

Blanchard

Planning Commission
Agenda Packet

8 April 2021

Jeff Tompkins ~ Chairman
D Smith ~ Vice - Chairman
Audie Ward ~ Commissioner
Les Franklin ~ Commissioner
Christina Short ~ 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

6:30 P.M. Thursday

8 April 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, 8 APRIL 2021 AT 6:30 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 CALL TO ORDER:

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. Conditional Use Permit for a Medical Marijuana Processing Facility
Earnest Bell - 1103 S. County Line Ave - **POSTPONED TO MAY 13TH****

Due to an error in notification requirements (21-1012 BMC), this item will be re-published for the May 13th, 2021 Regular Planning Commission meeting.

Applicant: Earnest Bell
Location: 1103 S. County Line Ave
Zoning: C-4, Restricted Commercial District
Proposed Use: Medical Marijuana Processing
Legal: See attached

2. CONSIDERATION AND APPROPRIATE ACTION - PUBLIC HEARING

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

Applicant: Carl D. Crowley & Gregory D. Crowley

Location: Appx. 10 acres at the NE intersection of SW 7th St & Esienhour Ave
Zoning: S-1, Suburban District
Proposed Use: A-1, Agricultural District
Legal: SW/4 SE/4 SW/4 of Section 25 T8N R5W

3. **CONSIDERATION AND APPROPRIATE ACTION - RESOLUTION**

Adopting Resolution (No. 2021-____) recommending approval or denial to the City Council regarding the rezoning request as submitted by the applicant.

4. **CONSIDERATION AND APPROPRIATE ACTION - LOT SPLIT.**

Discussion and consideration regarding approval or denial of the submitted Lot Split application submitted by:

Applicant: Onetia Staton
Location: Unplatted on N. MacArthur Ave appx. 0.5 mi South of NE 85th St.
Original Tract: One (1) 78 acres MOL
Proposed Tracts: Two (2) 2.50 acres MOL
75.50 acres MOL

5. **CONSIDERATION AND APPROPRIATE ACTION - DISCUSSION.**

Discussion regarding the 2035 Comprehensive Plan progress.

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 March 11th, 2021.

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

Conditional Use Application Report

DATE: 8 April 2021
TO: Blanchard Planning Commission
RE: Conditional Use Application filed by Earnest Bell

Application

APPLICANT: Earnest Bell
OWNER: Same as applicant
LOCATION: 1103 S. County Line Ave
ZONING (Current): C-4, Restricted Commercial District
**PROPOSED
CONDITIONAL USE:** Medical Marijuana Commercial Processing Facility
LEGAL: See Attached

Background

IMPORTANT – Due to incorrect mailing addresses provided by the applicant according to BMC 21-921, the application will be reposted and new notifications will be mailed for the Public Hearing to be held on May 13th for Planning Commission and May 25th for City Council.

The subject property is located at 1103 S. County Line Ave, near intersection with U.S. Hwy 62 and County Line Ave. The property contains one building that is currently being used to grow medical marijuana, consistent with the permitted uses allowed under C-4, Restricted Commercial District. It has been used for growing for approximately two (2) years. Previously, the building was a restaurant with PawPaw's Hamburgers being the most recent. The proposed conditional use request is in regards to the applicant wishing to make THC infused products like cookies, chocolates, and other forms of edibles utilizing the existing kitchen area. Blanchard Municipal Code states in Section 21-712 that Medical Marijuana Processing in C-4, Restricted Commercial requires a Conditional Use Permit in order to operate.

Medical Marijuana Commercial Processing is defined as “individual or entity that has been issued a medical marijuana business license by the Department, which allows the processor to: purchase medical marijuana or medical marijuana products from a grower or processor; process, package, sell, transfer, and transport or contract with a commercial transporter to transport medical marijuana and medical marijuana products that they processed to a licensed dispensary, processor, or testing laboratory in accordance with Oklahoma law and this Chapter; and process medical marijuana received from a licensed patient into a medical marijuana concentrate, for a fee.”

Processing is defined as “means to distill, extract, manufacture, prepare, or otherwise produce a medical marijuana product.”

The Planning Commission is tasked with making an educated recommendation to the City Council regarding the proposed Conditional Use. Under the new Ordinance § 21-921 B. “Review and Evaluation Criteria”, Planning Commission has a list of ways that the case can be reviewed on. I am putting in red some notes that could help in your review:

B.1. Conformance with applicable regulations and standards established by Zoning Regulations.

- The property currently contains one (1) structure. It is being used for Medical Marijuana growing, as consistent with C-4, Restricted Commercial Growing.

B.2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, site development, and access and circulation features.

- The abutting sites contain abandoned or unkempt structures. The proposed conditional use for processing would be contained within the existing structure. Access to the property will not be altered, with a driveway direct to U.S. Hwy 62.

B.3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.

- Medical Marijuana Processing can be in various forms. If the applicant intends to utilize standard kitchen equipment, the conditional use request could stipulate the types of processing allowed. The applicant has not listed specific nuisance mitigation efforts.

B.4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect health, safety, morals, and general welfare.

- The proposed use is to utilize the existing structure on the property. I do not see any additional needs to modify the site plan in that case.

B.5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed “Conditional Use” and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.

- The facility is accessed directly from U.S. Hwy 62.

B.6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed “Conditional Use” with existing or permitted uses in the surrounding area.

- If the Planning Commission believes that the Conditional Use is warranted, it could be recommended for approval with additional conditions to ensure compatibility. Further stipulations should be in writing such as mitigations to unfavorable affects this use could have on the surrounding areas.

I have not received written protests on the application, but have received several phone calls to date. The concerns of the impact this business would have on property values, safety, and potential hazards have been the bulk of the concerns.

Planning Commission will hear the applicant in a public hearing setting and make an official recommendation to the City Council who will decide whether to approve or deny the permit. Any stipulations put on the condition, if approved, will be put into the resolution.

Site Location & Description

The property is located in the NE/4 of Section 36, 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 commercial (see Page 25, 2020 Comprehensive Plan Update). The Future land use of the subject property is designated as the same. The proposed conditional use should not alter the current use.

Utilities

The subject property is located outside of municipal utility services.

Protest of Application

No written protests have been filed to date. Several phone calls with opposition have been fielded.

Attachments

- A. Application
- B. Site Map
- C. Regulations regarding request

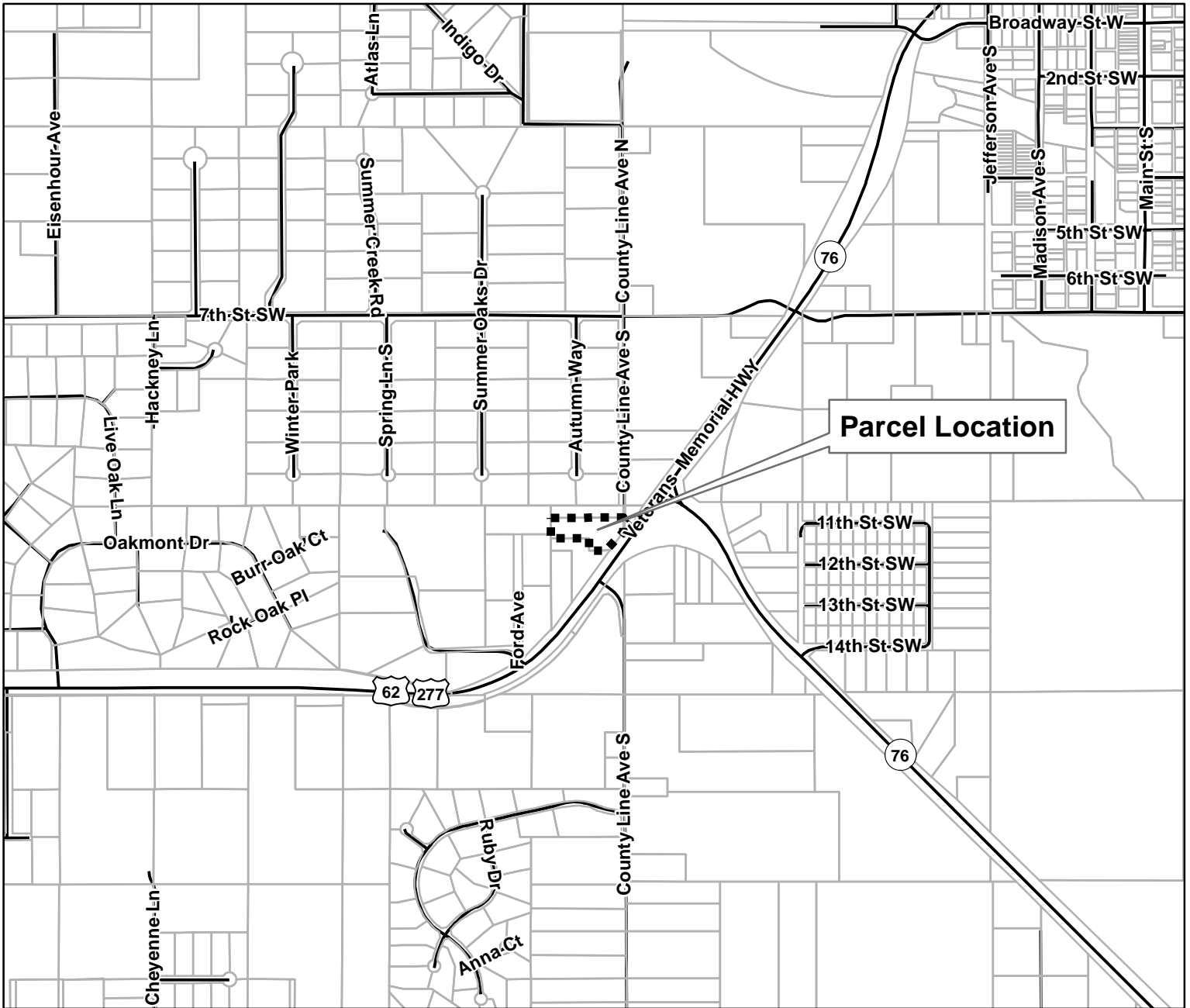
Ryan M. Conner, City Planner

City of Blanchard Planning Commission

Applicant: Earnest Bell

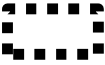


1103 S. County Line Ave

Conditional Use Permit Request - Marijuana Processing



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 Parcel
-  Blanchard Parcels
-  Roads



City of Blanchard 122 N. Main Street Blanchard, OK 73010		
Date:	Scale:	Drawn By:
APR 2021	1:12,000	R. Conner

The City of
Blanchard
Planning Department

BLANCHARD
OKLAHOMA
**Conditional Use Permit
Application**

Office Use Only

Cash	<input type="checkbox"/>
Check	<input type="checkbox"/>
Received \$	_____
Receipt No.	_____
Date:	_____

Permit No. _____

Project Address: 1103 SOUTH COUNTRY LANE ROAD	Present Zoning Classification: C-4
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Legal Description	Lot #	Block #	Subdivision: (If un-platted, submit copy of warranty deed)
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Owner of Property: EARNEST BELL 905-218-0449 THREEBELLSRANCH@CLOUD.COM

Name Phone # Email

Mailing Address: 2001 E. ROCK CREEK ROAD NORMAN, OK 73071

Street # City State Zip

Representative/Applicant: EARNEST BELL THREEBELLSRANCH@CLOUD.COM

Name Phone # Email

Mailing Address: SAME AS ABOVE

Street # City State Zip

Describe the nature and characteristics of the proposed "Conditional Use" (State "See Attached" if needed):

C.U.P. to allow the owner of the property to make Cannabis edibles: cookies, chocolates, and other similar edible products

Describe the relationship of the proposed use to surrounding uses (State "See Attached" if needed):

Using the kitchen of the building that was a former restaurant to bake edibles. Our immediate neighbor's property to left & right of us consist of abandoned houses.

CERTIFICATION OF APPLICATION SUBMISSION

WE, THE UNDERSIGNED, ASK THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA, TO APPROVE A CONDITIONAL USE PERMIT AS REQUESTED IN THIS APPLICATION ON THE TRACT OF LAND DESCRIBED HEREIN. WE ATTEST TO THE TRUTH AND CORRECTNESS OF ALL FACTS AND INFORMATION PRESENTED WITH THIS APPLICATION AND WILL OBSERVE AND CONFORM IN ALL ASPECTS OF THE CONDITIONAL USE REGULATIONS, AS AMENDED, OF THE CITY OF BLANCHARD AND HAVE RECEIVED A COPY OF THE POLICIES AND PROCEDURES REGULATING THE CONDITIONAL USE PERMIT APPLICATION. WE HEREBY AGREE TO PAY ALL ADVERTISING AND MAILING NOTIFICATION COST DIFFERENCES WHICH MAY BE GREATER THAN THE AMOUNT PAID WITH THIS APPLICATION FOR THE PUBLIC HEARINGS AS REQUIRED BY THE BLANCHARD ZONING REGULATIONS. THE CITY OF BLANCHARD IS AUTHORIZED TO PREPARE AND PUBLISH ALL REQUIRED LEGAL ADVERTISING AND MAIL NOTIFICATIONS, THE COST AND/OR COST DIFFERENCES OF WHICH IS TO BE BILLED TO THE NAME LISTED HEREIN FOR PAYMENT.

Printed Name EARNEST BELL Earne Bell
Signature

Date: 2-21-2021

BUSINESS AGENDA

B-2

Zoning Reclassification Report

DATE: 8 April 2021

TO: Blanchard Planning Commission

RE: Rezoning Application filed by Carl D. Crowley & Gregory D. Crowley

Application

APPLICANT: Carl D. Crowley & Gregory D. Crowley

OWNER: Same as applicant

LOCATION: Appx. 10 acres at the NE intersection of SW 7th St and Eisenhour Ave.

ZONING (Current): S-1, Suburban District

ZONING (Proposed): A-1, Agricultural District

LEGAL: See attached documents

Background

The subject property is located at the NE intersection of SW 7th St and Eisenhour Ave in the Grady County portion of City Limits. The properties along Eisenhour Ave, including this tract, are not within a platted subdivision like the surrounding properties located within Summerfield III to the East and Oakmont across 7th St to the South. The subject property contains approximately 10 acres of vacant land and is zoned S-1, consistent with the zoning given upon annexation by Ordinance 2004-12. All of the surrounding properties are also zoned S-1.

The reason for the rezoning request on the applications states “to build a church” which is consistent with the intention as described to staff by a potential buyer for the property if successfully rezoned. A-1, Agricultural allows for a “Church, synagogue, or temple, including Sunday School facilities” in Section 21-712 – Table of Permitted Uses in A-1 District of the Zoning Regulations. In the Future Land Use Plan in the 2020 Comprehensive Plan Update, all of the area in this region, including the subject property, calls for Low-Density Residential, which is defined as single family homes on 1-2.5 acre tracts of land.

The property is located more than 300 ft away from water or sanitary sewer services. Eisenhour Ave is a private road while SW 7th St is a Section Line Road maintained by the City.

There have not been written protests to date, but staff has fielded several phone calls with opposition and concern for the request. Most complaints have shown concern for this being development other than residential on the property. The concerns have also brought up potential issues related to traffic on Eisenhower Ave, which is a private road.

Site Location & Description

The property is located in the SW/4 of Section 25, 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 and undeveloped land (see Page 25, 2020 Comprehensive Plan Update). The Future land use of the subject property is designated Low Density Residential (1-2.5 acre tracts).



Utilities

The subject property is not located within 300 ft from water or sanitary sewer services.

Protest of Application

No written protests have been filed to date. Several phone calls with inquiry and opposition to the proposed rezoning have been taken by the City Planner.

