



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1718-11**

**File ID:** O-1718-11

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 22

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 09/20/2017

**File Name:** Indian Hills Industrial Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1718-11 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN IN NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, AND PLACE THE SAME IN THE I-1, LIGHT INDUSTRIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2855 WEST INDIAN HILLS ROAD)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-11 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-11 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 11/28/2017

**Agenda Number:** 22

**Attachments:** Text File O-1718-11, O-1718-11, Location Map, Staff Report, 10-12-17 PC Minutes

**Project Manager:** Jane Hudson, Principal Planner

**Entered by:** rone.tromble@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/14/2017		Pass

**Action Text:** A motion was made by Lewis, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/14/2017. The motion carried by the following vote:

1	City Council	11/14/2017	Introduced and adopted on First Reading by title only	Pass
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**Action Text:** That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

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### **Text of Legislative File O-1718-11**

Body

**SYNOPSIS:** 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 for warehouse use on 3.45 acres of the total ownership of 16.33 acres.

#### **ANALYSIS:**

**IMPACTS** From review of this proposal staff does not foresee any negative impacts from development of the property not included in the flood plain and flood way as well as the Water Quality Protection Zone (WQPZ), established with this plat. The applicant purchased this property approximately 4 years ago. Since that time the applicant has worked with City staff to clear the mobile home park that was located in the flood plain and flood way - the location of those structures created life safety issues for those residents.

**ACCESS** The site has an existing drive located on the north side of Indian Hills Road. This access point is directly across Indian Hills Road from another existing drive; the location of these two drives meets the separation standards for traffic.

The facility has a long access drive, all of which is located out of the flood plain, flood way and WQPZ on this site.

**SITE PLAN** The preliminary proposal has 3 warehouse buildings. The warehouses are situated back off Indian Hills Road and the adjacent I-35 Frontage Road. This extended setback keeps the structures farther away from the road, creating or keeping the rural character of this area. The site has adequate parking, landscaping and dumpster access.

#### **OTHER AGENCY COMMENTS:**

##### **GREENBELT COMMISSION - GBC #17-15 - September 18, 2017**

The Greenbelt Commission forwards the project with no additional comments.

##### **PRE-DEVELOPMENT - PD #17-18 - September 28, 2017**

The following questions and applicant responses regarding the application and general area came from the Pre-Development meeting:

- Will drainage be provided on site without impact to the neighbors? 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
- What is going to develop? 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.
- Is the Oil well/rig on this property? Oil well/rig is not on this property.
- Is anything going to be done about the Indian Hills Interchange? 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.

- What is going to happen to the old trailer park site? The remaining undeveloped land will be cleaned up; all concrete and debris will be removed.

**PARK BOARD** This proposal does not have a residential component; there are no parkland requirements.

**PUBLIC WORKS** The applicant has shown on the preliminary plat that the remaining concrete pads and paving located in the flood plain and floodway areas are to be removed. The drive approach will be improved to current City Standards. The facilities will be on private sewer systems. The applicant will extend a 12-inch water main from the south to serve the property with potable water and fire protection. Street paving and sidewalk improvements to Indian Hills Road will be deferred with a final plat. The lateral lines for the private sewer systems will be located outside of the WQPZ.

**RECOMMENDATION:** Staff supports this request for rezoning and recommends approval of Ordinance No. O-1718-11.

Planning Commission, at their meeting of October 12, 2017, recommended adoption of Ordinance O-1718-11 by a vote of 5-0.