



5/9/2024

AGENDA

PACKET



Planning Commission
CITY OF BLANCHARD, OKLAHOMA



AGENDA

PLANNING COMMISSION
Special Meeting 6:00 P.M. Thursday
9 May 2024
Blanchard Municipal Courthouse
300 N. Main Street
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION'S AGENDA WILL CONSIST OF THE FOLLOWING FOR THE DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

A. MEETING CONVENED

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

B. BUSINESS AGENDA

The following item(s) are hereby designated for discussion, consideration and take **INDIVIDUAL** action as deemed necessary.

1. **Lot Split.**
Applicant: Richard Hamilton
Address: Between Hilltop Ln. and Harryman Rd.
Original Tract: One (1) original tract: 5.00 acres
Proposed Tracts: Three (3) tracts: 1.25 acres, 2.5 acres, and 1.25 acres, respectively
2. **Zoning Amendment Discussion.**
Discussion and consideration on a potential ordinance amending the bulk requirements, including, but not limited to the setback restrictions for residential zoning districts, as established in Article Seven (7) of Chapter Twenty-One (21) of the Code of Ordinances of the City of Blanchard, Oklahoma.

3. **Zoning Amendment Discussion.**
Discussion and consideration on a potential ordinance amending the bulk requirements and permitted uses chart for the A-1 Agricultural zoning district, as established in Article Seven (7) of Chapter Twenty-One (21) of the Code of Ordinances of the City of Blanchard, Oklahoma.
4. **Presentation / Training.**
Discussion regarding subdivision requirements, and the purpose of subdivision as a portion of the development process.

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 the meeting of April 25, 2024.
2. Acknowledgement of Attendance Report.

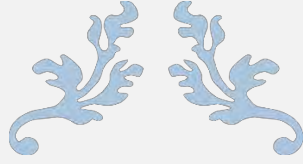
D. COMMISSIONER/STAFF COMMENTS

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

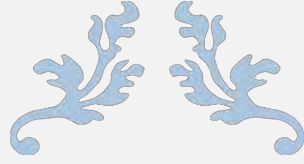
This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the Blanchard Municipal Courthouse Bulletin Board on or before 5:00 p.m., Tuesday, the 7th day of May 2024, in accordance with the Oklahoma Open Meeting Act.

City Clerk



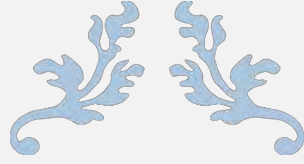
MEETING CONVENED





BUSINESS AGENDA





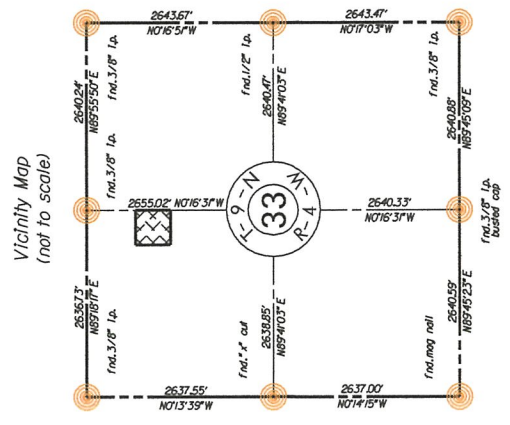
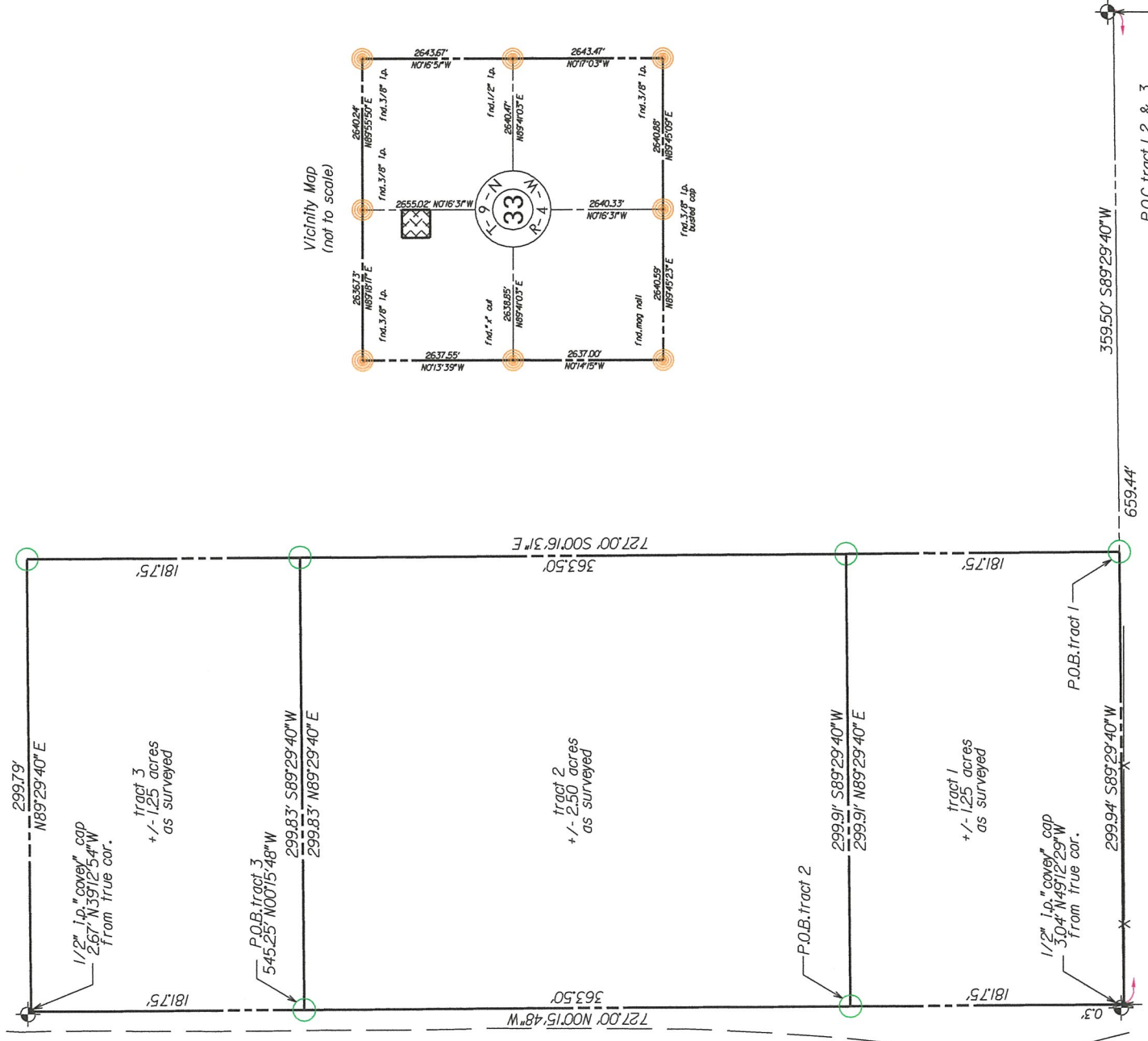
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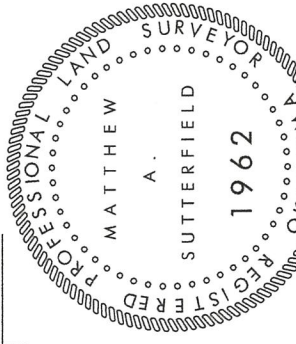
CERTIFICATE OF SURVEY
 a part of the E/2 NE/4 NW/4
 Section 33, T-9-N, R-4-W,
 McClain County, Oklahoma