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-1

Street Address: CORNER OF 7TH ST & EISENHOWER AVE. City, ST, ZIP: BLANCHARD, OK 73010

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): CARL D. CROWLEY GREGORY D CROWLEY

If a corporation, corporate official name and seal: _____

Mailing Address: P.O. Box 302 City, ST, ZIP: ANTHONY, KS. 67003

Phone: 405-250-2596 Fax: _____ Email: crowleycattico@gmail.com

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

Address: SAME City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: PASTURE

Reason for rezoning request: TO BUILD A CHURCH

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: NO

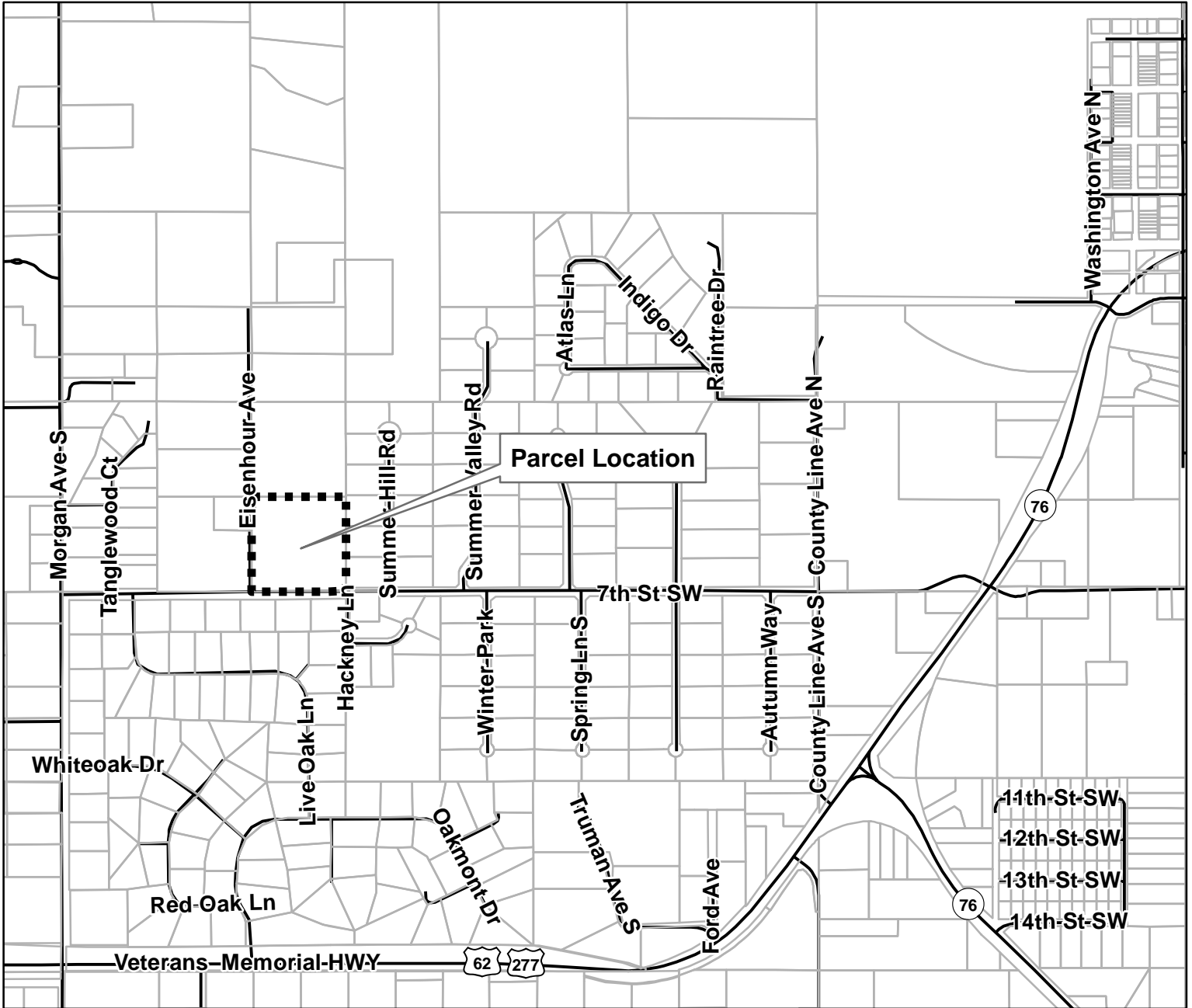
Has applicant applied for rezoning of this property in the past? If so, please attach a description.

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: Gregory D Crowley Address: P.O. Box 302

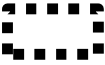


Signature: GREGORY D CROWLEY City, ST, ZIP: ANTHONY, KS 67003 Telephone: 405-250-2596

City of Blanchard Planning Commission
Applicant: Carl D. Crowley & Gregory D. Crowley
SW/4 SE/4 SW/4 of Section 25 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

-  Crowley Parcel
-  Blanchard Parcels
-  Roads



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

their property and/or within one-thousand (1,000) feet of a school zone or school property. (Ord. No. 2002-09, 11/20/2002; Ord. No. 2005-12, 6/14/2005; Ord. No. 615, 7/28/15)

§ 21-705 REPEALED. (Ord. No. 2005-12, 6/14/2005; Ord. No. 650, 2/28/17)

DIVISION II

A-1, AGRICULTURAL DISTRICT

- § 21-711 General description.
- § 21-712 Uses permitted.
- § 21-713 Area and height regulations.
- § 21-714 Repealed.

§ 21-711 GENERAL DESCRIPTION.

The regulations for the agricultural zoning district are designed to protect undeveloped areas from intensive uses until a use pattern is approved.

§ 21-712 USES PERMITTED.

The permitted uses in the agricultural district are set forth in the table below. Where the letter “x” appears on the line of a permitted use and in the proper column of a district, the listed use is permitted in that district subject to the general provisions of the zoning ordinance as set forth in the preceding sections. Where the letter "p" appears instead of the letter "x", this use is permitted subject to acquiring a conditional use permit as set forth in §21-921 et seq.

TABLE OF PERMITTED USES IN A-1 DISTRICT

PERMITTED USES	
Airway beacon or marker	x
Animal hospital (with or without outside runs)	x
Apiary	x
Arboretum or botanical garden	x
Boarding or training animals	x
Carnival, circus, tent revival or similar temporary open-air enterprise	x
Cemetery	x
Child Care Center	x
Child Care Home	x
Church, synagogue or temple, including Sunday School facilities	x
Civil defense and related activities facility	x
College, junior college, professional school, or university: public or equivalent private: Stadium or field house: other facilities	x

Convalescent, maternity or nursing home	x
Dairy farm; egg farm	x
Farm for raising dogs, cattle, goats, horses, sheep, rabbits, or poultry	x
Field crop farm	x
Fire protection and related activities facility	x
Fishery	x
Flood control works	x
Fruit, tree nut, or vegetable farm	x
Gas pipeline right-of-way	x
Gas pressure control station	x
Golf course: public or private	x
Growing and harvesting of trees	x
Home Occupation	x
Horticultural specialty farm, including greenhouse	x
Library: private, nonprofit and public other than branch	x
Mining, quarrying and earth extractions	x
Mobile Home (free standing)	x
Monastery, convent or novitiate	x
Nursery (trees and shrubs)	x
Park, playground or tot lot: public	x
Parish house, parsonage or rectory	x
Petroleum pipeline or pressure control station	x
Pipeline right-of-way or pressure control station	x
Police protection and related activities facility	x
Postal services facility	x
Public stable	x
Radio transmitting station or tower, other than amateur	x
Railroad right-of-way (excluding switching and marshaling yards)	x
Religious retreat facility	x
Retail sale of farm products sold on premises	x
School, elementary: public or equivalent private	x
School, secondary: public or equivalent private	x
Sewage pressure control station	x
Sewage treatment plant or sludge drying bed	x
Single-family detached dwelling	x
Skating rink: public	x
Solid waste disposal facility	x
Swimming pool: public	x
Telegraph transmitting or receiving station or right-of-way	x
Telephone exchange station, relay tower or right-of-way	x
Television transmitting station or relay tower	x
Tennis courts: public	x
Veterinarian treating animals on premises	x
Water pipeline right-of-way, treatment plant, storage facility or pressure control station	x
Wildlife area (public)	x
Zoological garden: public	x

BUSINESS AGENDA

B-3

BUSINESS AGENDA

B-4

Lot Split Application Report

DATE: 8 April 2021
TO: Blanchard Planning Commission
RE: Application filed by Onetia Staton

Application

APPLICANT: Onetia Staton
OWNER: Same as applicant
LOCATION: Unplatted area on N. MacArthur Ave, appx. 0.5 miles South of NE 85th St.
ZONING (Current): A-1, Agricultural District
LEGAL: See Attached
Original TRACTS: One (1): 78 Acres MOL
PROPOSED TRACTS: Two (2):
Tract 1: 2.50 Acres MOL
Tract 2: 75.50 Acres MOL

Background

The subject property is located along N. MacArthur Ave on the West side of the road between NE 85th St and NE 70th St. The proposal is to split a 2.50 acre tract of land, containing a single family home at 7619 N. MacArthur Ave, from the approximately 78 acres currently. Prior to annexation there appears to have been a roughly 2.0 acre tract split from the original 80 acres with the house currently 7533 N. MacArthur Ave. The current zoning is A-1, Agricultural District, which would allow for the intended use and area requirements for 2.50 acres minimum. The properties surrounding the tract are all zoned similar, A-1. The proposed Lot Split is part of a family deed transaction.

Site Location & Description

The property is located in the SE/4 of Section 33, Township 9 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 and Undeveloped Land (see Page 25, 2020 Comprehensive Plan Update). The Future land use of the subject property as the same.

Utilities

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

Protest of Application

None required.

Attachments

- A. Application.
- B. Map

Prepared by:

Ryan Conner - City Planner

Staton Lot Split

Toward
NE 85th St
(0.5 mi)

Tract 1
2.50 ac MOL

MacArthur Ave N

Tract 2
76.00 ac MOL

70th St NW



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BUSINESS AGENDA

B-5



Vision 2035

A Comprehensive Plan for Blanchard, OK

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DRAFT REVIEW

CITY OF BLANCHARD PLANNING COMMISSION 2019

Editor's Note:

**Previous Updates
Highlighted in Red**

**Current Updates
Highlighted in Blue**

VISION 2035: CITY OF BLANCHARD COMPREHENSIVE PLAN

City Council:

Eddie Odle, Mayor
David Miller, Ward 1
Michael Scalf, Ward 2
Matt Alexander, Ward 3
Steve Misenheimer, Ward 4

Planning Commission:

Jeff Tompkins - Chair
Jim Cloud
D. Smith
Albert Ryans
Steve Gee

Robert Floyd – City Manager

Prepared by a partnership with;
Seibold Architecture and Planning,
Blanchard City Staff; Ryan Conner, Dustin Downey,
and Daniel Ofsthun, and based on previous work by
Mary Troyan (2007) and Ruth Walters (2013).

Executive Summary

Blanchard has experienced rapid change in the past 15 years. The unprecedented residential growth of the mid-2000's and more recent commercial developments near downtown have established a basis from which future growth will occur with much less turmoil, and reduced cost to the City. Recent extensions of water service will provide greater reliability to residents, while an increasing industrial and manufacturing sector will add more jobs and provide additional sales tax collections.

The next phase of Blanchard's story will be a refinement of the core values of the community; small town life, strong neighborhoods, friendly businesses, and a positive attitude toward the future.

That stated, residents have expressed cautious optimism that the future of Blanchard will match the city that they know and love. Residents are strongly encouraged to become active in planning commission and city council meetings so that their voices can be heard, and their ideas will shape the future of the city.

The core theme of this plan is Finding Balance. The old adage is that "retail follows rooftops" where residents move to a community, and slowly retailers respond with new opportunities for goods and services that the residents demand. For the purposes of this plan, "balance follows growth" is most apt. **The necessary balance will be achieved by a planned effort of controlling residential and commercial growth in a manner that reflects Blanchard's core values.**

The City of Blanchard will benefit from a administrative endeavor to simplify the development process and hone in on the core functions of development. Establishing and staffing a formal development center where all relevant real estate, utilities, zoning, and economic development information can be collected and quickly shared with the general public.

The final purpose for writing and publishing any plan is to achieve a level of coordination between the various components of city government and the private sector. This is necessary to establish a reasonable course of action that can be generally agreed upon and reduces the potential for long term conflict.

The period of time encompassing this plan, 2019 – 2035 will be a remarkable period in Blanchard's history. This intervening 16 years will give the city the opportunity to reflect on the core values of the residents, seek out new opportunities for high quality growth and find a healthy balance that will serve all members of the community for generations to come.

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Creating Vision 2035

This plan is a hybrid document comprised of the original comprehensive plan created in 2007 and updated in 2013. Some of the information from the previous plans is still valid today, and it is included in part or whole based on its applicability. The purpose of this new 2035 comprehensive plan is to synthesize the occasionally contradictory language between the two documents and provide a single document covering the most up to date land use and economic considerations of the post-recession economy.

The 2035 Comprehensive plan is decidedly pro-growth. Acknowledging that the continued pattern of development will occur in the future, it is in the interest of the residents, city council and planning commission to take an active role in determining which properties are suitable for development based on this plan, and advocate for land use and zoning changes where appropriate. The concept of a “master planned community” was discussed during the public meetings, where a full scale development plan would be created by the City of Blanchard. Individual developments would then submit proposals for special area plans to more clearly define the scale and scope of new developments. This comprehensive plan is the next step toward a city-wide master plan. **This Plan is not to dramatically redefine the character of Blanchard, but to preserve existing character while laying out the foundation for future development opportunities that complement and enhance the physical, social and economic vitality of the City.**

Achieving Balance

Creating a balanced community means that growth is managed, but not too stringent on those willing to make an investment in Blanchard.

Business owners and developers should be given the freedom to develop proposals that fill

the market gaps but not exploit an opportunity leaving behind a low quality development. Growth should be consistent with surrounding land uses, but density – particularly housing density – must be accommodated so apartments and multifamily housing can be allowed to build in areas deemed appropriate according the future land use plan. Attracting new businesses means encouraging local entrepreneurs to chase their dream, and working with national and regional retailers to localize their franchise model to fit into Blanchard. The intent of this plan is to provide all persons interested in growing business and attracting high quality investment the opportunity to understand where certain development is appropriate and the quality of that development that is expected by the city as a whole.

Technical Basis

The Plan will include 2010 US Census, 2017 American Community Survey, **and building permit data** which will be analyzed and used to evaluate and amend certain portions of the Plan, including demographics, housing, land use and economic development. Overall the Plan will include the following categories:

- Demographics – Used to determine current population and forecast population growth.
- Housing – Provides an idea of residential and non-residential land development and construction value.
- Infrastructure and Public Facilities – Used to determine existing condition of infrastructure and project future infrastructure needs.
- Land Use – Used to determine current and future land use needs.
- Economic Development

History of Blanchard

Blanchard began as a part of the Chickasaw Nation and Indian Territory, in Pickens County, as early as 1855. During this time, the Chickasaws formed their own government, established a capital at Tishomingo, and elected the first Chickasaw governor, Cyrus Harris. In 1849, central Oklahoma and present day McClain County became a popular route when the California Gold Rush brought many travelers through Oklahoma. Migrants forged a path through present day Wayne, Washington and Blanchard, on their way to California. This route was called “The California Road,” and it became the primary route of the Oklahoma Central Railroad. In 1850, Nathan Boone, son of Daniel Boone, and a company of soldiers led a wagon train along California Road to Santa Fe, New Mexico. The road continued to be a major road until statehood.

After the railroad came to Oklahoma in 1887 and the “Springer Amendment” passed in 1889, land could be settled easily in Oklahoma. There were four “land runs” and one land allotment from 1889 to 1893. During this time, settlers began to move into McClain County because of the presence of rich farmland along the South Canadian River. Additionally, McClain County became more accessible upon completion of bridges across the River. The County became known as McClain County in 1907, after Charles M. McClain, a major player in the formation of the present boundaries of McClain County.

The Oklahoma Central railroad was formed in 1906, and it became a 130-mile route from Chickasha, to Lehigh (near Ada), in Indian Territory. It also connected with the Santa Fe Railroad in the County seat, Purcell. On November 27, 1906, the United States Government established a fourth class Post Office in present day Blanchard. The first known building erected in Blanchard was the Santa Fe Depot, built in 1906. On March 14, 1907, W.G. Blanchard, President of the Canadian Valley Construction Co., authorized the plat of the town

of Blanchard around the new railroad right of way.

Blanchard incorporated as a town in November 1907, with a Town Board of Trustees as the governing body. In May 1967, the town officially became a “city” with a mayor/council form of government. In April 1987, the city changed to a city manager/council form of government, employing an active Planning Commission and a Progressive City Council.

Introduction to Comprehensive Planning in Oklahoma

In 1923 the Oklahoma Legislature enacted legislation providing for the establishment of comprehensive planning in cities and towns. This legislation is located in the Oklahoma Municipal Code, Chapter 11 of the Oklahoma State Statutes. The comprehensive plan provides the foundation and basis for the zoning, subdivision and other development regulations.

The comprehensive planning process is a starting point for decisions concerning the policies the City of Blanchard should develop. The Plan will serve as a guide or tool for appointed and elected officials for future land use and assist in the efficient use of funds for new infrastructure related to growth.

Comprehensive planning is an approach to problem solving and a process for making informed decisions about the future. The comprehensive plan is the officially adopted advisory document that outlines the general direction for growth management. It provides a framework for decision making and provides vision and direction by establishing development goals, objectives and action statements concerning growth and development issues. Additionally, as stated above, the plan establishes the foundation for zoning, subdivision and other regulatory documents; it serves as the basis upon which development decisions are evaluated; and it serves as the basis for planning for future infrastructure and other

community needs.

The comprehensive plan includes a Future Land Use Map. This map serves as a guide to encourage the most appropriate uses of land throughout the City of Blanchard. The Future Land Use Map provides direction for staff and elected officials, as well as land owners and developers. This Plan is not to dramatically redefine the character of Blanchard, but to preserve existing character while laying out the foundation for future development opportunities that complement and enhance the physical, social and economic vitality of the City.

What is a comprehensive plan?

A comprehensive plan is a tangible representation of what a community wants to be in the future. Three important factors make a plan comprehensive:

Geographic coverage. A comprehensive plan should include all of the land area subject to the planning or regulatory jurisdiction of the local government preparing the plan.

Subject matter. A comprehensive plan should include all subject matter related to the physical development of the community: land use, transportation, water and wastewater, drainage, parks and open space, school sites, other public and institutional activities, floodplains, and wetlands. In addition, the plan should include at least the physical aspects of plans related to economic development and other programs.

Time horizon. A comprehensive plan must consider a relatively long time horizon.

Professional planners in the United States generally use a time horizon of about twenty (20) years for comprehensive planning; time horizons longer than that tend to exceed the abilities to predict and control the future, and time horizons shorter than that are too short to encourage comprehensive thinking. Over a time horizon that

long, the community will have the opportunity to change some of the variables that affect its future—things like the location and capacity of roadways and other infrastructure.

