



# Department of Community Development

## City of Duncan, Oklahoma - March 2017

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### From the Director's Desk:

Greetings and salutations! I am quickly approaching one full year serving the great citizens of Duncan, Oklahoma! I have met some truly amazing people that want the best for our community. Having attended my first Chamber Banquet to honor those that have given to our community, I left feeling more inspired to serve you all and work to make Duncan a place that people want to live work and play!

Speaking of play, I have agreed to terms to sit in the dunk tank that will be at the April 22, 2017 Duncan Main Street Car Show! It did not take much convincing to have me sit in the tank though as I do not believe any of you are strong enough, or accurate enough, to trigger the target necessary to send me to my depths. That's right, I'm calling you all out to enjoy the April 22nd festivities in the hear of our community!

I'm also excited to announce that I have been house hunting the past few months and think I have found my dream home here in Duncan! At the time of preparing this newsletter I have made an initial offer and expect to negotiate my way to a closing.

I firmly believe in Duncan, Oklahoma! And I love the opportunity that has been given to me to live, work and play in this community!



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### Future Amphitheater in Duncan Being Considered by DETA!

The Duncan Enhancement Trust Authority (DETA) wants to let the Duncan citizens know we are listening to your voices! And we want to hear your music as well! At the Ward meetings held in 2016, DETA heard from several citizens that Duncan, Oklahoma needs to have an amphitheater where citizens can enjoy music festivals, listen to speakers, and enjoy performances throughout the year. At these meetings, the citizens scored the need for such an amenity very high and thus making it a priority project to look at and find a way to provide back to our citizens.

Looking at several other communities across the United States that have amphitheaters, the Department of Community Development began looking at areas throughout Duncan that might accommodate a structure that could begin meeting the request of our citizens. In this search, the Department has been drawn to the old "Monkey Cage" that was built as part of the WPA program and feels that this could be a structure that begins serving our community. The items that are seen as attractive include that the structure already is designed as a stage, there is power nearby, it is in an existing park setting,



and there are already parking spaces nearby to accommodate smaller audiences. It is also a historically significant structure, and if the use of the facility takes off then the Department will explore grants that might be available to further enhance the facility.

At this time, funding is not available to cover the structure in true amphitheater form, but that should not deter the community from wanting to use it! The Department encourages you to share your thoughts on this proposal and location. We want to hear from high school students, community members, and those that are involved with the arts about this as we feel it could become a future attraction that will make Duncan, Oklahoma a destination!

## Community Garden Ribbon Cutting - Growing a Stronger Community Together!

On March 3, 2017, Duncan, Oklahoma welcomed a new partner and great amenity to our community! The Think Ability Community Garden became official and had a great turnout of supporters who believe in community and wellbeing! This community asset will provide opportunities to the clients of Think Ability as well as Duncan citizens to learn the value and joy of gardening. Raising your own food is extremely rewarding!

A special addition to the Think Ability property is their plan to incorporate edible landscaping around their parking lot! They are considering various fruits and vegetables that will not only provide an attractive landscape, but will also provide an opportunity for the community to enjoy fresh produce!

In addition to planting the seeds to grow a better community, Think Ability has just recently received confirmation that their submission to the 2017 Seeds of Change Grant Program has been approved! Check out their information, and be sure to vote for Think Ability!

The website is: [www.seedsofchangegrant.com/GalleryDetail.aspx?id=3787](http://www.seedsofchangegrant.com/GalleryDetail.aspx?id=3787)

You can vote one time each day for your favorite community garden, so let us all support our own Think Ability Community Garden and help them become one of the top 50 vote getters!



## Duncan Farmer's Market has a New Home!

For 2017, the Duncan Farmer's Market will be located at 2103 Beech Avenue. This is the same home of Think Ability's Community Garden! This partnership was formed when it was realized that there are many common visions shared between the two groups in order to build a stronger community!

Tentatively, the Duncan Farmer's Market will kick off in May 2017 and will be a celebration of locally grown produce and the homemade items that we are all familiar with from prior years!

