

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**

June 4, 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 of April Meeting Minutes
- b. Consideration of Approval of April Special Meeting Minutes
- c. Consideration of Approval May Meeting Minutes

2. Consider Items Removed from Consent

3. Information Items

- a. Discussion Regarding Code Edit for Storage Facilities in the City of Durant

4. Administration

5. Public Hearings

- a. Consideration of Approval for a re-plat request for the property located at the corner of N. 4th Street and W. Plum Ave
- b. Consideration of Approval for a re-plat request for the property located at NE 4th Ave and Elm St.

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 5:00 p.m. on the 31st day of May 2024.

Melody Mealor

Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 6/4/2024
To: Mayor and City Council
From:
Re: Consideration of Approval of April Meeting Minutes

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 04022024 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.

Melody Mealor

Melody Mealor, 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

Susan Henderson was contacted about helping with our code. She works for Placemakers. A small firm that has been around since 2003 and specializes in working with small and medium cities, as well as some international clients, has been asked to help with zoning issues. The lead consultant has experience working on zoning and comprehensive plans in Bentonville and Rogers, Arkansas, and has a long-term client in Birmingham, Alabama. The firm specializes in redoing zoning using form-based code, which takes into account the historic layout of neighborhoods and how buildings were spaced before the industrial revolution. The consultant believes that this approach can help foster commerce when housing is mixed in. Long-term clients are valued by the firm. The city is considering a change in their building codes, which have remained largely unchanged for the past 35 years. They have the option to switch to a simpler, more modern code or stick with traditional codes. The new code will be written in a similar format to the current code to ease the transition, and the company responsible for the change will provide assistance for the first few applications. The city is optimistic that the new code will address most issues and can be amended if necessary. On a recent zoning issue, the company worked closely with the planning committee and city council before involving the building and code person. The previous project manager left behind analytical documents that will be useful for our transition to Form-based code. She will be working closely with us to implement this change, which is best practice for both historical preservation and economic development. Form-based codes are usually presented on a two-page spread, with illustrations to aid understanding for the homeowners and building professionals. The code could be simplified by combining smaller items, but certain regulations must be kept for safety. Clients can be hired for individual or multiple projects in a long-term relationship, and on-call contracts are often

used for smaller cities. Issues that may arise include parking concerns downtown, advocating for free market parking, and avoiding fluctuations in home values in residential areas. General commercial areas usually do not pose problems unless more permissions are desired. To achieve a balance between residential and commercial areas, the planning commission should involve all stakeholders in determining goals and keeping some aspects unchanged. They should create a committee to ensure involvement from all city partners, but caution should be taken when making staff recommendations. Crafton Tull will complete the project, and a third party will be reassigned to them since they lost work due to turnover. Crafton Tull did not deliver satisfactory work and is now offering a 3rd party as a solution.

4. Administration

- a. Consider the approval of the updated sign ordinance

Tabled until next meeting

- b. Consider the approval of lot code edits

The item was tabled until the following edits could be made. 1) 155 district regulations chart under section A. :lot width at lot line instead of building line, and remove the hyperlink. The District Regulations Chart needs updating. 2) Section F under the District Regulation charts needs to be removed.

- 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

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: 6/4/2024
To: Mayor and City Council
From:
Re: Consideration of Approval of April Special Meeting Minutes

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission-Special 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.

4. Kathy Moore Presentation for Economic Development

Kathy Moore presented some code changes and how to proceed with them. Drew provided a list of bullet points to start with, while Shane suggested a broader perspective by designing areas with titles or districts. Shane believes this is a good starting point to improve and add to the current plan, keeping in mind the city's future development. The planning process is an evolving one that will require modifications, including a blanket that would limit city districts while allowing specific areas to have unique aspects.

We have adopted some of the new city code but need to add more. Our focus is on protecting the historical district while also improving the outside of the community. We must preserve the older homes and downtown facade. Code revision and replacement can fix many issues. Drew suggests having a plan to address multiple issues at once. Kathy prefers form-based code because it is visual and provides a clear understanding of what is needed. It contains more pictures than words, making it easier for developers to build. When selecting a consultant, it's important to review their work to find the best fit. If the timeline is too long, there is a free and customizable smart code or model ordinance that can be used for short-term fixes. Kathy suggests using this to help us progress without adding more concrete.

Kathy suggests that the city needs to consider implementing form-based code to guide its growth and development. However, she acknowledges that it may take time to fully adopt this approach and suggests starting with an overlay or special district to protect current and future areas. She notes that it may be possible to run the traditional code in parallel with form-based code, but this would require coordination among various stakeholders. Kathy also acknowledges that some areas may not require form-based code as they are already well-developed.

Introducing form-based code or model code to a new development is simpler than implementing it in existing neighborhoods or historic districts. The latter requires a lengthy process to preserve what already exists.

To make fixing the existing code easier, a form-based overlay could be implemented in certain areas first. This approach would not eliminate the existing code but rather only apply to new developments. Creating districts or areas would be a good starting point, with form-based code being more developer-friendly. This approach aligns with the 2030 way of thinking and hiring a consultant could be beneficial. Starting with one area instead of trying to fix everything at once would be more manageable. There are three ways to change the code: the transect way, building type applied to either building type or district, or by the street approach. Using a district-based approach would make the most sense based on the existing code.

