



Department of Community Development

City of Duncan, Oklahoma - February 2017

From the Director's Desk:

2017 is the year of Anniversaries here in Duncan, Oklahoma! I am completing my first full year as your Director of Community Development. I must say you all have made me feel very welcome as I have worked to serve this great community! I hope to continue assisting several groups move some wonderful community projects forward this year. DETA is Making Duncan Beautiful! Main Street Duncan is truly the heart of our community. And Duncan Regional Hospital is helping making Duncan, Oklahoma a healthy community. We also hope to make S.H.I.N.E. Duncan a reality!

Duncan is also celebrating a birthday - Duncan is 125 years old this year! In addition to Duncan being 125 years old, the Chisholm Trail is celebrating 150 years! Both are amazing milestones! There are many great civic and non-profit organizations coming together in 2017 to help kick-off these birthday celebrations! 2017 will be a fun and exciting year for our community!

So help celebrate these two amazing milestones in our Duncan history! Find a local non-profit organization, civic group, or another group and help make 2017 a positive year to remember! If you want to get involved, but not sure who to contact, feel free to give me a call at 580-251-7715 or shoot me an email at nschacht@duncanok.gov. I will be happy to discuss projects that are underway and groups that are looking for help! Let's continue to make Duncan the best place to live, work and play together!



Top Left Photo: Juneteenth event 2016 - friends and family gathered on a beautiful day to celebrate Juneteenth

Bottom Left Photo: Juneteenth event 2016 - children waiting in line to have their face painted

Top Right Photo: Statute at Chisholm Trail Heritage Center taken in 2016

Bottom Right Photo: Wine Tasting Event hosted by Main Street Duncan in 2016.

Department Activity in February

During the month of February, the Department of Community Development issued 31 violations to properties for outside residential storage, untagged vehicles, unsecured structures, and trash and debris in the yards. This number is down when compared to February 2016 numbers. The Department hopes this trend continues and represents growing pride in both personal property as well as a reflection of the beautification efforts occurring throughout the City of Duncan.

The Department also issued 27 permits with total permit fees collected being \$1,240.80. The number of permits issued is up as compared to 2016 while the amount collected is down slightly. Permit fees are calculated based on the size of the project, and therefore the Department assumes that with more smaller projects occurring that there are more residential improvement projects taking place throughout the community.

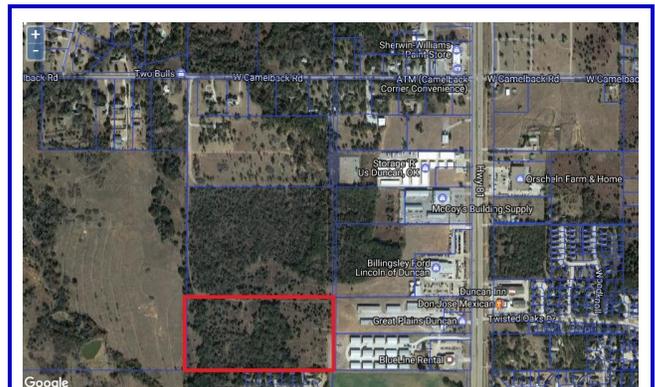
The City of Duncan Plan Commission also met in February and held public hearings on a rezoning request, a request for a daycare to operate under a permitted use on review, a request for subdivision of land, and a proposed landscape ordinance.

The rezoning request was to allow approximately 20 acres to be changed from agriculture to industrial. The representative of the property owner indicated that this would allow the construction of additional open air storage units to be developed. The Plan Commission voted unanimously to send a favorable recommendation to City Council for this request after hearing no objections from the public.

The application for a daycare was heard for a permitted use on review was approved unanimously by the Plan Commission members. Use on review items are proposed land uses that can occur within a zoning district but might have a characteristic that needs special attention. In this request, the applicant is locating in a residentially zoned area on a property that was once associated with a church that had a daycare facility. Given this information, Plan Commission did not require any additional design guidelines to be implemented beyond the standard development requirements.

The subdivision of land request allowed a new lot to be formed in a commercial district. A pre-existing establishment has recently changed hands and the new owners did not require all the land that was originally with the business. The lot split will potentially allow new commercial development to occur in an area that is predominately commercial used. This request was approved unanimously by Plan Commission members.

