

Blanchard

**Planning Commission
Agenda Packet**

4 November 2021

**D Smith ~ Chairman
Christina Short ~ Vice-Chairwoman
Audie Ward ~ Commissioner
Les Franklin ~ Commissioner
Gale Gendron ~ Commissioner**

**Robert L. Floyd, City Manager
David L. Perryman, City Attorney
Ryan Conner, City Planner
Diana Daniels, City Clerk**

MEETING
CALLED TO
ORDER

BUSINESS AGENDA



AGENDA

PLANNING COMMISSION OF BLANCHARD, OKLAHOMA REGULAR MEETING

6:00 P.M. Thursday

4 November 2021

Blanchard Municipal Court
300 N. Main Street
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, WILL HOLD A REGULAR MEETING ON THURSDAY, 4 NOVEMBER 2021 AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS OF THE BLANCHARD MUNICIPAL COURT HOUSE LOCATED AT 300 N. MAIN STREET, BLANCHARD, OKLAHOMA. THE AGENDA WILL CONSIST OF DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

A. MEETING CONVENED:

1. Call to Order.
2. Roll Call:
3. Determination of Quorum:

B. BUSINESS AGENDA: the following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action as deemed

1. CONSIDERATION AND APPROPRIATE ACTION - PUBLIC HEARING

Open, conduct and close Public Hearing to receive public comments on the proposed Rezoning by:

Applicant: Carol Bell
Location: 1625 N. County Line Ave
Zoning: S-1, Suburban District
Proposed Use: A-1, Agricultural District
Legal: N/2 NE/4 SE/4 of Section 24 T8N R5W

2. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of Adopting Resolution (No. 2021-____) -

Recommending approval or denial to the City Council regarding the rezoning request as submitted by the applicant.

3. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of the proposed Lot Split application by:

Applicant: Carol Bell
Location: 1625 N. County Line Ave
Zoning (current): S-1, Suburban District
Zoning (proposed): A-1, Agricultural District
Original Tract: One (1) 20.00 acres MOL
Proposed Tracts: Three (3) 10.00 acres MOL
5.00 acres MOL
5.00 acres MOL

4. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of the proposed Reverse (Consolidating) Lot Split application by:

Applicant: Matthew Washburn
Location: 2287 Sandpiper Dr (Four Lakes)
Zoning: S-1, Suburban District
Original Tracts: Two (2) Block 9 Lot 11 Four Lakes Phase III
5.95 acres unplatted adjacent land
Proposed Tract: One (1) consolidating both tracts above

5. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of the proposed Lot Split application by:

Applicant: J&R Mobile Homes, Inc.
Location: NW corner of NE 25th St & N. Rockwell Ave
Zoning (current): A-1, Agricultural District
Original Tract: One (1) 13.49 acres MOL
Proposed Tracts: Three (3) 4.10 acres MOL (already Split Oct. 2020)
3.94 acres MOL
5.45 acres MOL

6. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of a possible amendment to the Zoning Regulations regarding the A-1, Agricultural District and manufactured housing units and mobile homes.

7. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of the 2035 Comprehensive Plan progress - specifically starting at page 26.

C. **CONSENT AGENDA:** the following item(s) are hereby designated for approval, acceptance or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. Approval of Minutes for regular meeting of October 14th, 2021.
2. Approval of regular Planning Commission meeting dates for 2022.

D. **COMMISSIONER/STAFF COMMENTS:** This item is listed to provide an opportunity for the commissioners and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

E. **ADJOURNMENT.**

BUSINESS AGENDA

B-1

Zoning Reclassification Report

DATE: 26 October 2021
TO: Blanchard Planning Commission
RE: Rezoning Application filed by Carol Bell

Application

APPLICANT: Carol Bell (Diana Gomez as representative)
OWNER: Same as applicant
LOCATION: 1625 N. County Line Ave
ZONING (Current): S-1, Suburban District
ZONING (Proposed): A-1, Agricultural District
LEGAL: See attached documents

Background

The subject property is located across the street from the Blanchard High School and North of the Songbird Estates Addition. The property contains 20 acres of land and is located within the S-1, Suburban District zoning classification. The intent of this application along with an accompanied Lot Split application, is to rezone the property to the A-1, Agricultural District and split the property into three (3) tracts, a 10.00 acre tract and two 5.00 acre tracts. Currently, the property contains two dwellings, the main single-family house and a manufactured housing unit towards the front of the property. With the intended Lot Split, the manufactured housing unit would sit on the front (easternmost) 10.00 acres, the house would sit on the middle 5.00 acres, and then the back (westernmost) 5.00 acres would be vacant. The A-1 Zoning District allows for lots to be a minimum 2.5 acres in size and can allow for a mobile home/manufactured housing unit if the tract has 10.00 acres or more.

Some further information to note would be the fact that the westernmost 5.00 acre tract has already been sold to a neighbor with property in the Songbird Estates Addition in the last 6 months. This was split without Lot Split approval from the Planning Commission and would be denied any building permits until coming into compliance. The house known as 1625 N County Line Ave is also sitting in limbo waiting for closing as it proceeded through the process until it was brought to the attention of the City. The applicants claimed to not know about Lot Split requirements and are cooperating

through this process. Records have shown that the subject property attempted a rezoning effort in 2014 with intention to place an additional manufactured housing unit, but was denied by Planning Commission and City Council. The current request of rezoning the property to A-1 and splitting the property as presented would bring the property into compliance with current zoning standards. As filed with the westernmost 5.00 acre tract in the last 6 months, there is a fifty (50) ft wide access easement along the North end of the properties that would provide adequate access. The properties to the North and West of the subject property are within the S-1 district and the property to the South is located within the R-E, Residential Estates District (Songbird Estates). The high school property is across the street to the East.

Site Location & Description

The property is located in the SE/4 of Section 24, Township 8 North, Range 5 West of the Indian Meridian, Grady County, Oklahoma.

Public Notification

Pursuant to Municipal Code Section 21-1012, notice to the public hearing was mailed to all owners and residential and commercial owners of property located within a 300' radius of the subject property and published in the Blanchard News prior to the hearing. In addition, a sign was posted upon the property prior to the hearing.

Zoning Code & General Plan Conformance

The current land use of the property is agricultural(see Page 25, 2020 Comprehensive Plan Update). The Future land use of the subject property is designated as Low Density Residential (1-2.5 acre tracts).

Utilities

The subject property is not located within the service area of either water or sewer.

Protest of Application

No written protests have been filed to date.

Attachments

- A. Application
- B. Location Map

Ryan M. Conner, City Planner



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: S-1 Requested Zoning Classification: A-2

Street Address: 1625 N. Countyline Rd City, ST, ZIP: Blanchard, OK 73010

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Carol Bell

If a corporation, corporate official name and seal: _____

Mailing Address: 674 N. Macarthur Ave. City, ST, ZIP: Blanchard, OK 73010

Phone: 405-990-7256 Fax: 405-485-3999 Email: mexFire@pldi.net

Billing Information (for billing legal advertising and notification and notification costs, if not property owner mailing address): Name: Carol Bell

Address: 674 N. Macarthur Ave. City, ST, ZIP: Blanchard, OK 73010

Additional Information

Current use of property to be rezoned: Residential

Reason for rezoning request: I am dividing to give to my children

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: _____

Has applicant applied for rezoning of this property in the past? If so, please attach a description.

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: Diana Gomez Address: 674 N. Macarthur Ave,

Signature: x Diana Gomez POA City, ST, ZIP: Blanchard, OK 73010 Telephone: 405-990-7256

NOTICE OF PUBLIC HEARING ON REQUEST FOR REZONING

An Application to Re-zone property from S-1 to A-1 from Carol Bell on the following described property, to wit:

The North Half of the Northeast Quarter of the Southeast Quarter (N/2 NE/4 SE/4) Section 24 – Township Eight (8) North – Range Five (5) West, Grady County, Oklahoma, containing 20.01 acres MOL.

The Blanchard Planning Commission will hold a “Public Hearing” on said Application at 6:00 p.m. on November 4th, 2021, at the Blanchard Municipal Courthouse , 300 N. Main, Blanchard, Oklahoma, at its regularly scheduled meeting.

The Blanchard City Council will also conduct a “Public Hearing” at 6:00 p.m. on November 9th, 2021 during its regularly scheduled meeting at Blanchard Municipal Courthouse, 300 N. Main, Blanchard, Oklahoma, IF the Planning Commission’s recommendation is in favor of approving the rezoning request, at which time an ordinance amending the Zoning Code may be voted upon.

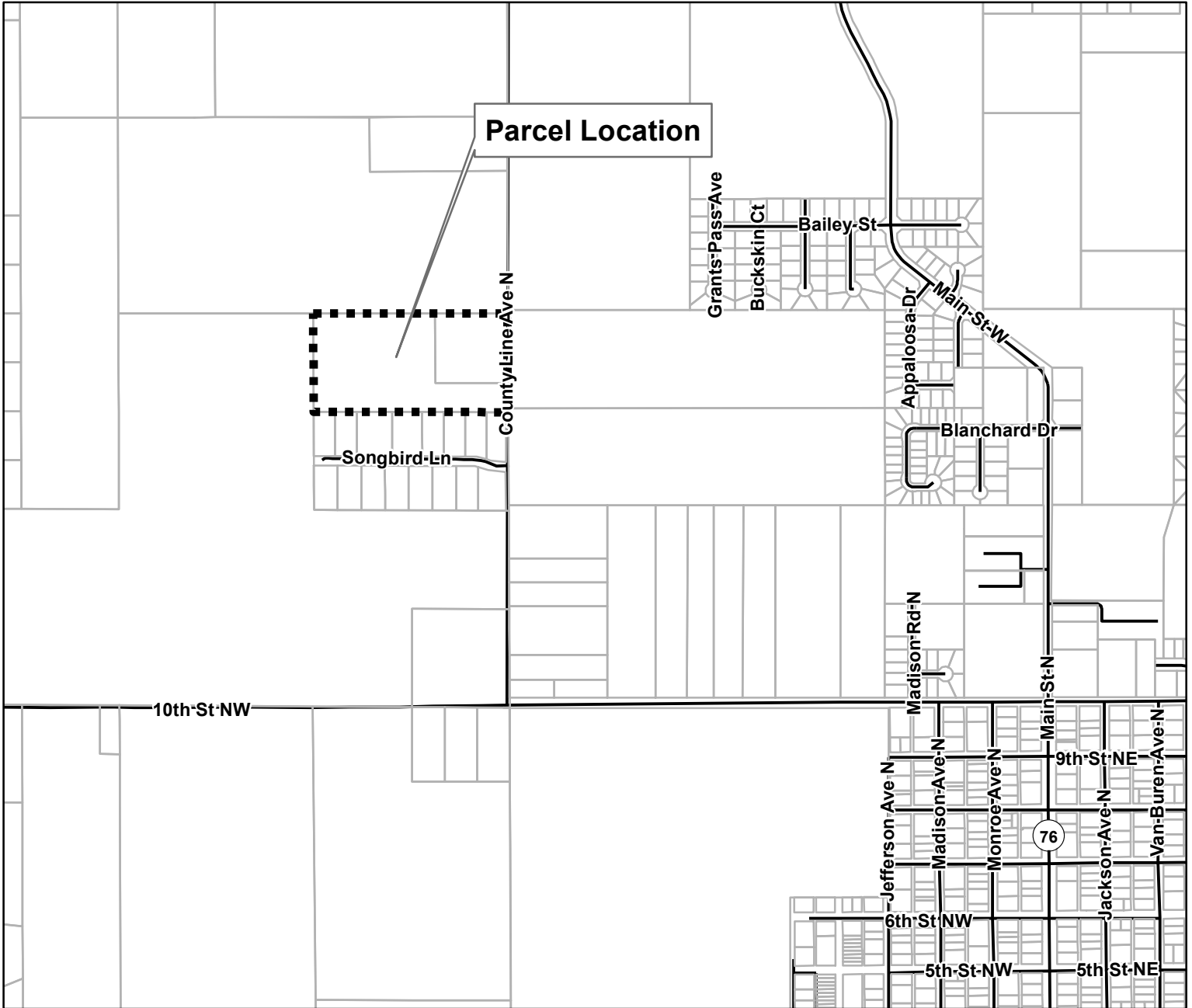
Ryan Conner, City Planner
405-485-9308
cityplanner@cityofblanchard.us

City of Blanchard Planning Commission

Applicant: Carol Bell

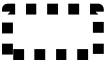


(N/2 NE/4 SE/4) Sect 24 T8N R5W

Rezoning Request - S-1 to A-1



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Blanchard does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.

Legend

-  Bell Property
-  Blanchard Parcels
-  Roads



City of Blanchard 122 N. Main Street Blanchard, OK 73010		
Date:	Scale:	Drawn By:
Nov 4 2021	N/A	R. Conner

BUSINESS AGENDA

B-2

BUSINESS AGENDA

B-3

Lot Split Application Report

DATE: 26 October 2021
TO: Blanchard Planning Commission
RE: Application filed by Carol Bell

Application

APPLICANT: Carol Bell (Diana Gomez as representative)
OWNER: Same as applicant
LOCATION: 1625 N. County Line Ave
ZONING (Proposed): A-1, Agricultural District
LEGAL: See Attached
Original TRACTS: One (1): 20.00 Acres MOL
PROPOSED TRACTS: Three (3):
Tract 1: 10.00 Acres MOL
Tract 2: 5.00 Acres MOL
Tract 3: 5.00 Acres MOL

Background

The subject property is located at 1625 N. County Line Ave, across from the high school and North of Songbird Estates Addition. The Lot Split application has been submitted with a contingent Re-zoning classification to the A-1, Agricultural District from the S-1, Suburban District. The intention is to split the 20 acres into three (3) tracts – A 10.00 acre tract that current has a manufactured housing unit – A 5.00 acre tract with a single family dwelling – A 5.00 acre vacant tract. As mentioned in the Rezoning Staff Report, the property owner sold the westernmost 5.00 acre tract within the last 6 months to a neighbor in the Songbird Estates Addition without getting the proper Lot Split approval from the Planning Commission. And the single-family home with the 5.00 acres had just about gone through the closing process before it came to the attention of the City. The 10.00 acre tract, if in the A-1 District, could legalize the manufactured home as A-1 can allow for them at 10 acres or more. There is a fifty (50) ft wide access easement along the North end of the properties to provide access. See attached survey documents.