The district-based approach seems like the best way to start fixing our zoning issues. We can use either model-based or form-based code to make changes based on our strategic or comprehensive plans. However, we need to decide tonight on whether to

stick with our current system, adopt form-based code, or choose a different approach altogether. It's best to have a joint meeting with city council, planning commission, and department heads to discuss the options. A workshop can also help lay out the plans and gather input. It's important to have a zoning code consultant to guide us and explain the different codes. Durant is growing rapidly at 16% and we need to act quickly. Durant and Bryan County have experienced significant growth over the past five years.

Drew suggested finding model code to adopt instead of rewriting everything. Whitney thinks it might be difficult to find and adapt the right examples. The planning commission needs to make recommendations to the council that align with their ideals. Kathy and Reed will work on setting up a workshop with the council, city manager, and departments, and will present form based code as an option for approval. The planning commission prefers a round table discussion with a presentation and agenda. The special meeting could be held in May or June.

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: 6/4/2024
To: Mayor and City Council
From:
Re: Consideration of Approval May Meeting Minutes

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 05072024 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 2:30 p.m. on the 3rd day of May 2024.

Melody Mealor

Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
May 7, 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 5:37pm.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation and 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 of Approval for 04/02/2024 Meeting Minutes

Tabled until they could be condensed or reworked.

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

Tabled until they could be condensed or reworked.

2. Consider Items Removed from Consent

3. Information Items

4. Administration Items

- a. Discussion and Possible Action on Sign Code Edit

A motion was made by Board Member Shane Knight and seconded by Board Member Whitney Kerr to recommend approving the definitions for temporary and permanent sign codes with the following changes. The table of contents needs to be corrected. There are the wrong numbers for temporary signs; it needs to be 158.07. Permanent signs need to be 158.08. In the definitions, there is a place to put their section number to help with the ease of finding the correct section. Temporary and permanent signs were left blank. They needed to have the correct corresponding numbers added before being submitted to American Legal Publishing.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Discussion and Possible Action on District Regulation Chart Edits

A motion was made by Commission Member Shane Knight and seconded by Commission Member Drew Jackson to recommend approving the district regulation chart edits as follows: 156.035 There are 3 key edits.

- 1) The hyperlink needs to be removed, and the chart added for ease of use.
- 2) The title section was edited with the front building line changed to front property line.
- 3) Section F: Town homes need to be completely removed. For now, town homes can be built within the R3 zone code that is currently on file. Town homes may be revisited once we have a code writer and a plan in place.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

c. Discussion and Possible Action on Lot Code Edit

A motion was made by Commission Member Thomas Newsom and seconded by Commission Member Clint Horner to recommend approving the changes to the lot of city code 155.065 lots edited as follows: 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). The hyperlink doesn't need to be there either. The chart needs to be updated as soon as possible.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

5. Public Hearings

a. Consider and approve a Rezone Request from the City of Durant

A motion was made by Commission Member Shane Knight and seconded by Commission Member Thomas Newsom to recommend approving the rezone request for the City of Durant. This needs to be changed from R2 to C1 for the daycare that is purchasing the property. It is adjacent to residential areas on almost all sides. A commercial lot is one lot over. Daycare must have a solid fence of 6ft tall, as in the code, they might have to go to the board of adjustment if they are not going to put up the fence. A conditional use of permit for this owner and not future owner. We didn't receive any protests from any homeowners in the area.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consider and approve a Rezone and Re-plat Request from the Stachowski Family

A motion was made by Commission Member Clent Horner and seconded by Commission Member Thomas Newsom to recommend approving the rezone and re-plat 10 acres in a relatively agricultural area. The property is close to R1. The property was orphaned when it was split up. The property in the back was transferred to Vicky Stachowski. The front property line where Tim is located would change from a 35-foot property to a 70-foot property line to meet the code. Lot 2 on the Eastern Property line is shown to follow the creek.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Consider and approve a Re-plat Request from Mr. Earthman and Mr. Dyer

A motion was made by Commission Member Clent Horner and seconded by Commission Member Shane Knight to recommend approving the request for re-plat for splitting these parcels into 4 plats. The property is 2.6 acres just north of Terra Bella. The plan is to split the property and build houses for the new owners. There is an electric easement that runs right down the middle. There is also a shared driveway in the middle as well. It was stated that if they were going to build more than one house a piece on the new lots, this isn't some shortcut. It would be more expensive in the long run.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- d. Consider and approve a Rezone Request from Barbara Sellers

A motion was made by Commission Member Thomas Newsom and seconded by Commission Member Clent Horner to recommend approving the rezone for the property located on 3820 W. University. She wants to change from C1 to R1. She is trying to sell the house, and it will need to be changed in order for her to sell the house. The property surrounding her is R3. The staff should have taken the responsibility for having it changed to R3 instead of R1. They were not sure when it was changed to C1.

Barbara spoke about how she requested the rezone in February. She would consider

an R3 to get the house sold.

Mark M. spoke about supporting the staff for not changing to R1 and favor to change R3.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

e. Consider and approve a Rezone Request from HL Properties

A motion was made by Board Member Whitney Kerr and seconded by Board Member Clent Horner to recommend denying the rezone request for the property located on Foote or 18th. This section is 3 parcels to change the zone from R1 to R3. He would like to change it to affordable housing at a fair market rate. The staff would recommend R3. They are thinking of building either cottage houses or smaller homes. It was approved, then they would come back for a re-plat. It is usable as an R1. If they tried to build the front 2, then the back would not be usable. They would have to go through a significant re-plat. The alley ends in a water drainage. The alley could be used for the western lot. Something similar is to what is across the railroad tracks and Arkansas Street.

