

MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held December 09, 2021 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 on December 7, 2021.

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

MEMBERS PRESENT: Ron Jarvis
 John Jones
 David Denham
 Deborah Jones
 Neil Springborn
 Darren Medders

MEMBERS ABSENT: Dave Davison (excused)
 Paula Bowen (excused)
 Shelli Fox (excused)

ALSO PRESENT: Janet Smith, Planning Director
 Kameron Good, Planner
 Greg Gibson, Assistant City Attorney
 Stacy Reyna, Recording Secretary

CONSIDER APPROVING THE MINUTES OF THE NOVEMBER 11, 2021 MEETING.

MOTION by Springborn, SECOND by Davison, to approve the minutes of the November 11, 2021 meeting.

AYES: Jarvis, J. Jones, Medders, D. Jones, Denham, Springborn

NAYS: None. MOTION CARRIED 6 - 0.

Hold a public hearing and to consider a change of zoning 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.

1. This request is for the vacant K-Mart building, located at 1050 NW 38th Street, Lawton, OK 73505. The building has been vacant since 2016. The new proposed use is mini warehouses for self-storage, retail, and storage of vehicles. The

- property owner is Fred and Ellen May Heinz Family, LLC & Alden Family Trust. The land use is staying Commercial.
2. The zoning of the surrounding area is:
 - North - C-5 & C-4
 - South - C-3
 - East - C-1 & R-1
 - West - C-3 & C-4
 3. The land use of the surrounding area is:
 - North - Commercial
 - South - Commercial
 - East - Commercial & Residential/Low Density
 - West - Commercial
 4. As shown on the site plan submitted with the application, the applicant proposes to remodel the interior of the existing building, refinish the exterior, and add addition self-storage buildings in the existing parking lot.
 5. Notice of the public hearing was mailed to 26 owners of property within 300 feet of the requested area on November 18, 2021 and proper notice was published in *The Lawton Constitution* on November 25, 2021. No calls for or against have been received.
 6. Staff has reviewed the request and recommends approval. The analysis is attached.

Brett Hogan, Vice President from U-Haul stated that the storage units will be on the inside.

Denham asked if it will be limited hours.

Hogan stated yes. All inside state-of-the-art storage. All rooms will have individual alarms and climate control. Stated that there will be a few exterior units that will be for drive by visibility.

Denham asked Hogan what about the proposed building, southeast corner.

Hogan stated that it is a U-Box, will propose to get it built later, for additional inside storage.

Denham asked if Hogan will have propane at the new location.

Hogan stated that with C-5 zoning it should have propane usage if we chose to.

Vinnie Patel at 1203 NW 46th St, Lawton, OK behind the U-Haul Place, stated that he doesn't have an issue with the C-3 to C-5. Stated there is an ongoing issue with water coming from the building going into his property. Has several times told them and they haven't fixed it.

Deputy City Manager Richard Rogalski stated that it is a different kind of issue. We are chasing a water leak. Stated that it may be a service line leak coming from the K-Mart building. It is being addressed with the property owners; it will be repaired. Stated it was just a matter of finding the issue. Was not a drainage issue, it's a fairly slow water weak which makes it difficult to find.

Vinnie Patel stated that the dirt is coming off the concrete wall that's on the hill and needs to be fixed or the wall will eventually fall into his parking lot. Wants wall to be fixed so that expense is minimized for the future and wont fall into his parking lot. Stated that the water leak was addressed more than two months ago and is why he is here today.

Hogan stated that he was not aware of these issues until Vinnie Patel spoke with him 3 weeks ago. Believe the water main is still leaking out of the water meter and the construction project manager has someone working on it this week. Stated that he will address the concrete wall.

MOTION by J. Jones, SECOND by Medders, to approve a change of zoning 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.

AYES: Jarvis, J. Jones, Medders, D. Jones, Denham, Springborn

NAYS: None. MOTION CARRIED 6 - 0.

Hold a public hearing and to consider an amendment to the 2030 Land Use Plan from Parks/Open Space to Commercial and a change of zoning from the P-F Public Facilities District to the C-5 General Commercial District zoning classification. The property is located behind 215 SE Interstate Drive, Lawton, OK 73501.

1. This request is behind Lawton Chrysler Jeep Dodge, located behind 215 SE Interstate Drive, Lawton, OK 73501. The previous use was Council Heights Park. The proposed use is a parking lot. The property owner is Moore Nouri, LLC.
2. The zoning of the surrounding area is:
 - North - P-F
 - South - C-5
 - East - C-5
 - West - I-1 & R-1
3. The land use of the surrounding area is:
 - North - Public Facility
 - South - Commercial
 - East - Commercial
 - West - Residential/Low Density & Industrial
4. As shown on the site plan submitted with the application, the applicant proposes to build a new parking lot that will be accessed from the Lawton Chrysler Jeep Dodge parking lot and by a new cub cut on SE Interstate Drive.
5. Notice of public hearing was mailed to 25 owners of property within 300 feet of the requested area on November 18, 2021 and proper notice was published in *The*

Lawton Constitution on November 25, 2021. No calls for or against have been received.

6. Staff has reviewed the request and recommends approval. The analysis is attached.

Medders asked if it will be all fenced.

Good stated no. Just the west side. With a curb cut onto interstate drive.

