

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**

**April 27, 2021**

This meeting can be watched live at [durant.org/live](http://durant.org/live).

### **CALL TO ORDER**

### **INVOCATION/FLAG SALUTE**

### **ROLL CALL**

### **ORDER OF BUSINESS**

#### **1. Consent Items**

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

- a. CONSIDER APPROVAL OF REGULAR MEETING MINUTES of March 16, 2021
- b. CONSIDER APPROVAL OF SPECIAL MEETING MINUTES of March 31, 2021
- c. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON AMENDING THE 2021 CALENDAR

#### **2. Consider Items Removed from Consent**

#### **3. Administration**

- a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-14 a request of an extension of the preliminary plat located near Washington and Mockingbird.
- b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-15 Amending Chapter 156 Regarding platting approvals

#### **4. Public Hearings**

- a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-08 a Rezoning request from A-1, General Agriculture to R-2 Two-Family Residential and a Preliminary Plat for property located near Cemetery Road and Rodeo

Road

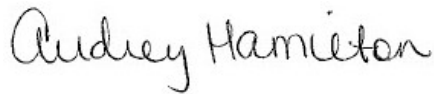
- b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-10 a Rezoning request from R-3, General Residential to C-2 Highway Commercial and Commercial Recreation District for property located at 211 S 1st. Street
- c. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-11 Rezoning request from R-3 General Residential to C-3 General Commercial for property located at 106 SE 3rd Avenue
- d. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-12 Rezoning request from A-1 General Agriculture to I-1 Light Industrial for property located near Hillcrest Avenue and McLean Drive
- e. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-01, the 2040 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 23rd day of April, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 23rd day of April, 2021.



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Audrey Hamilton, City of Durant



This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 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*

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Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION  
March 16, 2021 AT 5:30 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

Planning Commission Chair Kevin Keener called the meeting to order at 5:44 p.m.

**INVOCATION/FLAG SALUTE**

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

**ROLL CALL**

Present:

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

Absent:

Planning Commissioner Clint Horner

**ORDER OF BUSINESS**

**1. CONSIDER APPROVAL OF MINUTES**

**January 19, 2021 Planning Commission Meeting**

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

**2. DISCUSSION AND POSSIBLE ACTION OF 2021 CALENDAR**

Public Works Director Marty Cook 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.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the request beginning with the next regular scheduled meeting.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

### **3. CONSIDERATION OF CASE PC2021-07**

#### **Request for approval of a RePlat for property located at Wilson Street and Marie Drive**

Public Works Director Marty Cook reviewed with the Planning Commission members a re-plat request for property located near Wilson Street and Marie Drive. The applicants are wanting to combine two lots into one lot. The property owners own both of the lots and the lots are conjoined. Mr. Cook further stated that staff was made aware of an issue regarding the lot descriptions and that the re-plat would need to be corrected and submitted to Community Development.

Motion was made by Commission Member Jackson and seconded by Commission Member Kerr to approve the request contingent upon the applicant correcting the lot descriptions on the re-plat and submitting to Community Development.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

### **4. CONSIDERATION OF CASE PC2021-01**

#### **Consideration of the new draft of the Comprehensive Plan and Future Land Use Map**

Public Works Director Marty Cook reviewed with the Planning Commission members the Comprehensive Plan and the Future Land Use Map. Mr. Cook further stated that due to an issue with wording on the agenda the Commission could not take action on

the item.

The Commission Members suggested the item be placed as an action item for the April meeting.

## **5. New Business**

There was no new business.

## **ADJOURNMENT**

Motion made by Commissioner Knight and seconded by Commissioner Jackson to adjourn.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

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 29th day of March, 2021 and that an agenda of said meeting was posted at the place of such meeting at 08:00 a.m. on the 29th day of March, 2021.

*Audrey Hamilton*

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Audrey Hamilton, Planning Commission Secretary

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION  
March 31, 2021 AT 5:30 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

Planning Commission Chair Kevin Keener called the meeting to order at 5:37 p.m.

**INVOCATION/FLAG SALUTE**

Commission Chair Keener provided the invocation. Commission Member Knight led the flag salute.

**ROLL CALL**

Present:

Planning Commission Chairman Kevin Keener  
Planning Commissioner Shane Knight  
Planning Commissioner Whitney Kerr

Absent:

Planning Commission Vice Chairman Drew Jackson  
Planning Commissioner Clent Horner

**ORDER OF BUSINESS**

**1. Public Hearings**

- a. Discussion, Consideration and Possible action on PC2021-09, a Replat of property located near 1224 N 1st Avenue.

Danielle Barker reviewed with the Planning Commission members a re-plat request for property located near 1224 N 1st Avenue. The applicants are wanting to combine multiple lots into one lot. The property owner owns all of the lots in question and the lots are conjoined. The applicant will continue using the lots for residential purposes. The property owners have also vacated all necessary streets/alleys through District Court. Ms. Barker further stated that this item will be heard at the April 13th City Council Meeting.

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

Knight to approve the request as presented.

## **2. New Business**

There was no new business.

## **ADJOURNMENT**

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



# THE CITY OF DURANT

## Office of Community Development

Date: 04/20/2021  
To: Planning Commission  
From: Danielle O'Neal, Community Development Director  
Re: 2021 Calendar for Planning Commission Meetings

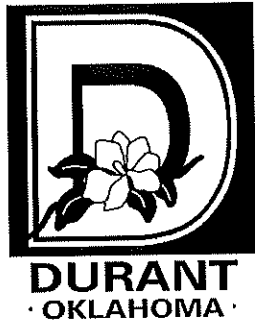
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**Request:** Discuss and possibly amend the 2021 Calendar for Planning Commission Meetings.

**Information:** Staff has had further discussion regarding the meeting dates and the length of time that it takes to go through the public hearing process. The applicant currently has a minimum 25-day period of time before they are able to come before the Planning Commission. Twenty (20) days is mandated by state statutes and the remaining five (5) is there to give staff time to put together the letters, newspaper information, maps, etc. The applicant currently waits an additional fourteen (14) days in between the Planning Commission and City Council meeting dates.

We would like to have consideration of moving the date of the Planning Commission meeting to one week before the City Council meeting. This would make the Planning Commission date the first Tuesday of each month. With the new software program, we are using for agendas, this has been able to shorten our process of getting information from Planning Commission to City Council. Staff is in support of this change and we do not foresee any major issues with changing the date.

**Required Action:** Consider and take possible action to amend the 2021 Calendar for Planning Commission meetings to the first Tuesday of each month.



## THE CITY OF DURANT

### Office of Community Development

Date: 04/21/2021  
To: Planning Commission  
Case: PC 2021-14  
From: Danielle O'Neal, Community Development Director  
Re: Preliminary Plat Extension for property located near Washington Ave and Mockingbird Lane

**Request:** Consider a request from Raquel Schmitz, for an extension of the preliminary plat located near Washington Ave and Mockingbird Lane.

**Current Zoning:** R-1 – Single Family Residential

**Surrounding Properties:**

| Direction | Zoning    | Use                |
|-----------|-----------|--------------------|
| North     | A-1 / R-1 | Single Family Uses |
| East      | C-2       | Vacant Property    |
| South     | C-2       | Commercial Uses    |
| West      | A-1       | Single Family Uses |

**Applicant:** Raquel Schmitz

**Background:** The applicant approached staff regarding an extension of the approved preliminary plat since they were not going to be able to get work started before the expiration date. The original preliminary plat was approved on April 16, 2018 and they received a 12-month extension last year. The applicant is requesting a 12-month extension. No changes are being requested to the approved preliminary plat.

**Analysis:** The subject property is already a part of an approved preliminary plat that is set to expire this month. Per City Ordinance §156.021, if a final plat is not filed for all or part of the land shown within the preliminary plat within two years upon approval, then all approvals become void.

§156.027 offers the possibility of an extension procedure through a public meeting of the Planning Commission. This provides an opportunity for the Planning Commission to extend or reinstate an approval of an existing plat.

The applicant stated they have faced delays that were unforeseen over this past year. The applicant expected to be the ones developing the property; however, they decided they would not do the development themselves. The applicant stated some of the delays are from a supply shortage, being able to find an interested party in the property, and very recently had a buyer back out at the last minute.

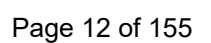
As a note, this item will not need to be heard by City Council.

**Required Action:** Hold a public meeting and approve or deny the extension/reinstatement request of the approved preliminary plat for the location near Washington Ave and Mockingbird Lane. Any specific conditions imposed by the Commission should be read into any approval motion.



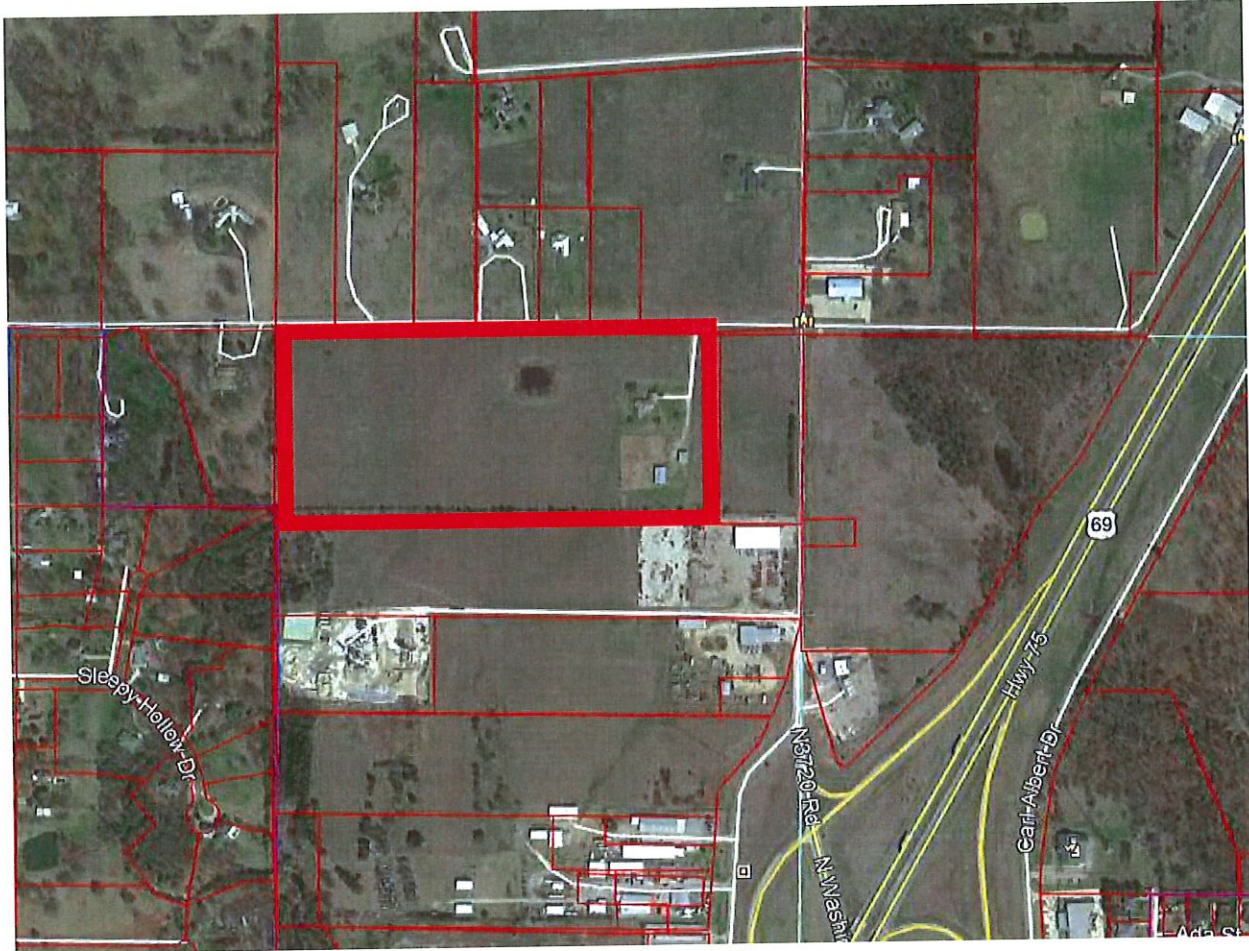
Zoning Map







Aerial Photo



#### **§ 156.021 TIME LIMITATIONS.**

(B) *Preliminary plats.* The applicant shall submit to the Community Development Department four copies of the preliminary plat and one copy of the preliminary plat checklist 15 days before the Planning Commission meeting at which consideration is requested. At the option of the applicant, a preliminary plat may be submitted without the necessary improvement plans with a request for conditional approval from the Planning Commission. After the granting of a conditional approval of such a partial submission of a preliminary plat, the applicant shall submit the necessary improvement plans within six months. If the improvement plans are not submitted within six months, all conditional approvals shall be void. The Planning Commission shall act upon all submissions related to the preliminary plats within 75 days of the receipt of materials or the plat shall be considered to have been approved. If a final plat covering all or part of the land shown in a preliminary plat has not been filed with the Community Development Department within two years after the approval of the preliminary plat, then all approvals shall be void.

#### **§ 156.027 EXTENSION AND REINSTATEMENT PROCEDURE.**

(A) Sixty days prior to or following the lapse of approval for a sketch plat, preliminary plat, or final plat as provided in these regulations, the property owner may petition the Planning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning Commission.

(B) In determining whether to grant such requests, the Planning Commission shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval and the extent to which newly adopted subdivision regulations shall apply to the plat. The Planning Commission shall extend or reinstate the plat, or deny the request, in which instance the properly owner must submit a new application for approval.

(C) The Planning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning Commission may also specify a shorter time for lapse of the extended or reinstated plat than is applicable to original approvals.

(D) The approval of a preliminary plat for a portion or phase of a sketch plat, or the approval of a final plat for a portion or phase of a preliminary plat, shall not automatically affect the expiration of approval of the sketch plat or preliminary plat as it pertains to the balance of the property. Extensions and reinstatement of a sketch plat, preliminary plat, or final plat may be approved under the provisions of this section.

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





## The City of Durant

### Office of Community Development

#### Memorandum

**Date:** 3/26/2018  
**To:** Mayor and City Council  
**From:** Matthew Nahrstedt, LEED GA, Community Development Director and City Planner  
**Re:** Consider Approval of PC2017-16 a Preliminary Plat for Property Located Near Washington and Mockingbird

On November 17, 2017 Raquel Schmitz filed an application requesting approval of a Preliminary plat for property located near Washington Ave and Mockingbird Lane.

This division of property is to facilitate the construction of a phased neighborhood of single-family homes.

Staff has reviewed the preliminary plat and found no discrepancy and will be happy to discuss any concerns regarding this request.

Prior to City Council's regular meeting on February 13, 2018, staff received two citizen visits, three emails, one phone call and one petition with 94 signatures from last year's rezoning request expressing concerns with this request at the time of the memo. Staff has received two additional citizen emails expressing concerns at the time of this memo for the City Council special meeting.

Planning Commission recommended this plat for approval with a 4-0-0 vote with one member absent on December 19th, 2017.

City Council voted 2-2-0 on this request with one member absent on February 13, 2018.

#### Council Information / Action Requested

To approve or deny preliminary plat.

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

Community Development to notify applicant.

#### ATTACHMENTS:

Description

[PC2017-16 Preliminary Plat](#)

[Preliminary Plat PP](#)

Type

Cover Memo

Presentation

Upload Date

4/12/2018

4/13/2018

# Subdivision/Plat Application

Preliminary Plat: ☐  
Final Plat: ☒

Petition # PC-2017-16  
Fee \$ 300  
Expedited Fee \$ \_\_\_\_\_

## APPLICANT INFORMATION

|                                              |                            |        |        |                         |       |          |              |
|----------------------------------------------|----------------------------|--------|--------|-------------------------|-------|----------|--------------|
| Name:                                        | RAQUEL SCHMITZ             |        | Email: | RAQUELSCHMITZ@gmail.com |       | Phone #1 |              |
| Mailing Address:                             | 3505 TURTLE CREEK BLVD 11E |        |        |                         |       | Phone #2 | 580-920-6603 |
| City:                                        | DALLAS                     | State: | TX     | Zip:                    | 75219 | Fax #    |              |
| Applicant's Interest In Property:<br>TRUSTEE |                            |        |        |                         |       |          |              |

## SURVEYOR INFORMATION

|                                                    |                    |        |        |                 |       |          |              |
|----------------------------------------------------|--------------------|--------|--------|-----------------|-------|----------|--------------|
| Name:                                              | OBERT BENNETT      |        | Email: | BENNETT1471@NET |       | Phone #1 | 580-564-4458 |
| Mailing Address:                                   | 303 N. CHOCTAW ST. |        |        |                 |       | Phone #2 |              |
| City:                                              | KINGSTON           | State: | OK     | Zip:            | 73439 | Fax #    |              |
| Surveyor Oklahoma License Number:<br>RPLS NO. 1471 |                    |        |        |                 |       |          |              |

## ENGINEER INFORMATION

|                                                                               |                         |        |        |                          |       |          |              |
|-------------------------------------------------------------------------------|-------------------------|--------|--------|--------------------------|-------|----------|--------------|
| Name:                                                                         | BARKER ENGINEERING      |        | Email: | DAME@BARKERENGINEERS.COM |       | Phone #1 | 580-931-7045 |
| Mailing Address:                                                              | 3902 W. UNIVERSITY BLVD |        |        |                          |       | Phone #2 |              |
| City:                                                                         | DURANT                  | State: | OK     | Zip:                     | 74701 | Fax #    |              |
| Engineer Oklahoma License Number:<br>RPLS NO. 1 - ON FILE WITH CITY OF DURANT |                         |        |        |                          |       |          |              |

## LAND INFORMATION

|                                                         |                                   |  |                |  |
|---------------------------------------------------------|-----------------------------------|--|----------------|--|
| Legal Description:                                      | 26.99 ACRES<br>SEE ATTACHMENT 'A' |  | Parcel Number: |  |
| Proposed Subdivision Name:                              | MULLINS ADDITION                  |  | Current Zone:  |  |
| Proposed Use:                                           | RESIDENTIAL                       |  | Proposed Zone: |  |
| Current Property Owner's Name:<br>RONA L. MULLINS TRUST |                                   |  |                |  |

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: RaqueL Schmitz Date: 11-17-17

## Office Use Only

|                                                 |                                              |                                                |             |
|-------------------------------------------------|----------------------------------------------|------------------------------------------------|-------------|
| Date Filed                                      | Date Payment Received                        | Notification Mailed                            | Comments    |
| Initial <u>11/20/17</u> <u>[Signature]</u>      | Initial                                      | Date Initial                                   |             |
| Proof of Publication Received                   | Property Posting Verified                    | Comprehensive Plan Recommendations             |             |
| Date Initial                                    | Date Initial                                 |                                                |             |
| Staff Recommendation<br>___ Approve<br>___ Deny | PC Recommendation<br>___ Approve<br>___ Deny | City Council Action<br>___ Approve<br>___ Deny | Ordinance # |

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

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

Residential - 70ft LOTS

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

N/A

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

N/A

3. Traffic Impacts:

Revised PLAN allows 2 access points  
versus 5. onto Mockingbird which  
was in original plan

4. Protection of Neighborhoods:

Durant Police & Fire Departments

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

N/A

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

Already Approved by Council



BRADLEY HARRIS  
3502 University Blvd  
Durant, Oklahoma 73024  
505.325.1234  
B.HARRIS@ODOT.OK.GOV

DRAWN BY: K. WATKINS/OKDOT/PZ

SCHMITZ  
DEVELOPMENT

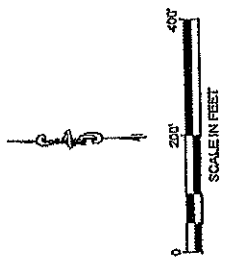
NONA L. MULLINS  
PROPERTY  
DURANT, OKLAHOMA

PROPOSED  
PRE-PLAT

DESIGNED BY: LEO  
DRAWN BY: K. WATKINS  
DATE: 10/24/17

CONCEPTUAL  
LOT LAYOUT  
90 LOTS

|                |         |
|----------------|---------|
| PROJECT NUMBER | 10444   |
| DATE           | 2017    |
| OKLAHOMA       | 2017    |
| SHEET NUMBER   | 10444-1 |
| TOTAL SHEETS   | XX      |
| 90 LOTS        | XX      |



- 1" = 40' (Horizontal)
- 1" = 80' (Vertical)
- 1" = 160' (Diagonal)
- 1" = 320' (Diagonal)
- 1" = 640' (Diagonal)
- 1" = 1280' (Diagonal)
- 1" = 2560' (Diagonal)
- 1" = 5120' (Diagonal)
- 1" = 10240' (Diagonal)
- 1" = 20480' (Diagonal)
- 1" = 40960' (Diagonal)
- 1" = 81920' (Diagonal)
- 1" = 163840' (Diagonal)
- 1" = 327680' (Diagonal)
- 1" = 655360' (Diagonal)
- 1" = 1310720' (Diagonal)
- 1" = 2621440' (Diagonal)
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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 29th day of March, 2018 and that an agenda of said meeting was posted at the place of such meeting at 4:57 p.m. on the 2nd day of April, 2018. Amended agenda posted at the place of such meeting at 4:35 p.m. on the 12th day of April, 2018.

**MINUTES OF THE SPECIAL MEETING OF DURANT CITY Council  
Special Meeting OF April 16, 2018 AT 5:00 PM, 300 West Evergreen,  
Large Conference Room, Durant, OK**

**CALL TO ORDER**

Mayor Tomlinson called the meeting to order at 5:03 p.m.

**INVOCATION/FLAG SALUTE**

City Manager Tim Rundel provided the invocation. There was no flag salute.

**ROLL CALL**

|                                          |                             |
|------------------------------------------|-----------------------------|
| Present: Council Member Destry Hawthorne | City Attorney Tom Marcum    |
| Council Member Oden Grube                | City Manager Tim Rundel     |
| Council Member Mike Dills                | City Clerk Cynthia J. Price |
| Vice-Mayor Chad Hitchcock                |                             |
| Mayor Jerry Tomlinson                    |                             |

Absent: None (\*denotes partial attendance)

Mayor Tomlinson declared a quorum.

1. Consider Approval of PC2017-16 a Preliminary Plat for Property Located Near Washington and Mockingbird

Approved

**PUBLIC HEARING -**

Matt Nahrstedt, City Planner and Community Development Director, addressed council and stated on November 17, 2017, Raquel Schmitz filed an application requesting approval of a preliminary plat to facilitate the construction of a phased neighborhood of single-family homes. City staff has reviewed the preliminary plat and found no discrepancy. The Planning Commission recommended this plat for approval with a 4-0-0 vote

with one member absent on December 19, 2017. City Council voted 2-2-0 on this request with one member absent on February 13, 2018. Mr. Nahrstedt stated this is a 27 acre property.

Hearing opened to public:

Brenda Shipman - clarify number of lots;

Jerry Combrink - not in opposition to development; in opposition to number of houses and traffic impact;

Gerald Daniels - traffic impact; in favor of development;

Mike Morris - in opposition to development;

Bill Waddell - in opposition to development; lot size, air quality concerns;

Mark Swearengen - in opposition; lot size;

John Kilpatrick - in opposition; lot size, traffic impact.

Discussion from council. Marty Cook, Public Works Director, stated the proposed lots would be 8400 square feet in size.

Eric Schmitz, Developer, addressed council and audience.

Mike Morris;

Brenda Shipman;

Mark Swearengen;

Bill Waddell;

John Kilpatrick;

Eric Schmitz;

Brenda Shipman;

Don Lasawyer - retention pond;

Sam Aldridge - sewer system.

