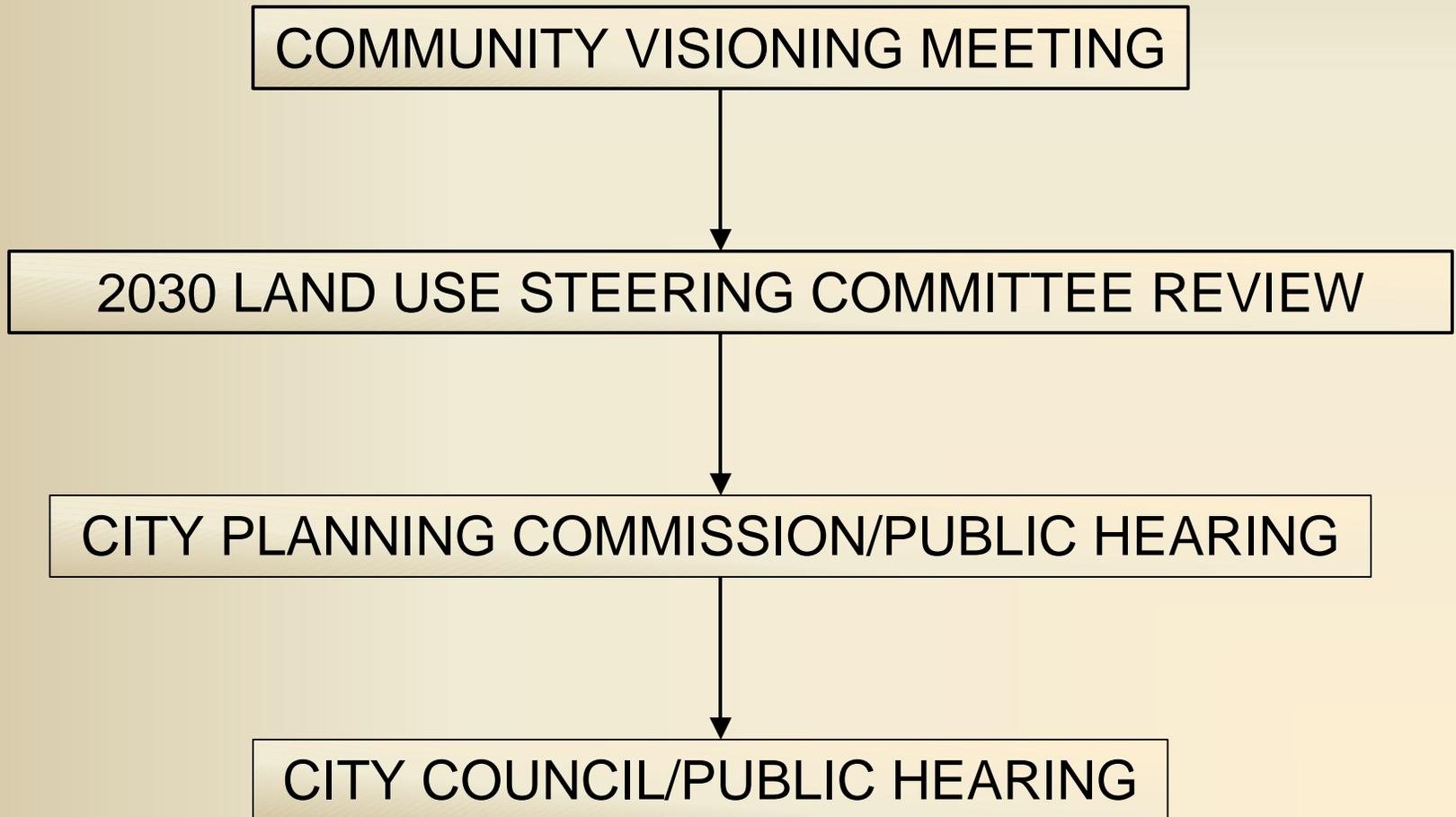


2030 Land Use Plan
For
Lawton, Oklahoma

City of Lawton Planning Division
October 2005

2030 LAND USE PLAN ORGANIZATIONAL CHART



WHY UPDATE THE COMPREHENSIVE LAND USE PLAN?

- ❖ *CITY OF LAWTON CHARTER REQUIRES UPDATE EVERY FIVE YEARS*
- ❖ *TO PROTECT THE PUBLIC AND PRESERVE QUALITY OF LIFE*
- ❖ *TO DEVELOP COMMUNITY VISION AND ACHIEVE GOALS*
- ❖ *TO PROTECT PRIVATE PROPERTY RIGHTS*
- ❖ *TO ENCOURAGE/CONTINUE ECONOMIC DEVELOPMENT*
- ❖ *TO FACILITATE DECISION-MAKING ON LAND USE*
- ❖ *PROVIDES A FRAMEWORK FOR LONG-RANGE PLANNING*
- ❖ *TO MANAGE FUTURE GROWTH AND DEVELOPMENT*

