

ORDINANCE NO. 2023-__

AN ORDINANCE CHANGING THE EXISTING ZONING CLASSIFICATION FROM THE R-2 TWO-FAMILY DWELLING DISTRICT AND R-3 MULTIPLE-FAMILY DWELLING DISTRICT TO C-5 GENERAL COMMERCIAL DISTRICT ZONING CLASSIFICATION ON THE TRACT OF LAND WHICH IS HEREINAFTER MORE PARTICULARLY DESCRIBED IN SECTION ONE (1) HEREOF; APPROVING THE SITE PLAN ATTACHED AS EXHIBIT A; AND AUTHORIZING CHANGES TO BE MADE UPON THE OFFICIAL ZONING MAP IN ACCORDANCE WITH THIS ORDINANCE.

WHEREAS, the zoning changes to be made by this ordinance have been recommended to approve by the City Planning Commission; and

WHEREAS, legal notice has been given and a public hearing held regarding the said changes.

NOW, THEREFORE, be it ordained by the Council of the City of Lawton, Oklahoma, that:

SECTION 1. The following described tract of land, to-wit:

Lots 2-5, Block 23, Tomlinson Addition Part 3, Lawton, Comanche County, Oklahoma.
(Located at 58 NW Sheridan Road, Lawton, OK 73505)

be and the same hereby is changed from the existing classification of R-2 Two-Family Dwelling District and R-3 Multiple-Family Dwelling District to C-5 General Commercial District zoning classification.

SECTION 2. The site plan attached as Exhibit A is hereby approved and made part of this ordinance. All construction and uses shall be in accordance with this site plan. The use shown on the site plan is: Retail Shops.

SECTION 3. The changes be made upon the Official Zoning Map and/or sheets thereof reflecting the changes described in this ordinance and the Mayor and City Clerk are hereby authorized to execute the entry on said Official Zoning Map describing the nature of the changes.

PASSED and APPROVED by the Mayor and Council of the City of Lawton this 14th day of November, 2023.

STANLEY BOOKER, MAYOR

ATTEST:

DONALYNN BLAZEK-SCHERLER, CITY CLERK

APPROVED as to form and legality this ____ day of _____, 2023.

TIM WILSON, INTERIM CITY ATTORNEY

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Brief Gist

This ordinance changes the zoning classification of property located at 58 NW Sheridan Road, Lawton, OK 73505 from the R-3 Multiple-Family Dwelling District and R-2 Two-Family Dwelling District to C-5 General Commercial District zoning classification. Chad Rogers is the owner of lots 2-5, Block 23 of the Tomlinson Addition. These lots are located on the south side of NW Bell Avenue between NW Sheridan Road and NW 24th St. The land is currently vacant, and the proposed use for this property will be Retail Shops (Bakery, Jeweler, Key Shop, Ice Cream Shop). The City Planning Commission held a public hearing on October 12, 2023 and recommended approval to the request.

PASSED and APPROVED by the Council of the City of Lawton, Oklahoma, this 14th day of November, 2023.

STANLEY BOOKER, MAYOR

ATTEST:

DONALYNN BLAZEK-SCHERLER, CITY CLERK

(Published in *The Lawton Constitution* this ____ day of _____, 2023.)

BELL AVENUE



USES:
RETAIL SHOPS

EXHIBIT A

Proposed Retail Shops

landmark

2505 N.E. Skyline Place
Lawton, Oklahoma

SHEET TITLE: Zoning Site Plan
PROJECT NO: 23gen01

(580) 357-2022
engineering
OK CA# 2075
DATE: 09/08/23
SHEET 1 OF 1

DATE: 09/08/23
SHEET 1 OF 1