Public Comments

Donald Chambers: 1907 Main St. This property is directly south of this. Who maintains the alley? What is the difference between R1 and R3? With the R3 could they build apartments? The easement used to extend all to the 21st. I maintain the easement. He owns the front and back parts. He maintains the alley, so he can use his buildings. Could the future use land lock the alley or his property? Could they change the easement if they went onto the street? Would that widen the area? The easement has two drainage ditches. If it got changed, then it would need bridges for the drainage ditches. He can only access his property from 20th Street. The maintenance needs to be done to the alley behind the homes.

Linda Finer: 1825 W. Main The alley stops at the drainage ditch off at Foote St. She is totally against building out the property. It would decrease her property value.

Ms. Webb lives on main st as well. She is worried that it could be commercial. The future land use could be 50 to 100 years could be commercial land use. This would be a sideways step. The R3 would be more house and more population. What all can be built on the property if it changes to R3. It is the highest use and the loose of the code. Smaller lot with more dense housing. It has more possible uses of housing for the land.

Ms.Diner: the traffic on Main St. It is harder to get out of the main street. It will add more traffic to main street then is already happening.

Shelby: 1800 Main St. The alley isn't a true access. It could have apartments. The woods separate them from the railroad tracks. They aren't wanting to add a street behind their house or to add more traffic to main street.

Mark M. This is part of the comprehensive plan and which states to create more housing and more affordable housing. This could add both the items in one piece of property.

Kathy M. if we turn an alley into a street there wouldn't be enough space. Code states it has have 80 ft. of easement to be a street.

1821 W. Main Is worried that R3 residential could include mobile homes or apartments. It states in the code that mobile homes are not allowed in the city limits.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. New Business

June 13th for the next workshop. The board would like it moved up if possible.

ADJOURNMENT

A motion made by Commission Member Shane Knight and seconded by Commission Member Clent Horner to adjourn the meeting at 7:00pm.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 6/4/2024
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:

06/04/2024

PC 2024- June Meeting

Storage Code Discussion

Problem:

- Due to zoning requirements, citizens are often renting storage facilities great distances from where they live when the primary use is to store household goods.

Proposed Solution

- Change storage facilities in permitted uses to be a conditional use permit in residential districts

Discussion from PC:

- Questions from City regarding whether or not storage facilities near residents is the highest/best use
- Questions If façade/commercial street frontage requirements could prevent unsightliness



The City of Durant

Memorandum

Date: 6/4/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Administration

Council Information / Action Requested

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

ATTACHMENTS:



THE CITY OF DURANT

Office of Community Development

Date: 6/04/2024
To: Planning Commission
Case: PC 2024-14
From: Reed Aichholz, Community Development Director
Re: Replat Request from Jason Campbell

Request: Consider a request from the Jason Campbell for a replat located at: 323 W Plum Street

Current Zoning: R3- Mixed Density Residential

The Future Land Use Map has this area described as a “mixed residential”.

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	~ 125 ft.
Total Area	~ 1/3 acre (~15,000 sq. ft.)

Applicant: Jason Campbell

Background: Applicant approached staff with the desire to replat the 2 parcels into 1 large lot. On that large lot, the applicant desires to create a multi-unit concept.

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:

R3 minimum lot size for multi-family: 8,000+1,200 (for every unit after a duplex)

R3 minimum lot frontage: 50'

The applicant intends to create higher density housing that is infill in nature and in line with the goals of our community set forth in the 2040 comprehensive plan. The applicant can fit up to 7 units on the parcel.

Staff Recommendation: Staff would recommend approving this replat request.

Required Action: Hold a public hearing and recommend approval or denial for the replat – located at 323 W Plum. Any specific conditions imposed by the Commission should be read into any approval motion.

CAMPBELL ADDITION
A REPLAT OF A PORTION OF LOTS 6, 7, & 8 IN BLOCK 4 OF ALFORD ADDITION TO THE
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

SURVEYOR NOTES:

1. 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



Jason & Mindy Campbell
Owners

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Jason & Mindy Campbell, being the sole owner(s) in fee simple of the following described real property respectively, to wit:

FURNISHED LEGAL DESCRIPTION:
Lots 7 and 8 and the North 15 feet of Lot 6 in Block 4 in Alfords Addition to the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.

Jason & Mindy Campbell, offers for dedication to the public use of all streets, avenues, parks, public facilities and easements as shown on the annexed plat of Campbell Addition, to the City of Durant, Bryan County, State of Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication, for the purpose of providing an orderly development of Campbell Addition, the City of Durant, Bryan County, State of Oklahoma, we do hereby provide restrictive covenants. Filed in Book ____, Page ____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

Jason and Mindy Campbell - (OWNERS) 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 ____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that ____ executed the same as a ____ 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

LICENSED LAND SURVEYORS CERTIFICATE

I, B.J. McIninch, a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this plat of survey for Campbell Addition, an addition to the City of Durant, is based on an actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat have been monumented and are as shown on the plat. This plat of Campbell Addition is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, thereof.

B.J. McIninch P.L.S. 1819 2-13-24 Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of February, 2024, personally appeared B.J. McIninch 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 him 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.

Justin Allende
Notary Public
August 26, 2026
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 2023 on the described real property known as Campbell Addition 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 ____, 2024.

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 ____, 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 a ____ 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 ____, 2024.

Environmental Specialist

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, ____, was filed on the ____ day of ____, 2024, 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 Campbell Addition, on this ____ day of ____, 2024.

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 Campbell Addition, 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 ____, 2024.

