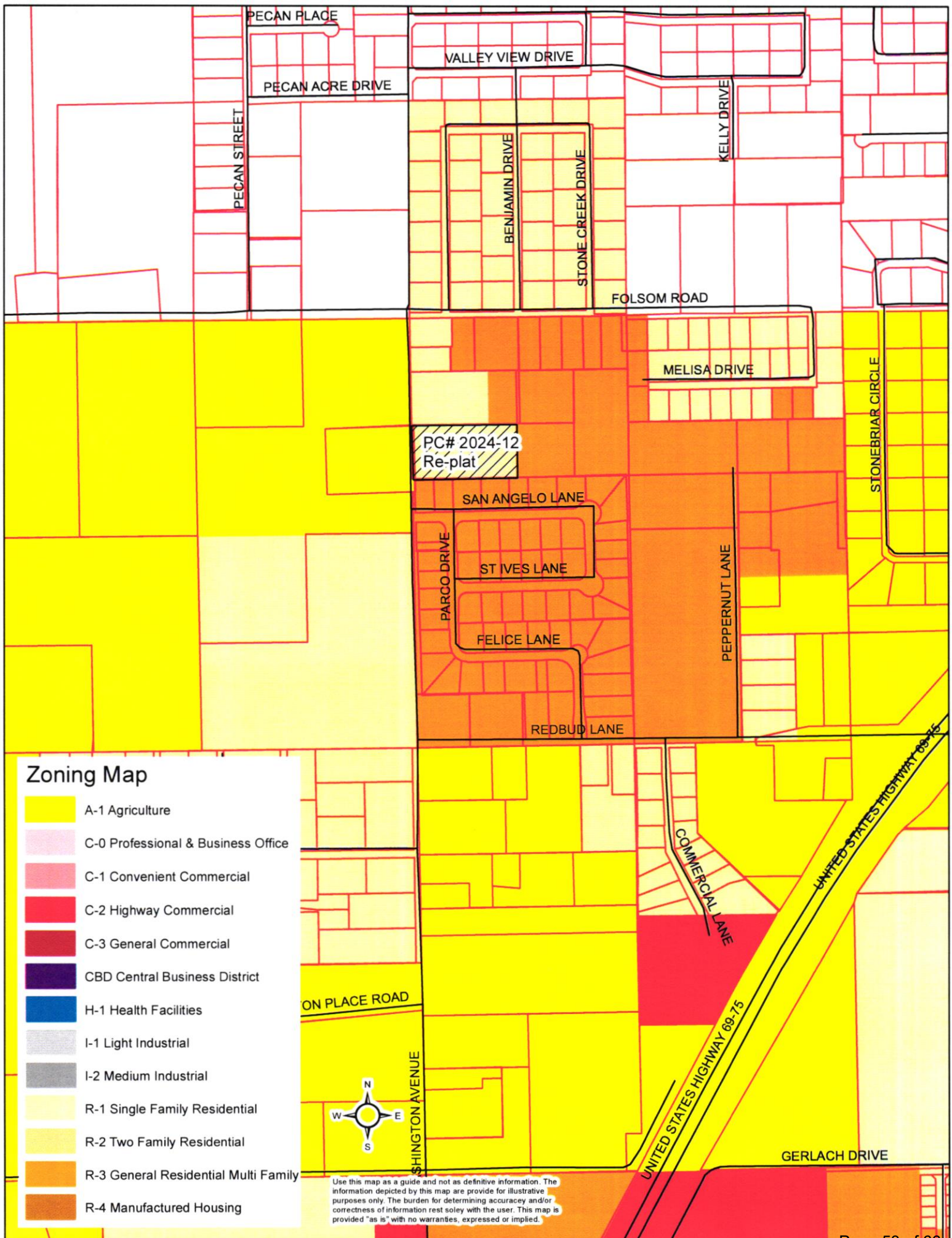
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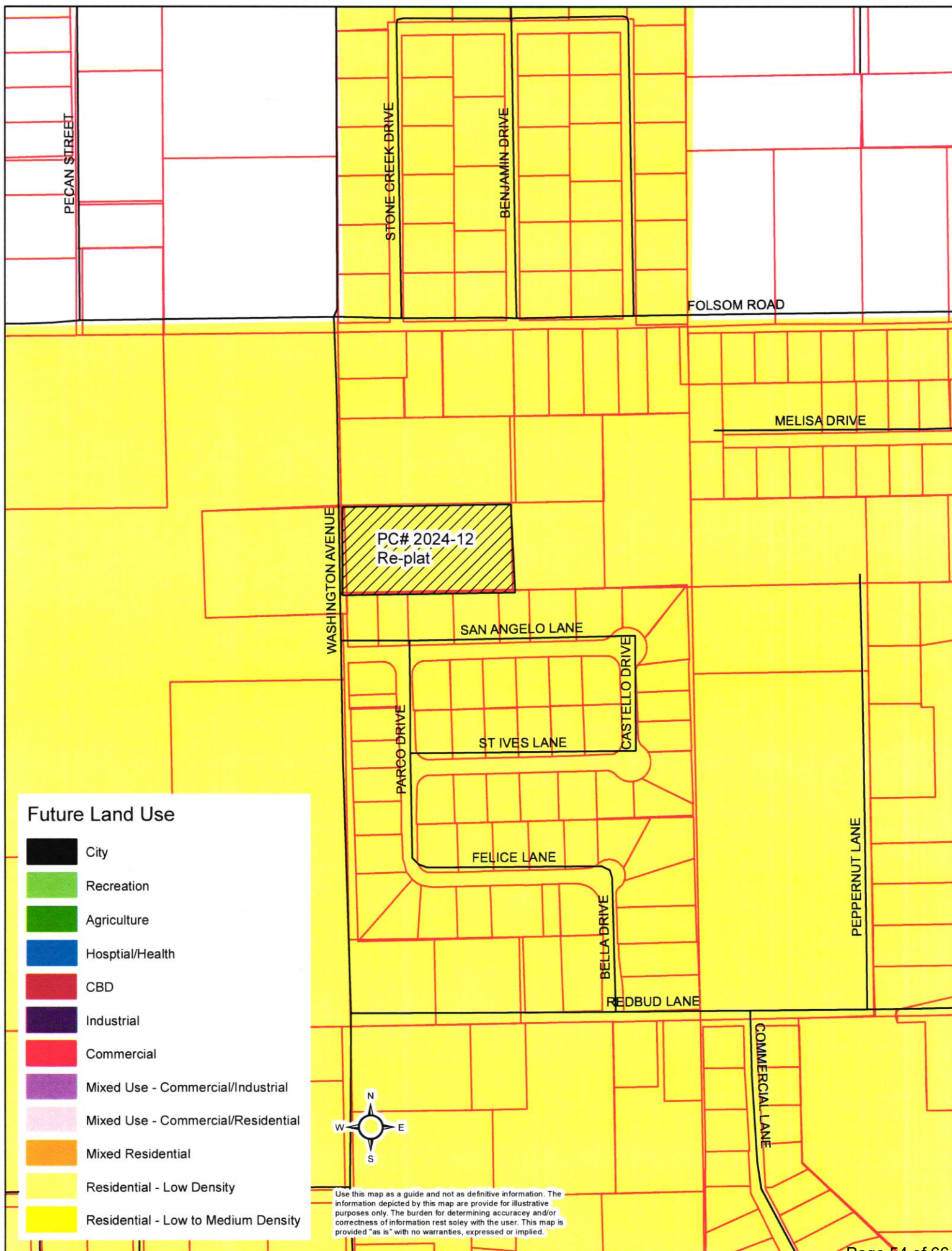
0' 50' 100'

