

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

September 26, 2024

Minutes of the City Planning Commission meeting held September 26, 2024, in the Wayne Gilley Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Joan Jester
Allan Smith
Darren Medders
Michael Logan

MEMBERS ABSENT:

Deborah Jones (excused)
Neil Springborn (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Christine James, Planning Director
Garrett Lam, Assistant City Attorney
Dewayne Burk, Deputy City Manager
Kameron Good, Senior Planner
Robert Burns, Planner I
Kim McConnell, Lawton Constitution
Delman Bloom
Chris Nelms
Cecil Cummings, Jr.
Rhonda A. Bell-Todd
Deborah Bell
Richard Rogalski

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

CONSENT AGENDA

The following items are considered to be routine by the City Planning Commission and will be enacted with one motion. Should discussion be desired on an item, that item will be removed from the Consent Agenda prior to action and considered separately.

- 1. Consider approving the minutes from the regular scheduled meeting from July 25, 2024.**
- 2. Consider approving the minutes from the regular scheduled meeting from August 29, 2024.**

**Motion by Medders, Second by Logan to approve all items on the consent agenda
Aye: Busse, Jarvis, Jester, Smith, Medders, Logan, Denham **Nay:** None **Motion Passed**
7-0**

OLD BUSINESS

None

NEW BUSINESS

- 3. Hold a public hearing and consider a request from Deborah Bell on behalf of Win-Wal Properties LLC for an amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multiple-Family District zoning classification for an assisted living home to be located at 801-809 NW Pershing Dr, Lawton, OK, 73507 and take appropriate action as deemed necessary.**

Good stated good afternoon, Kameron Good with the Planning Department. This was brought to you on July 25th, 2024 and it was sent forward to the City Council with no recommendation. On August 27th, the City Council voted to send us back to the CPC for a recommendation, so just to run through it and for those who weren't in attendance. This is 801 through 809 NW Pershing. Here's an aerial for that area. It's an existing commercial structure off of Ash and Pershing Drive. It's currently zoned R-1 with all the surrounding zonings R-1. The current building has been in existence before 1964 when

our Code went into place and it has been used as a commercial structure since then. It's been vacant for a while. The proposed zoning with this request is R-3 to do an assisted living home. This was noticed to 50 property owners within 300 feet on August 30th and posted the Lawton Constitution on September 1st. We didn't receive any additional phone calls or four against this compared to our first meeting when the petition was presented. So, we still have that original petition for this item. Here's the proposed site plan. There is no changes to the exterior of the building proposed at this time or the parking lot and there is the petition signed by some of the surrounding property owners. The darker grays, the actual property owner signed, and the light gray would be the non-property owner living there signed. But again, this was taken to the Council and they sent this back for you guys for your recommendation.

Denham stated thank you. Any questions for Kameron?

Good stated we do have the applicants here who do have a presentation. If you guys are ready for that or.

Denham responded that will be part of the public hearing or do we need it in lieu of?

Lam stated that would be for Public hearing.

Denham stated okay. Then I'll go ahead and declare the Public hearing open anybody that would like to come speak for against we will start with the owners with their presentation. Anyone who approaches will need you to sign in and then state your name. Let us know who you are.

Please see attached hand out that was presented to the City Planning Commission members from Rhonda Bell-Todd.

Bell-Todd stated hello, my name is Rhonda Bell-Todd. I'm Deborah Bell's sister. I'm for the property. I wrote my name down just in case anybody had additional questions. Thank you very much. The name of the company in the building would be called Tender Hands and Loving Hearts. Our mission is to make available a better choice for people to feel safe and happy, and so like that in a home type setting instead of a traditional hospital or nursing home, we wanted to feel like a family type setting we're proposing. I'm not going to read the slide. We're proposing 20 patients and 10 (ten) to 13 (thirteen) rooms. Some rooms. I have two patients in a room. Some rooms might have one patient in a room depending on the client's needs. This is an example of what the patients rooms will look like. We are suggesting a front desk area, a community room that will be used for TV, exercise, activity, a Facility kitchen, a record room, 2 (two) to 3 three showers. We haven't remodeled the building yet like 2 on each side which will be community showers that is handicapped accessible with the CNA and the LPN will take the patients

in and give showers, storage room and staff offices. The building is a little over 3000 square foot right now. That's just the layout of a of the facility at a glance of what we want to achieve in the neighborhood. On each ended up the building where, the last time we were here was concerned about security we plan on having security cameras facing all four corners of the building looking out on the street and the parking lot, and hopefully that will deter some of the crime in the neighborhood and also keep our facilities safe. We plan on getting our patients from the Department of Human Services, also local people that we know have family members that want to come to the facility already. We plan on advertising in the Lawton Constitution as well of the building we once we are able to open it. Tender Hands and Loving Hearts will create jobs, at least 6 (six) CNA's, 3 (three) RN's, 2 (two) housekeeping staff, 2 (two) kitchen staff, and we have a van to transport patients to doctor's appointments. The facility owner will be getting food from Samsfood.com and like the Chef's Store and they mainly use vans, not big trucks. That was a concern. One of the concerns at the meeting that holding up traffic and blocking the area. So we're hoping with those delivery message methods, we won't be holding up the area or blocking people in the neighborhood parking because we have our own parking lot that they can pull in and park in. These are some of the examples of what the parking lot and the facilities will be using for deliveries. These are pictures of the building currently on the inside, what is there. Some structures will stay some structures, we will remove the wall and remodel. It already has 4 (four) bathrooms and has 2 (two) kitchens already in there currently. Any questions?

Denham asked are these actual current pictures?

Bell-Todd responded yes.

Denham stated I know one of the speakers last time addressed the mold.

