

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
AGENDA**

March 16, 2021

This meeting will include videoconferencing. Planning Commissioner Clint Horner will be appearing remotely using videoconferencing. Planning Commissioner Drew Jackson will be appearing remotely using videoconferencing. Planning Commissioner Shane Knight will be appearing in person. Planning Commissioner Whitney Kerr will be appearing remotely using videoconferencing. Chairman Kevin Keener will be appearing in person. You may watch the Planning Commission meeting live at: www.durant.org/live.

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

- 1. CONSIDER APPROVAL OF MINUTES**
January 19, 2021 Planning Commission Meeting
- 2. DISCUSSION AND POSSIBLE ACTION OF 2021 CALENDAR**
- 3. CONSIDERATION OF CASE PC2021-07**
Request for approval of a RePlat for property located at Wilson Street and Marie Drive
- 4. CONSIDERATION OF CASE PC2021-01**
Consideration of the new draft of the Comprehensive Plan and Future Land Use Map
- 5. New Business**

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 12th day of March, 2021 and that an agenda of said meeting was posted at the place of such meeting at 8:00 am on the 12th day of March, 2021.

Audrey Hamilton, City of Durant

**Minutes of the Durant Municipal Planning Commission Meeting of Tuesday,
January 19, 2021 Roscoe J. Hatfield, City Council Chambers, Durant City Hall**

CALL TO ORDER:

Planning Commission Chair Kevin Keener called the meeting to order at 5:35 p.m.

INVOCATION:

Drew Jackson

Roll Call:

Planning Commission Members:

Present: Kerr, Knight, Horner (left meeting at 6:25 p.m.), Jackson, Keener

Absent:

1. CONSIDERATION APPROVAL OF MINUTES

- Planning Commission Meeting of December 15, 2020

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

Motion carried by the following vote:

Aye: Kerr, Knight, Horner, Jackson, Keener

Nay:

Abstain:

Motion was made by Commission Member Jackson and seconded by Commission Member Knight to move to Item 5 on the agenda followed by Item 4.

Motion carried by the following vote:

Aye: Kerr, Knight, Horner, Jackson, Keener

Nay:

Abstain:

2. CONSIDERATION PC-2020-27

Danielle Barker reviewed with the Planning Commission members a re-plat request for property located near Armstrong Road and Roadrunner Drive. The property owner is wanting to combine three lots into one lot. The property owner owns all of the lots and the lots are conjoined. Their desire is to build a single family home. The current Future Land Use Map has this area as low-density residential and the re-plat is in compliance with the Comprehensive Plan. Ms. Barker also noted that this item will not be heard by City Council since Planning Commission has the final approval on re-plats. There were a couple of phone calls asking if this property is in City Limits and it is.

The Commission Members discussed the item. There were no public comments made during the meeting.

Motion was made by Commission Member Kerr and seconded by Commission Member

Knight to approve the request as presented.

Motion carried by the following vote:

Aye: Kerr, Knight, Keener

Nay:

Abstain:

3. CONSIDERATION PC-2021-03

Danielle Barker reviewed with the Planning Commission members a re-plat request for property located near San Angelo Lane and Parco Drive. The applicants are wanting to combine three lots into two lots. The property owners own all of the lots and the lots are conjoined. The applicant will continue using the lots for residential purposes. The current Future Land Use Map has this area as low-density residential and the re-plat is in compliance with the Comprehensive Plan. Ms. Barker also noted that this item will not be heard by City Council since Planning Commission has the final approval on re-plats. No letters or comments have been received by staff at this point in time.

The Commission Members discussed the item. There were no public comments made during the meeting.

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

Motion carried by the following vote:

Aye: Kerr, Knight, Jackson, Keener

Nay:

Abstain:

4. CONSIDERATION PC-2021-04

Danielle Barker reviewed with the Planning Commission members a rezoning request from A-1, General Agriculture to R-1, Single-Family Residential and Preliminary Plat request for property located near South 9th and Rodeo Road. The subject property is approximately 24 acres in total, and the current preliminary plat shows approximately 85 lots. The applicant stated they are planning to have single family homes built on each available lot with the exception of those where the sewer line is running. Barker Engineering will design the utilities, roadways, and drainage. Therefore, there may be some additional lots used for detention/retention areas depending on the review from the engineer. City sewer does run through the Southeast portion of the property and City water runs along Rodeo Road and along Walnut and Willow. City staff has reviewed this plat and there were no issues expressed. The Maintenance and Operations crew did notate that there had been some sewer issues with the main backing up mainly during the rain. The Fire Marshall is satisfied with the second access that was added. The current Future Land Use Map has this area as Agricultural; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map shows the area directly South of this request as low density residential and the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. The applicant attempted to bring this before the Commission last year, but withdrew the application due to deciding to rework the project area. Since then the applicant has made several changes to the preliminary plat. Staff has received several emails and phone calls about this request. Several of the citizens requested that the original letters be submitted for this meeting.

The applicant, Jay Mauck, spoke to the Planning Commission. He stated that he changed his rezoning request from R-3 to R-1 to conform to surrounding areas. He further stated that a study has been done on the sewer line and utilities are currently available in that area. He further stated that all City staff signed off on the Preliminary Plat and a drainage study will be done if the rezoning is approved.

Durant Public Works Director Marty Cook answered questions from the Commission regarding City sewer, storm water, and street issues. Mr. Cook stated that the sewer looks fine and there is currently a plan in place to address the storm water. He further stated that currently there is no plan on fixing the streets but could foresee something more being done if more people were in that neighborhood.

The following citizens spoke in protest of the rezoning request:

Mr. and Mrs. Alan Thomas – stated concerns over drainage issues, flooding and increased traffic in neighborhood. Also, only one main entrance in and out of neighborhood.

Carolyn Mabry – stated concerns regarding the increased traffic in neighborhood and worry for the children in neighborhood.

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

Motion carried by the following vote:

Aye: Kerr, Knight

Nay: Jackson, Keener

Abstain:

5. CONSIDERATION PC-2021-05

Danielle Barker reviewed with the Planning Commission members a rezoning request from R-1, Single Family Residential, to C-2, Highway Commercial and Commercial Recreation request for property located near Chuckwa and Marie. The subject property is approximately 1.2 acres in total. The applicant is planning to put a detention pond on the far West side of the lot and a parking lot containing 36 parking spaces on the East side of the property. Ordinances require an 8-foot opaque fence/screening to be between any commercial structure or facility. The plans do show such screening requirement on the North side of the detention pond and the parking lot. The current Land Use Map has this area low density residential. The City has concerns over the lot lines. One concern is the lot line on the East side of the small piece that sticks out and abuts Chuckwa goes over/on or directly against the house located on the property to the East. Additionally, the warranty deed provides a legal description that includes this small piece; however, there is no official plat or subdivision on file with the City showing these two pieces were legally combined at any point in time. With all this said, the City recommends denial of this rezoning until the lot lines and platting can be fixed. Staff has received several letters and phone calls about this request.

Commissioner Jackson stated he has seen this property come before the Planning Commission numerous times before and asked Ms. Barker to further explain the development of records on this property and the past history of the property.

Ms. Barker stated that there is a larger piece of land to the East of this property that was rezoned to C-2 and platted around 2015. The other is this piece that was added on to a warranty deed which can be done but was not platted and the issue with the lot line going right over or right next to a person's house which would not be allowed in a normal platting process. She stated the City Attorney, Tom Marcum could further answer any other questions.

Commission Member Jackson and Ms. Barker further discussed how this lot came to existence and the procedures for drafting and filing plats in the City and County.

City Attorney Tom Marcum explained that a deed can be filed without going through any review process from the City and the details of the different lots and deeds to each. Mr. Marcum and Commission Members further discussed the item.

The representative for the applicant, Peter Juul, spoke to the Planning Commission. He stated he was not aware that a rezone was needed for a detention pond. He further stated that the parking lot will be used for staff parking. Their plan for the property is to relocate the King's Daughters and Sons Nursing Home to this area.

The following citizens spoke in protest of the rezoning request:

Justin Heater – stated concerns over increase in traffic and poor regulations; the detention pond will cause flooding and an increase in pests; concerns over no easement and the site being literally one yard from his family's living room windows.

Earl Haddock – stated this was the fifteenth time he has spoken against this property; he believes the property is in the flood zone and thinks a flood plain study needs to be done; believes this will allow too much traffic on Chuckwa and the area is not designed for this.

Mr. and Mrs. Cortinas – stated his family moved here recently and if they knew about these issues they would not have moved to the neighborhood; if the rezone is approved would like to see speed bumps installed on streets and fences separating the properties.

Commission Member Kerr stated that at least three of the Commission members have heard issues on this previously and that this area was purposely left as a buffer zone from the residential neighborhood. She proposed to make a motion to deny based on prior discussions and concerns from citizens in the neighborhood.

Commission Member Jackson stated that there were several requests for records and citizens were not properly noticed. He proposed to make a motion to table to allow staff time research and answer prior concerns raised in the past and document them fully before going to City Council. This would provide clarity on what has been agreed to and promised to the community.

Ms. Barker further stated that the notices were mailed out properly and submitted to the newspaper properly. The issue appeared to be with the postal service and stated that we cannot foresee those circumstances. She further stated that all public information requests submitted were completed as well.

Commission Members further discussed that they would like a timeline of when the item was heard, what the decision was, and any promises made. They further discussed

tabling the item to next month.

Lenzie Knight addressed the commission and stated that there are numerous citizens in attendance that would like to express their concerns on the record. She proposed setting up a meeting to discuss the item with the Planning Commission and they would also like to meet with representatives for Carrus.

Ms. Barker and the Commission discussed options regarding setting up a special meeting with Commission members and citizens.

City Attorney Tom Marcum advised the Commission to not have a meeting unless proper public notice was given in order to stay in compliance with the Open Meetings Act. He further stated this type of meeting would need to be conducted during a public meeting in a public forum.

Motion was made by Commission Member Jackson and seconded by Commission Member Horner to recess the regular Planning Commission meeting at 6:25 p.m.

Motion carried by the following vote:

Aye: Kerr, Knight, Horner, Jackson, Keener

Nay:

Abstain:

(Commission Member Horner left the meeting at 6:25 p.m.)

Motion was made by Commission Member Jackson and seconded by Commission Member Knight to reconvene the regular Planning Commission meeting at 6:35 p.m.

Motion carried by the following vote:

Aye: Kerr, Knight, Jackson, Keener

Nay:

Abstain:

The following citizens spoke in protest of the rezoning request:

Dora Knight – stated that her neighbors do not want a parking lot behind their house.

Lenzie Knight – stated that she grew up in this neighborhood and the houses do not have a high turnover. The East property line of the t-shaped piece of property goes under the eave of the Heater's home and it seems that would be enough to make the decision easy. Mrs. Knight further stated that she also believes that a requirement to move from C-2 zoning to residential is that an 8-foot fence is needed to separate the space this doesn't propose a separation on the west side of the home. She further stated that if it did she believes the fence would actually touch the home. This piece of land has been presented to the Commission before with the exact same rezoning request to C-2 and the Commission voted unanimously, no. The developer has proposed this request before in 2017 and the Commission agreed with the neighbors and said no to this request. The developer did not like the Commission's ruling so he sold off the two houses and required the homeowner's to sign agreements that they would not speak out against future zoning changes. She further stated that he intentionally kept the t-shaped lot for himself and now is wanting it zoned C-2. Mrs. Knight believes if you allow developers to buy residential lots and sell off pieces to get what they want then the Commission will be setting precedent that will destroy precious neighborhoods like hers and all over town.

The citizens in this neighborhood have negotiated with developers during the time the Town Center has been developed with City officials agreeing to hold the developer accountable. The citizens in the neighborhood are no longer interested in making deals.

Rick Hammel – stated that C-2 is designated for major thoroughfare with thru traffic and not intended for little Chuckwa street. Chuckwa is a little residential street that serves the local community. He further stated the citizens in the neighborhood were promised from the beginning that they would not have to worry about developers asking for egress from Chuckwa and every time they ask for egress to Chuckwa and C-2 designation. He believes Chuckwa cannot handle all the traffic that it will bring and should not be considered C-2.

Judy Polson – stated she and her husband moved to Chuckwa to retire and be in a quiet neighborhood while also being close to surrounding businesses. She further stated that she believes residential neighborhoods should not be mixed with commercial use.

Dot Phelps – stated that she lived on Chuckwa previously and currently owns property there now. This piece of property has repeatedly been before the Planning Commission and would like to see it protected.

Rocky Powers – stated that he questioned the drainage on the previous cases as well as other issues. He further stated Chuckwa was not designed for the traffic that will develop in the area and any business that opens to Chuckwa will threaten the lifestyles and lives of citizens living in that area.

