

ORDINANCE NO. 2024-__

AN ORDINANCE CHANGING THE EXISTING ZONING CLASSIFICATION FROM THE R-4 HIGH-DENSITY APARTMENT DISTRICT TO THE C-1 LOCAL COMMERCIAL 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 have been recommended for approval 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:

Lots 20-24, Block 8, Butler Addition, Lawton, Comanche County, Oklahoma
(Located at 1201 SW C Ave, Lawton, OK, 73501)

be and the same hereby is changed from the existing classification of R-4 High-Density Apartment District to the C-1 Local Commercial 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: Daycare

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 12th day of March, 2024.

STANLEY BOOKER, MAYOR

ATTEST:

DONALYNN BLAZEK-SCHERLER, CITY CLERK

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

TIM WILSON, ITERIM CITY ATTORNEY

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Brief Gist

Adetola Olanrewaju is the owner of the property located at 1201 SW C Ave, Lawton, OK 73505. This property is located on the northwest corner of SW 12th Street and SW C Avenue. The land is currently vacant and the proposed use for this property will be a children's day care. This proposed use is allowed in a C-1 Local Commercial District. However, this use is also allowed as a UPOR in a R-3 Multiple-Family Dwelling District and R-4 High-Density Apartment District. Provided the building design and signage shall match the character of the nearby residential area.

PASSED and APPROVED by the Council of the City of Lawton, Oklahoma, this 12th day of March, 2024.

STANLEY BOOKER, MAYOR

ATTEST:

DONALYNN BLAZEK-SCHERLER, CITY CLERK

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