

Blanchard

**Planning Commission
Agenda Packet**

**Special Meeting
15 March 2022**

**D Smith ~ Chairman
Christina Short ~ Vice-Chairwoman
Audie Ward ~ Commissioner
Les Franklin ~ Commissioner
Danny Roberts ~ 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



SPECIAL MEETING NOTICE & AGENDA

PLANNING COMMISSION OF BLANCHARD, OKLAHOMA
SPECIAL MEETING
6:00 P.M. Tuesday
15 March 2022
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 WILL HOLD A SPECIAL MEETING ON TUESDAY, MARCH 15TH, 2022 AT 6:00 P.M., IN THE CITY COUNCIL CHAMBERS OF THE BLANCHARD MUNICIPAL COURTHOUSE LOCATED AT 300 N. MAIN STREET, BLANCHARD, OKLAHOMA, AS CALLED ON MONDAY, MARCH 14TH, 2022, BY THE CHAIRMAN OF THE PLANNING COMMISSION TO ADDRESS AGENDA ITEMS ON THE CANCELLED MARCH 10TH, 2022 REGULARLY SCHEDULED PLANNING COMMISSION MEETING DUE TO LACK OF QURUOM. THE AGENDA WILL CONSIST OF THE DISCUSSION, CONSIDERATION AND TAKE APPROPRIATE ACTION OF 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. CONSIDERATION AND APPROPRIATE ACTION - PRE-APPLICATION REVIEW.
Discussion regarding a proposed Planned Unit Development application submitted by:

Applicant:	F&F Footings & Foundations, INC
Location:	All of Eagle Lake Estates Section Two
Zoning:	R-1, Single Family Residential
Proposed:	PUD, Planned Unit Development
Legal:	See Attached - Part of the NW/4 of the SE/4 of Sec 26 T8N R5W

2. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of 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 February 10th, 2022.
- D. **COMMISSIONER/STAFF COMMENTS:** This item is listed to provide an opportunity for the commissioners and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.
- E. **ADJOURNMENT.**

BUSINESS AGENDA

B-1

Pre-Application Review

DATE: 10 March 2022

TO: Blanchard Planning Commission

RE: Pre-Planning Meeting filed by F&F Footings & Foundations, INC.

Application

APPLICANT: F&F Footings & Foundations, INC.

OWNER: Same as applicant

LOCATION: Eagle Lakes Estates Section Two – West of the Section One

ZONING (Current): R-1, Single Family Residential District

ZONING (Proposed): Planned Unit Development (PUD)

LEGAL: See Attached

Background

This item is the first part required for the introduction to a proposed Planned Unit Development (PUD). The Pre-Application review is meant to allow Planning Commissioners the opportunity to be introduced to the subject and offer advice or other comments prior to the Public Hearing for the PUD at a later date. No action will be taken.

§ 21-756 PLANNED UNIT DEVELOPMENT REVIEW PROCEDURES.

A. Step 1. Pre-application Review. After submission of the PUD application, the applicant will appear before the planning commission to discuss the general nature of the development and the rationale for requesting the designation of a PUD. The planning commission should discuss, with the applicant, the procedures for adopting a PUD. The intent of the pre-application review is to expedite the mandatory design review process and to facilitate the approval of a PUD master plan.

For this meeting, the applicant has submitted the Rezoning application with a brief synopsis of the rationale for a PUD. The applicant is preparing a few more documents to help with their request and will be made a part of this agenda as soon as they are received. Working closely on this project and with the applicant I can explain the situation in detail.

Eagle Lake Estates Section Two had its Preliminary Plat approved by the Planning Commission in August of 2018, roughly 3 ½ years ago. There has been progress for the 51 lot subdivision, but along its way of constructing the needed facilities, a problem with the concrete streets has arisen. When pouring the concrete panels, roughly 80 panels developed cracks, some panels far worse than others. Speaking to the City Engineer, these concrete panels would not get a recommendation from his office for approval, therefore highly unlikely to be approved by the City Council. That being said, the developer is hoping for a different option other than tearing up and re-pouring these panels in order to meet the City's standards. The developer's suggestion is to allow the streets within this subdivision be maintained exclusively by the HOA created for the subdivision, not maintained by the City whatsoever. This is the reason for the PUD, allowing the streets to become privately maintained, and not built precisely to the City's standard for acceptance.