Among the kinds of decisions that a comprehensive plan helps to guide are:

- Requests to change zoning of a particular parcel of land; the comprehensive plan provides the community with a context of proposed future land uses as well as information about the availability of future services to support proposed land uses.

- Decisions about expansion of major infrastructure, such as sewer or water plants or major roadways; the comprehensive plan provides a realistic assessment of the probable need for such expansion.

- Decisions about location of new infrastructure, such as individual sewer and water lines or new fire stations or parks; by indicating the probable and/or desirable future directions for growth in the community, the plan shows where infrastructure is most likely to be useful.

- Decisions about annexation of additional territory; for those communities that can expand their boundaries under applicable state law, only the comprehensive plan provides the broad context that allows them to make rational decisions about whether, when, and where to undertake such expansions.

- Decisions about major public investments, such as stadiums, convention centers, and other facilities; the comprehensive plan shows where similar facilities are or will be located and where such essential supporting facilities as access roads and parking are available. Although the comprehensive plan is long term, it should be formally reviewed annually and updated at least every five (5) years. The updating process should include a comparison of current data to goals and projections in the plan, as well as a review of the substance of goals, objectives, and policies. In a

rapidly growing community, like Blanchard, the fifteen-year plan may require a major revision or even a replacement planning program after about ten (10) years.

Purpose of the Comprehensive Plan

The Standard City Planning Enabling Act, which provided the model for most state planning laws, including Oklahoma, set out this purpose for the master plan: The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good civic design and arrangement, wise and efficient expenditures of public funds, and the adequate provision of public utilities and other public requirements.

Adoption of the Plan

The ultimate goal of the planning process is implementation, but a major intermediate objective is formal adoption of the plan. In virtually every community, the planning commission must, at some point, adopt the plan for it to take effect, **and the city council will subsequently vote to adopt the plan.** Laws in every state require a public hearing on a plan before its adoption. The public hearing is a good forum for people to raise major objections to the plan, its methodology, or its contents. Politically astute planning bodies distribute draft copies of the complete plan—and sometimes, even parts of the plan earlier—for public comment. It is common courtesy to provide copies to **individual community groups** as well as making copies available to the public in libraries, schools, and other locations. Among the interest groups that must be included in this informal review process

are all agencies and bodies that can significantly influence the success of its implementation: city council, planning commission, school board, district highway or transportation engineers, parks board, planning commissions of affected local governments, and a regional planning commission or equivalent. **The goal of the process is to obtain consensus support for final adoption.**

Overall Plan Goals

Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives. Good planning helps create communities that offer better choices for where and how people live. Planning helps community members envision the direction their community will grow and will help them find the right balance of new development and essential services, protection of the environment, and innovative change. Planners work with elected and appointed officials, such as mayors and planning commissioners, to lead the planning process with the goal of creating communities of lasting value. Planners help civic leaders, businesses, and citizens envision new possibilities and solutions to community problems.

Summary of Plan Goals

The purpose of this plan is to synthesize the differing elements that existed between the 2007 plan and the 2013 update and realign the development goals of the community to prepare for future growth.

In broad terms, the goal of the plan is to further the welfare of the citizens by helping to create an increasingly more healthful, convenient, efficient, and attractive city in which to live, work and recreate - - to achieve the highest possible quality of life in the City of Blanchard.

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.

Accomplishments since Previous Plans

Since the previous plan, a series of valuable economic initiatives have made Blanchard much more competitive in the regional retail and industrial sectors.

The first is the adoption of a Tax Increment Financing District (TIF) adjacent to downtown along Highway 62. This TIF District will allow the increases on property taxes paid by new and improved businesses to support the needed infrastructure improvements inside and near the properties most likely to develop. In addition to the increases in property taxes the City of Blanchard has pledged an additional portion of sales tax over and above the property tax collections to retire the TIF district ahead of its stated term. The TIF district has the highest potential for new development with immediate access to water and sewer services on-site.

The more recent development of the Industrial Park along Highway 76 has created more than



250 jobs and will continue to attract large scale manufacturing and industrial concerns.

Population Data

The July 1, 2015 population estimate for Blanchard is 8,280 residents. An increase of 7.9% population growth or 610 residents since the 2010 reported census.

The use of generic population data provides a basis for comparing how Blanchard performs for certain services relative to other communities of varying size and demographics. Blanchard is comparable to other suburban communities surrounding Oklahoma City, with the main population shifts occurring with the Baby boomer generation – 65+, and Millennials – 20 years old to roughly 35 years old. The Baby Boomers are selectively downsizing their houses, engaging in more regular participation in healthcare and exercise activities and consuming retail goods at a lower rate than the remainder of the population. Millennials are delaying buying homes, keeping their vehicles longer and spend more of their discretionary income on experiences (travel and entertainment) rather than retail goods and services.

Table 3.2 shows the population by age. The median age of the population in 2010 was 37, compared to 36.3 in 2000; people 65 or older totaled 390 or approximately 14% of the population in 2000, compared to 876 or 11% of

the population in 2010. As previously discussed, an elderly population typically generates need for communal housing types, medical services, passive recreational opportunities and public transportation.

Population by Age in Blanchard, Oklahoma: 2000 and 2010 – Table 1

Population by Age	2000	2010
Age	Number	Number
Under 5	198	587
5-19	639	1,735
20-44	983	2,420
45-64	606	2,052
65-84	342	798
85 years and over	48	78
Median Ages (Years)	36.3	37.1

Source: US Census Bureau

Blanchard Population Change and Forecast: 1960 – 2035 - Table 2

Year	Population	Net Increase	Percent Change
1960	1,377	--	--
1970	1,580	203	14.74%
1980	1,688	108	6.84%
1990	1,918	230	13.63%
2000	2,816	898	46.82%
2010	7,670	4,854	172.37%
2020**	10,315	2,645	34.49%
2035**	14,848	4,533	43.95%

**Forecasted population using the average of three forecasting methods

Source: US Census Bureau

Population Projection

Based on recent housing trends and the strength of the overall economy, Blanchard can expect to grow at a relatively modest pace in coming years. Population growth will accelerate when contemporary multi-family apartments and townhomes are constructed. An additional population variable will be likely annexation of

properties within the established fence line. This could vary the degree of growth by 15-20% based on current trends. By 2035, the City of Blanchard will be capable of accommodating a population of approximately 22,500 people.

Population by Types of Households in Blanchard, Oklahoma: 2000 and 2010 – Table 3

Household by Type	2000	2015 ¹
Family Households (families)	818	2,775
Nonfamily Households	267	565
Total Households	1,085	3,340

Source: US Census Bureau ¹ 2015 Estimate

Building Permits 2000-2016 (est.) Table 4

Year	Single Structures	Family	Construction Cost
2000	37		\$3,107,500
2001	32		\$3,351,000
2002	53		\$5,819,094
2003	86		\$8,788,473
2004	119		\$16,690,910
2005	147		\$22,854,122
2006	89		\$14,877,301
2007	75		\$11,982,277
2008	41		\$6,430,500
2009	22		\$4,045,207
2010	19		\$3,035,000
2011	35		\$4,823,702
2012	53		\$8,264,000
2013	72		\$12,213,973
2014	75		\$12,153,290
2015	74		\$12,796,936
2016	63		\$11,412,350

Examining residential permit data is helpful in determining potential population growth scenarios. Table 4 shows the number of residential building permits issued in the City of Blanchard during the years 200-2016 and the estimated cumulative construction cost. The rate

of change between years is largely dependent on the national housing market and the appetite for new homeowners to relocate in Blanchard.

Population Median Income

The 2010-2014 American Community Survey (ACS) identifies a median household income of \$63,814.

Community Character

Blanchard is a proud community with a strong desire to maintain the existing quality of life, but add commercial and recreational features that will improve the quality of life. During the initial public meeting, residents overwhelmingly agreed that future development was inevitable, but needed to be balanced so that change could be managed and residents were given a voice.

Blanchard is a family oriented community with strong connections between the school system, businesses and the faith community. Residents of Blanchard are dedicated to preserving and maintaining the rural character of the city as much as possible.

Land Use and Zoning

Currently the City of Blanchard Zoning Ordinance has fourteen zoning districts. They include two agricultural/acreage residential districts, four residential zoning districts, six commercial districts, two industrial districts, a floodplain supplemental district, and a Planned Unit Development supplemental district.

The Blanchard original town plat is comprised of smaller, single-family detached structures and duplexes on small, narrow lots. The downtown business district is also located along and surrounding Main St. Newer residential areas have developed in a more suburban pattern, with

much larger lot sizes than the original town plat and predominantly larger, single-family detached structures situated along curvilinear streets and cul-de-sacs.

Commercial areas are largely confined to the downtown core surrounding Main St., along US Highway 62 and Highway 76, and arterials such as NW 10th St. The few industrially zoned properties in Blanchard are mostly located south of SE 7th St. Current zoning regulations prohibit mixed use development except in C-6 and the use of a Planned Unit Development. The buffer zones also encompass the city to prohibit encroachment from surrounding communities.

Future Land Use Changes

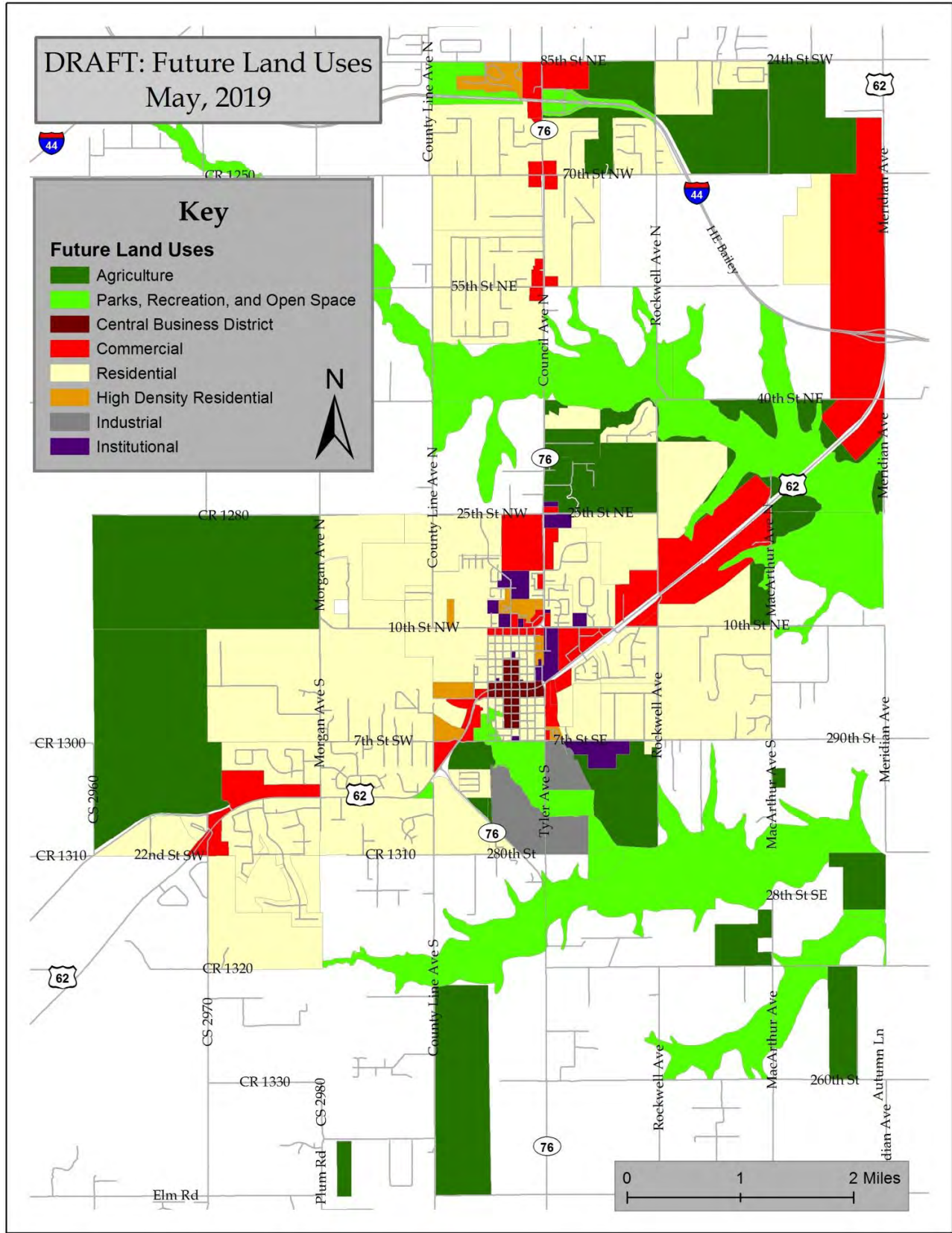
There are some significant changes to the 2035 land use plan from previous iterations. The map below identifies only specific areas of the city that are likely to change. The purpose of showing just those areas-of-change is critical to maintaining a strong central downtown and providing much needed commercial development near Highway 9. The following is a list of individual features of the 2035 land use plan.

1. Expansion of the downtown zoning districts to allow for a wider range of uses, the potential inclusion of mixed uses and more housing options that fit the character of the historic district.

2. Identification of areas suitable for multi-family development that extends the street grid, provides walking access to downtown Blanchard, and is accessible by walking and biking trails.
3. Single family housing along the periphery of downtown Blanchard on land that will provide a buffer between more intense multifamily or commercial uses and the larger lot residential that has “leap-frogged” the downtown core.
4. Additional potential commercial along Highway 76 and Highway 62 adjacent to the future Single Family areas identified above.
5. Extensive open space dedication and purpose-built trails connecting these areas with downtown Blanchard.
6. Commercial development on land suitable for development along Highway 62. These areas also have the potential of incorporating some mix of multifamily/small lot housing between the commercial corridor and the low lying areas to the immediate west. This area should be served by improved transportation infrastructure to connect to Highway 76.

The larger area delineation for future land use changes is important to provide clear guidance to residents regarding the future impact of development adjacent to their neighborhoods. These delineations are not intended to be a fine grain analysis of individual property lines, ownership, or current land use, but a conceptual outline that was put together during the development of this Comprehensive Plan.

DRAFT Future Land Use Map.



Zoning and Land Use Goal:

Provide living and working environments with a full range of housing types, institutions and places of employment which enhance Blanchard's heritage.

Objective: Implement a mix of activity types, pedestrian accessibility, visual character, parks, and high quality public spaces that are unique to Blanchard.

Objective: Residential properties should be allowed to establish gardens and limited agricultural use established by adopted zoning ordinances.

Goal:

Maintain the quality and character of downtown Blanchard.

Objective: Establish design standards in Downtown to preserve the quality and character of the walkable urban environment.

Objective: Establish a Traditional Neighborhood Design (TND) Overlay Zoning District to encourage compatible new development in older neighborhoods as well as for new developments within Blanchard. The TND Overlay district should be flexible with regulations for developers willing to undertake a TND project, including changed street widths, curb radii, building setback and yard requirements, building height and scale and parking requirements.

Objective: TND design concepts that complement and enhance Blanchard's historic development pattern will be the preferred land use standard of development. These patterns may be exhibited through:

Policy: Numerous connections to existing streets where an existing rectilinear street pattern is evident.

