



CITY OF LAWTON PLANNING DEPARTMENT

212 SW 9th Street, Lawton, Oklahoma 73501

Phone (580) 581-3375 • Fax (580) 581-3573 • www.lawtonok.gov

NOTICE OF PUBLIC HEARING ON AN AMENDMENT TO THE LAND USE PLAN AND A REZONING REQUEST

Deborah Bell has submitted a request for an amendment to the 2030 Land Use Plan and a change of zoning for property located at 801-809 NW Pershing Dr, Lawton, OK, 73507. The City Planning Commission (CPC) will conduct a public hearing to review this request.

The public hearing will be held at 1:30 p.m. on Thursday, July 25, 2024, in the Wayne Gilley Auditorium of City Hall, 212 SW 9th Street. The CPC will review the request 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. Below is the legal description for the requested area:

All of Block Eleven, Liberty Heights Addition, to the City of Lawton., Comanche County, Oklahoma, according to the record plat thereof

The above described property is shown on the attached map as the "Area Described." Also, attached is a proposed site plan for this request. The proposed use for this property will be an assisted living home. You are being notified of the public hearing because your property is within 300 feet of the property requested to be rezoned. If you desire to make a statement for or against said change of zoning at this location, you are invited to appear in person, by petition, or by attorney to so state your position to the CPC on the above date.

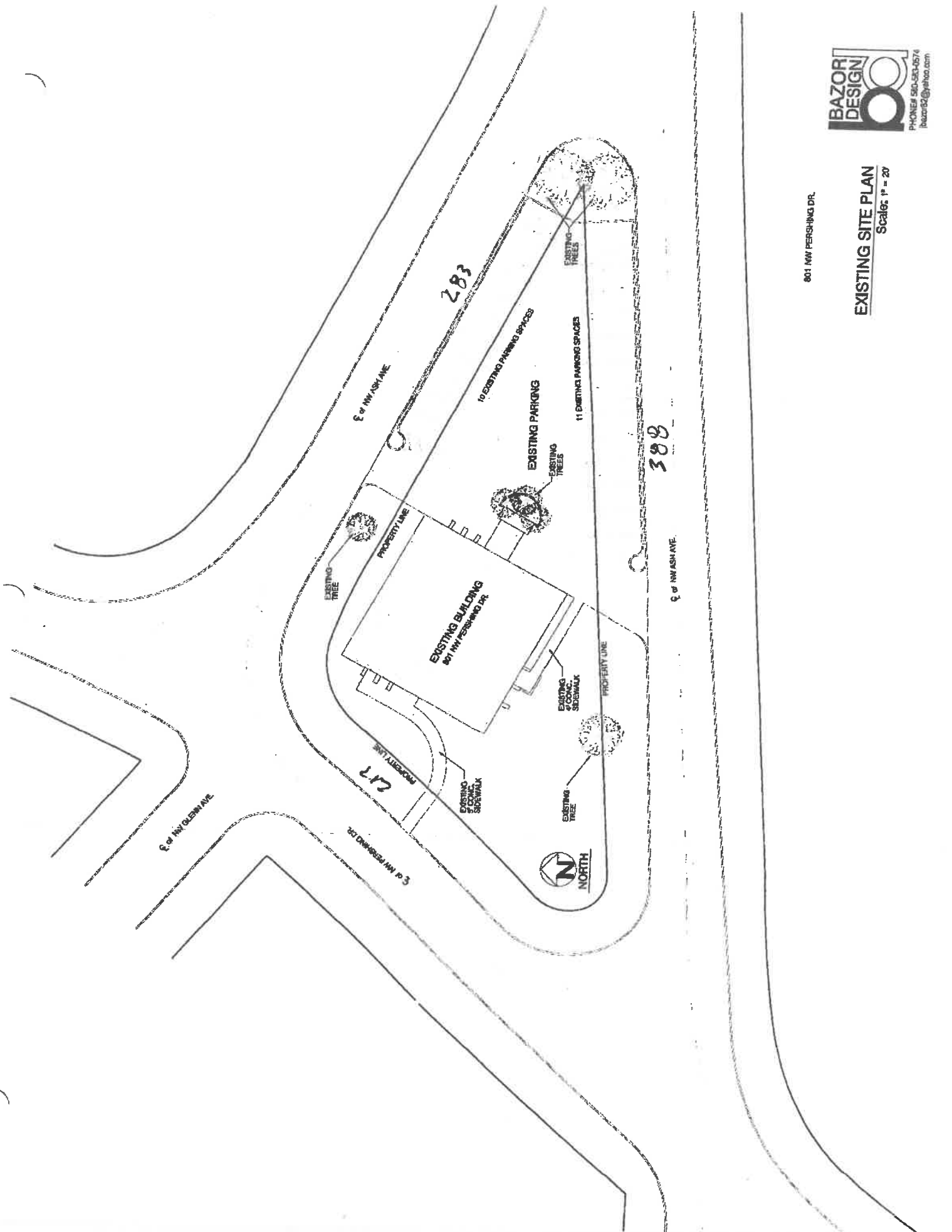
The CPC will forward a recommendation of approval or disapproval of the request to the Lawton City Council. Property owners within 300 feet of the requested area will receive another letter notifying them of the City Council public hearing date, time, and place. If you have any questions regarding this notice, please call the Planning Department at (580) 581-3375.

