

MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held April 15, 2021 in the City Council Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by Chairman David Denham.

MEMBERS PRESENT: David Denham
 Ron Jarvis
 Darren Medders
 Paula Bowen
 John Jones
 Deborah Jones

MEMBERS ABSENT: Shelli Fox
 Neil Springborn (excused)
 Dave Davison (excused)

ALSO PRESENT: Cindy Augustine, Planning and Subdivision Administrator
 Richard Rogalski, Deputy City Manager
 Greg Gibson, Assistant City Attorney
 Tammy Anderson, Recording Secretary

HOLD A PUBLIC HEARING AND CONSIDER AN AMENDMENT TO THE LAND USE PLAN FROM AGRICULTURAL TO INDUSTRIAL AND A CHANGE OF ZONING FROM THE A-1 GENERAL AGRICULTURAL DISTRICT TO THE I-1 RESTRICTED MANUFACTURING AND WAREHOUSE DISTRICT ON PROPERTY LOCATED AT 8907 NW CACHE ROAD.

1. This request is for a tract of land approximately 1.77 acres in size. The property is located east of NW Goodyear Boulevard on the north side of NW Cache Road. The proposed use is a marijuana grow facility. The property owner, Larry Neal, has signed the application.
2. The zoning of the surrounding area is:
North - A-1
South - A-1
East - A-1
West - A-1
3. The land use of the surrounding area is:

CPC Minutes
April 15, 2021

- North - Agriculture
 - South - Public Facility
 - East - Commercial
 - West - Agriculture
4. As shown on the site plan submitted with the application, the applicant proposes not to build any additional buildings, but to maintain the two that are existing on the site.
 5. Notice of public hearing was mailed to 5 owners of property within 300 feet of the requested area on March 25, 2021, and proper notice was published in *The Lawton Constitution* on March 30, 2021. No calls for or against have been received.
 6. Staff has reviewed the request and recommends approval. The analysis is as follows:

The applicant is Larry Neal. The purpose of the application is to allow for a marijuana grow facility at this location. 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 portion of NW Cache Road is a two-lane major arterial. The binding site plan shows no changes to the existing curb openings on site. The most recent traffic count shows 8,200 vehicles travel this section of road on a daily basis which is below the nominal capacity (10,516 vehicles per day) of the roadway.
2. *To secure from fire, panic, and other dangers.* This property is not within the floodplain.
3. *To promote health and the general welfare.* All construction will be required to meet City Code requirements.
4. *To provide adequate light and air.* The existing site has a large parking lot between the two existing buildings and there is no plan to construct any additional buildings.
5. *To prevent the overcrowding of land.* There is no plan to construct additional buildings at this time. Any additional buildings would be required to go through the Amendment to the Binding Site Plan process.
6. *To promote historical preservation.* This criterion does not apply.
7. *To avoid undue concentration of population.* This criterion does not apply.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* This property is adjacent to a two-lane major arterial street. Adequate water infrastructure serves this property. Adequate sanitary sewer infrastructure serves this property.

9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* The 2030 Land Use Plan shows this property as agricultural. However, the surrounding property on the north side of NW Cache Road is undeveloped and a cemetery is located on the south side of NW Cache Road.

Based upon these facts, it is recommended that the amendment to the Land Use Plan and the rezoning request be approved.

All requirements of the Lawton City Code will be in full force and effect.

Chairman Denham declared the public hearing open.

Chairman Denham declared the public hearing closed.

MOTION by Jarvis, SECOND by D. Jones, to recommend to the City Council approval of an amendment to the Land Use Plan from Agricultural to Industrial and a change of zoning from the A-1 General Agricultural District to the I-1 Restricted Manufacturing and Warehouse District on property located at 8907 NW Cache Road. AYES: Jarvis, Medders, J. Jones, Denham, Bowen, D. Jones. NAYS: None.

MOTION CARRIED 6 – 0.

COMMISSIONERS' REPORTS OR COMMENTS

None.

SECRETARY'S REPORT

Rogalski said the Historical Preservation Committee will soon hold public hearings regarding four WPA parks and cemeteries.

AUDIENCE PARTICIPATION

None.

ADJOURNMENT

MOTION by Jarvis, SECOND by Medders, to adjourn. AYES: UNANIMOUS NAYS: None.

MOTION CARRIED 6 – 0.

Meeting adjourned at 1:36 p.m.

David Denham, Chairman
City Planning Commission