



Planning Department
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MEMORANDUM

TO: City Planning Commission
FROM: Kameron Good, Planner I
SUBJECT: Request for Rezoning for Property Located behind 215 SE Interstate Drive
DATE: December 2, 2021

The following is an analysis of the request for an amendment to the 2030 Land Use Plan from Parks/Open Space to Commercial and a change of zoning from the P-F Public Facilities District to the C-5 General Commercial District zoning classification located behind 215 SE Interstate Drive, Lawton, OK 73501. The applicant is David Biggs on behalf of Moore Nouri, LLC. This property was previously Council Heights Park. A quitclaim deed happened on the 19th of March 2020 and granted this property from the municipal corporation to Moore Nouri, LLC. The proposed use is a parking lot for Lawton Chrysler Jeep Dodge Ram. 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 to the west of Lawton Chrysler jeep Dodge Ram, Holiday Inn Express and Comfort Suites. It is accessed from the north side by SE Interstate Dr which is a 2-lane minor arterial street. There will be one additional opening onto SE Interstate Dr.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There are four fire hydrants located within 200' of this property and seven within 400'. Fire trucks will now be able to access all four sides of the buildings to the east by using the proposed parking lot.
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 site plan does not include the required tree buffer and fence screening between this tract and the R-1 zoned property to the West.
5. *To prevent the overcrowding of land.* This would not overcrowd the land.
6. *To promote historical preservation.* This criterion does not apply.
7. *To avoid undue concentration of population.* This would not contribute to the undue concentration of people.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* This property is served by a 2-lane minor arterial in good condition. This lot has access to a 10" water line and an 8" sewer line.

9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The proposed use is commercial and would be a change the land use plan, but this was a city park that was sold to the owners of Lawton Chrysler Jeep Dodge Ram.

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