



**Planning Division**  
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## MEMORANDUM

**TO:** City Planning Commission  
**FROM:** Arkeketa Enterprises, Inc  
**STAFF:** Kameron Good, Senior Planner  
**SUBJECT:** Request for Rezoning for Property Located at 2102 SW A Avenue & 2101 SW B Avenue, Lawton, OK, 73501  
**MEETING DATE:** March 14, 2024

The following is an analysis of the request for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-4 High-Density Apartment District to C-5 General Commercial District zoning classification for the property located at 2102 SW A Avenue & 2101 SW B Avenue, Lawton, OK, 73501.

Arkeketa Enterprises, Inc is the owner of the properties. The parcels they are requesting to rezone are on Lots 1-2, and 15-16 of Block 8, College View Addition. Lots 1 and 2 are located on the south side of SW A Avenue on the southwest corner of SW A Avenue and SW 21st Street. While Lots 15 and 16 are located on the north side of SW B Avenue on the northwest corner of SW B Avenue and SW 21st Street. The four lots are currently 3 parcels, Lots 1 and 2 are divided in half to make 2 parcels. Lots 1-2 and 15-16 are only separated by the alleyway. The land on all 3 parcels is currently vacant with no proposed use yet established.

This analysis is based upon criteria set out in Title 11, Sections 43-103, Oklahoma Statutes.

1. *To lessen congestion in the streets.* There is no proposed use currently.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There are three fire hydrants located within 350' of the requested properties. One is located on the southeast corner of SW A Avenue and SW 22<sup>nd</sup> Street.
3. *To promote health and the general welfare.* All construction, i.e., drives, parking, sidewalks, landscaping, etc., to meet all City Code requirements.
4. *To provide adequate light and air.* The proposed site is vacant and all construction will have to meet all City Code and building code requirements.
5. *To prevent the overcrowding of land.* The current site plan is vacant but will have a binding site plan. The commercial uses are pushing into this area. The amendment to the 2030 Land Use Plan will need to be done first.
6. *To promote historical preservation.* There are no historic buildings, landmarks, or overlays on the requested property. There are also no historic buildings, landmarks, or overlays on the adjacent properties.

7. *To avoid undue concentration of population.* The current site plan is vacant but will have a binding site plan. The commercial uses are pushing into this area. The amendment to the 2030 Land Use Plan will need to be done first.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* There is a public water line running along the north side of SW A Ave and running along the north side of SW B Ave. Located along SW 21<sup>st</sup> Street there is a 18” sewer line running under the street to the east of the properties.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The current site plan is vacant but will have a binding site plan. The commercial uses are pushing into this area. The amendment to the 2030 Land Use Plan will need to be done first.

Based upon the fact of a binding site plan, it is recommended the request be approved with appropriate screenings.