Motion was made by Destry Hawthorne and seconded by Chad Hitchcock to approve PC2017-16, a preliminary plat for property located near Washington and Mockingbird. Motion Passed with the following vote:

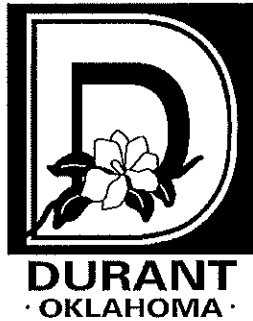
Ayes: Hawthorne, Hitchcock, Tomlinson

Nays: Dills, Grube

2. Consider Approval of Contract Between the City of Durant and the Durant Industrial Authority

Approved

City Attorney Tom Marcum addressed council and stated the contract before them for consideration is the latest version which was approved by the Durant Industrial Authority Board of Directors after the April 4, 2018 Special Called City Council Meeting. Council Member Grube stated her position that it was permissible under Section 9 of Ordinance 1408 to make changes to the ordinance to



# THE CITY OF DURANT

## Office of Community Development

Date: 04/20/2021  
To: Planning Commission  
Case: PC 2021-15  
From: Danielle O'Neal, Community Development Director  
Re: Amending Chapter 156 of the Durant Code of Ordinances regarding platting approvals

---

**Request:** Discuss, consider and take possible action to amend Chapter 156 of the Durant Code of Ordinances regarding platting approvals.

**Background:** Staff has been reviewing and working to fix any errors or major issues within our current code of ordinances over the past few months. During this time, staff discovered that currently Chapter 156 is not fully in compliance with state statutes for how plats are approved.

11 O.S. 45-106 states, "before any plan, plat or replat of land within the corporate limits of a municipality shall be entitled to record in the office of the county clerk, it must be approved by the municipal governing body."

After discussion with the City Manager and City Attorney, it was decided to move forward with amending Chapter 156 so that the approval authority can be changed to reflect state statutes. No public notifications are required.

**Analysis:** Staff drafted an updated ordinance that updates the approval authority to where the Planning Commission and City Council will need to hear and approve each of the plats that come in. This draft does remove lot-splits out of the ordinance as well.

**Required Action:** Hold a hearing and recommend approval or denial of the updates to Chapter 156 of the Durant Code of Ordinances. Any specific conditions imposed by the Commission should be read into any approval motion.

ATTACHMENT A

**SUBDIVISION RULES**  
**FOR THE**  
**CITY OF DURANT**

Ordinance \_\_\_\_\_



|                                                                               |           |
|-------------------------------------------------------------------------------|-----------|
| <b>GENERAL PROVISIONS</b>                                                     | <b>5</b>  |
| § 156.001 PURPOSE AND INTENT                                                  | 5         |
| § 156.002 POLICY                                                              | 5         |
| § 156.003 AUTHORITY                                                           | 5         |
| § 156.004 VALIDITY                                                            | 5         |
| § 156.005 ADMINISTRATION AND AMENDMENTS                                       | 5         |
| § 156.006 JURISDICTIONS                                                       | 6         |
| § 156.007 DEFINITIONS                                                         | 6         |
| <b>GENERAL PROCEDURE</b>                                                      | <b>9</b>  |
| § 156.020 PLAT APPROVAL                                                       | 9         |
| § 156.021 TIME LIMITATIONS                                                    | 9         |
| § 156.022 OFFICIAL RECORDING                                                  | 10        |
| § 156.023 AGENDA                                                              | 10        |
| § 156.024 FILING FEE                                                          | 10        |
| § 156.025 VARIATIONS AND EXCEPTIONS                                           | 10        |
| § 156.026 SURETY BOND                                                         | 11        |
| § 156.027 EXTENSION AND REINSTATEMENT PROCEDURE                               | 11        |
| § 156.028 AMENDMENTS TO SKETCH PLAT OR PRELIMINARY PLAT                       | 11        |
| § 156.029 APPEALS TO CITY COUNCIL (NEW)                                       | 12        |
| <b>PLATTING PROCEDURES</b>                                                    | <b>12</b> |
| § 156.040 GENERAL                                                             | 12        |
| § 156.041 CLASSIFICATION OF SUBDIVISIONS AND ADDITION AS MINOR OR MAJOR (NEW) | 12        |
| § 156.042 SKETCH PLAT                                                         | 13        |
| § 156.043 PRELIMINARY PLAT                                                    | 15        |
| § 156.044 FINAL PLAT                                                          | 19        |
| § 156.045 CONVEYANCE PLATS (NEW)                                              | 23        |
| § 156.046 DEVELOPMENT PLAT (NEW)                                              | 25        |
| § 156.047 LOT SPLITS (REPLACES OLD LOT SPLIT 156.044)                         | 25        |
| § 156.048 REPLATTING OF LAND                                                  | 26        |
| § 156.999 PENALTY                                                             | 27        |

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## **GENERAL PROVISIONS**

### **§ 156.001 PURPOSE AND INTENT.**

(A) These regulations are designed to promote the health, safety, morals and general welfare of the community by establishing standards for the subdivision of land within the city's jurisdiction.

(B) The provisions of this chapter are specifically designed to lessen the congestion on streets; promote the orderly layout and use of land; secure safety from fire and other dangers; provide adequate light and air; facilitate adequate provisions for transportation, water, sewage, schools, parks, playgrounds and other public requirements; and protect neighborhood areas from the hazard of through traffic.

(C) These regulations are designed, intended and should be administered according to the purposes so to achieve the following:

- (1) Implement the Comprehensive Plan;
- (2) Provide for conservation of existing standard residential areas and prevent the development of slums and blight;
- (3) Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts;
- (4) Provide that cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract and that the cost of improvements which primarily benefit the whole community be borne by the whole community;
- (5) Provide the best possible design for the tract;
- (6) Reconcile any difference of interest; and
- (7) Establish adequate and accurate records of land subdivision.

### **§ 156.002 POLICY.**

It is the policy of the Planning Commission and the city that these regulations are adopted for the purpose of establishing standards for reviewing of plans, plats and replats as provided for in 11 O.S. § 45-104.

### **§ 156.003 AUTHORITY.**

(A) These subdivision regulations and minimum standards for land development are adopted by resolution of the Planning Commission and ratified by ordinance of the city in accordance with the provisions in 11 O.S. §§ 45-101 through 45-104.

(B) In all cases where these regulations provide for matters to be submitted to the Secretary of the Planning Commission those matters may be submitted to the Community Development Director or alternatively to the City Manager, and in all cases where these regulations provide for approvals by or actions to be taken by the Secretary of the Planning Commission those approvals or actions may be taken by the Community Development Director or alternatively the City Manager.

### **§ 156.004 VALIDITY.**

If any section, clause, division, provision or portion of these regulations shall be held invalid, or unconstitutional, by any court of competent jurisdiction, such holding shall not affect any other section, clause, division, provision or portion of these regulations.

### **§ 156.005 ADMINISTRATION AND AMENDMENTS.**

The Planning Commission and City Council may, from time to time, adopt, amend and make public rules and regulations for the administration of these regulations to the end that the public be informed and that

approval of plats be expedited. These regulations may be enlarged or amended by the City Council after public hearing, due notice of which shall be given as required by law.

#### **§ 156.006 JURISDICTIONS.**

These regulations and development standards shall apply to the following forms of land subdivision:

- (A) The division of land into two or more tracts, lots, sites or parcels, any part of which, when subdivided, shall contain less than ten acres in area;
- (B) The division of land, previously subdivided or platted, into tracts, lots, sites or parcels or less than ten acres in areas;
- (C) The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
- (D) The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

#### **§ 156.007 DEFINITIONS.**

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

**ADDITION.** One lot, tract or parcel of land lying within the corporate boundaries of the city which is intended for the purpose of development.

**ALLEY.** A minor right-of-way dedicated to the public use, which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street and may be used for public utility purposes.

**AMENDED PLAT.** A revised plat correcting errors or making minor changes to the original recorded final plat.

**AMENITY.** An improvement to be dedicated to the public or the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this ordinance.

**BLOCK.** A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or greenstrips, rural land or drainage channels or a combination thereof.

**BOND.** Any form of a surety bond in an amount and form satisfactory to the city.

**BUILDING LINE** or **SETBACK LINE.** A line or lines designating the area outside of which buildings may not be erected.

**CAPITAL IMPROVEMENTS PROGRAM.** The official proposed schedule of all future public projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project, as adopted by City Council.

**CITY ENGINEER.** The official with responsibility to review and release plans for construction projects, or his designee.

**CITY.** The City of Durant, Oklahoma.

**COMMISSION.** The Planning Commission for the City of Durant.

**COMPREHENSIVE** or **GENERAL PLAN.** A plan for development of the city prepared and adopted by the City Council, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof.

**CONSTRUCTION PLAN.** The maps or drawings accompanying a plat and showing the specific location and design of public improvements to be installed in the subdivision or addition in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.

**CONTIGUOUS.** Lots are contiguous when at least one boundary line of one lot touches a boundary line or lines of another lot.

**CONVEYANCE PLAT.** An interim plat recording the subdivision of property or defining a remainder of property created by the approval of a final plat for a portion of property, where approval of final development plans is not sought.

**COUNCIL.** The City Council of the City of Durant, Oklahoma.

**COUNTY.** Bryan County, Oklahoma.

**DEDICATION PLAT.** A plat prepared for the purpose of dedicating land or easements for rights-of-way to the city.

**DEVELOPER.** The person, business, corporation or association responsible for the development of the subdivision or addition. In most contexts the terms Developer and Property Owner are used interchangeably in these regulations.

**DEVELOPMENT EXACTION.** Any dedication of land or easements for, construction of, or contribution toward construction of a public improvement required as a condition of plat approval by the city under these regulations.

**DEVELOPMENT.** Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, paving, drainage or utilities, but not agricultural activities.

**DIRECTOR.** The Director of the Community Development Department of the City of Durant, or his/her designee.

**DRAINAGE WAY.** All land areas needed to allow passage of the Base Flood, including sufficient access above the Base Flood elevation along each side of and parallel to the natural or excavated channel.

**EASEMENT.** A grant by the property owner to the public, a corporation or persons of the use of a strip of land for specific purposes.

**ESCROW.** A deposit of cash with the city in accordance with city policies.

**FINAL PLAT.** The map of a subdivision or addition to be recorded after approval by the Planning Commission and **City Council. Also, any** accompanying material and additional requirements as described in these regulations.

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**FLOODPLAIN.** Any land area susceptible to being inundated by water from the base flood.

**IMPROVEMENT AGREEMENT.** A contract entered into by the developer and the city by which the developer promises to complete the required public improvements within the subdivision or addition within a specified time period following final plat approval.

**LOT OF RECORD.** A lot created prior to January 1, 2008, which is the date of enactment of these subdivision regulations for the City of Durant through Ordinance. No. 1573.

**LOT, CORNER.** A lot which has at least two adjacent sides abutting for the full lengths on a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

**LOT, DOUBLE FRONTAGE.** A lot which runs through a block from street to street and which has two nonintersecting sides abutting on two or more streets.

**LOT.** A subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.

**MAJOR PLAT.** All plats not classified as minor plats, including but not limited to subdivisions of more than four (4) lots, or any plat requiring creation of any new street or extension of the city's facilities.

**MINOR PLAT.** A subdivision resulting in four or fewer lots and not requiring the creation of any new street or the extension of municipal facilities.

**MUNICIPAL FACILITY.** An improvement owned and maintained by the city.

**OFF-SITE IMPROVEMENT.** Any public improvement located outside the physical boundaries of the subdivision or addition to be platted.

**PERIMETER STREET.** Any existing or planned street which abuts the subdivision or addition to be platted.

**PRELIMINARY PLAT.** A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.

**PLAT.** The plan or map for the subdivision or addition to be filed for record in the County where such subdivision or addition is located.

**PLATTING.** The act of preparing for approval and processing, pursuant to these regulations, the plan or map for the subdivision or addition to be filed for record in the County where such subdivision or addition is located.

**PRIVATE STREETS & ALLEYS.** A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of these regulations. The term private street shall be inclusive of alleys.

**PROPERTY OWNER.** Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land comprising the subdivision or addition, or any representative or agent thereto, who has express written authority to act on behalf of such owner.

**PUBLIC IMPROVEMENT.** Any drainage way, roadway, parkway, sidewalk, utility, pedestrian way, off-street parking area, lot improvement, open space, or other facility for which the city or other governmental entity will ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

**REMAINDER.** The residual land left after platting of a portion of a tract. Platting of a residual may in some instances be required under the provisions of this ordinance.

**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.

**RESUBDIVISION.** The replatting of a subdivision plat.

**RIGHT-OF-WAY.** A parcel of land occupied or intended to be occupied by a street or alley. Where appropriate right-of-way may include other facilities and utilities, such as sidewalks, railroad crossings, electrical, communication, oil or gas, water or sanitary or storm sewer facilities, or for any other special use. The use of right-of-way shall also include parkways and medians outside of pavement. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

**ROADWAY.** That portion of any street so designated for vehicular traffic and where curbs are normally placed, means that portion of the street between the curbs.

**SECURITY.** The letter of credit or cash escrow provided by the applicant to secure its promises in the improvement agreement.

**SKETCH PLAT.** A sketch preparatory to the preliminary plat or final plat, to enable the property owner to save time and expense in reaching general agreement with the Planning Commission and City Council as to the form of the plat and the objectives of these regulations.

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**STREET, COLLECTOR.** A minor street as designated on the major street plan which collects traffic from other minor streets and serves as the most direct route to a major street or a community facility.

**STREET, CUL-DE-SAC.** A minor street having one end open to vehicular traffic and having one closed end terminated by a turnaround.



**STREET, FRONTAGE OR SERVICE.** A minor street auxiliary to and located on the side of a major street for service to abutting properties and adjacent areas and for control of access.

**STREET, MAJOR.** An arterial street which is designated on the major street plan or comprehensive plan.

**STREET, MINOR.** Any street not classified as a major street on the major street plan whose primary purpose is to provide access to adjacent properties.

**SUBDIVIDER.** Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

**SUBDIVISION.** A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction or regional planning district of the city, into two or more parts for the purpose of laying out any subdivision of any tracts of land or any addition to the city or for laying out suburban lots or building lots, or any lots, and streets, alleys or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of creating building sites.

**SUBSTANDARD STREET.** An existing street, or highway that does not meet the minimum specifications in the Thoroughfare Standards Ordinance and city Construction Standards and Specifications, or if a State Highway does not meet the minimum Standard Specifications of the Oklahoma Department of Transportation and is not constructed to the ultimate extent for the type of roadway it is designated for in the major thoroughfare plan. A standard street is a street or highway that meets or exceeds said standard specifications and major thoroughfare plan.

**TEMPORARY IMPROVEMENT.** Improvements built and maintained by an owner during construction of the development of the subdivision or addition and prior to release of the performance bond or improvements required for the short term use of the property.

## GENERAL PROCEDURE

### § 156.020 PLAT APPROVAL.

For all cases of subdividing within the scope of these regulations, a plat of the land in question or an easement with a description in writing when appropriate shall be drawn and submitted to the Planning Commission and City Council for their approval or disapproval, as provided hereafter in these regulations.

### § 156.021 TIME LIMITATIONS.

(A) **Sketch Plats.** The applicant shall submit to the Community Development Department two copies of the proposed sketch plat. A notice of 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 meeting. 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 as the applicant's cost at least 20 days prior to the hearing. The approval of a sketch plat by the Planning Commission and the City Council shall be valid for a period of two years. If a preliminary plat covering all or part of the land shown in a sketch plat has not been filed with the Secretary of the Planning Commission within two years of the date of approval of the sketch plat, then all approvals shall be void and the land owner shall have no rights or privileges based upon the former approval.

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(B) **Preliminary Plats.** The applicant shall submit to the Community Development Department four copies of the preliminary plat and one copy of the preliminary plat check list. A notice of 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 meeting. 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. At the option of the applicant a preliminary plat may be submitted without the necessary improvement plans with a request for conditional approval from the Planning Commission and

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the City Council. After the granting of a conditional approval of such a partial submission of a preliminary plat, the applicant shall submit the necessary improvement plans within six months. If the improvement plans are not submitted within six months all conditional approvals shall be void. The Planning Commission and the City Council shall act upon all submissions related to the preliminary plats within 75 days of the receipt of materials or the plat shall be considered to have been approved. If a final plat covering all or part of the land shown in a preliminary plat has not been filed with the Community Development Department within two years after the approval of the preliminary plat, then all approvals shall be void.

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(C) *Final Plats.* The applicant shall submit to the Community Development Department four copies of the final plat and two copies of the as-built plans for all improvements installed. A notice of 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 meeting. 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. The Planning Commission and City Council shall act upon all submissions related to final plats within 75 days of the date of receipt of materials or the plat shall be considered to have been approved. If a final plat is not filed of record with the County Clerk within six months after the approval of the Planning Commission and City Council, then all approvals shall be void.

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#### § 156.022 OFFICIAL RECORDING.

Except as provided and lots of record established prior to the effective date of these regulations (January 1, 2008), no plat or other land subdivision instrument shall be filed in the office of the County Clerk until it shall have been approved by the Planning Commission and by the City Council as hereinafter set forth. All final plats shall be filed within two years of date of approval by the Planning Commission and City Council, and no lots shall be sold from any plat until recorded. Time extensions of the two-year two-year filing requirement may be granted by the Planning Commission and the City Council upon review of the final plat and a finding that circumstances prevail substantially as of the time of original approval.

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#### § 156.023 AGENDA.

Each plat submitted for preliminary or final approval shall be placed on the agenda of the Planning Commission only after fulfilling the appropriate requirements of these regulations. However, a plat not meeting all of the requirements may be submitted providing the subdivider presents with the plat a written request for specific exceptions and explains the reasons therefore.

#### § 156.024 FILING FEE.

(A) Fees, as set by the City Council by resolution or motion, shall be paid to the city at the time of submitting each of the respective plats and applications for a hearing before the Planning Commission or Board of Adjustments.

(B) No part of the subdivision plat or lot-split plat, or hearing fees shall be refundable.

#### § 156.025 VARIATIONS AND EXCEPTIONS.

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the City Council may vary or modify, except as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the subdivider may develop his or her property in a reasonable manner, but so, at the same time, that the public welfare and interests of the city are protected and that the general intent and spirit of these regulations be preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and such action shall be taken by the affirmative vote of three-fourths of the regular membership of the Planning Commission and confirmed by a simple majority vote of the City Council.

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#### § 156.026 SURETY BOND.

In lieu of filing a surety bond the subdivider or developer may secure and place on deposit with the city an irrevocable letter of credit or comparable instrument from a title company, banking institution or similar financial institution, stating that money will be held in escrow until all offsite improvements have been completed to the city's satisfaction. Such letter of credit or financial instrument shall be drawn in favor of the city for the entire cost of improvements for water mains, paving, sanitary sewers, storm sewers and other drainage facilities as estimated by the subdivider's registered professional engineer and approved by the City Engineer. ~~The Building Inspection Department, a division of the Community Development Department shall issue no building permit until the contractor submits offsite improvement plans for the project, conforming to the city standards, specifications and requirements. Upon completion of the public improvements the "as built" drawings shall be supplied by the developer's design engineer to the city.~~

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Separate question, is Neighborhood Services a division of ComDev or on its own? Only asking as I read this section of code.

#### § 156.027 EXTENSION AND REINSTATEMENT PROCEDURE

(A) Sixty days prior to or following the lapse of approval for a sketch plat, preliminary plat, or final plat as provided in these regulations, the property owner may petition the Planning Commission and the City Council to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning Commission and the City Council.

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(B) In determining whether to grant such requests, the Planning Commission and the City Council shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval and the extent to which newly adopted subdivision regulations shall apply to the plat. The Planning Commission and the City Council shall extend or reinstate the plat, or deny the request, in which instance the property owner must submit a new application for approval.

(C) The Planning Commission and the City Council may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning Commission and the City Council may also specify a shorter time for lapse of the extended or reinstated plat than is applicable to original approvals.

(D) The approval of a preliminary plat for a portion or phase of a sketch plat, or the approval of a final plat for a portion or phase of a preliminary plat, shall not automatically affect the expiration of approval of the sketch plat or preliminary plat as it pertains to the balance of the property. Extensions and reinstatement of a sketch plat, preliminary plat, or final plat may be approved under the provisions of this section.

#### § 156.028 AMENDMENTS TO SKETCH PLAT OR PRELIMINARY PLAT

(A) At any time following the approval of a sketch plat or preliminary plat, and before the lapse of such approval, a property owner may request an amendment. The rerouting of streets, addition or deletion of alleys, or addition or deletion of more than 10% of the approved number of lots shall be considered a major amendment. The adjustment of street and alley alignments, lengths, and paving details; the addition or deletion of lots within 10% of the approved number and the adjustment of lot lines shall be considered minor amendments.

~~(B) The Community Development Director may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning Commission under the terms of this Code. Major amendments may be approved by the Planning Commission at a public meeting in accordance with the same requirements for the approval of a sketch plat or preliminary plat.~~

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~~(B) Approval. The Planning Commission and the City Council shall approve, conditionally approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment. This shall occur at a public meeting in accordance with the same requirements for the approval of a sketch plat or preliminary plat.~~

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~~(C) Retaining Previous Approval. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Planning Commission and the City Council, the applicant~~

may withdraw the proposed major amendment, or appeal the action of the Planning Commission to the City Council in accordance with this Code.

#### § 156.029 APPEALS TO CITY COUNCIL (NEW)

The applicant, Community Development Director, or two members of the City Council may appeal the decision of the Planning Commission with regard to a sketch plat, preliminary plat, final plat, replat, conveyance plat, development plat, lot split, or other plat provided for in these regulations by filing a Notice of Appeal in the office of the Community Development Director, no later than ten (10) days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Planning Commission at a public meeting. Written notice of any appeal shall be sent to the property owner and shall stay the decision until the appeal is decided. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Planning Commission and may, where appropriate, remand the plat or variance request to the Commission for further proceedings consistent with City Council's decision.

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#### PLATTING PROCEDURES

##### § 156.040 GENERAL.

(A) Whenever any subdivision of land is proposed, before any contract is made for the sale of any part of the land, before any permit for the erection of a structure in such proposed subdivision shall be granted, the owner of the land or his or her agent shall apply for and secure the approval of the Planning Commission and the City Council of such proposed subdivision. The proposed subdivision may be processed a standard subdivision or a lot-split subdivision as follows:

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- (1) Standard subdivision:
  - (a) Sketch plat;
  - (b) Preliminary plat (and construction plans for improvements);
  - (c) Final plat;
  - (d) Building permit; and
  - (e) Occupancy permit;
- (2) Lot-split (as required).

(B) Upon initial receipt of a subdivision proposal, the Community Development Director shall determine if the proposal shall be classified as a ~~minor or major standard subdivision or a re-plat or a lot split~~. If a subdivision is determined to be a lot split, the Community Development Director shall determine what information, drawings and procedure will be necessary for the submission of the ~~subdivision~~lot split to the Planning Commission ~~as well as to the City Council~~ in accordance with these regulations and the policies of the Planning Commission ~~and of the City Council~~. The Community Development Director, shall consider in each case the nature of a proposed ~~subdivision~~lot split and the relationship of the proposal to surrounding land uses, topography, property shape, property size, adjacent ownership, public access and public facilities in order to determine the extent to which the platting process must be followed. The above determinations of the Community Development Director may be reviewed and revised by the Planning Commission, and then the City Council upon request of the subdivider.

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§ 156.041 CLASSIFICATION OF SUBDIVISIONS AND ADDITION AS MINOR OR MAJOR. **(NEW)**

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(A) Before any land is platted, the property owner shall apply for and secure approval of the proposed subdivision plat or addition plat in accordance with the following procedures, unless otherwise provided by these regulations. Subdivisions are classified as major or minor depending on the number of lots proposed and the extent of public improvements required.