The applicant is requesting the Rezoning classification to A-1 and the contingent Lot Split to correct the issues of the illegal Lot Split and the sale left in limbo for the single family home. The 10.00 acre tract

containing the manufactured housing unit would come into compliance but would not allow the property to be split and smaller than the 10.00 acres. The properties are outside of the municipal water and sewer service area.

Site Location & Description

The property is located in the SE/4 of Section 24, Township 8 North, Range 5 West, of the Indian Meridian, Grady County, Oklahoma.

Public Notification

None. Required.

Zoning Code & General Plan Conformance

The current land use of the property is agricultural (see Page 25, 2020 Comprehensive Plan Update). The Future land use of the subject property is classified Low Density Residential (1-2.5 acre tracts).

Utilities

The subject property is located outside of the municipal water and sewer service area.

Protest of Application

None.

Attachments

- A. Application.
- B. Map

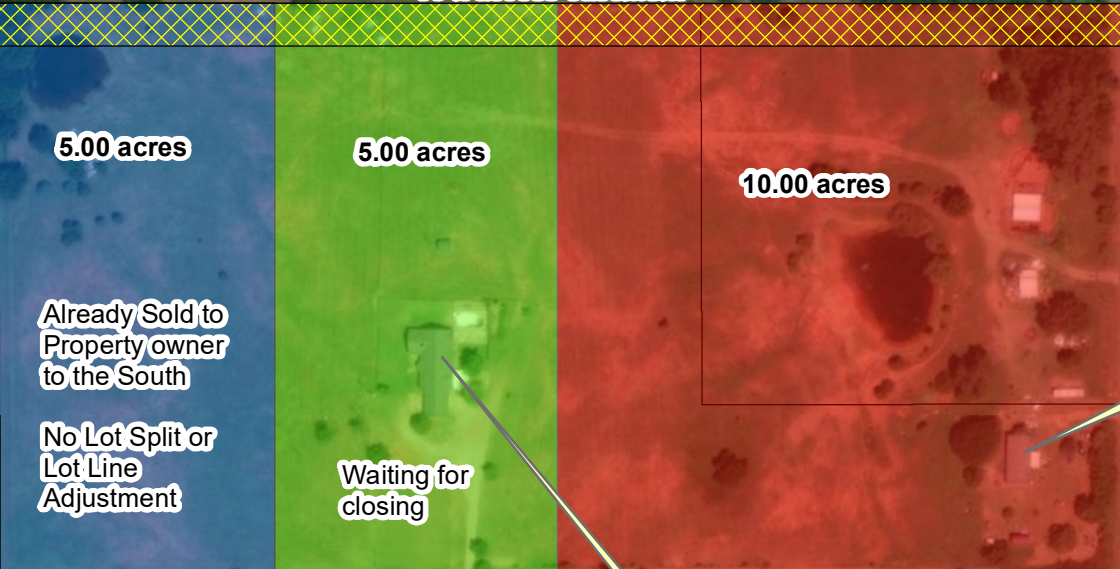
Prepared by:

Ryan Conner - City Planner

Carol Bell Property

S-1 Zoning
Two 5.00 Acre Tracts and
One 10.00 Acre Tract
(original 20 Acre Tract)

50 ft access easement







Manufactured Housing Unit

Buyer of 5.00 Acres

Single Family Home

Legend

-  50 ft ROW
-  10 Acre Tract
-  Tract D
-  Tract C



County Line Ave

Blanchard High School

Songbird Ln



City of Blanchard Lot Split Application

TO: The Planning Commission

Application is hereby made for APPROVAL OF A "LOT SPLIT" (Also being described in the Subdivision Regulations of the City of Blanchard as a "Minor subdivision"), covering the described property. This application is submitted with a **survey in plat format** displaying all proposed tracts, a **warranty deed** showing ownership of the property, and **unfiled deeds** displaying the legal information of the proposed new lots.

Owner of original tract requesting this lot split:

Name: Carol Bell

Phone #: 405-990-7256

Street Address: 1625 N. Court

City, State, ZIP: Blanchard, OK
73010

ORIGINAL TRACT AREA: _____ acres **OR** _____ lots

(Attach Legal Description)

NEW TRACTS

NEW TRACT(s) - not exceeding three (3)

TRACT 1 AREA: 5 acres OR _____ lots

TRACT 2 AREA: 5 acres OR _____ lots

TRACT 3 AREA: 5 10 acres OR _____ lots

(Attach Legal Descriptions of All Tracts)

Upon approval, the Planning Commission Chairman shall certify the survey or a warranty deed covering the new tract(s), by signing of said document prior to filing with the county clerk. The Planning Commission meets once a month. Please be present at the Planning Commission meeting at which this will be discussed.

The undersigned acknowledges their ownership of the above described property that is the subject of the application.

Property Owner Signature: x Diana L. Jones PDA

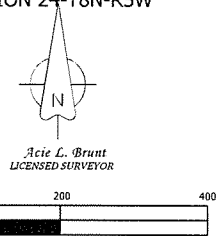
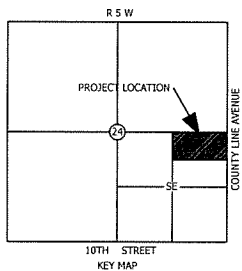
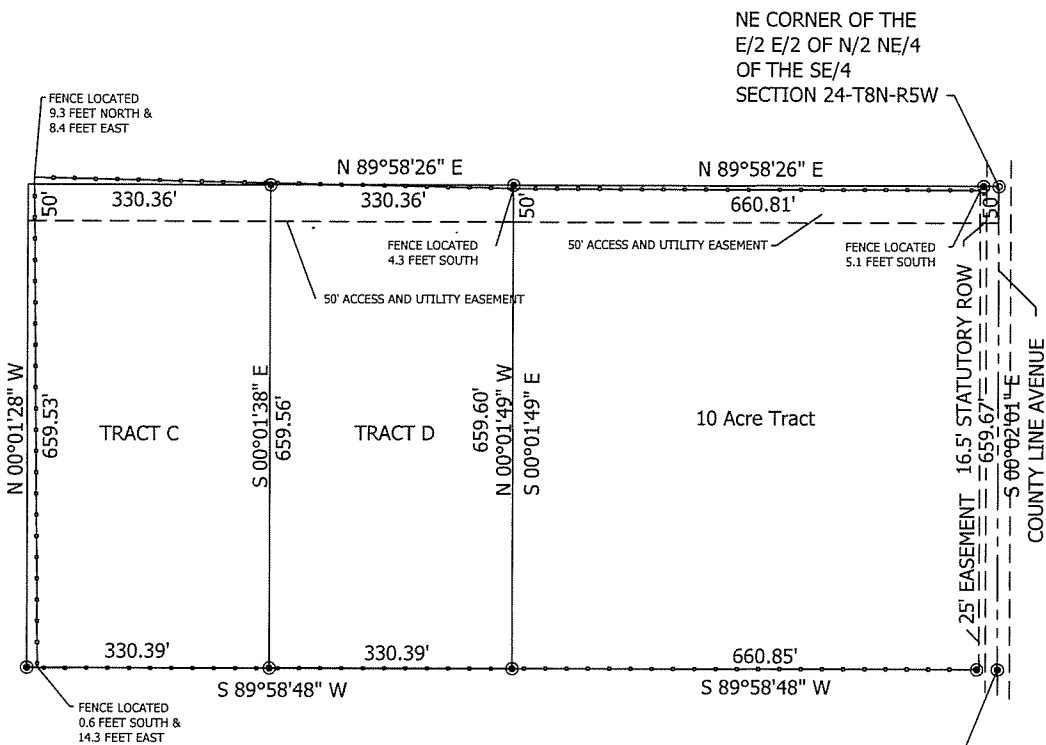
OFFICE USE ONLY

___ Survey Received ___ Fee Collected (\$100) ___ Warranty Deed Displaying Ownership

___ Unfiled Deeds with Legal Information of Proposed Lots

City Clerk: _____

City Planner: _____



BASIS OF BEARING: ASSUMED S 00°02'01" E ALONG THE EAST LINE OF THE SE/4 OF SECTION 24-T8N-R5W.



I, Acie L. Brunt do hereby certify that a on the ground survey was performed under my supervision, and the distances and measurements are true and accurate to the be best of my knowledge.

Revised date for tracts A and B Combined 10/12/21

Acie L Brunt

Acie L. Brunt PLS 1407

This Plat of Survey Meets the Oklahoma Minimum Standards for the Practice of Land Surveying as Adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

File: GOMEZ

BRUNT
SURVEYING COMPANY L.L.C.

P.O. BOX 1625 CHICKASHA, OK 73023

405-222-8553 EMAIL: BRUNTSURVEYING@GMAIL.COM

DATE 10/12/21

Page 1 of 3

BUSINESS AGENDA

B-4

Lot Split Application Report

DATE: 26 October 2021
TO: Blanchard Planning Commission
RE: Application filed by Matthew Washburn

Application

APPLICANT: Matthew Washburn (James Perryman as representative)
OWNER: Same as applicant
LOCATION: 2287 Sandpiper Dr (Four Lakes Phase III)
ZONING: S-1, Suburban District
LEGAL: See Attached
Original TRACTS: Two (2): (1) Block 9 Lot 11 Four Lakes Phase III
(2) 5.95 acres purchased behind the property
PROPOSED TRACTS: One: Reverse Lot Split to combine both tracts

Background

This proposal is different than the standard Lot Split process. This Reverse Lot Split process involves taking two or more tracts that either should not have been separated or conveyed wrongfully but are corrected by an instrument legally combining them into one tract henceforth. In this specific case, the Washburns own Lot 11 of Block 9 in the Four Lakes Phase III addition. In late 2019 they were presented an opportunity to buy 5.95 acres of land adjacent and behind their lot, outside of the Four Lakes platted subdivision. They purchased this property and because it is less than 10.00 acres, it should have required a Lot Split approval, but even that would have caused issues as access to this property is effectively landlocked and would not be able to be accessed unless it adjoined property of the same owner, in which case it does adjoin the Washburn property in Four Lakes. This issue was also brought to the attention of the Four Lakes HOA, which has used an attorney, James Perryman, to help resolve the issue by getting terms of agreement between the HOA and the Washburns, as well as bringing the issue to resolve for the City. In this instrument, titled "Acknowledgement of Requirement that Tracts be held in Common Ownership (Reverse Lot Split Approval)" it explains how both properties will be held in common ownership, and if ever conveyed to someone else, will only be conveyed together. The result of this Reverse Lot Split would allow the City to be satisfied with the illegal Lot Split as well as the HOA knowing that the property is under one ownership and cannot be conveyed separately. The prepared

instrument, if approved by the Planning Commission, would then be filed at the Courthouse to become the legal precedent for the property henceforth.

Site Location & Description

The property is located in the NW/4 of Section 2, Township 7 North, Range 5 West, of the Indian Meridian, Grady County, Oklahoma.

Public Notification

None required.

Zoning Code & General Plan Conformance

The current land use of the property is rural residential and agricultural and undeveloped land (see Page 25, 2020 Comprehensive Plan Update). The Future land use of the subject property is designated as the same.

Utilities

The subject property is outside of the municipal service areas.

Protest of Application

None reported.

Attachments

- A. Application.
- B. Map.
- C. Additional Information.

Prepared by:

Ryan Conner - City Planner

Washburn Reverse Lot Split

5.95 ac MOL

The Reverse Lot Split will combine the two properties (Lot 9 and the 5.95 ac tract) into one property for the purposes of future conveyance and building permits.

Lot 9
Block 11

Seagull Dr

Sandpiper Dr





City of Blanchard Lot Split Application

TO: The Planning Commission

Application is hereby made for APPROVAL OF A "LOT SPLIT" (Also being described in the Subdivision Regulations of the City of Blanchard as a "Minor subdivision"), covering the described property. This application is submitted with a **survey in plat format** displaying all proposed tracts, a **warranty deed** showing ownership of the property, and **unfiled deeds** displaying the legal information of the proposed new lots.

Owner of original tract requesting this lot split:

Name: Matthew and Ashley Washburn

Phone #: 405-850-6785

Street Address: 2287 Sandpiper Dr

City, State, ZIP: Blanchard, OK, 73010

ORIGINAL TRACT AREA: 1.48 acres OR 1 lots

(Attach Legal Description)

NEW TRACTS

NEW TRACT(s) - not exceeding three (3)

TRACT 1 AREA: 5.99 acres OR _____ lots

TRACT 2 AREA: _____ acres OR _____ lots

TRACT 3 AREA: _____ acres OR _____ lots

(Attach Legal Descriptions of All Tracts)

Upon approval, the Planning Commission Chairman shall certify the survey or a warranty deed covering the new tract(s), by signing of said document prior to filing with the county clerk. The Planning Commission meets once a month. Please be present at the Planning Commission meeting at which this will be discussed.