1. An interconnected street network without cul-de-sacs and P-Loop streets except where required for environmental or engineering reasons;

2. A rectilinear block (modified only where needed to address environmental constraints) pattern with compact lots;

3. Sidewalks on all streets, providing interconnected access throughout the City to shopping, parks, schools, public buildings, and businesses;

4. A compatible mix of residential and non-residential uses.

5. A hierarchy of parks, squares or greens, and natural open spaces throughout the development which may not serve in a dual use capacity for storm water management;

6. A central focal point consisting of any, all or a combination park/village green; public facility such as a church, community center, recreational center or neighborhood commercial uses;

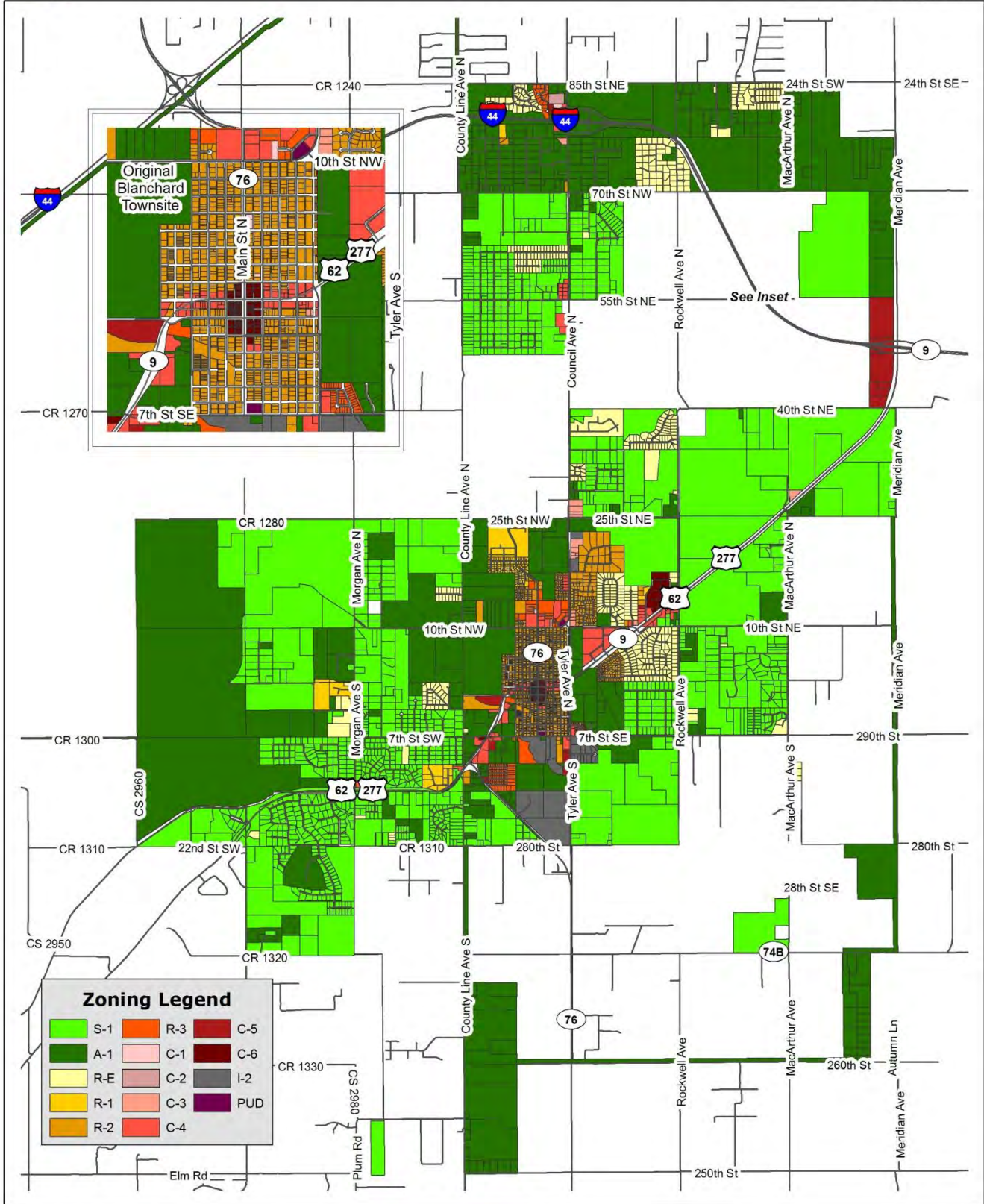
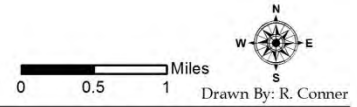
Objective: The residential density granted to a developer shall be a function of the developer's assistance in creating a design that accommodates environmental and historical features on the site, creates a fully functioning mixed-use community with a complement of public amenities for the development, and that complies with the goals and objectives of this Comprehensive Plan.

Objective: Community design standards and guidelines which preserve the natural and cultural resources of Blanchard will be implemented for new developments.



City of Blanchard

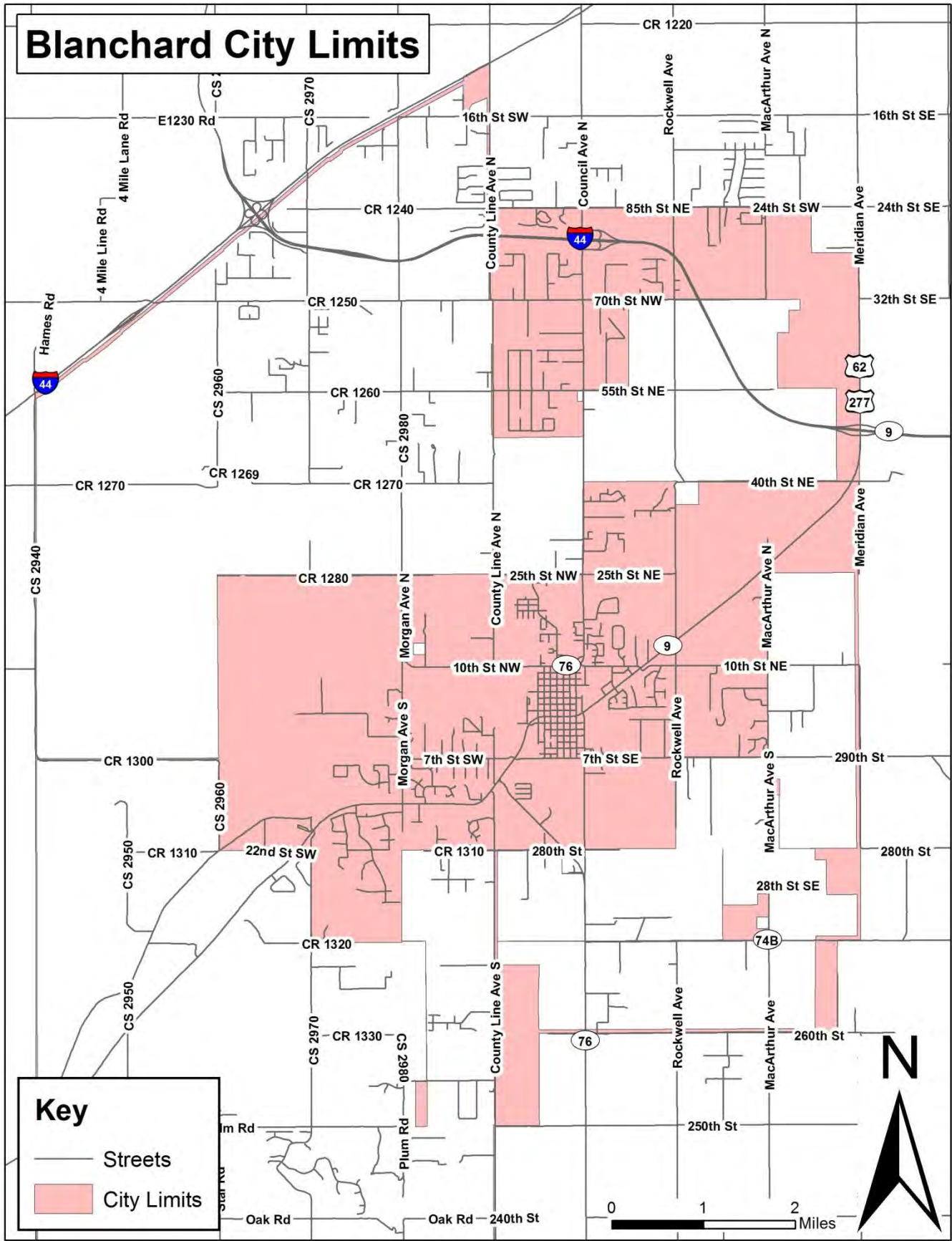
Unofficial Zoning Map November 2019

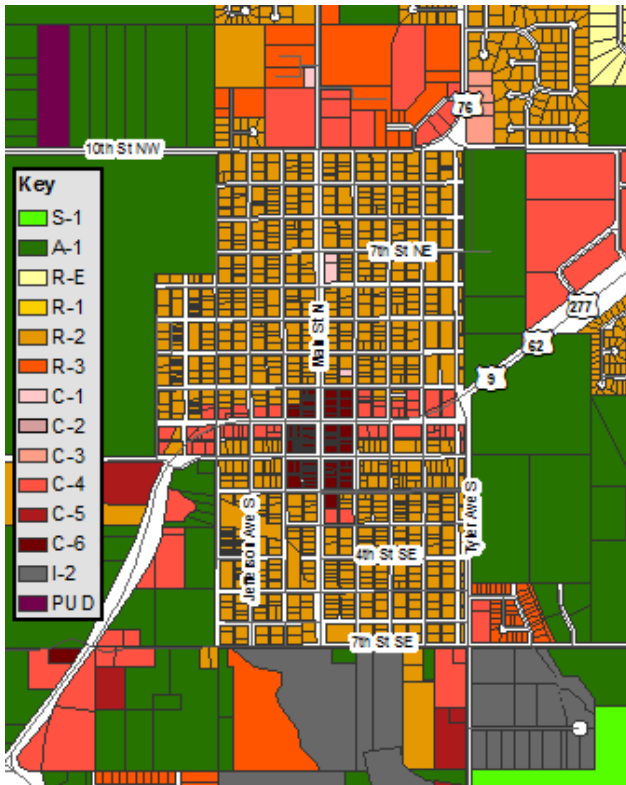


Zoning Legend		
■	S-1	■
■	A-1	■
■	R-E	■
■	R-1	■
■	R-2	■
■	R-3	■
■	C-1	■
■	C-2	■
■	C-3	■
■	C-4	■
■	C-5	■
■	C-6	■
■	I-2	■
■	PUD	

DRAFT Zoning Map [requires update]

Blanchard City Limits





DRAFT Downtown Zoning Enlarged Map
[requires update]

Annexation

Blanchard has a sprawling and broad municipal boundary that is the result of years of annexation and de-annexation activity. The current boundary provides significant potential to support economic expansion and development at key corridors. Some areas identified by the boundary are merely **buffer zones** that serve to prevent another municipality from crossing that boundary. Areas to the far west and south of Blanchard have not shown to have significant development potential and should remain in Blanchard until such time as the interstitial spaces can be annexed into to city to create a contiguous whole.

The city of Blanchard will benefit from promoting information to residents regarding the benefits of annexing their property into the city in order to connect to city services. A simple “how-to” guide for annexation should be

available at city hall and online for easy access. The long-term benefit of providing this information for individual property owners is that the incremental change is a more sustainable than the previous efforts at annexation and subsequent de-annexation of large areas.

Transportation

Blanchard is fortunate to have access to three major highway connections within the city. US Highway 62 is the major East-West corridor crossing through downtown Main Street at the junction of State Highway 76 forming the North-South corridor. Highway 9/H.E. Bailey Turnpike is the Southwest most connection to the future Turnpike loop that will encompass the entirety of Oklahoma City.

The intersection of US Highway 62 and Highway 76 (Main Street) is the cultural and historic center of Blanchard. Blanchard also benefits from a contiguous downtown grid of local streets that provide easy access in all directions. The original town grid is approximately 320 acres and is divided between Main Street and 2nd Street (US Highway 62). Main Street is the home of numerous annual events, parades and businesses as well as the center of municipal services.

This updated Transportation Plan combines ODOT’s Rural Road Functional Classification System with locally important corridors to arrive at a contiguous roadway network that includes designations for new roadways to support the Future Land Use proposed in this plan.

Rural Principal Arterial

1. Highways having high density of intrastate and interstate travel
2. Highways that serve urbanized areas and a large majority of small urban areas. The rural principal arterial system may serve an urban area if the system either penetrates the urban boundary or comes within 10 miles.

3. Provide an integrated network without stub connections except where unusual geographic or traffic flow conditions dictate otherwise.

The principal arterial system is classified into the following two subsystems:

1. Interstate Systems: All designated Interstate routes.
2. Other Principal Arterials: All non-Interstate principal arterial highways.

Rural Minor Arterial System

1. Link cities and larger towns and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances and from an integrated network providing interstate and intercounty service. Minor Arterial systems serves and urban area if the system either penetrates or comes within 2 miles of the urban boundary.
2. Be spaced at such intervals, consistent with population density to that all developed areas of the State are within a reasonable distance of an arterial highway.
3. Provide service to roads with top length and travel density greater than those predominantly served by rural collectors or local systems. Minor arterial routes have relatively high overall travel speeds and minimum interference to through traffic.

Rural Collector System

The characteristics of a rural collector system is sub classified according to the following criteria:

Major Collector Highways and Roads:

1. Provide service to the larger towns not directly served by the higher systems; and to other traffic generators of equivalent importance, such as consolidated schools, shipping points,

county parks, important mining and agricultural areas, etc.

2. Link these places with nearby larger towns or cities or with routes of higher classification.
3. Serves a higher volume of vehicles.

Minor Collector Roads:

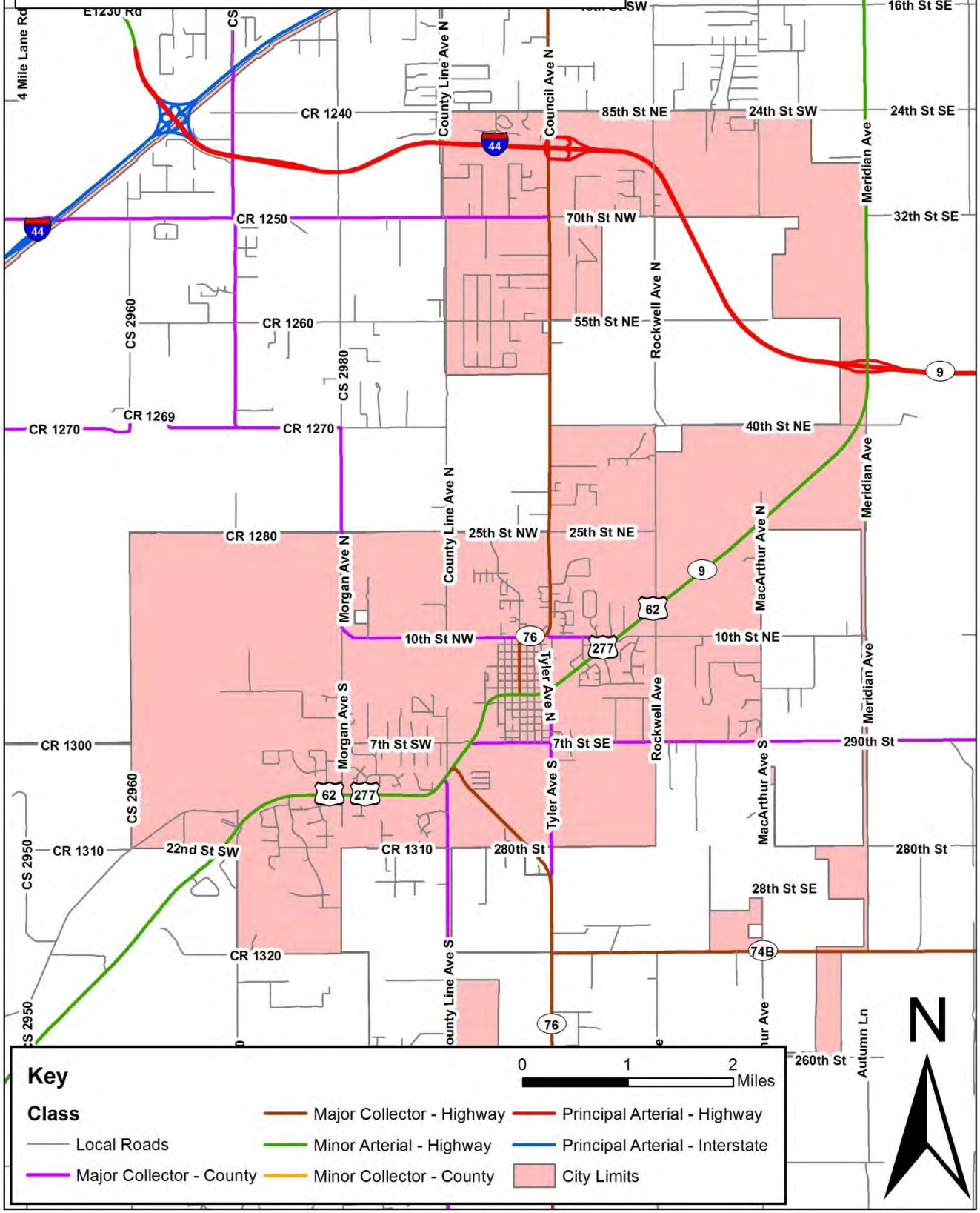
1. Be spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
2. Provides service to the remaining small communities.

Rural Local Roads System

1. Serves primarily to provide access to adjacent land.
2. Provides service to travel over relatively short distances as compared to collectors and other higher systems. Local roads will, of course, constitute the rural mileage not classified as part of the principal arterial, minor arterial, or collector systems.

The widening of US Highway 62 (Veteran's Memorial Highway) created an increase in traffic on Highway 62 through Blanchard. ODOT installed curb cuts for pedestrian use and signalization at Main St. Signalization was also installed at Tyler Ave. and NE 10th St. Crosswalks were installed at Highway 62 and Van Buren and Harrison Avenues. Future right-of-way improvements along rural roads should include the addition of curb and gutter and other coordinated storm water management where appropriate.

Blanchard Road Classifications



DRAFT Future Transportation Map

Transportation Goal

Establish a cohesive transportation network that is resilient, well maintained, and reduces congestion.

Objective: Encourage pedestrian activity between neighborhoods and commercial areas while eliminating potential pedestrian and vehicular accidents.

Policy: Require ADA Accessible curb cuts at all new residential subdivisions, commercial buildings, driveway and intersection improvements to prepare for future sidewalks and trails.

Policy: Require mutual access between businesses to reduce turning conflicts and congestion along major corridors.

Policy: Create system of sidewalks and trails to connect the city parks with major open spaces indicated on the Future Land Use map.

Objective: Stimulate development at the intersection of Highway 62 and Highway 9.

Policy: Secure roadway and utility easements according to the Future Transportation Plan.

Policy: Extend pedestrian and bicycle trails along Highway 62 to connect future commercial development along Highway 9 and downtown Blanchard.

Policy: Limit points of vehicular access from Highway 62 and the future frontage road along the H.E. Bailey Spur.

Objective: Complete infrastructure improvements according to the adopted TIF District #1 schedule of improvements.

Policy: Promote TIF District and downtown properties.

Objective: Improve design and access to parking lots to support increased commercial activity in downtown.

Policy: Allow on-street parking for businesses and flexible parking arrangements between businesses.

Policy: Allow for reduced parking requirements for businesses in downtown in **accordance with city ordinances**.