(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and non-residential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations. **The Community Development Director may approve minor plats or refer them to the Planning Commission for their action.**

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(2) Major subdivisions involve the creation of new streets, the extension of municipal facilities or the creation of more than four lots. Major subdivisions may be approved for residential and non-residential properties. Conveyance plats are considered major subdivisions if they create more than four lots or involve the creation of new streets or the extension of municipal facilities. The procedure for approving a major plat typically requires three steps: sketch plat, preliminary plat, and final plat. Sketch plats require approval by the Planning Commission **and the City Council**. The sketch plat requirement may be omitted if the subdivision creates no more than one new street and the Community Development Director determines that sufficient information exist to begin preparation of a preliminary plat. A concept plan or preliminary site plan that contains sufficient information to provide for the proper coordination of the development may be required for non-residential property

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Except as otherwise permitted, **both the Planning Commission's and the City Council's** approval of a preliminary plat is required prior to the construction of public improvements to the property. The preliminary plat and the associated engineering plans for the property may be amended during construction, with only major changes requiring reapproval by the **City Council/Planning Commission**.

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Upon completion of the required public improvements, or the provision of a subdivision improvement agreement described in these regulations, the owner may submit a corrected final plat for the subdivision. Lots may be sold and building permits obtained after approval of the plat by the **Planning Commission and the City Council**, and filing of the signed plat. The preliminary plat process may be omitted if the owner enters into a subdivision improvement agreement with the city and provides sufficient surety for all proposed public improvements. If the preliminary plat process is omitted, engineering plans must be submitted in conjunction with the final plat.

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§ 156.042 SKETCH PLAT.

(A) *Purpose.* The purpose of the sketch plat is to provide the subdivider, the Planning Commission and the governing bodies an opportunity to identify any problems concerning the land use, general design and overall approaches to installation of improvements before the expenditure of large amounts of money and manpower in the preparation of more detailed platting documents. This step in the overall subdivision process is very important because it is at the initial part of the process when decisions are to be made that can have great value from the fulfillment of the comprehensive plan; or, conversely decisions wrongly made at this point can be very damaging to the fulfillment of the comprehensive plan. It is important that all of the land to be included in the proposed subdivision shall be included in the sketch plat so that an overview of an entire area can be accomplished.

(B) Before preparing the sketch plat the subdivider should review these regulations and discuss with the Community Development Director the procedures for the adoption of a subdivision plat and the general requirements as to the layout of streets and for any reservations of land, street improvements, drainage, sewerage, water supply, fire protection, the availability of services and similar matters.

(C) *Applicability.* A sketch plat shall be required as a condition precedent to approval of any application for a major plat, except where the Community Development Director determines:

(1) The subdivision will result in no more than one new street and sufficient information exists to begin preparation of a preliminary plat, or

(2) A concept plan, preliminary site plan or final site plan for the property provides sufficient information for the preparation of a preliminary plat.

(D) *Phasing of Development.* The Commission and the Council may permit a sketch plat for a major plat to be divided into two or more phases, as indicated on the sketch plat, provided each phase satisfies the requirements of this ordinance. In considering phasing of a sketch plat, the Commission and the Council may approve certain conditions as it deems necessary to assure the orderly development of the platted land. Such conditions may include but are not limited to temporary street and alley extensions, temporary cul-de-sacs, and off-site utility extensions.

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(E) *Application Procedure and Requirements:*

(1) *Pre-application Conference.* Before preparing the sketch plat, the applicant is strongly encouraged to schedule an appointment and meet with the Community Development Director to discuss the procedures for approval of the plat and the requirements as to general layout of streets and or reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services.

(2) *General Application Requirements.* Prior to platting of the land, the property owner shall file an application for approval of a sketch plat with the CommissionCommunity Development Department. The application and sketch plat shall meet the following minimum requirements:

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(a) The application shall include all contiguous holdings of the property owner with an indication of the portion which is proposed to be developed or offered, sold or leased, accompanied by an affidavit of ownership, which includes an address and telephone number of an agent who shall be authorized to receive all notices required by these regulations.

(b) The study shall be drawn to scale of 1" = 200' or larger.

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(c) The lower right hand corner of the sketch plat shall contain a title block clearly showing the proposed name of the subdivision or addition, the name and address of the Owner and the Engineer or Surveyor responsible for the designer survey, the scale of the drawing, the date the drawing was prepared, and the legal description of the tract.

(d) The sketch plat shall clearly show the limits of the tract and scale distances. True north shall be clearly indicated and shall be to the top or left of the study.

(e) The sketch plat shall show the names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.

(f) The study shall contain the existing zoning on adjoining land, the location, width, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, utility and drainage easements, and topography with existing drainage channels or creeks, and other important features such as tree groupings, vegetation, political subdivisions or corporate limits and school district boundaries.

(g) The study shall show the layout, names and width of proposed thoroughfares, collector streets, and intersections, and shall show a general configuration of proposed streets and alleys.

(h) The study shall show a general arrangement of land uses, including but not limited to park and school sites, municipal facilities, private open space, floodplains and drainage ways, phasing plan, and proposed non-residential and residential uses and densities.



(3) *Additional Requirements Prerequisite to Preliminary Plat Approval.* Except as permitted, prior to the submittal of a preliminary plat, the applicant shall submit for approval a sketch plat, at a scale of 1" = 100' or larger, depicting all information required and the following additional items:

- (a) The layout, names, and width of proposed streets, alleys, and easements.
- (b) Layout, numbers, and approximate dimensions of proposed lots and all building lines.
- (c) The location of proposed screening walls and/or other forms of screening shall be clearly indicated.
- (d) Existing contours of the tract in intervals of two feet or less, referred to sea level datum.
- (e) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes and locations included.
- (f) Proposed water, sanitary sewer and storm sewer pipe lines with culverts, bridges, and other appurtenances or structures shown.
- (g) Storm water retention or detention basins as required.
- (h) Erosion mitigation of lots or roads next to creeks and drainage ways.
- (i) General tree survey information.

(4) *Standards for Approval.* No sketch plat shall be approved by the **Planning Commission or the City Council** for a plat which is intended for development unless it conforms to the Comprehensive Plan and the development ordinances of the city.

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(5) *Approval Procedure.* After review of the sketch plat, the report and recommendations of the Community Development Director and the exhibits submitted at a scheduled meeting, the Planning Commission **and the City Council** shall recommend approval, conditional approval or disapproval the sketch plat. One (1) copy of the proposed sketch plat shall be returned to the owner with the date of approval or disapproval and the reasons therefore accompanying the copy. **If the Planning Commission disapproves the proposed sketch plat, the applicant may execute an appeal to the City Council in the manner prescribed in these regulations.**

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(6) *Effect of Approval.* Approval of the sketch plat in conformance to these procedures by the **Planning Commission and the City Council** constitutes authorization by the city for the property owner to submit application for approval of a preliminary plat subject to compliance with any conditions attached to approval of the sketch plat. The approval of any study or plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development. The determination of infrastructure needs and capacity and the delineation of floodplain or other limitations on development will be done only during the review and approval of either a preliminary or final plat complete with required engineering plans and studies.

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#### § 156.043 PRELIMINARY PLAT.

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

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

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

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

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

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

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

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

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

(1) *General Application Requirement.* Copies of the proposed preliminary plat shall be at a scale of 1" = 100' or larger and in a form substantially as follows:

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

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

~~(c)~~ Specific tree survey:

(d) The exact layout including:

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

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

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

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

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- (v) The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.
- (e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two (2) corners of the subdivision or addition. **One inchOne-inch** iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.
- (f) The accurate outline of all property which is offered for dedication for public use with the purpose indicted thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.
- (g) Building setback lines for residential properties.
- (h) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.
- (i) Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.
- (j) Names of adjacent subdivisions **or additions or the name of record owners of adjoining parcels of unplatted land.**
- (k) Name and address of the property owner, the owner's Surveyor, and the owner's Engineer.
- (l) North point, scale, and date.
- (m) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.
- (n) Location by section, town, range, township, county and state.
- (o) Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.
- (p) Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.
- (q) Important features such as existing permanent buildings;
- (1) Large trees and water courses;
  - (2) Parks and other public lands;
  - (3) railway lines;
  - (4) Existing public easements;
  - (5) Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged),
  - (6) Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;
  - (7) Contours at intervals of 2 feet which are referenced to USGS data; and
  - (8) Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.

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- (r) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.
- (s) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.
- (t) Regulatory flood boundaries, and the ten (10) year flood boundaries.
- (2) *Other Required Documents and Information to Be Filed With Preliminary Plat.*
- (a) Proposed covenants and deed restrictions, if any.
  - (b) Source of water supply.
  - (c) Provisions for sewage disposal.
  - (d) Construction Plans
- (3) *Standards for Approval.* No preliminary plat shall be approved by the Planning Commission or by the City Council unless the following standards have been met:
- (a) The plat substantially conforms with the approved sketch plat or other study as provided in these regulations.
  - (b) The construction plans have been reviewed by the City Engineer.
  - (c) Provision for installation and dedication of public improvements has been made.
  - (d) The plat conforms to applicable zoning and other regulations.
  - (e) The plat meets all other requirements of these regulations.
- (4) *Timing of Public Improvements:*
- (a) The ~~Planning Commission~~**City Council** may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat ~~by the Chairman of the Planning Commission.~~
- The ~~Planning Commission~~**City Council** may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and off-site public improvements. Any required public improvement(s) approved for deferred construction must be provided for as required prior to the approval of the final plat.
- (b) If the ~~Planning Commission~~**City Council** does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat ~~by the Chairman~~, it shall require that the applicant execute an improvement agreement and provide security for the agreement as provided in these regulations.
  - (c) This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.
- (5) *Approval Procedure.* After review of the preliminary plat, the report and recommendations of the Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The ~~Planning Commission and the City Council~~ shall approve or disapprove the preliminary plat. One (1) copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval ~~or disapproval and the reasons therefore accompanying the plat.~~ ~~If the Planning Commission~~**City Council** ~~disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.~~

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

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

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

(7) *Lapse of Preliminary Plat Approval*. The approval of a preliminary plat shall be effective for a period of two (2) years from the date that the preliminary plat is approved by the **City Council** ~~Planning Commission or the City Council~~, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two (2) years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

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(H) *Construction Plan Procedure and Requirements:*

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

(2) *Construction Plan Review Procedure*. Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City Engineer will release the plans for construction, after approval of the preliminary plat by the **Planning Commission and the City Council** and payment of all inspection fees. Upon such release, each Contractor shall maintain one set of plans, stamped with city release, on the project at all times

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during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to Commence Construction.* If construction has not commenced within one (1) year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. "Construction" shall mean installation of city maintained public improvements.

#### § 156.044 FINAL PLAT.

(A) *Purpose.* The purpose of the final plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land **more simple** and certain. Land sales by reference to a legally filed plat are generally less complicated and more likely to provide the precise legal situation sought. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land.

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(B) At the time the final plat and final plat checklist are submitted to the Community Development Department, the subdivider shall take one of the following courses of action:

(1) If the subdivider elects to, deposit the surety bond as specified in § 156.026, he or she shall submit plans for all improvements required under this chapter, such plans to bear the approval of the **Planning Commission and the City Council**. Upon completion of a portion of the construction of the required improvements, the **Planning Commission** may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the **City Council**, Planning Commission, Secretary or municipal staff. Before any portion of the surety bond may be released, the City Engineer, City Building Inspector or City Manager shall approve the as-built plans and specifications for that portion of the improvements for which the subdivider has requested release of the surety bond;

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(2) If the subdivider elects to complete all improvements as specified in the preliminary plat, he or she shall submit the as-built specifications and as-built original tracings of all improvements. If the **Secretary of the Planning Commission** finds that the as-built plan and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he or she shall endorse his or her approval thereon.

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(C) All actions of the Planning Commission, whether **recommending approving of** final plats for all or part of an area shown in a preliminary plat shall, in so far as the plat involves dedications to the public, constitute only an authorization for the subdivider to submit the plat to the City Council to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

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(C) *Applicability.* A final plat shall be required for subdivisions of property and the recording of single lots in accordance with these regulations.

(D) *Application Procedure and Requirements.* **A final plat for minor subdivisions may be approved by the Community Development Director.** A final plat for minor or a major subdivision shall require approval by the **Planning Commission and the City Council**. Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

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(1) Four (4) mylar and (4) paper copies of the proposed final plat bearing all information specified in these regulations and the following:

(a) The final plat shall be clearly and legibly prepared by a Surveyor or Engineer. The size of the map shall not be less than 22 inches by 34 inches and shall be drawn to the scale of one inch equals 100 feet, unless the Community Development Director authorizes a different scale in writing.



(b) *Notice Statement.* "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."

(c) Name of subdivision and the name and number of any larger subdivision of which this tract now subdivided was once a part.

(d) Number of lots and the acreage platted

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

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

(g) *Property Offered For Dedication.* The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use for the common use of the property owners in the subdivisions, with the purpose indicated thereon.

(h) The exact layout including:

(i) Street and alley lines, including their names, bearings, angles of intersection and widths (including widths along the line of any intersecting street):

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

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

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

(v) The location of the centerline of creeks or drainage ways with accurate dimensions in feet and hundredths of feet with bearings and angles.

(i) The accurate location, material, and size of all monuments approved by the City Engineer.

(k) Building setback lines for residential all properties within the platted area.

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

(l) In case the subdivision is traversed by water course, channel, stream, or creek, the prior or present location of such water course, channel, stream, or creek shall be shown on the plat and the boundary of the regulatory flood and the ten (10) year flood. It will be assumed that there is no significant difference between the two (2) and the regulatory flood will be used, unless the owner shows the ten (10) year flood on the map.

(m) North point, scale, and date.

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

(o) Names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.

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

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

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(2) Formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the City Attorney. The plat shall be marked with a notation indicating the formal offers of dedication.

(3) The improvement agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the ~~Planning Commission~~ **City Council** upon recommendation of the City Engineer and shall include a provision that the property owner shall comply with all the terms of the final plat approval as determined by the ~~City Council~~ **Planning Commission**.

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(4) As-built construction plans, where applicable.

(5) Covenants and deed restrictions, if any.

(5) Accurate legal description.

(6) Certification by a Registered Public Surveyor to the effect that the plat represents a survey made by him and that all the monuments shown thereon actually exist, and that their location, size, and material description are correctly shown, and that the survey correctly shows the location of all visible easements and rights-of-way and all rights-of-way, easements and other matters of record affecting the property being platted.

(7) The County Clerk's Office and applicable state statutes may require ~~additional information~~ **additional information** to be submitted or included on the final plat

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(E) *Standards for Approval.* No final plat shall be approved by ~~the Community Development Director~~, the Planning Commission or the City Council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the city providing for the subsequent completion of improvements.

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

(4) Provision has been made for adequate public facilities under the terms of this ordinance.

(5) The plat meets all other requirements of this ordinance.

(F) *Approval Procedure.* After review of the final plat, the Community Development Director shall place the final plat for consideration on the agenda of a public meeting of the Planning Commission ~~and City Council. Minor plats may be approved by the Community Development Director or referred to the Planning Commission in accordance with these regulations. In the event of disapproval, reasons for disapproval shall be stated.~~ One copy of the final subdivision plat shall be returned to the applicant with the date of approval, conditional approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

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~~(G) Appeals. If the Planning Commission disapproves the final plat, the applicant may appeal to the City Council in the manner prescribed in these regulations.~~

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(H) *Certificate of Compliance.* Upon final approval of a final plat required by these regulations, the ~~Planning Commission and the City Council~~ shall issue to the person applying for approval a certificate stating that the final plat has been approved by the Planning Commission ~~and/or~~ the City Council. For purposes of this section, final approval shall not occur until all conditions of approval have been met.

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(I) *Signing and Recording of Final Plat.*

(1) When an improvement agreement and security are required, the Chairman of the Planning ~~Commission and, or the Mayor, if approval has been granted by the City Council, and the Community Development Director or City Engineer~~ shall endorse approval on the final plat after the agreement and security have been approved by the ~~Planning Commission and the City Council~~ and all the conditions pertaining to the final plat have been satisfied.

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(2) When installation of public improvements is required prior to recordation of the final plat, the Chairman of the Planning Commission ~~and the Mayor, if the plat has been approved by the City Council, and Community Development Director or City Engineer~~ shall endorse approval on the final plat after all conditions of approval have been satisfied and all public improvements satisfactorily completed. There shall be written evidence that the required public improvements have been installed in a manner satisfactory to the city as shown by a certificate signed by the City Engineer stating that the necessary dedication of public lands and installation of public improvements has been accomplished.

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(3) It shall be the responsibility of the applicant to file the final plat with the County Clerk. Simultaneously with the filing of the final plat, the applicant shall record such other agreements of dedication and legal documents as shall be required to be recorded by the City Attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within ten working days of its receipt. One (1) copy of the recorded final plat shall be returned to the City prior to the issuance of any building permits.

(J) *Effect of Approval.* Approval of a final plat shall certify compliance with the regulations of the City of Durant pertaining to the subdivision of land. An approved and signed final plat may be filed with the County as a record of the subdivision of land and may be used to reference lots and interests in property thereon defined for the purpose of conveyance and development as allowed by these regulations.

(K) *Lapse of Final Plat Approval.* The approval of a final plat shall be effective for a period of six (6) months from the date that the final plat is approved by ~~the Planning Commission and~~ the City Council, at the end of which time the applicant must have met the requirements for recording of the final plat with the County Clerk. If the applicant has not met the requirements for recording of the final plat with the County Clerk within six (6) months, or an extension is not granted in accordance with these regulations, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No Certificate of Occupancy or Change of Occupancy permit will be allowed for the property until the applicant has met the requirements for filing of the final plat with the County Clerk.

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#### **§ 156.045 CONVEYANCE PLATS ~~(NEW)~~**

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(A) *Purpose.* A conveyance plat may be used solely for the purpose of subdividing land and the recording of same, or recording a single existing lot or parcel created by other means. A conveyance plat may be used to convey the property or interests therein; however, a conveyance plat does not constitute approval for development of the property and is not intended for immediate development. A conveyance plat is an interim step in the subdivision and development of land.

(B) *Applicability.* Conveyance plats may be used in lieu of a final plat to record the subdivision of property in the following instances:

(1) To record the remainder of a tract larger than five acres created by the final platting of a portion of the property provided that the remainder is not intended for immediate development.

(2) To record the subdivision of property into parcels five acres or smaller in size that are not intended for immediate development, and where all public improvements exist prior to approval and minimum frontage requirements are met. All public rights-of-way must be dedicated and all abutting streets and utilities must be installed and accepted by the city. Installation of on-site improvements may be delayed if development of other tracts is not affected.

(C) *Application Procedure and Requirements.*

(1) *Application Requirements.* The property owner shall submit an application, together with other supporting documents and fees, to the Community Development Director by an official submittal date. A conveyance plat and associated documents shall include all information required for a final plat and the additional information listed below:

(a) Construction plans shall not be required except where street, utility and drainage improvements are proposed by the owner. Construction plans, easements, and



dedications as appropriate shall be submitted concurrent with the conveyance plat or any subsequent replat. The construction plans, if any, shall be prepared by or under the supervision of a professional engineer registered in the State of Oklahoma and shall bear his seal on each sheet.

(b) All conveyance plats must be titled "Conveyance Plat" and carry the following wording:

"A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Regulations of the City of Durant. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the city Ordinance and State Law."

(2) *Standard for Approval:*

(a) *Access.* All tracts, parcels, lots or sites created by a conveyance plat shall have frontage and access to an existing or proposed public street defined in the City's Comprehensive Plan or major street plan or an existing standard street meeting city construction standards and accessing the existing city street system.

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(b) *Reservation of Rights-of-Way.* Conveyance plats must provide for the reservation of future rights-of-way of planned roadways. Right-of-way reservation acknowledges the future obligation to dedicate right-of-way for public thoroughfares and streets specified in the city's Comprehensive Plan or approved land study or major street plan. Reservation of right-of-way does not grant any right or interest in the property to the city or other entity. The final alignment may be adjusted upon final platting in order to meet engineering design standards.

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(c) *Dedication of Rights-of-Way.* Dedication of right-of-way shall be required where a conveyance plat is used to record the remainder of a tract created by the final platting of a portion of the property. The required right-of-way dedication shall be limited to that which is necessary to provide access to the property proposed for final plat approval and to complete turn lanes, intersections and transitions in road pavement width resulting from development of the property proposed for final plat approval.

(3) *Approval Procedure.* A conveyance plat meeting all requirements of the city may be placed on the consent agenda of the Planning Commission and City Council. Conveyance plats shall be approved provided they comply with all appropriate ordinances and the Comprehensive Plan. The Planning Commission and the City Council must approve, conditionally approve or deny a conveyance plat no later than 30 days from the date of application. If denied, the Planning Commission and the City Council shall provide a written explanation of the reason for denial. If the City Council Planning Commission fails to approve or deny the application within 30 days of the official submission date, the conveyance plat shall be deemed approved. A conveyance plat qualifying as a minor plat shall be reviewed and acted upon by the Community Development Director in accordance with these regulations.

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(4) *Signing and Filing:*

(a) After the approval of the conveyance plat by the Planning Commission and the City Council, and the correction of the conveyance plat as required by the Planning Commission and the City Council, the property owner may file the conveyance plat with the County. The owner shall file the conveyance plat within six months from the date of approval. Any conveyance plat which has not been filed with the County within six months of the date of approval shall be void. Prior to filing with the County the property owner may withdraw and void a conveyance plat. Any conveyance plat withdrawn and/or voided, must be resubmitted under current regulations and procedures and reapproved

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by the Planning Commission and the City Council and filed with the County. Prior to filing, the Chairman of the Planning Commission and Mayor of the City Council or the Community Development Director shall endorse approval of the conveyance plat. One (1) copy of the recorded final plat shall be returned to the City within ten (10) days of filing.

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(b) No final plat processed and approved in association with a conveyance plat shall be filed without the concurrent filing of the associated approved conveyance plat.

(5) *Effect:*

(a) Conveyance plat approval and acceptance by the city does not relieve the owner from obligations, including fees, required by other sections of this or other ordinances of the city pertaining to the improvement of the property or extension of services as required to make the property suitable for development.

(b) Neither reservation nor dedication of right-of-way shall relieve the property owner from obligations for street construction or assessments associated with public street improvement programs. Easements for access, utilities and drainage may be recorded on conveyance plats.

(c) Final Platting Requirements

(i) No building permits shall be issued nor permanent utility service provided for land which has only received approval as a conveyance plat. Notwithstanding the above, the Community Development Director may authorize temporary building permits, temporary occupancy permits, and temporary utility service.

(ii) A conveyance plat may be superseded by a preliminary plat or final plat in total or in part through compliance with the procedures and requirements of this ordinance.

(d) Agricultural Use. The use of a conveyance plat shall not prohibit the use of the subdivided land for agricultural uses as permitted in the zoning regulations of the city.

§ 156.046 DEVELOPMENT PLAT (NEW)

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(A) This section applies to the platting and development of any single parcel greater than five acres or the subdivision and development of any property into parts, each part being greater than five acres. The term "development" means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement. The term "improvement" shall include the construction of a utility, road, parking, or drainage system. The term shall also apply to the grading of land or clearance of trees, except as may be permitted for valid agricultural use of the property.

(B) A development plat must be prepared by a registered professional land surveyor as a boundary survey showing:

(1) Each existing or proposed building, structure or improvement or proposed modification of the external configuration of the building, structure or improvement;

(2) Each easement and right-of-way within or abutting the boundary of the surveyed property; and

(3) The dimensions of each street, sidewalk, alley, square, park, or other part of property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part; and

(4) Any additional information as required by this ordinance to apply for the approval of a plat



(C) The requirements and standards for design, reservation, construction, completion, maintenance, cost participation and escrow for public improvements applying to the approval of a plat shall also apply to a development plat.

(D) Development plats shall be processed under the same procedures and are subject to the same fees as apply to a plat. The procedures for a minor subdivision may be used when applicable.

(E) A development plat shall be approved if it conforms to the following standards:

(1) The general plans, rules, and ordinances of the city concerning its current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and

(2) The general plans, rules, and ordinances for the extension of the city or the extension, improvement, or widening of its roads, streets, and public highways within the municipality.

