ORDINANCE NO. 2024-___

AN ORDINANCE CHANGING THE EXISTING ZONING CLASSIFICATION FROM THE R-1 SINGLE FAMILY DWELLING DISTRICT TO R-3 MULIPLE-FAMILY DISTRICT ZONING CLASSIFICATION ON THE TRACT OF LAND WHICH IS HEREINAFTER MORE PARTICULARLY DESCRIBED IN SECTION ONE (1) HEREOF; APPROVING THE SITE PLAN ATTACHED AS EXHIBIT A; AND AUTHORIZING CHANGES TO BE MADE UPON THE OFFICIAL ZONING MAP IN ACCORDANCE WITH THIS ORDINANCE.

WHEREAS, the zoning changes to be made by this ordinance had no recommendation by the City Planning Commission; and

WHEREAS, legal notice has been given and a public hearing held regarding the said changes.

NOW, THEREFORE, be it ordained by the Council of the City of Lawton, Oklahoma, that:

SECTION 1. The following described tract of land, to-wit:

All of Block Eleven, Liberty Heights Addition, to the City of Lawton., Comanche County, Oklahoma, according to the record plat threof
(Located at 801-809 NW Pershing Dr, Lawton, OK, 73507)

be and the same hereby is changed from the existing classification of the R-1 Single Family Dwelling District to R-3 Muliple-Family District zoning classification.

SECTION 2. The site plan attached as Exhibit A is hereby approved and made part of this ordinance. All construction and uses shall be in accordance with this site plan. The use shown on the site plan is: Assisted Living Home

SECTION 3. The changes be made upon the Official Zoning Map and/or sheets thereof reflecting the changes described in this ordinance and the Mayor and City Clerk are hereby authorized to execute the entry on said Official Zoning Map describing the nature of the changes.

PASSED and APPROVED by the Mayor and Council of the City of Lawton this _____ day of _____ 2024.

_____
STANLEY BOOKER, MAYOR

ATTEST:

_____
DONALYNN BLAZEK-SCHERLER, CITY CLERK

APPROVED as to form and legality this _____day of _____, 2024.

_____
JOHN R. ANDREW, CITY ATTORNEY

ORDINANCE NO. 2024-____

AN ORDINANCE CHANGING THE EXISTING ZONING CLASSIFICATION FROM THE R-1 SINGLE FAMILY DWELLING DISTRICT TO R-3 MULIPLE-FAMILY DISTRICT ZONING CLASSIFICATION ON THE TRACT OF LAND WHICH IS HEREINAFTER MORE PARTICULARLY DESCRIBED IN SECTION ONE (1) HEREOF; APPROVING THE SITE PLAN ATTACHED AS EXHIBIT A; AND AUTHORIZING CHANGES TO BE MADE UPON THE OFFICIAL ZONING MAP IN ACCORDANCE WITH THIS ORDINANCE.

Brief Gist

This ordinance changes the zoning classification of property located at 801-809 NW Pershing Dr, Lawton, OK, 73507 from the R-1 Single-Family Dwelling District to R-3 Muliple-Family District zoning classification. Said changes having been requested by Deborah Bell on behalf of Win-Wal Properties LLC. The parcel is 0.35 acres that has been used as a commercial building since before zoning code was put in place in 1964. The existing building has been considered existing legal non-conforming. The proposed use is permitted in R-3 Multiple-Family District. The City Planning Commission held a public hearing on July 25, 2024, and made no recommendation on the request.

PASSED and APPROVED by the Council of the City of Lawton, Oklahoma, this _____ day of _____, 2024.