CERTIFICATE OF SURVEY:

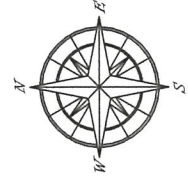
This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



[Signature]
MATTHEW A. SUTTERFIELD, PLS NO. 1962
 APR. 02, 2024
 DATE 1 DATE OF REVISION _____
 APR. 02, 2024
 LAST DATE ON SITE _____



- = set conc. nail (mag) w/ca8477 washer
- = set 1/2" iron pin w/ca8477 cap
- = filed public corner
- = found & accepted mon. (as in place)



PLS	MAS
DRAWN	MAS
CHECKED	JLS
APPROVED	MAS
CREW	CK

SUTTERFIELD LAND SURVEYING

CA 8477 exp. June 30, 2023
 PO Box 294
 Blanchard, Okla. 73010
 matt@sutterfieldsurveying.com

CERTIFICATE OF SURVEY
a part of the E/2 NE/4 NW/4
Section 33, T-9-N, R-4-W,
McCain County, Oklahoma

CERTIFICATE OF SURVEY:

This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

DESCRIPTION OF PARENT PROPERTY:

A part of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Nine (9) North, Range Four (4) West of the Indian Meridian, McCain County, Oklahoma, further described as follows: Commencing at the Southeast corner of said E/2 NE/4 NW/4, thence S89°29'40"W and along the South line of said E/2 NE/4 NW/4 a distance of 359.50 feet to the POINT OF BEGINNING; Thence continuing S89°29'40"W and along the West line of said E/2 NE/4 NW/4 a distance of 299.94 feet to the Southwest corner of said E/2 NE/4 NW/4; Thence N00°15'48"W and along the West line of said E/2 NE/4 NW/4 a distance of 727.00 feet; Thence N89°29'40"E a distance of 299.79 feet; Thence S00°16'31"E a distance of 727.00 feet to the POINT OF BEGINNING. The above described tract contains +/-5.00 acres as surveyed.

DESCRIPTION OF PROPERTY (tract 1):

A part of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Nine (9) North, Range Four (4) West of the Indian Meridian, McCain County, Oklahoma, further described as follows: Commencing at the Southeast corner of said E/2 NE/4 NW/4, thence S89°29'40"W and along the South line of said E/2 NE/4 NW/4 a distance of 359.50 feet to the POINT OF BEGINNING; Thence continuing S89°29'40"W and along the West line of said E/2 NE/4 NW/4 a distance of 299.94 feet to the Southwest corner of said E/2 NE/4 NW/4; Thence N00°15'48"W and along the West line of said E/2 NE/4 NW/4 a distance of 181.75 feet; Thence N89°29'40"E a distance of 299.91 feet; Thence S00°16'31"E a distance of 181.75 feet to the POINT OF BEGINNING. The above described tract contains +/-1.25 acres as surveyed.

DESCRIPTION OF PROPERTY (tract 2):

A part of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Nine (9) North, Range Four (4) West of the Indian Meridian, McCain County, Oklahoma, further described as follows: Commencing at the Southeast corner of said E/2 NE/4 NW/4, thence S89°29'40"W and along the South line of said E/2 NE/4 NW/4 a distance of 659.44 feet to the Southwest corner of said E/2 NE/4 NW/4; Thence N00°15'48"W and along the West line of said E/2 NE/4 NW/4 a distance of 181.75 feet to the POINT OF BEGINNING; Thence continuing N00°15'48"W a distance of 363.50 feet; Thence N89°29'40"E a distance of 299.83 feet; Thence S00°16'31"E a distance of 363.50 feet; Thence S89°29'40"W a distance of 299.91 feet to the POINT OF BEGINNING. The above described tract contains +/-2.50 acres as surveyed.

