



Planning Division
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MEMORANDUM

TO: City Planning Commission
FROM: Charlotte Brown, Director of Planning & Community Services
STAFF: Kameron Good, Senior Planner
Tyler Pobiedzinski, Planner I
SUBJECT: Request for Rezoning and Amending the 2030 Land Use Plan for Property
Located at 1201 SW C Avenue, Lawton, OK 73501
MEETING DATE: January 11, 2024

The following is an analysis of the request for a request to change zoning from the R-4 High-Density Apartment District to C-1 Local Commercial District zoning classification and amendment to the 2030 Land Use Plan from Residential/ High Density to Commercial for the property.

Adetola Olanrewaju is the owner of lots 20-24, Block 8 of the Butler Addition. 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. This is a permitted use within the C-1 zoning classification.

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 on the northwest corner of SW 12th Street and SW C Avenue. Only patrons expected to use the day care service are likely at this time.
2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain. There is one fire hydrant located within 50 feet of the property. Located across the street on the south side of SW C Avenue. Two hydrants are located within 250 feet of the property. One on the southeast corner of SW B Avenue and SW 12th Street; the other located on the northeast corner of SW C Avenue and SW 13th Street.
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 proposed site is vacant, any new construction will have to amend the binding site plan. All construction will have to meet all City Code and building code requirements.
5. *To prevent the overcrowding of land.* The current site plan shows the parking lot and entrance facing SW 12th Street. This would not overcrowd the land.

6. *To promote historical preservation.* There are no historic buildings, landmarks, or overlays on the requested property. There are also no historic buildings, landmarks, or overlays on the adjacent properties.
7. *To avoid undue concentration of population.* The proposed zoning change from R-4 to C-1 will not bring additional residential living space to this area.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* The City of Lawton Public Utilities placed a 4" water line along the north side of SW C Avenue. Also located along the north side of SW C Avenue is an 8" water line. There is an 8" sewer line running through the alley north of the property.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The proposed use is a children's day care and would change the 2030 land use plan of the property if the rezoning is approved. Based upon these facts, it is recommended the request be approved.