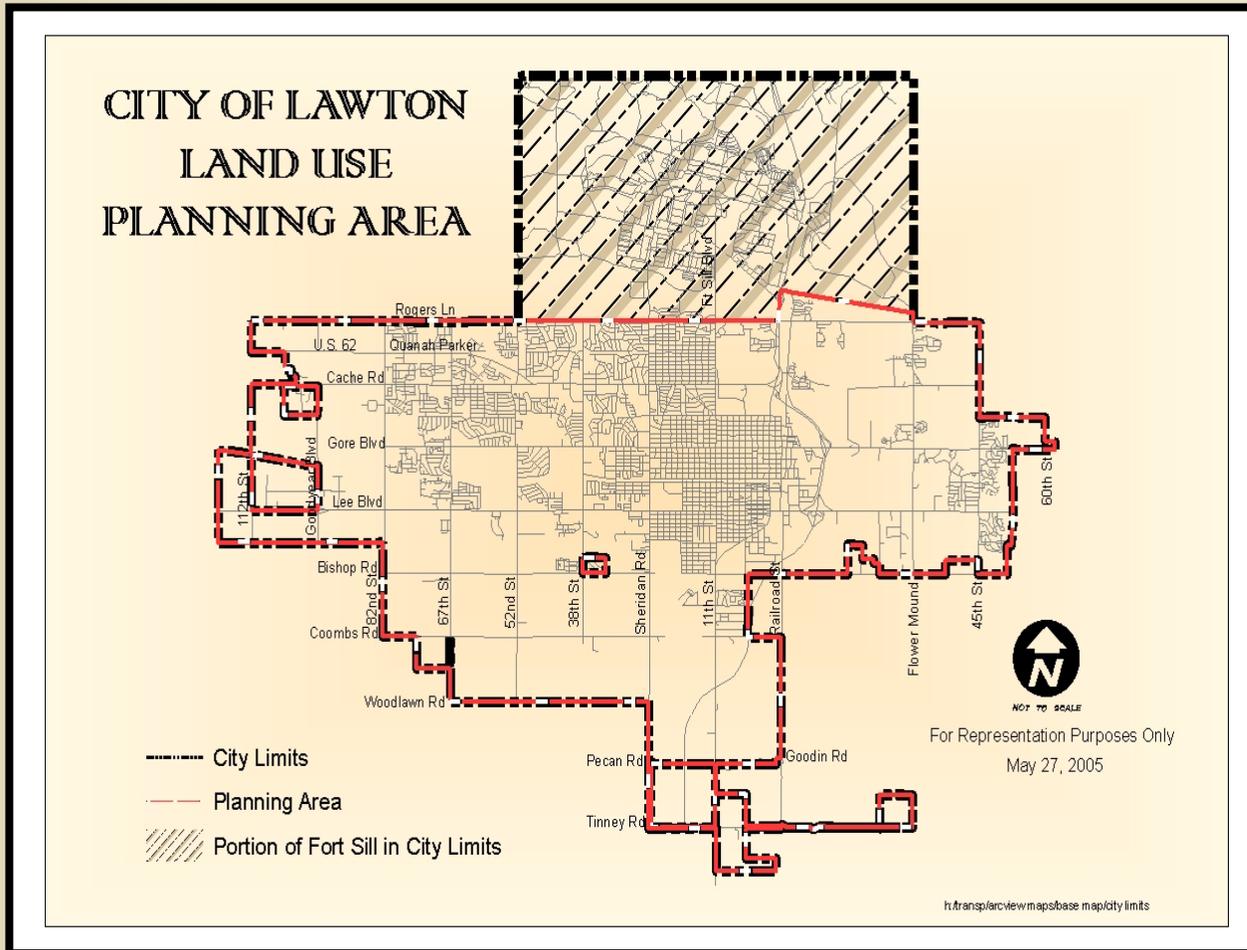
RELATIONSHIP OF THE LAND USE PLAN TO ZONING CONTROL

- The Land Use Plan is a guide to zoning requests
- Zoning ordinance is a legal means for implementation of Land Use Plan
- Amendment procedure for rezoning requests not in accordance with Land Use Plan



PLANNING AREA

- City of Lawton = 79.55 sq miles.
- Fort Sill within City Limits = 28.18 Sq. Miles
- Planning Area = 51.37 Sq. Miles.