(F) New development may not begin on the property until the development plat is filed with and approved by the city. Approved development plats and other agreements of dedication and legal documents as required shall be recorded with the County Clerk by the applicant.

#### **§ 156.047 LOT-SPLITS (REPLACES OLD LOT SPLIT 156.044)**

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(A) *Application.* Whenever any lot split is proposed to be made, the owner or his agent shall submit to the Community Development Director an application for review and approval which shall consist of:

(1) An application form as prescribed by the Community Development Director;

(2) Four copies of each certified survey prepared by a land surveyor registered in the State of Oklahoma, showing the dimensioned location of structures and easements thereon, together with the precise nature, location and dimensions of both of the following:

(a) The proposed new lot; and

(b) The remaining portion of the original lot after the split;

(3) The Community Development Director may require additional plat information regarding adjacent property, in order to ensure that future access needs can be met;

(B) *Review and Action by Community Development Director.* Lot split requests shall be administered by the Community Development Director or their official designee. The Community Development Director shall not approve a lot split if:

(1) A new public street or alley is needed; or

(2) All easement requirements have not been satisfied; or

(3) Substandard or unusable lots according to the subdivision, building, and zoning regulations would be created; or

(4) The lot split will create lots violating the "spirit" of the size of lots in the same and surrounding subdivisions; or

(5) The lot has previously been split in accordance with these regulations (requires a minor subdivision);

(C) *Recording of Lot Split.* The lot split approval certificate and the survey plats for both new lots created shall be recorded with the County Clerk by the applicant within 7 days of approval by the Review Committee. One of the four copies shall be returned to the Community Development Department 7 within 7 days of its recording with the County Clerk;

(D) *Appeal.* In the event of denial by the Community Development Director, the application for a lot split may be submitted to the Planning Commission, for a fee as set by the City Council by motion or resolution, as a regular agenda item for their review, modification, approval or denial. In the event of denial by the Planning Commission, the application for a lot split may be submitted to the City Council, for a fee, as a regular agenda item for their review, modification, approval or denial.

#### § 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. **Replats shall include the same information as previously described platting procedures.**

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(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:

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- (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 City Council**; and
- (3) Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

(C) *Additional Requirements for Certain Replats.*

(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;

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(2) If the proposed replat requires a variance, and the owners of 20 percent or more of the area of lots to whom notice is required to be given under Subsection (b) file with the Planning Commission **and City Council** 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 City Council** 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.

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

#### § 156.999 PENALTY.

(A) Except as provided in these regulations and lots of record established prior to the effective date of this ordinance, no building permit shall be issued for any new structure or change, improvement or alteration of any existing structure on any tract of land which does not comply with all of the provisions of this chapter.

(B) Except as provided in these regulations and lots of record established prior to the effective date of this ordinance, the city shall withhold all public improvements and utilities, including the maintenance of streets and the provision of sewage facilities and water service, from all tracts, lots or additions, the platting of which has not been officially approved by **the Community Development Director**, the Planning Commission, or City Council and for which a certificate of compliance has not been issued pursuant to these regulations.

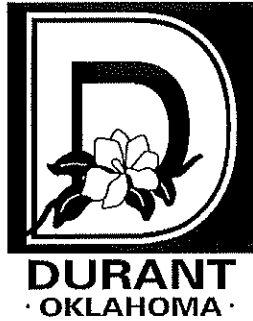
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(B) A violation of this chapter shall be deemed an offense and shall be punishable as provided in § 10.99 and in accordance with applicable state law. Any person, partnership or corporation violating any of the provisions of this chapter upon conviction thereof shall be punished as provided in § 10.99.

(C) The city may issue citations to suspected violators of this chapter, which citations shall state the violation that is alleged, the time of the observation of the offense, any correction of the violation which is sought, the time allowable for the accomplishment of the correction and the further action which will be taken to seek remedy should correction not be accomplished. The issuance of such citations does not

preclude the filing of charges in district court, nor shall the issuance of such citations be a mandatory process precedent to the filing of charges in district court.



# THE CITY OF DURANT

## Office of Community Development

Date: 04/21/2021  
To: Planning Commission  
Case: PC 2021-08  
From: Danielle O'Neal, Community Development Director  
Re: Rezoning from A-1, General Agriculture, to R-2, Two-Family Residential and Preliminary Plat Request for property located near Rodeo Road and Cemetery Road.

**Request:** Consider a request from B.R. Yandell & Mecky Yandell, for a Rezoning from A-1, General Agriculture to R-2, Two-Family Residential and Preliminary Plat Request for property located near Rodeo Road and Cemetery Road.

**Current Zoning:** A-1 General Agriculture

**Requested Zoning:** R-2 Two-Family Residential

**Surrounding Properties:**

| Direction | Zoning | Use                 |
|-----------|--------|---------------------|
| North     | A-1    | Vacant Property     |
| East      | A-1    | Vacant Property     |
| South     | A-1    | Single Family Homes |
| West      | A-1    | Single Family Homes |

**Applicant:** B.R. Yandell & Mecky Yandell

**Background:** Applicants approached staff regarding filing for a rezoning and preliminary plat for a housing development that contains approximately 8 lots. The applicant stated that this development would be made up of duplex style homes. There is currently city water that is in the area, but no sewer lines are in the area.



Notifications have been made to the surrounding property owners and at the time of this report staff has not received any letters/emails about this request.

**Analysis:** The subject property is approximately 5 acres in total, and the current preliminary plat shows approximately 8 half-acre lots. The applicant stated they are planning to have duplex style homes built on each lot. Each lot will have an aerobic septic systems and will be permitted through Oklahoma Department of Environmental Quality. City water runs along Rodeo Road and the applicant shows a water line to go into the development. Water runoff is expected to run along the East side of the property and will be engineered by a licensed engineer. The Fire Marshall has stated that they will need to add one new fire hydrant inside the development.

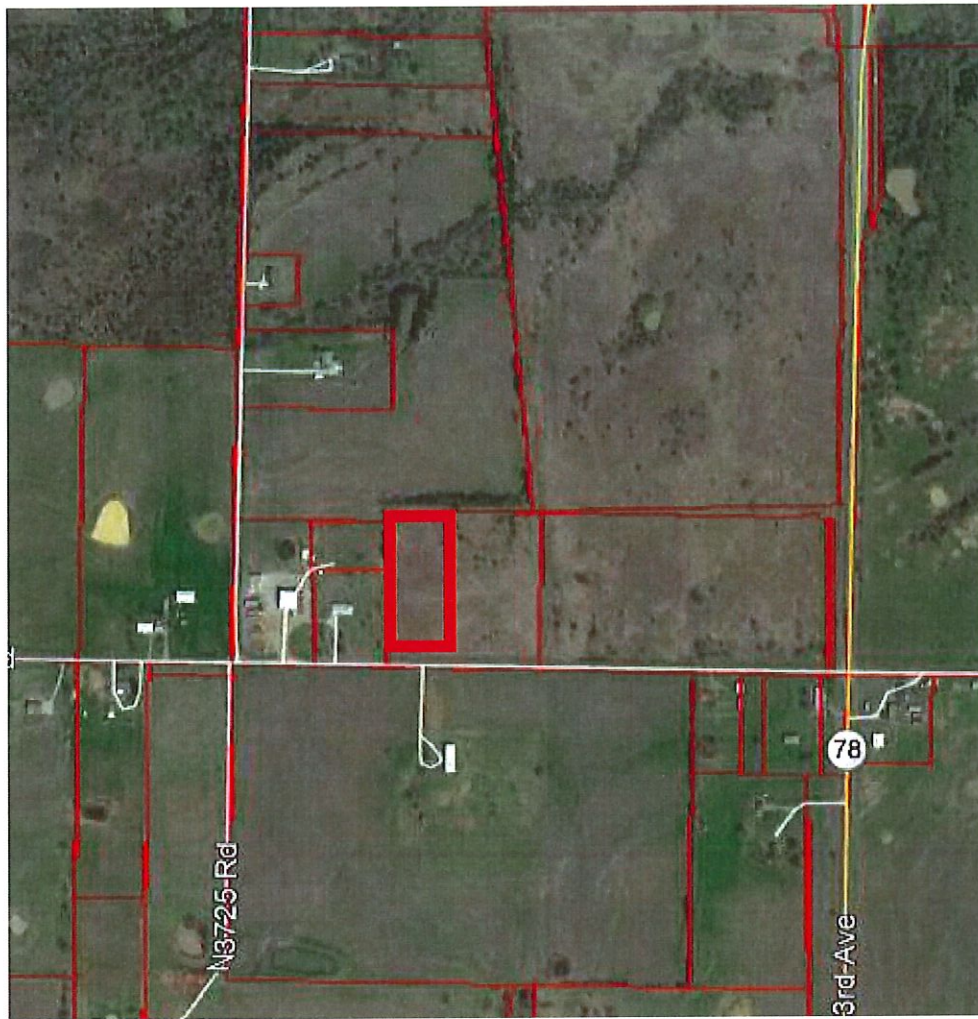
Staff has reviewed this plat and the main issues expressed were in regards to water runoff and adding a fire hydrant. Once they have an engineered plan for a water line and for runoff, staff will ensure the City Engineer reviews and approves those plans.

The area is made up of a mixture of mostly Agriculture Zoning, but there are a few areas that have Residential Zoning, primarily Single-Family (R-1) and General Residential (R-3). The subject property does meet the requirements for the lot area required within the requested zoning type. It should be noted that there currently is not any Two-Family Residential within the general area of the subject property.

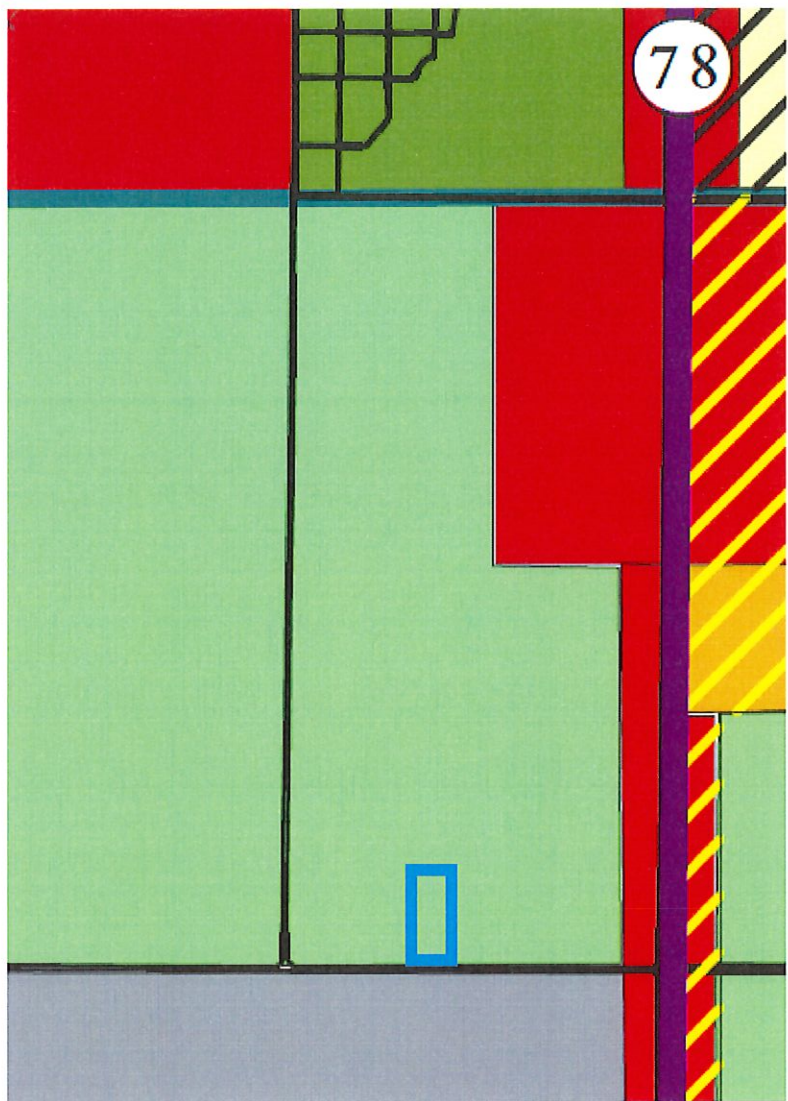
The current Future Land Use Map has this area as Agricultural; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change.

**Required Action:** Hold a public hearing and recommend approval or denial of the Rezoning and Preliminary Plat request for property located near Rodeo Rd and Cemetery Rd. Any specific conditions imposed by the Commission should be read into any approval motion.

Aerial Map



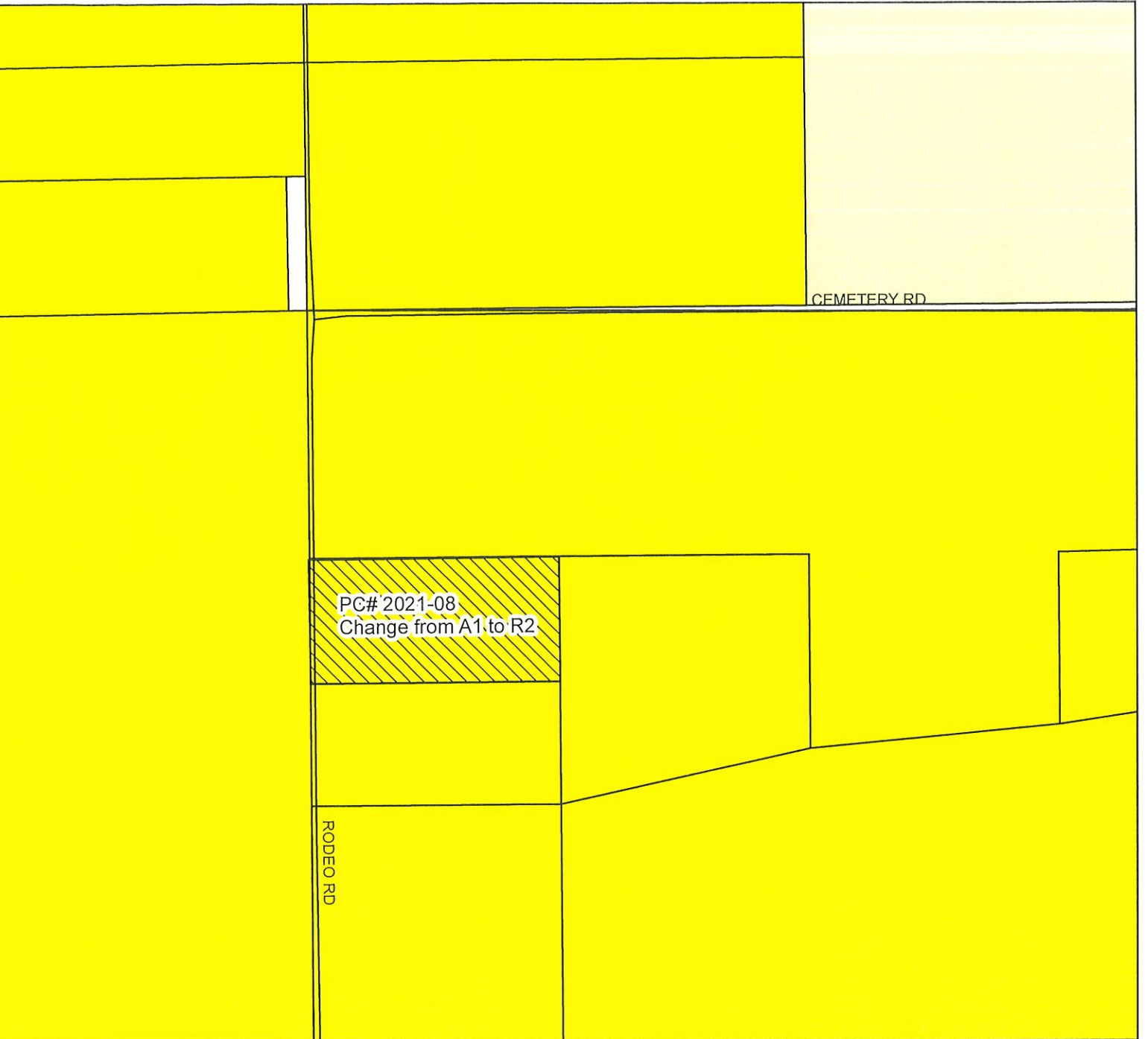
Future Land Use Map



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

# Zoning Map

Petition # 2021-08 - Rodeo Rd



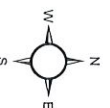
- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential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

Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. Information such as (property ownership, acreage, property boundaries) are to be verified at the 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: 2/3/2021





# Zoning Map

Petition # 2021-08 - Rodeo Rd



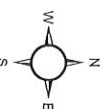
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City of Durant  
Community Development

Printed: 2/3/2021





# COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Wrangler Acres (Rodeo Rd)

PC 2021-08

| Department                             | Signature                                                                           | Date       | Notes                                                                                                                                  |
|----------------------------------------|-------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Com Dev<br>Director<br>Danielle O'Neal |    | 4/20/21    | ensure property owner signs                                                                                                            |
| M&O<br>Randy Cantrell                  |    | 04-13-2021 |                                                                                                                                        |
| Streets<br>John Cain                   |    | 2021-04-07 | Lot to lot drainage, follow drainage plan.                                                                                             |
| Fire Marshal<br>Wade Boyd              |  | 04-21-21   | Must add 1 Fire hydrant midway inside the development to meet current codes.                                                           |
| Building Official<br>Marc Hall         |  | 4-21-21    | R-2 Zoning<br>(2 Family dwelling)                                                                                                      |
| Engineer<br>Brandon Wall               |  | 04/05/21   | Consideration should be given to the location of future stormwater holding since a location doesn't appear to be depicted on the Plat. |

- (d) Existing contours of the tract in intervals of two feet or less, referred to sea level datum.
  - (e) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes and locations included.
  - (f) Proposed water, sanitary sewer and storm sewer pipe lines with culverts, bridges, and other appurtenances or structures shown.
  - (g) Storm water retention or detention basins as required.
  - (h) Erosion mitigation of lots or roads next to creeks and drainage ways.
  - (i) General tree survey information.
- (4) *Standards for Approval.* No sketch plat shall be approved by the Planning Commission for a plat which is intended for development unless it conforms to the Comprehensive Plan and the development ordinances of the city.
- (5) *Approval Procedure.* After review of the sketch plat, the report and recommendations of the Community Development Director and the exhibits submitted at a scheduled meeting, the Planning Commission shall approve, conditionally approve or disapprove the sketch plat. One (1) copy of the proposed sketch plat shall be returned to the owner with the date of approval or disapproval and the reasons therefore accompanying the copy. If the Planning Commission disapproves the proposed sketch plat, the applicant may execute an appeal to the City Council in the manner prescribed in these regulations.
- (6) *Effect of Approval.* Approval of the sketch plat in conformance to these procedures by the Planning Commission constitutes authorization by the city for the property owner to submit application for approval of a preliminary plat subject to compliance with any conditions attached to approval of the sketch plat. The approval of any study or plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development. The determination of infrastructure needs and capacity and the delineation of floodplain or other limitations on development will be done only during the review and approval of either a preliminary or final plat complete with required engineering plans and studies.

#### § 156.043 PRELIMINARY PLAT.

- (A) *Purpose.* The purpose of the preliminary plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the sketch plat stage and as set down herein are prepared in a form from which determinations can be made as to the technical workability of the development proposal.
- (B) After the Planning Commission has approved the sketch plat, the subdivider may proceed with the preparation of the preliminary plat. After the subdivider has prepared the preliminary plat he or she may take either of the following actions:
- (1) He or she may present the preliminary plat and preliminary plat checklist to the Planning Commission and obtain approval thereof before proceeding with preparation of the improvement plans; or
  - (2) He or she may present the improvement plans and improvement plans checklist to the Planning Commission at the time the preliminary plat and preliminary plat checklist are presented.
- (C) Whenever the subdivider presents to the Planning Commission a preliminary plat and preliminary plat checklist, without improvement plans, the Planning Commission may conditionally approve the preliminary plat, subject to Planning Commission approval of the improvement plans within six months following the preliminary plat conditional approval.
- (D) After review of the preliminary plat, the Planning Commission shall, within 60 days of its submission, approve, conditionally approve or reject the plat. The subdivider shall be notified in writing of this action, together with any conditions of approval or the reasons for rejection.

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

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

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

(1) *General Application Requirement.* Copies of the proposed preliminary plat shall be at a scale of 1" = 100' or larger and in a form substantially as follows:

- (a) The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.
- (b) True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.
- (c) Specific tree survey.
- (d) The exact layout including:
  - (i) *Proposed street names* - Street names must be submitted to the Community Development Department for approval in accordance with the city's guidelines for the naming of streets. The Community Development Department will maintain an index of street names which will contain these guidelines. Street names and subdivision names are fixed at the time of approval of the preliminary plat. A fee, as set by the City Council by motion or resolution, will be charged to change street names and subdivision names after approval of the preliminary plat.
  - (ii) The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.
  - (iii) All easements for rights-of-way provided for public services or utilities and any limitations of the easements.
  - (iv) All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.
  - (v) The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.
- (e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two (2) corners of the subdivision or addition. One inch iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.



- (f) The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.
- (g) Building setback lines for residential properties.
- (h) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.
- (i) Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.
- (j) Names of adjacent subdivisions.
- (k) Name and address of the property owner, the owner's Surveyor, and the owner's Engineer.
- (l) North point, scale, and date.
- (m) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.
- (n) Location by section, town, range, township, county and state.
- (o) Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.
- (p) Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.
- (q) Important features such as existing permanent buildings;
  - (1) Large trees and water courses;
  - (2) Parks and other public lands;
  - (3) railway lines;
  - (4) Existing public easements;
  - (5) Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged),
  - (6) Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;
  - (7) Contours at intervals of 2 feet which are referenced to USGS data; and
  - (8) Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.
- (r) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.
- (s) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.
- (t) Regulatory flood boundaries, and the ten (10) year flood boundaries.
- (2) *Other Required Documents and Information to Be Filed With Preliminary Plat.*
  - (a) Proposed covenants and deed restrictions, if any.
  - (b) Source of water supply.

(c) Provisions for sewage disposal.

(d) Construction Plans

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

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

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

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

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

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

(4) *Timing of Public Improvements:*

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

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

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

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

(5) *Approval Procedure.* After review of the preliminary plat, the report and recommendations of the Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The Planning Commission shall approve or disapprove the preliminary plat. One (1) copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval or disapproval and the reasons therefore accompanying the plat. If the Planning Commission disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.

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

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Durant Planning Commission on (insert date of approval) is authorized for use

with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the Planning Commission upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with Section 3.6 of the Subdivision Ordinance of the City of Durant.

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

(7) *Lapse of Preliminary Plat Approval.* The approval of a preliminary plat shall be effective for a period of two (2) years from the date that the preliminary plat is approved by the Planning Commission or the City Council, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two (2) years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

(H) *Construction Plan Procedure and Requirements:*

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

(2) *Construction Plan Review Procedure.* Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City Engineer will release the plans for construction, after approval of the preliminary plat by the Planning Commission and payment of all inspection fees. Upon such release, each Contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to Commence Construction.* If construction has not commenced within one (1) year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. "Construction" shall mean installation of city maintained public improvements.

**§ 156.044 FINAL PLAT.**

(A) *Purpose.* The purpose of the final plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land more simple and certain. Land sales by reference to a legally filed plat are generally less complicated and more likely to provide the precise legal situation sought. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land.

(B) At the time the final plat and final plat checklist are submitted to the Community Development Department, the subdivider shall take one of the following courses of action:

(1) If the subdivider elects to, deposit the surety bond as specified in § 156.026, he or she shall submit plans for all improvements required under this chapter, such plans to bear the approval of the Planning Commission. Upon completion of a portion of the construction of the required improvements, the Planning Commission may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the Planning Commission, Secretary or municipal staff. Before any portion of the surety bond may be released, the City Engineer, City Building Inspector or City Manager shall approve the as-built plans and specifications for that portion of the improvements for which the subdivider has requested release of the surety bond;

(2) If the subdivider elects to complete all improvements as specified in the preliminary plat, he or she shall submit the as-built specifications and as-built original tracings of all improvements. If the Secretary of the Planning Commission finds that the as-built plan and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he or she shall endorse his or her approval thereon.