Jack Liwai – stated that he is worried about increased traffic on Chuckwa. He believes it would create more congestion in the area and is worried how the property values in that area would be affected.

Makayla Heater – stated she has dreamed of living in this neighborhood her whole life. She further stated that her home is going to be surrounded by all of the development. She is worried about a parking lot being behind her home and people walking between the homes. She further stated there is already concerns over the detention pond that is currently there and not being maintained. She stated the new proposed detention pond will be directly behind her home. She is concerned for her family's health and the increase in mosquitoes and snakes it will bring.

Motion was made by Commission Member Jackson and seconded by Commission Member Kerr to table the request to allow City staff to research the records of past meetings in order to answer questions regarding allowance of ingress and egress on Chuckwa, details of prior re-zoning requests, and promises made to property owners.

Motion Carried by the following vote:

Aye: Kerr, Knight, Jackson, Keener

Nay:

Abstain:

6. CONSIDERATION PC-2020-29

Danielle Barker reviewed with the Planning Commission members a request to update the manufactured and mobile home ordinances. Staff drafted an ordinance that updates the current manufactured and mobile home ordinance that removes the ability to apply for a Conditional Use Permit to place a manufactured home on an existing residentially zoned lot. Staff updated some definitions and provided some overall updates. Staff also added to a section that would allow single mobile homes to be placed within the city limits in the current R4 Zoning District. This would help clear up some issues that staff deals with when citizens come in requesting to place a manufactured or mobile home. Staff has further edited the document per recommendation of the Planning Commission at the December meeting. No other comments were received. Staff has added suggested language to 157.31, Uses Permitted in Districts to match the changes to the Manufactured Home Ordinance.

The Commission Members and Ms. Barker had some conversation regarding the draft of the ordinance. It was recommended to strike section 152.31 (B) (1).

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

Motion Carried by the following vote:

Aye: Kerr, Knight, Keener

Nay:

Abstain: Jackson

7. DISCUSSION PC-2021-01

Danielle Barker reviewed with the Planning Commission members a new draft of the Future Land Use Map. Staff was able to complete the Comprehensive Plan and made several changes including creating an action item table rather than having the action items within the document itself. Staff was also able to complete a Future Land Use Map that includes a 3-mile buffer around city limits.

The Commission Members and Danielle Barker discussed the map and suggested changes to the coloring of the Mixed Use area. The Commission Members further suggested the item be placed as an action item for the February meeting.

Ms. Barker asked the Commission Members to submit any further comments to her before the February meeting.

8. CONSIDERATION PC-2021-02

Danielle Barker reviewed with the Planning Commission members a request to update the sign ordinance. Staff drafted an ordinance that updates the current sign ordinance that removes the contradictory regulations, adds some clearer terms and definitions. Staff also did some clean-up and updating of some language and table within the ordinance. This update should clear up at least some of the confusion that has occurred.

The Commission Members and Ms. Barker had some conversation regarding the draft of the ordinance.

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

Motion Carried by the following vote:

Aye: Kerr, Knight, Jackson, Keener

Nay:

Abstain:

9. DISCUSSION AND POSSIBLE ACTION OF THE 2021 CALENDAR

Danielle Barker reviewed with the Planning Commission members a request to possibly amend the 2021 Calendar for Planning Commission meetings. The City Manager and staff had a conversation to move the meetings to the week before the City Council meetings, which are held the 2nd Tuesday of each month. The reason behind the change was that some applicants were having to wait nearly a month before getting approval for their projects.

The Commission Members and Danielle Barker discussed the proposed new calendar dates. Commission Members suggested moving the regular meeting date to the 4th Tuesday of each month. Ms. Barker stated staff would make the requested change and bring back to the February meeting for discussion and possible action.

No action was taken.

NEW BUSINESS: Commission Member Knight requested staff include a copy of the publication letter that is sent out to property owners be also included with the agenda packet emailed to Commission members.

ADJOURNMENT:

Motion made by Commission Member Jackson and seconded by Commission Member Knight to adjourn.

Motion Carried by the following vote:

Aye: Kerr, Knight, Jackson, Keener

Nay:

The meeting was adjourned at 8:45 p.m.



THE CITY OF DURANT

Office of Community Development

Date: 03/09/2021
To: Planning Commission
From: Danielle Barker, Community Development Director
Re: 2021 Calendar for Planning Commission Meetings

Request: Discuss and possibly amend the 2021 Calendar for Planning Commission Meetings.

Information: The City Manager and staff had a conversation regarding amending the Planning Commission Calendar for 2021. The Planning Commission wanted to look at the fourth Tuesday of each month. The reason behind the change was that some applicants have to wait nearly a month before getting approval for their projects.

Staff did not find any conflicts with the fourth Tuesday of each month.

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



THE CITY OF DURANT

Office of Community Development

Date: 3/9/2021
To: Planning Commission
Case: PC 2021-07
From: Danielle Barker, Community Development Director
Re: Re-Plat of the property located near Wilson and Marie Drive

Request: Consider a request from Terry Holder, for a re-plat of property near Wilson and Marie Drive.

Current Zoning: R-1 Single Family Residential

Surrounding Properties:

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

Applicant: Terry Holder

Background: The applicants approached staff regarding the desire to combine two lots into one lot. The property owner owns both of the lots and the lots are conjoined. The applicant will continue using the lots for residential purposes.

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

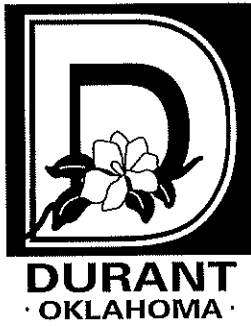
Analysis: The subject property is approximately 1 acre in total. Individually the lots are approximately 0.5 acre a piece. The new lots would exceed the standards of the R-1 zoning category.

The current Future Land Use Map has this area as low-density residential; therefore, this re-plat request is in compliance with the Comprehensive Plan.

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

As a reminder, this item will not be heard by City Council. Planning Commission has the final approval on re-plats.

Required Action: Hold a public hearing and approve or deny the re-plat request to combine the two lots into one lot located near Wilson and Marie Dr. Any specific conditions imposed by the Commission should be read into any approval motion.



THE CITY OF DURANT

Office of Community Development

NOTICE OF PUBLIC HEARING PC2021-07

On September 8, 2020, Terry Holder filed an application requesting approval of a Replat for property located near Wilson Street and Marie Drive, Durant and more particularly described as;

Lots 2 and 3 of Block 2 in Chuckwa Hills II, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

Notice is hereby given that a Public Hearing will be held regarding the above-described application. The Durant Planning Commission will conduct the hearing in the Roscoe J. Hatfield Council Chambers of Durant City hall, 300 West Evergreen Street, Durant, Oklahoma at 5:30p.m. on Tuesday February 16, 2021. Interested parties are encouraged to attend the Public Hearing and are invited to provide additional information as well as express concerns pertaining to said application.

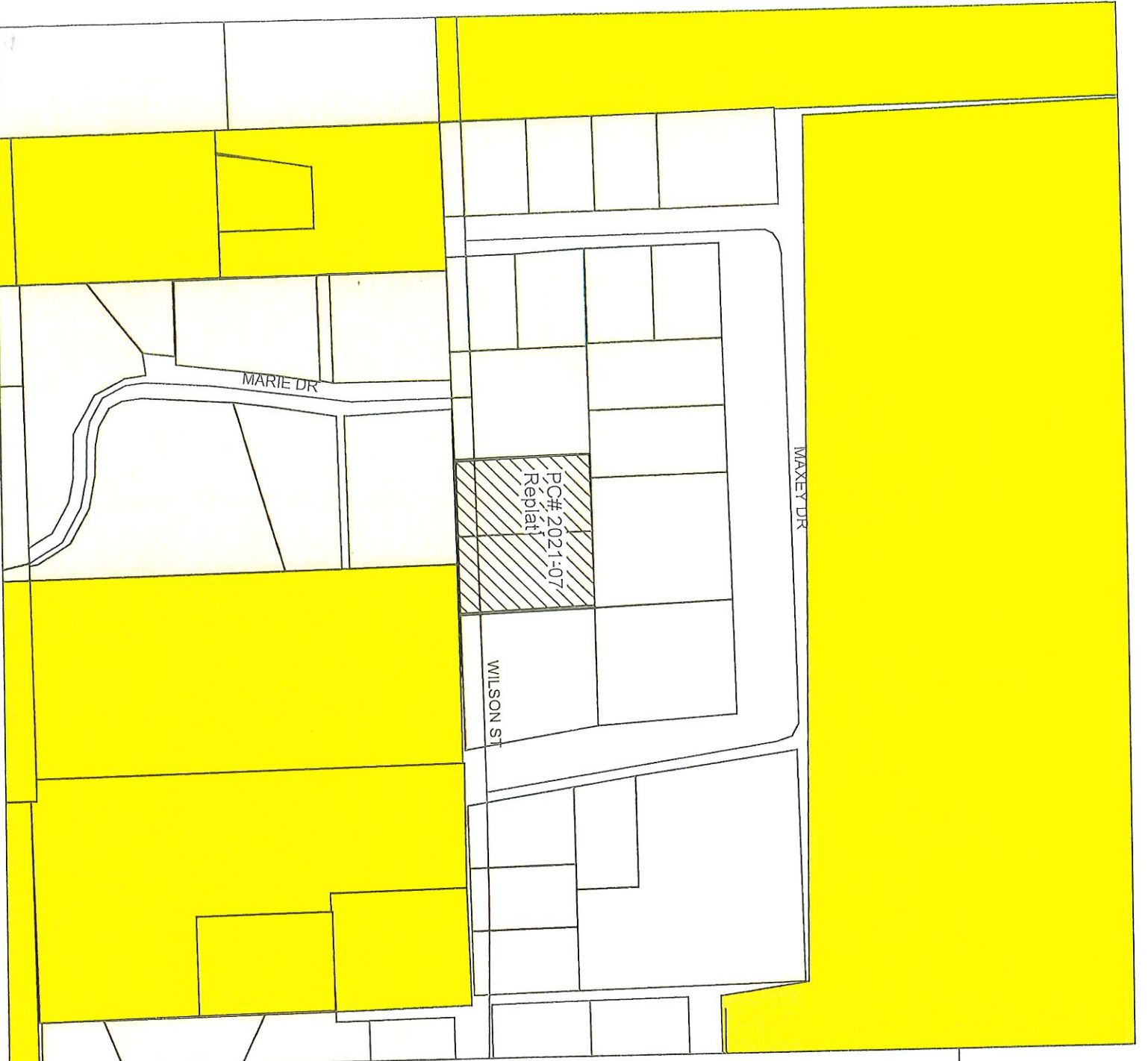
Written comments and/or protest regarding this case may be submitted for the record by February 11, 2021. All written comments may be emailed to planning@durant.org or mailed to:

Community Development Department
P.O. Box 578
Durant, OK 74702

Danielle Barker
Community Development Director

Zoning Map

Petition # 2021-07 - Wilson St

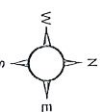


- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential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

