



Planning Department
212 SW 9th Street, Lawton, Oklahoma 73501
Phone: 580-581-3375 Fax: 580-581-3573

MEMORANDUM

TO: City Planning Commission
FROM: 3-D Conservation Group, LLC
STAFF: Kameron Good, Senior Planner
SUBJECT: ALUP and Rezoning Request For Prairie Acres Addition
MEETING DATE: December 12, 2024

The following is an analysis of the request for an amendment to the 2030 Land Use Plan from Agriculture to Residential/Low Density and a change of zoning from the Temp A-1 General Agricultural District to the A-2 Suburban District and the Residential Estate District zoning classification for a tract of land approximately 156.37 acres, located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505.

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

1. *To lessen congestion in the streets.* The applicant's proposed use is to plat the property and split it into 24 separate lots ranging in size from 1.26 acres up to 5.60 acres and leaving 69.31 acres unplatted. Each proposed lot will meet the minimum required street frontage.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There are seven fire hydrants located on the north side of SW Bishop Road. The northeast corner of the proposed area is the newest fire station, Station 8. This station also has three fire hydrants on site. The developer has proposed placing five new fire hydrants to allow for adequate fire protection for all subdivided properties. Any new construction will have to meet all building and fire codes.
3. *To promote health and the general welfare.* Any construction, i.e., drives, parking, sidewalks, landscaping, stormwater, etc., is required to meet all City Code requirements.
4. *To provide adequate light and air.* The proposed area is currently Agricultural and the proposed use is Low- Density Residential.
5. *To prevent the overcrowding of land.* No additional structures are proposed to be built on the property at this time. The future plans include Low Density Residential.
6. *To promote historical preservation.* There are no historic buildings, landmarks, or overlays on the requested property. There are no historic buildings, landmarks, or overlays on the adjacent property.
7. *To avoid undue concentration of population.* The future plans include Low Density Residential and Agriculture.

8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* There is a 12” public water line on the north side of SW Bishop Road and the city has installed a new 12” public water line on the west side of SW 67th Street.

9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The 2030 Land Use Plan has this designated as Agriculture. With the new fire station and the new waterline being installed, more residential uses in this area is appropriate.