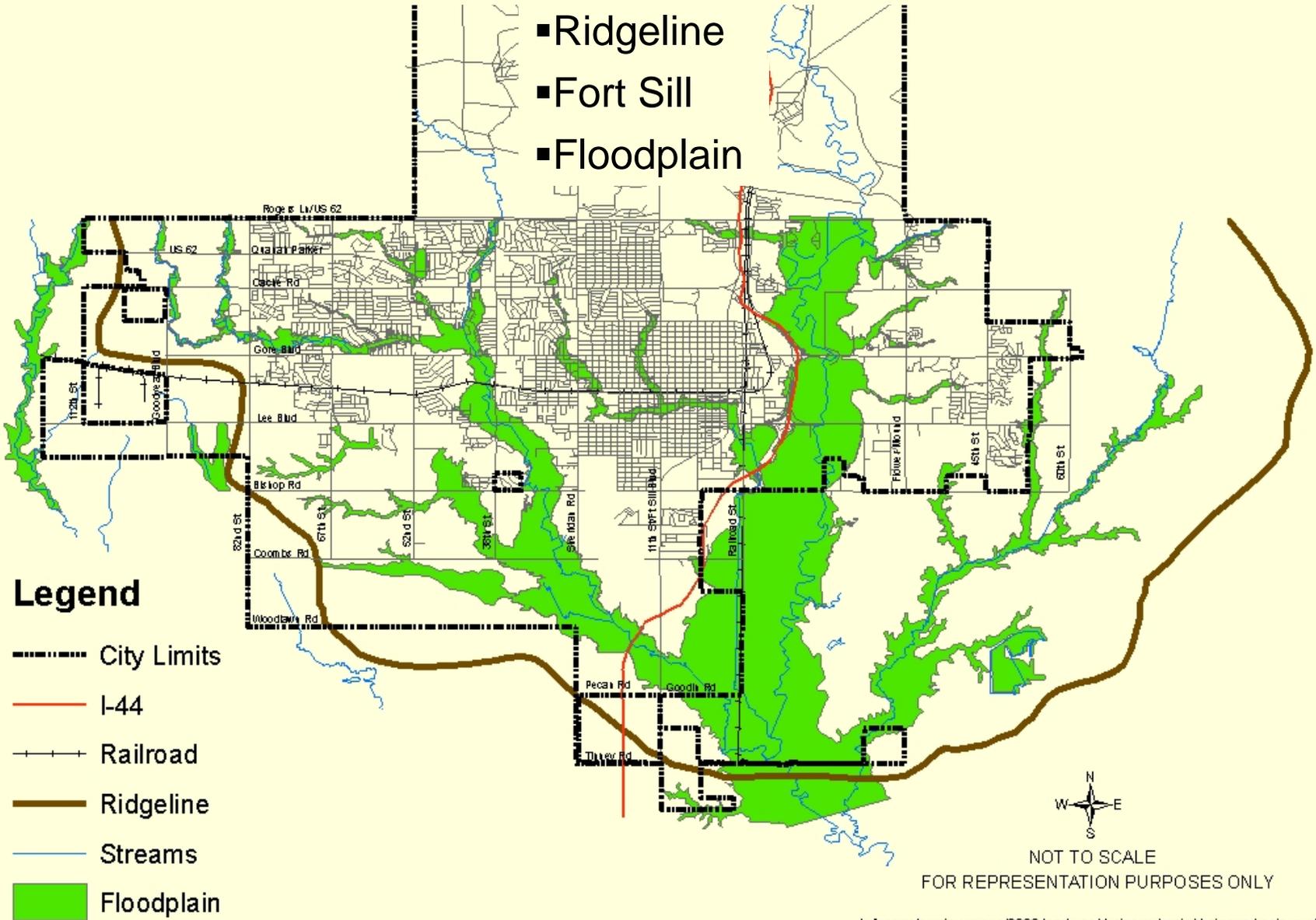
POPULATION

YEAR	LAWTON POPULATION US CENSUS BUREAU CENSUS 2000	FORT SILL POPULATION US CENSUS BUREAU CENSUS 2000	LAWTON POPULATION CHAMBER OF COMMERCE POST-BRAC	FORT SILL POPULATION CHAMBER OF COMMERCE POST-BRAC
2000	92,757*	11,357		
2030			121,700*	15,700