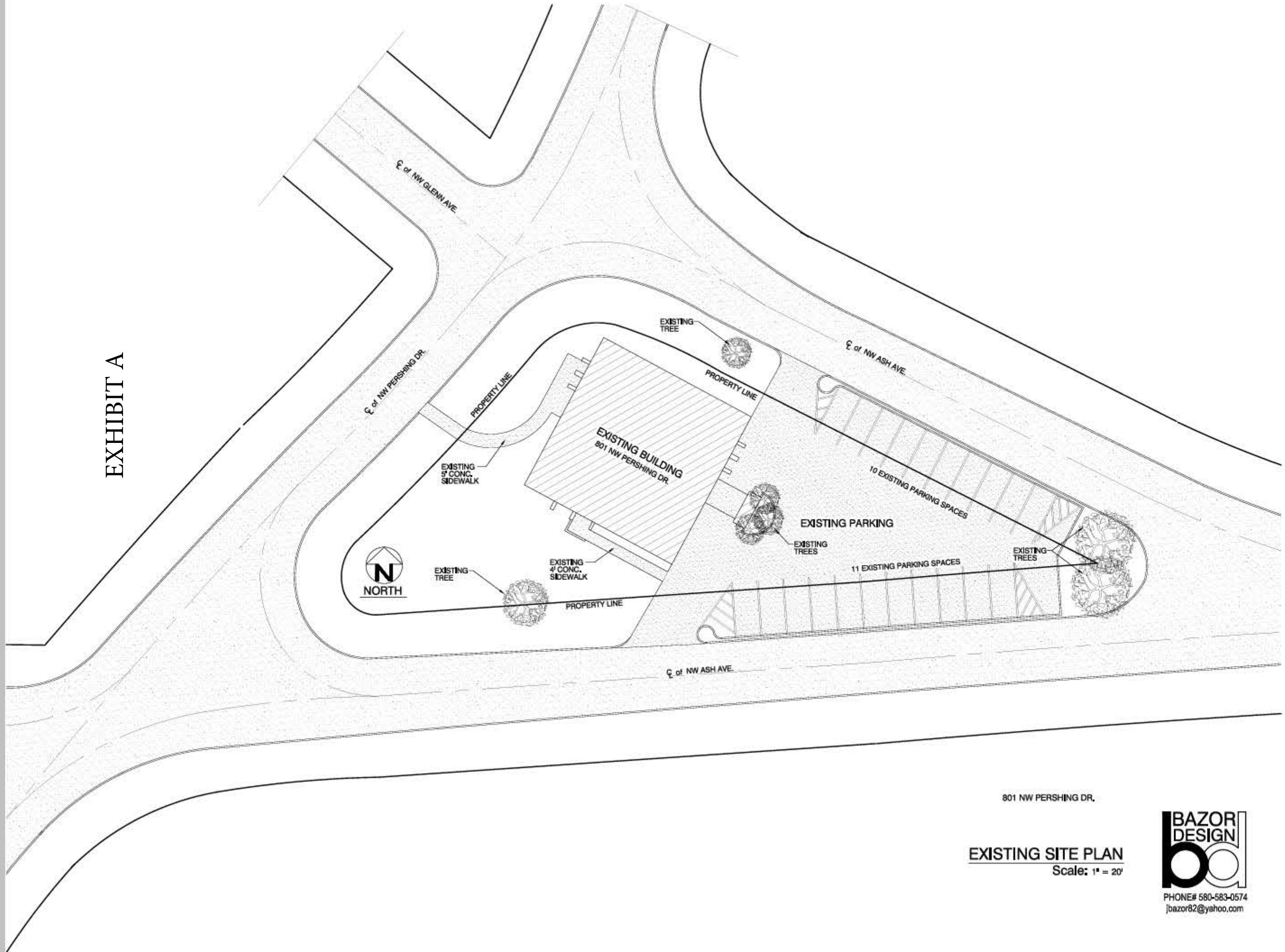
_____
STANLEY BOOKER, MAYOR

ATTEST:

_____
DONALYNN BLAZEK-SCHERLER, CITY CLERK

(Published in *The Lawton Constitution* this ____ day of _____, 2024.)

EXHIBIT A



801 NW PERSHING DR.

EXISTING SITE PLAN

Scale: 1" = 20'

BAZOR DESIGN
PHONE# 580-583-0574
jbazor82@yahoo.com