The undersigned acknowledges their ownership of the above described property that is the subject of the application.

Property Owner Signature: Matthew Washburn

OFFICE USE ONLY

Survey Received Fee Collected (\$100) Warranty Deed Displaying Ownership

Unfiled Deeds with Legal Information of Proposed Lots

City Clerk: _____

City Planner: _____

Acknowledgment of Requirement that Tracts be held in Common Ownership
(Reverse Lot Split Approval)

Come now Matthew and Ashley Washburn, husband and wife and state as follows:

1. That we, **Matthew and Ashley Washburn**, husband and wife, acquired *Lot Eleven (11), Block Nine (9), Four Lakes, Phase III, Grady County, Oklahoma, by Warranty Deed recorded in Book 4867, Page 387, of the records of Grady County, Oklahoma, being 1.48 acres more or less;*
2. That we, **Matthew and Ashley Washburn**, husband and wife, *acquired a 5.95 acre tract of land located in the Northwest Quarter of Section Two (2), Township Seven (7) North, Range Five (5) West, West Of The Indian Meridian, Grady County, Oklahoma, more particularly described as: a piece or parcel of land situated in the Northwest Quarter (NW/2) of Section 2, Township 7 North, Range 5 West, Grady County, Oklahoma, and being more particularly described as follows: 02-07N-05W BEG NW/C LOT 10 IN BLOCK 9 FOUR LAKES PHASE III ADDITION; TH S 00DEG 05'18"E 842.53'; TH S 89DEG 25'24"W 26.31'; TH N 23DEG 18'18"W 49.30'; TH N 18DEG 23'57"W 54.64'; TH N 31DEG 38'05"W 35.40'; TH N 34DEG 47'47"W 76.89'; TH N 40DEG 45'43"W 148.32'; TH N 34DEG 36'38"W 71.03'; TH N 88DEG 21'46"W 58.58'; TH N 48DEG 33'35"W 21.09'; TH N 01DEG 49'17"W 83.64'; TH N 24DEG 12'23"W 125.53'; TH N 19DEG 35'24"W 98.75'; TH N 64DEG 04'19"W 63.54'; TH N 74DEG 10'14"W 33.11'; TH N 88DEG 30'27"W 62.25'; TH N 61DEG 11'09"W 83.52'; TH N 67DEG 51'10"W 34.33'; TH N 57DEG 52'39"W 85.47'; TH N 83DEG 37'29"W 10.47'; TH S 45DEG 25'11"W 4.21'; TH N 01DEG 15'51"E 36.77'; TH N 89DEG 47'29"E 764.11' TO POB, by Warranty Deed dated 6/15/2020 and recorded on the 15th day of June 2019 in Book 5605, Page 565 of the records of Grady County, Oklahoma.*
3. That we are the sole owners of the tracts described in Paragraphs 1 and 2 of this Acknowledgment and that said tracts together comprise a single *7.43 acre tract* that is owned by us and which we consider and utilize as a single tract.
4. That we understand that pursuant to 35.3(C) of the Oklahoma Title Examinations Standards as adopted by the Oklahoma Bar Association and as codified in Title 16 of the Oklahoma Statutes, no conveyance of less than one (1) entire platted lot or conveyance of an unplatted tract described by federal survey or metes and bounds, consisting of ten acres or less shall not be considered valid without prior approval for lot split by the cognizant planning agency and that such acreage restriction applies to the conveyance as well as any resulting tract.
5. That we understand that the conveyances identified in Paragraphs 2 of this Acknowledgment would not be valid conveyances under the Oklahoma Title Standards and that no improvements could be located upon said tracts described in Paragraph 2 of this Acknowledgment.
6. That in consideration of the foregoing and the desire of the undersigned to legitimize the conveyances set forth in Paragraphs 2 of this Acknowledgment and to allow future building permits to be considered for improvements that may be located on the Tracts described in Paragraphs 2 of this Acknowledgment, the undersigned Acknowledge that henceforth, the tracts described in Paragraphs 1 and 2 of this Acknowledgment shall be held in common ownership and if conveyed shall henceforth be conveyed as a single

parcel, never again to be owned in separate tracts until further and future order of the City of Blanchard Planning Commission.

Dated this ___ day of _____, 2021.

State of Oklahoma
County of Grady

Subscribed and sworn to before me this ___ day of _____, 2021.

My Notary Commission Number
And Date of Expiration

Approved by the Blanchard Planning Commission on the ___ day of _____, 2021, by a vote of _____, taken in Open Meeting.

Blanchard City Clerk

(Seal)

BUSINESS AGENDA

B-5

Lot Split Application Report

DATE: 26 October 2021
TO: Blanchard Planning Commission
RE: Application filed by J&R Mobile Homes (Rick Jones)

Application

APPLICANT: J&R Mobile Homes (Rick Jones)
OWNER: Same as applicant
LOCATION: NW corner of NE 25th St and N Rockwell Ave
ZONING (Proposed): A-1, Agricultural District
LEGAL: See Attached
Original TRACTS: One (1): 13.49 Acres MOL
PROPOSED TRACTS: Three (3):
Tract 1: 4.10 Acres MOL (already split in Oct. 2020)
Tract 2: 5.45 Acres MOL (part of 9.39 ac remaining tract)
Tract 3: 3.94 Acres MOL (part of 9.39 ac remaining tract)

Background

The subject property is located at the NW corner of NE 25th St and N Rockwell Ave, with property located in the A-1, Agricultural Zoning District. The submitted Lot Split application deals with property that was Split by the Planning Commission in October of 2020 where the original 13.49 acre property was split into a 4.10 acre tract for a new house construction and a 9.39 acre tract left over. The current Lot Split request is asking to Split the 9.39 acre tract into two (2) separate tracts, one being 5.45 acres and the other being 3.94 acres, both meeting the 2.5 minimum acres needed for the A-1 District. With this creating a total of 3 tracts from the original 13.49 acres, it would be the maximum amount of lot splits allowed per the subdivision regulations of the City of Blanchard. Both new tracts would also meet the minimum requirements of frontage needed from the A-1 District and would allow for single family homes or other A-1 uses. See the attached survey documents for visuals.

Site Location & Description

The property is located in the SE/4 of Section 17, Township 8 North, Range 4 West, of the Indian Meridian, McClain County, Oklahoma.

Public Notification

None. Required.

Zoning Code & General Plan Conformance

The current land use of the property is agricultural (see Page 25, 2020 Comprehensive Plan Update).
The Future land use of the subject property is classified Low Density Residential (1-2.5 acre tracts).

Utilities

The subject property is located outside of the municipal water and sewer service area.

Protest of Application

None.

Attachments

- A. Application.
- B. Map

Prepared by:

Ryan Conner - City Planner

Rick Jones Lot Split



Outbuilding

N Rockwell Ave

Tract 3
3.94 AC

Not a
part

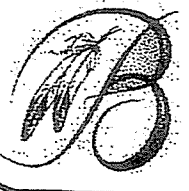
Tract 2
4.10 AC
Split in
Oct 2020

Tract 1A
5.45 AC

New Home

NE 25th St

Authentisign ID: AA4A5284-421D-4815-80AF-8A6945369908



City of Blanchard

Lot Split Application

TO: The Planning Commission

Application is hereby made for APPROVAL OF A "LOT SPLIT" (Also being described in the Subdivision Regulations of the City of Blanchard as a "Minor subdivision"), covering the described property. This application is submitted with a survey in plat format displaying all proposed tracts, a warranty deed showing ownership of the property, and unfiled deeds displaying the legal information of the proposed new lots.

Owner of original tract requesting this lot split:

Name: J&R Mobile Homes, Inc. Phone #: 580-221-7615

Street Address: 1904 4th Ave. NW City, State, ZIP: Ardmore, OK 73401

ORIGINAL TRACT AREA: 3.94 acres OR _____ lots

(Attach Legal Description)

NEW TRACTS

NEW TRACT(s) - not exceeding three (3)

TRACT 1 AREA: _____ acres OR _____ lots

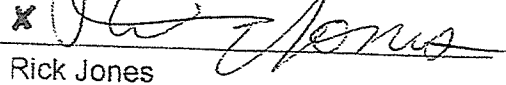
TRACT 2 AREA: _____ acres OR _____ lots

TRACT 3 AREA: _____ acres OR _____ lots

(Attach Legal Descriptions of All Tracts)

Upon approval, the Planning Commission Chairman shall certify the survey or a warranty deed covering the new tract(s), by signing of said document prior to filing with the county clerk. The Planning Commission meets once a month. Please be present at the Planning Commission meeting at which this will be discussed.

The undersigned acknowledges their ownership of the above described property that is the subject of the application.

Property Owner Signature: 
Rick Jones

OFFICE USE ONLY

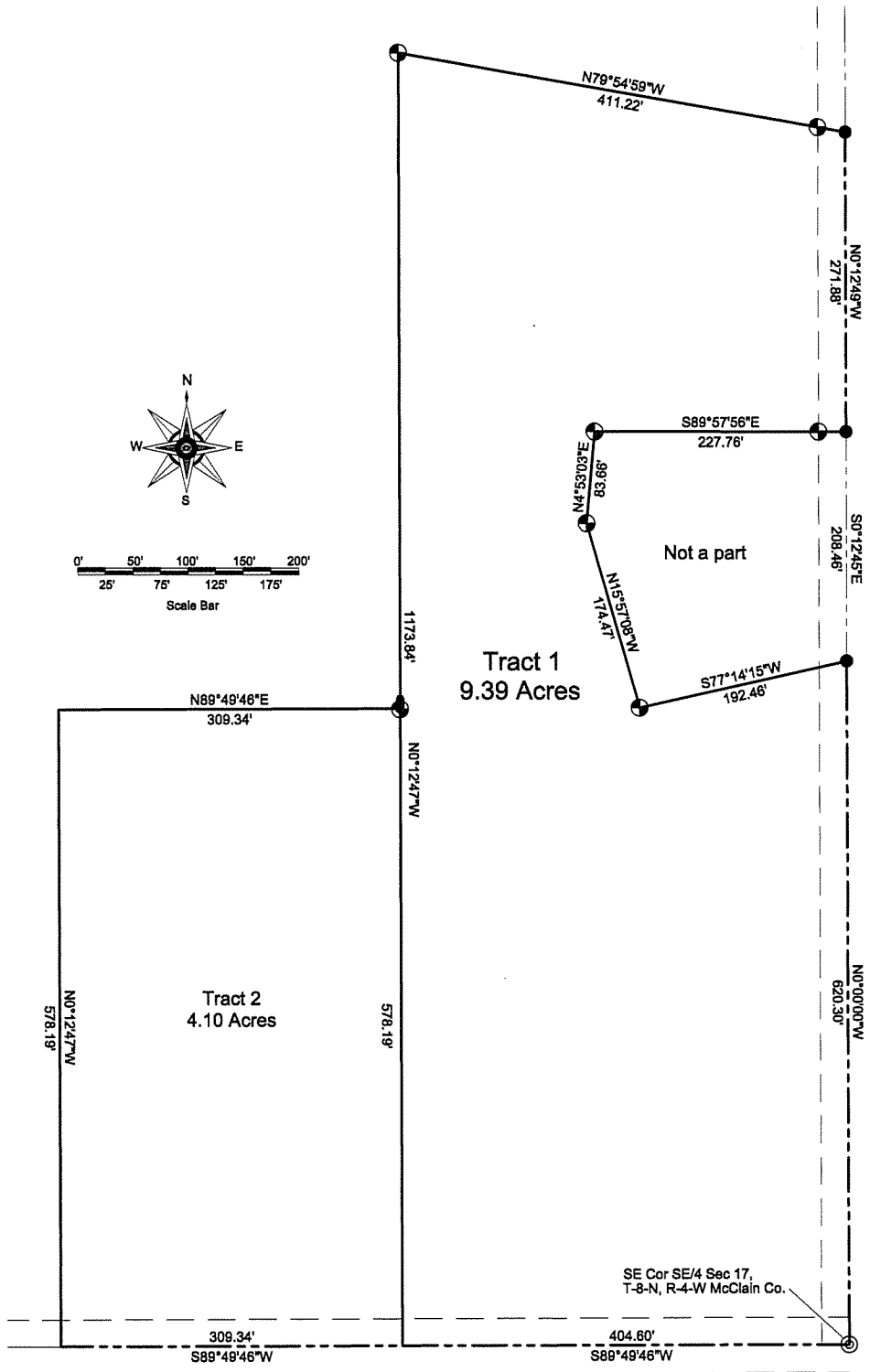
____ Survey Received 150 Fee Collected (\$100) ____ Warranty Deed Displaying Ownership

____ Unfiled Deeds with Legal information of Proposed Lots

City Clerk: _____ City Planner: _____

Lot as recorded

Proposed Lot Split in the SE/4 of the SE/4 of Section 17, 8N-4W of the I.M., Blanchard, McClain County, Oklahoma.