Signed ____ Mayor Signed: ____ City Clerk

LEGEND

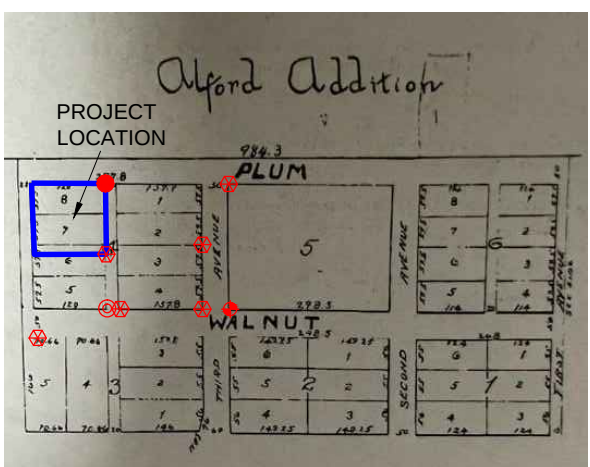
- These standard symbols may be found in the drawing
- FOUND 3/8" STEEL PIN
 - FOUND 1/2" STEEL PIN
 - CALCULATED POINT (NOTHING SET)
 - FOUND 3/4" STEEL PIN
 - FOUND 5/8" STEEL PIN
 - SET 1/2" STEEL PIN (PLS 1819)
 - SET MAG NAIL (PLS 1819)
 - NEW LOT LINES
 - ORIGINAL LOT LINES
 - OVERHEAD ELECTRIC
 - WATER METER
 - SEWER MANHOLE
 - POWER POLE
 - TELEPHONE PEDESTAL

BM SURVEYING, INC

125 BUFFALO ST. CADDO, OK
PO BOX 26 CADDO, OK 74729
(580) 279-9544
BM.SURVEYING@YAHOO.COM

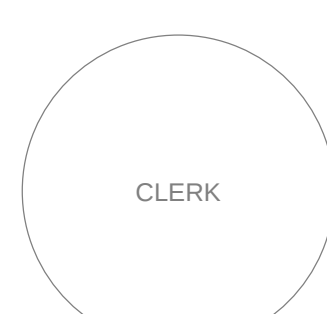
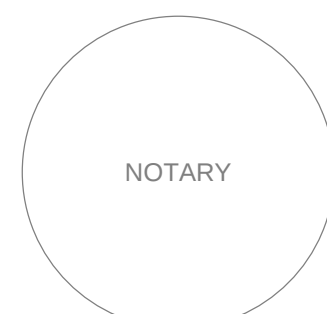
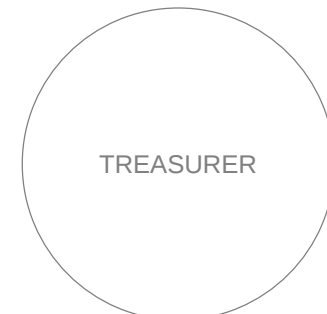
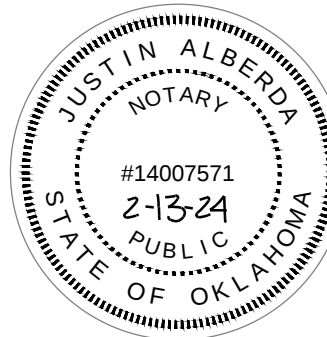
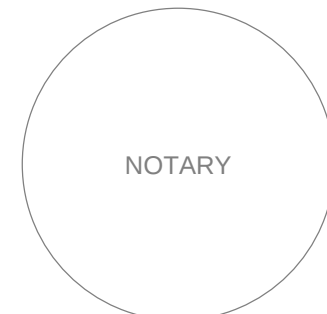
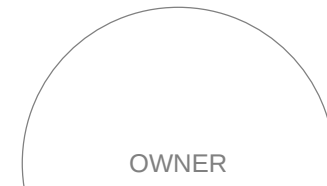
B.J. MCININCH - COPYRIGHT 2024
PROFESSIONAL LAND SURVEYOR - #1819
CERTIFICATE OF AUTHORIZATION - #7076

CAMPBELL ADDITION
A REPLAT OF A PORTION OF LOTS 6, 7,
& 8 IN BLOCK 4 OF ALFORD ADDITION
TO THE CITY OF DURANT, BRYAN
COUNTY, OKLAHOMA



LOCATION MAP

0' 15' 30'



-BASIS OF BEARINGS-
OKLAHOMA STATE PLANE BEARINGS
(NAD 83)
OF N 88°55'37" E ALONG THE NORTH LINE OF
BLOCK 4 OF ALFORD ADDITION TO THE CITY OF
DURANT, BRYAN COUNTY, OKLAHOMA

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER
RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE
SHOWN ON THE ABOVE PLAT
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE
LOCATION MAP
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS ORIGINAL
SIGNATURE AND ORIGINAL SEAL
PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC
COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS
MEANING
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.