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



City of Durant
Community Development
Printed: January 13, 2021



Zoning Map

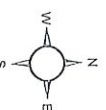
Petition # 2021-07 - Wilson St

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

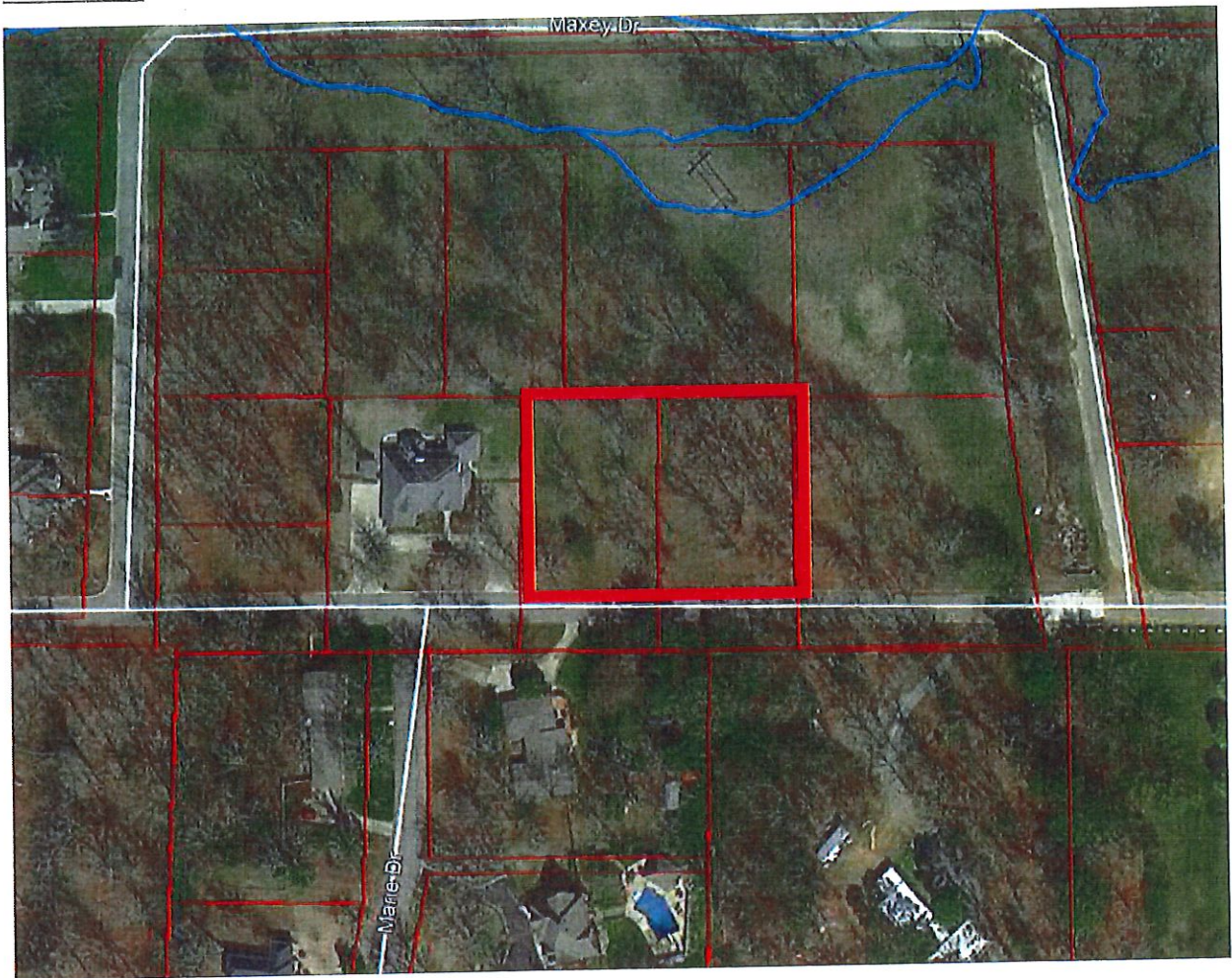
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. Information such as (property ownership, acreage, property boundaries) are to be verified at the Bryan County Assessor's Office by the user. The burden for determining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



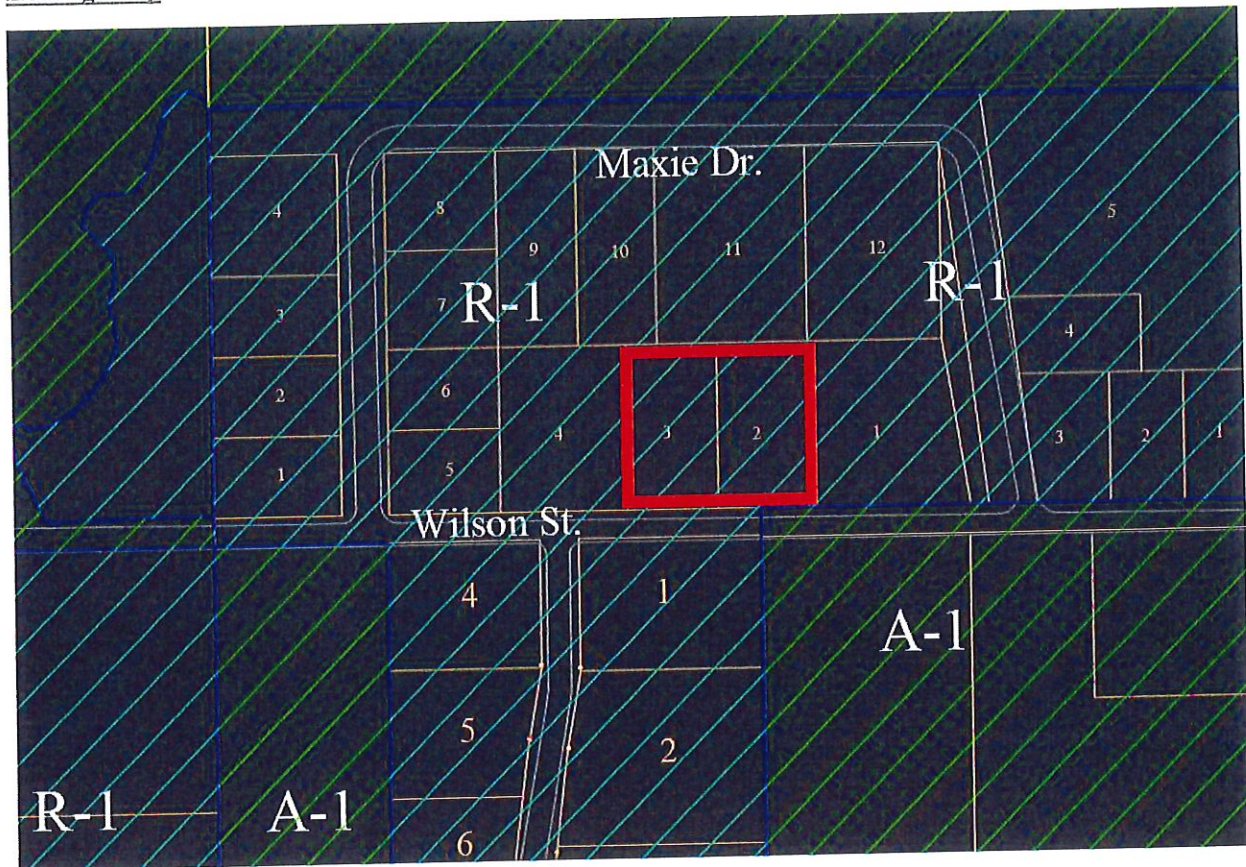
City of Durant
Community Development
Printed: January 13, 2021



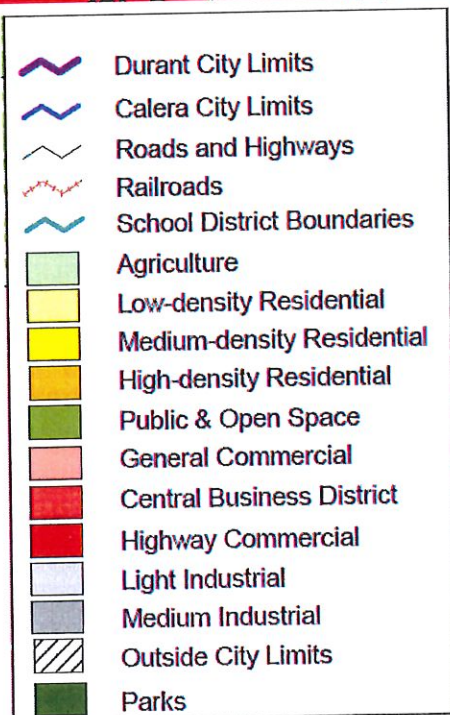
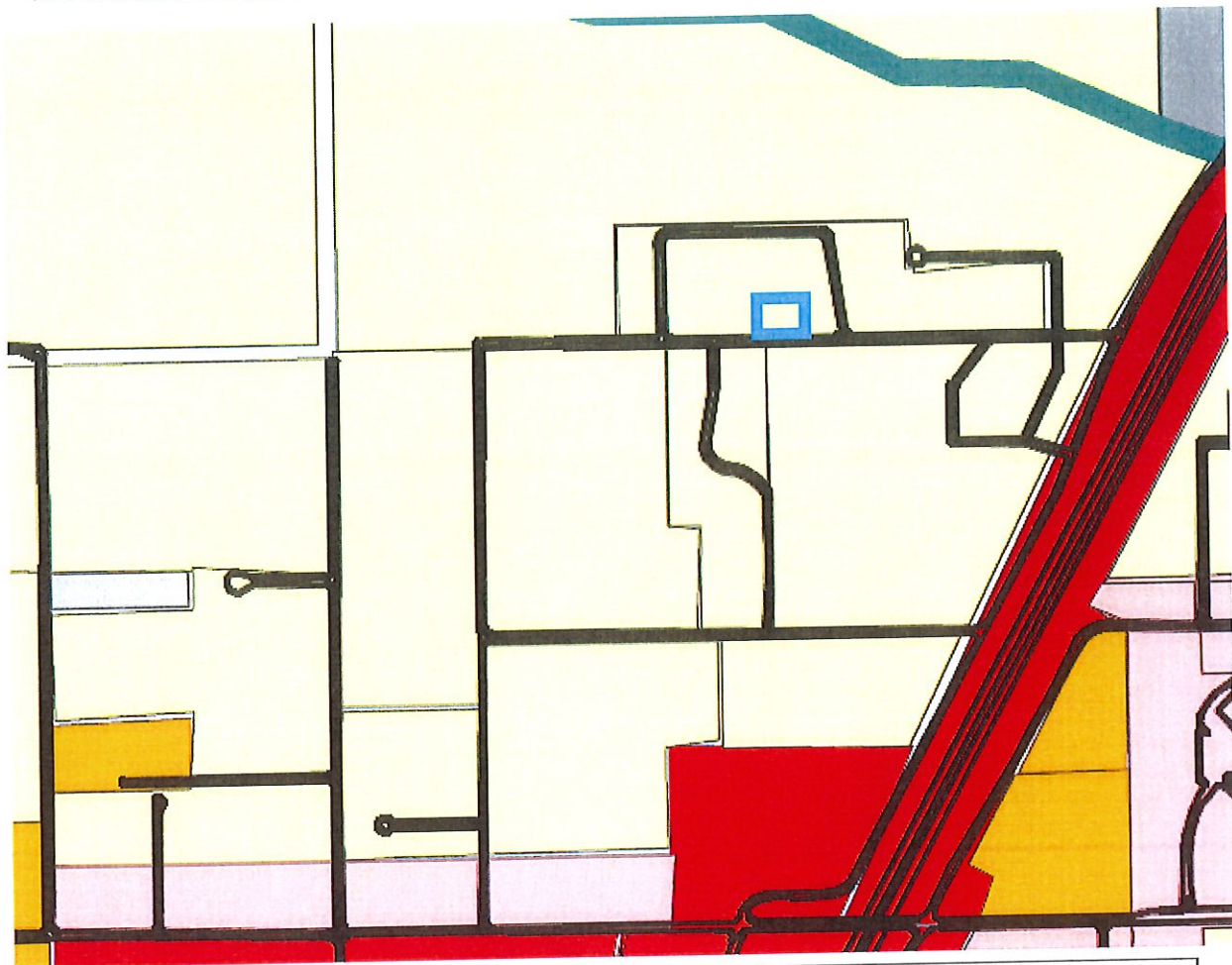
Aerial Map



Zoning Map



Future Land Use Map



§ 156.007 DEFINITIONS.

REPLATTING. Any change in a map of an approved or recorded plat, except as permitted as an amended plat, that affects any street layout on the map or area reserved or dedicated thereon for public use or any lot line, or that affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions or additions. Replatting includes the combination of lots into a single lot for purposes of development.

§ 156.048 REPLATTING OF LAND.