(C) All actions of the Planning Commission, whether approving final plats for all or part of an area shown in a preliminary plat shall, in so far as the plat involves dedications to the public, constitute only an authorization for the subdivider to submit the plat to the City Council to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

(C) *Applicability.* A final plat shall be required for subdivisions of property and the recording of single lots in accordance with these regulations.

(D) *Application Procedure and Requirements.* A final plat for minor subdivisions may be approved by the Community Development Director. A final plat for a major subdivision shall require approval by the Planning Commission. Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

(1) Four (4) mylar and (4) paper copies of the proposed final plat bearing all information specified in these regulations and the following:

(a) The final plat shall be clearly and legibly prepared by a Surveyor or Engineer. The size of the map shall not be less than 22 inches by 34 inches and shall be drawn to the scale of one inch equals 100 feet, unless the Community Development Director authorizes a different scale in writing.

(b) *Notice Statement.* "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."

(c) Name of subdivision and the name and number of any larger subdivision of which this tract now subdivided was once a part.

(d) Number of lots and the acreage platted

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

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

(g) *Property Offered For Dedication.* The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use for the common use of the property owners in the subdivisions, with the purpose indicated thereon.

(h) The exact layout including:



# REZONING APPLICATION

Petition # PC 2021-08  
 Fee \$ \_\_\_\_\_

## APPLICANT INFORMATION

|                                                   |                             |                       |
|---------------------------------------------------|-----------------------------|-----------------------|
| Name: B R Yandell and Mecky Yandell               | Email: mgy054@sbcglobal.net | Phone #1 918-791-1111 |
| Mailing Address: PO Box 450125                    |                             | Phone #2              |
| City: Grove                                       | State: OK                   | Zip: 74345            |
| Applicant's Interest in Property: Property Owners |                             |                       |

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

|                                                                                                                                        |                                                |     |       |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----|-------|
| Physical Address of Rezoning Request: No current address                                                                               |                                                |     |       |
| <input type="checkbox"/> Platted<br><input checked="" type="checkbox"/> Un-Platted                                                     | Subdivision<br>New Subdivision. Wrangler Acres | Lot | Block |
| Legal Description: See attached survey and lot-split<br>(If Un-platted)                                                                |                                                |     |       |
| <input checked="" type="checkbox"/> Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included. |                                                |     |       |

|                                                                                                                                                                            |                                         |          |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------|------------------------------|
| Request Rezoning From: A1                                                                                                                                                  | Request Rezoning To: R2                 |          |                              |
| Present Use:<br>Agriculture                                                                                                                                                | Proposed Use:<br>Multi-family duplexes. |          |                              |
| Parcel Width: 329.69                                                                                                                                                       | Parcel Length: 660.62                   | Acres: 5 | Street/Road Frontage: 329.69 |
| <input checked="" type="checkbox"/> City Water (If City Water will be extended or improvements will be made, please explain:<br>Install water main throughout subdivision. |                                         |          |                              |
| ___ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)                                                                              |                                         |          |                              |
| ___ Private Water <input checked="" type="checkbox"/> Private Sewer                                                                                                        |                                         |          |                              |
| Is Property in the Floodplain?<br>No                                                                                                                                       | Is property in the Airport Zone.        |          |                              |

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

Mecky Yandell 03/12/2021  
 Signature of Applicant Date  
 3/12/2021 2:50:02 PM CST 3/12/2021 2:34:45 PM CST

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

## REZONING SUPPORTING INFORMATION

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

Current need for multi-family housing units. Extremely low availability of housing.

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

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

There is a current shortage of housing due to Commercial business growth. This project will house up to 36 families to help with the housing shortage.



# Subdivision/Plat Application

Preliminary Plat: ☒

Final Plat: ☐

Petition # PC2021-08

Fee \$ \_\_\_\_\_

Expedited Fee \$ \_\_\_\_\_

## APPLICANT INFORMATION

|                                                  |                             |                       |
|--------------------------------------------------|-----------------------------|-----------------------|
| Name: B R Yandell and Mecky Yandell              | Email: mgy054@sbcglobal.net | Phone #1 918-791-1111 |
| Mailing Address: PO Box 450125                   |                             | Phone #2              |
| City: Grove                                      | State: OK                   | Zip: 74345            |
| Applicant's Interest In Property: Property Owner |                             | Fax #                 |

## SURVEYOR INFORMATION

|                                    |                                |                      |
|------------------------------------|--------------------------------|----------------------|
| Name: Michael T Reynolds           | Email: tobyholly@sbcglobal.net | Phone #1 580-371-941 |
| Mailing Address: 621 North Elks Rd |                                | Phone #2             |
| City: Tishomingo                   | State: OK                      | Zip: 73460           |
| Surveyor Oklahoma License Number:  |                                | Fax #                |

## ENGINEER INFORMATION

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

## LAND INFORMATION

|                                                               |                    |
|---------------------------------------------------------------|--------------------|
| Legal Description: Lot 1 - See attached survey and Lot Split. | Parcel Number:     |
| Proposed Subdivision Name: Wrangler Acres                     | Current Zone: A-1  |
| Proposed Use: Multi-family Housing                            | Proposed Zone: R-2 |
| Current Property Owner's Name: B R Yandell and Mecky Yandell  |                    |

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: Mecky Yandell Date: 03/12/2021

3/12/2021 2:50:05 PM CST

3/12/2021 2:54:47 PM CST

## Office Use Only

|                                                 |                                              |                                                |                                    |
|-------------------------------------------------|----------------------------------------------|------------------------------------------------|------------------------------------|
| Date Filed                                      | Date Payment Received                        | Notification Mailed                            | Comments                           |
| Initial                                         | Initial                                      | Date Initial                                   |                                    |
| Proof of Publication Received                   |                                              | Property Posting Verified                      | Comprehensive Plan Recommendations |
| Date Initial                                    | Date Initial                                 |                                                |                                    |
| Staff Recommendation<br>___ Approve<br>___ Deny | PC Recommendation<br>___ Approve<br>___ Deny | City Council Action<br>___ Approve<br>___ Deny | Ordinance #                        |

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

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

Duplexes. Multi-family housing

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: Plan to have 4 off street parking spaces per dwelling unit.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).  
No dumpsters, only poly carts.

3. Traffic Impacts:  
The proximity to Highway 78 and Highway 70 Bypass should allow any increase in local traffic.

4. Protection of Neighborhoods:  
NA

What licenses and permits (if any) are required for this proposed use?  
Subdivision plat and re-zoning.

Please list or describe any other reasons to support this Subdivision/Final Plat Application.  
Durant is in need of more multi-family housing. This location is excellent for the proposed use.



OWNER

Buddy Yandell

SURVEYOR

Michael T. Reynolds, PLS  
621 North Elva Road  
Tishomingo, OK 73460  
Ph: 580-371-9410

LEGAL DESCRIPTION

Lot 1 of the LOT SPLIT of the SE/4 SW/4 SE/4 of Section 8, Township 7 South, Range 9 East of the Indian Meridian, Bryan County, Oklahoma.

AREA OF ADDITION

217,800 square feet / 5.000 acres

VINCINITY MAP



LEGEND

- found 5/8" iron pin
- found 1/2" iron pin
- found 1/2" iron pin with yellow cap stamped "1566"
- found magnetized (MAG) nail with washer stamped "1827"
- set 5/8" iron pin with 1.5" aluminum cap stamped "REYNOLDS PLS 1651"
- set magnetized (DURA) nail with washer stamped "1651"
- calculated corner / nothing set
- u/e utility easement
- d/e drainage easement
- b/L building limit

21,780 S.F. square footage

line not to scale



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 49.50  | 23.44      | 23.22        | N 13°28'16" E | 27°07'36"   |
| C2    | 50.50  | 23.91      | 23.69        | N 13°28'16" E | 27°07'36"   |
| C3    | 15.00  | 12.09      | 11.77        | N 23°11'08" W | 46°11'13"   |
| C4    | 50.00  | 48.38      | 46.51        | N 18°33'43" E | 55°26'04"   |
| C5    | 50.00  | 69.71      | 64.20        | N 49°05'45" E | 79°52'52"   |
| C6    | 50.00  | 69.89      | 64.34        | N 80°53'12" W | 80°05'15"   |
| C7    | 50.00  | 49.72      | 47.69        | N 17°36'33" E | 58°58'18"   |
| C8    | 15.00  | 12.09      | 11.77        | N 23°00'05" E | 46°11'13"   |
| C9    | 18.50  | 37.64      | 37.29        | N 13°28'16" E | 27°07'36"   |
| C10   | 20.50  | 9.71       | 9.62         | N 13°28'16" E | 27°07'36"   |
| C11   | 80.50  | 38.11      | 37.76        | N 13°28'16" E | 27°07'36"   |
| C12   | 19.50  | 9.23       | 9.19         | N 13°28'16" E | 27°07'36"   |

GENERAL NOTES

Survey conducted 01/09/21.

Controlling corners for this survey are shown. OCCR is the abbreviation for Oklahoma Certified Corner Record. OCCRs are filed with the Archivist, Archives & Record Division, Oklahoma Department of Libraries, 200 Northeast 18th Street, Oklahoma City, Oklahoma.

All bearings shown on this plat are based on the Oklahoma State Plane Coordinate System of 1983, South Zone. The South line of the SE/4 being N 89°20'42" E.

No utilities of any kind have been located or shown on this plat. BEFORE YOU DIG CALL Oklahoma One-Call System, Inc. - 811 or 1-800-522-6543.

Subject to easements, rights of way and restrictions, recorded or implied, if any, thereof.

Photo and electronic copies of this plat make it invalid and may alter its meaning.

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

PROPOSED UTILITIES AND STORM WATER DETENTION

The proposed water and electric service shown on this drawing is to facilitate the evaluation of the proposed utilities with the layout of the addition. The proposed utilities are dashed and are not to be accepted as approved systems designed by an engineer licensed to do so.

The addition will be serviced by private aerobic septic systems to be permitted by the Oklahoma Department of Environmental Quality.

Storm water moves across the property from the West to the Northeast. Proposed storm water detention will be along the East side of the property. Detention volumes, discharge rates and detention pond will be calculated - designed by an engineer licensed to do so.

PRELIMINARY PLAT  
WRANGLER ACRES  
AN ADDITION IN THE  
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

OWNER'S CERTIFICATE AND DEDICATION

That Buddy Yandell, hereby certify that he is the owner of, and the only person, firm or corporation having any right, title, or interest in and to the land shown on the Final Plat of Wrangler Acres, an addition in the City of Durant, Oklahoma. That it has caused the same to be platted into lots, block, street and easements as shown on said Final Plat, which said Final Plat represents a careful survey of all property Oklahoma.

That Buddy Yandell, further certifies that he is the owner of and the only person, firm, or corporation who have any right, title or interest to the land included in the above mentioned Final Plat, and do hereby dedicate the public street and all easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Buddy Yandell

STATE OF OKLAHOMA  
COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared Buddy Yandell, to me known to be the identical person who the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that he executed the same as his free and voluntary act and deed of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

Notary Public

CERTIFICATE OF SURVEY

I, Michael T. Reynolds, a Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made a careful survey of the foregoing described property designated as the Final Plat of Wrangler Acres, an addition to the City of Durant, Bryan County, Oklahoma, and that the foregoing plat represents said survey and that steel rods, as described on this plat, have been located or placed at all lot corners unless noted. This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witnessed my hand and seal this 9th day of April, 2021.

Michael T. Reynolds, PLS No. 1651  
License Expires 11/30/2022

STATE OF OKLAHOMA  
COUNTY OF JOHNSTON

Before me, the undersigned, a notary public in and for said county and state on the 9th day of April, 2021, personally appeared Michael T. Reynolds to me known to be the identical person who the name of the maker thereof 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 of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

Notary Public

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma Department of Environmental Quality certifies that this plat is approved for the construction of private sewage systems and a public water system this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Environmental Specialist  
Department of Environmental Quality

CERTIFICATE OF COUNTY TREASURER

I, Prudy Sullivan-Holt, do hereby certify that I am duly elected, qualified, and acting County Treasurer of Bryan County, State of Oklahoma, that the tax records of said county, show all taxes are paid for the year \_\_\_\_\_ and prior years on the land shown as the Final Plat of Wrangler Acres, an addition to the City of Durant, Bryan County, Oklahoma, that the required statutory security has been deposited in the Office of the County Treasurer guaranteeing payment of the taxes for the current year.

In witness whereof, said County Treasurer has caused the instrument to be executed at Durant, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

County Treasurer

CERTIFICATE OF DURANT CITY PLANNING COMMISSION APPROVAL

I, \_\_\_\_\_, Chairman of the Durant Planning Commission for the City of Durant, Oklahoma, hereby certify that the said commission duly approved the Final Plat of Wrangler Acres, an addition to the City of Durant, Bryan County, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and voluntary act and deed and as the free and voluntary act and deed of said such corporation for the uses and purposes.

Chairman

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Pursuant to Durant subdivision regulations, this document was given approval by the Durant City Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021. All of the conditions for approval having been completed, this document is hereby accepted and this certificate executed under authority of such regulations.

Date of execution \_\_\_\_\_, 2021

Attest, City Clerk

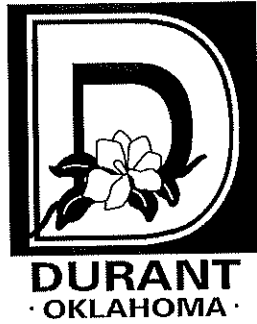
Mayor

CERTIFICATE OF RECORDING

This document, number \_\_\_\_\_, filed for record \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ in Plat Book \_\_\_\_\_.

County Clerk





## THE CITY OF DURANT

### Office of Community Development

Date: 04/21/2021  
To: Planning Commission  
Case: PC 2021-10  
From: Danielle Barker, Community Development Director  
Re: Rezoning Request from R-3, General Residential to C-2, Highway Commercial and Commercial Recreation for the property located at 211 S. 1<sup>st</sup> Street.

**Request:** Consider a request from Charles Maxey, for a rezoning of the property located at 211 S. 1<sup>st</sup> Avenue from R-3, General Residential to C-2, Highway Commercial and Commercial Recreation.

**Current Zoning:** R-3, General Residential

**Requested Zoning:** C-2, Highway Commercial and Commercial Recreation

**Surrounding Properties:**

| Direction | Zoning | Use             |
|-----------|--------|-----------------|
| North     | I-2    | Vacant Property |
| West      | C-2    | Commercial Uses |
| South     | I-2    | Shop Uses       |
| East      | C-2    | Vacant Property |

**Applicant:** Charles Maxey

**Background:** Applicants approached staff regarding the rezoning of this property to convert a condemned dwelling into an operating commercial facility. The lot does have city water and sewer nearby.

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

**Analysis:** The aforementioned property is approximately 3,600 square feet and currently has a house on the lot. The area is made up of a mixture of Commercial Zoned, Industrial Zoned and Residential Zoned properties. The subject property does not meet the requirements for lot area that is required within the requested zoning type. It should also be noted that the lot does not meet the lot size requirements for the current zoning district either.

The current Land Use Map has this area as general commercial land uses; therefore, this rezoning request is in compliance with the Comprehensive Plan.

**Required Action:** Hold a public hearing to recommend approval or denial of the rezoning request for the property located at 211 S. 1<sup>st</sup> Street. Any specific conditions imposed by the Commission should be read into any approval motion.

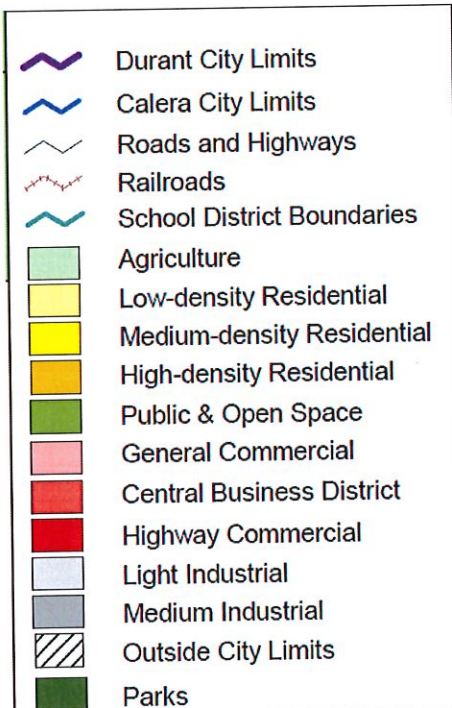
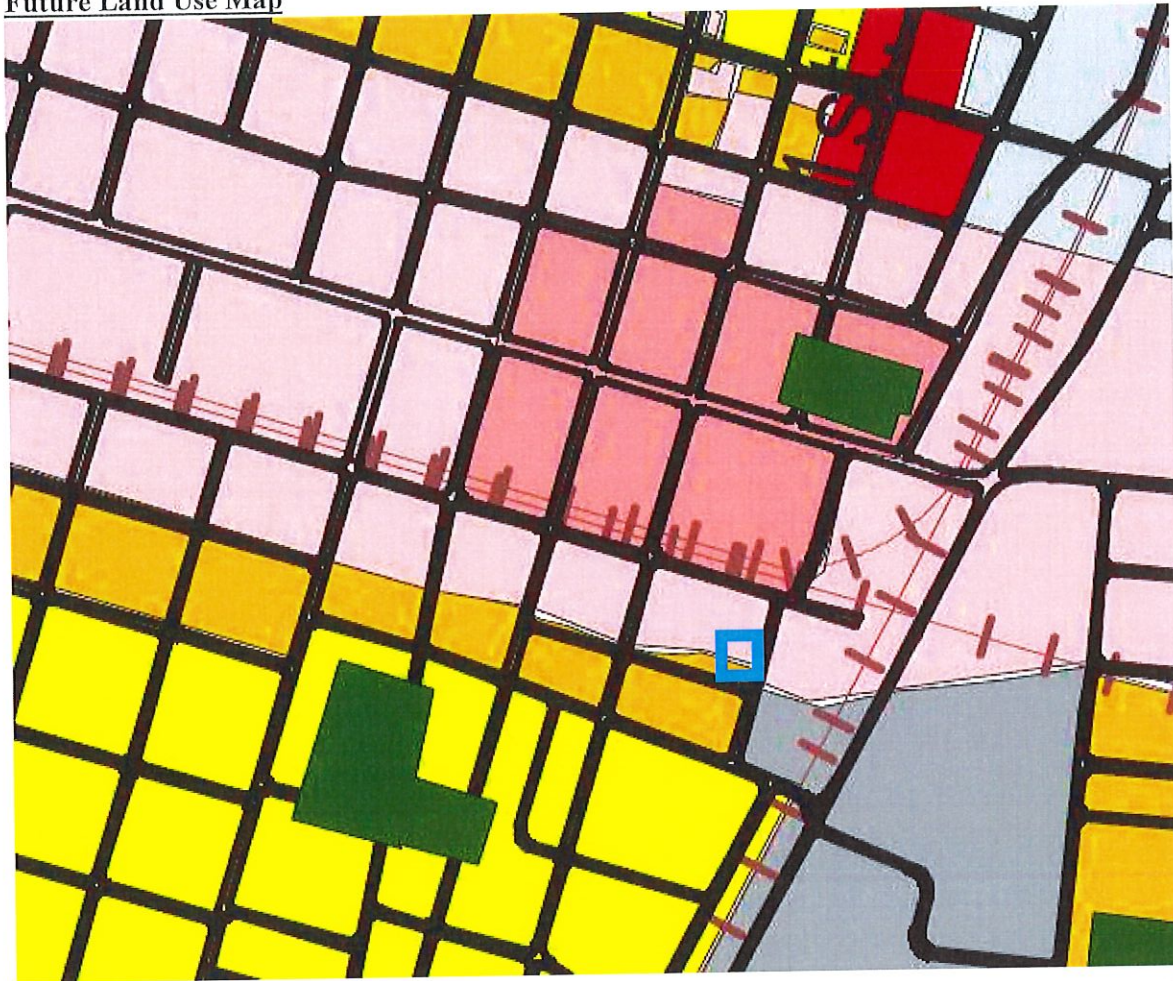
Aerial Map



\*Lot lines are off a bit on the map so drew square around where actual property is located\*



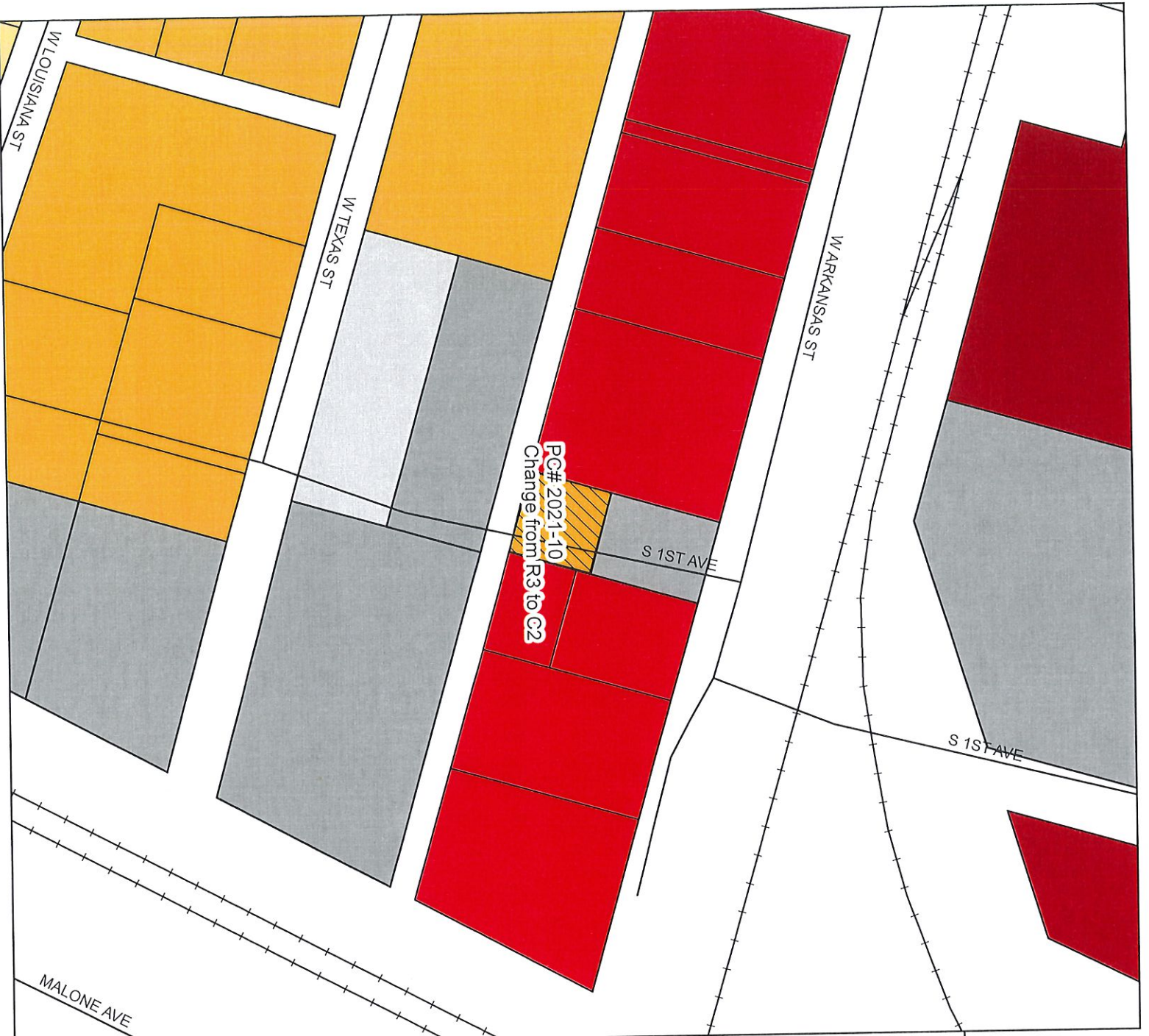
# Future Land Use Map





# Zoning Map

Petition # 2021-10 - S 1st Ave

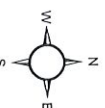


- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential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

Use this map as a guide and not as definitive information. The information depicted by this map 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 rests solely with the user. This map is provided "as is" with no warranties, expressed or implied.