The idea at first sounds straight forward, but a PUD allowing this variance is needed because of Section 45-104 of Title 11 in the Oklahoma State Statutes. It states:

E. A municipality which contains large areas of rural land not served by water and sewer facilities by the municipality shall authorize the use of private roadways in either platted or unplatted areas and shall issue building permits to property owners whose property is abutting upon the private roadways, without complying with standards as provided for dedicated streets, subject to the following conditions:

...

2. The property abutting upon the private roadway shall contain not less than two acres; provided, however, if the covenants of the subdivision allow for Evapotranspiration Absorption Systems or an Aerobic Wastewater Treatment System, the property abutting the private roadway may contain not less than one (1) acre; and

3. The property shall be more than one-fourth (1/4) mile from sewer and water facilities furnished by the municipality; and

...

In essence, this subdivision has City Water and has lots less than 1 acre in size, thus not meeting the criteria stated above in which a City could allow for a privately maintained road. Consultation with the City Attorney led us to believe that a PUD granting the variance allowing the road to be privately maintained is possible.

To understand a PUD better, here is the general description from the Zoning Regulations:

§ 21-751 GENERAL DESCRIPTION.

Planned Unit Development, herein referred to as PUD, is a zoning classification that provides an alternate approach to conventional land use controls. The PUD is designed to provide for developments incorporating a single type or a variety of residential, commercial and related uses, which are components of a master development plan (hereinafter referred to as the PUD master plan) for the area to be developed. Such development may consist of both individual and common lots. Private or public open space must be an essential major element of the development, which is related to, and affects, the long-term value of the total development. The PUD is subject to special review procedures and, once approved by the city council, it becomes a distinct zoning district for the property it represents.

A PUD is a special type of contract between the developer and the City. If variances and special provisions are allowed for a developer, the City should be on the receiving end of special provisions they normally would not require either.

If the roads were allowed to be privately maintained, the City would not be using tax dollars to fix potholes, failures, or any other issues that arise with the roadway health in the future. But in the same light, there would be aspects, like the concrete panels with cracks, that are not up to the City's standard. In situations where the City allows for private roads, those roads do not require curb and guttering and 60 ft right-of-ways, but this development would still technically have those.

From what I understand from the developer at this point, the tradeoff for allowing the streets to be private is still having the curb and guttering. There could be additional items added from the City's aspect that would not normally be required, i.e. landscaping, sidewalks, or any other item that would seem reasonable and allow for a nicer community within the city.

Use this meeting to facilitate expectations for the proposal and outline key features that could be asked for in the negotiation process, if the Planning Commission thinks they would entertain the aspect of a PUD in this case whatsoever.

Site Location & Description

The property is located in the E/2 of Section 26 T8N R5W, Grady County, Oklahoma. This is the second phase of the Eagle Lakes Estates.

Public Notification

None.

Zoning Code & General Plan Conformance

The current land use of the property is rural residential (see Page 25, Blanchard 2020 Comprehensive Plan Update). The future land use of the property is designated as the same.

Utilities

The subject property already has water but is located outside of the municipal sewer system.

Protest of Application

Not Applicable.

Attachments

- A.** Application
- B.** Location Map
- C.** Preliminary Plat

Prepared by:
Ryan M. Conner, City Planner



City of Blanchard Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: R-1 Requested Zoning Classification: PUD

Street Address: _____ City, ST, ZIP: _____

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): _____

If a corporation, corporate official name and seal: F&F Fortings & Foundations, Inc.