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

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

- (1) Is signed and acknowledged by only the owners of the property being replatted;
- (2) Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the Planning Commission; and
- (3) Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

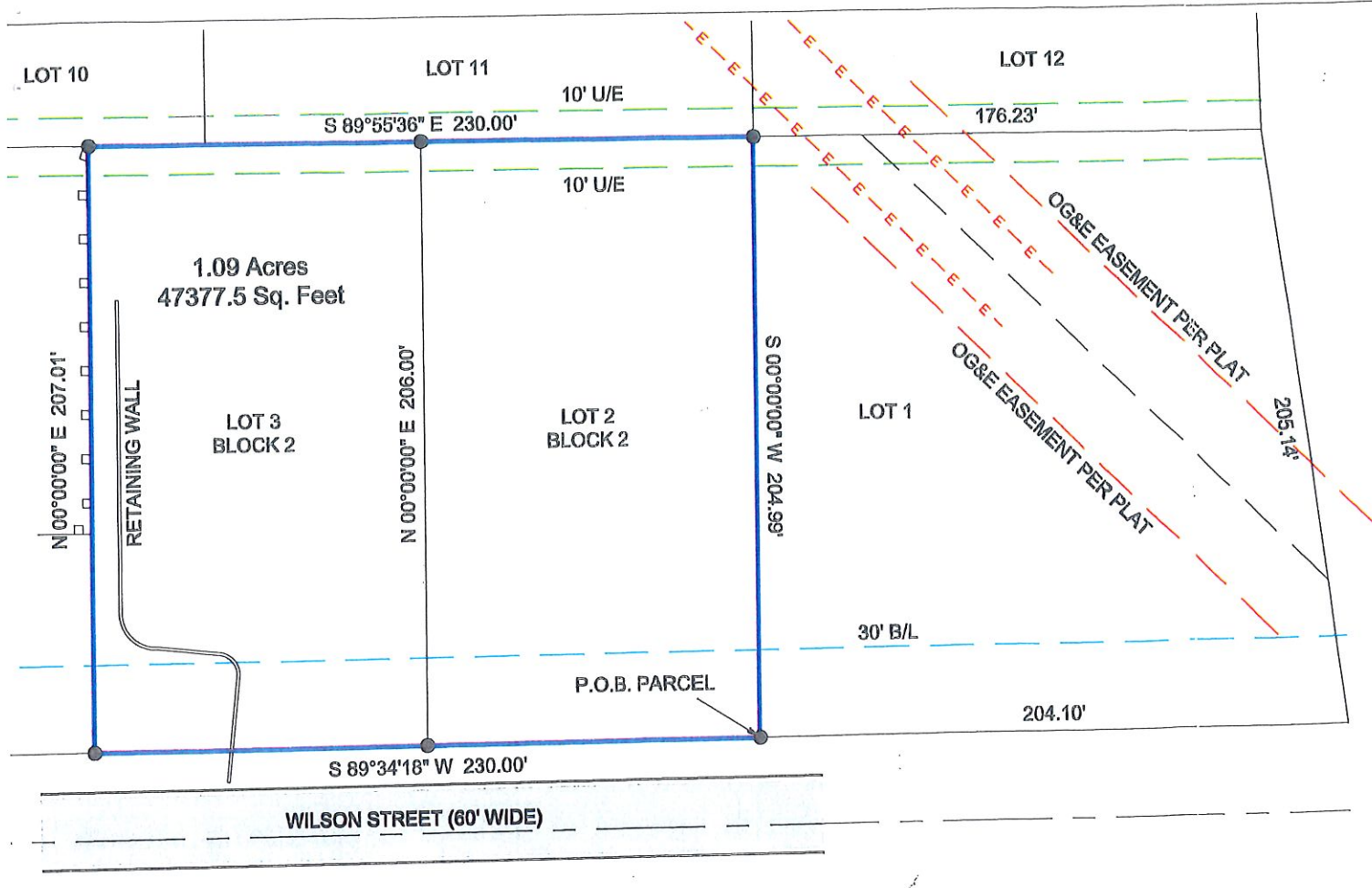
(C) *Additional requirements for certain replays.*

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

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

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

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



GEND

Standard symbols will be used in the drawing.

2" REBAR FOUND

BOUNDARY LINE

METAL FENCE

OVERHEAD POWER

10' BUILDING LINE PER PLAT

10' UTILITY EASEMENT

~BASIS OF BEARINGS~
RECORD PLAT BEARING OF
S 89°34'18" W ALONG THE
SOUTH LINE OF BLOCK 2
GPS SCALE FACTOR 1.00000



OR RIGHT-OF-WAYS,
AND THEREOF.

FOR THE BENEFIT
AND USE OF

FOR THE EXCLUSIVE
USE NOT EXTEND TO
WITHOUT EXPRESS
WRITING NAMING SAID PERSON(S).

WITHOUT THE SURVEYORS
CONSENT AND DATE.

WITHOUT THE BENEFIT OF AN

THE OKLAHOMA MINIMUM
FEES OF LAND SURVEYING AS
ESTABLISHED BY THE STATE BOARD OF LICENSURE
FOR LAND SURVEYORS.

CERTIFICATE OF SURVEY

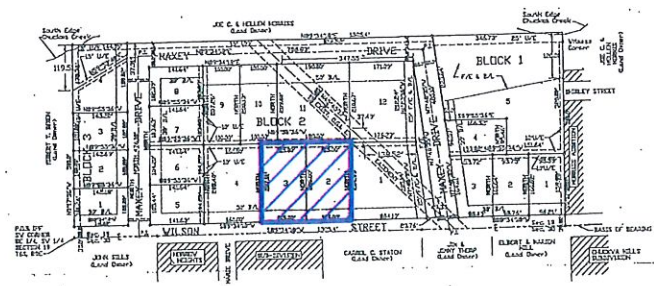
I, COLE CRAIGE, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1780 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY TO BUDDY HOLDER AND TERRY HOLDER THAT THIS LOT COMBINATION PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS A PARCEL OF LAND AS BEING

ORIGINAL PARCEL DESCRIPTION WARRANTY DEED FILED IN BOOK 1492 ON PAGE 1068: LOTS 2 AND 3 OF BLOCK 2 IN CHUCKWA HILLS 2 TO DURANT, BRYAN COUNTY, OKLAHOMA TO THE RECORDED PLAT THEREOF.

NEW PARCEL DESCRIPTION

A PARCEL OF LAND BEING LOTS 2 AND 3 OF BLOCK 2 IN CHUCKWA HILLS 2 TO DURANT, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE BOUNDARY OF LOTS 2 AND 3 THE FOLLOWING 4 COURSES: (1) S 89°34'18" W A DISTANCE OF 230.00 FEET; (2) N 00°00'00" E A DISTANCE OF 207.01 FEET; (3) S 89°55'36" E A DISTANCE OF 230.00 FEET; (4) S 00°00'00" W A DISTANCE OF 204.89 FEET, BACK TO THE TRUE POINT OF BEGINNING CONTAINING 1.09 ACRES MORE OR LESS, AS THE CASE MAY BE.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY COLE CRAIGE, P.L.S. #1780, ON THE BASIS OF BEARINGS BASED FROM THE RECORD PLAT OF CHUCKWA HILLS 2 ADDITION TO THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS S 89°34'18" W ALONG THE SOUTH LINE OF LOTS 2 AND 3 BLOCK 2 CHUCKWA HILLS 2, CITY OF DURANT, BRYAN COUNTY, OK



SITE LOCATION MAP (RECORD PLAT)

CRAIGE SUR

P.O. BOX 383 BO
(580) 2
CA # 8165
craigesurveyi
colecra

BUDDY AND T
WILSON
DURANT

PAI
SECTION
BRYAN COUNTY

Subdivision/Plat Application

Petition # PC 2021-07

Preliminary Plat: ☐

Fee \$ 300

Final Plat: ☐

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Term Holder</u>	Email: <u>kickinhe@yahoo.com</u>	Phone #1: <u>580 920 5890</u>
Mailing Address: <u>4709 W University Blvd</u>	Phone #2: _____	
City: <u>Durant</u> State: <u>OK</u> Zip: <u>74701</u>	Fax #: _____	
Applicant's Interest in Property: <u>Build a home</u>		

SURVEYOR INFORMATION

Name: <u>Craig Surveying LLC</u>	Email: <u>craigsurveying@gmail.com</u>	Phone #1: <u>580 295 2404</u>
Mailing Address: <u>PO Box 383</u>	Phone #2: _____	
City: <u>Broken Arrow</u> State: <u>OK</u> Zip: <u>74726</u>	Fax #: _____	
Surveyor Oklahoma License Number: <u>1780</u>		

ENGINEER INFORMATION

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

LAND INFORMATION

Legal Description: _____	Parcel Number: _____
Proposed Subdivision Name: _____	Current Zone: _____
Proposed Use: _____	Proposed Zone: _____
Current Property Owner's Name: _____	

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

Applicant: Term Holder Date: 9-8-20

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

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

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

Build a home

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

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

3. Traffic Impacts:

4. Protection of Neighborhoods:

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

Please list or describe any other reasons to support this Subdivision/Final Plat Application.



MODERN
abstract and title

WARRANTY DEED

I-2019-712138 Book 1492 Pg: 1,068
03/27/2019 8:28 am Pg 1068-1068
Fee: \$ 13.00 Doc: \$ 123.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That The Sills Family Trust Dated October 8, 1999, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto The Buddy and Terry Holder Trust Dated July 11, 2014, 19252 US Hwy 70, Durant OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to wit:

Lots 2 and 3 of Block 2 in Chuckwa Hills II to Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

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

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

Revenue Stamps=\$123.00

SIGNED AND SEALED this the 25th day of March, 2019

The Sills Family Trust Dated October 8, 1999

Tammy Reynolds
Stephan Sills, Successor Trustee

ACKNOWLEDGMENT

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 123.00

STATE OF OKLAHOMA)
COUNTY OF BRYAN) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of March, 2019, personally appeared Stephen Sills, Successor Trustee for The Sills Family Trust Dated October 8, 1999, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND seal the day and year last above written.

Jennifer Coley
NOTARY PUBLIC

Commission Expires: 5/24/22

190306383



319 W Main St | Durant OK 74701 | 580-745-5363
www.ModAbstractTitle.com

FIDELITY NATIONAL TITLE INSURANCE

LOT COMBINATION PLAT
PART OF LOTS 2 AND 3 BLOCK 2
CHUCKWA HILLS 2, CITY OF DURANT
SECTION 19 T6S R9E
BRYAN COUNTY, OKLAHOMA

ACCEPTANCE BY CITY

Director of the Department of Community Development of the City of Durant, Oklahoma, hereby certifies that the said LOT COMBINATION PLAT in the City of Durant, Oklahoma, is hereby accepted on behalf of the Durant Planning Commission. Action by the Council of the City of Durant, Oklahoma is not required.

Signed by the Director of Community Development
 this _____ day of _____, 20____

Director of Community Development

STATE OF OKLAHOMA

SS

County of Bryan
 Before me, the undersigned, a notary public in and for said county and state on the _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument as its president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein declared. Given under my hand and seal the day and year last written above.

My Commission Expires: _____
 Notary Public _____ Date _____

BRYAN COUNTY CLERK CERTIFICATE

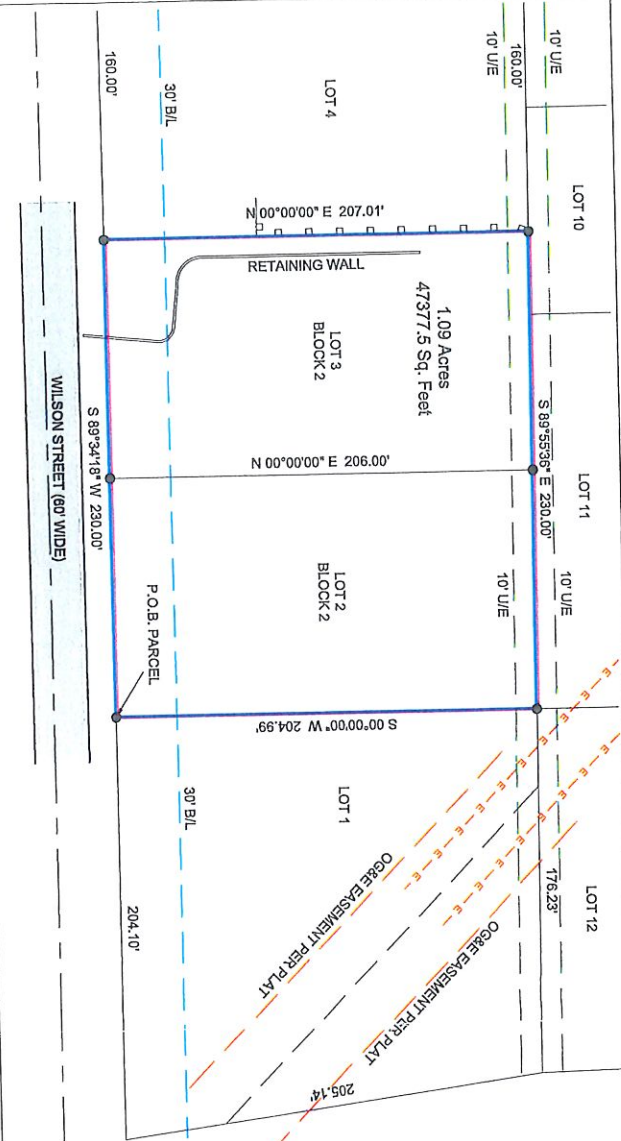
County of Bryan
 I, _____, Clerk of said County, do hereby certify that the _____ day of _____, 20____, at _____, Oklahoma, was filed on the _____ day of _____, 20____, at _____, and duly recorded in Book Number _____, Page _____, of the _____, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the _____ bonds.

Bryan County Clerk

BRYAN COUNTY TREASURER'S CERTIFICATE

I, _____, Treasurer of said County, 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 2007 and prior years are paid on the link shown on this plat, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the _____ bonds.

