



## CITY OF LAWTON PLANNING DIVISION

212 SW 9<sup>th</sup> Street, Lawton, Oklahoma 73501  
Phone (580) 581-3375 • Fax (580) 581-3573 • [www.lawtonok.gov](http://www.lawtonok.gov)

September 3, 2020

### NOTICE OF PUBLIC HEARING ON AN AMENDMENT TO THE LAND USE PLAN AND A REZONING REQUEST

Steve Rich submitted a request for an amendment to the 2030 Land Use Plan and a change of zoning for property located at 501 NW 38<sup>th</sup> Street. The City Planning Commission (CPC) will conduct a public hearing to review this request.

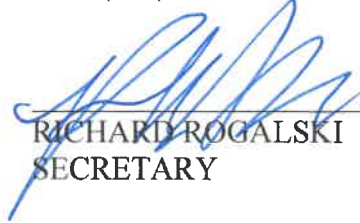
The public hearing will be held at 1:30 p.m. on Thursday, September 24, 2020, in the Auditorium of City Hall, 212 SW 9th Street. The CPC will review the request for an amendment to the 2030 Land Use Plan from Profession Office/Transition to Residential/High Density and a change of zoning from P-O Professional and Office District to R-3 Multiple-Family Dwelling District zoning classification on tracts as shown on maps filed in the Planning Division and described as follows:

A parcel of land lying in the SW/4 of Section 26, Township 2N, Range 12W, of the I.M., Comanche County, Oklahoma, further described as follows: Commencing at a point, being the NW/C of the SW/4 of Section 26, T2N, R12W, I.M., Comanche County, Oklahoma; THENCE S89°17'12"E a distance of 177.00 feet on the N line of said SW/4 for a POB; THENCE S89°17'12"E, a distance of 385.64 feet, on the N line of said SW/4; THENCE S16°08'45"E, a distance of 166.32 feet (Record=S15°53'E, Record=164.15 feet) to a point being the NW/C of Lot 14, which is a common corner with Lot 13, Block 1, Tomlinson Ridge Addition; THENCE S30°13'11"W (Record =S29°48'W) a distance of 667.90 feet, on the boundary of said Tomlinson Ridge Addition, to the SW/C of Lot 11, Block 1; Thence N76°26'49"W a distance of 251.54 feet on the boundary of Lot 10, Block 1, said Tomlinson Ridge Addition; THENCE N00°24'11"E, a distance of 21.0 feet; THENCE S89°17'12"E, a distance of 29.0 feet; THENCE N00°24'11"E, a distance of 500.00 feet; THENCE S89°17'12"E, a distance of 115.00 feet; THENCE N00°24'11"E, a distance of 163.50 feet to the POB containing 6.47 acres more or less.

The above described property is shown on the attached map as the "Requested Area." Also attached is a proposed site plan for this request. The proposed use for this property is an apartment complex.

You are being notified of the public hearing because your property is within 300 feet of the property requested to be rezoned. If you desire to make a statement for or against said amendment to the 2030 Land Use Plan and/or change of zoning at this location, you are invited to appear in person, by petition, or by attorney to so state your position to the CPC on the above date.

