



Legislation Details (With Text)

**File #:** 24-1250      **Version:** 1  
**Type:** New Business- Ordinance      **Status:** Approved  
**File created:** 2/2/2024      **In control:** City Council  
**On agenda:** 3/12/2024      **Final action:** 3/12/2024  
**Title:** Hold a public hearing and consider an ordinance for a rezoning request for the property located at 1201 SW C Ave, Lawton, OK 73501, changing the zoning from the R-4 High-Density Apartment District to C-1 Local Commercial District zoning classification and take appropriate action as deemed necessary.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance No. 24-, 2. Location Map (1201 SW C Ave) 2023 1214, 3. Application (1201 SW C) 1211 2023, 4. Site Plan (1201 SW C) 1211 2023, 5. Analysis (1201 SW C Ave) 2023-1229, 6. Notice Mailing CPC & CC Rezone(1201 SW C Ave) 2024-0206, 7. Notice Newspaper CPC & Council Rezone(1201 SW C Ave) 2024-0206, 8. CPC Minutes 1-11-2024, 9. CPC Minutes 2-29-2024

Date	Ver.	Action By	Action	Result
3/12/2024	1	City Council	approve	
3/12/2024	1	City Council	approve	Pass

**ITEM TITLE:**

Hold a public hearing and consider an ordinance for a rezoning request for the property located at 1201 SW C Ave, Lawton, OK 73501, changing the zoning from the R-4 High-Density Apartment District to C-1 Local Commercial District zoning classification and take appropriate action as deemed necessary.

**INITIATOR:** Christine James, Interim Planning Director

**STAFF INFORMATION SOURCE:** Kameron Good, Senior Planner

**BACKGROUND:** 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. The proposed use is allowed in a C-1 Local Commercial District, but this use is also allowed as a UPOR in a R-3 Multiple-Family Dwelling District and R-4 High-Density Apartment District. The UPOR would require the building design and signage match the character of the nearby residential area. The applicant’s intension is for the building to not look like a residential house, but still comply with the City of Lawton design standards.

The Zoning of the surrounding area is:

- North - R-4
- South - R-4
- East - C-5
- West - R-4

The 2030 Land Use Plan for the surrounding area is:

- North - Residential/High Density

South - Residential/High Density  
East - Commercial  
West - Residential/High Density

The Notice of public hearing was mailed to 24 owners of property within 300 feet of the requested area on February 7, 2024, and proper notice was published in The Lawton Constitution on February 9, 2024.

The City Planning Commission recommended this item for approval on January 11, 2024. The original newspaper notice for the first City Planning Commission hearing referenced the wrong City Code section pertaining to which type of public hearing was being administered. The notice was corrected and sent out again for an additional CPC hearing. The CPC held a public hearing on February 29, 2024, and made the recommendation to approve the request for rezoning.

**EXHIBIT:** Ordinance No. 24-\_\_\_\_

Location Map

Application

Site Plan

Analysis

Council Notice

Council Newspaper Notice

CPC Minutes - January 11, 2024

CPC Minutes - February 29, 2024

**KEY ISSUES:** N/A

**FUNDING SOURCE:** N/A

**CPC RECOMMENDED COUNCIL ACTION:** Approve an Ordinance to change the zoning from the R-4 High-Density Apartment District to C-1 Local Commercial District zoning classification for the property located at 1201 SW C Ave, Lawton, OK 73501.