Bell-Todd stated we don't have any mold. They haven't been in the building. I know it's been vacant for a while and I'm like, how would they know if there is mold if the building hadn't been open for a while and we went in and we had it inspected and everything. Any other questions?

Smith asked are you going to be using just the existing building or adding?

Bell-Todd responded yes.

Denham asked any other questions from Miss Bell? And this is an assisted living facility, not a nursing home?

Bell-Todd responded it's like, isn't that sort of the same. We're trying to get more stable patients that are a little more stable that can walk maybe wheelchair and walkers, but don't need.

Denham stated they have the two ADL's or more, that they cannot perform. Is that the criteria?

Bell-Todd responded yes.

Denham stated okay. And therefore, you will be eligible for Medicaid payments and things of that nature.

Bell-Todd responded well, yes, we already applied for medical insurance and Medicaid and all of those already, it's already in place for us to be able to bill those clients.

Denham stated thank you. Appreciate it. Very nice presentation. Anybody else like to speak for or against this item please approach the microphone?

Bell-Todd stated thank you.

Denham asked anybody else like to speak for or against this item please approach the microphone?

Nelms stated hello, my name is Chris Nelms and we've been here before. By no means am I against assisted living or anything like that, but I think there's a better place for it than our quiet little community. I bought my house there 24 years ago and it's because it was quiet. There's not any high density living there. I looked at the City of Lawton website and it states 80 to 85% of the properties are homeowners, so not a lot of rentals. We don't have apartment buildings or anything. That's what drew me to that area and there are 24 houses that that property directly affects. 24 houses face that all the way and I talked to a lot of people and they they're not happy about having a business that's open 24/7 across the street from their homes. As I'm not either because when I bought my home I didn't go. I need to find a place that's open all night, all day, every day. And that's where I want to buy. And I really don't want it forced on me now. I believe if I tried to sell my home and it was there, it would be of a negative factor. I think somebody would look for a different property. So, I'm not going to take up a bunch of time I just wanted to say my little piece and thank you for listening.

Denham stated appreciate it, Chris. Thank you.

Bloom stated thank you for having us down here. I live on Ash. I will live on that little 300 feet. Delman Bloom. I'm a real estate broker. I live at 1717 Ash. Bloom Real Estates, my company and I've got property all over in this town, and I know the City real

well. I get letters from the Neighborhood Service people about, you know, upkeep with the yard and some people like to go to their yards and I get these letters. The tenant and the owner, so I'm well aware of the City. I looked at their program. It looks like a great program that they got but just not in our neighborhood. I live in the middle of the block. It's actually about 2 block street there and I live in the middle and when I go west I go by this doctor's office and when people are parked out in the street. It's contrary sometimes, especially if cars are coming both ways. A lot of people park out in the street and that on both sides ask and then they call it Glenn, I believe that is. And so we got a park that's a couple, two or three blocks north of us. It's a beautiful, beautiful park. We love it. The scenery, we got a nice quiet neighborhood if we get a business in I feel like there's going to be a lot more transient people and I know the City has got a sign up. There's no sleeping in the park, but since I live in the neighborhood, I know people sleep in the park and there'll be more. They're going to probably be older folks that live in this Facility. They're going to have visitors. We're going to have a lot more transit people walking up and down the street. We can have enough as it is, but Pershing Drive from Cache Road to Gore to Ferris is actually a kind of thoroughfare through there, so people will don't have to go through all the stop lights. There's only one or two stop signs, and that's going to cause a lot more traffic. Plus, if this goes into effect, there's a parking lot. I don't know if it's going to hold all the cars or not. But they'll have to have some lights out there and I live up the street from there just a little ways and it's not going to bother me but the people that live within the area that in their bedrooms, they're going to get the lights because you're going to have to a business you're going to have to have lights out there for your parking people to see and so forth and I just don't think it's a good idea. I hope this doesn't pass but if it does, I guess we'll live with it. And also, I want to leave one more thought. I don't know where you folks live, but since I'm in the real estate business, I can probably find it. It's pretty easy. I got this, went down to the Assessor's office and I call these people that own this property that phone number don't even work. I've tried it twice because you know these phone nowadays. You know I'm behind time. You know, I'm from the old school, but this phone number don't work. I don't know where they are at, it, says Baltimore, Maryland and I know I would assume it's a lot easier and cheaper to buy property here in Oklahoma than it is on the East Coast. I've lived on the East Coast. It's high, it's high price. And one other question I'd like to leave with you. I want you to think about it. If this property was on you where you live, would you want this in your neighborhood? Thank you.

Denham asked anyone else like to speak for or against? Welcome.

Cummings stated good afternoon. My name is Cecil Cummings. I'm all for the assisted living too. I own the property right there where the red pickup is, right. Their driveway, my driveway meet. So, any traffic that comes in and out at night, there's going to be light

shining through my bedroom window. And yes, I do use the parking across the street. That's my other red truck across the street. The guy that owned it says as long as I looked after their property, he had no problem me parking over there. I had no problem moving my vehicle, but if you're talking 20 people. That's 20 (twenty) sets of cars. Family. I got grandkids. The road is not very big with somebody parks in the street. You have to wait till the other person comes. I do get my grandkids quite a bit. Lights like he was saying it's going to have to be lit up. I'm just right there across room. I got a bedroom window and then if you're talking about it, there's accidents at night, ambulances or such. There's more noise. It's a pretty quiet neighborhood. There is some homeless at the park down the road but with me, just like I say, every time they pull in or pull out my driveway, their driveway, my driveway meets. So if I park my truck in front of the house if they go out and they turn right, there's a good chance my truck is going to get hit. As I said, I'm not against what they're doing. I just our neighborhood. I just. It doesn't. I don't think we're built for it.