*Includes Fort Sill population

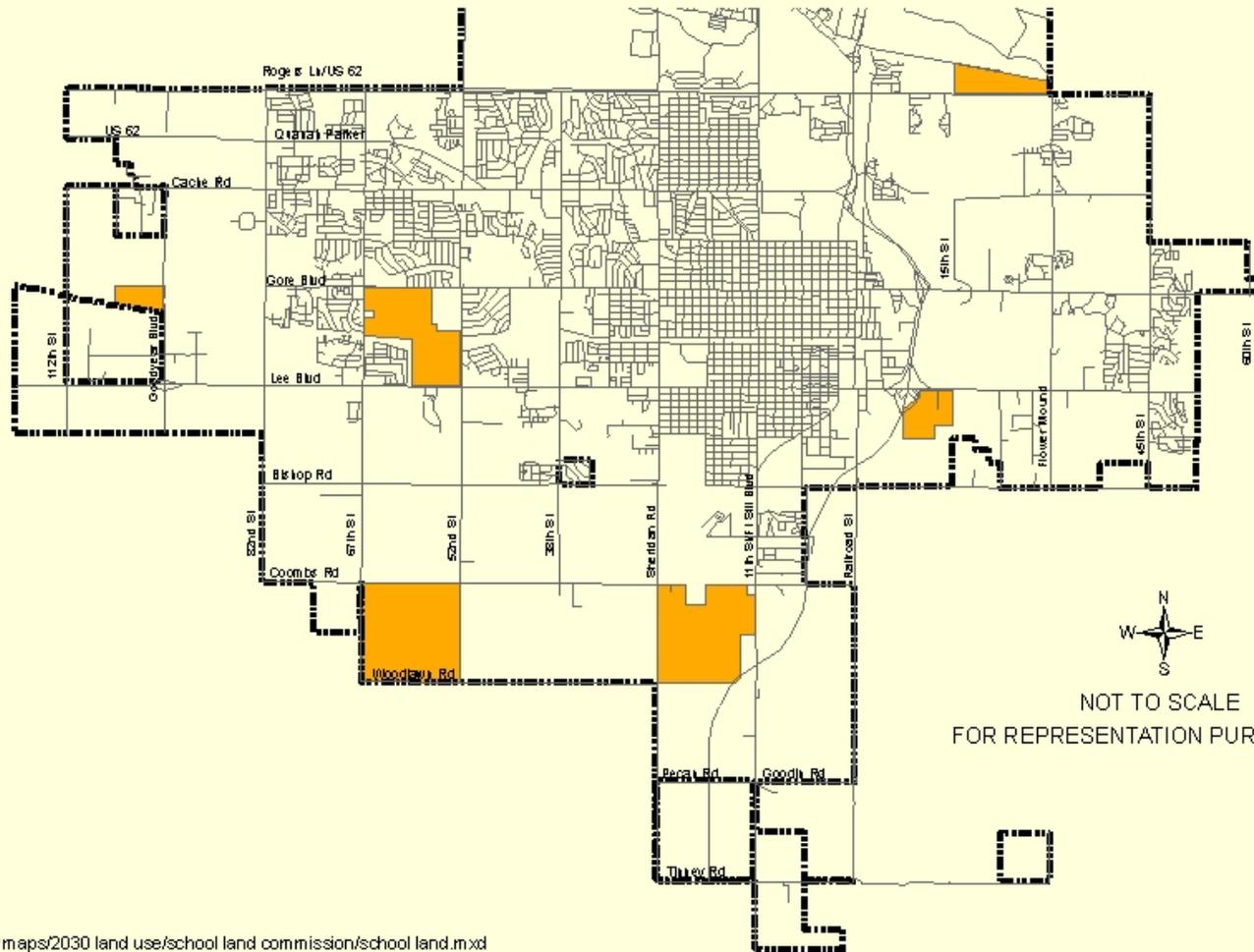
GROWTH CONSTRAINTS

- Ridgeline
- Fort Sill
- Floodplain



N
W E
S
NOT TO SCALE
FOR REPRESENTATION PURPOSES ONLY

LARGE TRACTS OF LAND OWNED BY STATE SCHOOL LAND COMMISSION



LAND USE COMPATIBILITY



Protect industrial sites from encroachment of incompatible uses.

Create transitions between uses and buffer incompatible uses from each other.



Type of incompatible commercial when abutting low density residential.

COMPATIBILITY OF BUILDING TYPES



Architectural styles should be compatible with those found in the surrounding neighborhood.

Should a metal building be permitted in a residential area?





REDEVELOPMENT

Benefits of Redevelopment

- ❖ Promotes community core
- ❖ Creates employment opportunities
- ❖ Promotes neighborhood concept
- ❖ Eliminates blight
- ❖ Uses existing infrastructure



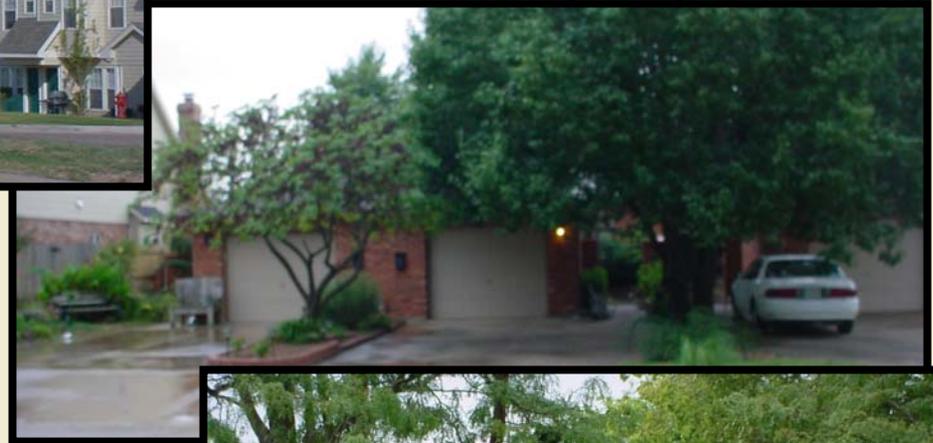
HOUSING



Multi-Family Apartments

Criteria for Mix of Housing Types in Relation to Surrounding Neighborhoods

- Should be appropriately located
- Should be appropriately scaled
- Should be appropriately designed



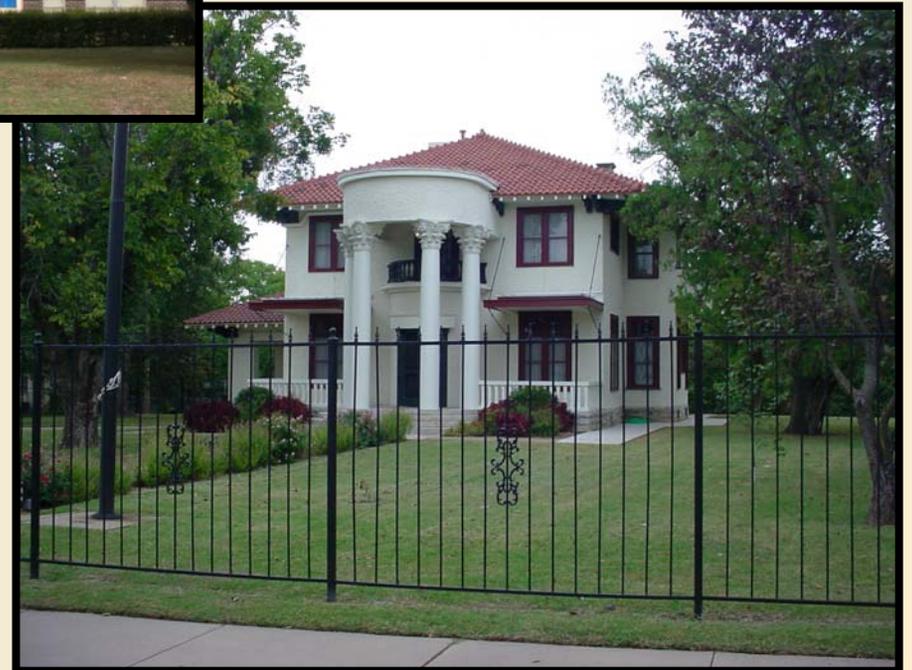
Single Family House

HISTORIC PRESERVATION



Benefits of Protecting Older Buildings and Neighborhoods

- Visually pleasing
- Available and useful
- Creates an understanding of ourselves as individuals and as a nation



INDUSTRIAL AREA



Location of Industrial areas

- Growth will benefit industry and the City
- Convenient to traffic arteries and utility lines
- Least possible adverse effect on other land uses



