



Planning Department
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MEMORANDUM

TO: City Planning Commission
FROM: Deborah Bell on behalf of Win-Wal Properties LLC
STAFF: Kameron Good, Senior Planner
SUBJECT: Request for an Amendment to the 2030 Land Use Plan and Rezoning for Property Located at 801-809 NW Pershing Dr, Lawton, OK, 73507
MEETING DATE: July 25, 2024

The following is an analysis of 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 for an assisted living home to be located at 801-809 NW Pershing Dr, Lawton, OK, 73507.

Win-Wal Properties LLC is the owner of the property. The parcel they are requesting to rezone is a 0.35 acre of land located on in a triangle created by NW Pershing Dr, NW Ash Ave, and NW Glenn Ave. The land has been used as a commercial office building with the proposed use being an assisted living home.

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

1. *To lessen congestion in the streets.* Only employees and patrons using the facility are expected. As commercial offices you could have people coming and going at all hours during the day.
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.
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 has been an existing building and all construction will have to meet all City Code and building code requirements.
5. *To prevent the overcrowding of land.* There is currently no proposal for any new structures.
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. The surrounding area is residential, and the new proposed use would be less intense.

7. *To avoid undue concentration of population.* The proposed zoning change from R-1 to R-3 would be a higher density of residential use but the new proposed use would be less intense use.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* There is a 8-inch public water line running along the east side of NW Pershing Dr. Located down the middle of NW Pershing Dr is a 12-inch sewer line.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The proposed zoning change from R-1 to R-3 would be a higher density of residential use but the new proposed use would be less intense use.

Based upon the fact that the proposed use is lower in intensity and is surrounded by single family dwellings, it is recommended the request be approved.