Bryan County Treasurer _____ Date _____



LEGEND

These standard symbols will be found in the drawing:

- 1/2" REBAR FOUND
- BOUNDARY LINE
- METAL FENCE
- OVERHEAD POWER
- 30' BUILDING LINE PER PLAT
- 10' UTILITY EASEMENT

— BASIS OF BEARINGS—
 RECORDED PLAT BEARING OF
 S 89°34'18" W ALONG THE
 SOUTH LINE OF BLOCK 2
 GPS SCALE FACTOR 1.00000

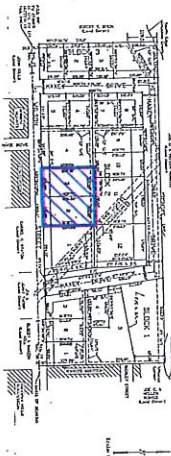


GENERAL SURVEY NOTES:
 SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS, EITHER RECORDED, OR IMPLIED, THEREOF.
 THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF BUDDY HOLDER, ANY OTHER USE OF THIS PLAT IS PROHIBITED.
 THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON WHO DOES NOT EXTEND TO ANY OTHER PERSON(S) WITHOUT EXPRESS RECONCILIATION BY SURVEYOR (NAMES SAID PERSONS). THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S 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 ANNUAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING ADOPTED BY THE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COLE CRAIG P.L.S. COPYRIGHT 2020.

SITE LOCATION MAP (RECORD PLAT)



CRAIG SURVEYING L.L.C.

P.O. BOX 383 BOKCHITO, OK 74728
 (580) 285-2404
 CA # 9165, PLS # 1780
 craigsurveying@gmail.com
 ccsurveying.com

BUDDY AND TERRY HOLDER
 WILSON STREET
 DURANT OK
 PART OF
 SECTION 19 T6S R9E
 BRYAN COUNTY, OKLAHOMA



Surveyor's Seal

DATE 9-8-20
 COLE CRAIG P.L.S. #1780

SURVEY INFO.	REVISION/ISSUE
SURVEY ORDERED- 8-4-20	1.
FIELDWORK DATE(S)- 8-4-20	2.
SURVEY PLAT COMPLETE- 8-4-20	3.
DATE OF LAST VISIT 8-4-20	4.
SCALE 1" = 60'	SHEET 1 OF 1
CRAIG SURVEYING L.L.C. SUBDIVISIONS/CHUCKWA HILLS 2/4/8/16/32 DWG FILE-BRYAN CO. SUBDIVISIONS/CHUCKWA HILLS 2/4/8/16/32	



THE CITY OF DURANT

Office of Community Development

Date: 3/9/2021
To: Planning Commission
Case: PC 2021-02
From: Danielle Barker, Community Development Director
Re: Consideration of an update to the Comprehensive Plan & Future Land Use Map

Request: Consider an update to the Comprehensive Plan and Future Land Use Map for the City of Durant.

UPDATE: A couple of changes were made as requested to the Future Land Use Map. These changes included changing the coloring to a couple of the Mixed Use Areas as well as a couple of changes to the use of a couple areas.

Background: The Comprehensive Plan was started and a draft was submitted by IBTS around June of 2019. However, a Future Land Use Map was not started and there were several that brought up desired changes they would like to see within the Comprehensive Plan. Since that time several public and staff meetings were held to gain further feedback. The process was slowed down a little when the Covid-19 Pandemic struck. However, staff was able to complete the Comprehensive Plan and made several changes including creating an action item table rather than having the action items within the document itself. Staff was also able to complete a Future Land Use Map that includes a 3-mile buffer around the city limits.

Analysis: Staff was able to pull out each of the action items and create a table that changes how the timeframes are given, does not have repetitive action items and also provides partner/responsible party which will help give some ownership of each of these items. There were other changes made within the Comprehensive Plan to give clarification, added in some items that would further help support the effort of Blue Zones. Staff created a future land use map that incorporates mixed use, expands the CBD District and introduces mixed residential. When reading the Future Land Use Map, I'm showing some correlation between zoning types and the future land use designations for the residential and commercial areas below for your

guidance. However, remember that a future land use map guides a zoning map, but is not a zoning map.

Mixed Residential: R1, R2, R3

Low Density Residential: A1, R1, R4

Low to Medium Density Residential: R1, R2

Commercial: C0, C1, C2, C3

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



City of Durant

2040 Comprehensive Plan





Cover Photo By: Megan Estrada

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ACKNOWLEDGMENTS

Oden Grube, Mayor

John Dean, City Manager

Tim Rundel, City Manager (past)

City of Durant City Council

Oden Grube

Steve Brittingham

Jerry Tomlinson

Mike Morris

Danny Sherrer

City of Durant Planning and Zoning

Commission

Kevin Keener

Whitney Kerr

Shane Knight

Drew Jackson

Clent Horner

City of Durant Community Development Department

Danielle Barker, Director

Matthew Nahrstedt, Director (past)

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

Barbee Barber

Bill Sudderth

Billy Waldell

Candy Horsley

Charles Bachmann

Clint McMahan

Dale Goad

Drew Jackson

Elizabeth Brittingham

Geary W. Bestairs II

Jaque Wilson

Jeff McQueen

Jeri Walker

Jerry Combrink

Kathryn Vanderpool

Kevin Keener

Linda Combrink

Linda Gray

Mike Morris

Paul Buntz

Randy Downs

Tricia Clark

Whitney Ker

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

FROM THE MAYOR

Dear Citizens of Durant,

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

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

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

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

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

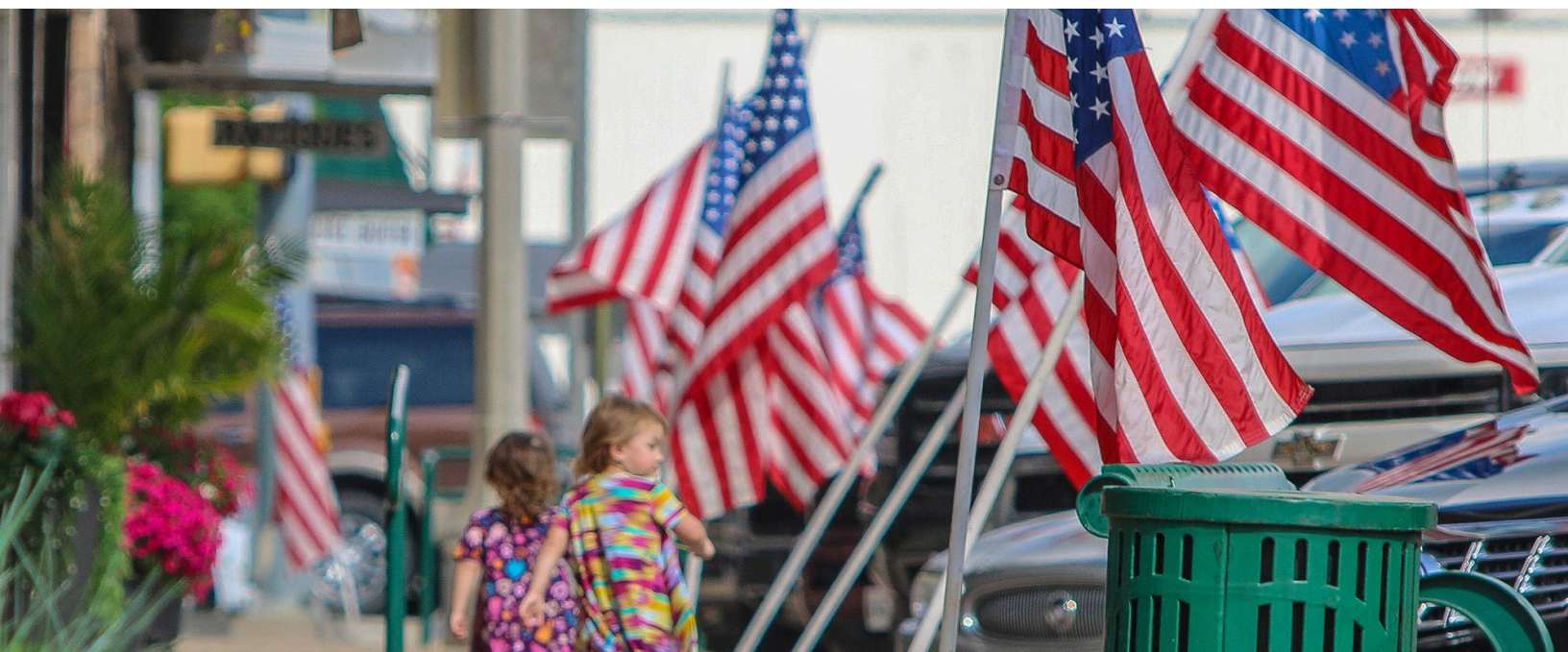
Sincerely,



Oden Grube, Mayor
City of Durant, Oklahoma



Executive Summary



The Wall That Heals in Downtown Durant by Matt Swearingin

Introduction

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

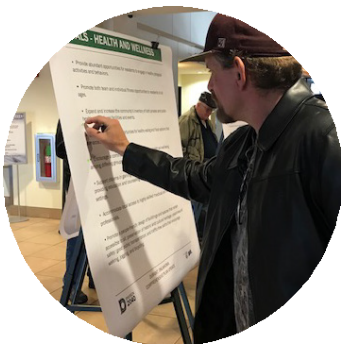
This comprehensive plan, once adopted and implemented, will also strengthen partnerships between public and private entities. This partnership can achieve far more for both parties than either acting alone. An important premise of an effective comprehensive plan is that it creates "win/win" situations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



Why Now?

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

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



What is the process?

Project Kickoff

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

First Open House Meeting

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

Existing Conditions Assessment

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

Second Public Workshop

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

Drafting of Goals, Policies & Actions

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

Third Public Workshop

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

Drafting of Comprehensive Plan Update

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

Public Review & Final Plan Adoption

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

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

“If we could first know where we are, and wither we are trending, we could better judge what to do, and how to do it.”

-ABRAHAM LINCOLN





History

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

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

Population:

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

Race:

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

Housing:

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

Poverty:

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

Educational Attainment:

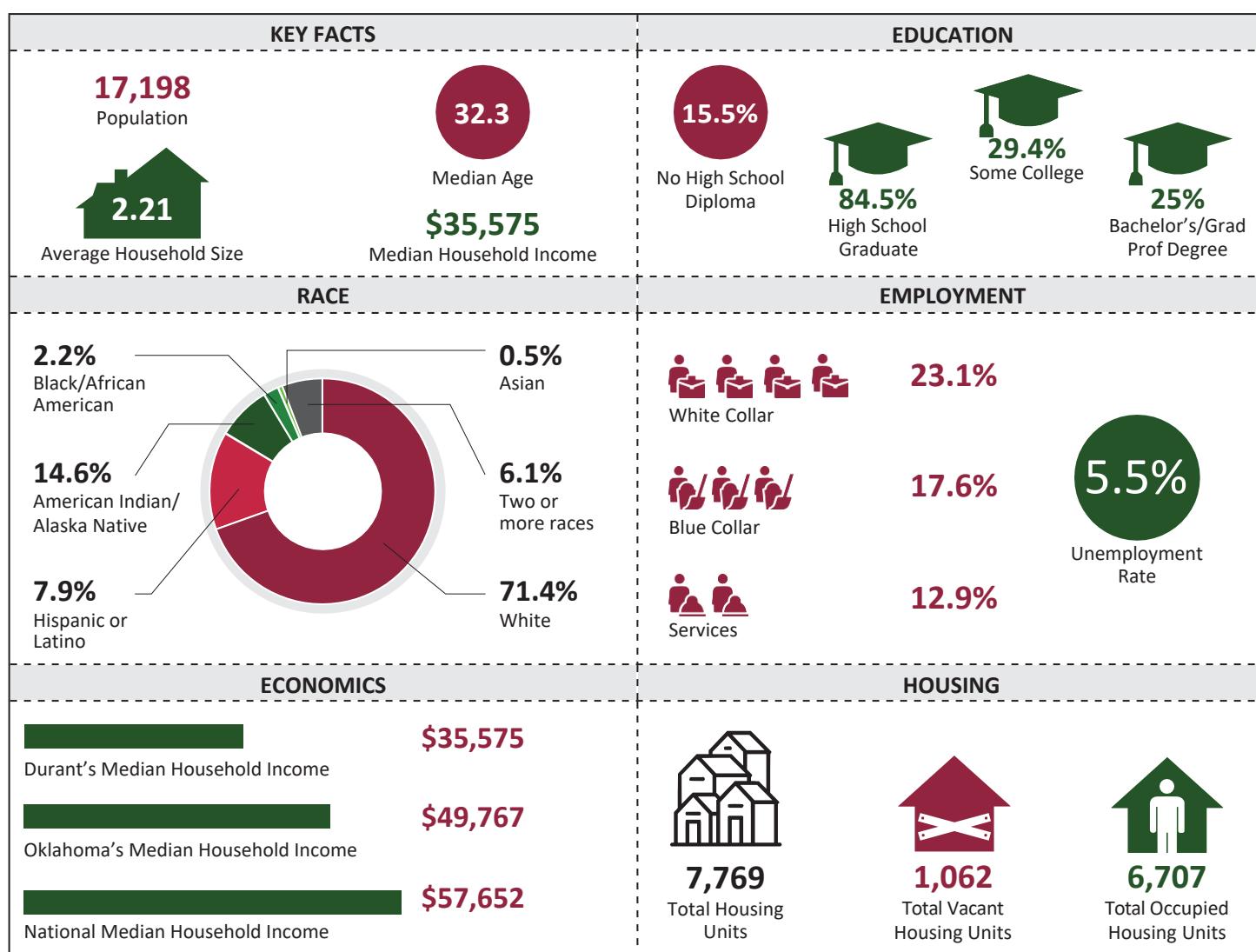
84.5% of Durant residents are high school graduates (Oklahoma 87.5%, U.S. 87.3%). 25% of Durant residents have a Bachelor's degree or higher (Oklahoma 24.8%, U.S. 30.9%).