Bell stated good afternoon. My name is Deborah Bell. Well, I'm all for opening a business, but we can't control the parking lot and them complaining about lights. I have. I understand lights. You're going to have lights regardless the same way he parks in parking lot and other people who lives in that neighborhood, parks in the parking lot. Which we expressed when there's no cars there, we don't have a problem with them parking in the parking lot. But when it's they acting like it's going to be 20 family members coming at all at one time. That's not the case. Every family member doesn't have cars. People get dropped off to see family members. So I feel as though they just picking on just that one specific. Their suggestion that lights going to be flashing in a house, lights going to be flashing if somebody who's living across the street, parking in the parking lot, comes out the parking lot, it's still going lights going to be flashed in his house the same way he's coming out the parking lot. But I feel as though we can't control the homeless, but I feel as though they're talking about security. I think it would be better if by the facility being open. You won't have homeless people gearing around sleeping in the parking lot, sleeping on the facility at all times because you're having security there to secure the area. But they have their right to feel their opinion and I have the right to feel the way I do. To say that I think it's better for people, elderly people, to have a right to feel secure and want better security and feeling safe and get the proper care that they need instead of being in a facility with 50- 60-70 people and it's less people and they getting the proper care that they need.

Denham stated thank you, Miss Bell. I had a question. We talked about the number of parking spots that were there. I want to say 21.

Bell responded yes.

Denham asked and with the employment you're projecting with up to 20 I think?

Bell responded yes, but all of them won't be there at the same time, yes.

Denham stated or 16. But yeah, you got 2 shifts. I'm assuming that 2-12 hour shifts for this nurses and what have you and then part time folks with the van driver, etcetera. So, and if this is more nursing home than assisted living, I can't imagine the patients driving or having vehicles.

Bell stated They're not, they don't have vehicles.

Denham stated so it'll mainly just be the employees that are parking there and the occasional visitor.

Bell stated yes.

Denham responded and you had posted visiting hours from 8:00 AM to 7:00 PM. I think last time.

Bell stated yes, seven to seven, yes.

Denham asked And if Kameron, this is more probably to you. But if there's lighting, they have to put up, isn't it Code where they cannot have the lights off property. It's got to come down, right, Christine, I'm sorry.

James stated yes, in Chapter 6 there is site lighting code that would address that. Addresses the brightness, where it shines, how far away to see the light and everything? Yes, that's Chapter 6 of the Building Code.

Denham stated of course that would be if it's approved, and during the Building Permit process. So, OK. Thank you. Thanks again, Miss Bell. Anyone else? Seeing no one approach, I'll go ahead and close the Public hearing. Members of the Commission let's see if we can get the Council the recommendation one way or the other this time.

Motion by Smith, Second by Logan to recommend to the City Council to approve a request from Deborah Bell on behalf of Win-Wal Properties LLC for an amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multiple-Family District zoning classification for an assisted living home to be located at 801-809 NW Pershing Dr, Lawton, OK, 73507 **Aye:** Jarvis, Smith, Medders, Logan, Denham, Busse **Nay:** Jester **Motion Passed 6-1**

4. **Hold a public hearing and consider making a recommendation to the City Council for a request to change the zoning from the Temporary I-4 Heavy Industrial District to I-4 Heavy Industrial District zoning classification and an amendment to the 2030 Land Use Plan to include the parcel as part of the Industrial land use classification on property located at 10925 SW Bishop Lawton, OK 73505.**

Good stated good afternoon Kameron Good with the Planning Department. This is located at the Southwest Quarter section of Section 1. Township 1, Range 13. That being said, that's at the northeast corner of 112th Street and Bishop Road. As you can see on this location map. Here's an aerial of that area. I highlighted it in yellow and it's showing that this is 160 acres approximately. It's a whole quarter section. This is the current site for the pilot program that's already started for the Westwin Cobalt factory. This is the current zoning of Temporary I-1. This was placed on it when it was annexed in. There is no zoning to the east or south, that is outside City limits. You have I-1 to the west and A-1 to the north. The proposed zoning is just to take off the temporary classification. The current Land Use does not have a designation for this land because it was outside City limits, so this would be making an addition to the Land Use Plan by adding this to it and stating its Industrial. The joint application from Comanche County Industrial Development Authority and the Lawton Economic Development Authority 2 separate land owners for this piece of land. This was noticed to 5 (five) property owners within 300 feet on August 30th and posted in the Lawton Constitution on September 1st. We received no phone calls or letters for or against this. Any questions that I can answer for you?

Denham asked I'm sorry. Is it just for the address or is it for the quarter half ?

Good responded it's the whole quarter section. All 160 acres.

Denham asked any other questions for Cameron?

Good stated just as a kind of note, the temporary zoning classification we are going to be bringing a code change that will allow the temporary zoning to kind of fall off for existing ones.

James stated any zoning or temporary zoning that was established before July 1st of 2007, the Code would read that the it would automatically lose the temporary zoning designation and then CPC would be part of the annexation process. So zoning would go in place per the annexation, and we would get rid of all the Temporary zonings.

Good stated because right now we have a lot of Temporary zonings across the City limits that was never brought back and put a permanent zoning on. And so that would allow us

to not have to come in and rezone individually. That should have already been done within that first year of the annexation.

James responded yes, correct. Just how current Code reads you can do it annexation fairly quickly without going through a lot of the notice requirements that are required for a rezoning and so when the annexation was done, it was the quick path to annexation versus also including the rezoning at that time. With this upcoming code change, it will do rezoning as part of the annexation and we would eliminate any future Temp zoning issues that we would have to address within the year that we give the CPC time to, you know, give the recommendation for new annex property.