Mailing Address: 2441 Tecumseh Rd City, ST, ZIP: Blanchard, OK 73010

Phone: 405-409-0850 Fax: _____ Email: Denise182930@gmail.com

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

Name: _____

Address: _____ City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: R-1

Reason for rezoning request: PUD - concrete panels need to be replaced - city won't be responsible for maintaining streets

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

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

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

Name: Denise Scott Address: 2441 Tecumseh Road

Signature: DS City, ST, ZIP: Blanchard OK 73010 Telephone: 405-401-4312

PRELIMINARY PLAT
OF
EAGLE LAKE ESTATES PHASE 2

A PART OF THE EAST HALF (E/2) OF SECTION TWENTY-SIX (26),
TOWNSHIP EIGHT (8) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN,
CITY OF BLANCHARD, GRADY COUNTY, OKLAHOMA
CONTAINING 31.32 ACRES +/-

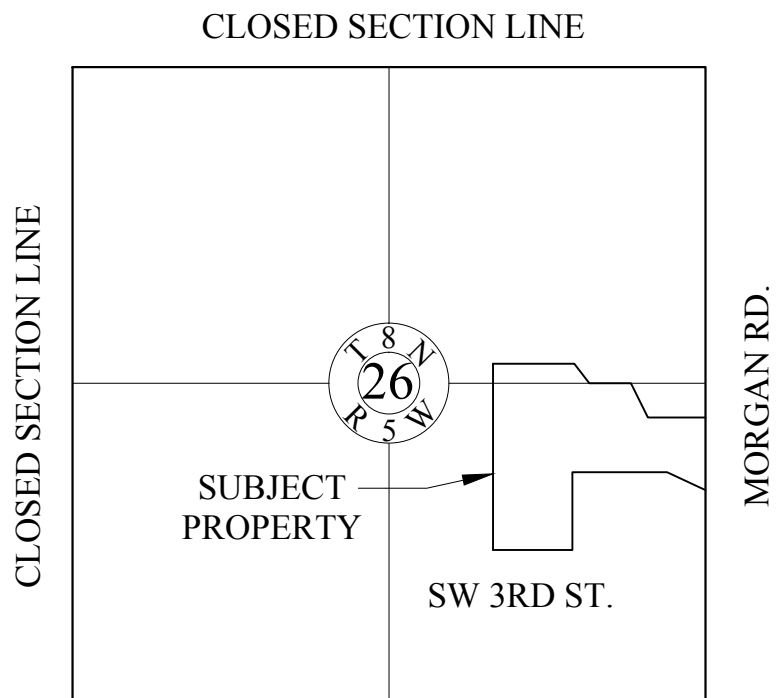
1-007 OWNER:
HUGHES, CHAD & JENNIFER,
P.O. BOX 403 / 298 N. ASPEN

2-001 OWNER:
SWANSON DANNY RICHARD
REV. LIVING TRUST 1/2 INT &
GWYNN NELL SWAN
2406 COUNTY RD. 1280

BASIS OF BEARINGS;

WEST LINE OF E/2, NW/4, SE/4,
SECTION 26, T8N, R5W
N00°02'33"W

1-004 OWNER:
KILKENNY ARMS INC
2517 S. PENN



VICINITY MAP

POINT OF COMMENCEMENT
NE COR., SE/4,
SEC. 26, T8N, R5W, 1M.
GRADY COUNTY, OKLAHOMA

0117 OWNER:
F.F. FOOTING FOUNDATION

011700002012 OWNER:
ALAN TETEN

011700002011 OWNER:
JACOB CHRISTOPHER

4-010 OWNER:
MELVIN, MICHAEL & KELLY,
2889 SW 3RD

4-006 OWNER:
PALMER LIVING TRUST, LARRY D.
& JOYCE M. PALMER, TRUSTEES
3952 SW 3RD

4-002 OWNER:
VARNER, BRYSON & ILENA
3200 SW 3RD

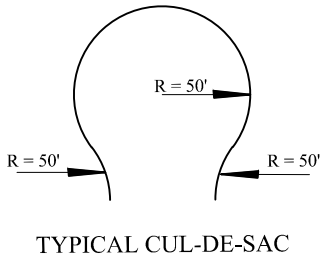
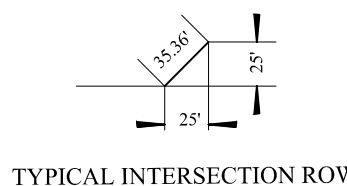
3-003 OWNER:
VARNER, BRYSON
3200 SW 3RD