Waggoner's Land Surveying
 P.O. Box 968, Blanchard, Oklahoma 73010
 Telephone 405-485-2322 Fax 405-485-8375
 C.A. #2343 Expires 6-30-2023

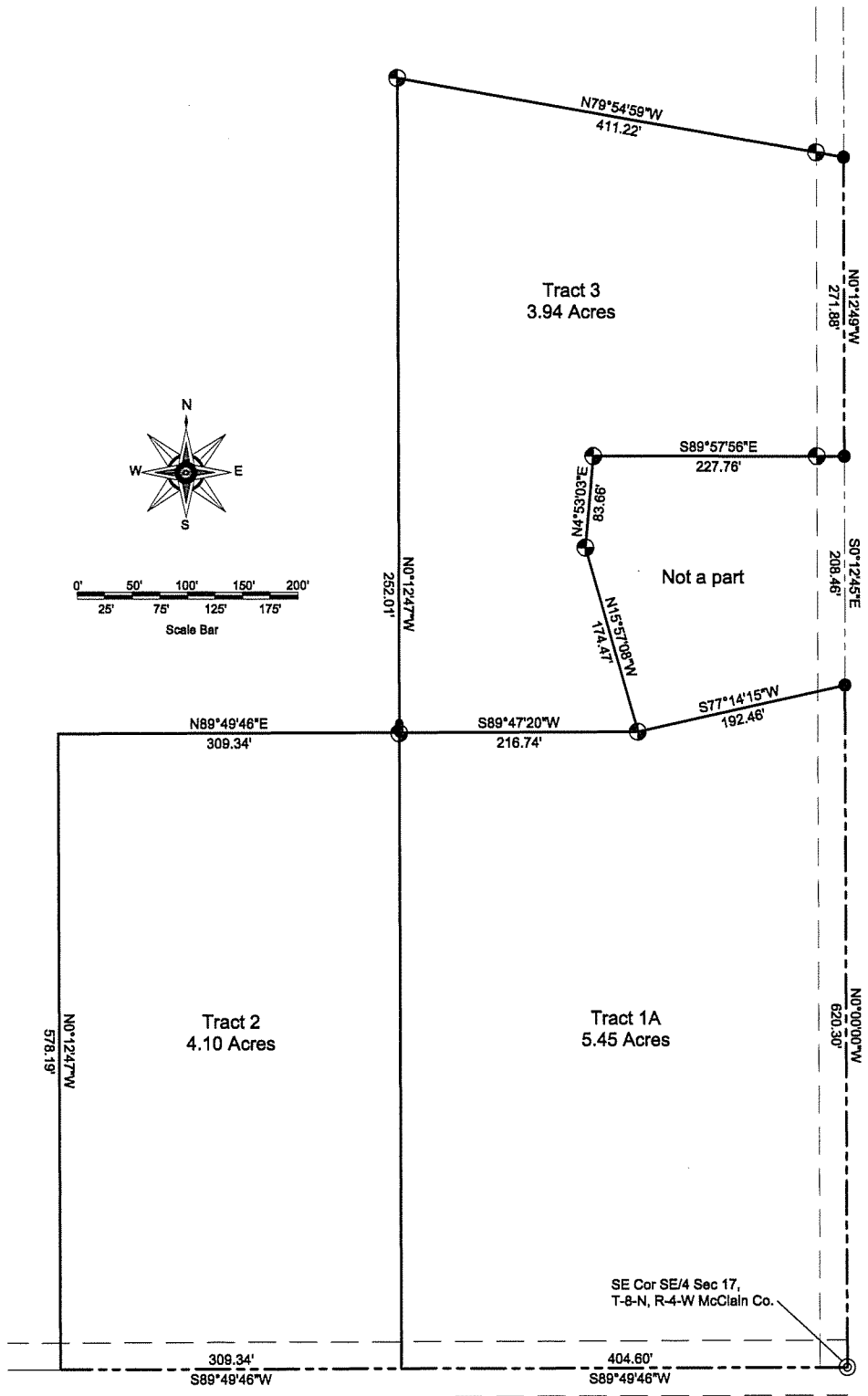
- ⊙ Found Iron Pin
- ⊕ Set 3/8" RPS 1163 Cap
- Set Mag RPS 1163 Washer
- Set PK Nail

Filed: Green, Kim
 Dk: E:\2021DWG\
 FN: 178N4WAsSplit.DWG

() Dead Dimension
 M = Measured Field Distance

Lot as split

Proposed Lot Split in the SE/4 of the SE/4 of Section 17, 8N-4W of the I.M., Blanchard, McClain County, Oklahoma.



- ⊙ Found Iron Pin
- Set 3/8" RPS 1163 Cap
- Set Mag RPS 1163 Washer
- Set PK Nail

Waggoner's Land Surveying
 P.O. Box 968, Blanchard, Oklahoma 73010
 Telephone 405-485-2322 Fax 405-485-8375
 C.A. #2343 Expires 6-30-2023

Filed: Green, Kim
 Dk: E:\2021DWG\
 FN: 178N4WAsSplit.DWG

() Deed Dimension
 M = Measured Field Distance

BUSINESS AGENDA

B-6

Mobile Home / Manufactured Home Ordinance Comparisons Fall 2021

Zoning Districts	Blanchard
Agricultural Districts	A-1, 10 acre tracts or greater
Other Residential Zoning Districts	R-E, (manufactured houses)
Other Residential Zoning Districts	R-3, (mobile home parks)

	Newcastle
Agricultural Districts	A, 5 acre tracts
Other Residential Zoning Districts	R-MH-1 (Manufactured Housing Subdivision)
Other Residential Zoning Districts	R-MH-2 (Mobile Home Park)

	Tuttle
Agricultural Districts	Not allowed
Other Residential Zoning Districts	Mobile Home Park
Other Residential Zoning Districts	

	Chickasha
Agricultural Districts	A-1, 10 acre tracts or greater
Other Residential Zoning Districts	M-H Mobile Home Park District
Other Residential Zoning Districts	

	Noble
Agricultural Districts	A-1, 10 acre tracts or greater
Other Residential Zoning Districts	Mobile Home Park District
Other Residential Zoning Districts	

	Mustang
Agricultural Districts	Not allowed
Other Residential Zoning Districts	Mobile Home Park District
Other Residential Zoning Districts	

	OKC
Agricultural Districts	AA, 5 acre tracts
Other Residential Zoning Districts	Mobile Home Park District
Other Residential Zoning Districts	

Version 1 ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA AMENDING SECTION 21-713 IN ARTICLE 7 IN CHAPTER 21 OF THE BLANCHARD MUNICIPAL CODE PERTAINING TO MOBILE HOMES AND MANUFACTURED HOUSING UNITS IN THE A-1, AGRICULTURAL ZONING DISTRICT; DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA:

SECTION 1. That Paragraph 8 of Section 21-713 of Article 7 of Chapter 21, "AREA AND HEIGHT REGULATIONS" of the Code of Ordinances of the City of Blanchard, Oklahoma, is hereby amended to read as follows:

8. No permit shall be issued for the location of a mobile home or manufactured housing unit on a lot of less than five (5) acres.

SECTION 3. REPEALER. All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY. In the event any word or sentence in this ordinance, or provision or portion of this ordinance, or rules adopted by this ordinance is invalidated by any court of competent jurisdiction, the remaining words and/or sentences, provisions, or portions thereof shall not be affected and shall continue in full force and effect.

SECTION 5. EMERGENCY. Whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Blanchard, Oklahoma on this ____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM on this ____ day of _____, 2021

City Attorney

DRAFT

Version 2 ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA AMENDING SECTION 21-712 “USES PERMITTED” AND REMOVING PARAGRAPH 8 IN SECTION 21-713 “AREA AND HEIGHT REGULATIONS” BOTH IN ARTICLE 7 IN CHAPTER 21 OF THE BLANCHARD MUNICIPAL CODE PERTAINING TO MOBILE HOMES AND MANUFACTURED HOUSING UNITS IN THE A-1, AGRICULTURAL ZONING DISTRICT; DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA:

SECTION 1. That the table in Section 21-712 of Article 7 of Chapter 21, "USES PERMITTED" of the Code of Ordinances of the City of Blanchard, Oklahoma, is hereby amended to read as follows:

Mobile Home (freestanding)	*
Manufactured Housing Units and Mobile Homes	x

SECTION 2. That Paragraph 8 of Section 21-713 of Article 7 of Chapter 21, "AREA AND HEIGHT REGULATIONS" of the Code of Ordinances of the City of Blanchard, Oklahoma, reading currently as “8. No permit shall be issued for the location of a mobile home or manufactured housing on a lot of less than ten (10) acres.” **is hereby removed** from the Blanchard Municipal Code.

SECTION 3. REPEALER. All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY. In the event any word or sentence in this ordinance, or provision or portion of this ordinance, or rules adopted by this ordinance is invalidated by any court of competent jurisdiction, the remaining words and/or sentences, provisions, or portions thereof shall not be affected and shall continue in full force and effect.

SECTION 5. EMERGENCY. Whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Blanchard, Oklahoma on this ____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM on this ____ day of _____, 2021

City Attorney

DRAFT

BUSINESS AGENDA

B-7



Vision 2035

A Comprehensive Plan for Blanchard, OK

Housing Goal:

Encourage a mix of affordable single family homes, townhomes, duplexes, and apartments that enhance the community character.

Objective: Residents of Blanchard should have a broad choice in housing types.

Policy: Permit dwelling units in live-work arrangements.

Policy: Create limitations for home occupation permits in residential areas for certain businesses based on adopted zoning code.

Policy: Establish highest and best use for residential areas near commercial zoning districts for multi-family housing.

Housing Goal:

Provide attractive housing that supports good neighborhood character.

Objective: Homes in Blanchard should be well maintained and in good condition according to the adopted codes.

Policy: Provide active code enforcement for property maintenance, derelict vehicles and attractive nuisances.

Policy: Restrict unpermitted construction of car ports, lean-to's and accessory structures on residential property.

Infrastructure and Public Utilities

Water System

Due to the lack of aquifers in and around Blanchard, there is a shortage of ground water. Because of this, the city receives its water from Oklahoma City. Blanchard, in turn, sells water to the cities of Dibble and Cole. The city of Blanchard has recently completed a secondary connection to Newcastle.

Other issues include old water lines in the original town site of Blanchard in need of replacement, undersized water lines resulting in low water pressure in some areas and individual water wells going dry. New development should be required, in accordance with Oklahoma State Statute Title 11 Section 45-104, to connect to Blanchard's water system.

Water System Goal:

Maintain a quality water system to ensure an adequate water supply for existing and future development.

Objective: New developments in Blanchard should be required to connect to the city's water system, in accordance with Oklahoma State Statute Title 11 Section 45-104 and city ordinance

Formatted: Font color: Auto

Formatted: Font color: Auto

Policy: Ensure the city has the capacity to extend service to future development, before the development is approved by the city.

Policy: Encourage and educate the city regarding water conservation policies.

Policy: Strategically replace aging water lines in the downtown area to coordinate with private development projects. Update undersized lines to improve water pressure, where needed.

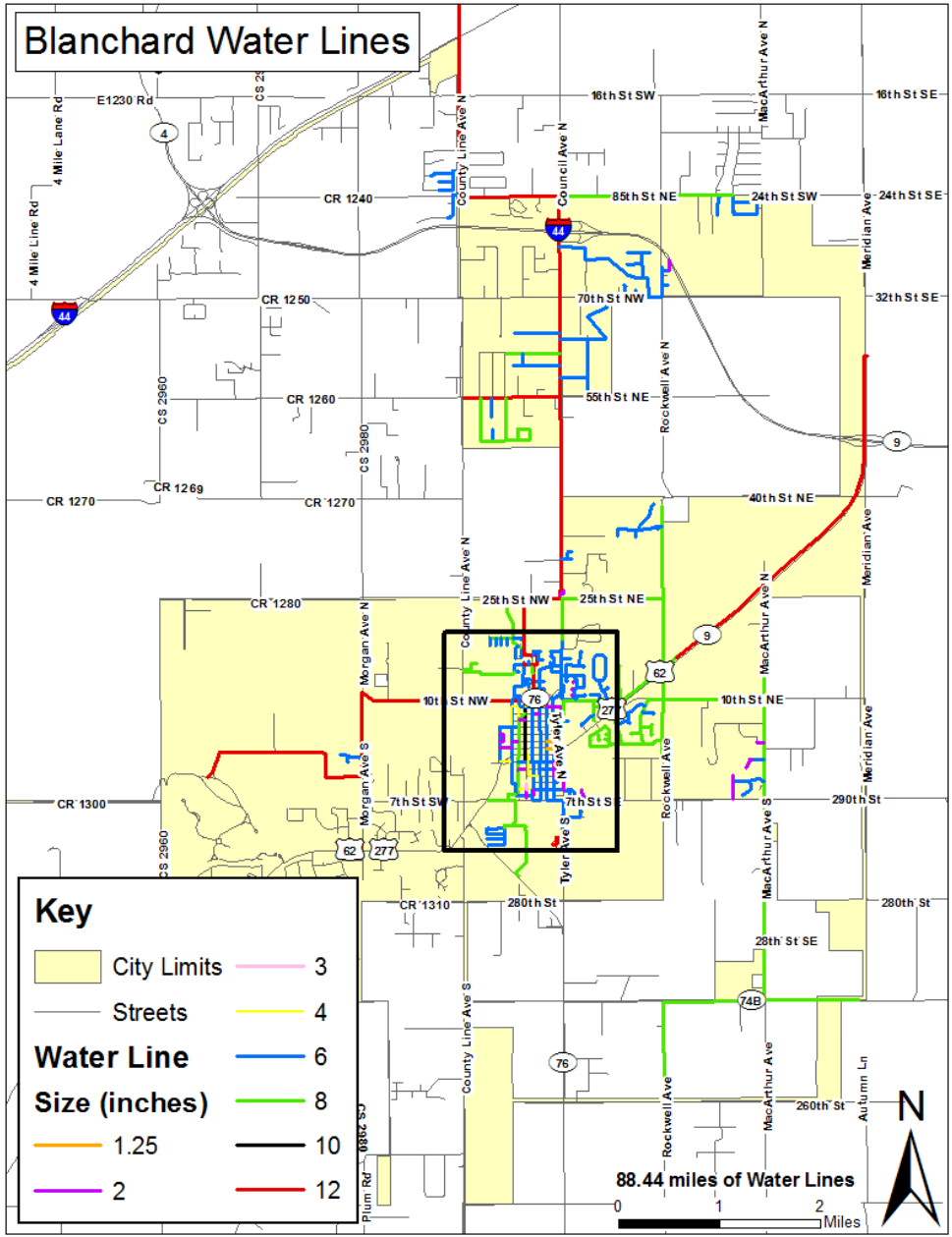
Policy: Use GIS systems to maintain water map as new lines are constructed or existing lines are replaced with larger lines.