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 2-12-24 TO 2-13-24
DATE OF LAST SITE VISIT: 2-13-24
PLAT COMPLETED: 2-13-24

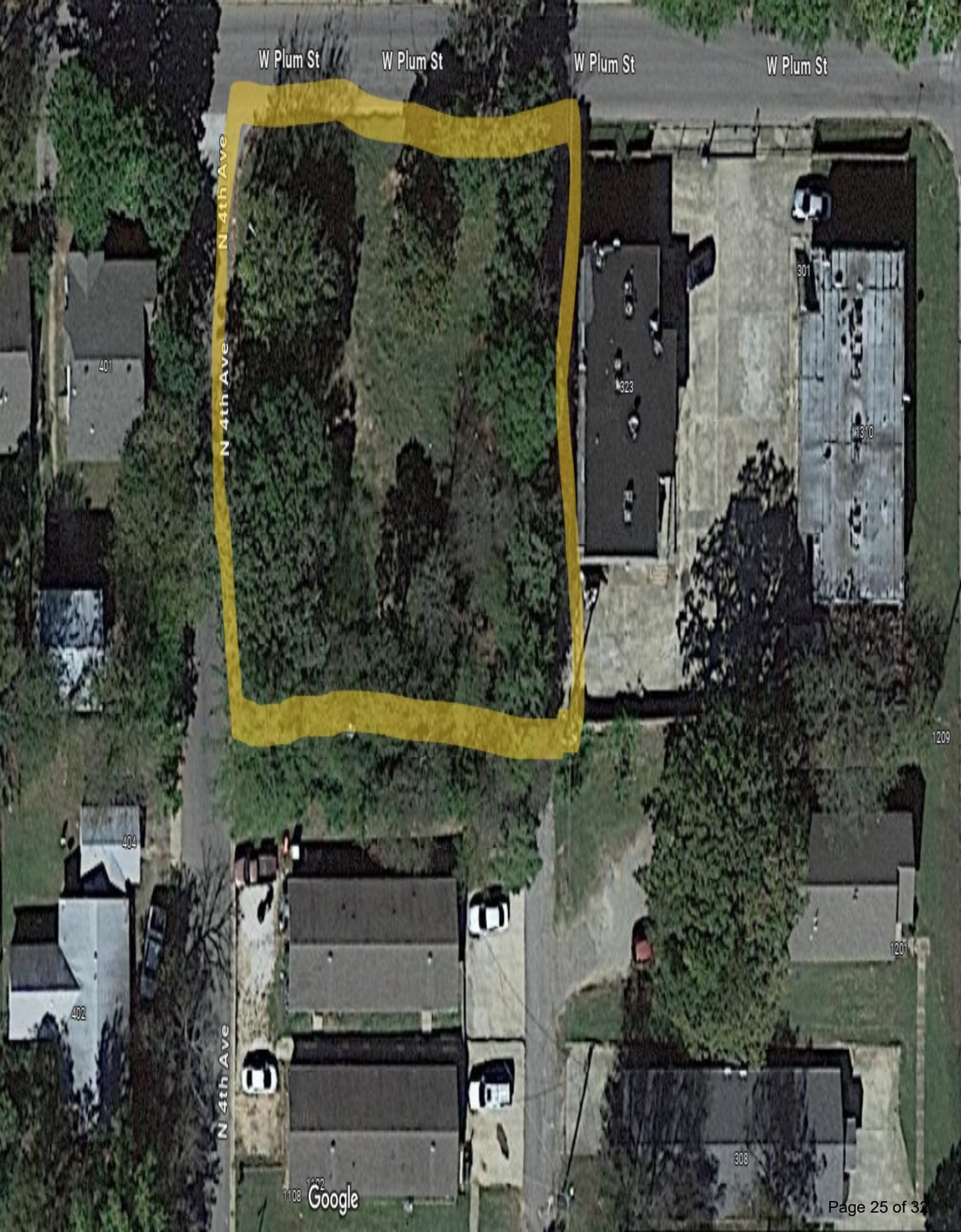
Client:

Jason and Mindy Campbell

DATE 2-13-24

SCALE 1" = 15'

SHEET NO. 1 OF 1



W Plum St

W Plum St

W Plum St

W Plum St

N 4th Ave

N 4th Ave

401

404

402

323

301

1310

1209

1201

308

1108

Google





THE CITY OF DURANT

Office of Community Development

Date: 6/04/2024
To: Planning Commission
Case: PC 2024-15
From: Reed Aichholz, Community Development Director
Re: Replat Request from Dorado Investments

Request: Consider a request from the Dorado Investment group for a replat located at: Lot 6, Block 77 (NE 4th ave and Elm St.) in the City of Durant.

Current Zoning: R3- Mixed Density Residential

The Future Land Use Map has this area as a low density residential

Surrounding Properties:

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

Lot Characteristics:

Width	~ 100 ft.
Depth	~ 200 ft.
Total Area	~ 1/2 acre (~20,000 sq. ft.)

Applicant: Dorado Investments

Background: Applicant approached staff with the desire to divide the parcel into 3 separate parcels and build three homes to R-3 Standards.

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:

R3 minimum lot size for single family: 6,000

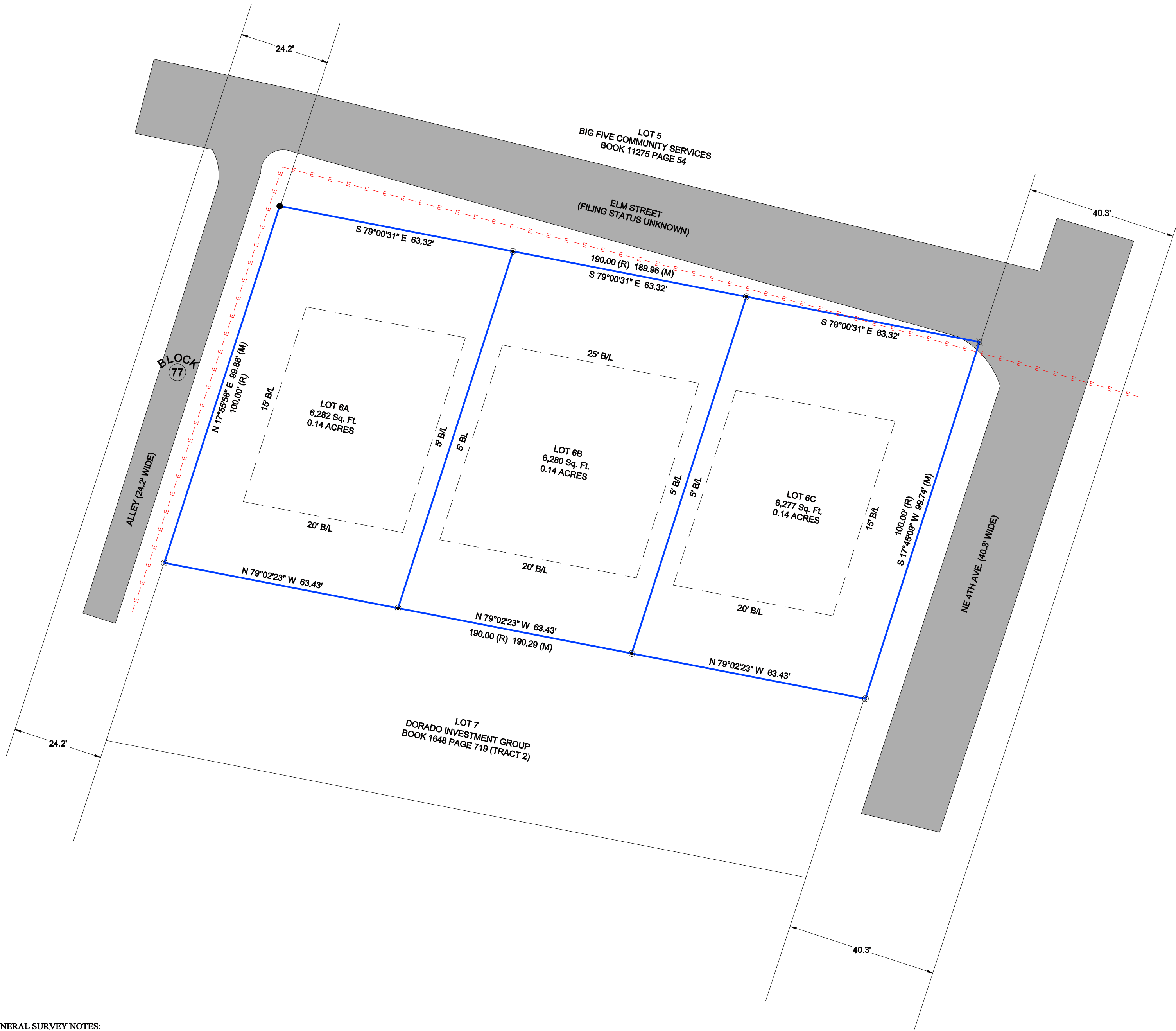
R3 minimum lot frontage: 50'

The applicant is creating low density housing that is walkable to downtown amenities and in line with the goals of our community set forth in the 2040 comprehensive plan. The proposed lots meet the minimum requirements for the city.

Staff Recommendation: Staff would recommend approving this replat request.

Required Action: Hold a public hearing and recommend approval or denial for the replat – located at Block 77 Lot 6 (NE 4th ave and Elm St.). Any specific conditions imposed by the Commission should be read into any approval motion.

REPLAT
OF LOT 6 BLOCK 77
CITY OF DURANT



GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS, EITHER RECORDED, OR IMPLIED, THEREOF.

THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF DORADO INVESTMENT GROUP LLC. 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 Commision- Approval and Acceptance

I, _____, Chairman of the Durant Planning Commision for the City of Durant, State of Oklahoma, hereby certify that the said commision duly approved the annexed plat of _____ 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 _____ 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.