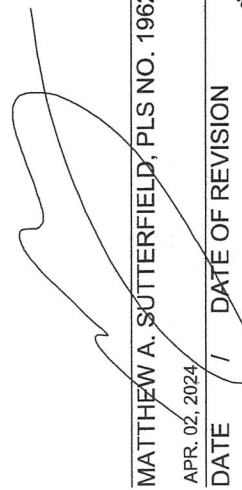
DESCRIPTION OF PROPERTY (tract 3):

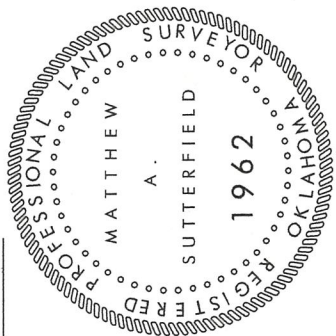
A part of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Nine (9) North, Range Four (4) West of the Indian Meridian, McCain County, Oklahoma, further described as follows: Commencing at the Southeast corner of said E/2 NE/4 NW/4, thence S89°29'40"W and along the South line of said E/2 NE/4 NW/4 a distance of 659.44 feet to the Southwest corner of said E/2 NE/4 NW/4; Thence N00°15'48"W and along the West line of said E/2 NE/4 NW/4 a distance of 545.25 feet to the POINT OF BEGINNING; Thence continuing N00°15'48"W a distance of 181.75 feet; Thence N89°29'40"E a distance of 299.79 feet; Thence S00°16'31"E a distance of 181.75 feet; Thence S89°29'40"W a distance of 299.83 feet to the POINT OF BEGINNING. The above described tract contains +/-1.25 acres as surveyed.





Bearings shown hereon are referenced to the Oklahoma Coordinate System of 1983, 2011 adjustment, South Zone.
 This property description was prepared on Apr. 1, 2024 by Matthew A. Sutterfield, Licensed Professional Land Surveyor No. 1962.

SURVEYOR'S NOTES:

This survey was performed without the benefit of a Title Commitment. No easements were provided or requested to be shown on the survey.

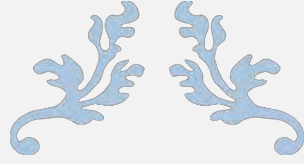

MATTHEW A. SUTTERFIELD, PLS NO. 1962
 APR. 02, 2024
 DATE / DATE OF REVISION
 APR. 02, 2024
 LAST DATE ON SITE



-  = set conc. nail (mag) w/ca8477 washer
-  = set 1/2" iron pin w/ca8477 cap
-  = filed public corner
-  = found & accepted mon. (as in place)



SCALE		0	50	100	150	200	250 Feet
PLS	MAS						
DRAWN	MAS						
CHECKED	JLS						
APPROVED	MAS						
CREW	CK						
COUNTY	MCCLAIN	PROJECT NO. _____ SHEET NO. 44					
SUTTERFIELD LAND SURVEYING							
CA 8477 exp. June 30, 2023 PO Box 294 Blanchard, Okla. 73010 matt@sutterfieldsurveying.com							



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ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA AMENDING ARTICLE SEVEN (7) OF CHAPTER TWENTY-ONE (21); AMENDING SECTION 21-401 OF ARTICLE FOUR (4) OF CHAPTER TWENTY-ONE (21); AND AMENDING SECTION 21-501 OF ARTICLE FIVE (5) OF CHAPTER TWENTY-ONE (21) OF THE CODE OF ORDINANCES OF BLANCHARD, OKLAHOMA, AS AMENDED; AMENDING THE REGULATIONS OF THE RESIDENTIAL ZONING DISTRICTS; DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

SECTION 1. That Section 21-724 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 21-724 Area and Height Regulations for R-1, Single-Family Districts.

Minimum Lot Area	Minimum Lot Frontage	Maximum % Coverage	Maximum Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
9,000 SF	70 Feet	30%	35 Feet	25 Feet	5 Feet Single-Family; 15 Feet Other Uses	20% Depth of lot 25 Feet
					20 15 Feet Street Side of Corner Lots	10 Feet for Accessory Buildings

All lots and improvements within the R-1 District shall meet the following requirements:

1. Maximum Density - No more than one (1) principal building shall be placed on any one (1) lot.
2. Minimum Lot Area - Nine-thousand (9,000) square feet for all single-family uses and twelve-thousand (12,000) square feet for all non-single family uses.
3. Minimum Frontage - Seventy (70) feet, except an irregularly shaped or wedged shaped lot may be used for single family construction with a minimum frontage of thirty-five (35) feet so long as the lot has a minimum area of nine thousand (9,000) square feet and the front building line on the lot shall be a minimum of seventy (70) linear feet measured at an equal distance parallel to and from the front lot line.
4. Maximum Lot Coverage - Not more than thirty percent (30%) of the lot area shall be covered with improvements. Uncovered paved areas including patios and driveways are not considered improvements within the meaning of this provision.

10,750 10,500 SF	75 Feet	35%	35 Feet	25 Feet	5 Feet for Single-Story Structures Two-Family Dwellings - 10 15 feet for two-story structures Non-Dwelling Uses	20-10 Feet - 15 feet for Non- Dwelling Uses	Lesser of either 25 feet or 20% of the lot depth 20 Feet
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All lots and improvements within the R-2 Combined-Residential District shall meet the following requirements:

1. All lots shall have not less than six-thousand (6,000) square feet for single-family dwellings and not less than ten-thousand ~~seven-hundred and fifty (10,750)~~ **five-hundred (10,500)** square feet for two-family dwellings and other uses, and not more than one (1) principal building shall be placed on any one (1) lot except as otherwise specified.

2. Each lot shall have a frontage of not less than fifty (50) feet for single-family dwellings and seventy-five (75) feet for two-family dwellings and all other uses. The frontage of any wedged shaped lot may be a minimum of thirty-five (35) feet provided the width of the lot at the front building line shall not be less than specified above.

3. Not more than thirty-five percent (35%) of the lot area shall be covered with improvements. Paved areas are not considered improvements within the meaning of this provision.

4. No improvement or structure shall exceed thirty-five (35) feet in height above the mean elevation of the lot without the approval of the board of adjustment.

5. All structures shall have not less than a twenty ~~five (25)~~ **(20)** foot front yard setback.

6. For a single- or two-family dwelling ~~of one (1) story~~, the minimum width of the side yard shall be five (5) feet for interior lot lines and ~~ten (10) twenty (20)~~ **ten (10)** feet for the side yard abutting the side street on a corner lot ~~(same as front yard setback)~~. ~~For two (2) story buildings, the minimum width of the side yard on interior lot lines shall be not less than ten (10) feet.~~ For a principal building other than a single- or two-family dwelling, ~~and for all single or two family dwellings exceeding two (2) stories~~, the minimum width of the side yard on the interior lot lines shall be not less than ~~the height of the building, but in no case less than~~ fifteen (15) feet.