This location provides many additional benefits from prior years to both vendors and shoppers! We encourage you to support our local farmer's market and community garden in 2017!

## Leadership Duncan Class XXI Visits the Capital

Leadership Duncan Class XXI visited the State Capital in March and were given the opportunity to meet with several of Duncan's representatives. Being able to form a relationship with our State Officials, which is easy to do with our current representatives, will allow our current and future leaders an opportunity to share our visions and seek assistance in turning our goals into realities!

From a Community Development position, these bonds will help as the Department applies for future grants that will help better the quality of life and quality of place in Duncan, Oklahoma.



## Department Submits Letter of Intent for Community Development Block Grant!

The Department of Community Development has submitted a Letter of Intent to the Oklahoma Department of Commerce. This first step will allow the Department an opportunity to apply for approximately \$77,000.00 that can be used for economic development, water and wastewater system improvements, fire protection, streets, housing demolition, senior citizen centers, gas and electrical improvements, removal of architectural barriers associated with handicapped areas, and improvements to storm water drainage.

In the past, the Department has been awarded funding from this program in order to removed dilapidated and unsafe structures as well as make some minor improvements to the storm water drainage infrastructure. The Department hopes to continue this trend as well as expand to make necessary improvements to the our fire protection infrastructure in order to improve our community's ISO (Insurance Service Office) in hopes of maintaining competitive insurance rates throughout the community.

As this process moves forward, the Department of Community Development will be asking for your support and input. In order to score well on grant applications, community support is crucial. As such, the Department will be hosting public meetings regarding the grants and projects that can be accomplished with funding. Also, the Department will request letters of support from various organizations, local leaders, and citizens in support of the grant, projects, and goals that will improve the quality of life for all citizens living in Duncan, Oklahoma. For more information, please send inquires to [nschacht@duncanok.gov](mailto:nschacht@duncanok.gov).

## Department Activity for March 2017

The Department processed 101 violations, issued 46 permits, and collected \$2,195.56 in permit fees during the month of March. Violations posted for March of 2017 is consistent with last year's numbers. The Department actually issued more permits in March 2017 as compared to 2016, but the fees collected was less. A quick review of permits issued during these two time periods show that more residential improvement permits were issued in 2017 as compared to the prior year with commercial permits down slightly. With an increase in residential projects, it appears that consumers are becoming more comfortable with the local economy and believe there is stabilization with potential growth.

The City of Duncan Plan Commission heard a request for proposed lot splits along North "N" Street that would allow the creation of two new lots for residential uses. These proposed lots would be approximately 6 acres and 8 acres in size and were coming out of a 50 acre parent tract of land. The Plan Commission voted 6-0 to approve the lot splits as presented.

The Plan Commission also heard a request to rezone property located at 410 W. Plato Road, Duncan, Oklahoma from A-2 (agriculture) to C-4 (commercial). This property is approximately 1.42 acres in size. At the time of the Plan Commission meeting, the owner of the property still did not have a "end use" for development in mind and only indicated that they wanted to be able to market the property to its fullest development potential. There were members of the community in attendance that expressed concerns over rumors that the development might become a liquor store. The Department of Community Development shared that it is possible that a property with a commercial zoning classification could develop as a liquor store and noted that all commercial districts, per City Code, allow liquor stores as a permitted use. The Department went on to say that there are requirements set forth by the ABLE Commission that requires 300 feet separation from church and school property lines to exterior walls of a liquor store. Plan Commission discussed the request and voted 6-0 to send a favorable recommendation to City Council to consider.

City Council saw about 50 to 60 concerned citizens in the audience regarding the rezoning request. Citizens were given an opportunity to present their concerns or support for the rezoning proposal, with the majority of the audience opposing the request. Council members spoke about the proposal and expressed their concerns about how the proposal could have an impact on traffic patterns and surrounding property development/use potential. After discussion, City Council voted the rezoning down.

