

RESOLUTION NO. R-1718-40

ITEM NO. 8a

STAFF REPORT

ITEM: Indian Hill Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Industrial Designation for approximately 3.45 acres of property generally located on the north side of Indian Hills Road and west of the BNSF Railroad (2855 W. Indian Hills Road).

SUMMARY OF REQUEST: The property owner is proposing to rezone and plat this property from RM-4, Mobile Home Park District and A-2, Rural Agricultural District to I-1, Light Industrial District, and a NORMAN 2025 Land Use and Transportation amendment from Commercial Designation to Industrial Designation for warehouse use on 3.45 acres of the total ownership of 16.33 acres.

The site is designated as Future Urban Service Area, this designation is not changing. The site can be served by water but is not serviceable by public sewer solution; therefore, the designation of Future Urban Service Area will remain in place for this site.

STAFF ANALYSIS:

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.*

While there have been minimal zoning and land use amendments to the north, west and south of this site, the railroad tracks are on the east of this site, the general area on the west side of I-35 has seen several rezoning, platting and land use plan amendments; more specifically on the west side of I-35 where Hey Day, Andy Alligators Bob Moore Auto and an apartment complex have developed in recent years. However, the site has experienced several floods when the manufactured home site was still in use. The manufactured homes have been removed from the site. The proposal to remove and clear the remaining concrete pads and drive lanes located in the flood plain and flood way are a positive improvement of this site. The remaining acres are proposed to be left as open space without development.

- 2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.*

The allowable access will be taken from Indian Hills Road, an existing drive. The warehouse proposal will have no negative traffic impacts.

STAFF RECOMMENDATION: Staff supports this request for a NORMAN 2025 Land Use and Transportation Plan amendment from Commercial Designation to Industrial Designation. It is similar in nature to surrounding current developments and will not create adverse land use or traffic impacts and, therefore, is not contrary to the public interest. Staff recommends approval of Resolution No. R-1718-40.