

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
March 14, 2024

Minutes of the City Planning Commission meeting held March 14, 2024, in the City Council Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by David Denham

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Deborah Jones
Allan Smith
Michael Logan
Darren Medders
Neil Springborn

MEMBERS ABSENT:

Joan Jester (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Charlotte Brown, Director Community Services/Planning
Kameron Good, Senior Planner
Christine James, Interim Planning Director
Tyler Pobiedzinski, Planner I
Gregory Gibson, Assistant City Attorney
Jon Jernigan, Chief Building Official
Gary Brooks Housing Development Administrator
Max Sasseen
Glen Gatling
Jeannine Lilly
Timothy Diley
Sarah Svec
Brooke Brown
Jervis Jackson
Deborah Walker
Bernita Taylor

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

OLD BUSINESS

None.

NEW BUSINESS

2. Hold a public hearing to consider an ordinance request from Builders Investment Group for a change of zoning from the R-1 Single-Family Dwelling District to R-2 Two Family Dwelling District zoning classification for the property located at 1815 SW Jefferson Avenue Lawton, OK 73501 and take appropriate action as deemed necessary.

3. Hold a public hearing and consider an ordinance and resolution request from Arkeketa Enterprises, Inc for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-4 High-Density Apartment District to C-5 General Commercial District zoning classification for the properties located at 2102 SW A Avenue & 2101 SW B Avenue, Lawton, OK, 73501 and take appropriate action as deemed necessary.

Pobiedzinski Tyler with the Planning Division again. Arkeketa Enterprises, Inc. is the owner of the properties located at 2102 SW A and 2101 SW B. The parcels are requesting to re-zone Lots 1-2 and 15-16 of Block 8, College View ,as you can see they are joined by an alleyway, right there. These are technically 3 (three) parcels where Lots 1 and 2 are split in half, north and south. They own all 3 (three) parcels on all 4 (four) Lots. There is no current site plan in place. This is a binding site plan so anything they want to put on there would have to come back as a Use Permitted On Review to change the binding site plan. As you can see it's vacant lots. Surrounding the area is Residential Multi-Family Dwellings in one shape or form of another to the south and to the west. To the north is KO Storage. Here's the site plan that was submitted, again no buildings are actually proposed yet. The existing zoning map, they're in R-4 currently, with C-4 to the north and C-5 to the south, R-4 to the east and west, what they are proposing is be C-5. This is what it would look like. For the existing Land Use map, they are Residential/High Density to the east , west and south with Commercial to the north. Again, the Land Use map turning it into Commercial. This notice for Public hearing was mailed to 36 property owners within 300 feet of the requested area on February 21, 2024 and it was published in The Lawton Constitution on February 23, 2024. We've had no calls for or against this as well.

Denham asked Tyler it says on the south is C-5, isn't that the big apartment complex?

Pobiedzinski responded yes. So, we actually took a look at that, we were wondering if perhaps in the past before the new 2030 Land Use Plan can into place that it was already zoned, re-zoned and then they probably came back and made it R-4 because there was apartments already there.

Denham stated okay.

Pobiedzinski responded that's our theory.

Springborn asked do we know what is going to go in there?

Pobiedzinski responded we do not at this time but anything that would be proposed would have to come back to the CPC and Council as a Use Permitted on Review.

Denham asked and nothing as far as blocking the alley or requesting a closure or anything like that?

Pobiedzinski stated no.

Denham responded okay. Any other questions of Tyler?

Jones asked so without knowing what's going on it and not having a site plan even if a surrounding owner wanted to ask something we have no information?

Pobiedzinski stated correct.

Jones responded okay, thank you.

Denham asked anything else? Alright at this time I'll go ahead and declare the Public hearing open, anybody that would like to speak for or against this item please approach the podium. Give us your name and address. We'll need you to sign in as well. Please Sir.

Sasseen stated I'm Max Sasseen, I represent today Arkeketa LLC. This LLC is owned by Mike McKee and Terry Wells who is here today and the history on this property. It's actually a success story and what we had here was a situation in where we had multiple owners of this property. In its current R-4 zoning, it did have R-4 Dwellings on it did have R-4 Dwellings on this property not so long ago but they became so dilapidated that the owner of them actually donated them to Teen Challenge and of course then they were subsequently bought from Teen Challenge and the dwellings that really needed to be torn down, were torn down by these owners. And of course, the reason why I say it's a success because while the City Council has got a full-time job of finding these properties, working with Neighborhood Services and tearing them down. But this is a situation where the owners of this property being pro-active and got the all the demolition has all been done. So, what we have now is vacant lots. Realizing the C-5 to the south and the C-4 to the north and so much Commercial around that the R-4 zoning not the highest and best use, I their opinion. So, this is basically cleaning up a property, putting it into maybe some corrective zoning so that something can be done with it. It will either be developed or sold and then of course we'll be back here in front of you with a binding site plan when the final use is determined.