ZONING: R1 SINGLE FAMILY RESIDENTIAL
BUILDING LINE: 25' FRONT AND REAR

3-001 OWNER:
HESTER, MARY LUCILLE,
& MANKE FAMILY LIVING TRUST

SITE CORNERS

BEARING	DISTANCE
N44°58'51"E	35.50'
N45°01'49"W	35.20'
S45°01'49"E	35.36'
N44°58'11"E	35.36'
N45°01'49"W	35.36'
N03°33'39"W	35.33'
N86°44'51"E	35.15'
N86°26'21"E	35.02'
N03°33'39"W	35.01'
N47°34'13"E	37.05'
N37°53'49"W	37.94'
N42°54'12"W	33.28'
N53°36'18"E	33.31'



THIS PROPERTY LIES OUTSIDE THE
PUBLISHED 100 YEAR FLOOD BOUNDARY

Ronald D. Smith L.S. 1398
CENTERLINE SERVICES L.L.C.
C.A.# 4557 L.S. Ex. 6/30/20

CGS, LLC DESIGN & DEVELOPMENT		PHONE: (405) 447-9697 E-MAIL: cartographic@att.net
CENTERLINE SERVICES L.L.C. C.A.# 4557 L.S. Ex. 6/30/20		
SURVEY NO: 12,379		
323B SOUTH MAIN STREET, NOBLE, OKLAHOMA P.O. BOX 338, 73068		DATE: 07/12/18
PHONE: (405) 872-7594 E-MAIL: centerlinecs@aol.com		DRAFTED BY: TJS

CURVE DATA

CURVE	CURVE LENGTH	RADIUS	CHORD BEARING	DISTANCE
C31	147.60'	430.00'	N78°14'01"E	146.88'
C32	170.48'	430.00'	N57°02'32"E	169.37'
C33	31.86'	430.00'	N43°33'42"E	31.85'
C34	428.97'	400.00'	S72°09'45"W	408.71'
C35	122.95'	370.00'	N77°21'24"E	122.385'
C36	120.47'	370.00'	S58°30'34"W	119.94'
C37	50.00'	370.00'	N45°18'38"W	49.96'
C46	35.67'	188.44'	S36°00'59"W	35.62'
C47	85.00'	188.44'	S17°40'17"W	84.28'
C48	15.76'	188.44'	S02°24'14"W	15.75'
C49	49.51'	128.44'	N11°00'46"E	49.20'
C50	43.49'	128.44'	N31°44'15"E	43.28'
C52	24.59'	130.00'	N00°01'06"W	24.55'
C53	75.23'	130.00'	N22°00'56"W	74.185'
C54	26.45'	130.00'	N44°25'23"W	26.40'
C55	32.18'	130.00'	N31°49'29"W	31.63'
C56	71.83'	50.00'	N54°32'31"W	65.81'
C57	110.43'	50.00'	S21°01'49"W	89.315'
C58	39.17'	50.00'	S64°41'03"E	38.18'
C59	32.18'	50.00'	S68°41'21"E	31.63'
C60	67.99'	70.00'	S22°25'31"E	65.35'
C61	208.38'	320.00'	S27°30'10"E	204.718'
C62	90.00'	320.00'	N00°47'32"W	89.70'
C63	46.18'	320.00'	N11°24'15"E	46.14'
C64	36.45'	50.00'	S36°25'10"W	35.65'
C65	30.71'	50.00'	S39°42'30"W	30.23'
C66	57.96'	50.00'	S11°05'45"E	54.769'
C67	59.29'	50.00'	S78°16'31"E	55.877'
C68	47.03'	50.00'	N40°48'29"E	45.315'
C69	26.11'	50.00'	N01°05'53"W	25.81'
C70	29.23'	50.00'	N00°41'22"E	28.816'
C71	42.77'	380.00'	N14°12'45"E	42.747'
C72	95.00'	380.00'	S03°49'16"W	94.75'
C73	90.00'	380.00'	S10°07'33"E	89.79'
C74	80.00'	380.00'	S22°56'31"E	79.85'
C75	116.48'	380.00'	S37°45'16"E	116.025'
C83	96.73'	114.19'	N24°17'44"W	93.86'
C84	117.55'	174.19'	N19°21'42"W	115.33'
C85	29.67'	174.19'	N43°37'37"W	29.67'
C86	66.76'	85.00'	S22°31'50"E	65.06'
C87	66.76'	85.00'	S67°31'50"W	65.06'
C88	114.71'	158.44'	S20°42'16"W	112.23'
C89	86.39'	55.00'	S45°01'49"E	77.78'
C90	32.18'	50.00'	N23°50'18"E	31.627'
C91	13.16'	50.00'	N34°44'09"E	13.12'
C92	82.64'	50.00'	N20°09'13"W	73.55'
C93	68.18'	50.00'	N73°25'59"W	63.019'
C94	57.46'	50.00'	S01°26'48"W	54.35'
C95	32.18'	50.00'	S13°02'16"E	31.627'
C96	122.13'	144.92'	N24°17'44"W	118.52'
C97	432.67'	350.00'	N13°08'47"W	405.64'
C98	97.13'	100.00'	N22°25'32"W	93.36'
C99	82.64'	50.00'	N20°09'13"W	73.55'
C100	68.18'	50.00'	N73°25'59"W	63.019'
C101	57.46'	50.00'	S01°26'48"W	54.35'
C102	32.18'	50.00'	S13°02'16"E	31.627'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N22°13'43"E	25.72'
L2	N50°15'05"W	22.06'
L3	N50°15'05"W	22.06'