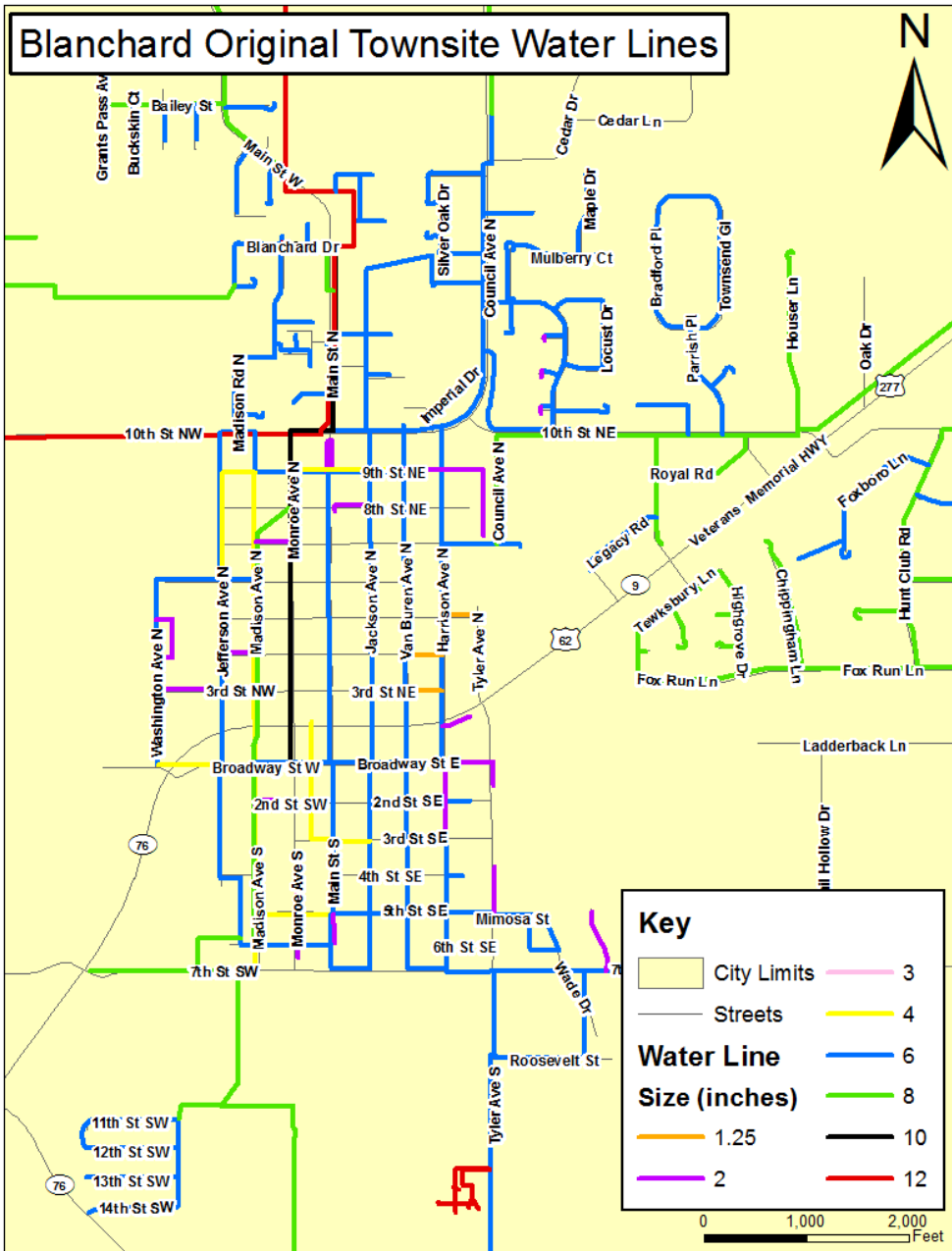
Policy: Support future commercial and multi-family residential growth by proactively extending services to accompany future roadways indicated on the Future Transportation Map.

Policy: Establish and maintain 12" water lines at section line roads and major thoroughfares.

Policy: Require connections to municipal water and sewer service for all new residential and construction within ¼ mile from the nearest property line, or provide a fee in lieu of.

Policy: Private Developers and Engineers will provide the City of Blanchard electronic files for preliminary and final plats in a format determined by the City Engineer.





Wastewater System

Blanchard's current wastewater system consists of three lagoons, constructed in 1976. In 2010, two of the lagoons were enlarged and aerated, per Oklahoma Department of Environmental Quality (DEQ) specifications and went online in 2011. According to DEQ, to accommodate future development, more property will need to be acquired for irrigation to accommodate increased flow of gray water. In order to implement this, DEQ is requiring the city to develop a 20-year plan. The city is currently in the process of developing the 20-year plan and searching for property suitable for the location of an aeration system. In addition, new development should be required, in accordance with Oklahoma State Statute Title 11 Section 45-104 and city ordinance, to connect to Blanchard's wastewater system.

There are a numerous homes, and some businesses, with individual sewer systems; either septic or aerobic. DEQ is the regulatory authority for the placement of individual septic systems. However, if not properly maintained, they can become an environmental problem for property owners and the general public. Connection to the city's wastewater system would help prevent issues arising from improperly maintained or failing individual sewer systems.

Wastewater System Goal:

Maintain current sanitary sewer infrastructure and update sanitary sewer system in accordance with DEQ requirements, to provide for future growth.

Objective: New developments in Blanchard should be required to connect to the city's wastewater system, in accordance with Oklahoma State Statute Title 11 Section 45-104.

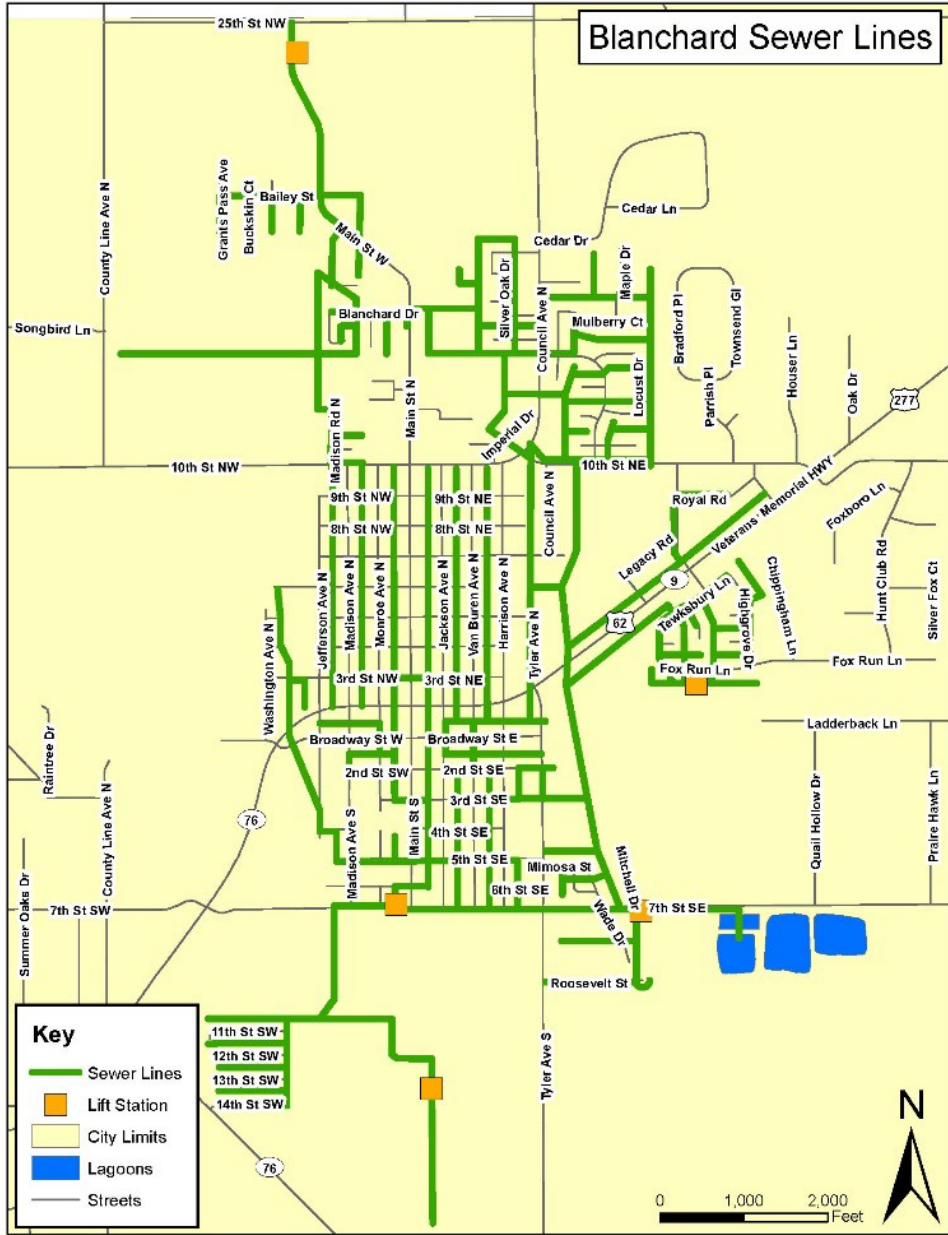
Policy: Ensure the city has the capacity to extend service to future development before the development is approved by the city.

Policy: Complete DEQ required 20-year plan for the city's wastewater treatment facility.

Policy: Consider a special study done by a professional civil engineering firm to determine the most appropriate size/place to locate future sewer services.

Policy: **Extend public services to intersection of Highway 9 and Highway 62 to support future economic development.**

Policy: Keep Wastewater map updated as new lines are constructed and/or existing lines are replaced.



Capital Planning and Capital Improvement Plans

The development of a capital improvement plan is linked to annual budget cycle, but also must respond to the immediate needs in the event of a utility emergency. The process for coordination and review of each project is linear in nature, but allows for multiple projects of various kinds to be included in a simple schedule or timeline.

The following steps are a quick guide for the general public to be aware of the capital improvement planning process and

1. Establish baseline data on age of systems, level of service or performance and frequency of incidents or system failures.
2. Assess and Categorize each utility and infrastructure investment according to the community needs.
3. Identify the source of funds according to the potential scope and timetable of expenditures.
4. Coordinate project scope with adjacent utilities or other agencies project schedules. *(ex. An intersection widening is scheduled to begin in three months, but a waterline improvement under the new intersection was scheduled for later next summer. A minor adjustment to the CIP will allow a portion of the waterline improvement to occur before the intersection is widened, allowing the new intersection to remain in good working order after completion).*
5. Inform the city leaders of the status of projects and make available to the public relevant details that may affect their quality of life.
6. Cooperate with neighbors, contractors and other departments on the possible impacts of a project.
7. Receive approval from the city council
8. Manage expenditures according to the annual Budget.

9. Authorize the project to proceed and oversee work on a regular basis.
10. Inspect and monitor the project after completion to conform to warranty or bond requirements.

Goal: Provide public access to the Annual CIP

Objective: Provide annual public oversight and review of all capital improvement projects

Policy: Prepare and distribute annual capital improvement plans to provide openness in infrastructure planning. Prepare city-wide maps and details to be posted in a public place.

Policy: Incorporate walkability and pedestrian oriented features into CIP so those features can be incorporated into project scope.

Watershed and Natural Environment

Blanchard has attracted new residents from across the Oklahoma City metro area because of the rolling hills and wide open views to the surrounding landscape. The topography features a series of north and south ridges separated by small drainage ways. The small ridges extend from a major east-west ridge about one-half to three-fourths of a mile north of the City proper. The main ridge forms a dividing crest that causes two distinct watersheds—the north fork of Walnut Creek with drainage flowing to the north, away from the City; and the south fork of Walnut Creek with drainage flowing to the south, through and around downtown.

Cities across the United States are taking a more concerted effort to design and control the effects of storm water runoff in all of its forms. The use of detention ponds to hold and slowly release storm water during heavy inundations have been unevenly applied and have proven to do little to support ground water recharge. An emerging storm water management solution is the use of Bioswales, or Rain Gardens. Bioswales are

constructed at a smaller size and scale than traditional storm water detention structures and are commonly found diffused within a development instead of concentrated at the edge of the property or the lowest elevation. Bioswales can be located on private property or within the public right-of-way when granted permission by the City. The potential to collect and dissipate the impact of storm water in the public right of way provides property owners and developers more of their lot for development. Because this would require private investment in the public right-of-way, a revocable permit would be required.

Storm water management is especially important where ground is being cleared for new construction projects. Construction staking and silt fences have been successful at removing topsoil from roadways and creeks along the perimeter of construction sites. The combination of engineer-approved storm water management plans and the addition to Bioswales to new development projects has the potential to improve the quality of water introduced to adjacent waterways and provide for much needed ground water recharge.