City of Durant  
Community Development  
Printed: March 29, 2021



# REZONING APPLICATION

Petition # PC2021-10  
 Fee \$ 300

## APPLICANT INFORMATION

|                                                 |                                     |                              |
|-------------------------------------------------|-------------------------------------|------------------------------|
| Name: <u>Charles Maxey</u>                      | Email: <u>hsouthern@hotmail.com</u> | Phone #1 <u>580-775-4871</u> |
| Mailing Address: <u>118 W. Spruce St.</u>       |                                     | Phone #2                     |
| City: <u>Meade, OK. 73449</u>                   | State:                              | Zip:                         |
| Applicant's Interest in Property:<br><u>Own</u> |                                     |                              |

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

|                                                                                                                                        |             |                 |                    |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------|--------------------|
| Physical Address of Rezoning Request: <u>211 S. 1st St. Durant, OK.</u>                                                                |             |                 |                    |
| <input checked="" type="checkbox"/> Platted<br><input type="checkbox"/> Un-Platted                                                     | Subdivision | Lot<br><u>4</u> | Block<br><u>25</u> |
| Legal Description:<br>(If Un-platted)                                                                                                  |             |                 |                    |
| <input checked="" type="checkbox"/> Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included. |             |                 |                    |

|                                                                                                                    |                                                                         |        |                       |
|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------|-----------------------|
| Request Rezoning From: <u>I-2 R-3</u>                                                                              | Request Rezoning To: <u>C-2</u>                                         |        |                       |
| Present Use:<br><u>Single family dwelling w/ Fire Damage</u>                                                       | Proposed Use:<br><u>Dispensary or other commercial Retail buisness.</u> |        |                       |
| Parcel Width:                                                                                                      | Parcel Length:                                                          | Acres: | Street/Road Frontage: |
| <input type="checkbox"/> City Water (If City Water will be extended or improvements will be made, please explain:) |                                                                         |        |                       |
| <input type="checkbox"/> City Sewer (If City Sewer will be extended or improvements will be made, please explain:) |                                                                         |        |                       |
| <input type="checkbox"/> Private Water <input type="checkbox"/> Private Sewer                                      |                                                                         |        |                       |
| Is Property in the Floodplain?<br><u>NID</u>                                                                       | Is property in the Airport Zone.<br><u>NID</u>                          |        |                       |

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

Charles Maxey  
 Signature of Applicant

3-10-21  
 Date

|                                                                                           |  |                                                                                        |  |                                                                                          |  |             |  |
|-------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------|--|-------------|--|
| Office Use Only                                                                           |  | Date Payment Received                                                                  |  | Notification Mailed                                                                      |  | Comments    |  |
| Date Filed                                                                                |  | Initial                                                                                |  | Date                                                                                     |  | Initial     |  |
| Initial                                                                                   |  | Property Posting Verified                                                              |  | Comprehensive Plan Recommendations                                                       |  |             |  |
| Proof of Publication Received                                                             |  | Date                                                                                   |  | Initial                                                                                  |  |             |  |
| Date                                                                                      |  | Initial                                                                                |  | City Council Action                                                                      |  | Ordinance # |  |
| Staff Recommendation<br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny |  | PC Recommendation<br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny |  | City Council Action<br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny |  |             |  |



## REZONING SUPPORTING INFORMATION

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

Increased commercial retail growth has increased the demand for available commercial retail space.

This property, located at 211 S. 1<sup>st</sup> St. Durant, OK., is a 3-bedroom single family dwelling sitting on the corner of 1<sup>st</sup> St. and Arkansas Ave. and has suffered moderate fire damage. The area is currently zoned ~~F-2~~ R-3. Re-zoning this area would allow for the conversion of this condemned dwelling into a functional operating commercial retail facility.

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

This change is in accordance with the current Comprehensive Plan for Durant, OK.

Community values are represented; community vision incorporated; economic development and use of land – to provide opportunity for the redevelopment and renovation of existing underutilized commercial and industrial areas; to promote economic growth while improving the aesthetics of the community.

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

This change would aid in allowing for the eastern end of Arkansas Ave. to be opened up to commercial retail development, thereby supporting the commercial retail growth and stability of the surrounding downtown merchant area.

Prepared by:

Glenn P. Harvey  
5121 SE 3rd Avenue  
Durant, Oklahoma 74701

I-2021-729537 Book 1547 Pg: 1,079  
01/08/2021 8:28 am Pg 1079-1080  
Fee: \$ 20.00 Doc: \$ 10.50  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma

After recording, return to:

Charlie Maxey  
P.O. Box 1037  
Calera, Oklahoma 74730

### QUITCLAIM DEED

Under 16 O.S. § 41

KNOW ALL MEN BY THESE PRESENTS that the grantor,

Glenn P. Harvey and Shonda V. Harvey, a married couple  
5121 SE 3rd Avenue  
Durant, Oklahoma 74701

STATE OF OKLAHOMA  
Bryan County  
Documentary Stamps \$ 10.50

in consideration of the sum of \$7,000.00

Seven Thousand Dollars

in hand paid, the receipt of which is hereby acknowledged, does hereby QUITCLAIM, GRANT,  
BARGAIN, SELL, AND CONVEY unto the grantee,

Charlie L. Maxey and Holley Maxey, a married couple  
P.O. Box 1037  
Calera, Oklahoma 74730

the following described real property and premises, situated in Bryan County,  
State of Oklahoma, to-wit:

Durant S60' LT 4 BLK 225, Bryan County, Oklahoma as platted and recorded in Book 932,  
Page 402, Bryan County, Oklahoma Plat Records in Bryan County, Oklahoma

And commonly known as: 211 South 1st Avenue, Durant, Oklahoma 74701

Parcel ID: A001-00-225-004-0-000-00

Source of Title:

Being the same property conveyed by quitclaim deed from James A. Simmons to Glenn P.  
Harvey and Shonda V. Harvey, recorded February 5, 1999 in the records of Bryan County Clerk,  
Oklahoma

Together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his heirs and assigns forever, free, clear, and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, subject to: Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2021 and thereafter.

Signed and delivered on this 7th day of January, 2021.

Glenn P. Harvey  
Signature  
Glenn P. Harvey  
Print Name  
Grantor / Spouse  
Capacity

Shonda V. Harvey  
Signature  
Shonda V. Harvey  
Print Name  
Grantor / Spouse  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

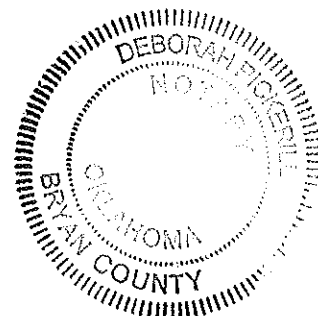
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

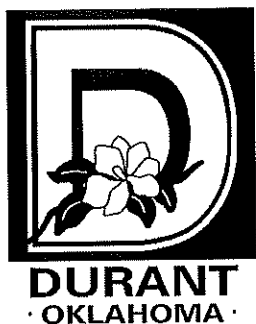
STATE OF Oklahoma  
COUNTY OF Bryan

Before me, Deborah Picknell, in and for this state, on this 7th day of January, 2021, personally appeared Glenn P. Harvey and Shonda V. Harvey, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that They executed the same as Their free and voluntary act and deed for the uses and purposes therein set forth.

Signature: Deborah Picknell  
Print Name: Deborah Picknell  
Title: \_\_\_\_\_  
My Commission Expires: 04/18/2023







# THE CITY OF DURANT

## Office of Community Development

Date: 04/21/2021  
To: Planning Commission  
Case: PC 2021-11  
From: Danielle O'Neal, Community Development Director  
Re: Rezoning Request from R-3, General Residential to C-3, General Commercial for the property located at 106 SE 3rd.

**Request:** Consider a request from Saira & Ty Osmani, for a rezoning of the property located at 106 SE 3<sup>rd</sup> Street from R-3, General Residential to C-3, General Commercial.

**Current Zoning:** R-3, General Residential

**Requested Zoning:** C-3, General Commercial

**Surrounding Properties:**

| Direction | Zoning | Use                |
|-----------|--------|--------------------|
| North     | C-3    | Single Family Uses |
| West      | R-3    | Single Family Uses |
| South     | R-3    | Single Family Uses |
| East      | R-3    | Single Family Uses |

**Applicant:** Saira & Ty Osmani

**Background:** Applicants approached staff regarding the rezoning of this property to place a dispensary on the lot where there is a current gas station. The lot does have city water and sewer nearby.

Notifications have been made to the surrounding property owners and at the time of this report staff received one email and it is included in your packet.

**Analysis:** The aforementioned property is approximately 16,240 square feet and currently has a gas station on the lot. The area is made up of a mixture of Commercial Zoned and Residential Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. It should be noted that the current use of this property is not in compliance with current zoning ordinances.

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

**Required Action:** Hold a public hearing to recommend approval or denial of the rezoning request for the property located at 106 SE 3<sup>rd</sup> Street. Any specific conditions imposed by the Commission should be read into any approval motion.

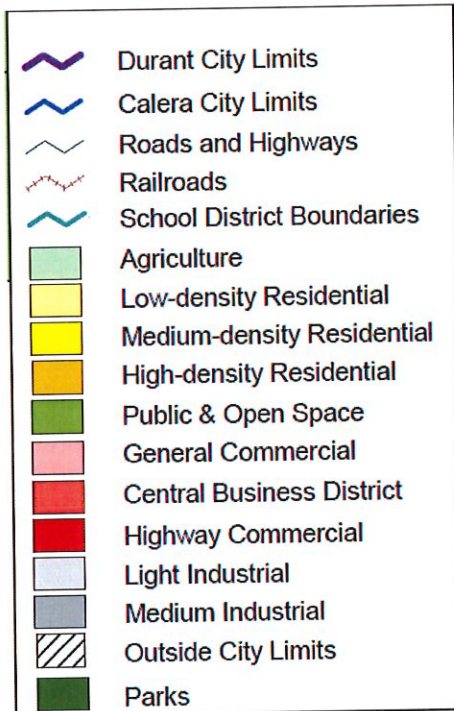
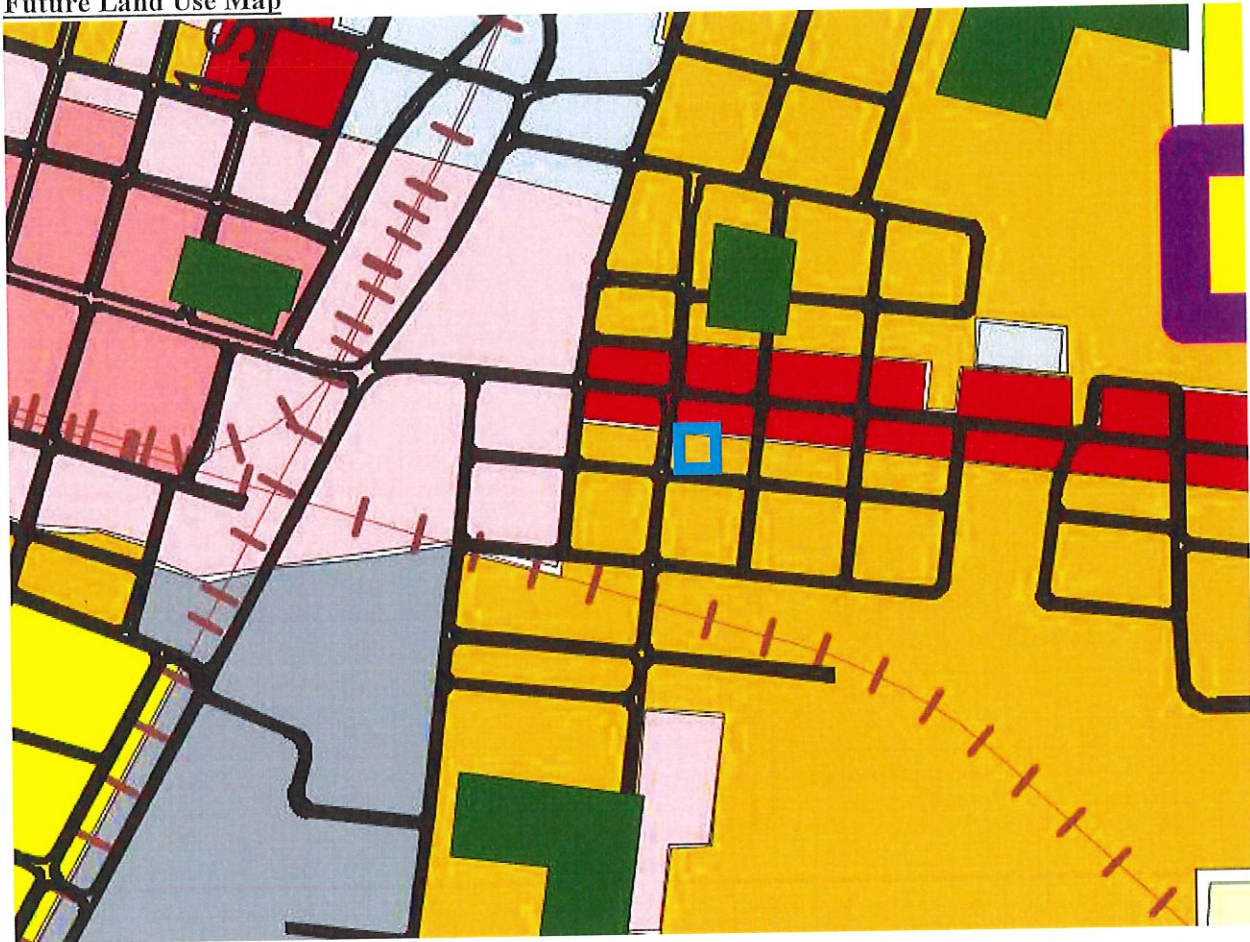
Aerial Map



\*Lot lines are off a bit on the map so drew square around where actual property is located\*



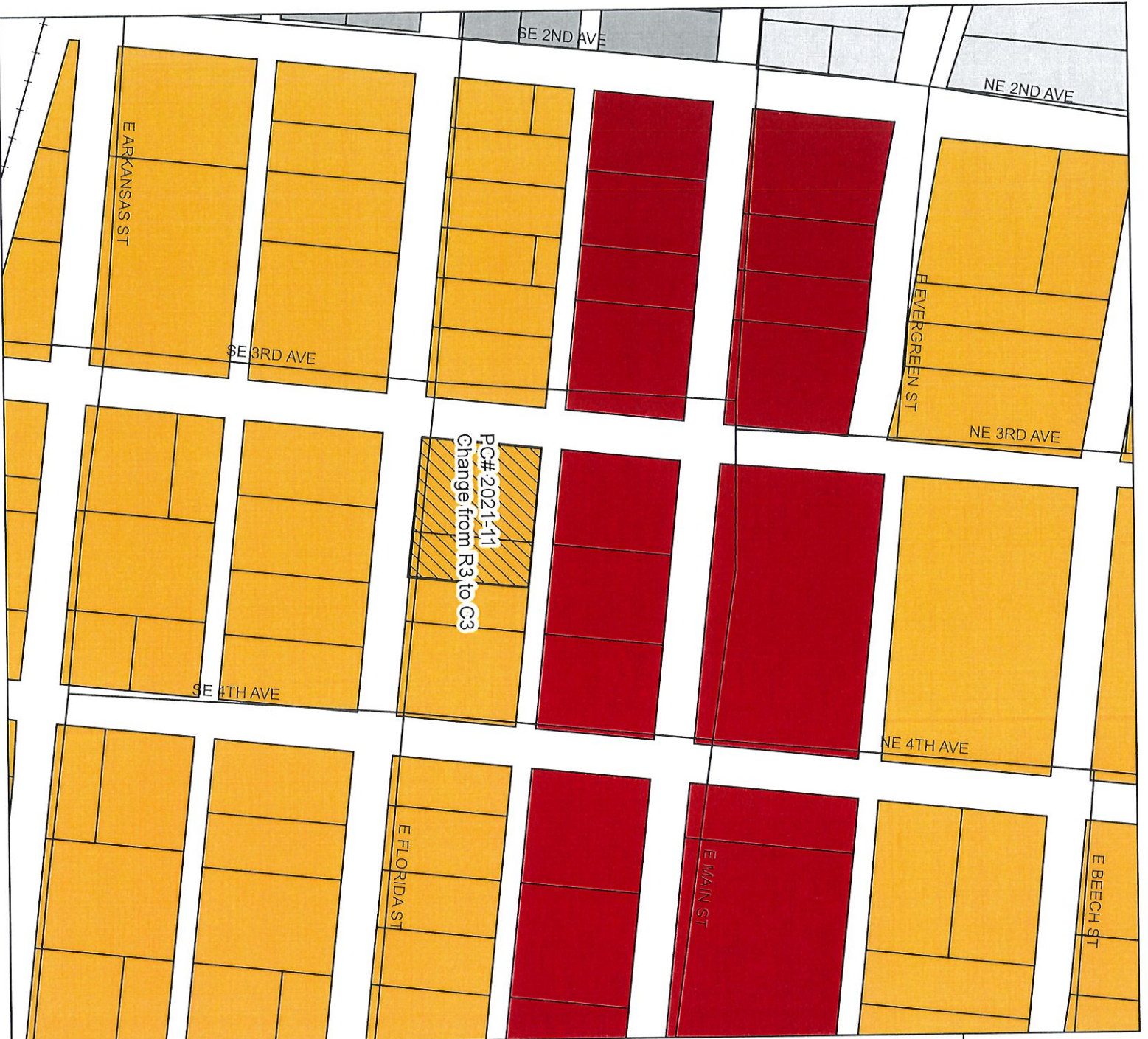
# Future Land Use Map





# Zoning Map

Petition # 2021-'11 - SE 3rd Ave



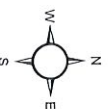
- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential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

Use this map as a guide and not as definitive information. The information depicted by this map 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: March 29, 2021





**Durant.org**  
Powered by Google

Audrey Hamilton <ahamilton@durant.org>

---

## Public Hearing PC2021-11

1 message

---

**Anthony Williams** <lifeplus@simplynet.net>

Fri, Apr 16, 2021 at 3:57 PM

To: planning@durant.org

Grace Baptist Church, 206 East Main, Durant, Oklahoma 74701

Attention Zoning and Planning Commission:

In reference to the notice of Public Hearing PC2021-11:

Grace Baptist Church opposes the rezoning of the property at 106 SE 3rd Avenue near the church and across from the church property from General Residential District to C-3 General Commercial District. We want to keep our neighborhood intact around the church. We are in the business of ministering to people and meeting their needs. Therefore, we want to continue seeing families and homes surround our church and not businesses. We definitely oppose businesses that might bring down the value of homes and property in our neighborhood. That also applies to businesses that might bring harm and danger to our children and families.

Sincerely,

Anthony G. Williams, Pastor

Please reply that you have received this notice, thank you.

# REZONING APPLICATION

Petition # PC2021-11  
Fee \$ 300

## APPLICANT INFORMATION

|                                                                       |                                       |                               |
|-----------------------------------------------------------------------|---------------------------------------|-------------------------------|
| Name: <u>Saira &amp; Ty Osmani</u>                                    | Email: <u>saraosmanisma@gmail.com</u> | Phone #1: <u>903 624 9704</u> |
| Mailing Address: <u>4930 S. State Highway 91</u>                      |                                       | Phone #2: <u>903 624 9701</u> |
| City: <u>Denison</u> TX                                               | State: <u>TX</u> Zip: <u>75020</u>    | Fax #: <u>903 463 1338</u>    |
| Applicant's Interest in Property:<br><u>106 SE 3<sup>rd</sup> Ave</u> |                                       |                               |

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

|                                                                                                                             |             |     |       |
|-----------------------------------------------------------------------------------------------------------------------------|-------------|-----|-------|
| Physical Address of Rezoning Request:                                                                                       |             |     |       |
| <input type="checkbox"/> Platted<br><input type="checkbox"/> Un-Platted                                                     | Subdivision | Lot | Block |
| Legal Description:<br>(If Un-platted)                                                                                       |             |     |       |
| <input type="checkbox"/> Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included. |             |     |       |

|                                                                                                                                                   |                                             |        |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------|-----------------------|
| Request Rezoning From: <u>Residential (R3)</u>                                                                                                    | Request Rezoning To: <u>Commercial (C3)</u> |        |                       |
| Present Use: <u>Gas Station</u>                                                                                                                   | Proposed Use: <u>Auto dispensary</u>        |        |                       |
| Parcel Width:                                                                                                                                     | Parcel Length:                              | Acres: | Street/Road Frontage: |
| <input checked="" type="checkbox"/> City Water (If City Water will be extended or improvements will be made, please explain:<br><u>No changes</u> |                                             |        |                       |
| <input checked="" type="checkbox"/> City Sewer (If City Sewer will be extended or improvements will be made, please explain:<br><u>No Changes</u> |                                             |        |                       |
| <input type="checkbox"/> Private Water <input type="checkbox"/> Private Sewer                                                                     |                                             |        |                       |
| Is Property in the Floodplain?                                                                                                                    | Is property in the Airport Zone.            |        |                       |
| <u>no</u>                                                                                                                                         | <u>no</u>                                   |        |                       |

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

[Signature]  
Signature of Applicant

2/5/2021  
Date

### Office Use Only

|                                                                                           |                                                                                        |                                                                                          |             |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------|
| Date Filed                                                                                | Date Payment Received                                                                  | Notification Mailed                                                                      | Comments    |
| Initial                                                                                   | Initial                                                                                | Initial                                                                                  |             |
| Proof of Publication Received                                                             | Property Posting Verified                                                              | Comprehensive Plan Recommendations                                                       |             |
| Date Initial                                                                              | Date Initial                                                                           |                                                                                          |             |
| Staff Recommendation<br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny | PC Recommendation<br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny | City Council Action<br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny | Ordinance # |



## REZONING SUPPORTING INFORMATION

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

There is a Gas Station on this property. Already. We would like to open a dispensary at this location and need it to be zoned as Commercial property.

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

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

① There is already commercial businesses at this location

RETURN TO:  
TY OSMANI  
4805 BELLE VISTA COURT  
SHERMAN, TX 75090

INDEXED

537902  
State of Oklahoma  
County of Bryan  
Filed 5-13-02  
Book 1021 Page 305 Tm 11:00  
Glenda Sue Williams  
County Clerk *XX* Deputy

## WARRANTY DEED

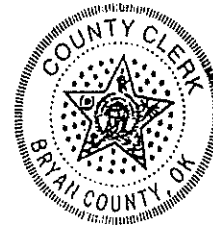
(JOINT TENANCY)

KNOW ALL MEN BY THESE PRESENTS:

That SOONER PETROLEUM COMPANY, A CORPORATION, party of the first part, in consideration of the sum of Ten and More Dollars, the receipt of which is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto TY OSMANI and SAIRA OSMANI, husband and wife, as joint tenants, the survivor to take all, and not as tenants in common, parties of the second part, their grantees and the heirs and grantees of the survivor, all of the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

Lot 4 in Block 191 in the City of Durant, County of Bryan, State of Oklahoma, according to the Official Plat and Survey thereof;

STATE OF OKLA  
Bryan County  
Documentary Stamps \$240.00



R.S. \$240.00

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

TO HAVE AND TO HOLD said described premises unto parties of the second part, their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature, LESS AND EXCEPT easements and rights-of-way of record.

SIGNED and Sealed this 22nd day of December, 2000.