Development Guidelines

Urban and Rural Development Patterns

The continued development of Blanchard as a majority rural residential community will continue for some time, and slowly be met with increased densities and new commercial businesses that require a certain population threshold to sustain operations. Conflicts between the low-density rural residential neighborhoods and new higher density developments is anticipated, **but can be avoided with buffer zones, communication, and clearly identified goals for developers and home builders to follow.**

The benefit of increasing housing densities and attracting new retailers can be effectively managed to achieve development proposals that meet the expectations of current **and future** residents. It is vital that the City of Blanchard coordinate and publish an aesthetic vision of the community, whether this is through a series of design **workshops** or character sketches, it will be the responsibility of the city administration to communicate this

vision and hold each applicant accountable to this adopted vision.

The aesthetic difference between rural and urban environments does not have to be all that dissimilar, but whatever form it takes, should be consistently applied, fair and open to public scrutiny.

Subdivision Design

The design and construction of residential subdivisions will require a few important components to be integrated into the subdivision regulations. City block sizes and cul-de-sac lengths should be reduced in size so that access between neighborhoods can be improved and bicycle trails and sidewalks can provide access through existing neighborhoods to downtown Blanchard. Vehicular cross-access between neighborhoods should occur no less than once every ¼ mile of subdivision perimeter boundary.

Subdivision Design Goal:

Reduce traffic congestion along major corridors by designing neighborhoods to allow for cross access between subdivisions and loop streets at regular intervals

Objective: Update Subdivision regulations to provide cross access between neighborhoods.

Policy: Require access in at least two points for each subdivision, and no fewer than one street connection for every ¼ mile of perimeter area.

Site Planning for Commercial Development

A well-developed site plan provides city staff with all of the necessary information to determine the impact a particular business will have on the community. Staff will evaluate a site plan looking for impacts on; infrastructure, transit, storm water, signage, landscaping, fencing, parking and loading requirements as

well as potential aesthetic concerns that may need be addressed by the applicant.

The planning commission should consider adopting site plan requirements to allow city administration the ability to determine if a development proposal is complete. Site plans that do not have all of the required features, or seek a variance for a portion of the requirements would require planning commission approval before the permit application would be reviewed and subsequently issued.

The review and approval of individual site plans will require attention by staff and planning commission, and if administered properly can provide a valuable oversight tool for developers to determine if their application is aligned with the needs of the community.

Goal: Provide opportunities for security and attractive separation of private properties with fences constructed of high quality materials.

Policy: Where required, fences, sight proof barriers and hedges shall be of uniform material and maintained in good working order according to adopted development policies.

Access Management

It is important to provide clear guidance to the development community regarding the required points of vehicular access from roadways and adjacent properties prior to receiving site plans for permit approval. Some of the key components are;

This is especially true when a business does not have a secondary point of access to adjacent parcels of property. The purpose of providing cross access and mutual access between businesses is to reduce traffic on fronting streets and allow limited access to adjacent properties without requiring drivers to exit one parcel to then enter an adjacent parcel to access that business. This is especially true for young

parents with children, and those individuals with disabilities.

Successful vehicular management cannot be accomplished with mutual access alone. A grid of streets allowing multiple points of access across a development is necessary to provide redundancy if there is traffic congestion, and especially true for emergency responders that could be burdened by having only one point of vehicular access.

Housing and Neighborhoods

The core element that unites the Land Use, Transportation, and Economics plans are the long term maintenance of high quality housing options linked with the coordinated design and development of neighborhoods.

Blanchard will continue to grow largely through the development of medium and large lot subdivisions. The pattern of growth is well understood in the market and is considered the ideal by residents.

The City of Blanchard has a limited availability of multi-family housing compared to the statewide average, with a total of 222 units classified as non-single family, with 504 renters occupying those units. While the percentage of total rental units 8.2% compared to owner occupied tracks with the statewide average, there is high demand, and little supply.

Housing

According to the US Census, the 2010-2014 ACS, Blanchard had 2,719 housing units the majority of these being single family dwellings. Most of the residences were owner occupied and the median value of owner occupied units was approximately \$72,300.00 in 2000. In 2010, the total number of residential housing units was approximately 2,818, most of which

were owner occupied, single-family detached structures. The median value of residential housing units in 2010 was approximately \$151,400.00, which is a significant increase from 2000. The city does have approximately 277 manufactured homes and several apartment complexes and duplexes; however, the residential housing trend in Blanchard is towards single-family, detached structures. Nearly half of all housing units built in Blanchard have been built since the year 2000. Based on current development trends, the City of Blanchard can expect to have as many as 4,500-5000 total housing units by the year 2035 another near doubling of the current housing stock.

Future residential developments should include more walking and bicycle trails, roadway connections between neighborhoods, and access to dedicated open space.

Housing Goal:

Provide for affordable, safe and attractive housing and neighborhoods accessible to all residents of Blanchard.

Objective: Support residential growth that balances the needs of the market with the stated goals of this plan.

Policy: Encourage residential development that is compatible with surrounding land uses.

Policy: Encourage the establishment of buffers between multi-family residential developments and commercial/industrial uses.

Policy: Limit small lot subdivisions to areas near Multi-family developments and adjacent to commercial corridors where the small lot housing can act as a buffer between existing neighborhoods and more intense uses.

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

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.

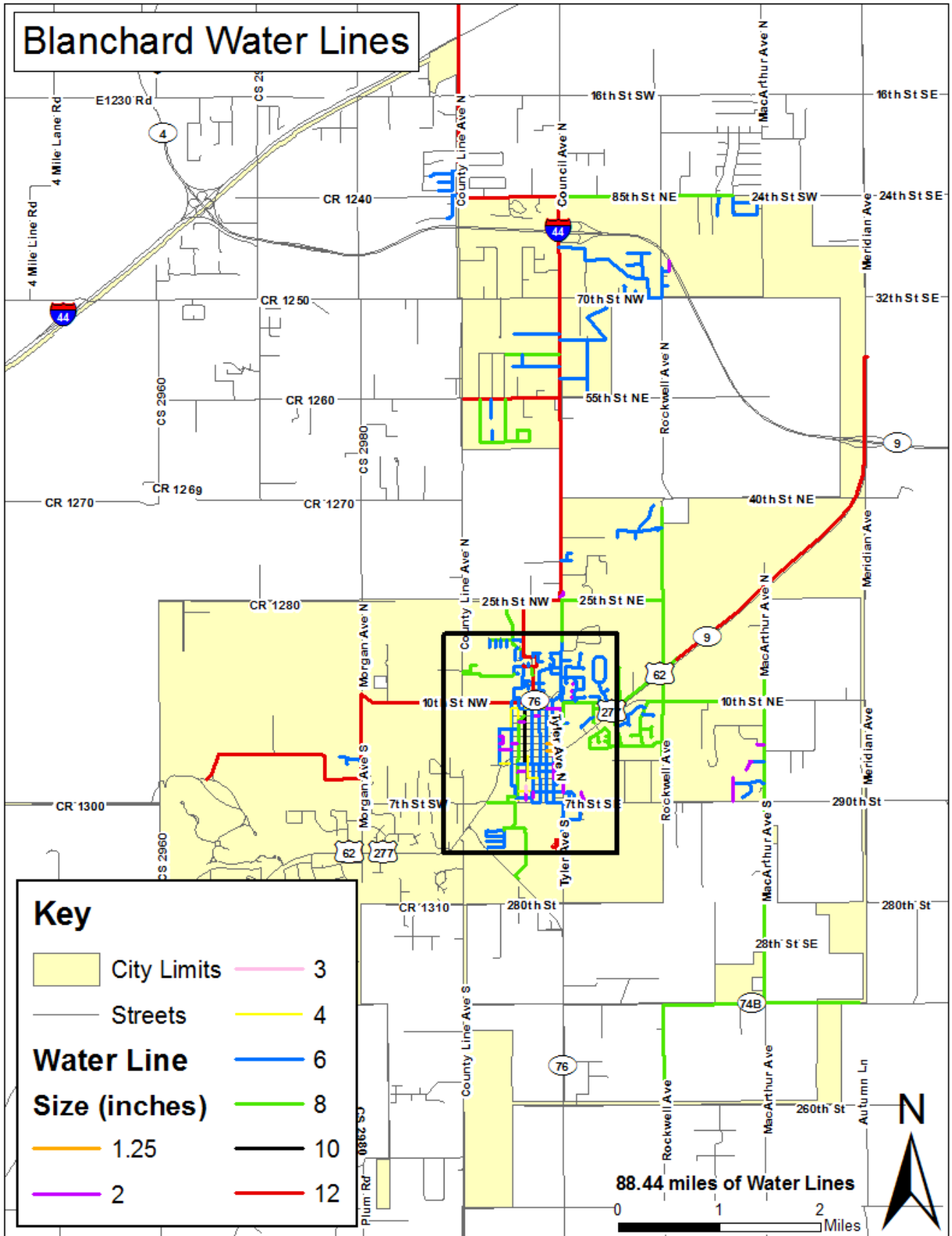
Policy: Support future commercial and multi-family residential growth by proactively extending services to accompany future roadways indicated on the Future Transportation Map.

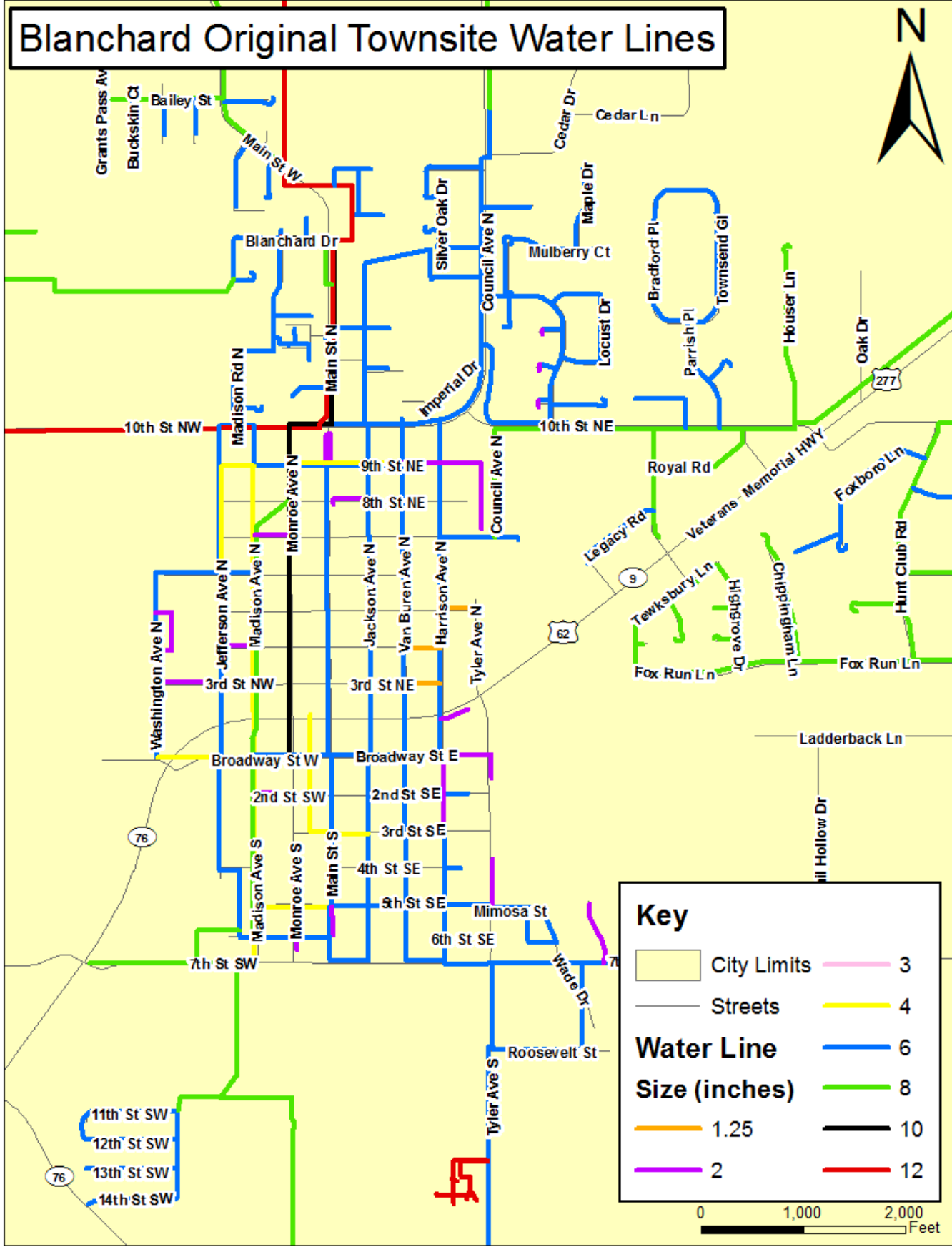
Policy: Establish and maintain 12" water lines at section line roads and major thoroughfares.

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.

Blanchard Water Lines





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.

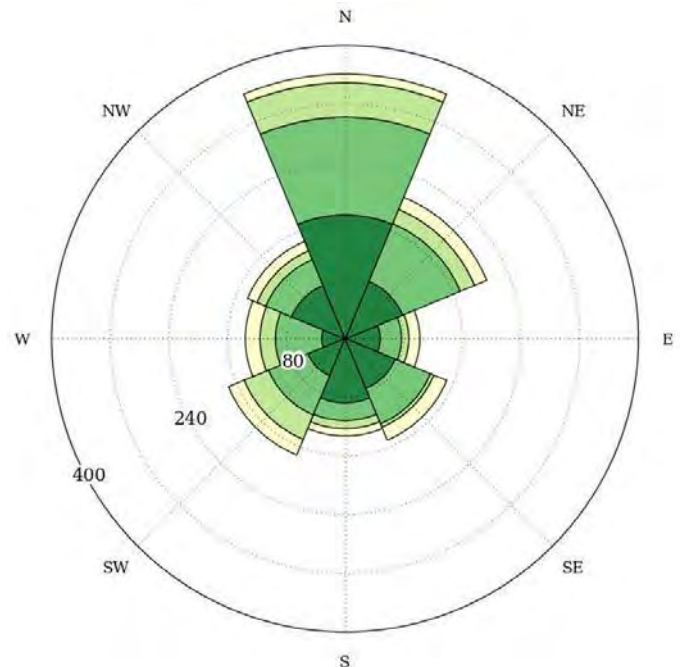
In order to accomplish this, the city should maintain support for the Blanchard Economic Trust Authority (BETA) and the Chamber of Commerce. BETA, founded in 2009 and revived in 2012, is an economic development team whose mission is to foster growth and expansion for new and existing businesses. They 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:

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.

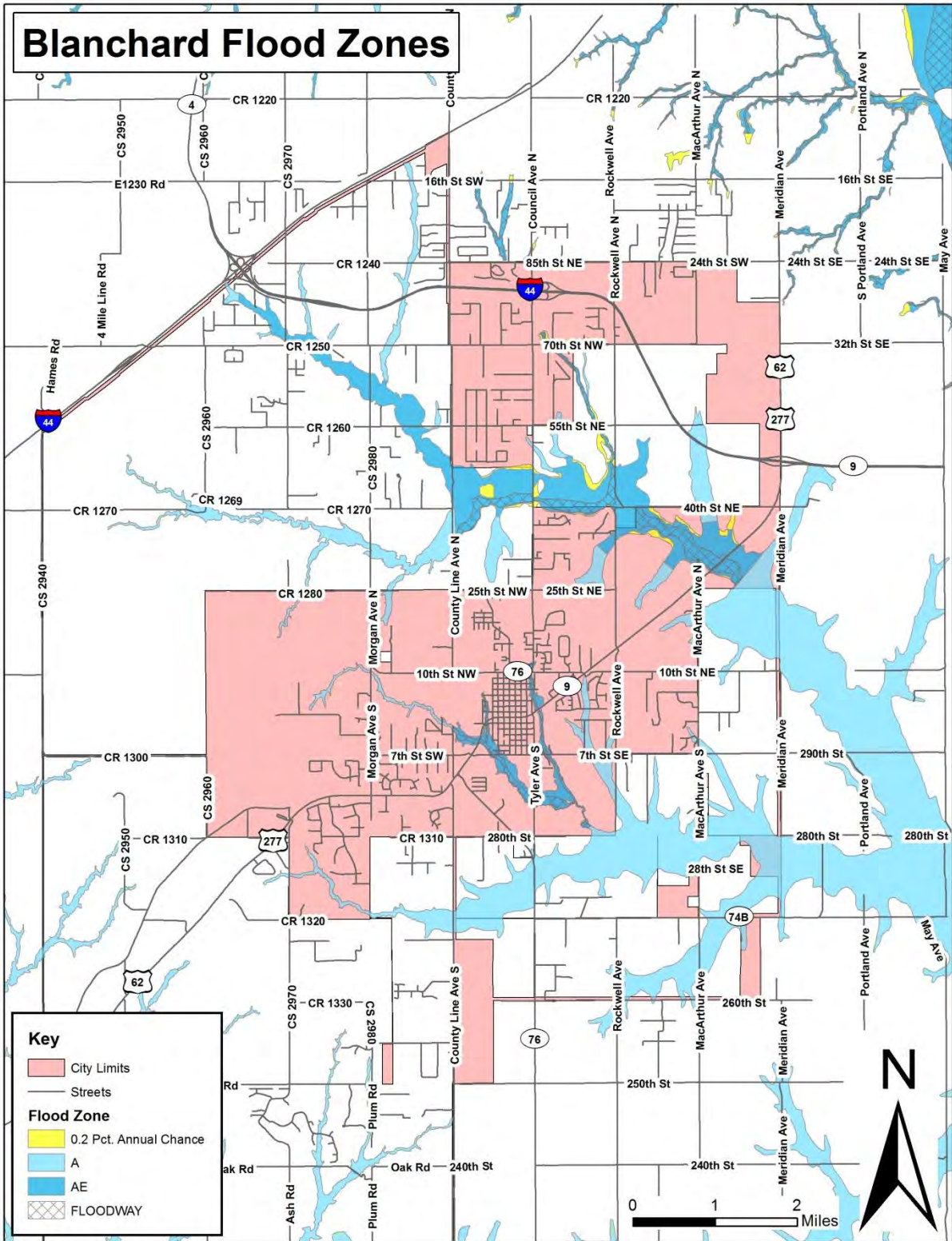
Objective: Protect creeks, riparian areas and floodplains from encroachment and incompatible land uses.

