



Planning Department
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MEMORANDUM

TO: City Planning Commission
FROM: Kameron Good, Planner I
SUBJECT: Request for Rezoning for Property Located at 1050 NW 38th Street
DATE: December 2, 2021

The following is an analysis of the request for a change of zoning classification from the C-3 Planned Community Shopping Center District to the C-5 General Commercial District zoning classification. The property is located at 1050 NW 38th Street, Lawton, OK 73505. The applicant is Amerco Real Estate Company. This property was previously the vacant K-Mart. The building has been vacant since 2016. The new proposed use is mini warehouses for self-storage, retail, and storage of vehicles. This company has done this to over a 100+ old K-Mart Buildings across the nation. The property owner is Fred and Ellen May Heinz Family, LLC & Alden Family Trust. The land use is staying Commercial. 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 accessed by NW Cache Road and NW 38th St. NW Cache Road is a divided 6-lane major arterial and NW 38th Street is a 5-lane major arterial. There will be no additional curb openings.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There are three fire hydrants located on the property and eleven within 200'. The building is fully sprinkled and has a fire alarm system.
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.* This criterion does not apply.
5. *To prevent the overcrowding of land.* This would not overcrowd the land due to the access of two major arterial streets.
6. *To promote historical preservation.* This criterion does not apply.
7. *To avoid undue concentration of population.* This would not concentrate the population.
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 property has access to multiple water lines and two 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 not be a change the land use plan.

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