Good stated because right now we have these Temporary zonings and when somebody calls in and wants to know what they can do there well, it's Temporary I-4. You can do I-4 stuff there. By taking the Temporary off, we're not really changing what they can do there. It's just been a technicality really.

Denham asked what's the significance of 2007?

Good responded that was the previous annexation prior to the ones we're working on.

James stated yes, since 2007, there was a big, big gap in annexations, and so that catches all of them. The only annexations after that January 1st, 2007 were this Westwin property and property at the Landfill. So that was just a good point in time to say everything prior to that and then anything these two, we're addressing now we'll address 1 in December and then we'll be all caught up.

Denham responded very good. No, this isn't an agenda item. It's just an extra information piece. So, all right. Any other questions for Cameron before I open the Public hearing seeing none I'll go ahead and declare the Public hearing open. Anybody would like to speak for or against this change please approach the microphone. Welcome back, Mr. Rogalski.

Rogalski stated my name is Richard Rogalski. I am the Executive Director of the Lawton Economic Development Authority. I've also been authorized by the Comanche County Industrial Development Authority to represent them on this rezoning request. Kameron addressed it very well. I would say, as an aside, I probably should have fixed all that temporary zoning when I was Planning Director. But I will say this though, all the Temporary zoning that's out there other than this one is Temporary A-1. So, we just addressed it as A-1. So really didn't it didn't seem to matter, but it does. It is important obviously on this, because there's a use on there that does need to get solidified.

Denham responded and I know the eventual goal is to actually make it more than a pilot plant. So, would it be on the same footprint? I mean in that quarter section?

Rogalski stated obviously CCIA purchased this property, along with the other 320 acres. I think about 18 years ago, by Comanche County Industrial Development Authority. The property was purchased with the intent to be industrial. For one reason or another, the other side was already, I guess, was already in the City limits and we just didn't bother annexing the other. Kind of didn't matter because it is Comanche County Industrial Development Authority, but in this case, due to our steady project plan and the TIF districts and our ability to repay the city's investment with TIF revenue, this does need to be it or did need to be in the city limits. So, it was annexed. Obviously, like Christy said, it was annexed with Temporary zoning, but it is the requested zoning that the I-4 and so really come down to this process being to just to put permanent zoning so that the temporary only doesn't expire because I don't know if I know what happens after that, but I will tell you this, this there is no been no change in any of the planning or the considerations out there, the pilot plant, as you know had a ribbon cutting, in August, they're still not, they still don't have a full CO. They still quite can't make nickel and not cobalt as Kameron said. But the process the nickel carbonyl process or the carbonyl process can make there's four different minerals and three of them are potential value cobalt, nickel and manganese and the commercial plant could make all or one of them you know so. But this plant right now is set up just for the nickel carbonyl process, the pilot plant and they're still working to get their bankable feasibility study and that's the that's the very next step and that was hinges on going to the commercial plant obviously. I appreciate your and if you have any questions, but I also you know I appreciate your you're serving on the command on the Planning Commission. I know it's not an easy job, especially with very tough decision sometimes.

Denham stated thank you, Richard. Any questions for Mr. Rogalski? Very good. Anyone else? I'll go ahead and clear the public hearing closed. What is the wishes of the Commission here?

Motion by Jarvis, Second by Medders to recommend to the City Council to approve a request to change the zoning from the Temporary I-4 Heavy Industrial District to I-4 Heavy Industrial District zoning classification and an amendment to the 2030 Land Use Plan to include the parcel as part of the Industrial land use classification on property located at 10925 SW Bishop Lawton, OK 73505 **Aye:** Jester, Smith, Medders, Logan, Denham, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

5. Consider recommending approval of the record drawings and acceptance of maintenance bonds for an 8-inch sewer to serve Acord Transportation's property located at Lot 3, Block 3, Lawton Industrial Park, Part 2.

Good stated this is an 8-inch sanitary sewer line that's going to serve Accord Transportation's property. As you can see on this aerial map, the blue highlighted area is where the sewer line went in. Here's their plans. As you can see that this is the 8 inch sanitary sewer line. It's to serve their property to the east of Koch Road but this was actually construction plans that were approved and by Council in 2016. There was some issues with the original sewer line that Public Utilities didn't accept and it was fixed. And finally, they passed their all their inspections. The cost of the construction was \$29,087.00, and the maintenance bond to be accepted as well would be \$4,363.05 to accept this sewer line. The consulting engineer on this was Lester Seager with Landmark Engineering.

Denham stated thank you, Sir. No public hearing on this one. So any questions, discussion? I'll entertain a motion.

Motion by Smith, Second by Logan to recommend to the City Council to approve the record drawings and acceptance of maintenance bonds for an 8-inch sewer to serve Acord Transportation's property located at Lot 3, Block 3, Lawton Industrial Park, Part 2
Aye: Smith, Medders, Logan, Denham, Busse, Jarvis, Jester **Nay:** None **Motion Passed 7-0**

Commissioner's Reports or Comments

Denham stated thank you all. Thank you for handling that first item and getting the Council the recommendations, so we'll see what happens on that one. Anybody else?

Secretary's Report

James stated just wanted to let you guys know, in addition to the Annexation Code that we plan on bringing on October 10th, we are bringing another Code related to detox facilities, medical and non-medical buildings. In my leisure I was reading State Statute

and I found a Section of Code that was not compliant with our City Code and State Statute requires for detox facilities. Detox is defined by State Statute will bring that to you, but the notice requirement instead of the 300 foot is 1/4 mile and instead of the 20 day notice to property owners, it's a 30 day notice. So, we just need to beef up our City Code to be compliant with State Statute. And so we will bring that forward again on October 10th along with the annexation part of as far as getting rid of the Temp zoning.

