



## Legislation Text

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**File #:** 21-767, **Version:** 1

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**ITEM TITLE:**

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.

**INITIATOR:** Janet Smith, Planning Director

**STAFF INFORMATION SOURCE:** Janet Smith, Planning Director

Kameron Good, Planner 1

Paul Martin, Planning Administrator

Richard Rogalski, Deputy City Manager

**BACKGROUND:** 1. This request is for Lots 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 December 21, 2021 and proper notice was published in The Lawton Constitution on December 24, 2021.

Attached is a letter received.

6. On November 12, 2021 the Board of Adjustments held a public hearing and approved a variance request to allow parking within a front yard setback line established fifteen (15) feet back of the property line. They voted to approve the variance as requested.

7. Staff has reviewed the request and recommends approval.

8. The City Planning Commission met on December 9, 2021 and recommended approval subject to conditions. The CPC minutes are attached, and the conditions are listed below:

Change the opaque screening from a CMU wall to a cedar plank fence.

The exit onto NW Fort Sill Blvd be a right turn only entrance and exit with a "pork chop" shaped curbing in the middle of the entrance.

The two parking lots be connected on the property instead of using the alley for access.

**EXHIBIT:** Analysis

Application  
Location Map  
Site Plan  
Ordinance  
Resolution  
CPC Minutes

**KEY ISSUES:** n/a

**FUNDING SOURCE:** n/a

**STAFF RECOMMENDED COUNCIL ACTION:** Hold a public hearing and adopt Resolution No. 22-\_\_\_\_, Ordinance No. 22-\_\_\_\_, to approve 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, waive the reading of the ordinance, read the title only.