SOONER PETROLEUM COMPANY, A CORPORATION

BY:

*Joe Dany*  
\_\_\_\_\_  
PRESIDENT

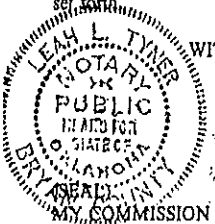
STATE OF OKLAHOMA )

) ss. CORPORATE ACKNOWLEDGMENT

COUNTY OF BRYAN )

BEFORE ME, the undersigned, a notary public in and for said County and State, on this 22 day of December, 2000, personally appeared Joe L. Gacy, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its \_\_\_\_\_ president, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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



*Leah L. Tyner*  
\_\_\_\_\_  
NOTARY PUBLIC

2000\OSMANI.DED

000305

# WARRANTY DEED

Statutory Form - Individual

Know All Men By These Presents:

That NASEEM KHAN & SHAHNAZ KHAN  
104 ARAPAH0 EAST Husband & Wife  
SHERMAN, TX 75092

of GRAYSON County,

State of TEXAS, part 1.00 of the first part, in consideration of the  
sum of TWO THOUSAND DOLLARS

In hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto

TY OSMANI - Ammanidhuson  
4805 BELLO VISTA CT, SHERMAN, TX 75090, part 4

of the second part, the following described real property and premises situate in Bryan County,

State of OKLAHOMA, to-wit:

3.00 THE WEST 45 FEET OF LOT 5 IN BLOCK 191 IN THE CITY OF  
DURANT, BRYAN COUNTY, STATE OF OKLAHOMA

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

TO HAVE AND TO HOLD said described premises unto the said part 3.00 of the second part, 3.00  
heirs, and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens  
and incumbrances of whatsoever nature.

Signed and delivered this 30 day of Sept 15 2015

Shahnaz naseem

STATE OF OKLAHOMA  
COUNTY OF Grayson

SS.

INDIVIDUAL ACKNOWLEDGEMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 30 day of  
September, 192015, personally appeared Naseem Khan & Shahnaz Khan

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that  
They executed the same as their free and voluntary act and deed for the uses and purposes therein set forth

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

My commission expires 2-4-06 Bonnie Hart Notary Public

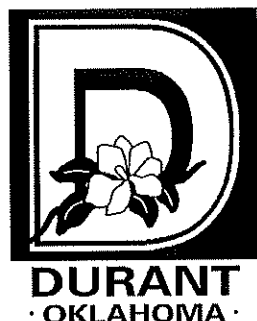
Form No. 3270 COLORADO EDITION PRINTING 142631M-1110

000388

This Space Reserved for Filing Stamp

572596  
State of Oklahoma  
County of Bryan  
Filed 9-30-15  
Book 191 Page 388 Tr 2:50  
Patricia L. Brady  
County Clerk KL Deputy





# THE CITY OF DURANT

## Office of Community Development

Date: 04/21/2021  
To: Planning Commission  
Case: PC 2021-12  
From: Danielle O'Neal, Community Development Director  
Re: Rezoning Request from A-1, Agriculture to I-1, Light Industrial for the property located near Hillcrest and McClean.

**Request:** Consider a request from Don Singleton, for a rezoning of the property located near Hillcrest and McClean from A-1, Agriculture to I-1, Light Industrial.

**Current Zoning:** A-1, Agriculture

**Requested Zoning:** I-1, Light Industrial

**Surrounding Properties:**

| Direction | Zoning | Use                |
|-----------|--------|--------------------|
| North     | R-3    | Single Family Uses |
| West      | I-1    | Vacant             |
| South     | I-1    | Vacant             |
| East      | I-2    | Industrial Uses    |

**Applicant:** Don Singleton

**Background:** Applicants approached staff regarding the rezoning of this property for potential future industrial uses on the lot. The lot does have city sewer and Rural Water District 5 lines nearby.

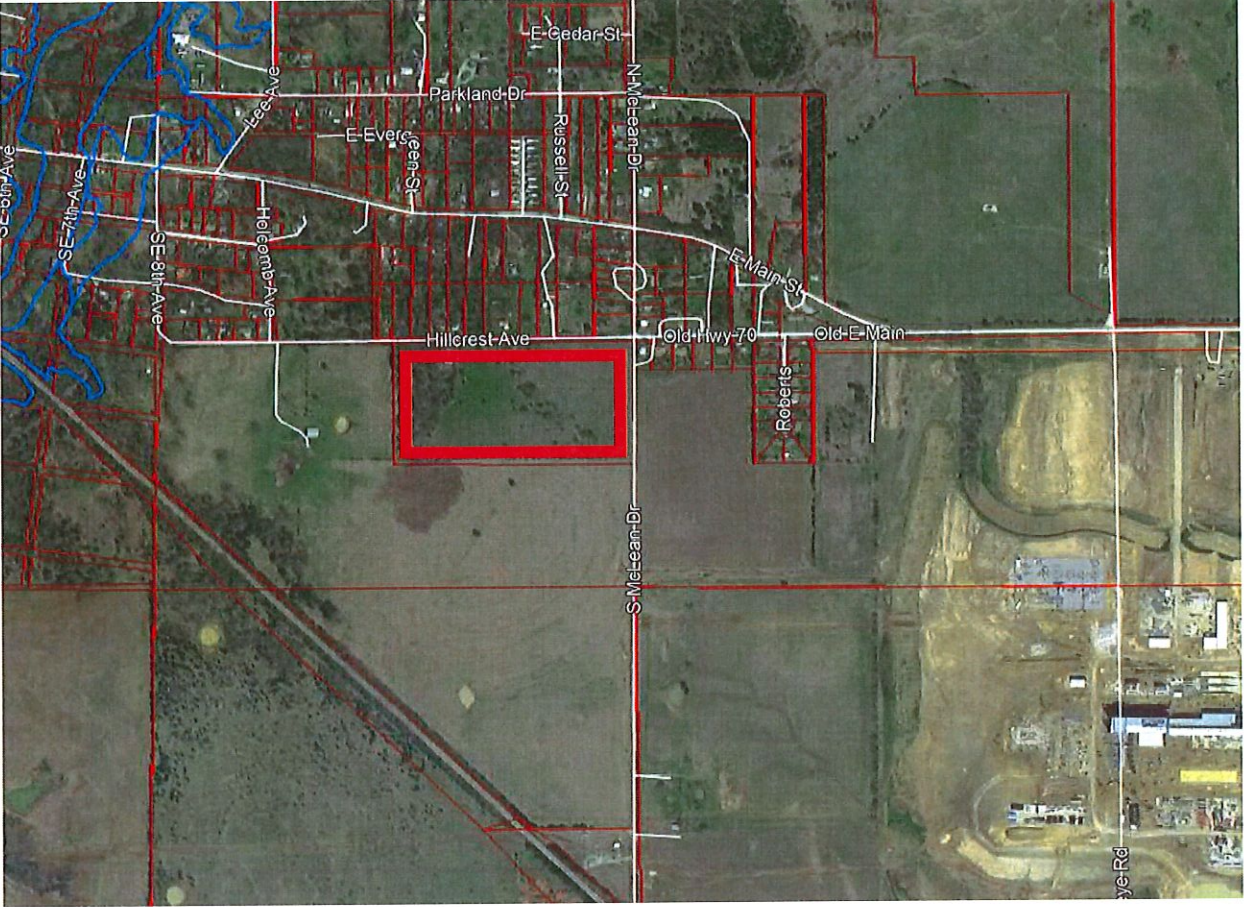
Notifications have been made to the surrounding property owners and at the time of this report no emails/letters have been received by staff.

**Analysis:** The aforementioned property is approximately 20 acres and currently is a vacant lot. The area is made up of a mixture of Industrial Zoned and Residential Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type.

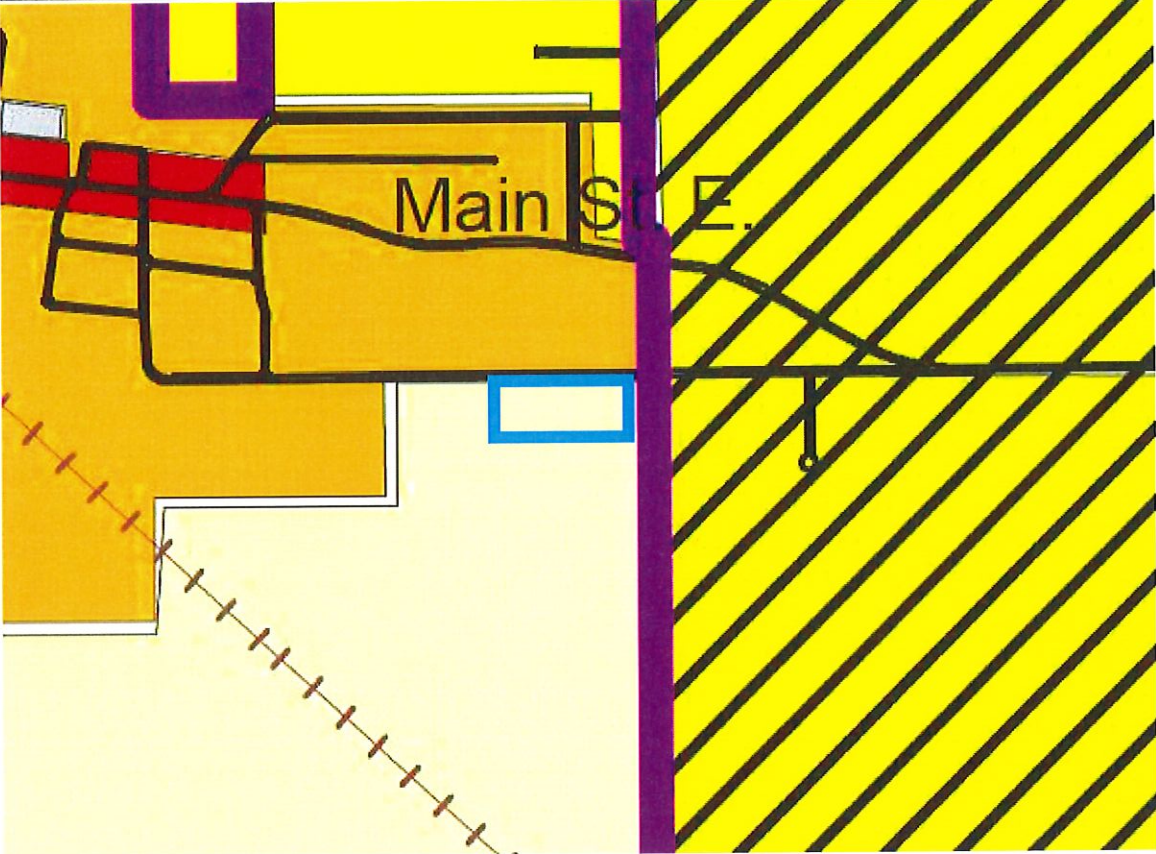
The current Land Use Map appears to have this area as low density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. However, it should be noted that we are currently working on an updated Comprehensive Plan and Future Land Use Map.

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

Aerial Map



Future Land Use Map

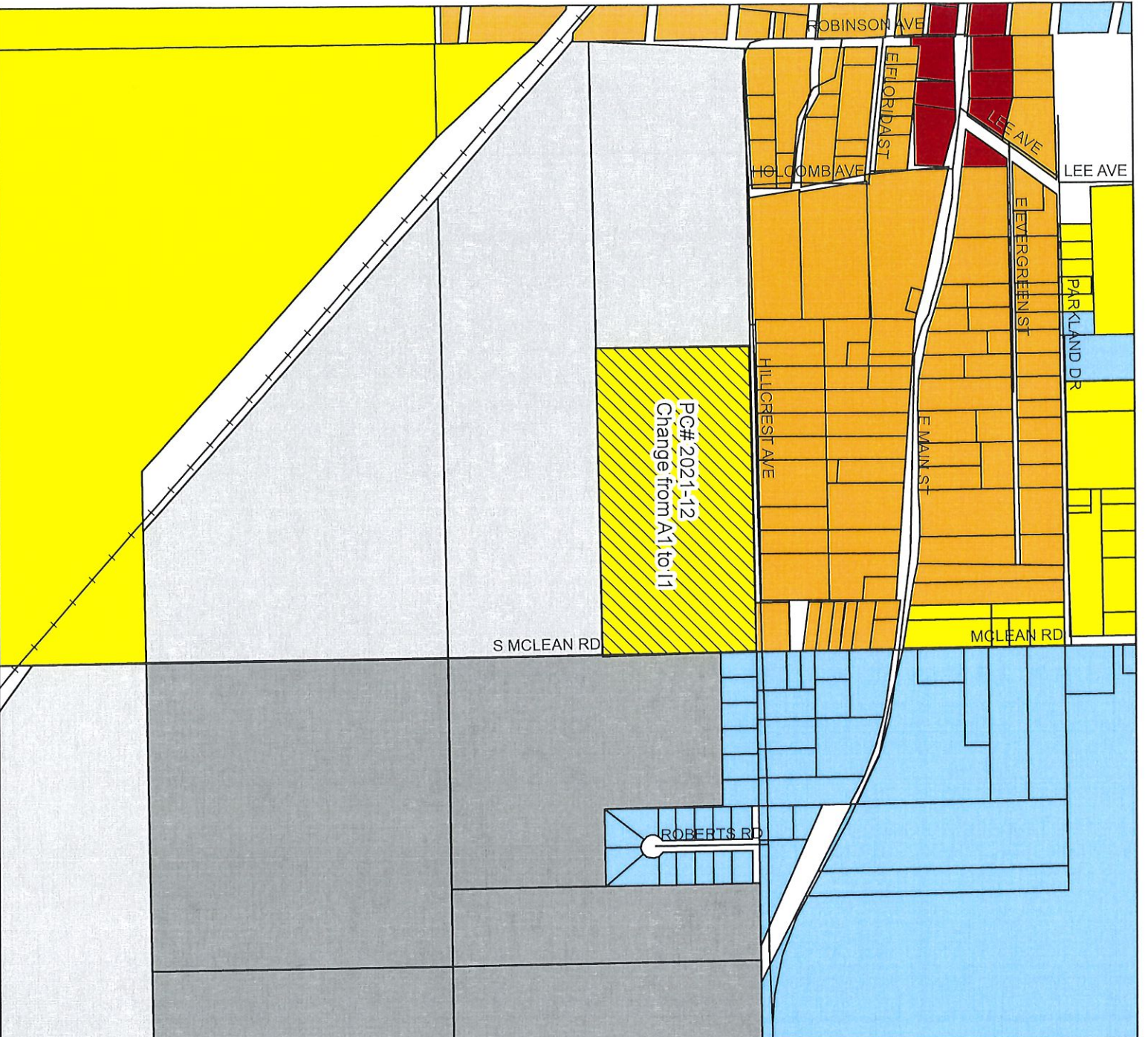


-  Durant City Limits
-  Calera City Limits
-  Roads and Highways
-  Railroads
-  School District Boundaries
-  Agriculture
-  Low-density Residential
-  Medium-density Residential
-  High-density Residential
-  Public & Open Space
-  General Commercial
-  Central Business District
-  Highway Commercial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



# Zoning Map

Petition # 2021-12 - Hillcrest Ave

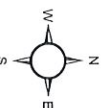


- A1 - Agriculture
- C0 - Professional & Business Office
- C1 - Convenient Commercial
- C2 - Highway Commercial
- C3 - General Commercial
- CBD - Central Business District
- H1 - Health Facilities
- I1 - Light Industrial
- I2 - Medium Industrial
- R1 - Single Family Residential
- R2 - Two Family Residential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

Use this map as a guide and not as definitive information. The information depicted by this map 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: March 29, 2021



# REZONING APPLICATION

PC  
Petition # 2021-12  
Fee \$ 300

## APPLICANT INFORMATION

|                                             |                  |                                 |
|---------------------------------------------|------------------|---------------------------------|
| Name: <u>Don SINGLETON</u>                  | Email:           | Phone #1<br><u>580-775-4499</u> |
| Mailing Address:<br><u>13711 ST. RD. 22</u> |                  | Phone #2                        |
| City: <u>BOKCHITO</u>                       | State: <u>OK</u> | Zip: <u>74726</u>               |
| Applicant's Interest in Property:           |                  |                                 |

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

|                                                                                                                             |             |     |       |
|-----------------------------------------------------------------------------------------------------------------------------|-------------|-----|-------|
| Physical Address of Rezoning Request:                                                                                       |             |     |       |
| <input type="checkbox"/> Platted<br><input type="checkbox"/> Un-Platted                                                     | Subdivision | Lot | Block |
| Legal Description:<br>(If Un-platted) <u>See attached</u>                                                                   |             |     |       |
| <input type="checkbox"/> Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included. |             |     |       |

|                                                                                                                               |                                    |                  |                                           |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------|-------------------------------------------|
| Request Rezoning From:<br><u>AG</u>                                                                                           | Request Rezoning To:<br><u>Z-1</u> |                  |                                           |
| Present Use:                                                                                                                  | Proposed Use:                      |                  |                                           |
| Parcel Width:                                                                                                                 | Parcel Length:                     | Acres: <u>20</u> | Street/Road Frontage:<br><u>HILLCREST</u> |
| <input checked="" type="checkbox"/> City Water (If City Water will be extended or improvements will be made, please explain:) |                                    |                  |                                           |
| <input checked="" type="checkbox"/> City Sewer (If City Sewer will be extended or improvements will be made, please explain:) |                                    |                  |                                           |
| <input type="checkbox"/> Private Water <input type="checkbox"/> Private Sewer                                                 |                                    |                  |                                           |
| Is Property in the Floodplain?                                                                                                | Is property in the Airport Zone.   |                  |                                           |

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

Don Singleton  
Signature of Applicant

3-11-21  
Date

### Office Use Only

|                                                                   |                                                                   |                                                                   |                                    |
|-------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------|
| Date Filed                                                        | Date Payment Received                                             | Notification Mailed                                               | Comments                           |
| Initial                                                           | Initial                                                           | Date                                                              | Initial                            |
| Proof of Publication Received                                     |                                                                   | Property Posting Verified                                         | Comprehensive Plan Recommendations |
| Date                                                              | Initial                                                           | Date                                                              | Initial                            |
| Staff Recommendation                                              | PC Recommendation                                                 | City Council Action                                               | Ordinance #                        |
| <input type="checkbox"/> Approve<br><input type="checkbox"/> Deny | <input type="checkbox"/> Approve<br><input type="checkbox"/> Deny | <input type="checkbox"/> Approve<br><input type="checkbox"/> Deny |                                    |

## REZONING SUPPORTING INFORMATION

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

The property is being purchased by the Durant Industrial Authority. The DIA owns the 93+ acres that adjoins this property. The 93-acre parcel is zoned I-1, and the property to the east is zoned I-2.

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

This zone change is in accordance with the Comp. plan.

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

The 20-acre site, if purchased & rezoned to I-1, will give DIA a total of 113 acres in one site with rail access. This will allow DIA to market to a greater variety of projects in the future, to create more jobs for Durant.



PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

I-2015-678205 Book 1388 Pg: 957  
06/03/2015 9:00 am Pg 0957-0958  
Fee: \$ 15.00 Doc: \$ 0.00  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma

This deed is made between JUDY STEVENS, Personal Representative of the Estate of HENRY DONALD SMITH, JR., deceased, party of the first part, and DON SINGLETON, 13711 State Rd 22, Bckch, to, OK 74126, party of the second part.

Under bequests granted in the Last Will and Testament of Henry Donald Smith, Jr., deceased, as admitted to probate in Case No. PB-2012-80 in the District Court of Bryan County, Oklahoma, the Court entered its Order Allowing Partial Distribution on 4<sup>th</sup> day of May, 2015, and directed Judy Stephens as Personal Representative of the Estate to execute a proper conveyance to party of the second part, conveying the following described real property to Don Singleton, Party of the Second Part, the property left to him in the Last Will and Testament of Henry Donald Smith, Jr., deceased. Reference is hereby made to the Order Allowing Partial Distribution on file with the District Court Clerk of Bryan County, Oklahoma; and a certified copy of such order was filed for record on the 3<sup>rd</sup> day of June, 2015, in Book 1388 at Page 955 in the office of the County Clerk of Bryan County, Oklahoma.

Now, therefore, party of the first part, pursuant to the Order Allowing Partial Distribution dated May 4, 2015, does hereby grant, bargain, sell and convey unto DON SINGLETON, all the right, title, interest and estate of the decedent, Henry Donald Smith, Jr., at the time of his death, in the following described real property and premises, situate in Bryan County, State of Oklahoma, to-wit:

N/2 SE/4 SE/4, Section 33, Township 6 South, Range 9 East, Bryan County, Oklahoma; and

Lot 17 in Block 1, Fred Jones Addition, Durant, Bryan County, Oklahoma.

together with all the improvements thereon and the appurtenances thereunto belonging,

To have and to hold said described premises unto the said party of the second part, his heirs and assigns.

Signed and delivered this 2 day of June, 2015.

  
JUDY STEPHENS  
Personal Representative





STATE OF OKLAHOMA

)

) ss.

COUNTY OF BRYAN

)

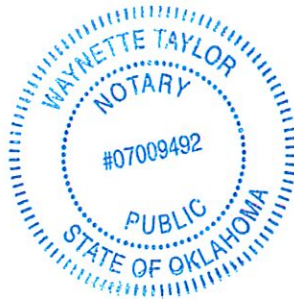
### ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2 day of June, 2015, personally appeared JUDY STEPHENS, Personal Representative of the Estate Henry Donald Smith, Jr., deceased, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:

10-1-2015



Waynette Taylor  
NOTARY PUBLIC

I-2015-678205 Book 1388 Pg: 958  
06/03/2015 9:00 am Pg 0957-0958  
Fee: \$ 15.00 Doc: \$ 0.00  
Tammy Reynolds - Bryan County Clerk  
State of Oklahoma



# THE CITY OF DURANT

## Office of Community Development

Date: 4/21/2021  
To: Planning Commission  
Case: PC 2021-01  
From: Danielle O'Neal, Community Development Director  
Re: Consideration of an update to the Comprehensive Plan & Future Land Use Map

---

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

**UPDATE:** The commercial area that was near the Sports Complex was changed to match the area and is now recreation. This recreation area could be anything as it pertains to recreation.

**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. A couple of changes have been requested over the last couple of meetings.

**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

# Table of Contents

Executive Summary. . . . . Page 6

    Introduction. . . . . Page 6

    Why Now? . . . . . Page 7

    What Process? . . . . . Page 8

Community Snapshot . . . . . Page 10

Community Values . . . . . Page 12

Community Vision . . . . . Page 14

Key Performance Areas . . . . . Page 15

    Economic Development . . . . . Page 17

    Land Use . . . . . Page 23

    Housing . . . . . Page 26

    Natural Resource Management & Open Space . . . . . Page 32

    Quality of Life . . . . . Page 36

    Transportation . . . . . Page 40

    Health and Wellbeing . . . . . Page 44

Action Items . . . . . Page 48

## ACKNOWLEDGMENTS

---

Oden Grube, Mayor

John Dean, City Manager

Tim Rundel, City Manager (past)

### **City of Durant City Council**

Oden Grube

Steve Brittingham

~~Jerry Tomlinson~~ Humphrey Miller

Mike Morris

Danny Sherrer

### **City of Durant Planning and Zoning**

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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.