Watershed and Floodplain

Floodplain

Creeks, riparian areas and floodplains are environmentally sensitive areas and are beneficial to the community. They serve to store and convey flood waters, and are natural drainage areas. Additionally, if regulated properly, floodplains should help reduce property damage due to flooding and, most importantly, reduce deaths or injuries in the event of a flood. Any development or encroachment into the floodplain should be limited by the community. Development of any type should not be allowed in the floodway, which is the part of the floodplain FEMA considers the most hazardous.

There are several creeks traversing Blanchard containing designated floodplain areas. They include Walnut Creek in the northern part of the city, with tributaries in the southern area of Blanchard; Buffalo Creek in the southeast; and Bridge Creek in Grady County. Walnut Creek contains the largest floodplain (see Map 5.1).

The Federal Emergency Management Agency (FEMA) defines the floodplains as flood hazard areas identified on the Flood Insurance Rate Map (FIRM) and identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the areas that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. Because the City of Blanchard participates in the National Flood Insurance Program (NFIP), they are required to adopt and enforce the minimum NFIP floodplain regulations. Blanchard has adopted a floodplain ordinance which meets the requirements of the NFIP and FEMA.

Floodplain Goal: Regulate the floodplain to eliminate deaths and injuries, reduce property damage and protect the environment and wildlife habitat.

Objective: Protect creeks, riparian areas and floodplains from encroachment and incompatible land uses.

Policy: Continue to restrict construction in the 100-year (1%) floodplain to adhere to the requirements of FEMA and the NFIP, as well as the city's floodplain ordinance.

Policy: In order to protect water quality and wildlife habitat, consider prohibiting building by establishing a minimum buffer from the banks of creeks and streams.

Policy: Consider locating low-impact, environmentally compatible, passive

recreation areas, such as trails and open space, in the floodplain (not floodways).

Preserve, Protect, and enhance the unique environmentally sensitive areas in Blanchard.

Objective: Eliminate siltation of creeks and waterways, reduce negative effects of storm water runoff.

Policy: Measure and maintain water quality standards for streams and creeks according to ODEQ standards.

Policy: Adopt Low Impact Development / Rain Garden Standards for residential and commercial development.

Objective: Prevent erosion and deterioration of soils.

Policy: Establish a setback distance (horizontal and vertical) in the Zoning Code for creeks, waterways and other bodies of water.

Policy: Enforce ordinances for construction staking and storm water protection of adjacent properties and waterways.

Wildlife habitat

A common feature among many suburban communities is the interface between wildlife and human habitation. Residential and Commercial development does in fact displace local fauna temporarily, but given enough time, deer, raccoons, rabbits, and other wild animals return. Residents have expressed concern over certain animals being nuisances to gardens and flowerbeds, but the benefits of a diverse biological system outweigh the downsides.

The unnecessary clearing of properties has a negative impact on both storm water quality and wildlife habitat. The city of Blanchard will benefit from establishing procedures for

limiting the clear cutting of properties without a proper replanting and landscaping plan approved as part of an overall development plan.

It is important for the residents of Blanchard to acknowledge the benefits of sharing the environment with wildlife and work to maintain the natural environment.

Goal:

Preserve a diverse ecosystem that supports wildlife, and protects sensitive habitats while providing for opportunities for new development to occur.

Objective: Achieve a healthy balance of new commercial and residential development that provides access to undisturbed natural landscapes.

Policy: Maintain a system of contiguous natural corridors along trails, creeks and waterways that connect the rural and urban portions of Blanchard.

Policy: Preserve large tracts of wildlife habitat as conservation corridors.

Wildlife habitat Goal:

Preserve and protect existing forest areas.

Objective: Prevent the unnecessary loss of existing tree and vegetative ground cover.

Policy: Restrict ground clearing or clear cutting of **commercial** properties and **new residential subdivisions** until a development plan has been approved by the City of Blanchard.

Policy: Adopt open space preservation policies as an element in the subdivision regulations and zoning ordinances.

Definitions:

Streams are a part of a watercourse, either naturally or artificially created, that contain intermittent or perennial base flow of groundwater origin. Ditches that convey surface water runoff exclusively from storm events are not included in this definition.

Stream buffers are areas which extend a minimum of 100 feet from the top of each stream bank along both sides of a stream.

Steep slopes are defined as areas with slopes greater than 25%.

100-year floodplain is that area which, after ultimate development of its watershed based on current zoning, would be inundated by water runoff from a 100-year storm.

Drainage basins consist of the land that surrounds a body of water and contributes fresh water, either from streams, groundwater, or surface runoff, to that body of water.

Wellhead buffers are areas which extend 100 ft. around any existing or proposed community water supply well or well site as may be

designated on the adopted Water and Sewer Master Plan or the County Comprehensive Plan.

Vegetation consists of one or more of the following: planted grasses, native grasses, ornamental & existing trees and shrubs. At least one of these features should be preserved along stream corridors.

Forests consists of native hardwoods and contiguous tree canopies.

Economic Development

Introduction

A healthy economy is essential to the continued growth of Blanchard. A healthy economy means more than just new jobs; it means increased incomes for Blanchard residents, a welcome environment for existing and new businesses, and increased fiscal capacity and financial stability.

One of the principal purposes of economic development is to provide a sufficient tax base for the city's continued growth and prosperity. Revenues generated from sales tax and various permits and user fees contribute substantially to funding infrastructure and public service investments. Blanchard should implement an effective economic development policy integrating existing economic and cultural resources with new economic investments, thus creating a sustainable business climate and employment opportunities.

Economic development involves marketing, promoting, and developing land in four specific areas. These areas include: the corridor along Highway 62, the intersections along Highway 76 (Council Ave) north of the original Blanchard town site, within the Central Business District, and in the undeveloped lands south of the original Blanchard town site. The city should

market, promote, and develop businesses that are appropriate to Blanchard’s character and needs. Business recruitment within Blanchard is focused on retail, commercial, and small industry. Therefore, it is essential that the Comprehensive Plan designate sufficient land for economic expansion and ensure that such land is strategically located to maximize the potential for meeting market demands. Further, the Comprehensive Plan should provide assurances to the existing Main Street business community of continued investment necessary to promote the economic vitality within the commercial core.

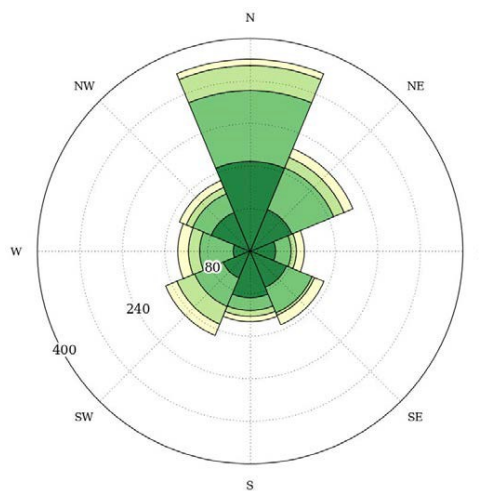
In order to accomplish this, the city should maintain support for the Blanchard Economic Trust Authority (BETA) and the Chamber of Commerce. BETA, founded in 2009 and revived in 2012, is an economic development team whose mission is to foster growth and expansion for new and existing businesses. They have a unique ability to secure financial and investment funding that is vital to the city’s economic development. The Chamber of Commerce is an organization designed to help develop, promote and support the community and its economic opportunities. Through a membership system, they have the ability to plan events and create a positive business atmosphere and attract new businesses.

Employment Development

As the population increases, Blanchard will begin to transition from a bedroom community of Oklahoma City to an independent city capable of sustaining many everyday functions and providing a balanced economy.

New office spaces will drive the need for additional retail development. The attraction of office space has a unique relationship with retail, as office workers will spend a larger portion of their day in Blanchard conducting everyday tasks in the city instead of traveling to a neighboring community. As the population increases more businesses can sustain operations

and the sales tax loss to other communities will be slowly reduced. Development of office space tracks with the positive or negative growth of the national economy. The cyclical nature poses challenges for the development of new office parks or complexes in a down economy. It is beneficial to survey the available building stock of the city to determine what vacancies exist, and if there is capacity for locating new office jobs in existing buildings.



Scatter Chart – Distance and direction from Work to Home for Blanchard Residents – 2014 data.
 Dark Green – Less than 10 miles
 Medium Green – 10-24 miles
 Light Green – 25-50 miles
 Tan – Greater than 50 miles

A majority of Blanchard residents still commute to work in Oklahoma City, Norman, or surrounding communities, but continue to live in Blanchard. Based on 2014 employment data 320 individuals worked within Blanchard or worked from home. Nearly 2,880 commuted out to another community, and nearly 1,200 commuting into Blanchard for work. Blanchard suffers from a deficit of nearly 1,300 jobs. This deficit includes larger employers and higher

paying jobs that provide these job holders the financial freedom to live and work in separate parts of the city. By contrast, service industry and manual labor jobs do not pay as well, so residents of Blanchard working at or near the minimum wage have limited mobility and financial resources, and subsequently fewer job choices.

Between 2007 and 2014, the number of residents that leave Blanchard to work has increased by nearly 1,000 people (2007, 1,885 - 2014, 2,880). During this same time the total population increased by 1,400 residents to roughly 7,800.

Blanchard, BETA, and the Chamber should encourage and retain businesses in the following sectors in which the labor force is specialized: retail, restaurants, and other service oriented industries. In order to retain these industries, Blanchard needs to continue efforts to attract retail and restaurant proprietors that are not duplicates of existing businesses.

The Jobs-Housing balance must exist to provide enough options for residents to choose between one housing type and another. This means that a healthy vacancy rate of 4-8% for certain housing types should be expected. Blanchard had a 0.0% vacancy rate according to the 2010-2014 ACS. Because housing choice is a one-sided probability – a household cannot usually spend more than 35% of their income on housing – means that employed individuals will spend less on housing in order to maintain their standard of living, because their employment income determines of the type of housing they can afford. If there exists a shortage of affordable housing options, those individuals cannot move to a more competitive housing choice, and must either pay a higher rent or move to another community where housing choice exists. Higher paying jobs therefore provide more freedom of choice in housing type and “unlock” the potential for buying or renting a more widely available single family home.

Economic Development Goals and Objectives:

Goal:

36 | Page
Updated

Retain and expand the existing business base, attract new businesses and industries, and create sustainable employment opportunities for the residents of Blanchard.

Objective: Maintain a strong support for BETA and the Chamber, to serve as an advocate for the implementation of economic development initiatives in the Blanchard area.

Objective: Focus on increasing the number of jobs available in economic sectors where average wages are above the prevailing average wage rates.

Goal:

Promote, enhance and organize the existing commercial community within the Central Business District to revitalize the business environment.

Objective: Continue to promote downtown with special events, and promotion of new and expanding businesses.

Goal:

Assist with developing regional strategies for economic development.

Objective: Support and coordinate between existing businesses that may have products or services made and sold in Blanchard.

Policy: Assign a city staff member with the part time responsibility of promoting economic development projects, coordinating with the business community and working on recruiting new businesses.

Objective: Provide Flexible permitting for historic buildings on Main Street. Allow shared occupancies for new businesses and support from the building official through the permitting and occupancy process.

Policy: Expedite permitting for Main Street / Downtown businesses seeking to expand or upgrade their buildings and

facilities.

Retail Development

The Future Land Use Plan indicates a large portion of potential commercial property at the intersection of Highway 62 and Highway 9/H.E. Bailey Turnpike Norman Spur. Because this is the last free exit off of Highway 9 for westbound traffic, this intersection has significant potential for retail, hotel, office, and multi-family development.

Based on the current traffic counts and the increasing retail demand in Blanchard, this intersection would benefit from an individual Special Area Plan that encompasses all of the goals and objectives of this Comprehensive plan.

Parks, Floodplain, Open Space

Parks

Parks play an integral role in the community for numerous reasons including providing areas for recreation and exercise, increased property values, and open/green space. National standards recommend cities reserve five to eight acres for community parks for every 1,000 people (see the Appendix for more specific standards). If those standards are used, Blanchard should have approximately 40 acres of community park space. The population projection for 2035, of approximately 15,000, would indicate that approximately 75 acres of community park space would be optimal. Results from the surveys taken in 2006-07 indicate the public would like to see more park/recreational space provided (see Appendix for citizen survey results).

There are currently no neighborhood parks in Blanchard. National standards suggest one to two acres of park space be reserved for neighborhood parks for every 1,000 people. Blanchard may consider requiring future residential developments include park/open space either maintained by a homeowners association, or request the city officially accept the parks by dedication for maintenance by the city. The city should ensure there are adequate resources to adequately maintain existing and proposed parks and recreational areas.

Currently Blanchard has two city parks - - Lions Park and South Park. Lions Park is located southwest of the original Blanchard plat, and includes a newly constructed splash pad and handicapped accessible facilities, a covered stage, a 2400 sq. ft. covered, all-purpose pavilion with available electric and charcoal grills, two 144 sq. ft. all-purpose, covered pavilions (all pavilions are available for rental to the public), a one mile walking trail which includes two pedestrian bridges, five multi-station exercise areas, and a lighted baseball field. Lions Park consists of approximately 10 acres.

South Park, located in the southeast area Blanchard, includes five lighted baseball fields, concession stands and ADA accessible restrooms. This facility may also be used for soccer, football and large city sponsored events. South Park consists of approximately 13.3 acres.

Parks System Goal:

Maintain existing parks and provide for additional city parks, open space and trails, as well as neighborhood parks.

Objective: Ensure adequate funding to build and maintain additional parks and open space as the community grows, and require future residential developments provide neighborhood parks and open space.

Policy: Revise subdivision regulations to require dedicated park/open space and sidewalks based upon zoning/density.

Policy: Provide for a “fee-in-lieu-of” in the subdivision regulations for park/open space dedications.