Denham stated or a modified binding site plan because this will be coming with this.

Sasseen stated yes, it's a blank site plan today. So, any site plan would be a modification. So, when the final use is determined, we'll be right back here.

Denham asked any questions for Mr. Sasseen?

Sasseen responded thank you.

Denham stated thank you Sir. Anyone else like to speak on this please come on up.

Ingle stated yes Sir, my name is Teresa Ingle. My husband and I live and own 104 SW 21st Street. We have grandchildren. We have animals and there's another house just a couple houses down from me that has 4(four) little children and 1 (one) smaller, all together they have 5 (five) children. And there's a gentleman on my right side on the corner of A and 21st and he is a handicapped young man and he has an electric wheelchair that he rides down the road and stuff back and forth to his church and stuff and his Dad has one.

Denham asked Ms. Ingle are talking the east side of the property?

Ingle responded I'm talking about the one on, I believe it's the one southwest B Avenue. Would that be closer to me? I'm not sure but I know it's right across from my house. It's right across that lot there.

Denham stated okay so you would be Block 9, I guess.

Smith asked what's your address?

Ingle stated it's 104 SW 21st Street.

Brown stated it appears it would be the middle house on the eastside. It's going to be on the east side, you got the house on the corner and the house right below it.

Smith asked you're between A and B?

Ingle responded I'm between A and B basically. And those lots and yes I've seen those houses across there catch on fire. I've seen all kinds of activities and recently yes they were all torn down. It's an empty lot, which to me is fine.

Denham asked you would say it's an improvement?

Ingle responded yes; I'd prefer no Commercial property as far as businesses because that's too much traffic. There's too many kids, too many animals and the young man that lives besides me he's about 34 (thirty-four) but he's, you know, he rides up and down. I just don't want anything to happen to him with too much traffic. There's enough traffic that comes through there already.

Denham stated very good.

Ingle stated so if there was businesses parked across there can you imagine. That's just my issue.

Denham stated okay thank you very much.

Ingle responded I appreciate you and I thank you for listening to me today.

Denham responded thank you. Thanks for coming.

Ingle stated thank you.

Denham asked anybody else to speak for or against? Seeing no one else approach, I'll go ahead and close the Public hearing. Any discussion?

Jones asked your Land Use Plan prohibits spec zoning, in other words we don't know what's going on and we're just changing the Land Use and the Zoning for speculative purposes. There's no, there's no guarantee to any owner that you get the highest and best use of the land. When you buy the land, it's the land and you make the highest and best use. I commend them for taking down the houses and improving the neighborhood but if you look around, you've got, I'm sorry they changed it, you have numerous, you had some duplexes, I'm just looking at the arial. You know and residential uses. What I would prefer to do is wait particularly when you're going to C-5, which is the highest density of Commercial use. You can put anything on it. Until we know more for the neighbors as far as activities, traffic, parking, driveways, that type of thing, I'm not in any way saying it won't end up C-5. I just, I don't feel comfortable when you can't answer questions of the 300 foot surrounding area as to what's going on it, what it will look like, I'm uneasy. So, that's my comment.

Denham stated thank you DJ. Anyone else? We'll entertain a motion.

Motion by Jones, Second by Logan recommend to the City Council that the ordinance and resolution request from Arkeketa Enterprises, Inc for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-4 High-Density Apartment District to C-5 General Commercial District zoning classification for the properties located at 2102 SW A Avenue & 2101 SW B Avenue, Lawton, OK, 73501 be denied. **Aye:** Jarvis, Jones, Smith, Medders, Logan, Springborn, Denham, Busse **Nay:** None. **Motion Passed.**

4. Hold a public hearing to receive any citizen recommendations or concerns for the upcoming FFY 2024 Annual Action Plan (AAP) and approve a recommendation of a draft version of the FFY 2024 AAP that includes Public Service Organization (PSO) Funding recommendations and Policy Manual changes.

5. Commissioner's Reports or Comments.

6. Secretary's Report.

7. Audience Participation.

8. Adjournment.