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

BUSINESS
AGENDA

ADDENDUM

B-6



ADDENDUM

PLANNING COMMISSION OF BLANCHARD, OKLAHOMA
REGULAR MEETING
6:30 P.M. Thursday
8 April 2021
Blanchard Municipal Court
300 N. Main Street
Blanchard, Oklahoma 73010

THE FOLLOWING ITEM(S) HAVE BEEN ADDED TO THE BUSINESS AGENDA OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF BLANCHARD FOR **THURSDAY, 8 APRIL 2021** IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING ACT FOR THE PURPOSE OF DISCUSSION, CONSIDERATION, AND APPROPRIATE ACTION RE:

B. BUSINESS AGENDA:

6. Consideration and Appropriate Action - Regarding § 21-757 - Knippelmier Creek PUD. Discussion, consideration, and appropriate action in regards to Amendments to the Master Plan of Knippelmier Creek PUD (100 Block S. Jefferson Ave) utilizing parameters set forth in § 21-757 of the BMC.

CERTIFICATION

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD IN PROMINENT PUBLIC VIEW AT BLANCHARD CITY HALL ON OR BEFORE 6:30 P.M., TUESDAY APRIL 6TH, 2021, IN ACCORDANCE WITH THE OKLAHOMA MEETING ACT.

CITY PLANNER

PUD Overlay Report

DATE: 8 April 2021
TO: Blanchard Planning Commission
RE: Amendments to Knippelmier Creek PUD

Application

APPLICANT: EnvisionVest Properties
OWNER: Bryce Binyon
LOCATION: 100 Block of S. Jefferson Ave
ZONING: R-3, Multi-Family Residential and a PUD Overlay
LEGAL: Lots 1 Block 1 Knippelmier Creek Addition

Background

The subject property is currently zoned R-3, Multi-Family Residential with a Planned Unit Development (PUD) overlay called Knippelmier Creek Addition, filed at McClain County as a permanent plat. The PUD was approved by Planning Commission and City Council back in August of 2019. The PUD consisted of four (4) Triplex units with a total of twelve (12) units. It has a common parking lot and a small open-space feature with sidewalks and landscaping. The access is directly off Jefferson Ave. SEE ATTACHED DESIGN STATEMENT MAP.

The potential buyers of the property with the PUD have some alterations they would like to do to the PUD if they were to purchase it. Those include changing the units from Triplexes to Duplexes, and having five (5) Duplexes for a total of ten (10) units. Another change would be to add a driveway off Broadway Ave for two (2) of the duplexes and what would appear to be removing the common space area that a sidewalk and landscaping provided for. SEE ATTACHED MAPs.

Section 21-757 titled “Amendments to the Master Plan” allow for minor changes and adjustments to the PUD Master plan, provided that certain conditions are satisfied and approved by the Planning Commission. If Planning Commission believes the changes and adjustments don’t meet the criteria, it would require the adjustments be submitted for a full review and public hearing process. I’ll break down the conditions in which amendments can be made in reference to Section 21-757 and with what the applicant has submitted for potential approvals:

1. The project boundaries are not altered. **The submitted changes do not alter the overall property boundary.**
2. Uses other than those specifically approved in the PUD master plan are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered. **The applicant is changing the concept from triplexes to duplexes. The intent to have residential uses is theoretically not changing.**
3. The allocation of land to particular uses or the relationship of uses within the project is not substantially altered. **The use is still requesting to be residential. It would be changing the layout of the buildings in reference to the property in that regard.**
4. The density of housing is not increased more than ten (10%) percent or decreased by more than thirty (30%) percent. **With the change from four (4) triplexes to five (5) duplexes technically decreases the density in dwelling units by 16.67% (12 units to 10 units).**
5. The land area allocated to nonresidential uses is not increased or decreased by more than ten (10%) percent. **There is no indication of nonresidential uses for the property.**
6. Open spaces are not decreased. **The original PUD has a common area with sidewalks that is not included in the new design. This technically could be seen as a decrease in the amount of open space. There is not the need for a parking lot in the case of the proposed amendments as garages will be attached to each unit.**
7. Height restrictions, yard requirements, lot coverage restrictions and other area, height, and bulk requirements prescribed in the PUD master plan are not substantially altered. **The new design concept does not appear to drastically change the bulk requirements.**
8. The circulation system of all streets, including off-street parking areas, service areas, lading areas, and points of access to public rights-of-way, is not substantially altered in design, configuration or location. **The change most notable would be new access from Broadway Ave. There would not be the need for the common parking area with the added garages. If the new drive would be considered a major alteration, this would need to be addressed.**
9. The design and location of access points to the project are not substantially altered either in design or capacity. **Similar to #8, the addition of the drive from Broadway Ave certainly changes the access point to some capacity.**

Section 21-757 states “10. The planning commission shall determine if the proposed amendments to an approved master development plan satisfy the above criteria. If the planning commission finds that these criteria are not satisfied, they may requires than an amended PUD master plan shall be submitted for full review and approval according to the procedures set forth in these regulations.”

Planning Commission has the ultimate decision here to determine if the alterations to the PUD are within reason to the above criteria to allow without the full Public Hearing format requirements for Planned Unit Developments. If the Planning Commission decides the alterations exceed the criteria, the applicant will have to submit a new PUD application and there will be Public Hearings for Planning Commission and City Council to see if those changes can be approved or denied.

Site Location & Description

The property is located in SW/4 of Section 30, Township 8 North, Range 4 West, of the Indian Meridian, McClain County, Oklahoma.

Public Notification

Not required per BMC 21-757.

Zoning Code & General Plan Conformance

The land currently has a PUD allowing four (4) triplex units. The change to duplex units will not substantially alter the use.

Utilities

Property is located within the municipal water and sewer service area and will attach to existing systems.

Protest of Application

Not applicable at this time.

Attachments

- A. Approved PUD Master Plan and Design Statement for Knippelmier Creek.
- B. Submitted alterations to the PUD Master Plan submitted by EnvisionVest Properties.

Prepared by:

Ryan M. Conner, City Planner

1. Provisions for the ownership and maintenance of common open space as will reasonably insure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the city council.

2. A homeowners or property owners association shall be created if other satisfactory arrangements have not been made for improving, operating and maintaining common facilities, including private streets, service and parking areas and recreation areas.

3. Covenants shall be submitted to reasonably insure the continued compliance with the approved PUD master plan. In order that the public interest may be protected, the city shall be made a beneficiary of the covenants pertaining to such matters as locations of users, height of structures, setbacks, screening, maintenance of common facilities and access. Such covenants shall provide that city may enforce compliance therewith.

F. Upon approval of the final plat, the city council will adopt an ordinance officially authorizing a PUD for the area stipulated in the application. The ordinance of rezoning shall adopt the PUD master plan by reference and it shall be attached to said ordinance and become a part of the official records of the city.

G. The PUD master plan shall control the use and development of the property and all building permits and development requests shall be in accord with said plan until it is otherwise amended by the city council. The developer shall furnish a reproducible copy of the approved master development plan map for signature by the chairman of the planning commission, the mayor, and acknowledgement by the city clerk. The PUD master plan, including the signed map and all supporting data, shall be made a part of the permanent file and maintained by the city clerk. (Ord. No. 2003-02, 1/14/2003; Ord. No. 700, 5/28/19)

§ 21-757 AMENDMENTS TO THE MASTER PLAN.

A. The planning commission shall be permitted to approve minor changes and adjustments to the PUD master plan provided the following conditions are satisfied:

1. The project boundaries are not altered.

2. Uses other than those specifically approved in the PUD master plan are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered.

3. The allocation of land to particular uses or the relationship of uses within the project is not substantially altered.

4. The density of housing is not increased more than ten (10%) percent or decreased by more than thirty (30%) percent.

5. The land area allocated to nonresidential uses is not increased or decreased by more than ten (10%) percent.

6. Open space areas are not decreased.

7. Height restrictions, yard requirements, lot coverage restrictions and other area, height and bulk requirements prescribed in the PUD master plan are not substantially altered.

8. The circulation system of all streets, including off-street parking areas, service areas, lading areas and points of access to public rights-of-way, is not substantially altered in design, configuration or location.

9. The design and location of access points to the project are not substantially altered either in design or capacity.

10. The planning commission shall determine if the proposed amendments to an approved master development plan satisfy the above criteria. If the planning commission finds that these criteria are not satisfied, they may require that an amended PUD master plan shall be submitted for full review and approval according to the procedures set forth in these regulations. (Ord. No. 2003-02, 1/14/2003)

DIVISION VII

FLOODWAY SUPPLEMENTAL DISTRICT

§ 21-761 Purposes of the floodway supplemental district.

§ 21-762 District boundaries.

§ 21-763 General floodway regulations.

§ 21-764 Permitted uses.

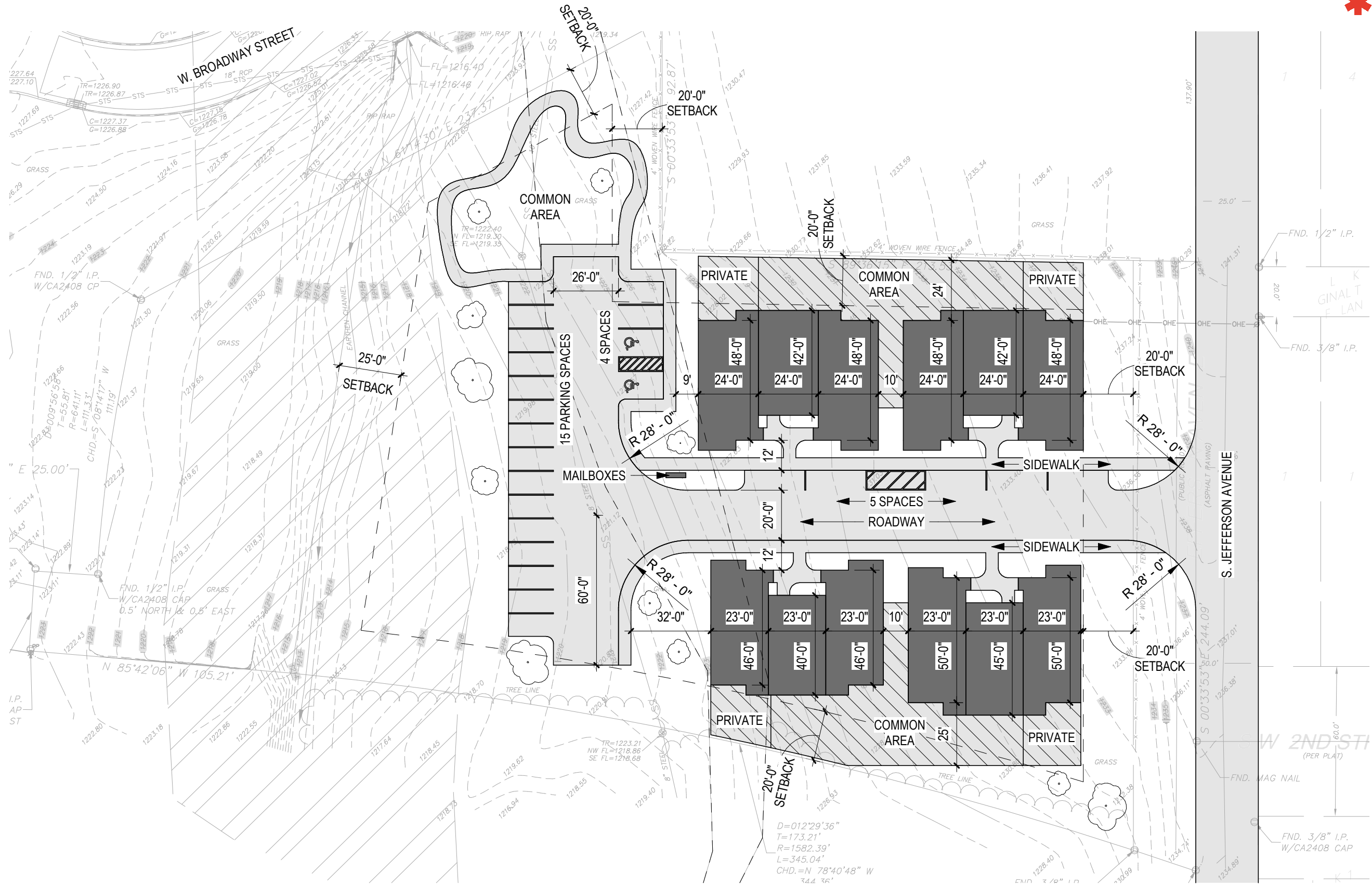
§ 21-765 Nonconformities.

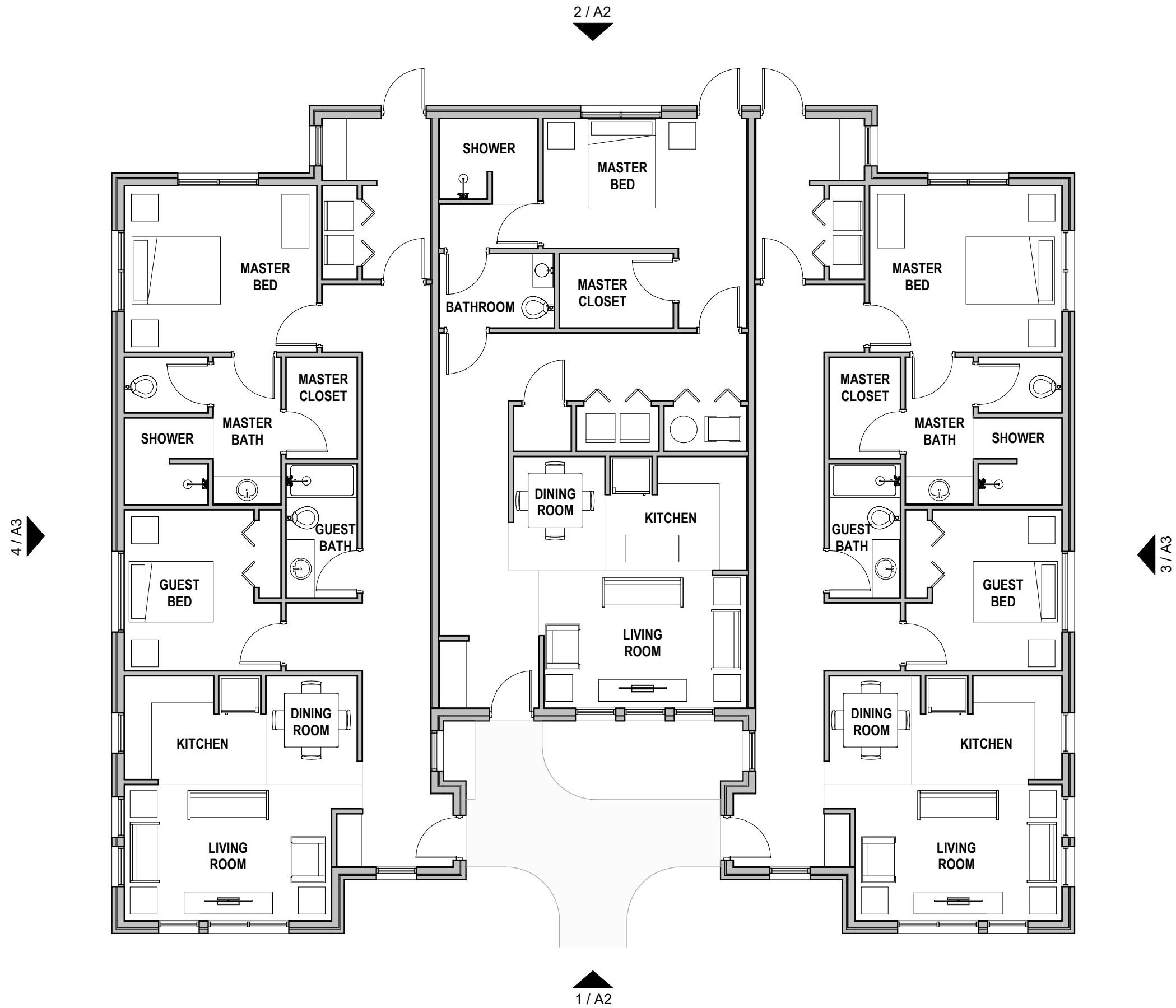
§ 21-766 Responsibility for flooding.