0' 50' 100'

0' 50' 100'









The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consider and approve a Rezone Request from Barbara Sellers

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC2024 Staff Report Rezone Sellers 5 7 2024
2. PC2024-10 Maps



THE CITY OF DURANT

Office of Community Development

Date: 5/07/2024
To: Planning Commission
Case: CC 2024-2
From: Reed Aichholz, Community Development Director
Re: Rezone Request from Barbara Sellers

Request: Consider a request from the Barbara Sellers to rezone her property from C-1 to R-1

Current Zoning: C1- Agricultural

The Future Land Use Map has this area as Mixed Use

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Mixed Density Residential
East	R-3	Mixed Density Residential
South	R-3	Mixed Density Residential
West	R-3	Mixed Density Residential

Lot Characteristics:

Width	~ 120 ft.
Depth	~ 355 ft.
Total Area	~ 1 acre(s) (~43,560 sq. ft.)

Applicant: Barbara Sellers

Background: Applicant approached staff with the desire to rezone the property from C1 to R1 because of the current single-family use. The owner is currently in negotiations to sell the property as a single-family residence and the lender desires confirmation of residential use.

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

Analysis: The subject property, owned by the Barbara Sellers, is approximately 1 acre in total. It is surrounded by R3 uses and has a commercial mixed use future land plan.