Deborah Jones recommended that Good look into the deed restrictions.

Good stated that he will bring it up to the property owners.

Carmelo Santiago at 61 SE 6th Street, Lawton, Ok 73501 asked if 6th street was changing too.

Deborah Jones stated that it will not affect his property.

Medders stated that he would like to make a motion with the condition of opaque screening.

Denham stated that we can make a motion to approve with conditions of adding opaque screening to the site plan and make sure that deed restrictions are not applicable.

MOTION by Medders, SECOND by J. Jones, to approve an amendment to the 2030 Land Use Plan from Parks/Open Space to Commercial and a change of zoning from the P-F Public Facilities District to the C-5 General Commercial District zoning classification to approve with conditions of adding opaque screening to the site plan and make sure that deed restrictions are not applicable. The property is located behind 215 SE Interstate Drive, Lawton, OK 73501.

AYES: Jarvis, J. Jones, Medders, D. Jones, Denham, Springborn.

NAYS: None. MOTION CARRIED 6-0.

Hold a public hearing and to consider 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. The property is located at 1 NW Fort Sill Blvd, Lawton, OK 73507.

1. This request is for Lots 6, 7, and 8, Block 56, North Addition to the City of Lawton, located at 1 NW Fort Sill Blvd. the proposed use is office spaces. The property owner is Mark W. Cox.
2. The zoning of the surrounding area is:
 - North - R-1
 - South - C-5
 - East - R-2

- West - R-4
- 3. The land use of the surrounding area is:
 - North - Residential Low Density
 - South - Commercial
 - East - Residential Low Density
 - West - Residential Low Density
- 4. As shown on the site plan submitted with the application, the applicant proposes to remodel the existing structure and add parking lots on the North and East side. The proposed site plan has the required screening.
- 5. Notice of public hearing was mailed to 24 owners of property within 300 feet of the requested area on November 5, 2021 and proper notice was published in The Lawton Constitution on November 24, 2021. Attached is a letter against that was received. There have been some residents concerned that the curb cut on Fort Sill Blvd would be a safety hazard and the concrete wall would kill the trees near the North property line.
- 6. Staff has reviewed the request and recommends approval subject to the approval of the variance requested to the Board of Adjustments on December 10, 2021. The analysis is attached.

Good stated the neighborhood is concerned with the curb cut onto Fort Sill Blvd. as a traffic safety. Good said he contacted Public Works Director Larry Wolcott who has reviewed this and does not see any issue with the curb cut. Good stated that it can be a condition to open up the alley and pave it.

Good stated there is also a neighborhood concern with the opaque screening, an 8ft concrete wall cinderblock with brick finish, fittings would cut tree roots and kill their trees on the property to the North. Good said that the developer would be willing to do a nice cedar screen instead. Good stated that it could also be a condition.

Yvonne Johnson at 7 NW Ft. Sill Blvd stated that the maintaining the architectural integrity of Ft Sill Blvd is very important and does not oppose to the rezoning. She stated that the entrance and exit on Ft Sill Blvd is a hazard and asked for a different alternative. She stated that she is concerned with the screening and feels that the concrete wall will damage the trees.

Stephen Johnson at 7 NW Ft. Sill Blvd stated that he is concerned about the entrance to the parking lot off Ft Sill Blvd. Recommends extending the concrete in the alley and making that an entrance. He said that he is also concerned about the 8ft concrete wall killing the trees that are on the property. He stated that he thinks the high-end wooden fence is a good alternative.

Justin Dupprey stated that he is the son in law of Mark Cox, speaking for Cox because he couldn't be here today. He stated that Cox's intent is to be a good neighbor. Cox's plan is to keep it looking like a historical home.

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Good stated that there will need to be a condition placed to remove the label 8ft CMU wall on the site plans and can also place a condition to open the alley and pave the road.

Denham asked if we could put right turn only on to Ft Sill Blvd.

Good stated yes.

Deborah Jones stated that she thinks what the applicant is very reasonable and stay away from using the alley.

Deborah Jones stated that she would like to make a motion to approve subject to the site plan being amended to provide for opaque screening on the north side of the development and to provide that the Fort Sill Blvd opening be right turn only and the access between the two parking lots to be constructed on the property.

MOTION by D. Jones, SECOND by Medders, to approve to hold a public hearing and recommend approval to the City Council subject to the approval of the variance requested to the Board of Adjustments on November 12, 2021, of 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 and to approve subject to the site plan being amended to provide for opaque screening on the north side of the development and to provide that the Fort Sill Blvd opening be right turn only and the access between the two parking lots to be constructed on the property. The property is located at 1 NW Fort Sill Blvd, Lawton, OK 73507.

AYES: Jarvis, J. Jones, Medders, D. Jones, Denham, Springborn.

NAYS: None. MOTION CARRIED 6 - 0.

COMMISSIONERS' REPORTS OR COMMENTS

Denham introduced and welcomed our new Planning Director, Janet Smith.

SECRETARY'S REPORT

Janet stated that she wanted to commend her staff in the Planning Department. She said they are phenomenal working with the public and that she appreciates the comments that the public brings to the staff.

AUDIENCE PARTICIPATION

None.

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ADJOURNMENT

Meeting adjourned at 2:37 p.m.

David Denham, Chairman
City Planning Commission