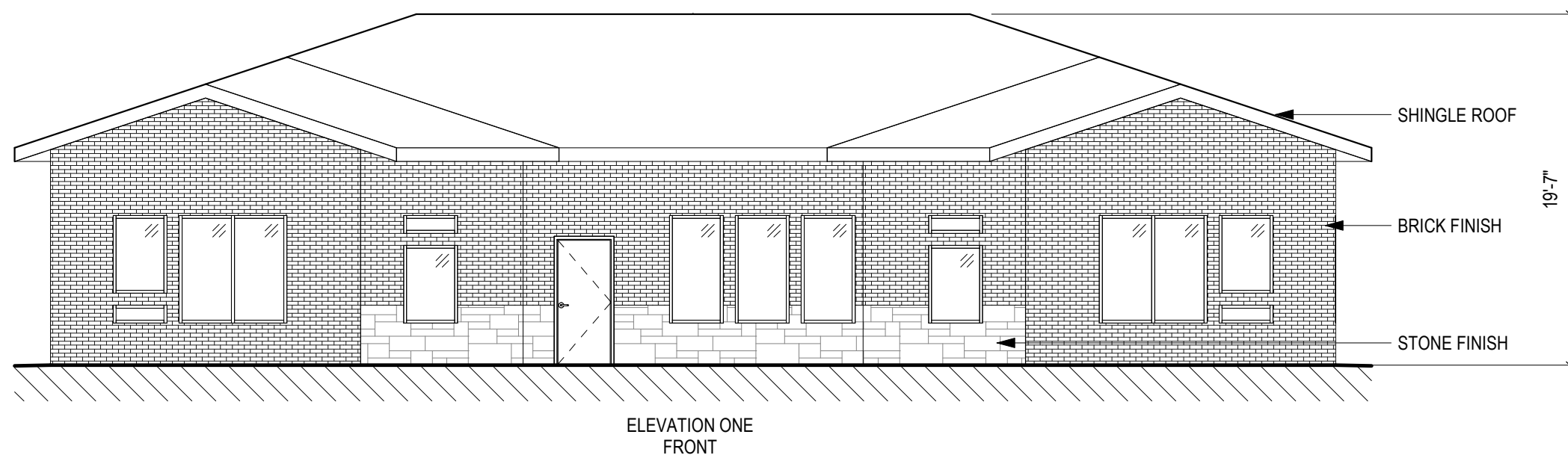
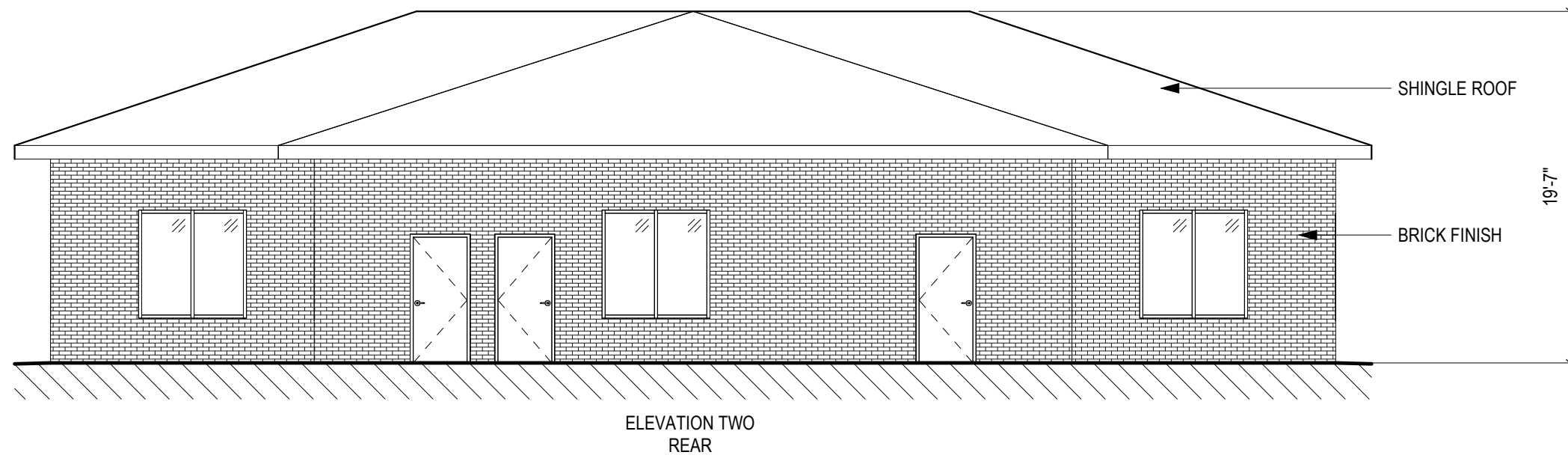
§ 21-761 PURPOSES OF THE FLOODWAY SUPPLEMENTAL DISTRICT.

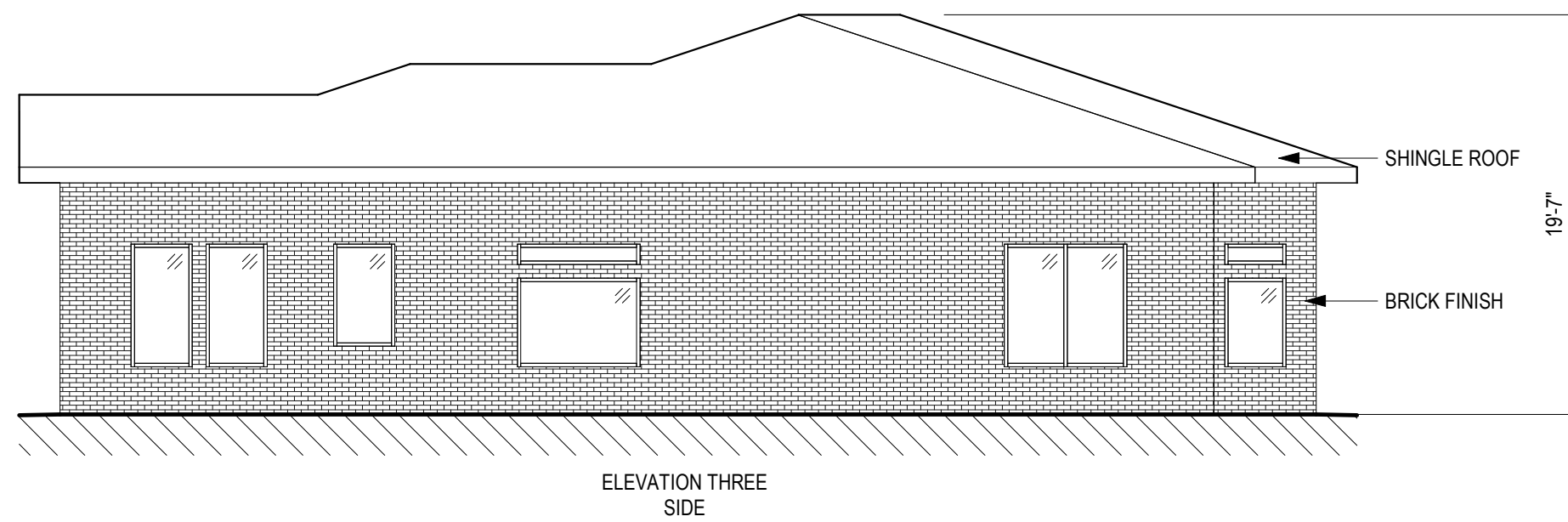
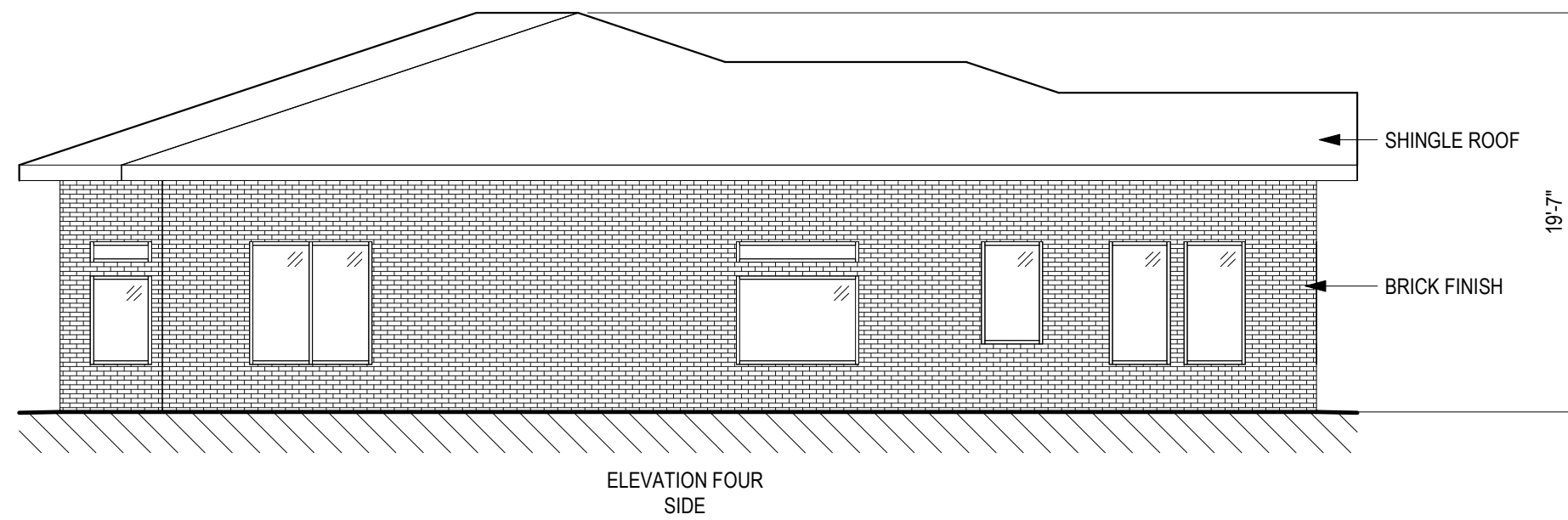
The Floodway Supplemental District is designed to:

1. Protect life;











PROJECT LOCATION



① OVERALL SITE PLAN
1" = 20'-0"

T=17.0
R=1582.39'