Floodplain

Creeks, riparian areas and floodplains are environmentally sensitive areas and are beneficial to the community. They serve to store and convey flood waters, and are natural drainage areas. Additionally, if regulated properly, floodplains should help reduce property damage due to flooding and, most importantly, reduce deaths or injuries in the event of a flood. Any development or encroachment into the floodplain should be limited by the community. Development of any type should not be allowed in the floodway, which is the part of the floodplain FEMA considers the most hazardous.

There are several creeks traversing Blanchard containing designated floodplain areas. They include Walnut Creek in the northern part of the city, with tributaries in the southern area of Blanchard; Buffalo Creek in the southeast; and Bridge Creek in Grady County. Walnut Creek contains the largest floodplain (see Map 5.1).

The Federal Emergency Management Agency (FEMA) defines the floodplains as flood hazard areas identified on the Flood Insurance Rate Map (FIRM) and identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the areas that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. Because the City of Blanchard participates in the National Flood Insurance Program (NFIP), they are required to adopt and enforce the minimum NFIP floodplain regulations. Blanchard has adopted a floodplain

ordinance which meets the requirements of the NFIP and FEMA.

Floodplain Goal: Regulate the floodplain to eliminate deaths and injuries, reduce property damage and protect the environment and wildlife habitat.

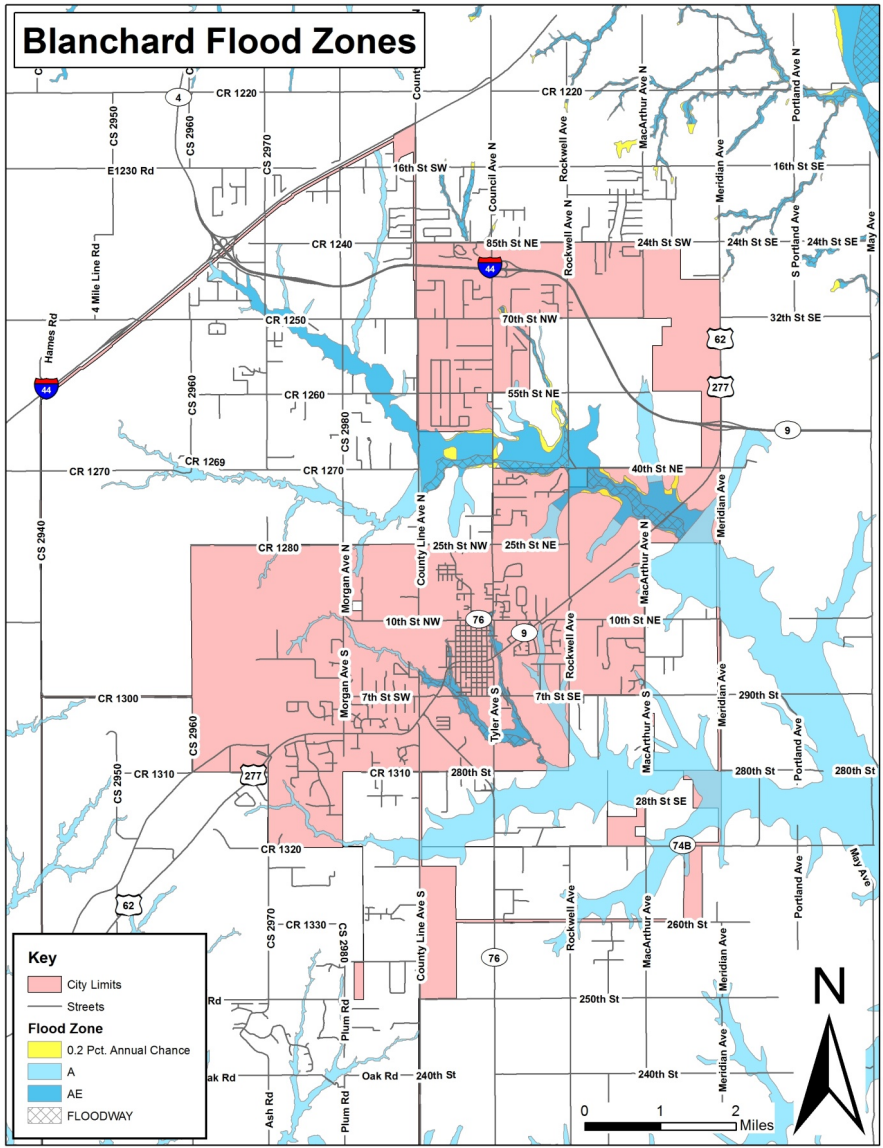
Objective: Protect creeks, riparian areas and floodplains from encroachment and incompatible land uses.

Policy: Continue to restrict construction in the 100-year (1%) floodplain to adhere to the requirements of FEMA and the NFIP, as well as the city’s floodplain ordinance.

Policy: In order to protect water quality and wildlife habitat, consider prohibiting building by establishing a minimum buffer from the banks of creeks and streams.

Policy: Dedicate floodplains as passive recreation areas, such as trails and open space.

Policy: Adopt Low Impact Development Standards and model designs for rain gardens to be built in the public right-of-way.



City of Blanchard Flood Plain

Resiliency and Sustainability

Resiliency is a term used by many community to determine the extent to which a community can use available assets to recover from a disaster. The emergency could be a physical event such as an ice storm, wildfire, tornado, localized flooding, power outage, or a medical emergency such as a flu epidemic.

The type of incident and the impact on the community will vary widely depending on the circumstances. The purpose of resiliency planning is to establish a calculated level of risk for each incident type and prepare policies and procedures to guide the municipal response according to each type of event. The following list is not intended to be comprehensive, but residents are encouraged seek information from FEMA, The American Red Cross, their property insurance companies, and local emergency management officials so that they are prepared.

Wildfire; Create defensible spaces around buildings and structures by avoiding combustible debris (firewood) adjacent to buildings; trimming limbs and shrubs to prevent the spread of fire. Eliminate barriers to access to the backs and sides of properties for firefighters.

Tornados and Thunderstorms; Create emergency shelter plans for each member of your family, contact local fire department to geo-locate storm shelters, have all new buildings and structures designed according to adopted building codes.

Localized Flooding; Identify and document areas of known flooding and communicate these locations to fire and rescue officials. Install signage indicating areas of local flooding and avoid entering flood waters under any circumstances.

Medical Epidemics; Residents are encouraged to take precautions ahead of flu season to reduce the likelihood of being exposed. While it is rare that a flu epidemic disables an entire community, the potential for a combination of emergency events; ice storm, and power outage coupled with a medical emergency can create distress on healthcare, food, and fuel supply networks.

Resiliency Goal

Goal: Blanchard will be a prepared community with adequate resources and a documented plan of action for a variety of emergency situations.

Objective: To reduce the long term impacts of a disaster and return to “normal” quickly and safely.

Policy: Provide all available resources to the public for emergency preparedness and communicate a chain of command with contact information for key personnel.

Sustainability

Sustainability is a concept that links the social, environmental and economic impacts of policy and development decisions. The goal of sustainability planning is to reduce the long-term impacts of negative development patterns and create a healthy socio-economic system that is equitable and fair.

Sustainability is a word often misused by the public, and equally misunderstood in its basic form. The purpose of this section is to highlight potential positive aspects of sustainability to begin to eliminate any false associations with a valuable and important policy tool.

Much of this section will apply to other topics in this plan, but is restated here in its entirety to provide the community the potential to address future concerns as they arise based on a

complete understanding of sustainability. As readers will see, many of the following sustainable practices are essential elements to any comprehensive plan for any community.

1. *Livable Environment. Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together and provide sustainable, green places for living, working, and recreation, with a high quality of life.*

- 1.1 Plan for multimodal transportation.
- 1.2 Plan for transit-oriented development
- 1.3 Coordinate regional transportation investments with job clusters.
- 1.4 Provide complete streets serving multiple functions.
- 1.5 Plan for mixed land use-patterns that are walkable and bikeable.
- 1.6 Plan for infill development.
- 1.7 Encourage design standards appropriate to the community context.
- 1.8 Provide accessible public facilities and spaces.
- 1.9 Conserve and reuse historic resources.
- 1.10 Implement green building design and energy conservation.
- 1.11 Discourage Development in hazard zones.

2. *Harmony with Nature. Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.*

- 2.1 Restore, connect, and protect natural habitats and sensitive lands.
- 2.2 Plan for the provision and protection of green infrastructure.
- 2.3 Encourage development that respects the natural topography.
- 2.4 Enact policies that reduce carbon footprints.

- 2.5 Comply with state and local air quality standards.
- 2.6 Encourage climate change adaptation.
- 2.7 Provide for renewable energy use.
- 2.8 Provide for solid waste reduction.
- 2.9 Encourage water conservation and plan for a lasting water supply.
- 2.10 Protect and manage streams, watersheds, and floodplains.

3. *Resilient Economy. Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local streets.*

- 3.1 Provide the physical capacity for economic growth.
- 3.2 Plan for a balanced land-use mix for fiscal sustainability.
- 3.3 Plan for transportation access to employment centers.
- 3.4 Promote green businesses and jobs.
- 3.5 Encourage community-based economic development and revitalization.
- 3.6 Provide and maintain infrastructure capacity in line with growth or decline demands.
- 3.7 Plan for post-disaster economic recovery.

4. *Interwoven Equity. Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.*

- 4.1 Provide a range of housing types.
- 4.2 Plan for a jobs/housing balance.
- 4.3 Plan for the physical, environmental, and economic improvement of at-risk distressed, and disadvantaged neighborhoods.
- 4.4 Plan for improved health and safety for at-risk populations.

- 4.5 Provide accessible, quality public services, facilities, and health care to minority and low-income populations.
 - 4.6 Upgrade infrastructure and facilities in older and substandard areas.
 - 4.7 Plan for workforce diversity and development.
 - 4.8 Protect vulnerable populations from natural hazards.
 - 4.9 Promote environmental justice.
5. **Healthy Community.** *Ensure that public health needs are recognized and addressed through provision for health foods, physical activity, access to recreation, healthcare, environmental justice, and safe neighborhoods.*
- 5.1 Reduce exposure to toxins and pollutants in the natural and built environments.
 - 5.2 Plan for increased public safety through reduction of crime and injuries.
 - 5.3 Plan for the mitigation and redevelopment of brownfields for productive uses.
 - 5.4 Plan for physical activity and healthy lifestyles.
 - 5.5 Provide accessible parks, recreation facilities, greenways, and open space near all neighborhoods.
 - 5.6 Plan for access to healthy, locally grown foods for all neighborhoods.
 - 5.7 Plan for equitable access to health care providers, schools, public safety facilities, and arts and cultural facilities.
6. **Responsible Regionalism** *Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.*
- 6.1 Coordinate local land-use plans with regional transportation investments.
 - 6.2 Coordinate local and regional housing plan goals.
 - 6.3 Coordinate local open space plans with regional green infrastructure plans.
 - 6.4 Delineate designated growth areas that are served by transit.
 - 6.5 Promote regional cooperation and sharing of resources.
 - 6.6 Enhance connections between local activity centers and regional destination.
 - 6.7 Coordinate local and regional population and economic projections.
 - 6.8 Include regional development visions and plans in local planning scenarios.
 - 6.9 Encourage consistency between local capital improvement programs and regional infrastructure priorities.
7. **Authentic Participation.** *Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.*
- 7.1 Engage stakeholders at all states of the planning process.
 - 7.2 Seek diverse participation in the planning process.
 - 7.3 Promote leadership development in disadvantaged communities through the planning process.
 - 7.4 Develop alternative scenarios for the future.
 - 7.5 Provide ongoing and understandable information for all participants
 - 7.6 Use a variety of communication channels to inform and involve the community.
 - 7.7 Continue to engage the public after the comprehensive plan is adopted.
8. **Accountable Implementation.** *Ensure that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes.*
- 8.1 Indicate specific actions for implementation.

- 8.2 Connect plan implementation to the capital planning process.
 - 8.3 Connect plan implementation to the annual budgeting process.
 - 8.4 Establish interagency and organizational cooperation.
 - 8.5 Identify funding sources for plan implementation
 - 8.6 Establish implementation indicators, benchmarks, and targets.
 - 8.7 Regularly evaluate and report in implementation progress.
 - 8.8 Adjust the plan as necessary based on evaluation.
9. Consistent Content. *Ensure that the plan contains a consistent set of visions, goals, policies, objectives, and actions that are based on evidence about community conditions, major issues and impacts.*
- 9.1 Assess strengths, weaknesses, opportunities and threats.
 - 9.2 Establish a fact base.
 - 9.3 Develop a vision of the future.
 - 9.4 Set goals in support of the vision.
 - 9.5 Set objectives in support of the goals.
 - 9.6 Set policies to guide decision making.
 - 9.7 Define actions to carry out the plan.
 - 9.8 Use clear and compelling features to present the plan.
10. Coordinated Characteristics. *Ensure that the plan includes creative and innovative strategies and recommendations and coordinates them internally with each other, vertically with federal and state requirements and horizontally with plans of adjacent jurisdictions.*
- 10.1 Be comprehensive in the plans coverage.
 - 10.2 Integrate the plan with other local plans and programs
 - 10.3 Be innovative in the plan's approach.
 - 10.4 Be persuasive in the plan's communications

- 10.5 Be consistent across plan components.
- 10.6 Coordinate with the plans of other jurisdictions and levels of government.
- 10.7 Comply with applicable laws and mandates.
- 10.8 Be transparent in the plan's substance.
- 10.9 Use plan formats that go beyond paper.

Additional information on Sustaining Places can be found at the American Planning Association website.