Denham stated Excellent. Thank you, Christine.

Audience Participation

Adjournment

Motion by Logan, **Second** by Medders to adjourn the meeting **Aye:** Smith, Medders, Logan, Denham, Busse, Jarvis, Jester Jones **Nay:** None **Motion Passed 7-0**

With no further business the meeting was adjourned.

These meeting minutes were approved by the CPC members at their meeting on

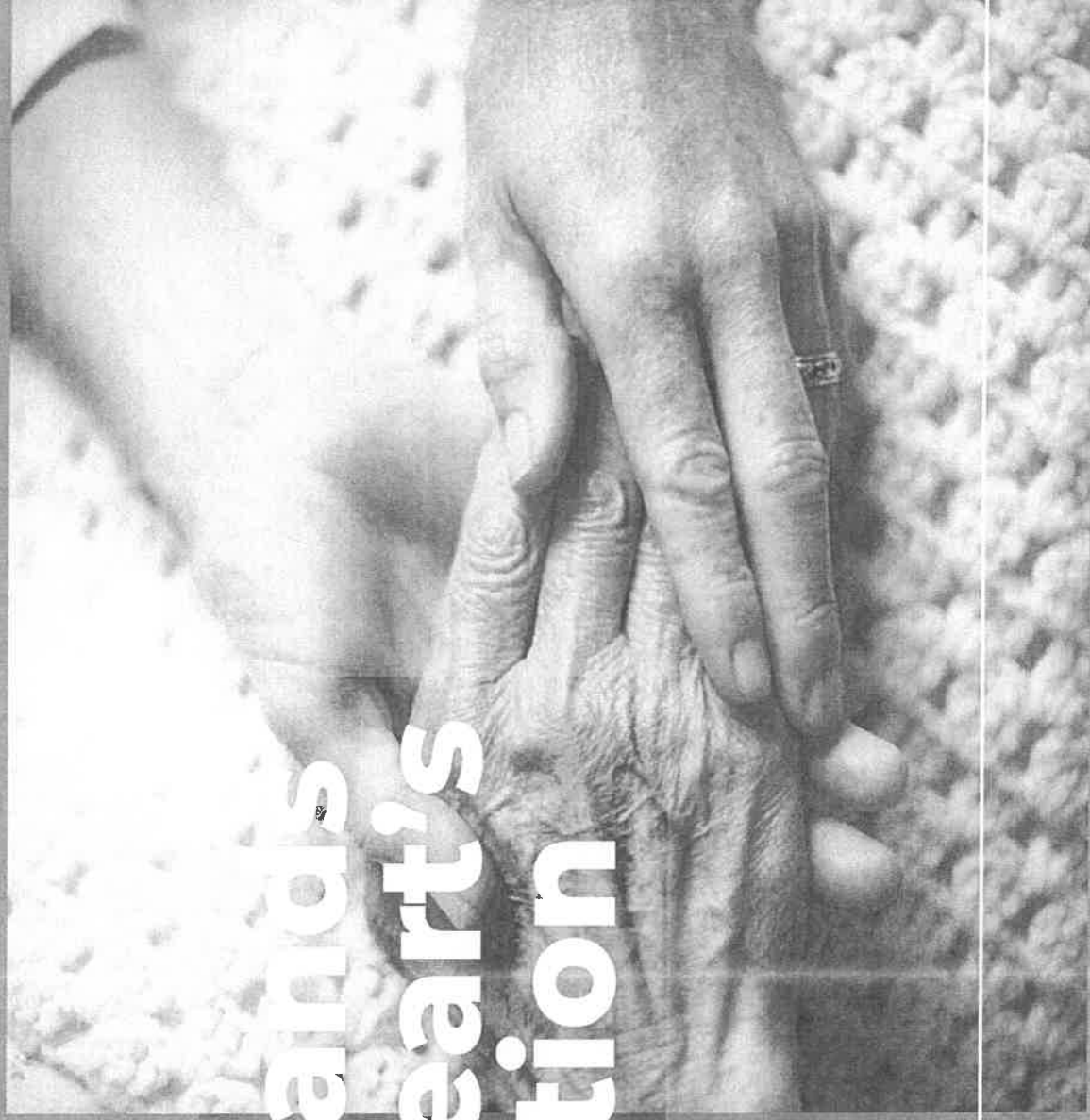
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David Denham
Chairman

Tender Hands Loving Heart's Presentation

Zoning Agenda Presentation

Created by Rhonda Bell-Todd



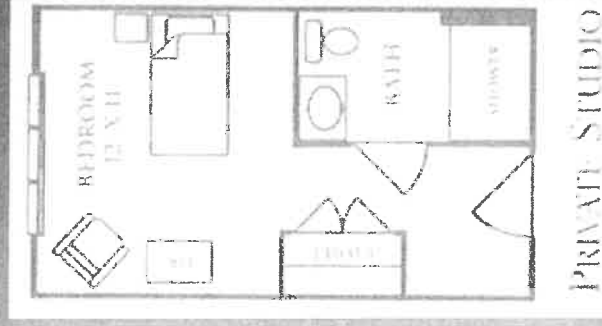
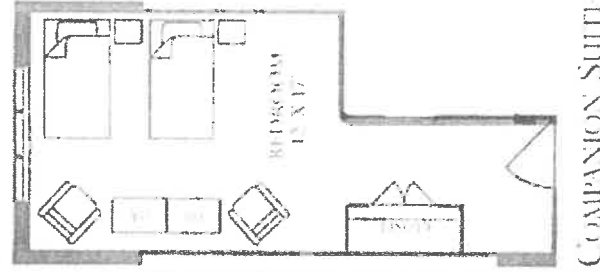
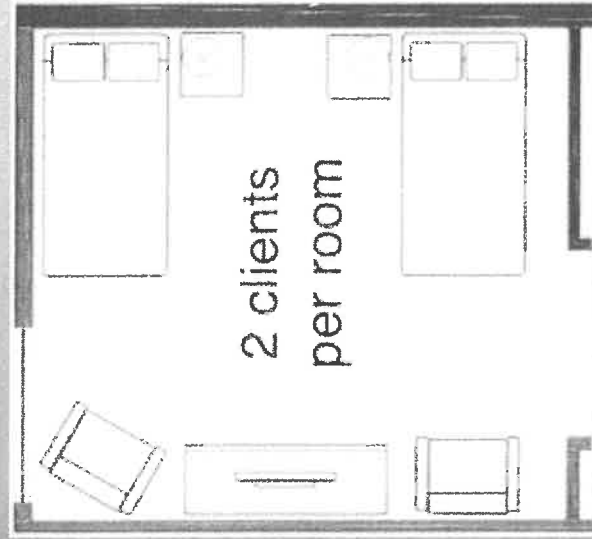