7. All **primary** structures shall have not less than a twenty-five (25) foot rear yard setback.

8. Unattached buildings of accessory use may be located in the rear yard of a main building; provided, however, that no accessory building shall be located closer than ten (10) feet to the rear lot line.

9. Multiple adjacent and contiguous lots may be combined to meet the minimum area requirements or minimum frontage requirements for dwellings so long as not frontage or portion of the property used to qualify the location of one (1) dwelling structure is used to qualify the lot or lots for the location of additional dwelling structures.

10. Single lots may contain multiple two-family dwellings so long as each separate two-family dwelling meets all minimum lot area, lot frontage, and setback requirements without utilizing area or frontage assigned to another two-family dwelling.

11. Nothing herein shall be construed to authorize any property to be used in any manner that would otherwise be prohibited or restricted by private restrictive covenants. [Ord. No. 2004-14, 7/13/2004; Ord. No. 2004-18, 10/26/2004; Ord. No. 2005-09, 5/10/2005; Ord. No. 2005-11, 6/14/2005; Ord. No. 2005-17, 9/27/2005]

SECTION 3. That Section 21-726 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 21-726 Area and Height Regulations for R-3, Multi-Family Districts.

	Minimum Lot Area	Minimum Lot Frontage	Maximum % Coverage	Maximum Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
Single-Family	6,000 SF	50 Feet	35%	35 Feet	25 Feet	5 Feet	20 Feet
Duplex	10,500 SF	75 Feet	35%	35 Feet	25 Feet	5 Feet	25 20 Feet
Multi-Family and other uses	10,000 SF + 2,000 SF each unit over two	100 Feet	50%	35 Feet	1 Foot / 1 Foot Height 15' 15 Feet	1 Foot / 2 Foot Height 15' 10' minimum	25' Feet
Mobile Home Park	See Mobile Home Park Ordinance						

All lots and improvements within the R-3 Multi-Family Residential Districts shall meet the following requirements:

1. All lots shall have a frontage of not less than **fifty (50) feet for single-family dwelling**, seventy-five (75) feet for two-family dwelling, and one-hundred (100) feet for multi-family dwelling and all other uses. The frontage of any wedge-shaped lot may be a minimum of thirty-five (35) feet provided the width of the lot at the front building line shall be not less than that specified above.

2. Not more than fifty percent (50%) of the lot area shall be covered with improvements, except that **single-family and duplex** shall not exceed thirty-five percent (35%) coverage. Paved areas are not considered improvements within the meaning of this provision.

3. No improvement or structure shall exceed thirty-five (35) feet in height above the mean elevation of the lot.

4. A minimum front yard setback of twenty-five (25) feet shall be provided on all single-family and duplex dwellings. ~~One (1) foot of setback for each one (1) foot of height shall be provided for all uses other than single-family and duplex, but n~~Not less than a fifteen (15) foot front yard shall be provided for all uses other than single-family and duplex.

5. ~~For dwellings and accessory buildings located on corner lots, there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet. One (1) foot of setback for each one (1) foot of height for all uses other than duplex shall be provided.~~ For single-family and duplex dwellings, and all accessory uses, a side yard setback of not less than five (5) feet shall be provided, on interior and corner lots. For all uses other than those referenced previously in this subsection, a side yard setback shall be provided at a minimum of one (1) foot of setback for each two (2) feet in height, with a minimum setback of ten (10) feet, on interior and corner lots.

6. A rear yard of twenty (20) feet for single-family and duplex dwellings, and twenty-five (25) feet for all other uses shall be provided for the principal building. Unattached buildings of accessory use may be located in the rear yard of a main building; provided, however, that no accessory building shall be located closer than ten (10) feet to the rear lot line.

7. All lots will be serviced by the city water system. [Ord. No. 2006-25, 8/8/2006]

SECTION 4. That Section 21-727 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 21-727 Area and Height Regulations for the R-E, Residential Estates Districts.

Minimum Lot Area	Minimum Lot Frontage	Maximum % Coverage	Maximum Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
43,560 SF	100 Feet	25%	35 Feet	40 Feet	25 Feet	40 Feet
					10 Feet Accessory Structures	10 Feet Accessory Structures

All lots within the R-E District shall meet the following requirements:

1. All lots shall have not less than one (1) acre of land and not more than one (1) principal dwelling shall be placed on any one lot.

2. Each lot shall have a frontage of not less than one-hundred (100) feet, except that “wedge-shaped” lots shall have not less than a fifty (50) foot frontage.

3. Not more than twenty-five (25%) percent of the lot area shall be covered with improvements.

4. No structure shall exceed thirty-five (35) feet in height.

5. No structure shall be constructed within ninety (90) feet of the center of the section line and shall have not less than a forty (40) foot front yard setback.

6. The minimum side yard for any structure shall be twenty-five (25) feet, *except that unattached accessory buildings may be located in the side yard within not less than ten (10) feet of the side lot line.*

7. There shall be a minimum rear yard setback of forty (40) feet for any structure, except that unattached accessory buildings may be located in the rear yard within not less than ten (10) feet of the rear lot line.

8. Direct access by a private driveway serving one lot from a section line road shall be permitted.

9. Properties within the R-E district will be permitted to have one (1) camping or travel trailer and one (1) hauling trailer per family living on the premises; however, said trailers shall not exceed thirty-six (36) feet in length or eight (8) feet in width; and further provided that said trailer shall not be parked or stored for more than forty-eight (48) hours unless it is located behind the front yard building line. A camping or travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area within the incorporated limits except in a mobile home park authorized under the ordinances of the city of Blanchard, Oklahoma, except as provided for herein.

