



Planning Department
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MEMORANDUM

TO: City Planning Commission
FROM: Charlotte Brown, Director of Planning & Community Services
STAFF: Kameron Good, Senior Planner
Tyler Pobiedzinski, Planner I
SUBJECT: Request for Rezoning for Property Located at 58 NW Sheridan Road, Lawton, OK 73505
MEETING DATE: October 12, 2023

The following is an analysis of the request for a change of zoning from 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 the 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). This is a permitted use within the C-5 zoning classification.

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 at the north end of Sheridan mall and the south side of NW Bell Ave. It is to the east of NW 24th St, and west of NW Sheridan Road. They will not be any curb openings on the NW Bell Ave side. All traffic flow will come from Sheridan mall.
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 feet of the property. One in the shopping plaza and one along the north side of NW Bell Ave. 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 is currently vacant, 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 the retail stores facing the existing shopping plaza. 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 R-3 and R-2 to C-5 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 placed a 6" water line along the north side of NW Bell Ave. Located along the west side of NW Sheridan Road is a 36" water line. There is a 8" sewer line running through the south side of the property.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The proposed use is retail stores and would not change the 2030 land use plan of the property. Based upon these facts, it is recommended the request be approved.