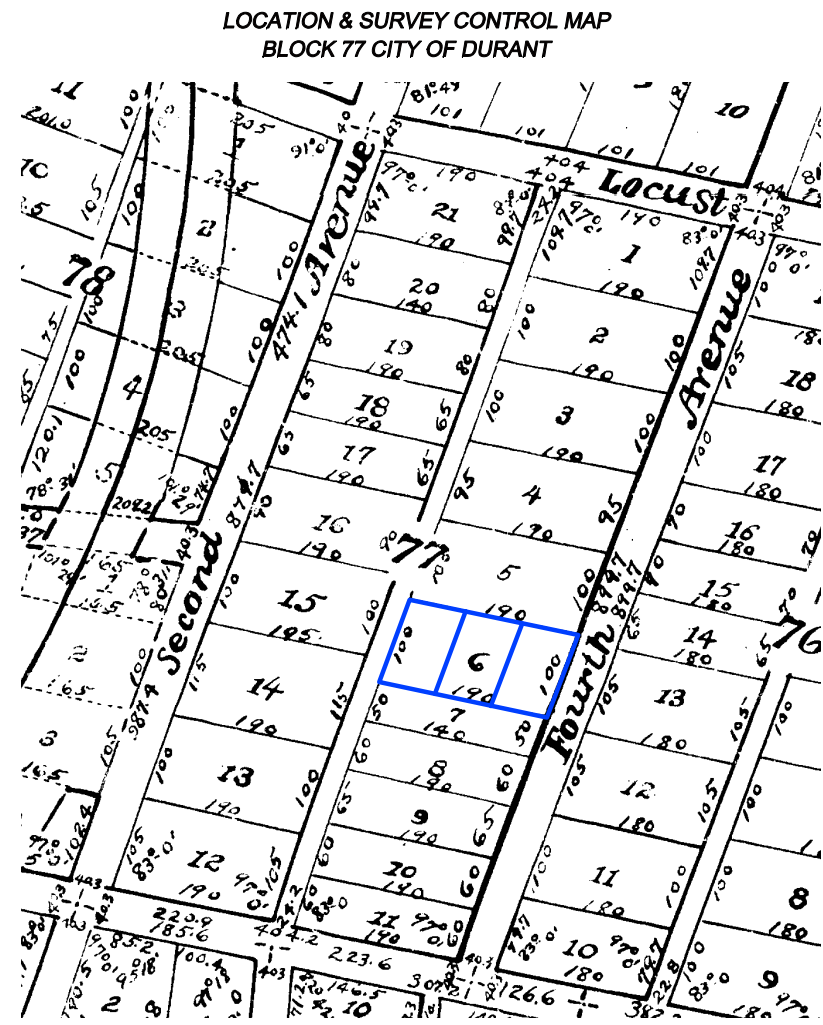
Bryan County Treasurer

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.

Enviromental Specialist



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 performed 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 therof.

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 _____ 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:

DORADO INVESTMENT GROUP LLC
1537 ESTELLE DRIVE
DURANT, OK 74701

OWNERS CERTIFICATE & DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

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

(BOOK 1648 PAGE 719) TRACT 3:

LOT 6 IN BLOCK 77 IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

do hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities, and easements as shown on the annexed plat of _____ LOT 6 BLOCK 77 _____ to Bryan County, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication, for the purpose of providing an orderly development of _____ LOT 6 BLOCK 77 _____ to Bryan County, Oklahoma, we do hereby provide restrictive covenants. Filed in Book _____, Page _____ of the records in the office of the County Clerk, Bryan County, Oklahoma.

By: _____
(OWNER)

By: _____
(OWNER)

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

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- ⊙ 1" PIPE FOUND
- ⊗ 60D NAIL FOUND
- ⊗ 1/2" REBAR SET (PLS 1780)
- E — E — E — OVERHEAD ELECTRIC
- x — x — x — WIRE FENCE
- — — — — BOUNDARY LINE



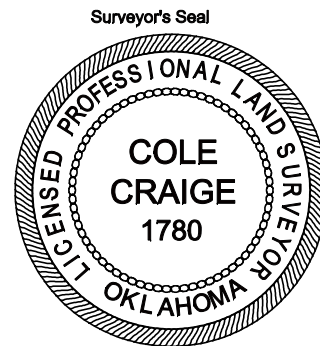
~BASIS OF BEARINGS~
SPC (NAD 83)
NORTH LINE LOT 6
S 79°00'31" E

CRAIGE SURVEYING L.L.C.

P.O. BOX 383 BOKCHITO, OK 74728
(800) 285-2404
CA # 8185, PLS # 1780
craigesurveying@gmail.com