10. The keeping of animals shall be consistent with the requirements of the Blanchard code of ordinances and the following provisions: Livestock, including but not limited to horses, cattle, sheep, goats, ostriches, emus, llamas, and poultry shall not be permitted in the R-E, Residential Estates Zoning District. [Ord. No. 2006-09, 2/28/2006; Ord. No. 615, 7/28/15]

SECTION 5. That Section 21-728 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 21-728 Lot, yard and height regulations for the S-1, Suburban District.

Minimum Lot Area	Minimum Lot Frontage	Maximum % Coverage	Maximum Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
43,560 SF	100 Feet	20%	35 Feet	40 Feet (5)	25 Feet	40 Feet (6)
					10 Feet Accessory Structures	10 Feet Accessory Structures

All lots within the S-1 District shall meet the following requirements:

1. All lots shall have not less than one (1) acre of land and not more than one (1) principal dwelling shall be placed on any one lot.
2. Each lot shall have a frontage of not less than one-hundred feet.

3. Not more than twenty percent (20%) of the lot area shall be covered with improvements.

4. No structure shall exceed thirty-five (35) feet in height.

5. No structure shall be constructed with less than a forty (40) foot setback from the front property line, and no structure shall be constructed adjacent to a section line road prior to first dedicating to the city adequate right-of-way of no less than fifty (50) feet, measured from the center of the section line.

6. The minimum side yard for any structure shall be twenty-five (25) feet, *except that unattached accessory buildings may be located in the side yard within not less than ten (10) feet of the side lot line.*

7. There shall be a minimum rear yard setback of forty (40) feet for any primary structure, and a minimum rear yard setback of ten (10) feet for unattached accessory buildings.

8. Direct access by a private driveway serving one lot from a section line road shall be permitted.

9. Properties within the S-1 district will be permitted to have camping, hauling, and travel trailers on the premises; however, said trailers shall not exceed thirty-six (36) feet in length or eight (8) feet in width; and further provided that said trailers shall not be parked or stored unless located behind the front line of the primary structure. A camping or travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area within the incorporated limits except in a mobile home park authorized under the ordinances of the city of Blanchard, Oklahoma, except as provided for herein.

10. The keeping of animals shall be consistent with the requirements of the Blanchard code of ordinances. Livestock, including, but not limited to: horses, cattle, sheep, goats, ostriches, emus, llamas, and poultry shall be permitted in the S-1 Suburban Zoning District.

SECTION 6. REPEALER.

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

SECTION 7. SEVERABILITY.

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

SECTION 8. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace, and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist by reason

whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately and PASSED and APPROVED this ____ day of _____, 202__.

Mayor, City of Blanchard, Oklahoma

Attest:

City Clerk

APPROVED AS TO FORM on this ___ day of _____, 202__.

City Attorney

The image features two large, thick black L-shaped corner brackets. One is positioned in the top-left corner, and the other is in the bottom-right corner, framing the central text.

SETBACKS

Where is the line drawn, in the sand, or on the plans?

What is a setback?

- A setback is the common term for the minimum distance between a proposed structure and some other feature, such as a property line, easement, or another structure.

Why do we require setbacks?

- Lessen the likelihood of encroachments on other properties
- Prevent encroachments on easements, where utilities could be located
- Create reasonable expectation between members of the community
 - *Provides space between neighbors*
- Enable front yard parking spaces
- Prevent fire code concerns
 - *Depending on the distance and type of occupancy, fire rated construction could be required if buildings are close to one another (see International Building Code, International Fire Code)*

What if setbacks are too large?

- Decreases the developable portion of the property
- Decreases flexibility for unique projects
- Potentially creates issues with accessory structures
- Property rights concerns
- Could make a commercial location unfeasible for a specific project

Can you see the setback line?



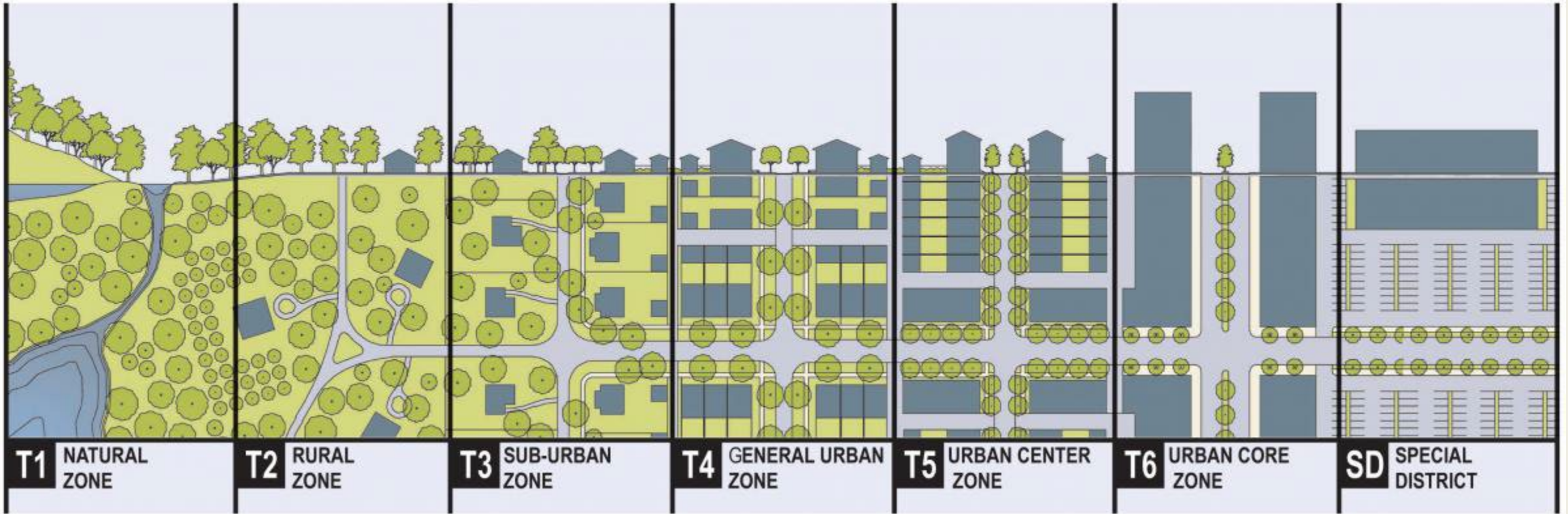
Potential consequence of setbacks



How do we right-size setbacks?