Mission Statement

To make available better choices for people to feel safe and happy with there care, by providing first-class domiciliary care services combined with supplying independent living equipment. We aim to be the best at what we do while ensuring employee satisfaction and capturing the hearts of those we serve!

Tender Hands Loving Heart's
"Striving to be the best home care
provider in Lawton"

Examples of Patient rooms



Offering several different lodging quarters

- Average housing 2 clients per room
- Providing up 4 private rooms for special clients who need their own space

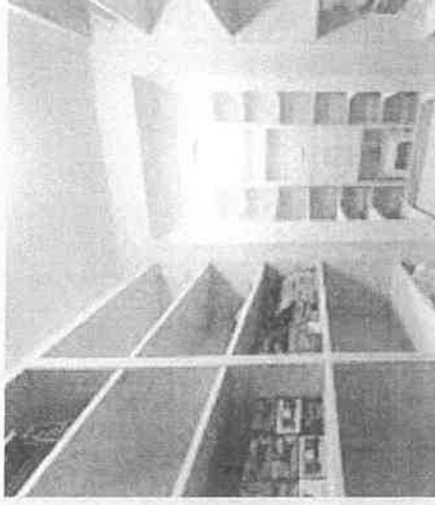
Other Area's with in the Facility



Front Desk/ Reception waiting area



Staff Office



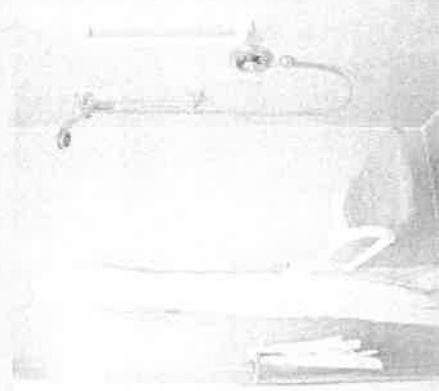
Storage Room



Facility Kitchen area



Multipurpose room

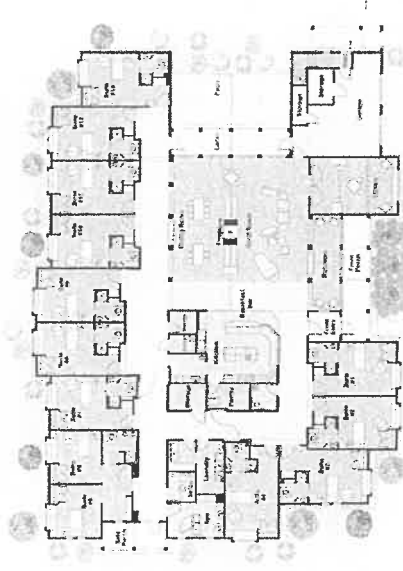


Community Patient Showers

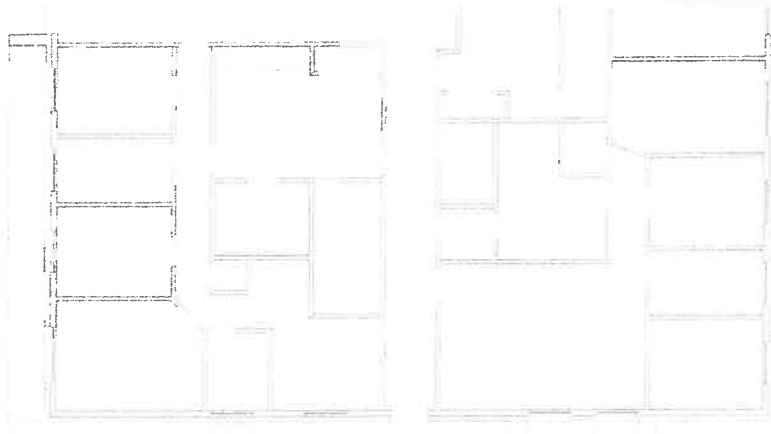
Facility at Glance

A maximum 20 patient home care facility

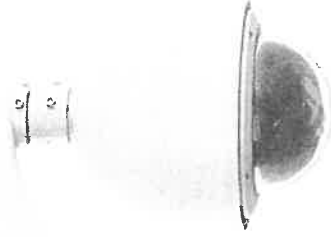
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Faux representation what we
want to achieve



Striving to keep the Facility and community Safe



- camera's located in all 4 corner of the building facing the street should help deter crime
- Spot light in parking area per city guidelines

How we plan on getting Clientele

Services for
Older
Oklahomans



THE LAWTON
CONSTITUTION
"It just feels like home."



