

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1415-23

DATE:  
May 21, 2015

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for EVANS ENTERPRISES ADDITION.

**LOCATION:** Generally located approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive.

### **INFORMATION:**

1. Owner. Evans Enterprises, Inc.
2. Developer. Evans Enterprises, Inc.
3. Engineer. SMC Consulting Engineers, P.C.

### **HISTORY:**

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. July 16, 1962. Planning Commission recommended to City Council that this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.
5. August 28, 1962. City Council adopted Ordinance No. 1406 placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.
6. January 8, 2015. Planning Commission, on a vote of 7-0, recommended to the City Council that the preliminary plat for Evans Enterprises Addition be approved.
7. February 24, 2015. City Council approved the preliminary plat for Evans Enterprises Addition.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed to serve the proposed structures. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. This development will utilize the City of Moore existing sanitary sewer system located on site.
4. Sidewalks. Sidewalks are not required adjacent to the Interstate Drive (frontage road).
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to a privately-maintained detention facility for controlled discharge into Little River.
6. Streets. Interstate Drive is existing.
7. Water. There is an existing 12-inch (12”) water line adjacent to North Interstate Drive. Water lines will be installed to serve proposed fire hydrants located within the property.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, site plan, and final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS AND RECOMMENDATION:**

The engineer for the owner has requested the Development Committee review the site plan and final plat for Evans Enterprises Addition and submit it to City Council.

This property consists of 14.53 acres of Industrial zoned property located on one (1) proposed lot. Evans is an electric motors and generators sales and service facility that has been in business since 1954 in the Oklahoma City area. There is an existing oil well located on the property. The oil well facility is currently fenced.

The final plat is consistent with the preliminary plat.

Traffic impact fees in the amount of \$5,680.30 will be required prior to filing the final plat.