- Consider the scope and intended purposes of certain zoning districts
 - *Small, bigger, biggest*
 - *What are the repercussions of this required setback*
- Understand that the minimum front, side, and rear yards, are just that, minimums
 - *Others can utilize their property differently*

Concept of sizing and spacing



Existing Code

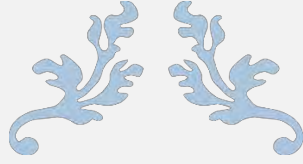
	A-1	S-1	R-E	R-1	R-2	R-3 Duplex	R-3 Multi-Family
Front Yard	50'	40' unless section line - then 50'	40' or 90' from center of section line	25'	25'	25'	15' min. 1' setback / 1' height
Side Yard	30'	25'	25'	5' 1-story	5' 1-story	5'	5'
Corner Yard	30'	25'	25'	20'	15'	15'	15' min. 1' setback / 1' height
Rear Yard	50'	40'	40'	25'	25'	25'	25'
Accessory Side Yard	10'	25'	25'	5'	5'	5'	1' setback / 1' height
Accessory Corner Yard	10'	25'	25'	20'	20'	15'	1' setback / 1' height
Accessory Rear Yard	50'	10'	10'	10'	10'	25'	25'
Lot Coverage	20%	20%	25%	30%	35%	35%	50%

Existing Code – With Table Concern

	A-1	S-1	R-E	R-1	R-2	R-3 Duplex	R-3 Multi-Family
Front Yard	50'	40' unless section line - then 50'	40' or 90' from center of section line	25'	25'	25'	15' min. 1' setback / 1' height
Side Yard	30'	25'	25'	5' 1-story	5' 1-story	5'	5'
Corner Yard	30'	25'	25'	20'	15'	15'	15' min. 1' setback / 1' height
Rear Yard	50'	40'	40'	25' ** Table Shows 20% of lot depth	25'	25'	25'

Existing Code – Thoughts?

	A-1	S-1	R-E	R-1	R-2	R-3 Duplex	R-3 Multi-Family
Front Yard	50'	40' unless section line - then 50'	40' or 90' from center of section line	25'	25'	25'	15' min. 1' setback / 1' height
Side Yard	30'	25'	25'	5' 1-story	5' 1-story	5'	5'
Corner Yard	30'	25'	25'	20'	15'	15'	15' min. 1' setback / 1' height
Rear Yard	50'	40'	40'	25'	25'	25'	25'
Accessory Side Yard	10'	25'	25'	5'	5'	5'	1' setback / 1' height
Accessory Corner Yard	10'	25'	25'	20'	20'	15'	1' setback / 1' height
Accessory Rear Yard	50'	10'	10'	10'	10'	25'	25'
Lot Coverage	20%	20%	25%	30%	35%	35%	50%



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ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA AMENDING ARTICLE SEVEN (7) OF CHAPTER TWENTY-ONE (21) OF THE CODE OF ORDINANCES OF BLANCHARD, OKLAHOMA, AS AMENDED; AMENDING THE REGULATIONS OF THE AGRICULTURAL ZONING DISTRICT; DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

SECTION 1. That Section 21-712 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 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.

Land uses or structures within this zoning district which generate public traffic for purchasing of goods or services, rental of space, or to work as employees shall be considered primary land uses. On parcels in which these land uses exist, a single-family detached dwelling shall be considered an accessory use, and subject to §21-714 of this article. On parcels in which these land uses do not exist, a single-family detached dwelling may be considered a primary use.

TABLE OF PERMITTED USES IN A-1 DISTRICT

PERMITTED USES

Permitted Use	A-1 Zoning District
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
Essential Services	X
Farm for raising dogs, cattle, goats, horses, sheep, rabbits, or poultry	X
Farmers market	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 ^P
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 Assembly; Place of Worship	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
Sports Facilities, not including stadium or arena	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

(Ord. No. 715, 1/28/20; Ord. No. 767, 12/13/22; Ord. No. 772, 2/28/23)

SECTION 2. That Section 21-713 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 21-713 Lot, yard and height regulations for the A-1, Agricultural District.

Minimum Lot Area	Minimum Lot Frontage	Maximum % Coverage	Maximum Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
2.55 acres	100 Feet	20%	35 Feet	50 Feet	30 Feet	50 Feet

All lots and improvements within the A-1 District shall meet the following requirements:

1. All lots shall have not less than ~~two and one-half~~ five (2½ 5) acres of land including street dedications, and not more than one (1) principal dwelling shall be placed on any one (1) lot.
2. Each lot shall have a frontage of not less than one-hundred (100) feet provided, however, that right-of-way dedications may be included in calculating lot frontage. On wedge-shaped lots, the minimum frontage requirement shall be fifty (50) feet.
3. Not more than twenty percent (20%) of the lot area shall be covered with improvements. Paved areas are not considered improvements within the meaning of this provision.
4. No improvement or structure shall exceed thirty-five (35) feet in height above the mean elevation of the lot except for transmission towers and antennas.
5. All structures shall have not less than a fifty (50) foot front yard setback.
6. All principal structures shall have not less than a thirty (30) foot side yard setback. Accessory buildings may have side yards of not less than ten (10) feet.
7. All structures shall have not less than a fifty (50) foot rear yard setback.
8. No permit shall be issued for the location of a mobile home or manufactured housing on a lot of less than ten (10) acres. [Ord. No. 2006-06, 2/14/2006]

SECTION 3. That Section 21-714 of Article 7 of Chapter 21 of The Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§ 21-714 Accessory uses.

1. Accessory uses that are incidental to permitted uses in the agricultural district, and are not detrimental to the adjacent property or character of the zone are permitted subject to the area and height regulations above.