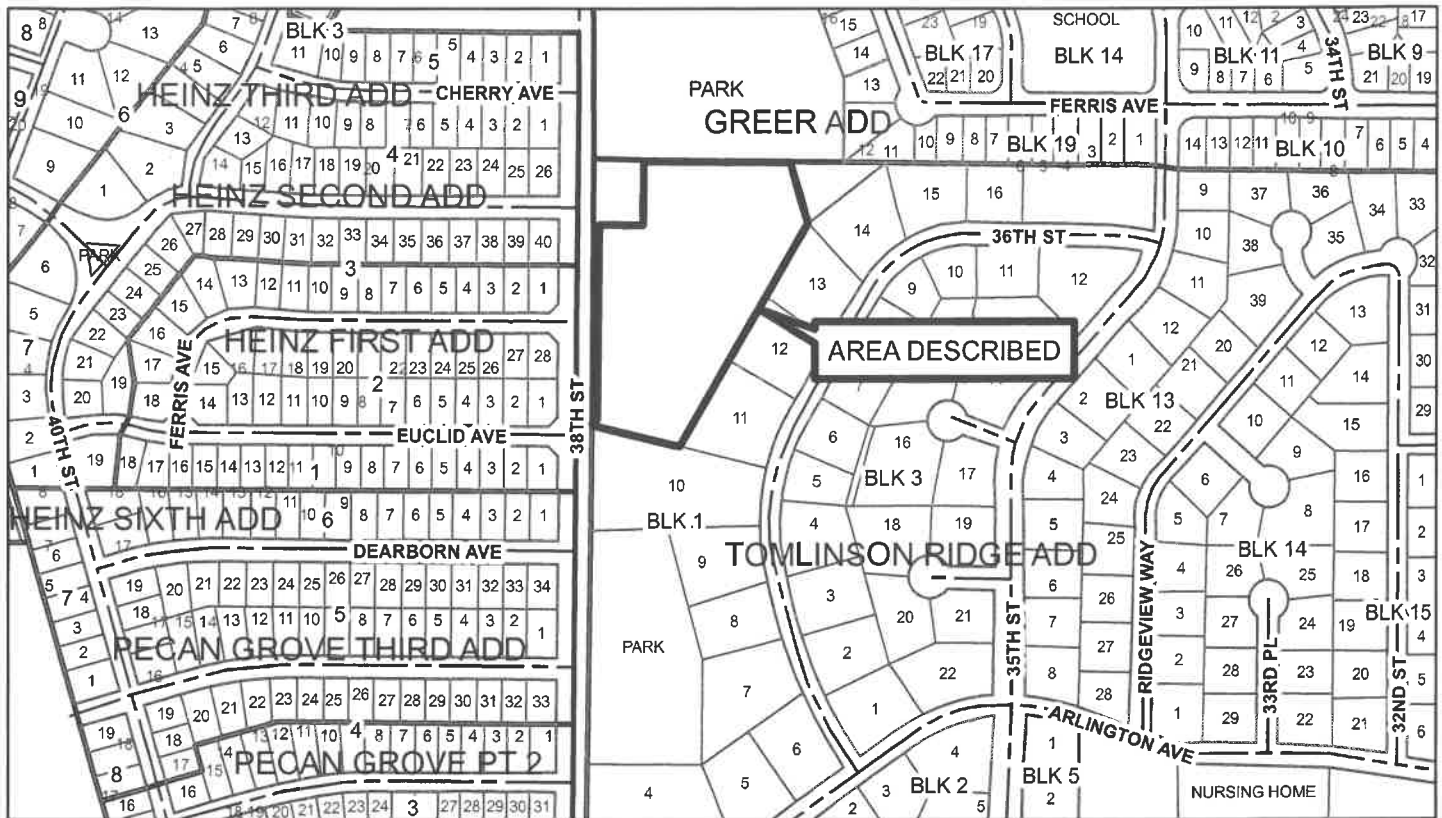
The CPC will forward a recommendation for approval or disapproval of the request to the Lawton City Council. Property owners within 300 feet of the requested area will receive another letter notifying them of the City Council public hearing date, time, and place. If you have any questions regarding this notice, please call the Planning Division at (580) 581-3375.



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RICHARD ROGALSKI  
SECRETARY

Attachments – Map  
Site Plan



# AMENDMENT TO LAND USE PLAN AND REZONING REQUEST

REQUESTED BY: Steve Rich

ZONING	LANDUSE
FROM: P-O	FROM: Professional Office/Transition
TO: R-3	TO: Residential/High Density

## Legend

 AREA DESCRIBED

AREA DESCRIBED AS:

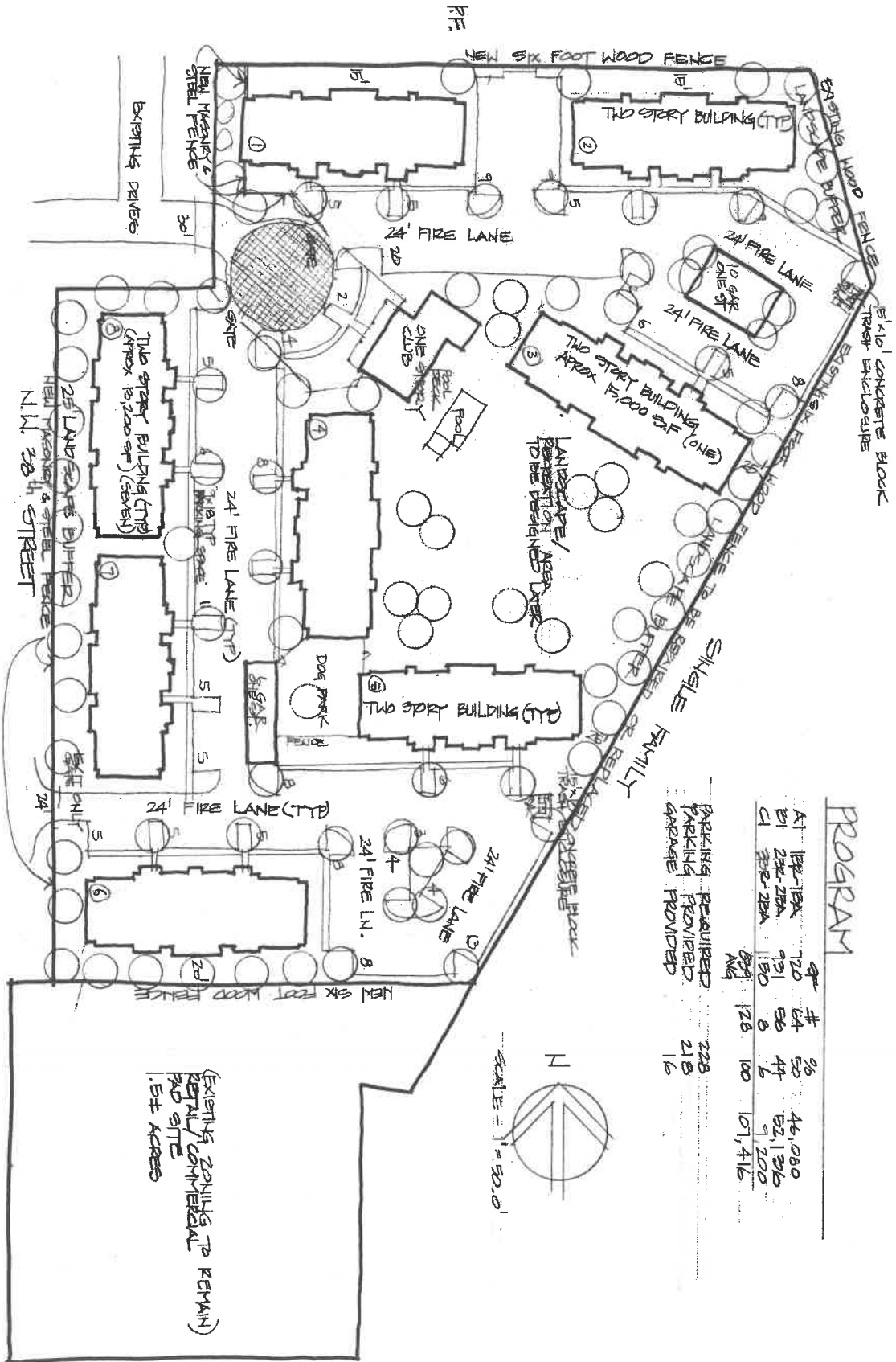
A parcel of land lying in the Southwest Quarter (SW 1/4) of Section 26, Township 2 North, Range 12 West, of the Indian Meridian, Comanche County, Oklahoma, further described as follows: Commencing at a point, being the Northwest corner of the Southwest quarter of Section 26, T2N, R12W, I.M., Comanche County, Oklahoma;

THENCE South 89°17'12" East a distance of 177.00 feet on the North line of said Southwest quarter for a POINT OF BEGINNING; THENCE South 89°17'12" East, a distance of 385.64 feet, on the North line of said Southwest quarter; THENCE South 16°08'45" East, a distance of 166.32 feet (Record=S15°53'E, Record=164.15 feet) to a point being the Northwest corner of Lot 14, which is a common corner with Lot 13, Block 1, Tomlinson Ridge Addition; THENCE South 30°13'11" West, (Record =S29°48'W) a distance of 667.90 feet, on the boundary of said Tomlinson Ridge Addition, to the Southwest corner of Lot 11, Block 1; Thence N76°26'49"W a distance of 251.54 feet on the boundary of Lot 10, Block 1, said Tomlinson Ridge Addition; THENCE North 00°24'11" East, a distance of 21.0 feet; THENCE South 89°17'12" East, a distance of 29.0 feet; THENCE North 00°24'11" East, a distance of 500.00 feet; THENCE South 89°17'12" East, a distance of 115.00 feet; THENCE North 00°24'11" East, a distance of 163.50 feet to the Point of Beginning containing 6.47 acres more or less.



GREER PARK APARTMENTS - LAWTON OK STEVE RICH SUBMITTAL

25 JUNE 20



PROGRAM

AT	REP-1BX	720	AP	#	%	46,080
B1	2PK-2BX	731	22B	56	44	52,120
C1	3PK-2BX	150	21B	8	6	7,200
			22B	126	100	107,416
			21B			
			16			

PARKING PROVIDED  
GARAGE PROVIDED

(EXISTING ZONING TO REMAIN)  
RETAIL/COMMERCIAL  
PAD SITE  
1.5# ACRES