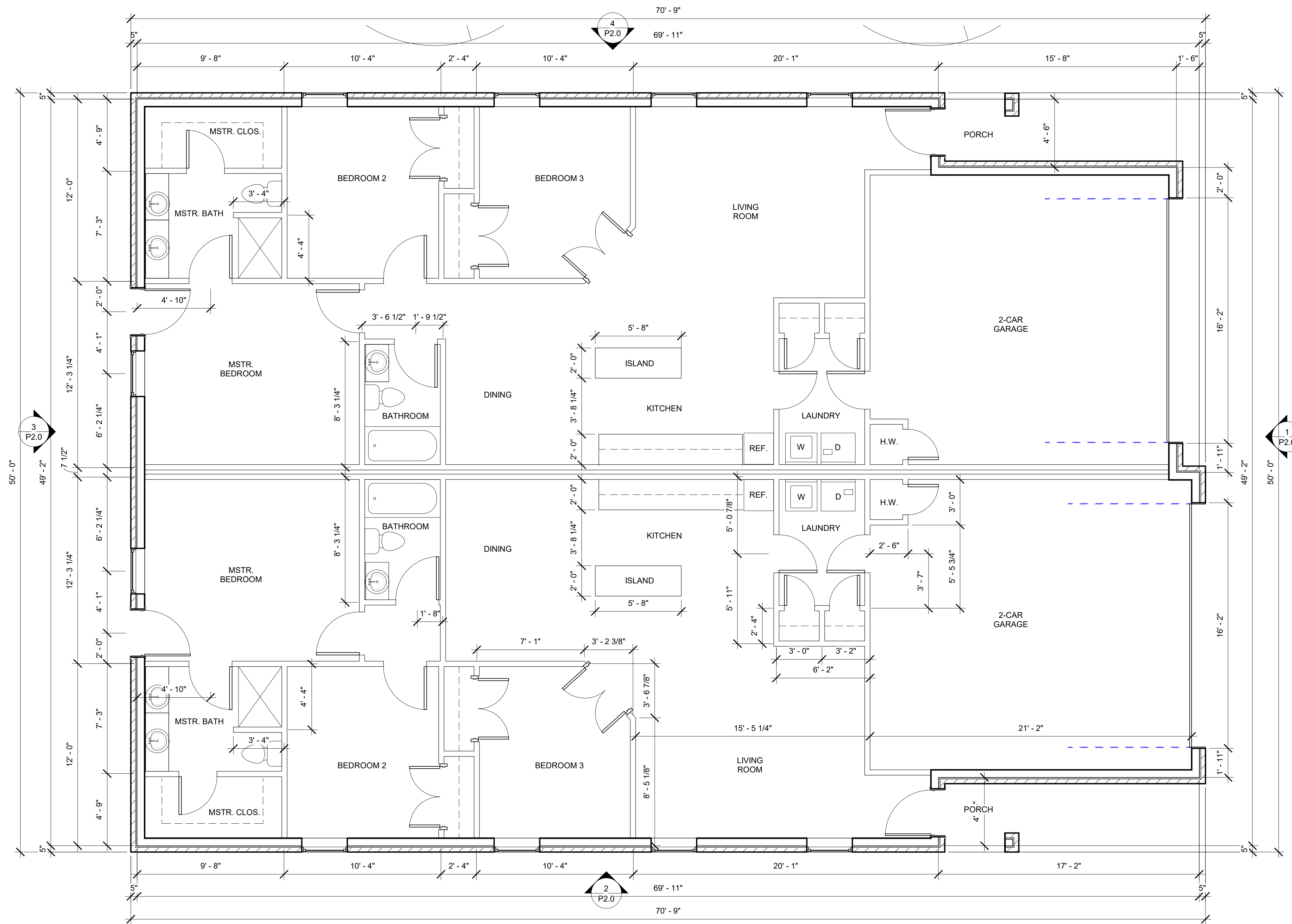


JEFFERSON STREET DUPLEXES

Blanchard, Oklahoma



Mitscher & Associates
architects
www.mitscherarch.com
405.928.1357



TYPICAL UNIT

1 FIRST FLOOR - UNIT 1
1/4" = 1'-0"

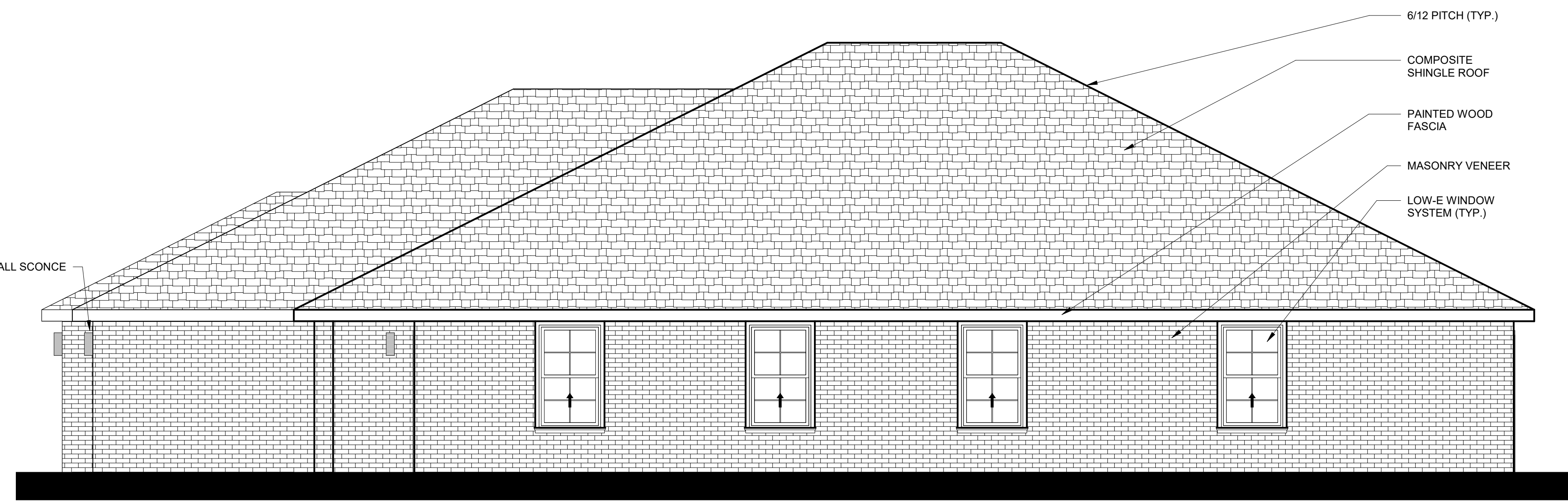


JEFFERSON STREET DUPLEXES

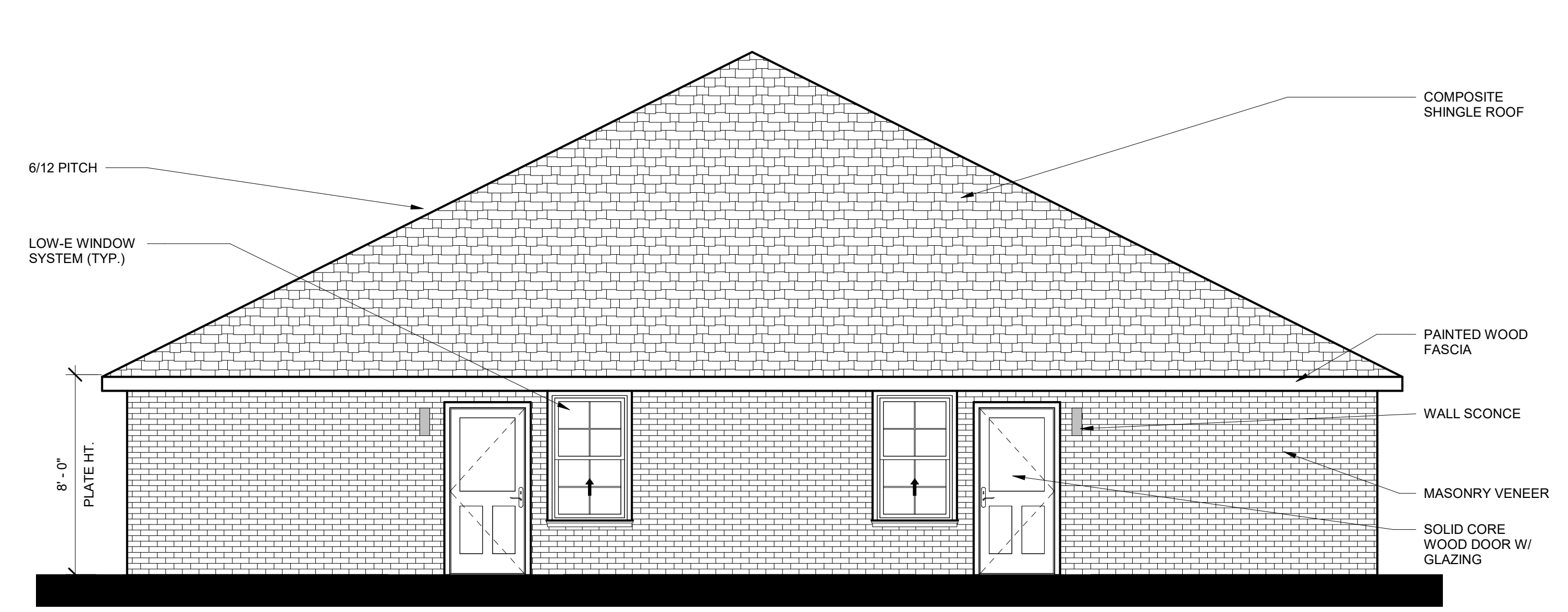
Blanchard, Oklahoma



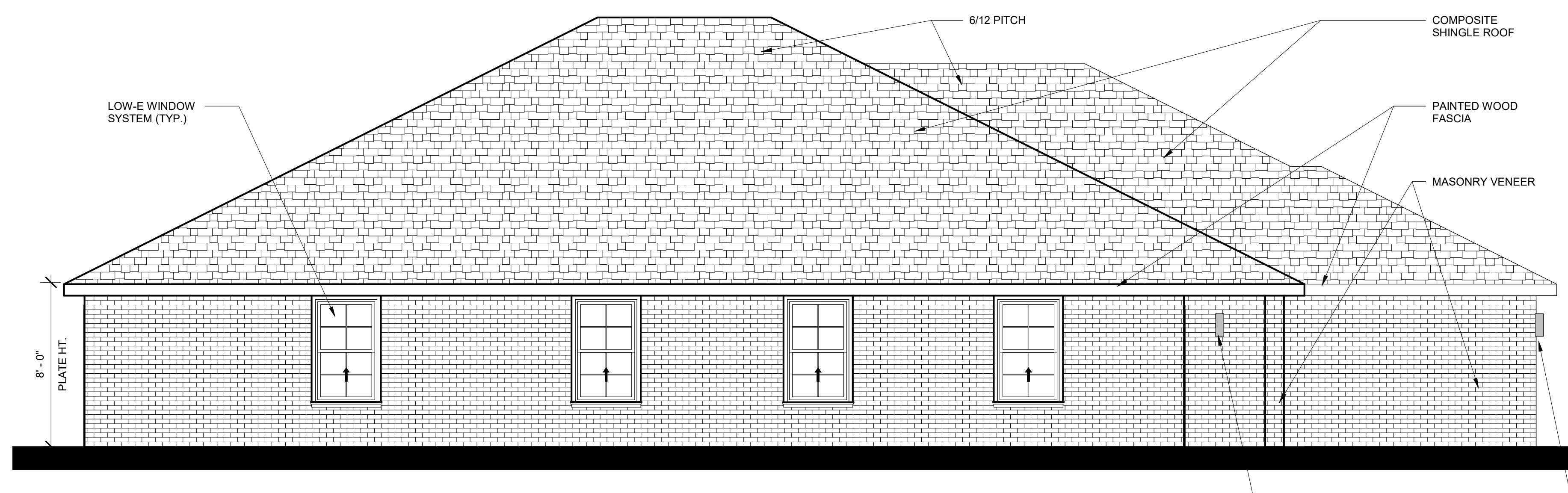
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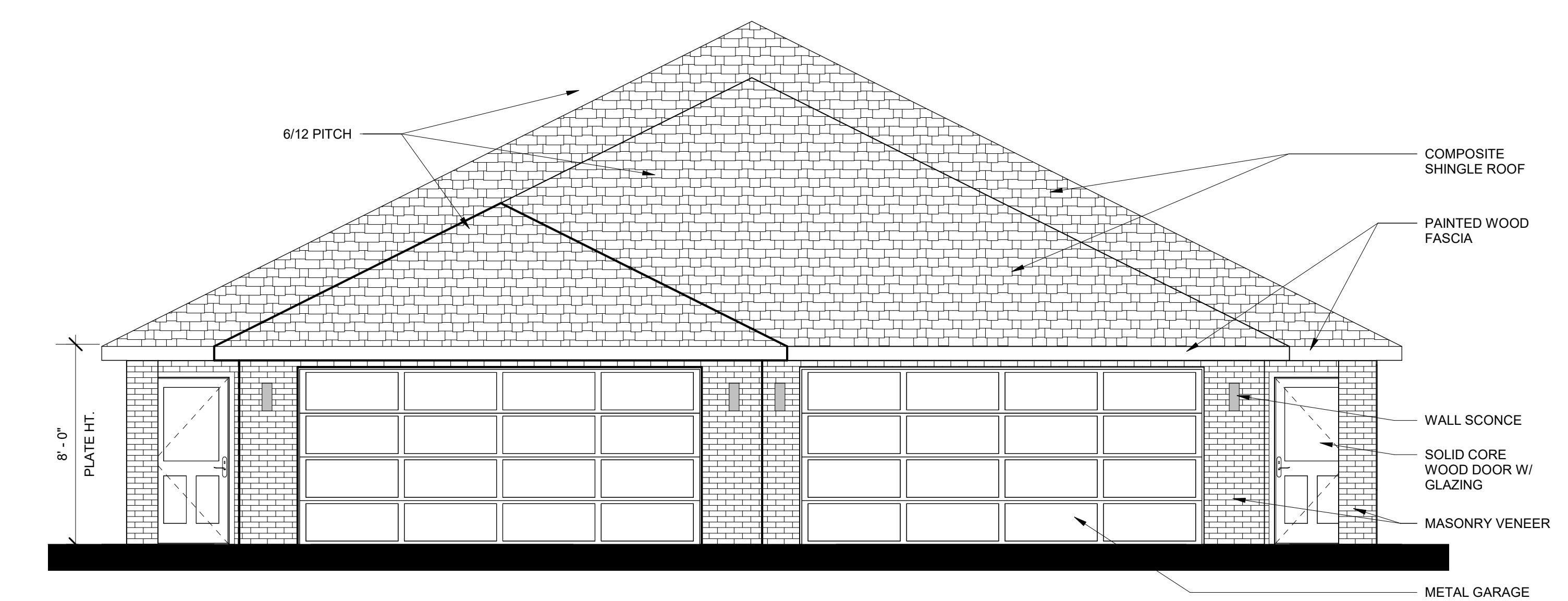
④ NORTH ELEVATION-UNIT A
1/4" = 1'-0"



③ WEST ELEVATION-UNIT A
1/4" = 1'-0"



② SOUTH ELEVATION-UNIT A
1/4" = 1'-0"



① EAST ELEVATION-UNIT A
1/4" = 1'-0"



JEFFERSON STREET DUPLEXES

Blanchard, Oklahoma



CONSENT AGENDA

CONSENT AGENDA

C-1



MINUTES

**PLANNING COMMISSION OF BLANCHARD, OKLAHOMA
REGULAR MEETING
6:30 P.M. Thursday
11 March 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, 11 MARCH 2021 AT 6:30 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 CALL TO ORDER:

1. Call to Order **6:33 pm**

2. Roll Call: **Christina Short - ___P___
Les Franklin - ___P___
Audie Ward - ___A___
D Smith - ___A___
Jeff Tompkins - ___P___**

3. Determination of Quorum: **___3___ - Present ___2___ - Absent**

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: Bryce Binyon
Location: NW Corner of U.S. Hwy 62 and SW 7th St
Zoning: A-1, Agricultural District
Proposed Use: C-5, Automotive and Recreational District
Legal: Part of the SW/4 of Section 30 T8N R4W

PUBLIC HEARING OPENED 6 : 34 pm

For Application:

BRYCE BINYON- 603 W. BROADWAY, BLANCHARD, OK 73010-APPLICANT- SAID NO PLANS IN PLACE-COULD CHANGE REQUEST TO C-4

Against Application:

RENIE MCMAHAN-609 S COUNTY LINE AVE, BLANCHARD, OK 73010-AGAINST- TRAFFIC ISSUES AT 7TH & HWY 62-ALREADY A VERY DIFFICULT INTERSECTION.

RUSTY & ELAINE MCPHEETERS-609 S COUNTY LINE AVE, BLANCHARD, OK 73010-AGAINST-ADDITIONAL TRAFFIC TO 7TH ST WOULD BE DIFFICULT.

Further Discussion:

BRYCE BINYON SAID HE WOULD CONSIDER C-4, RESTRICTED COMMERCIAL.

PUBLIC HEARING CLOSED 6 : 52 pm

2. CONSIDERATION AND APPROPRIATE ACTION - RESOLUTION

Adopting Resolution (No. 2021-03) recommending approval or denial to the City Council regarding the rezoning request as submitted by the applicant.

Discussion:

BRYCE TALKED ABOUT TRAFFIC ISSUES AND SAID HE WOULD CONSIDER C-4.

MOTION by LES FRANKLIN and SECOND by CHRISTINA SHORT to recommend approval of the application to C-4, Restricted Commercial to the City Council.

Vote: Franklin - YES
Short - YES
Tompkins - YES

Motion passes

3. CONSIDERATION AND APPROPRIATE ACTION - PUBLIC HEARING

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

Applicant: Bryce Binyon
Location: West of Hwy 62 appx. 500 ft South of Broadway Ave
Zoning: R-2, Combined Residential District
Proposed Use: C-5, Automotive and Recreational District

Legal: Part of the SW/4 of Section 30 T8N R4W

PUBLIC HEARING OPENED 7:03 pm

For Application:

BRYCE BINYON-603 W. BROADWAY, BLANCHARD, OK 73010-APPLICANT-MAY USE FOR MORE STORAGE UNITS OR TEMPORARY PARKING OF VEHICLES.

Against Application:

NONE

Further Discussion:

NONE

PUBLIC HEARING CLOSED 7:09 pm

4. CONSIDERATION AND APPROPRIATE ACTION - RESOLUTION

Adopting Resolution (No. 2021-04) recommending approval or denial to the City Council regarding the rezoning request as submitted by the applicant.

Discussion:

NONE

MOTION by LES FRANKLIN and SECOND by CHRISTINA SHORT to recommend approval of the application as submitted to the City Council.

Vote: Short - YES
Franklin - YES
Tompkins - YES

Motion passes

5. CONSIDERATION AND APPROPRIATE ACTION - PUBLIC HEARING

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

Applicant: Chase Jared Singleton
Location: 4944 Kitty Hawk Rd
Zoning: S-1, Suburban District
Proposed Use: R-E, Residential Estates
Legal: Block 2 Lot 23 Quail Haven Addition

PUBLIC HEARING OPENED 7 : 12 pm

For Application:

LAURA & CHASE SINGLETON-2737 SW 16TH ST. OKC, OK

CHARLES HILL-4905 KITTY HAWK RD, BLANCHARD, OK 73010- HAD QUESTIONS ON THE ANNEXATION OF QUAIL HAVEN. DOES NOT LIKE THAT THE ORDINANCES PREVENT MANUFACTURED HOUSING UNITS.

DANNY JONES-5053 KITTY HAWK RD, BLANCHARD, OK 73010- HE HAS A MOBILE HOME ON HIS PROPERTY AS WELL.

TIFFANY BARTON-6200 NW 40TH, BETHANY, OK - POTENTIAL BUYER OF PROPERTY.

Against Application:

GARY LYTHE-721 PARTRIDGE LN, BLANCHARD, OK 73010-WANTS HOUSES INSTEAD OF MOBILE HOMES.

Further Discussion:

PUBLIC HEARING CLOSED 7 : 28 pm

6. CONSIDERATION AND APPROPRIATE ACTION - RESOLUTION

Adopting Resolution (No. 2021-05) recommending approval or denial to the City Council regarding the rezoning request as submitted by the applicant.

Discussion:

QUESTIONS ANSWERED ABOUT ANEXATION, R-E, AND SPOT ZONING.

MOTION by JEFF TOMPKINS and SECOND by LES FRANKLIN to recommend approval of the application as submitted to the City Council.

Vote: Franklin - YES
Short - YES
Tompkins - YES

Motion passes

7. CONSIDERATION AND APPROPRIATE ACTION -
Pre-Planning Meeting over proposed subdivision by David Garrett located at the SW intersection of U.S Hwy 62 and Laura Meadows Dr.

Discussion:

PROPOSED RESIDENTIAL DEVELOPMENT NEEDS FURTHER INVESTIGATION BECAUSE OF THE USE OF A PRIVATE ROADWAY AND PROXIMITY TO WATER. CITY PLANNER WILL DISCUSS WITH CITY ATTORNEY.

8. CONSIDERATION AND APPROPRIATE ACTION -
Pre-Planning Meeting over proposed subdivision by Michael Wehling located on property north of the H.E. Bailey Turnpike, between SH-76 and N Rockwell Ave.

Discussion:

MICHAEL WEHLING-DEVELOPER- PROPOSES A RESIDENTIAL DEVELOPMENT WITH 0.625(5/8) ACRES LOTS-2200 SQFT HOMES. WOULD CONSIDER A PUD WITH UNDERLYING ZONING OF R-1 AND A MIX OF DIFFERENT LOT SIZES TO CREATE A COMPATIBLE DESIGN.

9. CONSIDERATION AND APPROPRIATE ACTION - PRE-APPLICATION REVIEW.
Discussion regarding a proposed Planned Unit Development application submitted by:

Applicant: 62 Holding Co., LLC
Location: 2.27 acres at the SW corner of US 62 and NE 10th St
Zoning: A-1, Agricultural District
Proposed: C-4, Restricted Commercial District and a PUD, Planned Unit Development
Legal: See Attached

Discussion:

SCOTT & MARGARET CLEMONS- PROPOSED 3000 SQ. FT. STORE, LIQUOR STORE, MAYBE A RESTAURANT, 2-3 BUSINESSES W/ APARTMENTS ABOVE THE STORES- WILL CONSIDER C-3 ZONING INSTEAD OF C-4 ZONING. WILL TRY TO OBTAIN COMMERCIAL ZONING PRIOR TO A PUD TO MIX USES.

10. CONSIDERATION AND APPROPRIATE ACTION - LOT SPLIT.
Discussion and consideration regarding approval or denial of the submitted Lot Split application submitted by:

Applicant: Billie Walters
Location: Unplatted on S. County Line Ave appx. 1200 ft north of the intersection of S. County Line and E 1335 Rd.

Original Tract: One (1) 100 acres MOL
Proposed Tracts: Two (2) 3.30 acres MOL
96.7 acres MOL

Discussion: APPLICANT, BILLIE WALTERS PRESENT.

MOTION by CHRISTINA SHORT and SECOND by JEFF TOMPKINS to approve the application as submitted.

Vote Short - YES
Franklin - YES
Tompkins - YES

Motion passes

11. CONSIDERATION AND APPROPRIATE ACTION - RESOLUTION.

Discussion and possible adoption of Resolution (No. 2021 - 06) regarding the placement of stop signs and street signs to serve the Oasis Ranch Addition Section 3 and 4.

Discussion: NONE

MOTION by CHRISTINA SHORT and SECOND by JEFF TOMPKINS to recommend approval of the application as submitted to the City Council.

Vote: Franklin - YES
Short - YES
Tompkins - YES

Motion passes

12. CONSIDERATION AND APPROPRIATE ACTION - DISCUSSION.

Discussion regarding the 2035 Comprehensive Plan progress.

Discussion only.

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 January 14th, 2021.

2. Approval of Minutes for regular meeting of February 11th, 2021

MOTION by JEFF TOMPKINS and SECOND by CHRISTINA SHORT to approve the Consent Agenda as submitted.

Vote: Franklin - YES
Short - YES
Tompkins - YES

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.

ALL - WELCOMED CHRISTINA SHORT

- E. **ADJOURNMENT.**

Adjourn - 8 : 40 pm

Chairman

City Clerk

(seal)

COMMISSIONER
- STAFF
COMMENTS

ADJOURNMENT