COMMERCIAL AREAS

Growth and Development of Commercial Areas



- Must be accessible
- Must be convenient
- Must have attractive locations



SCREENING OR BUFFERING



Purpose of Screening/Buffering

- *Enhance visual appearance*
- *Enhance environmental conditions*
- *Screen parking and storage areas*
- *Buffer between different land uses*
- *Encourage planting of trees and other plant materials*



ADDITIONAL SCREENING OR BUFFERING FOR LARGE BOX STORES

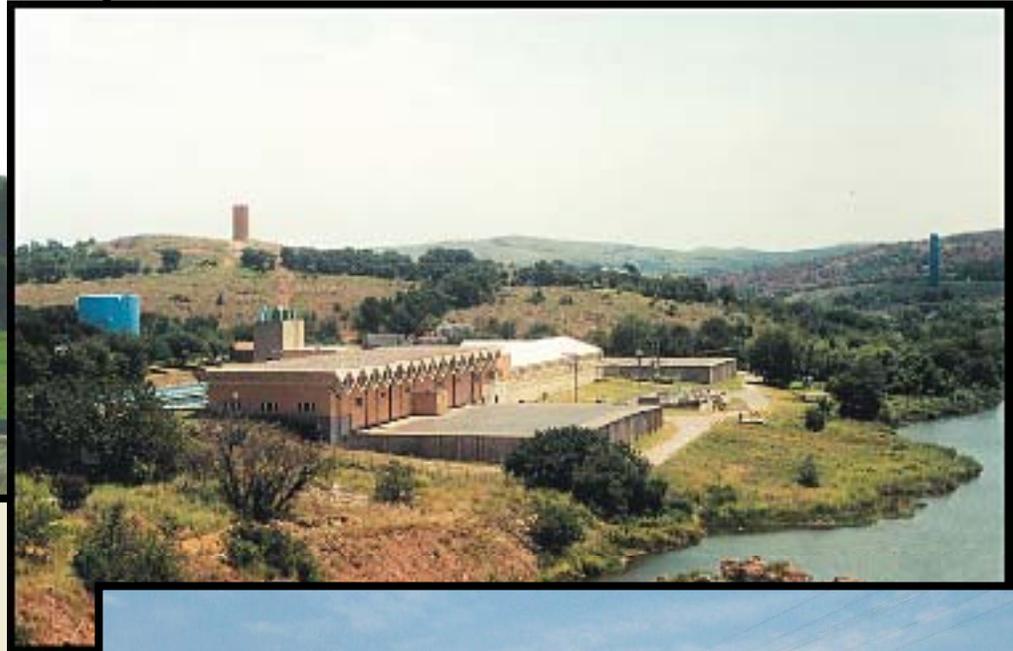


Purpose of Additional Screening

- Truck noise
- Industrial lighting
- Generation of trash

