



Planning Division
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MEMORANDUM

TO: City Planning Commission
FROM: Jesus Rodriguez-Contreras
STAFF: Kameron Good, Senior Planner
SUBJECT: Request for an Amendment to the 2030 Land Use Plan and Rezoning for Property Located at 3116 SW J Avenue, Lawton, OK, 73505
MEETING DATE: March 28, 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-1 Single-Family Dwelling District to C-4 Tourist Commercial District zoning classification for the property located at 3116 SW J Avenue, Lawton, OK, 73505.

Jesus Rodriguez-Contreras is the owner of the property. The parcel they are requesting to rezone is a 2.3 acre of land located on the south side of SW J Avenue between SW 38th Street and SW 27th Street. The parcel is directly south of the intersection of SW J Avenue and SW 37th Street. The land is currently vacant with the proposed use being a private soccer fields with a concession stand.

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

1. *To lessen congestion in the streets.* Only patrons expected to use the soccer service are likely at this time.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There are two fire hydrants located within 100' of the requested property. Fire Marshal has stated that a condition will be a fire flow requirements will need to be done.
3. *To promote health and the general welfare.* All construction, i.e., drives, parking, sidewalks, landscaping, etc., to meet all City Code requirements. Board of Adjustments will need to be completed for the gravel parking and maneuvering.
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 shows a one way entrance and exit onto the parking lot, facing SW J Avenue. This would not overcrowd the land.
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 soccer fields with a concession stand but will have a binding site plan. The commercial uses are pushing into this area. The proposed zoning change from R-1 to C-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.* There is a 6-inch public water line running along the north side of SW J Avenue. Located along the south side of SW J Avenue there is an 8-inch sewer line running under the street to the north of the property.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The current site plan is soccer fields with a concession stand but will have a binding site plan. The commercial uses are pushing into this area.

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