Community Development

The residents of Blanchard expressed an interest in participating in future design charrettes, public meetings and educational sessions regarding the future growth and development of the city. Meaningful community outreach has the potential to increase the capacity of residents to engage in more complex discussions in city planning and provide alternative views to the “no growth” attitudes that plague many public meetings. The benefit of increased awareness of planning topics

Community Development Goal

Goal:

Establish a pattern of positive and supportive community engagement through public meetings transparent public administration and implementation of city planning best practices.

Objective: Reduce conflicts that stall potentially positive developments and guide development proposals to **match the existing character of the City of Blanchard.**

Policy: Establish a pre-review meeting for new plats and commercial building permit applicants to make a comprehensive development checklist for based on the needs of each application.

Objective: Reduce time between permitting and issuance of a permit for applications that contain all necessary information required to issue the permit.

Policy: Make publicly available; building permit checklists, helpful construction information such as ADA toilet diagrams, and sample site plans that include landscaping, setbacks and other pertinent information.

Policy: Reduce **plan review** time for building permits **containing all the necessary information** with an expedited review process.

Goal:

Create a Regional Park and Community Center that would serve as a multi-purpose facility for a variety of community events.

Objective: Identify approximately 100 acres of property suitable for the development of the Regional Park and Community Center.

Emergency Services

Fire Department

The Blanchard Fire Department currently operates with 3 full time employees and is authorized for as many as 30 volunteer firefighters. The fire department currently operates out of their downtown firehouse, but has acquired property at NE 55th and Ward Acres for a second station. This second station, when construction should have the capacity to

hold a quintuple combination pumper or “quint” for short that would serve the larger buildings recently constructed in Blanchard for the school system and in the industrial park. This station is ideally located to serve new commercial development along Highway 9 by the proposed frontage road connecting NE 55th and Highway 62.

Additional residential and commercial growth will place an increasing demand on staffing and response time or each call.

Police

The City of Blanchard currently has 6 full time officers, a Chief of police and a deputy Chief. The officer’s answer approximately X calls per month.

[Additional information for City of Blanchard is needed to complete this section]

General Administration

The City of Blanchard is dedicated to high quality public administration and has shown a commitment to meaningful engagement with the community and stewardship of the public trust. The function of local government is well served by the efforts of locally elected and appointed officials who volunteer their time to improve the quality of life in Blanchard.

Continued growing pains are to be expected. As new businesses locate in Blanchard, and new housing subdivisions are proposed, residents are encouraged to attend planning commission and city council meetings on a regular basis to stay informed on the issues and contribute to the public dialogue.

The use of ad hoc boards should be used to attract new members of the community to public

service, and provide opportunities to explore leadership within the context of the ongoing city administration. Ad hoc and volunteer boards should be term-limited so that these groups do not become overwhelmed by the work or become stagnant with vacant or ghost members.

With the consultation and oversight of the City Manager, City Attorney, and elected officials, ad hoc boards provide a valuable service to explore challenges and opportunities in a public setting to establish a pattern of incremental improvement that can be seamlessly integrated into existing development regulations.

City Council and Planning Commission should feel free to request the expertise of city planning staff and consultants to investigate individual topics as needed by the community. A healthy dialogue between residents, city leaders, and city staff will improve the process for implementing change and provide a valuable feedback loop to measure success of individual planning initiatives.

A city planner should remain on city staff in order to effectively facilitate the community growth standards and objectives set forth in this plan and future endeavors. A city planner would be able to communicate with citizens and developers on everyday tasks and long range projects while also coordinating with the Planning Commission, Board of Adjustment, and City Council.

Implementation Guide

The public comment period and subsequent adoption of the comprehensive plan is just the first in a long series of tests that this plan will endure during its useful life.

A period of at least 30-45 days is important to give the general public an opportunity to read and absorb the intent of the comprehensive plan and its various components. The information gathered during the public comment period

informs the final plan and provides an opportunity to respond to any issues or concerns that may exist.

Conclusions

Continuing to provide the highest quality of life for the citizens of Blanchard is the upmost goal of the comprehensive planning process. To fully reach this standard, Blanchard must be persistent in achieving the goals set forth in this document for the future and be mindful of decisions facing the city in the present.

It is the responsibility of Blanchard's elected officials, appointed officials, and city administration to dutifully provide guidance and resolve for Blanchard's growth and commitment to values set forth in this document. The visions and action statements in this plan provide a starting point for which these achievements can be reached. The comprehensive planning process is also an opportunity to provide a way for collecting ideas from Blanchard citizens, whom ultimately benefit the most from a well-executed plan.

Achieving balance for positive growth and providing for the health, safety, and general welfare of Blanchard can be achieved by a strong comprehensive plan that incorporates actions with goals. The goals of this plan try to encompass all aspects of growth that Blanchard will see based on recent development trends. The elements in this fifteen year plan will change over time but with the knowledge of the past and present, this plan can effectively guide Blanchard in a positive direction.

Blanchard should always follow basic principles in building its future and the 2035 Comprehensive Plan shows the way through the areas below that were detailed previously in the document:

Growth Management – Guide growth in a responsible manner that is beneficial to the City of Blanchard as a whole.

Residential – Strengthen the city’s urban and rural housing capacity with amenities and cohesive neighborhoods.

Commercial – Protect Main Street while providing opportunities for high-quality commercial development to serve residents of Blanchard.

Industrial – Facilitate and incentivize industrial development.

Transportation – Promote and encourage the development of a safe and efficient transportation system.

Infrastructure – Provide for sufficient infrastructure to meet the growing demands of increased development.

Through the adoption of the 2035 Comprehensive Plan, the city of Blanchard demonstrates that collaboration between city officials and citizens is crucial for positive results. This plan encourages a balanced growth that preserves Blanchard's hometown culture while creating guidelines for sustainable investments in economic growth, strong neighborhoods, pedestrian access, industrial innovations, and sound transportation networks. The city of Blanchard will continue reaching out to the community for solutions to smart growth practices and community-driven investments.

References:

National Multi-family Housing Council – State Distribution of Apartment Residents, 2014 www.nmhc.org

US Census Bureau 2010 – 2014 American Community Survey. Blanchard, OK

American Planning Association PAS Report 578, Sustaining Places: Best Practices for Comprehensive Plans. 2015. David R. Godschalk AICP, and David C. Rouse, AICP.

Oklahoma Department of Transportation – Highway Functional Classification Guide, Planning and Research Division. March 2006.

US Bureau of Labor Statistics.

Parks and Open Space Classifications				
Classification	General Description	Desirable Size	Service Area	Acres per 1,000 people
Pocket Park	Specialized facilities used to address limited, isolated, or unique recreational needs	2,500 SF to 1 acre	< 1/4 mile radius in residential area	0.25 to 0.05 acres
Neighborhood Park	Basic unit of the park system serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation as well as intense recreational activities.	5 acres minimum with 10 acres optimal	1/4 to 1/2 mile radius and uninterrupted by non-residential roads and other physical barriers	1.0 to 2.0 acres
School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex, and special use.	Variable- depends on function	Determined by location of school district property	
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open spaces.	30 to 50 acres	Serves 2 or more neighborhoods; 1/2 to 3 mile distance	5 to 8 acres
Large Urban Park	Serves broader purpose and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs as well as preserving unique landscapes and open spaces.	Minimum 50 acres, with 75 acres optimal	Usually serves entire community	
Natural Resource Area	Lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.	Variable	Resource availability and opportunity	
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Determined by projected demand	Strategically located community-wide facility	

Pathway Classifications				
Classification	General Description	Desirable Size	Service Area	Acres per 1,000 People
Park Trail	Multipurpose trails located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment.	Type 1: Separate/single-purpose hard surface trail for pedestrians, bikes, inline skates. Type 2: Multipurpose hard-surface trail for pedestrian and bicyclists, inline skates. Type 3: Nature trails for pedestrians. May be hard or soft surfaced.		
Connector Trails	Multipurpose trails that emphasizes safe travel for pedestrians to and from parks and around community. Focus is as much on transportation as it is on recreation.	Type 1: Separate/single-purpose hard-surfaced trail for pedestrian or bicycle, inline skates located in independent ROW (I.E. Railroad ROW) Type 2: Separate/single-purpose hard-surface trail for pedestrian, bicycle, inline skates located in road ROW		
On-Street Bikeways	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.	Bike route: Designated portions of the roadway for the preferential or exclusive use of bicyclists. Bike Lane: Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.		

Activity/Facility	Recommended Space Required	Recommended Size and Dimension	Recommended Orientation	Service Radius and Location Notes	Number of Units per Person
Baseball	3 to 3.5 acres	Baseline- 90' Pitching Distance- 60.5' Foul Line- minimum 320' Center Field- 400'	Pitcher's mound to home plate runs E-NE	1/4 to 1/2 mile Unlighted part of neighborhood complex, lighted part of community complex	1 per 5,000; lighted 1 per 30,000
Basketball	5,040 - 7,280 SF	50' x 84'	Long axis north - south	1/4 to 1/2 mile Usually in school rec. center or church	1 per 5,000
Football	Minimum 1.5 acres	160' x 360' minimum 6' side clearance	Fall - long axis NW or SW to N S	15 - 30 minute travel time Part of sports complex or adjacent to a school	1 per 20,000
Soccer	1.7 - 2.1 acres	195' - 225' x 330' - 360' minimum 10' side clearance	Fall - long axis northwest or SW or N-S	1 to 2 miles Youth soccer on smaller fields adjacent to neighborhood parks	1 per 10,000
Softball	1.5 - 2 acres	Baseline- 60' Pitching Distance- 45' Fastpitch- 225' radius from plate Slowpitch- 275' from plate	Pitcher's mound to home plate runs E/NE	1/4 to 1/2 mile May also be used for youth baseball	1 per 5,000
Swimming Pool	Varies	Minimum 25 yards x 45', depth 3-4 feet	None - take care with lifeguard station and afternoon sun	15 - 30 minute travel time Should be planned for teaching, competition, and recreation with enough depth to accommodate diving	1 per 20,000
Tennis	Minimum 7,200 SF or 2 acres per complex	36' x 78'; 12' side clearance, 21' end clearance	Long axis north - south	1/4 to 1/2 mile Best in groups of 2 to 4 courts, located in neighborhood or near school	1 per 2,000
Volleyball	Minimum 4,000 SF	30' x 60' minimum 6' side clearance	Long axis north - south	1/2 mile to 1 mile Usually in school, rec center, or church	1 per 5,000

CONSENT AGENDA

CONSENT AGENDA

C-1



Minutes

**PLANNING COMMISSION OF BLANCHARD, OKLAHOMA
REGULAR MEETING
6:00 P.M. Thursday
14 October 2021
Blanchard Municipal Court
300 N. Main Street
Blanchard, Oklahoma 73010**

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION OF THE CITY OF BLANCHARD, OKLAHOMA, WILL HOLD A REGULAR MEETING ON THURSDAY, 14 OCTOBER 2021 AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS OF THE BLANCHARD MUNICIPAL COURT HOUSE LOCATED AT 300 N. MAIN STREET, BLANCHARD, OKLAHOMA. THE AGENDA WILL CONSIST OF DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

A. MEETING CONVENED:

1. Call to Order at 6:03pm
2. Roll Call:
Gale Gendron - Present
Les Franklin - Present
Audie Ward - Present
Christina Short - Present
D Smith - Present
3. Determination of Quorum: 5 - Present 0- Absent

B. BUSINESS AGENDA: the following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action as deemed

1. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of a possible amendment to the Zoning Regulations regarding the A-1, Agricultural District and manufactured housing units and mobile homes.

The Planning Commission requested that more information be provided to help make a more informed decision. The City Planner will be comparing Mobile Home/Manufactured Housing ordinances that other cities have as well as providing minutes from the time of adoption of the last ordinance.

2. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of the 2035 Comprehensive Plan progress - specifically pages 1-25.

The Planning Commission provided comments on pages 1-25 of the current version of the Comprehensive Plan. The next session will cover pages 26 through the rest of the document.

C. **CONSENT AGENDA:** the following item(s) are hereby designated for approval, acceptance or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. Approval of Minutes for regular meeting of September 9th, 2021.

MOTION by Gendron and SECONDED by Short to approve the consent agenda as submitted.

Vote: Gendron - Aye
Franklin - Aye
Ward - Abstain
Short - Aye
Smith - Abstain

Motion passes.

D. **COMMISSIONER/STAFF COMMENTS:** This item is listed to provide an opportunity for the commissioners and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

None.

E. **ADJOURNMENT.**

Adjourn at 8:37pm

Chairman

ATTEST: *Seal*

City Clerk

CONSENT AGENDA

C-**2**



RE: Proposed 2022 Planning Commission Meeting Dates

The Blanchard Planning Commission will meet MONTHLY in regular session at 6:00 p.m. on the dates listed below at the Blanchard Municipal Courthouse located at 300 N. Main Street, Blanchard, Oklahoma.

Thursday	January 13 th , 2022
Thursday	February 10 th , 2022
Thursday	March 10 th , 2022
Thursday	April 14 th , 2022
Thursday	May 12 th , 2022
Thursday	June 9 th , 2022
Thursday	July 14 th , 2022
Thursday	August 11 th , 2022
Thursday	September 8 th , 2022
Thursday	October 13 th , 2022
Thursday	November 10 th , 2022
Thursday	December 8 th , 2022

D Smith, Chairman

Filed with the City Planner at _____ p.m. on _____, _____, 2021.

Ryan Conner, City Planner

*PO Box 480 - 122 N. Main St
Blanchard, OK 73010*

COMMISSIONER
- STAFF
COMMENTS

ADJOURNMENT