

PRELIMINARY PLAT
PP-1718-2

ITEM NO. 8c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **INDIAN HILLS INDUSTRIAL ADDITION.**

LOCATION: Generally located on the north side of Indian Hills Road and west of the BNSF railroad right-of-way (2855 West Indian Hills Road).

INFORMATION:

1. Owner. Indian Hill Investment Group L.L.C.
2. Developer. Indian Hill Investment Group L.L.C.
3. Engineer. Crafton Tull.

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. January 16, 1968. Planning Commission recommended to City Council that a portion of this property be placed in RM-4, Mobile Home Park District and removed from A-2, Rural Agricultural District.
5. February 13, 1968. City Council adopted Ordinance No. 2027 placing a portion of this property in RM-4, Mobile Home Park District and removing it from A-2, Rural Agricultural District.

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. A sidewalk will be constructed adjacent to Indian Hills Road. Staff will recommend deferral with final platting.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility for controlled discharge into Little River.
6. Streets. Indian Hills Road will be constructed as a principal urban arterial. Staff will recommend deferral of the street paving improvements with final platting.
7. Water. There is an existing 12-inch (12") water line located south of Indian Hills Road. It will be constructed across the frontage of Indian Hills Road and the frontage road.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. WQPZ. There is Water Quality Protection Zone on the majority of the property. There are no plans to develop this area.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 16.33 acres. Of the 16.33 acres, there is one proposed lot on 3.45 acres for warehouse use. The remainder of the property is not proposed for development since it consists of Flood Plain and Water Quality Protection Zone (WQPZ). Staff recommends approval of the preliminary plat for Indian Hills Industrial Addition subject to approvals of R-1718-40 and O-1718-11.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Indian Hills Industrial Addition to City Council.

ACTION TAKEN: _____