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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

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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,

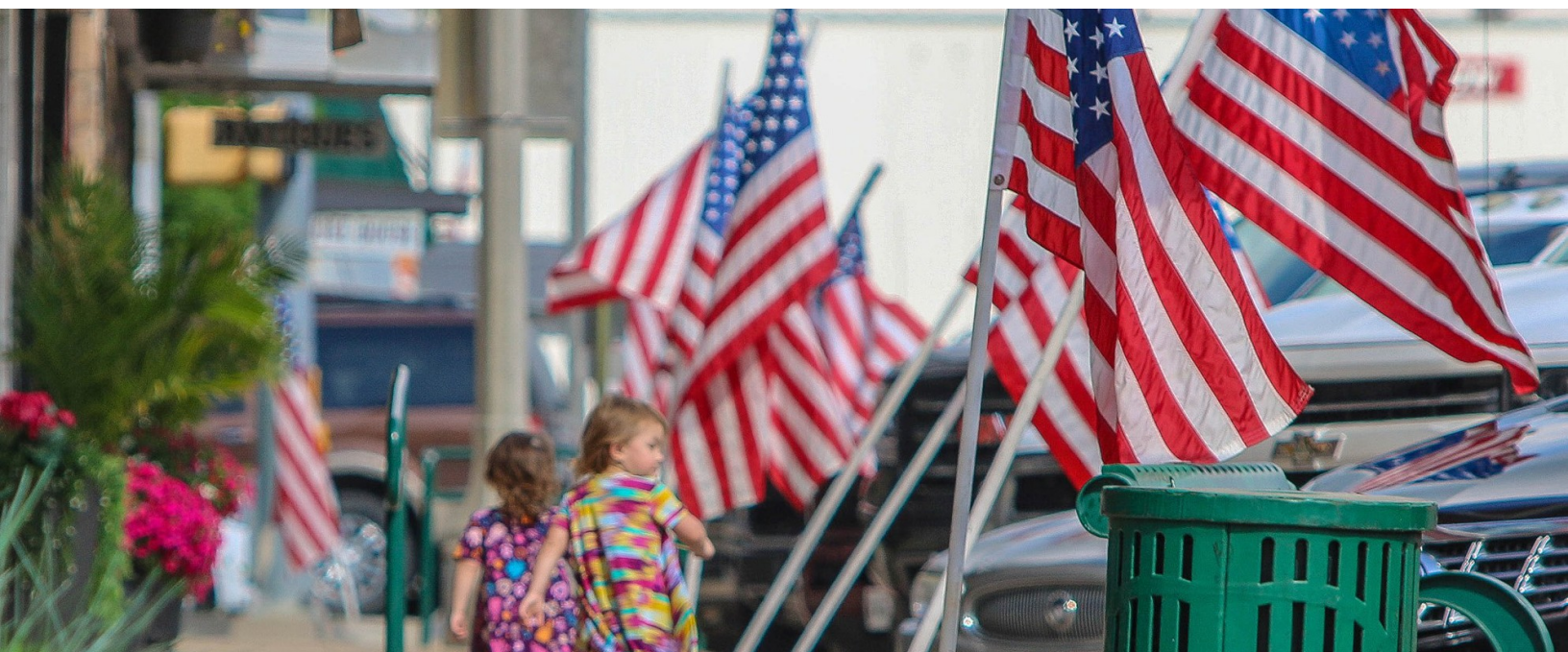


Oden Grube, Mayor  
City of Durant, Oklahoma





## 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.

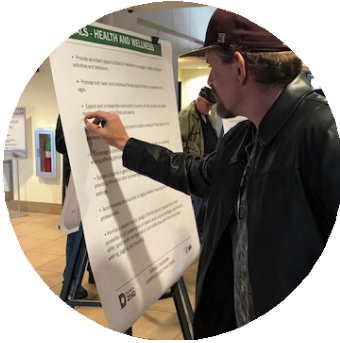


### Why Now?

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:

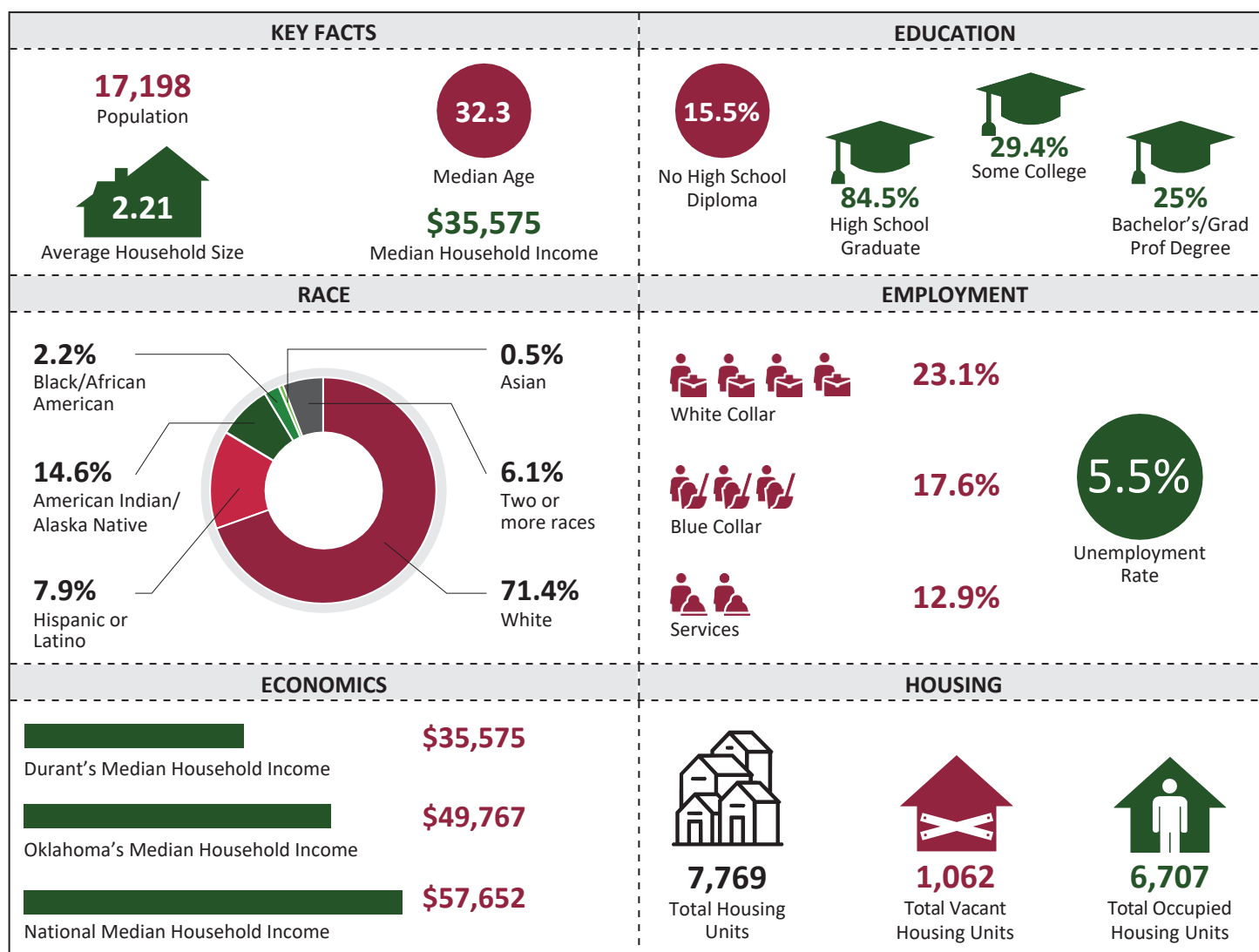
84.5% of Durant residents are high school graduates (Oklahoma 87.5%, U.S. 87.3%). 25% of Durant residents have a Bachelor's degree or higher (Oklahoma 24.8%, U.S. 30.9%).

### 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](http://WWW.DURANTMAINSTREET.ORG)



Photo



by: Matt Swearingin



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*“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.

| GOALS                                                                                                                                                                                                 | STRATEGIES POLICIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Discourage a sprawling land use pattern by <del>establishing</del> <del>encouraging</del> a well-defined <del>growth</del> -boundaries.                                                               | <ul style="list-style-type: none"> <li>• Promote the revitalization and growth of Durant, including neighborhoods and the downtown.</li> <li>• Maintain and enhance community infrastructure to support revitalization and anticipated growth.</li> <li>• Adopt a citywide structure of neighborhoods, districts, corridors and edges as a means of creating identifiable places and sense of place.</li> <li>• Direct future development toward mixed-use neighborhoods and districts to promote compact development patterns.</li> </ul>                                                                                          |
| Promote the infill of existing vacant parcels.                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Use subarea plans to identify targeted areas for redevelopment and infill activity.</li> <li>• Develop standards and guidelines to promote infill and development of mixed-use projects.</li> <li>• Promote, encourage and stimulate (when possible) compatible infill within targeted redevelopment areas.</li> <li>• 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.</li> </ul> |
| 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. | <ul style="list-style-type: none"> <li>• <del>Create</del>Use subarea plans to identify targeted areas for redevelopment and infill activity.</li> <li>• Develop standards and guidelines to promote redevelopment and revitalization of underutilized areas.</li> <li>• 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.</li> </ul>                                                                                        |
| Encourage live/work development opportunities.                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Use subarea plans to identify targeted areas for redevelopment and infill activity.</li> <li>• Develop standards and guidelines to promote the development, redevelopment and revitalization of underutilized areas as live/work developments.</li> <li>• Promote, encourage and stimulate (when possible) compatible infill within targeted redevelopment areas.</li> <li>• Assess the effect and, if necessary, modify policy and regulations related to live/work developments.</li> </ul>                                                                                              |

| GOALS                                                                                                                                 | STRATEGIES POLICIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Durant is a city of cohesive, distinct, diverse, attractive and safe neighborhoods.</p>                                            | <ul style="list-style-type: none"> <li>• Preserve <del>stable</del>-residential character through neighborhood planning, assistance to neighborhood organizations, and supportive regulations.</li> <li>• Design policies for residential buildings and neighborhoods that are intended to emphasize creativity, diversity and individuality.</li> <li>• 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.</li> <li>• Form neighborhood edges using features shared with adjoining neighborhoods, such as <del>as</del> streets, open space and other features like streams or channels. Landscaped outdoor areas and trails may be used to create an attractive edge.</li> <li>• <u>Connect neighborhoods through a network of walkways and bike paths. Provide connections in the pedestrian network every <del>400</del> 500 to 700 feet. Provide direct walkway and bikeway routes to schools.</u></li> <li>• <u>Consider having block perimeters every 1200 and 2000 feet.</u></li> <li>• Make all parts of the community accessible to all citizens.</li> </ul> |
| <p>Promote adequate residential densities to support existing and future commercial centers.</p>                                      | <ul style="list-style-type: none"> <li>• Retain existing affordable housing stock through conservation efforts of older residential neighborhoods.</li> <li>• Assess the effect and, if necessary, modify policy and regulations related to infill development <del>cost</del> to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Work cooperatively with local governments and organizations to promote and encourage positive growth and development patterns.</p> | <ul style="list-style-type: none"> <li>• Seek opportunities to modify land use regulations and permit processes to be consistent, predictable and efficient.</li> <li>• Support and encourage private development by offering incentives and reducing local governmental barriers, when possible.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |







*“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

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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. | <ul style="list-style-type: none"> <li>Promote the revitalization of all sectors within Durant, including neighborhoods and the downtown.</li> <li>Foster opportunities that encourage private investments within the community.</li> <li><del>Promote education and technical training of the work-force to encourage job skill advancement and increased wage levels.</del></li> <li><del>Grow and retain employment opportunities in the City by executing strategies to encourage businesses and industries that exemplify the overall character of the community.</del></li> <li>Promote the creation of affordable housing opportunities close to places of employment to facilitate the retention of workforce.</li> </ul> |
| Promote opportunities for redevelopment, revitalization and growth in targeted areas.                        | <ul style="list-style-type: none"> <li>Implement a historic preservation-based approach to <del>economic</del> development within the downtown core.</li> <li>Promote new housing and mixed-use development.</li> <li>Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities.</li> <li>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><del>be accessible to, cars, pedestrians and bicycles.</del></li> </ul>                                                                                                  |
| Develop safe, attractive and diverse neighborhoods that enhance the overall character of the City.           | <ul style="list-style-type: none"> <li>Collaborate with the business community to develop policies and planning to support <del>economic</del> development and opportunities.</li> <li>Strategically coordinate land use, infrastructure and connectivity to facilitate opportunities for vital areas to flourish.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| Create quality and accessible housing options for all household types and income levels.                     | <ul style="list-style-type: none"> <li>Encourage the construction of diverse housing options within neighborhoods, ranging from multi-family units to single-family units, on a variety of lot sizes.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| GOALS                                                                                                                                                            | STRATEGIES POLICIES                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Preserve and enhance existing historic housing.                                                                                                                  | <ul style="list-style-type: none"> <li>• Enhance historic resources through preservation and the inclusion of heritage in daily life.</li> <li>• Protect historic landmarks and significant cultural features to the extent reasonably feasible.</li> <li>• Promote and encourage the growth of cultural development and participation.</li> <li>• Promote the revitalization and growth of Durant.</li> </ul> |
| Encourage efforts for public and private organizations to provide new affordable units and encourage the formation of partnerships to implement these policies . | <ul style="list-style-type: none"> <li>• Accommodate a wide variety of culturally appropriate housing types throughout the City to support residents at all stages of life and levels of ability .</li> </ul>                                                                                                                                                                                                  |







*“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 . | <ul style="list-style-type: none"> <li>• Promote a citywide reduction in air pollution emissions over the long term and evaluate the implementation of a comprehensive Air Quality Plan.</li> <li>• 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.</li> <li>• Encourage <u>and possibly incentivize</u> efficient energy consumption or renewable energy resources.</li> <li>• Apply cost-effective pollution prevention and zero-waste strategies that will help protect environmental resources .</li> </ul> |
| Develop strong waste reduction and management programs and protect the community from all forms of hazardous materials .                                                  | <ul style="list-style-type: none"> <li>• Apply cost-effective pollution prevention and zero-waste strategies that will help protect environmental resources .</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Preserve <u>and restore</u> the natural character of creeks, streams and other valuable environmental features .                                                          | <ul style="list-style-type: none"> <li>• Recognize and manage floodplains with intent to provide balance between environmental protection and economic development.</li> <li>• Design flood control, drainage functions and stormwater systems to minimize the introduction of human caused pollutants.</li> <li>• 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 .</li> </ul>                                                                                                                                                      |
| Expand trail systems along drainages and riparian areas .                                                                                                                 | <ul style="list-style-type: none"> <li>• <u>Further implement the Design-a</u> citywide trail system <u>ensuring they include</u><del>that includes</del> on- and off- road bicycle transportation facilities.</li> <li>• <u>These facilities should</u><del>Design systems that</del> provide for enjoyable and scenic bicycling routes.</li> <li>• Implement off-street, multi-use trails to complement the on-street network and improve transportation, while mitigating impacts on wildlife and native plant communities.</li> </ul>                                                                                                                                                     |

## 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. | <ul style="list-style-type: none"> <li>• Provide the community with a variety of recreational opportunities through a diverse and interconnected system of parks, trails and open space.</li> <li>• Design public spaces, such as plazas, streetscapes, parks, trails and gateway landscapes, to be functional, accessible, attractive and safe.</li> <li>• 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.</li> </ul>                                                                                                                                                                                                                                                            |
| Establish a range of recreational facilities and programs that serve all levels of physical ability and ages.                                       | <ul style="list-style-type: none"> <li>• Provide the community with a variety of recreational opportunities through a diverse and interconnected system of parks, trails and open space.</li> <li>• 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.</li> <li>• 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.</li> <li>• Ensure recreational facilities and programs provide basic access and functionally for people of all ages and widely varying mobility and ambulatory-related abilities.</li> </ul> |
| Preserve and protect valued open space and natural resources through an active, comprehensive program and innovative protection techniques.         | <ul style="list-style-type: none"> <li>• 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.</li> <li>• Manage conflicts between citizens and natural features through site design, public information and education.</li> <li>• Promote understanding and enjoyment of local parks and open space through site-appropriate recreational activities, formal and in-formal education and interpretive programs.</li> </ul>                                                                                                                                                                 |





*“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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Develop adequate public facilities, services and infrastructure to serve existing development and new growth.</p> | <ul style="list-style-type: none"> <li>• Review investments in services and capital facilities comprehensively and within a framework that balances and evaluates costs with relative importance of competing needs.</li> <li>• Develop and adopt criteria and level of service standards to ensure that adequate public facilities are available.</li> <li>• Fund facilities in accordance with adopted levels of services for public facilities and outline services within an adopted capital improvement plan.</li> <li>• Permit development only where it can adequately be served by critical public facilities and services.</li> <li>• Ensure development pays its share of the cost of providing needed public facilities and services.</li> </ul> |
| <p>Create opportunities for redevelopment, revitalization and growth in targeted areas.</p>                          | <ul style="list-style-type: none"> <li>• Use subarea plans to identify targeted areas for redevelopment and infill activity.</li> <li>• Develop standards and guidelines to promote infill and development of mixed-use projects. Explore strategies to seed initial development in specified targeted areas.</li> <li>• Explore strategies to offset the impacts to public amenities within targeted areas.</li> <li>• Promote new housing and mixed-use development.</li> <li>• Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities.</li> <li>• <u>Create opportunities for park improvements and revitalization.</u></li> </ul>                                               |
| <p>Enhance the overall character of the City with safe, attractive and diverse neighborhoods.</p>                    | <ul style="list-style-type: none"> <li>• Develop “livable,” safe neighborhoods with a focused center and design for easy access to schools, shopping and services.</li> <li>• Integrate new neighborhoods into the broader community structure.</li> <li>• Form an interconnected network of streets and sidewalks that includes automobiles, bicycles and pedestrians.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                          |



| GOALS                                                                                                                                                                                                 | STRATEGIES POLICIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Preserve and enhance existing historic housing.                                                                                                                                                       | <ul style="list-style-type: none"> <li>• Explore opportunities to combine development efforts with historic preservation.</li> <li>• Place priority on preserving existing residential structures of historic value.</li> <li>• Identify targeted areas for preservation through the Historic Properties Inventory and subarea plans.</li> <li>• Develop standards and guidelines to promote historic preservation.</li> </ul>                                                                                                                                       |
| 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 . | <ul style="list-style-type: none"> <li>• Identify targeted neighborhoods through subarea plans.</li> <li>• Develop standards and guidelines to enhance community image, design and identity.</li> <li>• Preserve the character of stable residential neighborhoods through neighborhood planning, assistance to neighborhood organizations and supportive regulations with consistent enforcement.</li> </ul>                                                                                                                                                        |
| Develop many different forms of housing in attractive, safe neighborhoods that encourage walking and social interaction.                                                                              | <ul style="list-style-type: none"> <li>• 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 .</li> </ul>                                                                                                                                                                                                                                        |
| Encourage the construction of diverse housing options within neighborhoods ranging from multi-family units to single-family units on a variety of lot sizes .                                         | <ul style="list-style-type: none"> <li>• Encourage a variety of housing types and densities, including mixed-use developments .</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Encourage efforts for public and private organizations to provide new affordable units and encourage the formation of partnerships to implement these policies .                                      | <ul style="list-style-type: none"> <li>• 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.</li> <li>• Meet the housing needs of all special populations within the community.</li> <li>• Construct housing units with practical features that provide basic access and functionally for people of all ages and widely varying mobility and ambulatory-related</li> </ul> |







***“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.     | <ul style="list-style-type: none"> <li>• 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.</li> <li>• <u>Plan and coordinate with regional partners to create comparable land use designations.</u></li> <li>• <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></li> <li>• Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions.</li> </ul> |
| Create safe, reliable, convenient and effective <u>multi-modal</u> <del>vehicular</del> mobility and access <u>for all</u> .                                                  | <ul style="list-style-type: none"> <li>• Adopt and implement programs and policies that improve safety and accessibility <u>for multi-modal transit</u> for all users .</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Develop transportation options that support a healthy lifestyle .                                                                                                             | <ul style="list-style-type: none"> <li>• <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></li> <li>• <u>Adopt and maintain policies, codes, and land use patterns that promote walking, biking, public transportation accessible and affordable for all.</u></li> <li>• <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></li> <li>• <del>and social interaction to increase public health and sense of place.</del></li> </ul>                                                                                                                                                                                                        |
| Encourage the use of alternate modes of transportation/mobility, including walking, bicycling and public transportation, to reduce the dependency on private automobile use . | <ul style="list-style-type: none"> <li>• Design transportation infrastructure <u>holistically</u> for all mode<u>al</u> users, especially pedestrians, <del>and</del> bicyclists <u>and transit riders.</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## TRANSPORTATION

| GOALS                                                                                                                          | STRATEGIES POLICIES                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Promote high-quality infrastructure that is accessible, equitable, efficient, cost effective and sensitive to the environment. | <ul style="list-style-type: none"><li>• Encourage the adoption and implementation of local policies and ordinances to fulfill Complete Streets concepts.</li><li>• <u>Adopt Complete Streets policies that include an implementation plan.</u></li></ul>                                                                                                                                                                                             |
| Establish sidewalks, bicycle lanes, routes, signage and trails throughout the community.                                       | <ul style="list-style-type: none"><li>• Require pedestrian access within commercial development and ensure <u>attractive and functional</u> connectivity with the City's sidewalk network.</li><li>• Provide pedestrian and bicycle accessibility to major activity and employment centers.</li><li>• Incorporate trail development with street construction. Where possible, the trail should be detached and separate from the roadway .</li></ul> |







*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                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Provide abundant opportunities for residents to engage in healthy physical activities and behaviors.</p> <p><u>Remove institutional policy barriers to designing cities for cities.</u></p> <p><u>Discourage outer suburban growth</u></p> | <ul style="list-style-type: none"> <li>Invest in community education efforts that provide a variety of easily accessible recreational programs and opportunities available at little or no cost to participants.</li> <li><u>Provide incentives for developers to build walkable neighborhoods.</u></li> <li><u>Update municipal code to incentivize walkable scale neighborhoods.</u></li> <li><u>Make infill investments a preferred choice of developers and home buyers.</u></li> </ul> |
| <p>Promote both team and individual <del>wellbeing</del><sup>fitness</sup> opportunities to all residents.</p>                                                                                                                                | <ul style="list-style-type: none"> <li>Identify opportunities to <del>create</del><sup>add</sup> new and/or expand health and wellness programs.</li> <li>Support recreational programs in partnership with the Durant School District, the Parks &amp; Recreation Department and area health agencies, where appropriate.</li> </ul>                                                                                                                                                       |
| <p>Expand and increase the community's inventory of both private and public health and wellness facilities.</p>                                                                                                                               | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                       |
| <p>Promote and provide opportunities for healthy <del>eating and</del> food options that are accessible to all.</p>                                                                                                                           | <ul style="list-style-type: none"> <li>Encourage and support local food production such as home and community gardens and farmers' markets</li> <li>Identify and promote healthy dining options within the City.</li> <li>Implement policies to increase accessibility and affordability of healthy food options within walking distance of all neighborhoods.</li> </ul>                                                                                                                   |

| GOALS                                                                                                                                                                 | STRATEGIES POLICIES                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Encourage a common goal to support community health and well-being among differing groups of residents and interest groups .                                          | <ul style="list-style-type: none"> <li>• Ensure every resident, employee and business has equal access to healthy living resources and opportunities.</li> </ul>                                                                                                                                           |
| Support citizens in gaining the skills necessary to address health issues by providing education and counseling in schools, homes, workplaces and community settings. | <ul style="list-style-type: none"> <li>• 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.</li> </ul>                                               |
| Promote walking and bicycling as a safe and convenient mode of transportation                                                                                         | <ul style="list-style-type: none"> <li>• Improve pedestrian and bicycle amenities to serve the recreation and travel needs of residents and visitors in all parts of Durant .</li> </ul>                                                                                                                   |
| Promote a people-friendly design of buildings and spaces that <del>are</del> remain accessible to all and encourage active living.                                    | <ul style="list-style-type: none"> <li>• Consider incorporating a development wellness checklist into development review policies.</li> <li>• Establish information programs for developers to convey the role of the built environment in achieving sustainability and community health goals.</li> </ul> |





## 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 |
| <b>Key:</b><br>Short-Term: 1 -5 Years<br>Mid-Term: 5 -7 years<br>Long-Term: 7+ years                                                                                                               |                                                         |                        |

| 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 ITEMS

| 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 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



