



Legislation Text

File #: 21-765, **Version:** 1

ITEM TITLE:

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.

INITIATOR: Janet Smith, Planning Director

STAFF INFORMATION SOURCE: Janet Smith, Planning Director

Kameron Good, Planner I

Richard Rogalski, Deputy City Manager

BACKGROUND:

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 & C4 3.

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 public hearing was mailed to 26 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. No calls for or against have been received.

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

7. The City Planning Commission met on December 9, 2021 and recommends approval. The minutes are attached.

EXHIBIT: Analysis

Application

Location Map

Site Plan

Ordinance

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 a change of zoning from the C-3 Planned Community Shopping Center District to the C-5 General Commercial District zoning classification, waive the reading of the ordinance, read the title only.