



## Legislation Details (With Text)

**File #:** 21-260      **Version:** 1

**Type:** New Business      **Status:** Agenda Ready

**File created:** 5/20/2021      **In control:** City Council

**On agenda:** 6/8/2021      **Final action:**

**Title:** Hold a public hearing and consider a resolution amending the Land Use Plan from Residential/Public Facility, an ordinance changing the zoning from R-2 Two Family Dwelling District to P-F Public Facilities District zoning classification, a Use Permitted on Review for a church located in P-F Public Facilities District zoning classification, and an amendment to the front yard setback on property located at 516 NW Arlington Avenue.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Bethlehem Baptist Location Map, 2. Bethlehem Baptist Site Plan, 3. Bethlehem Rezoning & ALUP Application, 4. Bethlehem UPOR Application, 5. 516 NW Arlington Avenue resolution, 6. 516 NW Arlington Avenue ordinance

Date	Ver.	Action By	Action	Result
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**ITEM TITLE:** Hold a public hearing and consider a resolution amending the Land Use Plan from Residential/Public Facility, an ordinance changing the zoning from R-2 Two Family Dwelling District to P-F Public Facilities District zoning classification, a Use Permitted on Review for a church located in P-F Public Facilities District zoning classification, and an amendment to the front yard setback on property located at 516 NW Arlington Avenue.

**INITIATOR:** Richard Rogalski, Deputy City Manager

**STAFF INFORMATION SOURCE:** Richard Rogalski, Deputy City Manager

**BACKGROUND:** This request is for Lot 8, Block 61, North Addition, and measures approximately 50 feet by 150 feet. The proposed use is parking area and an accessory structure associated with Bethlehem Baptist Church. The applicant, Leonard Robertson, is the Chairman for Bethlehem Baptist Church Incorporated and has signed the application.

The zoning of the surrounding area is R-2 Two Family Dwelling District to the north, east, and west, R-4 High Density Apartment District to the south and C-1 Local Commercial District to the south-west. The land use of the surrounding area is Bethlehem Baptist Church to the west, a bank atm to the south-west, and single-family residential to the north, east, and south. As shown on the site plan submitted with the application, Bethlehem Baptist Church proposes to expand their parking area and construct a garage to store the church van.

Section 18-5-7-572 of the Lawton City Code lists Uses Permitted on Review in P-F, and a church is a Use Permitted on Review. The parking lot and garage would be an accessory use associated with a church in P-F. The developer has included the required tree screen between this tract and the R-2 property to the east.

On May 27, 2021, the City Planning Commission held a public hearing on the rezoning request and the request

for a Use Permitted on Review for the parking lot and accessory structure associated with a church in P-F. The CPC voted to recommend approval to the City Council with the conditions that the screening fence on the easterly property line be a minimum of 8 feet in height, and that the exterior treatment of the garage building should harmonize with the main church building and not include any exposed metal paneling.

Notice of public hearing was mailed to 30 owners of property within 300 feet of the requested area on May 7, 2021, and proper notice was published in *The Lawton Constitution* on May 12, 2021.

**EXHIBIT:** Resolution No. 21-\_\_\_\_  
Ordinance No. 21-\_\_\_\_ with Site Plan  
Location Map  
Applications

**KEY ISSUES:** N/A

**FUNDING SOURCE:** N/A

**STAFF RECOMMENDED COUNCIL ACTION:** Hold a public hearing and adopt Resolution No. 21-\_\_\_\_ and Ordinance No. 21-\_\_\_\_, waive the reading of the ordinance, read the title only.