CITY PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Christine James", is written over a horizontal line.

CHRISTINE JAMES, SECRETARY

Attachments – Location Map
Site Plan



801 NW PERSHING DR.

EXISTING SITE PLAN
Scale: 1" = 20'

Petition to Oppose Rezoning in Liberty Heights

To: Lawton City Council/Planning Department

We, the undersigned residents and property owners of Liberty Heights, strongly oppose and do hereby petition the City of Lawton/Planning Department proposed amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and the change of zoning of 801-809 NW Pershing Drive, from R-1 Residential-Single Family Dwelling District to R-3 Multiple-Family District zoning classification.

This proposed rezoning would allow for Multiple Family District zoning classification, causing a significant negative impact on our community. The letter we received also stated that the proposed use for this property will be an assisted living home.

We are deeply concerned about the following issues:

- > Residential/Low Density to Residential/High Density
- > MEANING: Apartment complexes/high rises/Multiple family units in our neighborhood
- > Increased traffic and congestion in our neighborhood
Employees/numerous visitors and vehicles
- > Loss of property values and character of our community
- > Potential noise and disturbance from the proposed development
- > Potential increased crime in neighborhood due to influx of traffic
- > Increase use/stress on older lines-utilities/water/sewage/rain water drainage/power/gas
- > Cost of utilities and trash pick up increase for neighborhood

R-1 Residential/Low Density Zoning: Also referred to as single family residential zoning, this group covers low density zoning. The low density zoning imposes limitations for land used for one residence.

Areas under low density zoning are for neighborhoods with single family dwellings with land allowance generally limited to an acre. On this acre, the number single family homes may vary depending on the size of the city.

R-3 Residential/High Density Zoning: In high density residential zoning, we see apartment complexes, condominiums, high rise apartment buildings, and other multiple dwelling properties. There are 10 or more residences per acre in high density residential zoning with much more limited parcels for each residential unit.

We urge the Lawton City Council/Planning Commission to reject this proposed amendment and rezoning to protect the peace and integrity of our neighborhood.

Signed,

David A. Locke, Sr., July 8, 2024 - 806 NW Pershing Drive

Mary Cunningham Locke, July 8, 2024 - 806 NW Pershing Drive

Signatures opposing proposed rezoning of All of Block Eleven, Liberty Heights Addition, to the City of Lawton., Comanche County, Oklahoma, according to the record plat thereof:

Signature:	NAME(Printed):	Address:
<u>David A. Locke Sr</u>	David A. Locke, Sr.	806 NW Pershing Dr.
<u>Mary Locke</u>	Mary Locke	806 NW Pershing Dr.
<u>Chris Nelms</u>	Chris Nelms	804 NW Pershing dr.
<u>Jean Tardiere</u>	Jean Tardiere	1906 NW Glenn Ave.
<u>Natalie McCabe</u>	Natalie McCabe	1906 NW Glenn Ave.
<u>Nicko Miranda</u>	NICKO MIRANDA	1905 NW GLENN AVE.
<u>Lorri Stockton</u>	Lorri Stockton	1737 NW Ash.
<u>William D. Covington</u>	William D. Covington	1734 N.W. Ash
<u>Rebecca Lushbough</u>	Rebecca Lushbough	904 N.W. Pershing dr.
<u>Tracy Reeves</u>	Tracy Reeves	908 Pershing dr.
<u>Sarah Reeves</u>	Sarah Reeves	908 nw pershing dr.
<u>Sanickron Bronson</u>	Sanickron Bronson	1908 NW GLENN
<u>Marcus Moore</u>	Marcus Moore	1903 NW Ash
<u>Amanda Sebrree</u>	amanda sebrree	1903 NW ASH
<u>Melinda Alesi</u>	Melinda Alesi	1903 NW ASH

Signature: , Printed name: Address:

~~Handwritten signature~~ X Geraldine Hoosier 1902 NW Ash

Corey Sandifer 1904 NW Ash

Paul L. Horker X Russell Stockton 1737 NW Ash

JAIME BACANI

1738 NW Ash

Georgene Mesco X GEORGENE MESCO 1738 NW Ash A

Danielle Lewin 1742 NW Ash Ave

Thomas Sturchea 902 N Pershing

Chuck Bullock 902 NW Pershing

Edmond G. Hoosier X Edmond G. Hoosier 1902 NW Ash

Robert Hadden owner: 1906 NW Glenn

Cecil D. Cummings Jr X Cecil D. Cummings Jr 1735 NW Ash

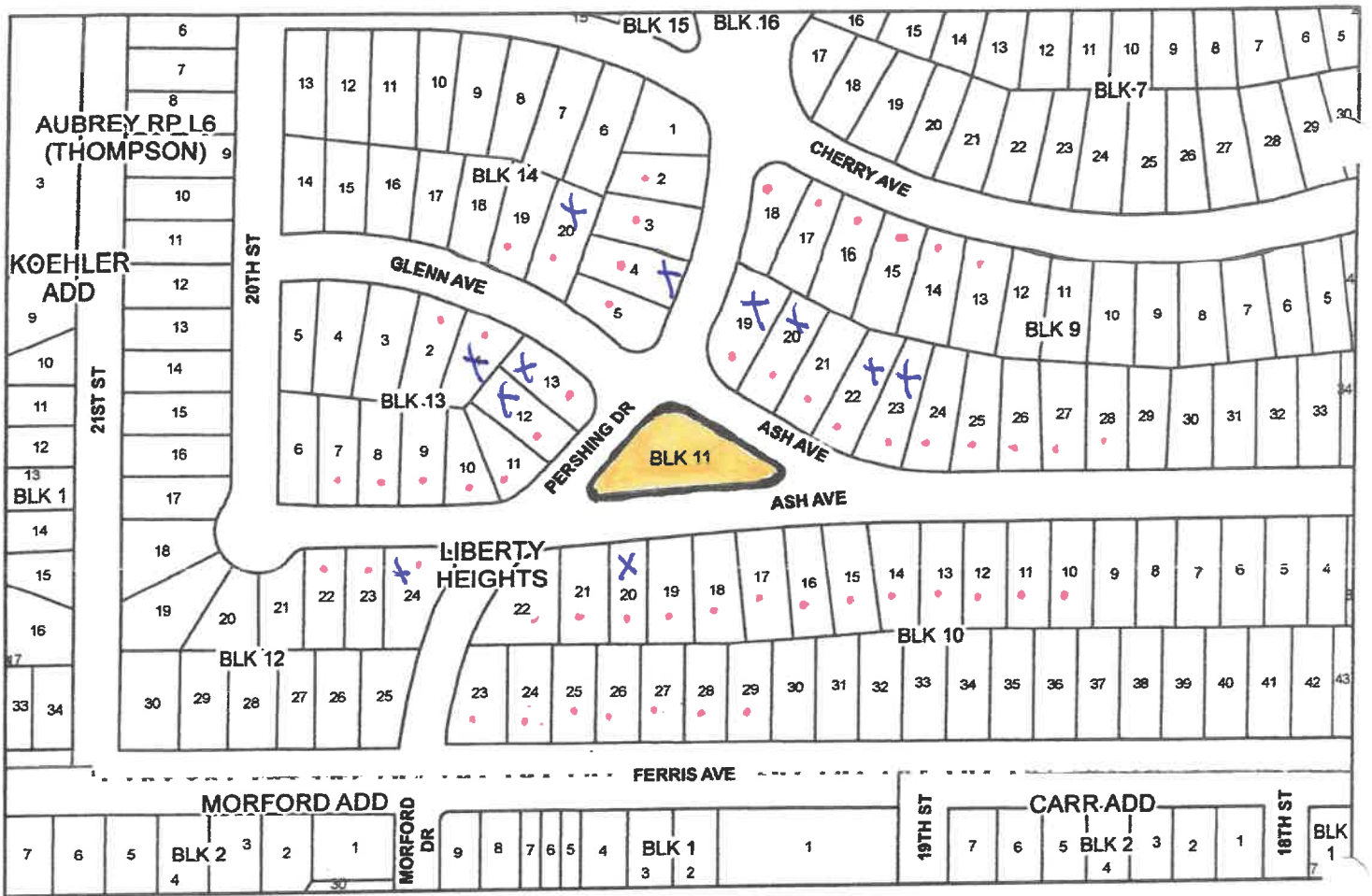
Paula Gula 1731 NW Ash

Adam Beale X Adam Beale 1724 NW Ash

Zena Beale ZENA BEALE 1724 NW Ash

Westy Morin 802 NW Pershing Dr

Odellia Nalms 804 NW Pershing



REQUEST FOR REZONING

REZONING REQUESTED: R-1 Single-Family Dwelling District to the R-3 Multiple-Family District

AMENDMENT TO 2030 LAND USE PLAN: Residential/Low Density to Residential/High Density

The request is located at 801-809 NW Pershing Dr, Lawton, OK, 73507

REQUESTED BY: Deborah Bell

AREA DESCRIBED AS:

All of Block Eleven, Liberty Heights Addition, to the City of Lawton., Comanche County, Oklahoma, according to the

Legend

Street Centerline

0 80 160 320 Feet