2. Accessory dwelling units, where permitted in accordance with §21-722 of this article, are subject to the area and height regulations for the zoning district in which it is proposed to be situated, as well as the following additional criteria:

Maximum Number of Units	Maximum of Size	Location	Minimum Side Yard Setback	Minimum Rear Yard Setback	Parking Requirement
1	80% of the size of the primary structure	At or behind the front face of the primary structure	Equal to the minimum side yard setback for primary structures in the zoning district	Equal to the minimum rear yard setback for accessory structures in the zoning district	If less than 800 SF, 1 space required. If over 800 SF, 2 spaces required.

- a. No more than one (1) accessory dwelling unit shall be permitted on any lot.
- b. Accessory dwelling units shall not be permitted where the size of the accessory dwelling unit exceeds eighty percent (80%) of the size of the primary structure.
- c. Accessory dwelling units, whether attached or detached, shall not be permitted to be located closer to the front property line than the front face of the primary structure.
- d. No accessory dwelling unit shall be constructed which impedes on the side yard setback for primary structures in the zoning district in which the unit is located.
- e. No accessory dwelling unit shall be constructed which impedes on the rear yard setback for accessory structures in the zoning district in which the unit is located. If a separate rear yard setback for accessory structures is not indicated in this article for the zoning district in which the unit is located, the unit shall not be constructed within the rear yard setback for primary structures.
- f. One (1) paved parking space shall be required for all accessory dwelling units. The size of the space shall be as specified in this Chapter. For all accessory dwelling units over eight hundred square feet (800 SF), two (2) spaces shall be required.
- g. The accessory dwelling unit shall provide areas for eating, sleeping and sanitation facilities separate from the primary dwelling unit.

h. The accessory dwelling unit shall obtain separate utility services and accounts from the primary land use, and shall be issued a separate address.

i. Interior access between the main living area of the principal dwelling unit and a connected accessory dwelling unit must be maintained, unless sufficient means of egress are demonstrated on the plans and verified during inspection by the building inspector and fire marshal.

j. Prior to issuance of a certificate of occupancy for an accessory dwelling unit, a covenant to run with the property shall be filed in the office of the County Clerk and presented to the City Planner stating that:

1. an accessory dwelling unit has been erected on the property, AND
2. subdivision of the lot is not permitted without a release from the covenant by the City of Blanchard.

SECTION 4. REPEALER.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. EMERGENCY.

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

PASSED and APPROVED and the Emergency Clause voted upon separately and PASSED and APPROVED this ____ day of _____, 202__.

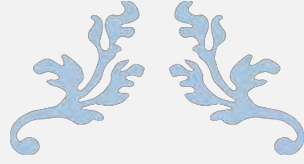
Mayor, City of Blanchard, Oklahoma

Attest:

City Clerk

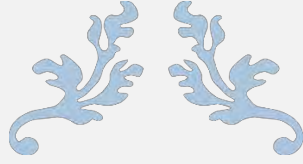
APPROVED AS TO FORM on this ___ day of _____, 202__.

City Attorney



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AGENDA

PLANNING COMMISSION
Special Meeting 6:00 P.M. Thursday
25 April 2024
Blanchard Municipal Courthouse
300 N. Main Street
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION'S AGENDA WILL CONSIST OF THE FOLLOWING FOR THE DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

A. MEETING CONVENED

1. Call to Order: Meeting called to order by Chairman Jeff Clay @ 6:00pm
2. Roll Call: Commissioner Connie Armstrong-Present
Commissioner Les Franklin-Present
Commissioner Jeff Clay-Present
Commissioner Steve Van Camp-Present
Commissioner Jimmy Franklin-Absent
3. Determination of Quorum: 4 present; 1 absent

Staff Present: Capital Projects Manager, Dustin Downey-Present
City Clerk, Audra Scott-Present

B. BUSINESS AGENDA

The following item(s) are hereby designated for discussion, consideration and take **INDIVIDUAL** action as deemed necessary.

1. **Public Hearing.**
Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:
Applicant: Abraham Aviles and Hanna Holsapple Aviles
Current Zoning: R-E Residential Estates District
Proposed Zoning: A-1 Agricultural District
Address: SE Corner of Laura Meadows Dr. and Veterans Memorial Hwy

Public Hearing opens 6:02pm

For: Abraham Aviles 2162 Veteran’s Highway Blanchard, OK 73010 speaking for Resolution 2024-14 to rezone property from R-E to A-1. Mr. Aviles is a veterinarian. Mr. Aviles intends to build an animal clinic to serve both large and small animals. Changing the property to A-1 will allow him to serve his customers better. The rest of his property is zoned A-1.

Against: Mr. Specht 2300 Rosewood Blanchard, OK 73010 speaking against resolution. Mr. Specht is concerned that more traffic will make the road conditions worse. He is also frustrated because he believes he was not properly notified. Dustin Downey discusses the procedures that were met in order to ensure all property owners were notified. He also invited Mr. Specht to attend the May 14th, 2024 city council meeting where there will be continued discussion of the resolution. Mr. Specht is satisfied.

Ms. Charlotte 1547 Laura Meadows Dr. Blanchard, OK 73010 is neither for nor against the resolution. She expressed concern about the state of the road that is privately maintained. She requests that Mr. Aviles keep as much of the natural trees as possible so that her view will not be of his offices. Mr. Aviles clarifies where the entrance to his offices will be which will be in front of the church. Ms. Charlotte asks if there’s any danger to her well water from contamination by animal diseases. Mr. Aviles states that danger is negligible and no more than running cattle on the property. Ms. Charlotte is satisfied.

Chairman Jeff Clay closes Public Hearing at 6:17pm

2. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution No. 2024-14, recommending approval or denial to the City Council of an ordinance amending the zoning district from Residential Estates (R-E) to Agricultural (A-1) on a tract of approximately 5 acres located at the Southeast Corner of Laura Meadows Dr. and Veterans Memorial Highway, within the Southwest Quarter of Section 36, Township 8 North, Range 5 West of the Indian Meridian, Grady County, Oklahoma.

Motion by Les Franklin to approve. Motion second by Connie Armstrong to approve.