The landscaped ordinance was discussed by Plan Commission members and developers that were present for the meeting. One developer asked questions about how this proposed ordinance would affect new development, existing development that made additions, and if there was any credit provided for existing trees on properties if kept. Mr. Schacht explained that the ordinance would require all new development to meet the requirements of the proposed ordinance. Mr. Schacht further explained that many of the newer development occurring in the City of Duncan already come very close, if not meeting, the standards of the proposed ordinance. As for expansions of development, the ordinance calculates the new addition area and only requires landscaping associated with that project - meaning the entire property does not need to be brought into compliance. Mr. Schacht did indicate that credit is provided for existing trees and vegetation that is kept and maintained on properties. The landscape ordinance proposal was tabled until the March Plan Commission meeting for additional language to be added that would help simplify the requirements.



Rezoning request for a approximately 20 acres to be rezoned from agriculture to industrial. Favorable recommendation has been sent to City Council for review.



Request for a daycare to be allowed under a permitted use on review. Plan Commission approved this request.



COMMUNITY GARDEN

Soil Delivery and Ribbon Cutting

Friday 3rd March, 2017 - 10am

2103 W Beech Ave, Duncan

Think Ability Inc has taken on a new exciting venture - A Community Garden in Duncan!

Please join us for the ceremonial arrival of the first shovel of soil and a Ribbon Cutting to mark the first chapter in what we hope will be a long and productive journey for the Community Garden. Think Ability Inc. has partnered with the Duncan Farmers Market and other community organizations and leaders to set a firm foundation for the Garden to grow! There will be door prizes, informational booths and many more fun and informative things to enjoy - so come and celebrate with us.

It is not too late to get involved! Beds are available to rent to grow your own produce and Think Ability Inc. is also accepting donations (money and in-kind) to assist in supporting the Garden. For more information call **(580) 252-8000** or email info@thinkabilityfirst.com

Come Grow With Us!

Using Census Bureau Data for Economic Development

Community Development Director, Nate Schacht, attended the “Using Census Bureau Data for Economic Development webinar in Ardmore, Oklahoma on Thursday, February 16, 2017. This webinar provided basic training in how to use the Fact Finder component found on the www.census.gov website to begin extracting census data that will be beneficial to communities trying to entice new businesses to locate within the community.



The information provided at this event will go hand-in-hand with the prior Comprehensive Plan, Economic Development & Housing Strategy Plan, Retail & Office Market Study, and other economic and business development documents that city officials currently have available. Mr. Schacht hopes to utilize all of this information and use the tools available to not only help bring new businesses to the City of Duncan, but will also use this information while making necessary amendments to the City of Duncan Land Use Code.

Not only did Mr. Schacht learn how to better use the tools provided at www.census.gov, but also was able to establish contacts that can assist our community in working towards growing our community by matching community needs and desires with potential business opportunities.

Turning Ordinary Spaces into Destination Places!

Members of the City of Duncan Department of Community Development will be attending a “Placemaking Workshop: Evaluating and Improving Public Spaces” event on Friday, March 10, 2017. This event, sponsored by the Oklahoma Municipal League and the University of Oklahoma Institute for Quality Communities, will help demonstrate the connection between placemaking and community development goals.

Placemaking is the process of creating quality public spaces based on local assets, culture, and preferences with deep roots to public participation from citizens. This process allows communities, like the City of Duncan, the ability to expand economic development opportunities, promote a healthy community through design principals, and develop local programs that will grow positive social interactions.

An example of turning an ordinary space into a destination place will be that of the Think Ability parking lot on Beech where the public is invited to participate in community functions, such as participating in the Community Garden or visiting the Farmer’s Market!

Dangerous Gas Violations

Recently the Department’s Code Enforcement Officers were made aware of several utility violations, which included an improper setup of a gas line that bypassed a meter. The City of Duncan takes utility theft very seriously.

In the instance pictured at the right, it was discovered that a vacant home has recently been “set up” with gas services by illegally running a hose where a meter would normally rest. This type of connection is both illegal and extremely dangerous to those living nearby.

This setup allowed someone to turn the gas on to the home without the knowledge of CenterPointe Energy. Given that this home is considered to be vacant, it could have easily filled full of gas and with an ignition source could have caused an explosion damaging nearby homes and possible result in the loss of life.

If you ever see, or have reason to believe, that a property may be stealing utilities, please contact the Department of Community Development at 580-251-7711.