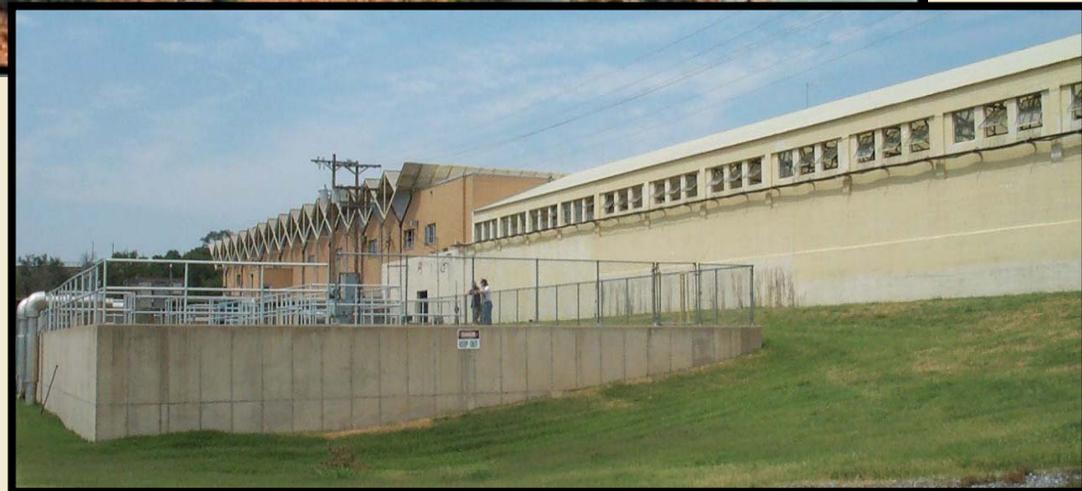


INFRASTRUCTURE WATER SYSTEM

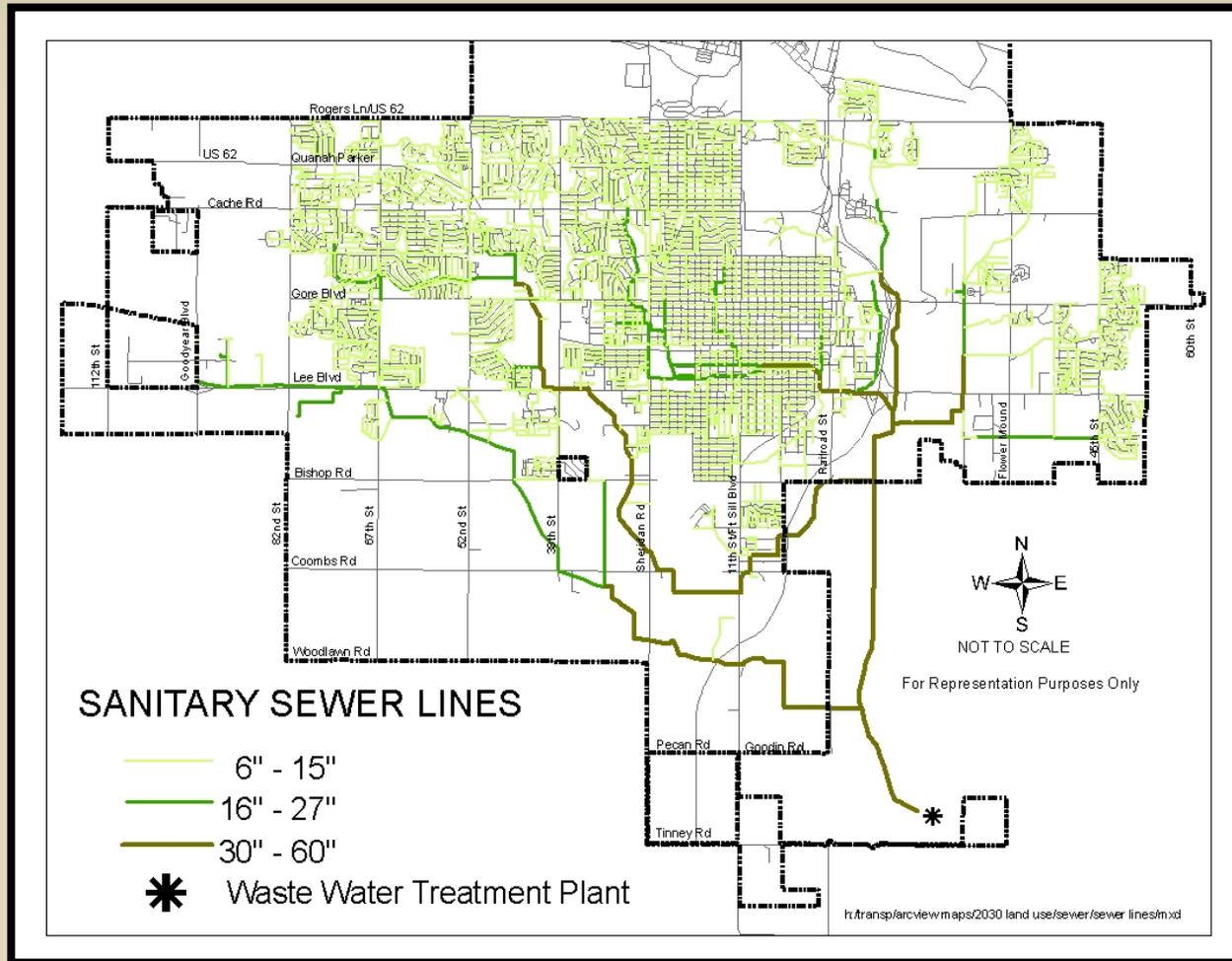


CIP Projects

- ❖ Water distribution and storage
- ❖ SE water treatment plant
- ❖ Meter replacement program



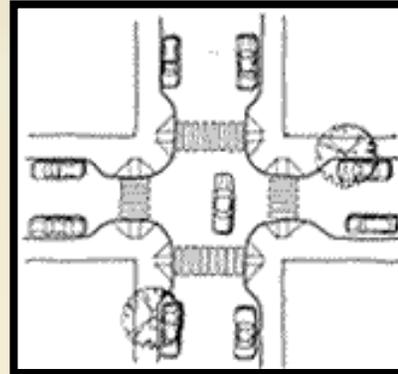
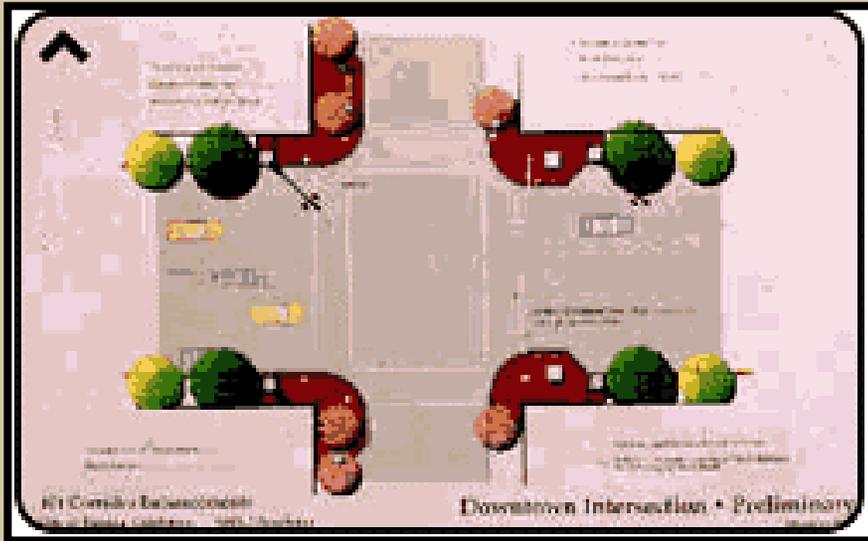
INFRASTRUCTURE - WASTE WATER SYSTEM



CIP Projects

- Phase II sewer rehab program
- WWTP ultraviolet system

INFRASTRUCTURE TRANSPORTATION SYSTEM



CIP Projects

- Street reconstruction and repairs
- NW 38th St (Cache to Gore)
- NW 67th St (Rogers Lane to Cache)
- SE 45th St (Gore to Lee)
- Santa Fe Bridge