- Getting referrals from OKDHS Department of aging
- Placing Ad in local Newspaper

Growing the Community by creating jobs

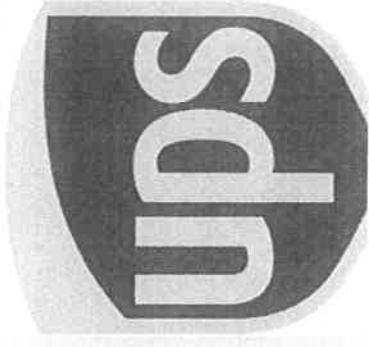


Jobs:

- 6-CNA
- 3-RN's
- 2-housekeeping staff
- 2- kitchen staff
- 1- activity coordinator
- 1- van/ transportation driver part time
- 1 office / medical record staff

16 job opportunity ranging from full-time part-time and per diem

Alleviating concerns of Traffic jams and Facility deliveries



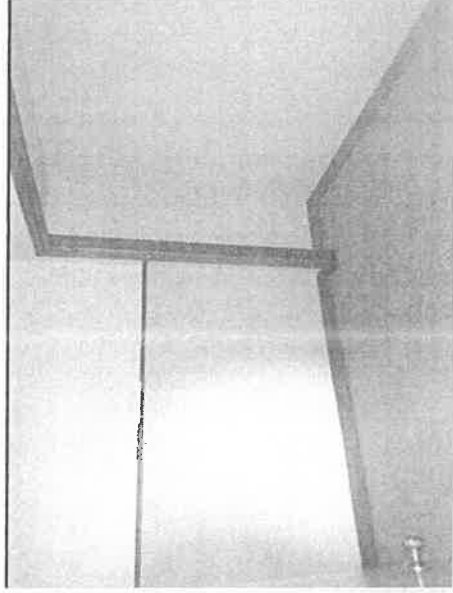
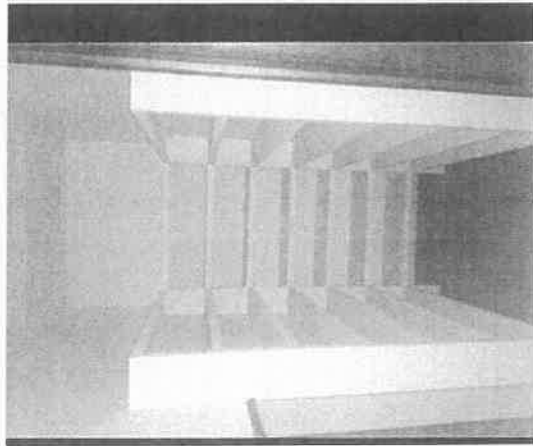
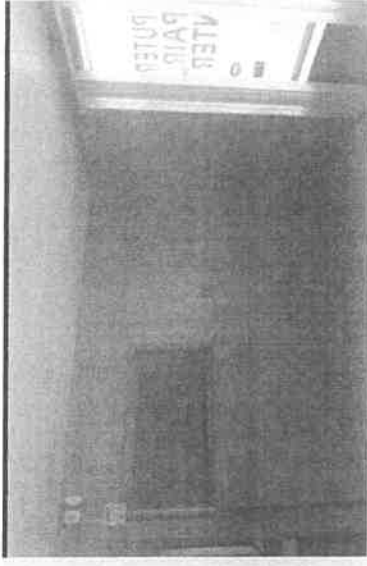
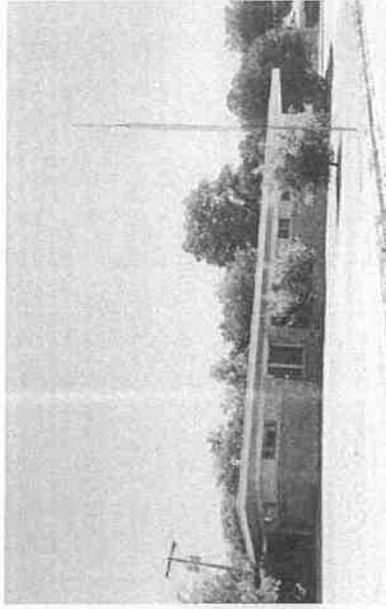
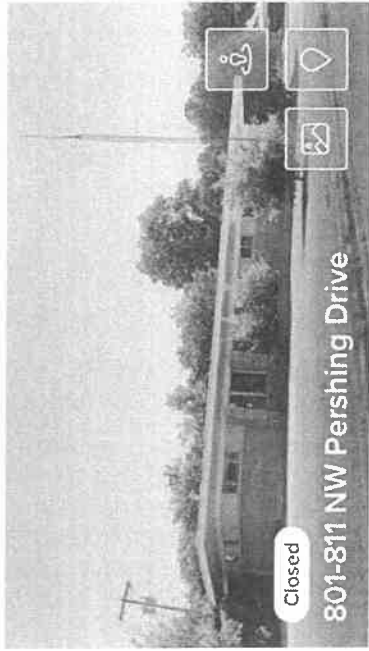
FedEx

