



Planning Department
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MEMORANDUM

TO: City Planning Commission
FROM: Richard Rogalski, Deputy City Manager
SUBJECT: Request for Rezoning for Property Located at 1 NW Fort Sill Blvd
DATE: October 11, 2021

The following is an analysis of the request an amendment to the 2030 Land Use Plan from Residential Low Density to Professional Office/Transition and a change of zoning from the R-2 Two Family Dwelling to the PO Professional Office District zoning classification located at 1 Fort Sill Blvd. Lawton, OK 73501. The applicant is Black Dog Properties on behalf of Mark Cox. The purpose of the application is remodel building for office spaces and added parking lots. 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 at the NE corner of Fort Sill Blvd and Gore Blvd which is a 4-lane major arterial street. This property was previously a single-family residence. There will be one additional opening onto Fort Sill Blvd.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There is a fire hydrant located on the same corner. Fire trucks will now be able to access all four sides of the building using the proposed parking lots.
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 includes the required tree screen and fence screening between this tract and the residential property to the North and East.
5. *To prevent the overcrowding of land.* This would not overcrowd the land because of the direct access to two major arterial streets.
6. *To promote historical preservation.* By city code the building will be required to maintain its residential architectural character.
7. *To avoid undue concentration of population.* This criterion does not apply.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* This property is served by two 4-lane major arterial in good condition. Adequate water and sewer infrastructure serve this lot.

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 to the 2030 Land Use Plan but by city code it will maintain its residential architectural character.

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