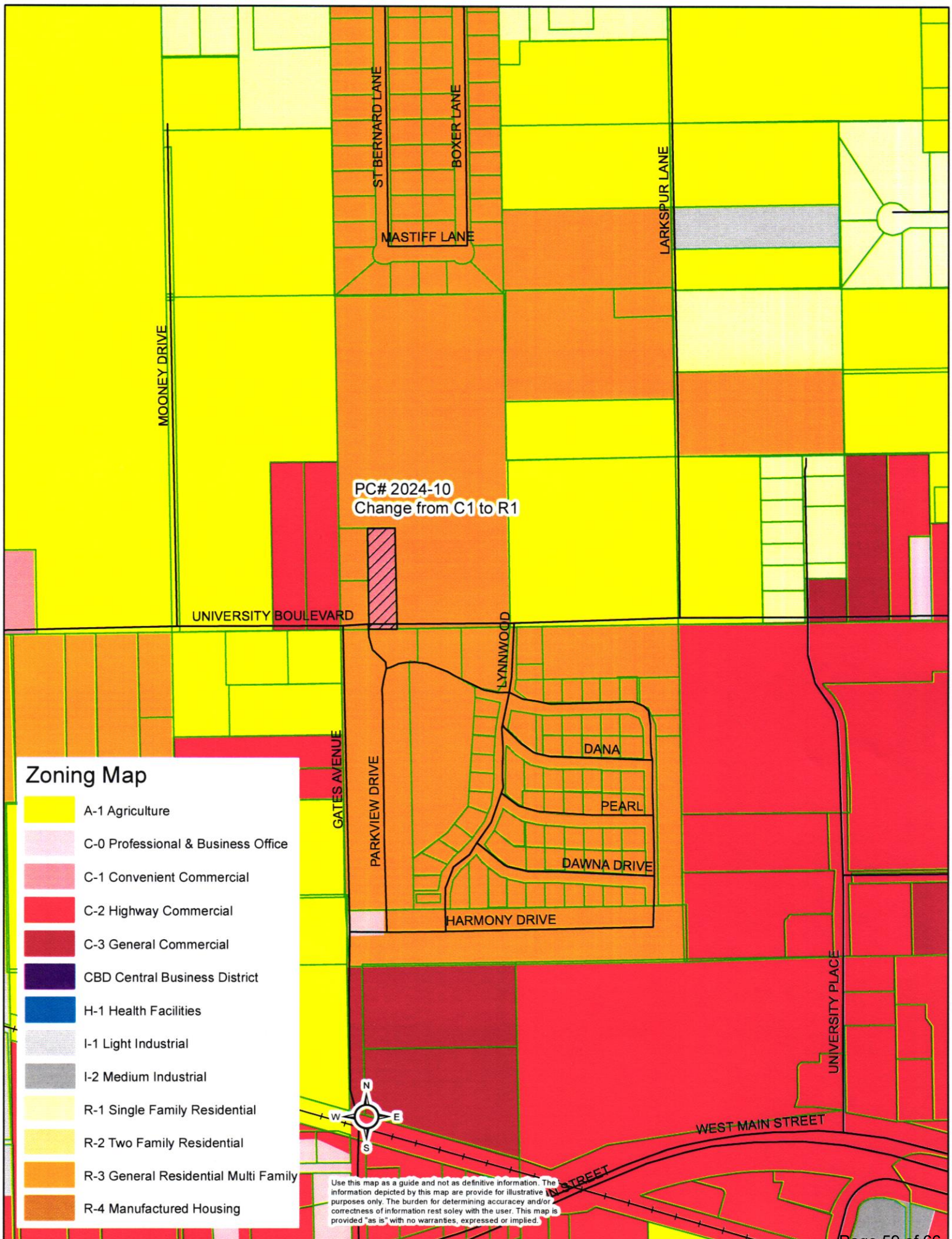
Staff Recommendation: Given the surrounding zoning and future land use plan, staff cannot recommend approving this request to rezone to R-1.

