



Planning Division
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MEMORANDUM

TO: City Planning Commission
FROM: Christine James, Director of Planning
STAFF: Kameron Good, Senior Planner
SUBJECT: Request for Rezoning and Amending the 2030 Land Use Plan for Property Located at 10925 SW Bishop Road, Lawton, OK 73505
MEETING DATE: September 26, 2024

The following is an analysis of the request for a change of zoning from Temporary I-4 Heavy Industrial District to I-4 Heavy Industrial District zoning classification and amend the 2030 Land Use Plan by including this parcel into the Industrial area.

Comanche County Industrial Development Authority and the Lawton Economic Development Authority are the owners of the parcels and are located on the northeast corner of SW Bishop Road and SW 112th Street. The land is approximately 160 acres and the current use is the pilot site for Westin Cobalt Refinery. This is a permitted use in I-4.

This analysis is based upon criteria set out in Title 11, Sections 43-102 and 43-103, Oklahoma Statutes.

1. *To lessen congestion in the streets.* This property is located on the outer edge of the city in the industrial area. No congestion is expected once the refinery is constructed.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There are no fire hydrants at this time near the parcel. However, fire hydrants will be installed with the installation of the water main and the plant. All building codes would have to be met during construction of the project.
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 currently has an 11,435 SF building with 58 parking spaces; any parking areas created will need to be properly lit at night. All construction will have to meet all City Code and building code requirements.
5. *To prevent the overcrowding of land.* The current site plan shows two buildings already constructed for the purposes of industrial work. This would not overcrowd the land.
6. *To promote historical preservation.* There are no historic buildings, landmarks, or overlays on the requested property. There is also no historic buildings, landmarks, or overlays on the adjacent properties.

7. *To avoid undue concentration of population.* The proposed zoning change from Temp I-4 to I-4 will not bring additional residential living space to this area.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* The City of Lawton Public Utilities are placing waterlines or sewer lines to serve the parcel. Any new construction will have to meet current City of Lawton code requirements.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* This parcel was recently annexed into the city and therefore did not have any 2030 land use plan overlays on the property. Based upon these facts, it is recommended the request be approved.