amazon

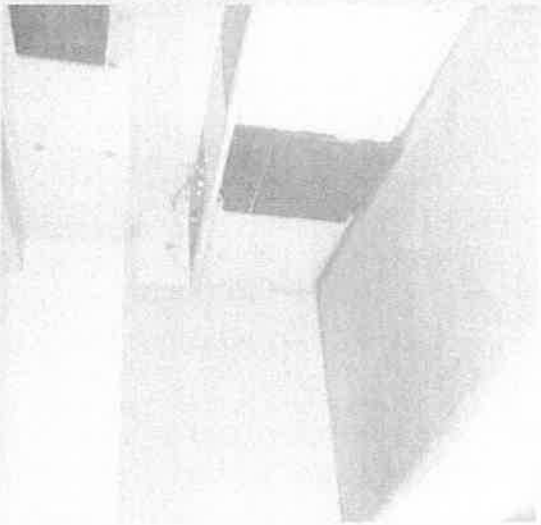
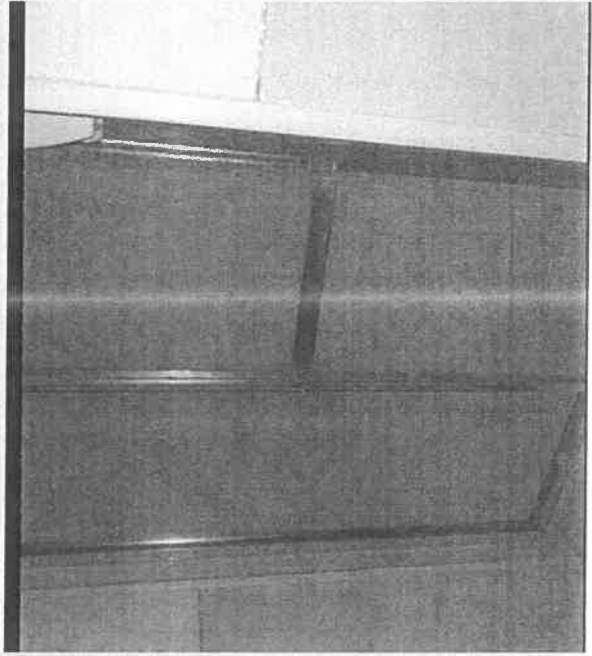
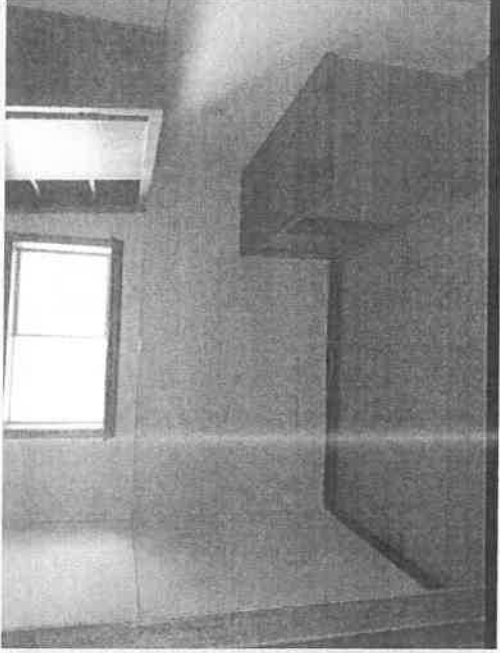
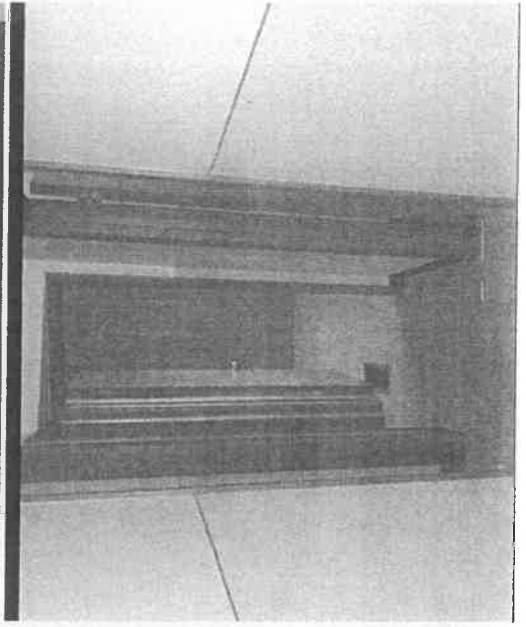
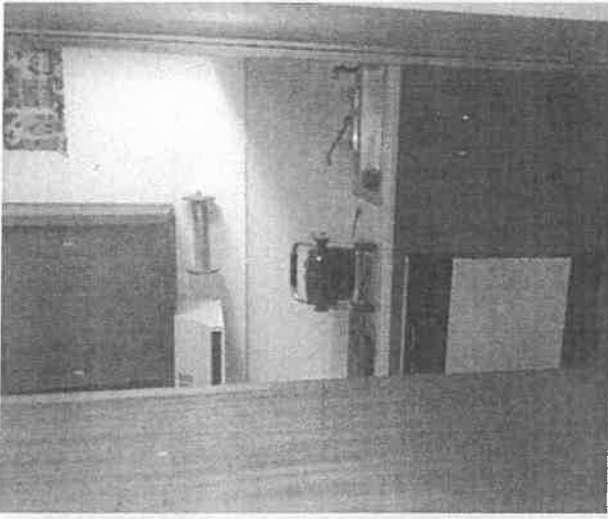
Deliveries

- No obstruction private parking lot
- Food Deliveries Own vehicle.
(Sam's club/ Walmart)
- US foods sam van service
- Mail delivery through local Mailing services

Some current pictures inside of buiding condition



Some current pictures inside of buiding condition



EXISTING SITE PLAN

Scale: 1" = 20'

20' NW PROPERTY LINE



EXISTING
TREET

EXISTING
TREET

PROPERTY LINE

EXISTING
TREET

EXISTING BUILDING
27,000 SQ. FT. (20,000 SQ. FT.)

2' NW PROPERTY LINE

PROPERTY LINE

EXISTING
TREET

2' NW PROPERTY LINE

EXISTING
TREET

EXISTING PARKING
11,000 SQ. FT. (10,000 SQ. FT.)

EXISTING
TREET

EXISTING
TREET