Employment and Occupations:

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

Economics:

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



Community Values

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

Community Values Represent

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



Photo by: Matt Swearengin





Community Vision:

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

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

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

Key Performance Areas

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

.....



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



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



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



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



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



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



HEALTH AND WELLBEINGNESS - Creating accessible, equitable ~~How to reduce barriers and improve~~ opportunities to meet the physical, ~~nutritional~~, mental, spiritual and social ~~emotional~~ needs of the community to improve quality of life and wellness.

HISTORIC



DOWNTOWN
Durant

EAT. SHOP. LIVE.
Local

#OURDURANT

WWW.DURANTMAINSTREET.ORG



Photo



Welcome
TO

HISTORIC



DOWNTOWN
Durant

#OURDURANT

WWW.DURANTMAINSTREET.ORG


Magnolia
Festival
of Oklahoma

Texas
Feed Fat

Southern School of Beauty



by: Matt Swearingin

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

— Henry Ford

Economic Development

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

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

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

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

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

GOALS

STRATEGIES/POLICIES

The economic health of the community will be sustainable.

- Promote the revitalization of all economic sectors within Durant, including neighborhoods and downtown.
- Foster opportunities that encourage private investments and partnerships within the community.
- Create a focus on tourism in the downtown, and make the downtown more inviting to university students and visitors.
- Promote education and technical training of the workforce to encourage job skill advancement and increased wage levels.
- Grow and retain employment opportunities in the City by executing strategies to encourage businesses and industries that exemplify the overall character of the community.
- Promote the creation of affordable and diverse housing options close to employment in order to facilitate workforce retention and multimodal options.

Continue to support efforts to renovate, rebuild, build and expand the downtown core by increasing the amenities in the downtown – including hotels, entertainment, restaurants, mixed-use development and other compatible uses – in a manner that is harmonious with the historic character and existing uses.

- Implement a historic preservation-based approach to economic development within the downtown core.
- Promote new housing and mixed use development.
- Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and culture activities.
- Make the downtown a space oriented for those biking and walking, including pedestrian mall and enhanced crossings and intersections, while allowing for all modes to access the core. ~~be accessible to cars, pedestrians and bicycles.~~

GOALS

STRATEGIES/POICIES

Support the efforts of public and private organizations to diversify the local economy.

- Collaborate with the business community to develop policies and planning to support economic development and opportunities.
- Strategically coordinate land use, infrastructure and multimodal connectivity to facilitate opportunities for vital areas to flourish.

Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.

- Enhance historic resources through preservation and the inclusion of heritage daily life.
- Protect historic landmarks and significant cultural features to the extent reasonable feasible.
- Promote and encourage the growth of cultural development and participation.

~~Continue to encourage retail businesses that allow greater opportunities for residents to shop locally.~~

Encourage opportunities for residents to shop locally and help incentivize local businesses.

- Promote the revitalization and growth of Durant.
- Continue to support efforts to renovate, rebuild, build and expand the downtown core.

Expand recreational, cultural and entertainment opportunities to increase local tourism ~~in the area~~.

- Continue to promote and expand local projects and programs that attract both tourist and local community members. Examples would include the Nowa Oka Trail and expansion of the trail system, the Oklahoma Shakespearean Festival and the Magnolia Festival to name a few.
- Continue to promote the creation of an Artist District, art incubator or maker space center.

GOALS

STRATEGIES/POLICIES

Promote efforts to further establish Durant as a destination and ideal place for new businesses and industries.

- Cooperatively amplify the community's rich recreational and cultural heritage.
- Enhance and expand partnerships to promote the community and its amenities.
- Ensure multimodal access to employment centers and develop efficient transit networks.
- Encourage affordable and diverse housing development near major employment centers to reduce travel time to work.
- Assist in identifying and preserving key undeveloped industrial parcels in order to provide appropriate sites for future industry.
- Convert some downtown buildings into classrooms, housing and other university presence.

Southeastern Oklahoma State University and the Choctaw Nation will continue to be major factors in the community's economy.

- Encourage cooperative land use and transportation planning and collaborative public space activation to support present and proposed expansions to that promote economic development opportunities.



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

— Jane Jacobs

Land Use

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

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

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

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

LAND USE

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

GOALS	STRATEGIES POLICIES
Durant is a city of cohesive, distinct, diverse, attractive and safe neighborhoods.	• Preserve stable-residential character through neighborhood planning, assistance to neighborhood organizations, and supportive regulations. • Design policies for residential buildings and neighborhoods that are intended to emphasize creativity, diversity and individuality. • Require development proposals to show that the development contributes to a neighborhood in terms of interconnecting streets, schools, parks, commercial centers and open space, to the extent possible. • Form neighborhood edges using features shared with adjoining neighborhoods, such as as streets, open space and other features like streams or channels. Landscaped outdoor areas and trails may be used to create an attractive edge. • <u>Connect neighborhoods through a network of walkways and bike paths. Provide connections in the pedestrian network every 400 500 to 700 feet. Provide direct walkway and bikeway routes to schools.</u> • <u>Consider having block perimeters every 1200 and 2000 feet.</u> • Make all parts of the community accessible to all citizens.
Promote adequate residential densities to support existing and future commercial centers.	• Retain existing affordable housing stock through conservation efforts of older residential neighborhoods. • Assess the effect and, if necessary, modify policy and regulations related to infill development-cost to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Work cooperatively with local governments and organizations to promote and encourage positive growth and development patterns.	• Seek opportunities to modify land use regulations and permit processes to be consistent, predictable and efficient. • Support and encourage private development by offering incentives and reducing local governmental barriers, when possible.



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

— Maya Angelou

Housing

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

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

needs of all current and future residents ~~of~~ Durant.

Neighborhoods

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

HOUSING

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

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





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

HOUSING

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



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

— John Muir

Natural Resource Management & Open Space

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

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

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

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

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

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

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

OPEN SPACE AND TRAILS

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



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

— #thinkLQC

Quality of Life

Quality of life is the general well-being of individuals and societies that includes the standard of health, comfort and happiness.

Urban planning has historically focused on tangible resources such as land or housing. Strong communities, however, are more than a collection of streets and buildings. These communities provide places for citizens to gather, interact, learn, pursue common interests and discover new things. These resources help citizens to learn from and preserve their ~~past~~ history, enhance their present quality of life, and prepare for the future.

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

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

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

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

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



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

— Fred Kent

Transportation

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

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

Context-sensitive design ~~is will also be~~ critical as the community moves into the future. This will allow projects to be designed with careful consideration for the projects’ settings. This ensures that ~~the~~ transportation projects consider all modes as well as prioritize and honor ~~not only move vehicles, bicycles and pedestrians safely and efficiently, but that they will also be sensitive to~~ environmental, ~~scenic~~, aesthetic and historic values offer the area.

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

TRANSPORTATION

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

TRANSPORTATION

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



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

— Wayne Fields

Health & Wellbeingness

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

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

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

such as resource allocation, the built environment, housing choices, quality public education, efficient

public transportation, employment options, cultural and recreational opportunities, and accessible health systems through local policies that enhance equity.

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

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

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

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

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



ACTION ITEMS

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

ACTION ITEMS

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

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

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

ACTION ITEMS

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

ACTION ITEMS

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

ACTION ITEMS

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

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEM	RESPONSIBLE PARTY	TIMEFRAME
Adopt and implement a comprehensive Air Quality Plan.	City Staff / ODEQ / City Council	Short-Term to Mid-Term
Adopt health standards aimed at reducing the risk to air pollution exposure.	City Staff / ODEQ / Health Department	Short-Term to Mid-Term
Establish and implement a Municipal Source Stormwater Discharge Program (MS4).	City Staff / ODEQ	Short-Term to Mid-Term
Encourage and facilitate public and private sector information and educational programs that explain and demonstrate energy efficiency, renewable energy and their importance to the community.	City Staff / OG&E	Short-Term
Develop a Solid Waste Management Plan.	City Staff	Short-Term to Mid-Term
Explore and possibly facilitate community and curbside recycling programs.	City Staff	Mid-Term
Facilitate annual hazardous material collection events.	City Staff / ODEQ	Short-Term to Mid-Term

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

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

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

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

ACTION ITEMS

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

ACTION ITEMS

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

Key:

Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

Long-Term: 7+ years

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

ACTION ITEMS

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

Key:

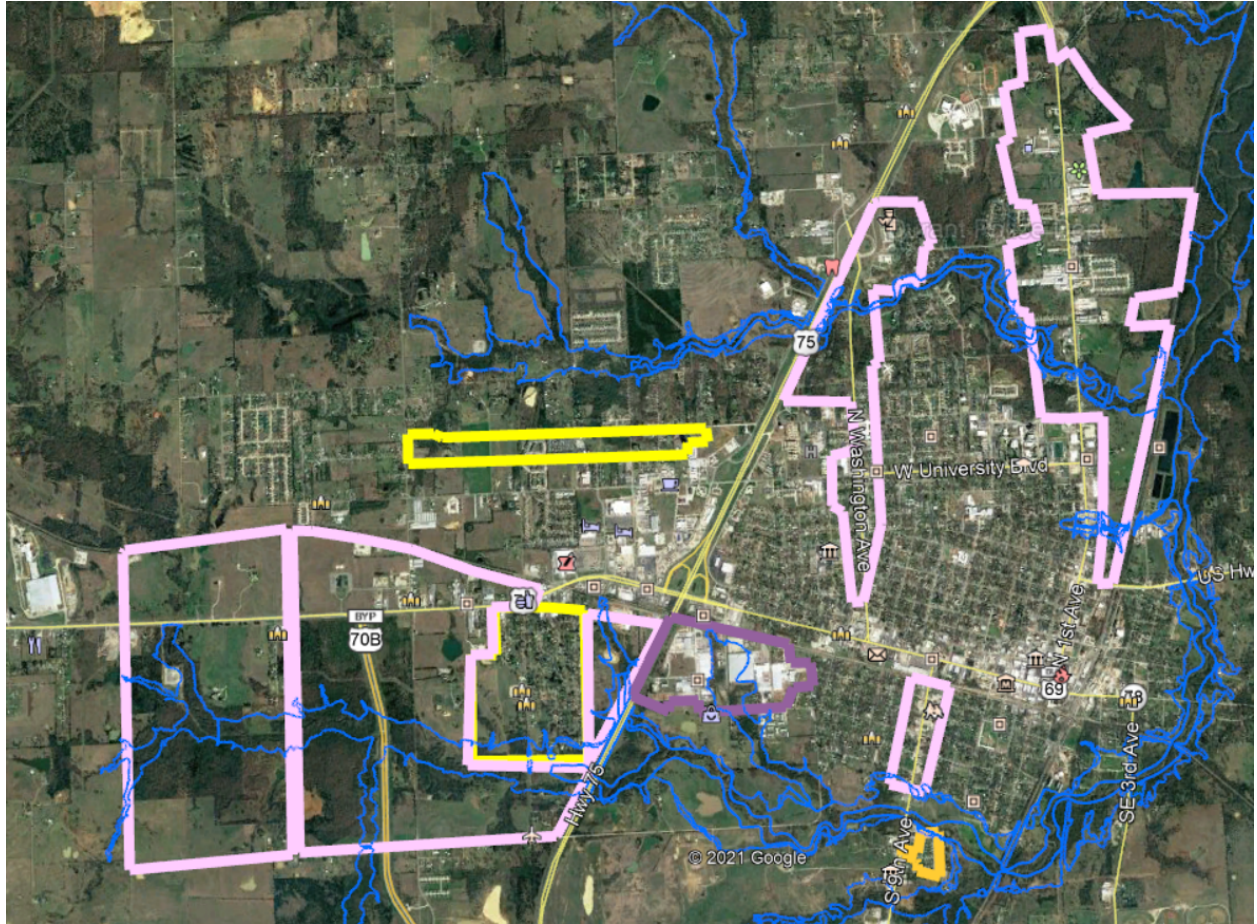
Short-Term: 1 -5 Years

Mid-Term: 5 -7 years

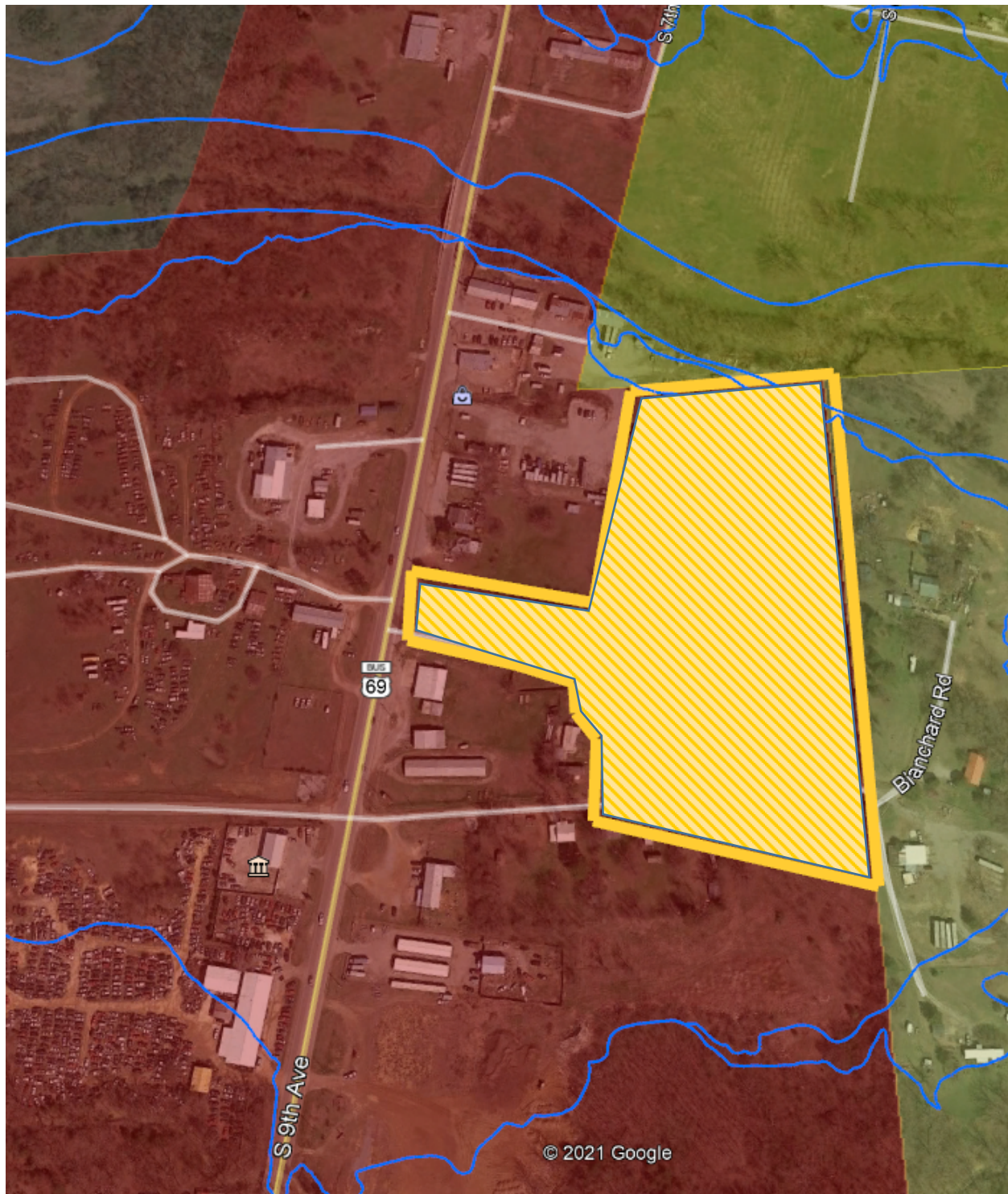
Long-Term: 7+ years

This document shows an overall view as well as a close up view of the areas changed within the Future Land Use Map.

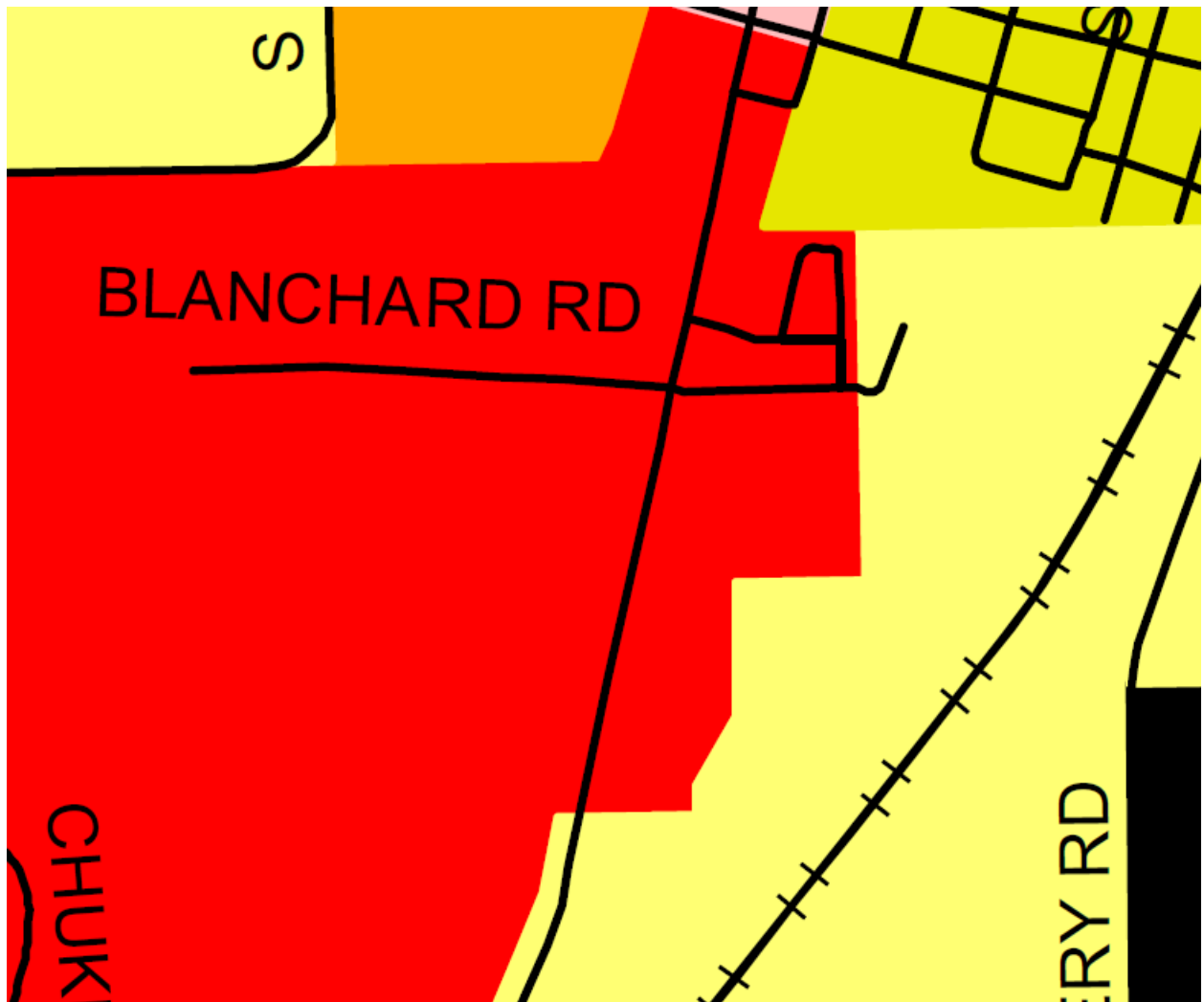
Overall changes include a change to the coloring of the mixed use areas and some changes to the proposed uses within a few areas.



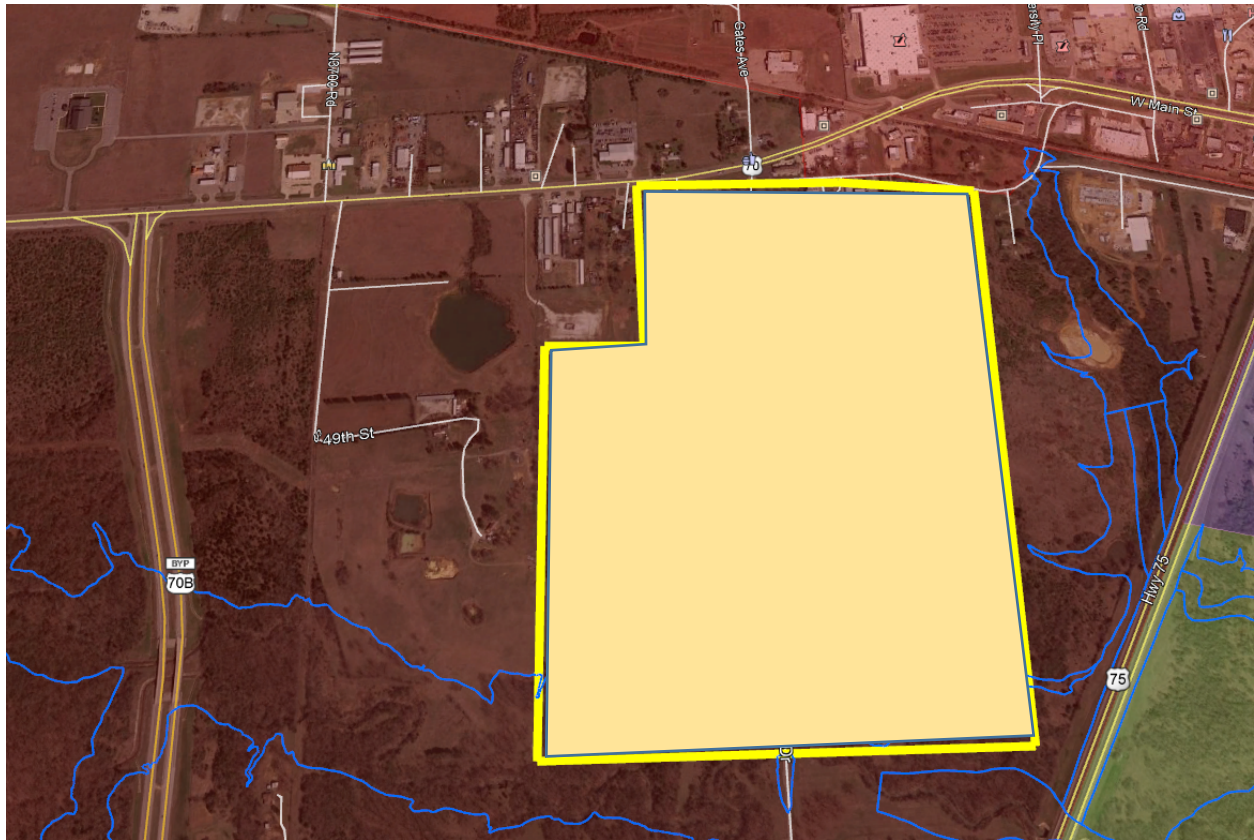
Area of Change (South 9th near Blanchard Rd) – The change was from Commercial to low to medium residential



