



Planning Division
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MEMORANDUM

TO: City Planning Commission
FROM: Builders Investment Group
STAFF: Kameron Good, Senior Planner
SUBJECT: Request for Rezoning for Property Located at 1815 SW Jefferson Avenue Lawton, OK 73501
MEETING DATE: March 14, 2024

The following is an analysis of the request for a request to change zoning from the R-1 Single-Family Dwelling District to R-2 Two-Family Dwelling District zoning classification for the property.

Builders Investment Group is the owner of Lots 21-22, Block 15 of the Lawton View Addition. This property is located on the north side of SW Jefferson Avenue between SW 19th Street and SW 18th Street. The land is currently vacant, and the proposed use for this property will be a duplex. This is a permitted use within the R-2 zoning classification.

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

1. *To lessen congestion in the streets.* The proposed use is low density residential which would not increase the congestion of the streets.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There is a fire hydrant located on the northwest corner of SW 19th and SW Jefferson Ave. There is another hydrant located on the southwest corner of SW Washington Avenue and SW 18th Street; this hydrant is approximately 390' as the hose would lay.
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 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 duplex which is in compliance with the 2030 Land Use Plan. 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 proposed zoning change from R-1 to R-2 will be in compliance with the 2030 Land Use Plan.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* Located along the north side of SW Jefferson Avenue is a public water line. There is a 6" sewer line running through the alley north of the property.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The proposed use for this property is a duplex. The current 2030 Land Use Plan is Residential/ Low Density and there is no change needed.

Based upon these facts, it is recommended the request be approved.