Motion Carried:

Ayes: 4-Clay, L. Franklin, Armstrong, Van Camp

Nays: 0

Absent: 1- J. Franklin

Motion passes

3. Public Hearing.

Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:

Applicant: Sunshine Development of Indian Ridge

Current Zoning: A-1 Agricultural District

Proposed Zoning: R-1 Single-Family Residential District
Address: Vicinity of 3730 W. Veterans Memorial Highway

Public Hearing opened at 6:42pm by Commissioner Jeff Clay
No individuals appeared for or against resolution.
Public Hearing closed at 6:44pm.

4. **Resolution.**

Discussion, consideration, possible action and/or amendments on Resolution No. 2024-15, recommending approval or denial to the City Council of an ordinance amending the zoning district from Agricultural (A-1) to Single-Family Residential (R-1) on a tract of approximately 0.79 acres located within the West Half of Section 35, Township 8 North, Range 5 West of the Indian Meridian, Grady County, Oklahoma.

This resolution addresses the TIF 3 Winter Creek property. This .79 acre tract is to house the model home for TIF 3. Commissioner Van Camp voices concerns that there are no city utilities to this property. The developer must be legally and financially responsible for ensuring that infrastructure is in place before going forward. Capital projects manager Dustin Downey assures commission that no building permits will be issued until plans for infrastructure are communicated to City Planner's office.

Motion by Commissioner Jeff Clay to approve and Second by Commissioner Les Franklin to approve.

Motion Carried:

Ayes: 4 Clay, L. Franklin, Armstrong, Van Camp

Nays: 0

Absent: 1 J. Franklin

Motion passes.

5. **Lot Split and Joinder.**

Applicant: John Wehling

Address: N. Hilltop Ln.

Original Tract: Two (2) original tracts: 2.863 and 5.83 acres, respectively

Proposed Tracts: Three (3) tracts: 1.05, 2.55 and 5.09 acres, respectively

Shane Wehling, son of John Wehling, appears to request lot split of 2 tracts 2.863 acres and 5.83 acres, respectively, to three conforming tracts of 1.05, 2.55 and 5.09 acres respectively for family homes.

Motion by Commissioner Connie Armstrong and Second by Commissioner Steve Van Camp to approve.

Motion Carried:

Ayes: 4-Armstrong, Van Camp, Clay and L. Franklin

Nays: 0

Absent: 1- J. Franklin

6. **Lot Split.**

Applicant: Alliance Property Group

Address: 268 NE 70th St.

Original Tract: One (1) original tract: 8.48 acres

Proposed Tracts: Three (3) tracts: 2.5 acres, 2.5 acres, and 3.48 acres, respectively

All three tracts conform according to Dustin Downey.

Motion by Commissioner Steve Van Camp and Second by Commissioner Les Franklin to approve.

Motion Carried:

Ayes: 4- Van Camp, L. Franklin, Armstrong, Clay

Nays: 0

Absent: 1-J. Franklin

Motion passes.

7. **Lot Split.**

Applicant: Richard Hamilton

Address: Between Hilltop Ln. and Harryman Rd.

Original Tract: One (1) original tract: 11.00 acres

Proposed Tracts: Three (3) tracts: 1.5 acres, 4.5 acres, and 5.0 acres, respectively

Son of Richard Hamilton, Nick Hamilton appears to request dividing (1) original 11 Acre tract to (3) tracts: 1.5 acres, 4.5 acres, and 5.0 acres, respectively.

Mr. Hamilton confirms that there will be wells and septic provided on each tract.

Motion by Commissioner Steve Van Camp and Second by Commissioner Les Franklin to approve.

Motion Carried:

Ayes: 4-Van Camp, L. Franklin, Armstrong, Clay

Nays: 0

Absent: 1-J. Franklin

Motion passes.

8. **Zoning Amendment Discussion.**

Discussion and consideration on a potential ordinance amending the bulk requirements, including, but not limited to the setback restrictions, as established in Article Seven (7) of Chapter Twenty-One (21) of the Code of Ordinances of the City of Blanchard, Oklahoma.

Dustin Downey discussed the intricacies of zoning setbacks for different types of properties. Commissioner Jeff Clay requests proposal from Downey identifying possible non conformity concerns and potential solutions.

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 the regular meeting of March 14, 2024.
2. Acknowledgement of Attendance Report.

Motion by Commissioner Steve Van Camp and Second by Commissioner Les Franklin to approve.

Motion Carried:

Ayes: 4- Van Camp, L. Franklin, Clay, Armstrong

Nays: 0

Absent: 1-J. Franklin

D. COMMISSIONER/STAFF COMMENTS

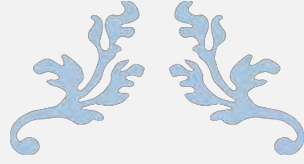
This item is listed to provide an opportunity for the commissioners and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

E. ADJOURNMENT

Commissioner Jeff Clay adjourns at 7:54pm

This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the Blanchard Municipal Courthouse Bulletin Board on or before 5:00 p.m., Tuesday, the 23rd day of March 2024, in accordance with the Oklahoma Open Meeting Act.

City Clerk



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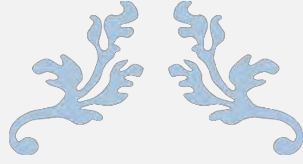


PLANNING COMMISSION

2024

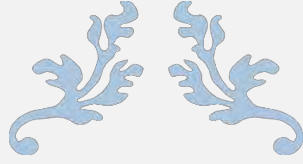
Members	1/11	2/8	2/22	3/14	4/11	4/25	5/9	6/13	7/11	8/8	9/12	10/10	11/14	12/12	4-mos	Overall
Vancamp, S	P	O	P	P	O	P									100%	100%
Franklin, L	A	O	P	A	O	P									67%	50%
Franklin, J	P	O	P	P	O	A									67%	75%
Armstrong, C	P	O	P	A	O	P									67%	75%
Clay, J	P	O	P	P	O	P									100%	100%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable



COMMENTS





ADJOURNMENT