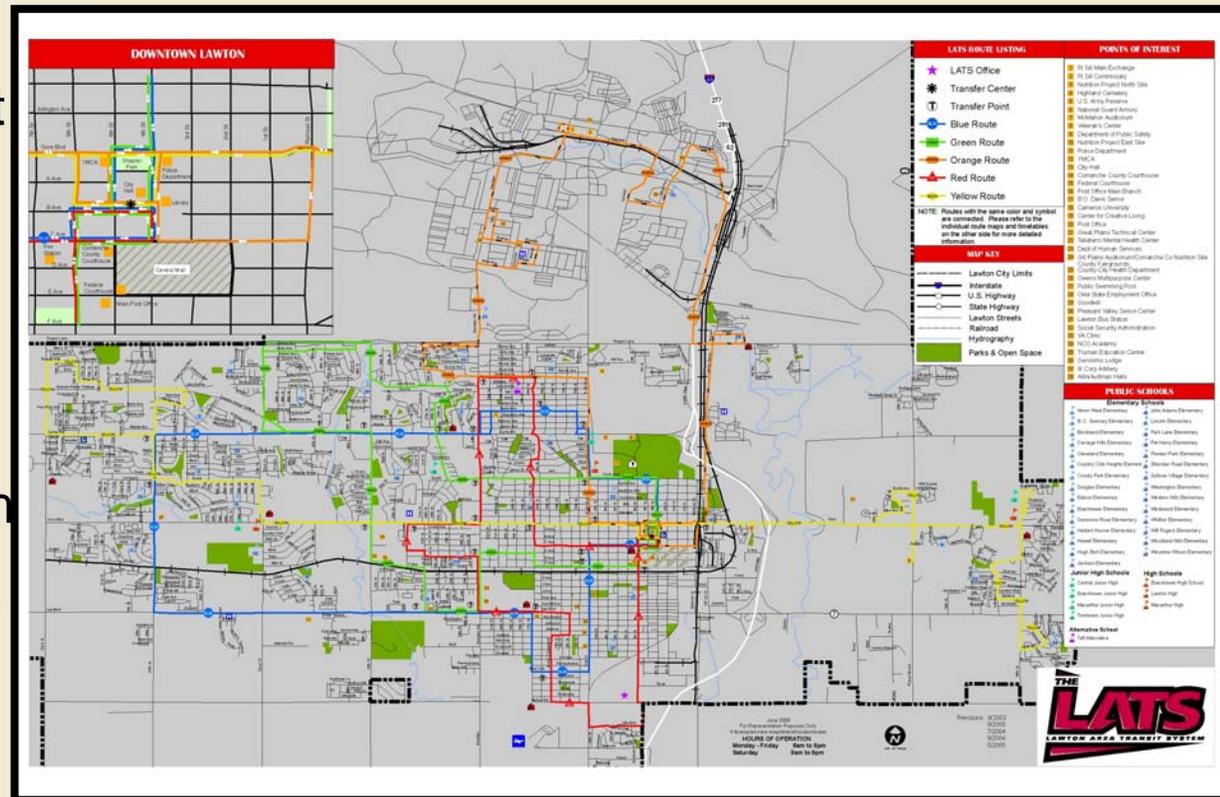




LAWTON AREA TRANSIT SYSTEM (LATS)

Benefits of LATS

- ❖ Protects the environment
- ❖ Conserves energy
- ❖ Reduces traffic congestion
- ❖ Provides greater freedom
- ❖ Provides greater mobility
- ❖ Provides economic opportunity





Much used
path/no
sidewalk



Sidewalk to
nowhere

PEDESTRIAN AND BIKEWAYS

PEDESTRIAN BILL OF RIGHTS

- ❖ The freedom to walk with independence, comfort and safety
- ❖ A complete and unimpeded network of pedestrian ways
- ❖ Safe, well-maintained, well-lit walkways, without obstructions or barriers
- ❖ Right-of-way at all pedestrian crossings, with special attention to the needs of children, older adults, and visually and mobility-impaired pedestrians
- ❖ Safe and convenient access to common destinations and other modes of transportation
- ❖ An educated public, and a driving public that conscientiously promotes pedestrian safety through their actions

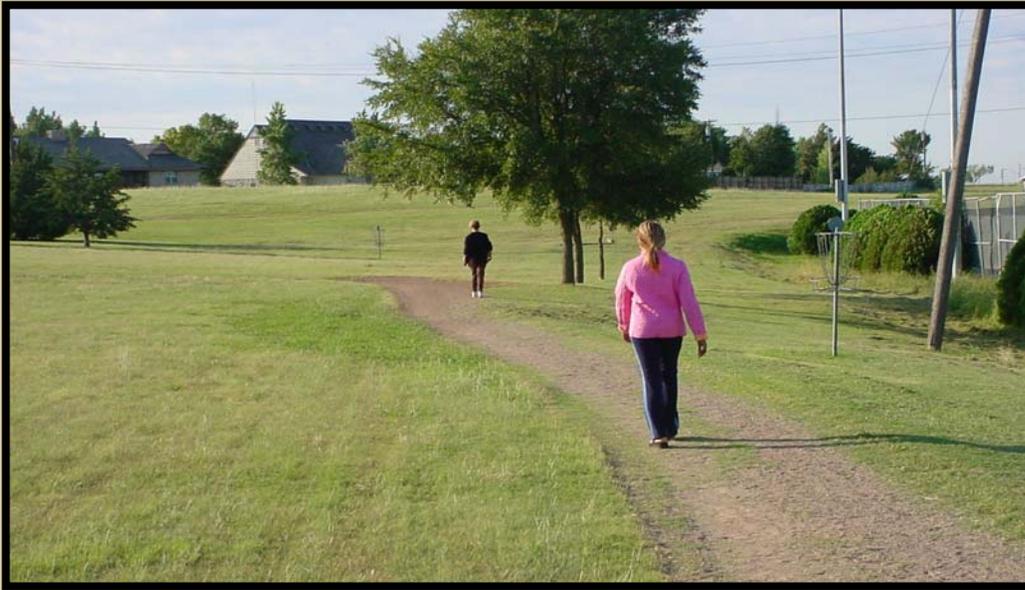


PARKS

Benefits of Parks

- Enhances the quality of life
- Provides safe, available and accessible play area
- Adds beauty to the community
- Promotes business relocation and expansion
- Adds to environmental health
- Increases property values





RECREATION

Benefits of Recreation

- Stress management
- Health insurance
- Promotes business relocation and expansion
- Higher quality of life
- Builds strong, self-sufficient community



FLOODPLAIN



Manhole in floodplain area.