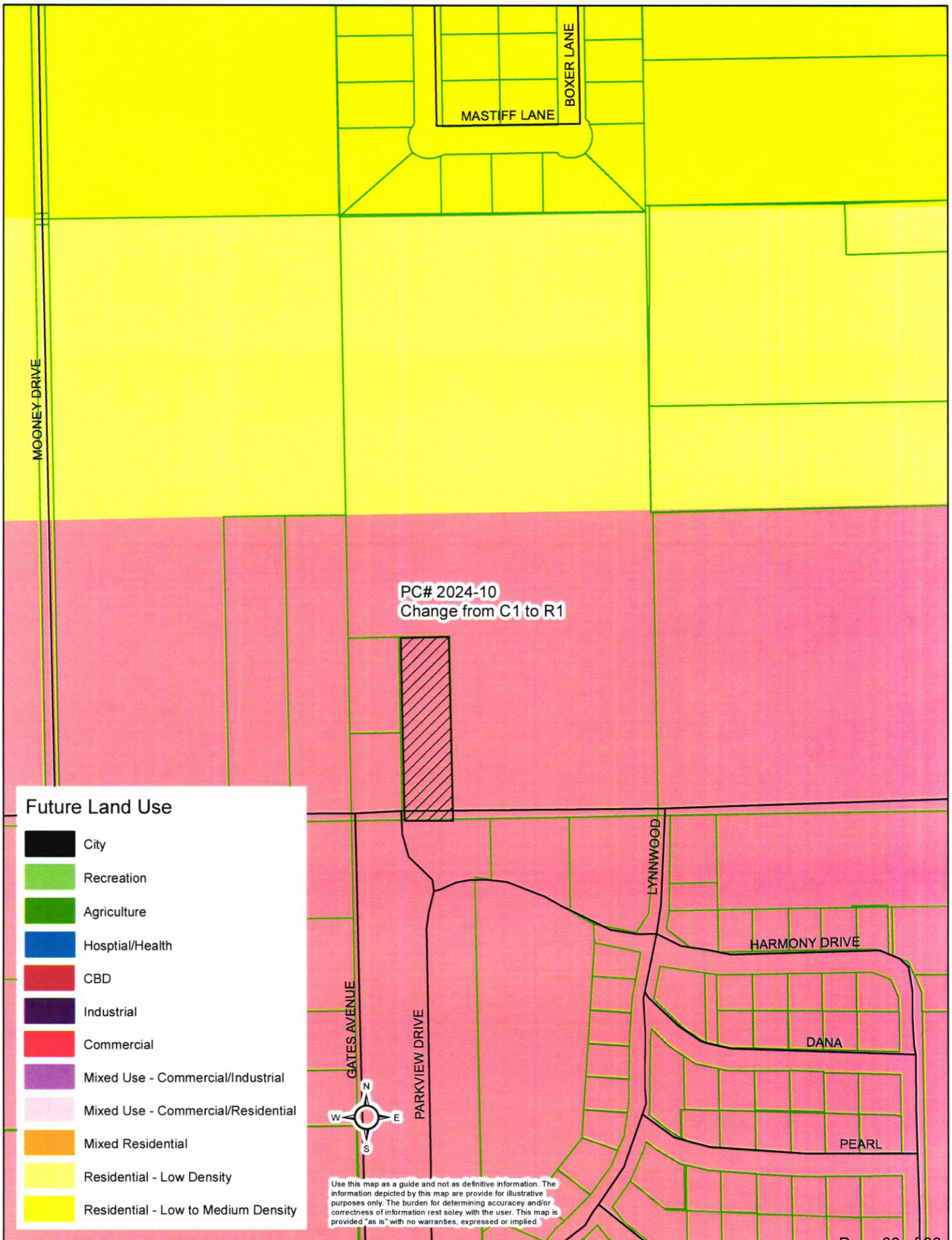
Required Action: Hold a public hearing and recommend approval or denial for the rezone – located at 3820 W University. Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2024-10
Change from C1 to R1

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.







The City of Durant

Memorandum

Date: 5/7/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Consider and approve a Rezone Request from HL Properties

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. PC2024 Staff Report HL Properties 5 7 2024
2. PC2024-05 Maps



THE CITY OF DURANT

Office of Community Development

Date: 5/07/2024
To: Planning Commission
Case: PC 2024-05
From: Reed Aichholz, Community Development Director
Re: Rezone Request from HL Properties

Request: Consider a request from the HL Properties to rezone a property from R-1 to R-3

Current Zoning: R-1 – Single Family Residential

The Future Land Use Map has this area as Mixed Use

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Residential
East	R-1	Single Family Residential
South	R-3	Mixed Density Residential
West	R-1	Single Family Residential

Lot Characteristics:

Width	~ 130 ft.
Depth	~ 600 ft. (triangle)
Total Area	~ 2.2 acres

Applicant: HL Properties

Background: Applicant approached the City with a desire to create quality higher density residential options near to downtown Durant. In order to achieve a density option higher than single family, a rezone is necessary.

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

Analysis: The property is around forms of residential and north across the railroad tracks from an R3 zoned area. The future land use is noted as Highway Commercial. Although denoted as future commercial, creating commercial in this location would entail destroying a historic strip of downtown OR not providing strategic frontage for the commercial.

Staff Recommendation: Staff recommends approval of this rezone request from R-1 to R-3

Required Action: Hold a public hearing and recommend approval or denial for the rezone – located at N 16th Street Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2024-05
Change from R1 to R3

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