DORADO INVESTMENT GROUP LLC
1537 ESTELLE DRIVE
DURANT, OK 74701

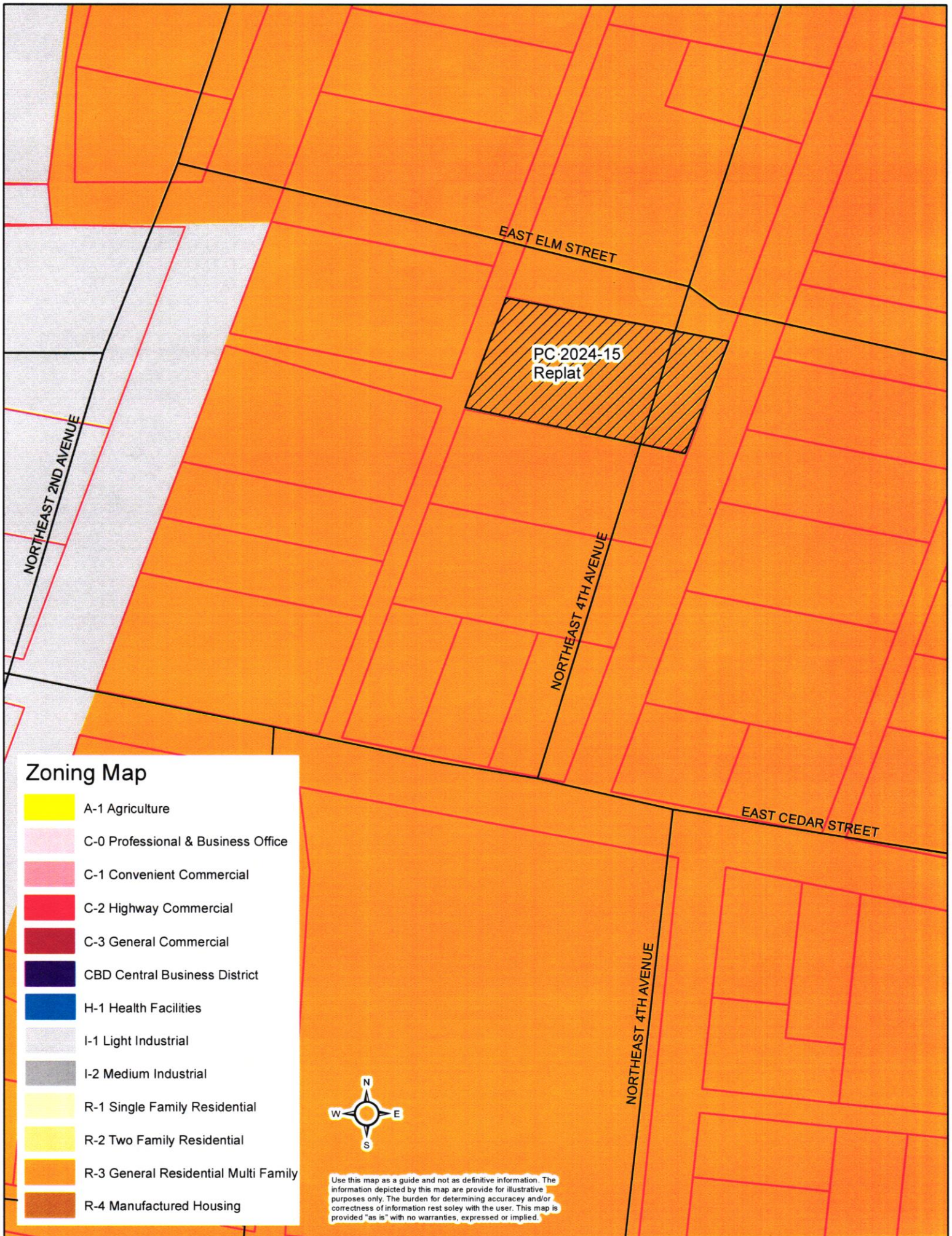
PART OF BLOCK 77
CITY OF DURANT
BRYAN COUNTY, OKLAHOMA



SURVEY INFO.	REVISION/ISSUE
SURVEY ORDERED- 5-11-24	REVISION DATE
FIELDWORK DATE(S)- 5-11-24	1.
SURVEY PLAT COMPLETE- 5-11-24	2.
DATE OF LAST VISIT 5-11-24	3.
SCALE 1" = 20'	4.
CRD FILE- Z1 DWG FILE- Z1	SHEET 1 OF 1



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.

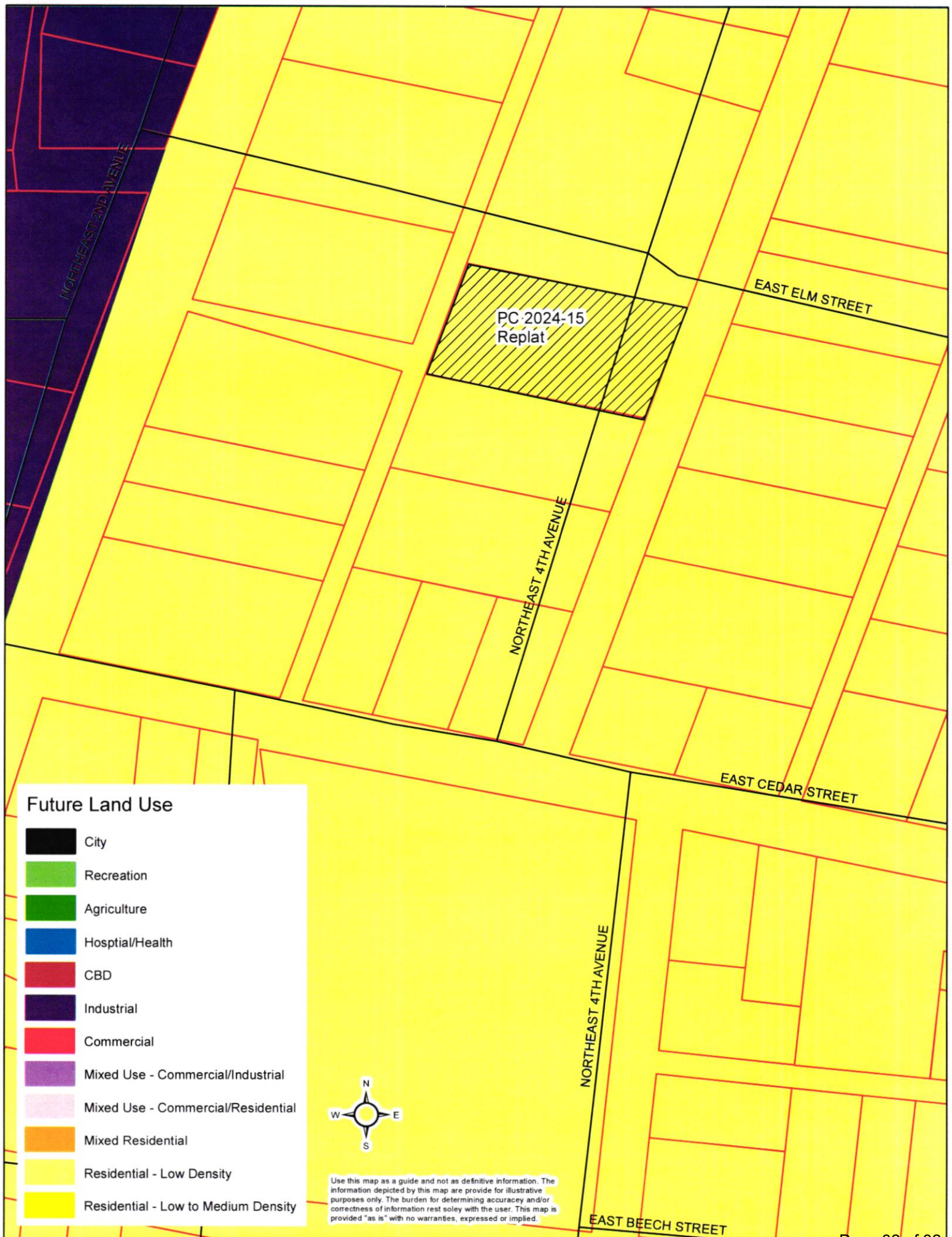


Zoning Map

- 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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