

**Applicant:** Indian Hills Investment Group, L.L.C.

**Project Location:** North of Indian Hills Road between I-35 and BNSF Railroad. 2855  
Indian Hills Road

**Case Number:** PD 17-18

**Time:** 5:30 p.m.

**Applicant/Representative**

Jason Spencer-Applicant's Engineer- Crafton Tull  
Will Sullins- Applicant's Architect-Phase One Division

**Attendees**

Donna Jackson  
Harold and Imagene Clark  
Linda Agee

**City Staff**

Janay Greenlee  
Katherine Walker  
Drew Norlin  
Ken Danner

**Application Summary**

The applicant's request is to preliminary plat a 16.33 acre parcel that currently has two different zoning designations; part of the property is zoned A-2, Rural Agricultural and part is zoned RM-4, Mobile Home Park. The applicant is requesting to rezone 3.45 acres of the 16.33 parcel to I-1, Light Industrial, and a land use amendment from Commercial to Industrial to develop warehouses with offices. The remaining 12.88 acres will not be developed and the current zoning and land use designations will remain in place. The applicant will clean up the undeveloped land that is in the flood plain; all concrete pads and debris will be removed from the site as stated on the preliminary plat.

**Neighbor's Comments/Concerns**

Will drainage be provided on site without impact to the neighbors?  
What is going to develop?  
Is the Oil well/rig on this property?  
Is anything going to be done about the Indian Hills Interchange?  
What is going to happen to the old trailer park site?

**Applicant's Responses**

On site detention will be provided and there will be no impact on the neighbors. The neighbors agreed that this actually will help alleviate some of the run off onto the adjoining properties.

Warehouses with offices will be developed on the west portion of the property. The neighbors stated that this would be a good use for the site.

Oil rig/well is not on this property.

This proposal will not include any improvements to the Indian Hills Interchange; there is an ODOT I-35 study being conducted and they will assess interchanges along this corridor of I-35.

The remaining undeveloped land will be cleaned up; all concrete and debris will be removed.