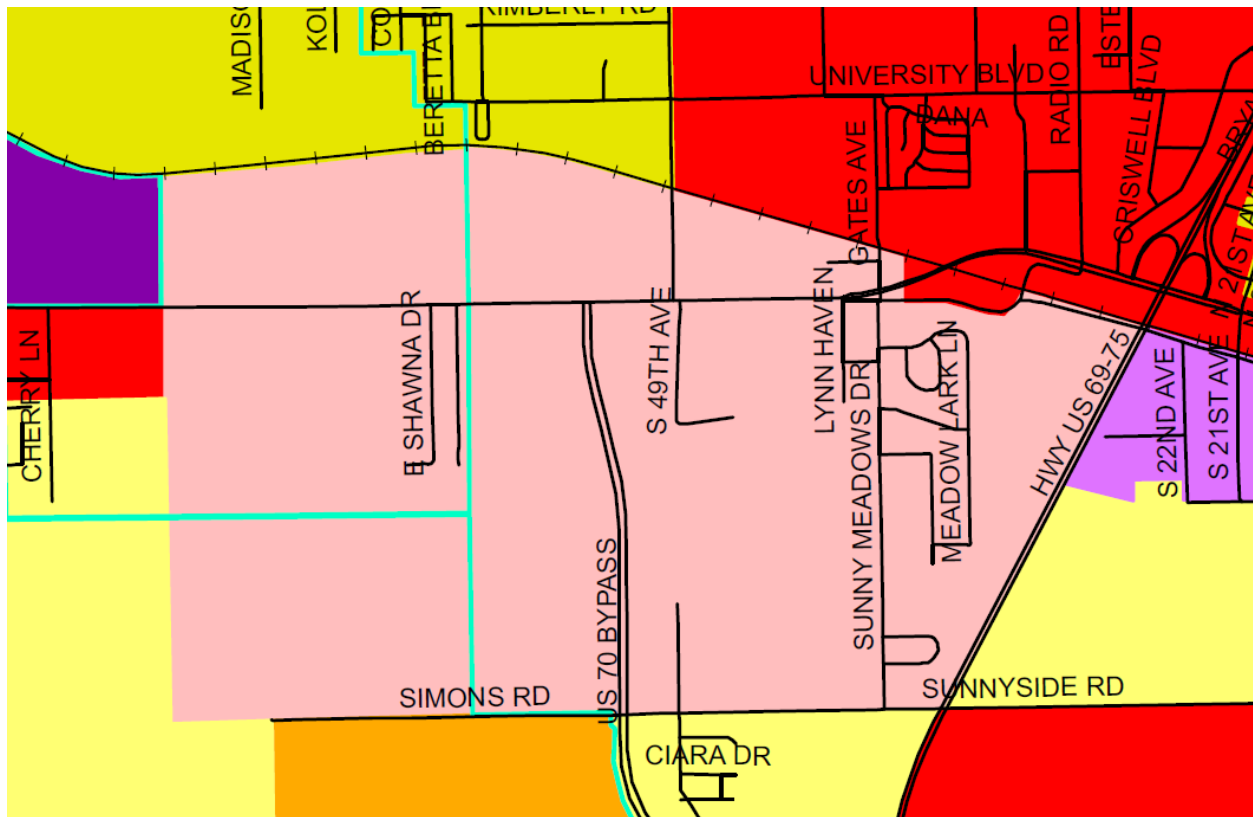
This is what the Future Land Use Map shows before the proposed changes.



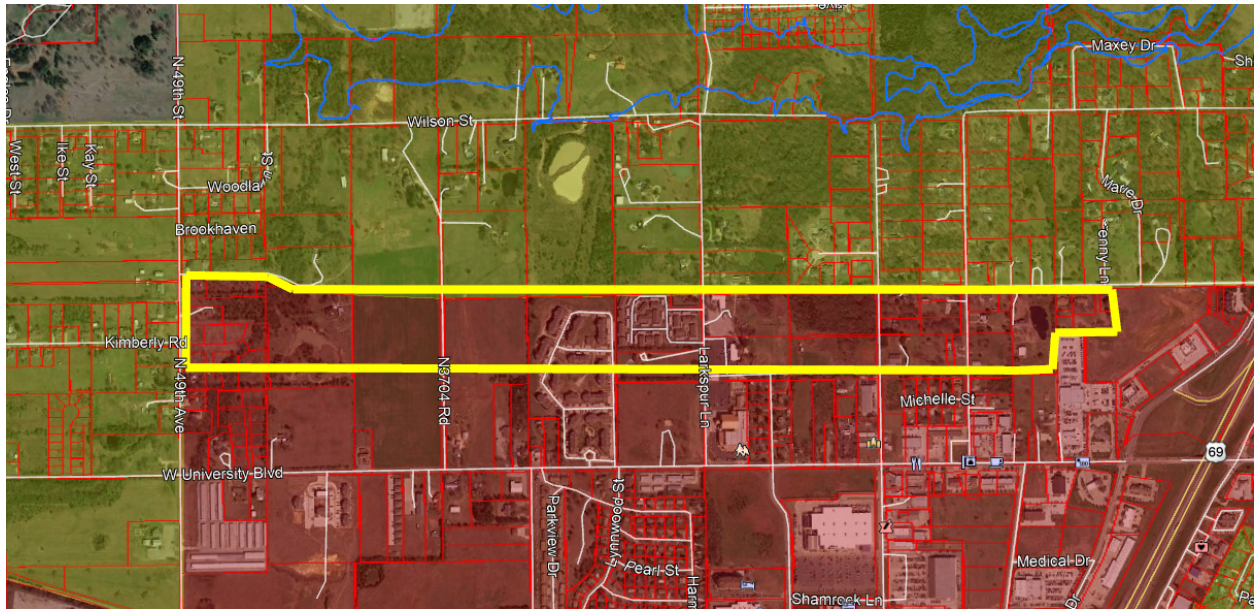
Area of Change (Main Street between Bypass & 69/75) – The change was from Mixed Use – Commercial / Residential to Low Density Residential



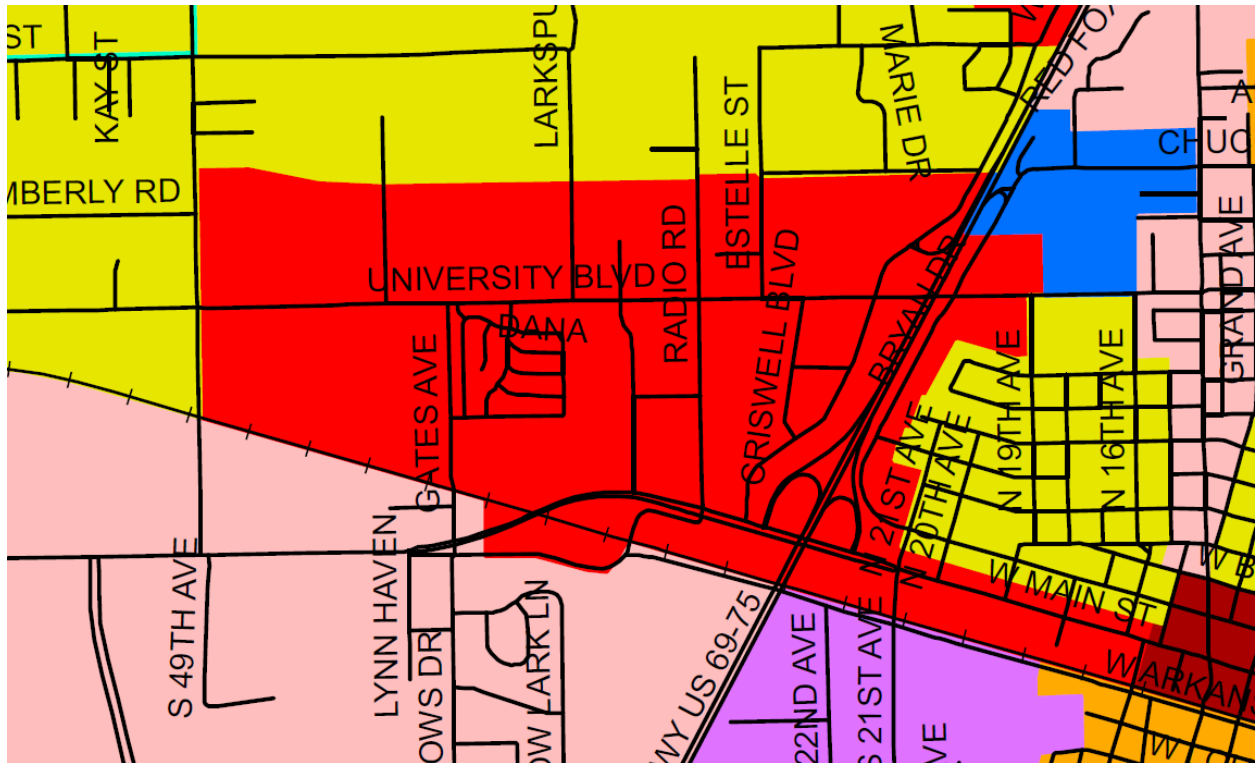
This is what the Future Land Use Map shows before the proposed changes.



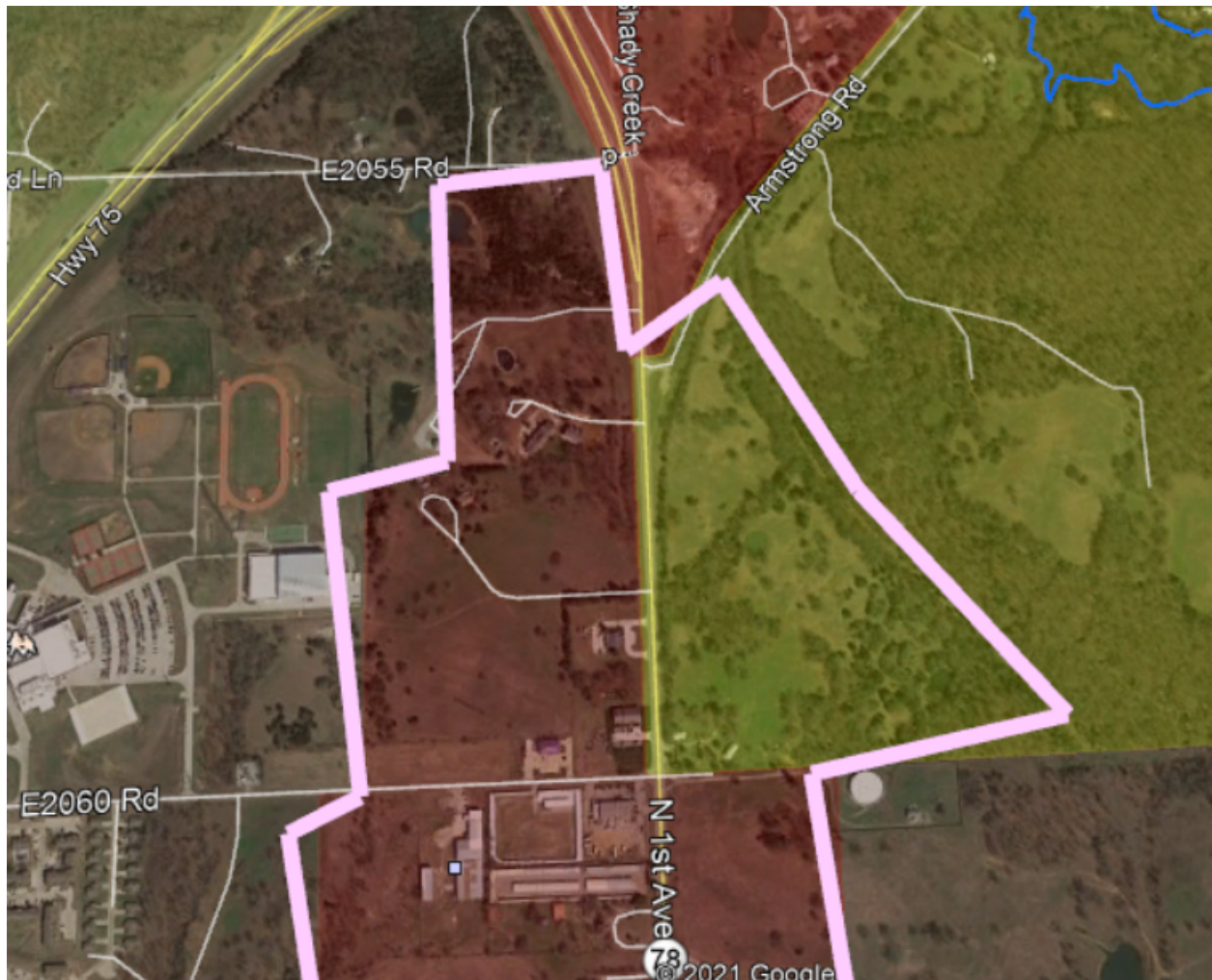
Area of Change – North of Chuchwa between Marie and 49th – The change was from Commercial to Low-Density Residential



This is what the Future Land Use Map shows before the proposed changes.



Area of Change – East side of North 1st between Armstrong Road and Gerlach – The change was from Low to Medium residential to Mixed Use Commercial / Residential



This is what the Future Land Use Map shows before the proposed changes.