Soccer Fields are a good use for floodplains

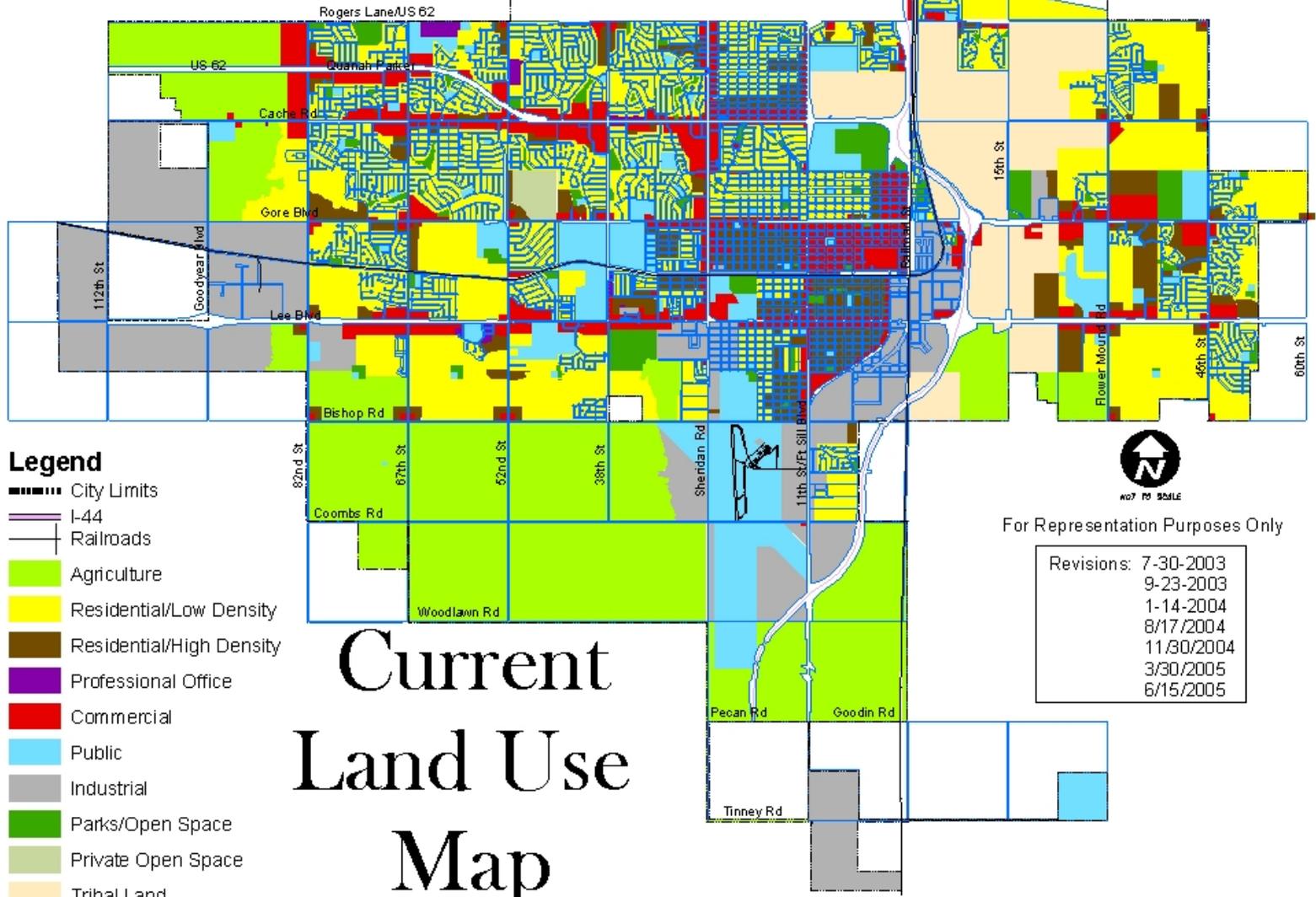


Benefits of Preserving Watercourses and Floodplains

- Moderate flood and stormwater impacts
- Improve water quality
- Reduce soil erosion
- Protect aquatic and riparian habitat
- Provide recreational opportunities
- Provide aesthetic benefits
- Enhance community and economic development



Fort Sill Military Reservation



Legend

- City Limits
- I-44
- Railroads
- Agriculture
- Residential/Low Density
- Residential/High Density
- Professional Office
- Commercial
- Public
- Industrial
- Parks/Open Space
- Private Open Space
- Tribal Land

Current Land Use Map



For Representation Purposes Only

Revisions:	7-30-2003
	9-23-2003
	1-14-2004
	8/17/2004
	11/30/2004
	3/30/2005
	6/15/2005

THANK YOU FOR
ATTENDING THE 2030
LAND USE PLAN
COMMUNITY
VISIONING MEETING.