LEGEND:

- ⊗ WATER METER
- ⊙ WATER VALVE
- ⊕ FIRE HYDRANT
- W — WATER LINE
- G — GAS LINE
- OH — OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND 3/8" I.P.

OWNER:
F&F FOOTINGS AND FOUNDATIONS, INC.
201 SE 1ST ST.
MOORE, OKLAHOMA 73160
405-799-5454

BUSINESS AGENDA

B-2



Vision 2035

A Comprehensive Plan for Blanchard, OK

CONSENT AGENDA

CONSENT AGENDA

C-1



Minutes

PLANNING COMMISSION OF BLANCHARD, OKLAHOMA REGULAR MEETING

6:00 P.M. Thursday

10 February 2022

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, 10 FEBRUARY 2022 AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS OF THE BLANCHARD MUNICIPAL COURT HOUSE LOCATED AT 300 N. MAIN STREET, BLANCHARD, OKLAHOMA. THE AGENDA WILL CONSIST OF DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

A. MEETING CONVENED:

1. Call to Order at 6:04pm
2. Roll Call: Danny Roberts - Absent
Les Franklin - Present
Audie Ward - Present
Christina Short - Present
D Smith - Absent
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 - RESOLUTION.

Adopting Resolution (No. 2022-02) for a Zoning Map that reflects City Council adopted zoning changes since the last adopted Zoning Map on January 26th, 2021.

MOTION by Commissioner Franklin and SECONDED by Commissioner Ward to recommend approval of Resolution 2022-02 to the City Council for adopting a new Official Zoning Map of the City reflecting changes since the last official map update on January 26th, 2021.

Vote: Franklin - Aye
Ward - Aye
Short - Aye

Motion passes.

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

Discussion and consideration regarding Resolution (No. 2022-03) to recommend to the City Council revisions to the Subdivision Regulations regarding subdivision and surety bonds relating to improvements.

The Planning Commission discussed the prepared draft to the Subdivision Regulations which provides an alternate surety bond to subdivision platting prior to improvements being completed.

MOTION by Commissioner Ward and SECONDED by Vice-chairwoman Short to recommend approval of the amendments to the Subdivision Regulations by Resolution 2022-03 to the City Council.

Vote: Franklin - Aye
Ward - Aye
Short - Aye

Motion passes.

3. **Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of the 2035 Comprehensive Plan progress.**

The Planning Commission unanimously voted to Table this item to March 10th, 2022 for more evaluation.

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 13th, 2022.

MOTION by Commissioner Franklin and SECONDED by Vice-chairwoman Short to approve the Consent Agenda as submitted.

Vote: Franklin - Aye
Ward - Aye
Short - Aye

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.

Ward - Congratulations were in order for the passing of the 1 cent sales tax initiative for road improvements.

- E. **ADJOURNMENT.**

Adjourned at 6:31pm.

Chairman

ATTEST: Seal

City Clerk

COMMISSIONER – STAFF COMMENTS

ADJOURNMENT