



Planning Division
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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 Use Permitted on Review for Property Located at 714 SW 45th Street
Lawton, OK 73505
MEETING DATE: January 11, 2024

The following is an analysis of the request for a Use Permitted on Review to allow a dormitory-style shelter for homeless youth located in a Public Facility (P-F) district.

714 SW 45th Street Lawton, OK 73505 (Lot 7, Block 2, Country Club Heights Addition). The property is owned by Quest Ministries of Oklahoma INC and is currently a gymnasium occupied by MIGHT Community Development and Resource Center (CDRC). This property is located on the east side of SW 45th Street, south of the Stillwater Central Railroad. The land is currently a gymnasium, and the proposed use for this property will be a dormitory-style shelter.

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.* The proposed site plan shows additional parking spaces to be constructed to the south of the building. The construction of the parking spaces and curb openings will have to meet current city codes.
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 150 feet of the existing building. 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, etc., is required to meet all City Code requirements.
4. *To provide adequate light and air.* The proposed area is a low-density residential neighborhood, any parking areas created will need to be properly lit at night. The Lawton City Code requires the light to be oriented, so it does not trespass on the adjacent properties. A landscaping plan will be reviewed with the change of use application.
5. *To prevent the overcrowding of land.* No additional structures are proposed to be built on the property at this time. Only a parking lot on the south side of the building.

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 property.
7. *To avoid undue concentration of population.* The proposed use will not bring additional long-term residents to this area. The proposed use will only be for homeless youth for a short period of time.
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 on the west side of SW 45th Street and an 8” sewer line to the property line.
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 Public Facility. The proposed remodel of the building must meet the city code for architectural standards.