
ORDINANCE NO. O-1718-11

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Indian Hill Investment Group, L.L.C.
REQUESTED ACTION	Rezoning to I-1, Light Industrial District
EXISTING ZONING	RM-4, Mobile Home Park District, and A-2, Rural Agricultural District
SURROUNDING ZONING	North: City of Moore East: A-2, Rural Agricultural District South: I-1, Light Industrial District West: CR, Rural Commercial District
LOCATION	2855 West Indian Hills Road
SIZE	3.45 acres, more or less
PURPOSE	Warehouse
EXISTING LAND USE	Vacant (Previously a mobile home park and single-family use)
SURROUNDING LAND USE	North: City of Moore - Wastewater Treatment Plant East: Residential (Across RR Tracks) South: Church & Mixed Industrial Use West: Vacant & Oil Well Site
LAND USE PLAN DESIGNATION	Future Urban Service Area - Commercial

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 or 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 ambiance 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 rig/well 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.

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