



# Zoning Case #0615-02

## Orion Drilling Company, LLC

**From:** "IL" Light Industrial District  
**To:** "IH" Heavy Industrial District

Planning Commission  
Presentation  
June 3, 2015

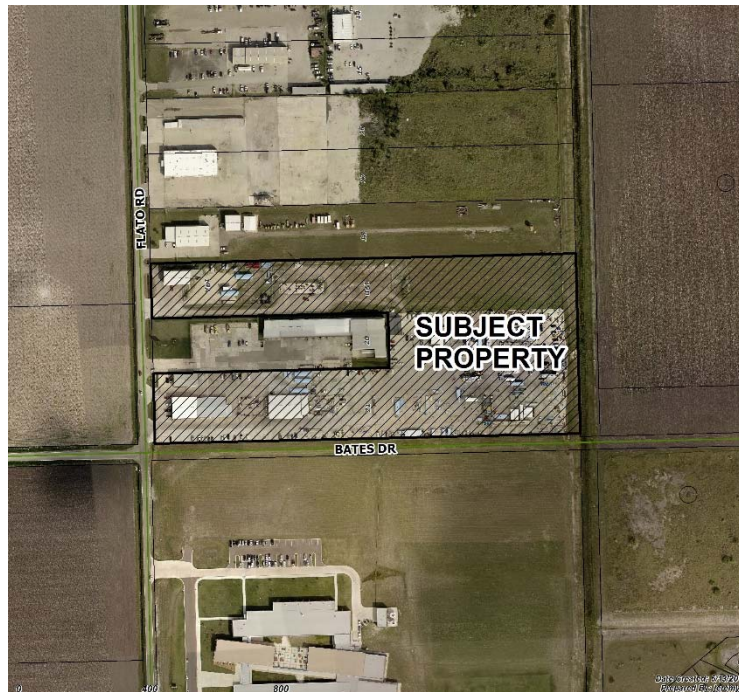


# Aerial Overview



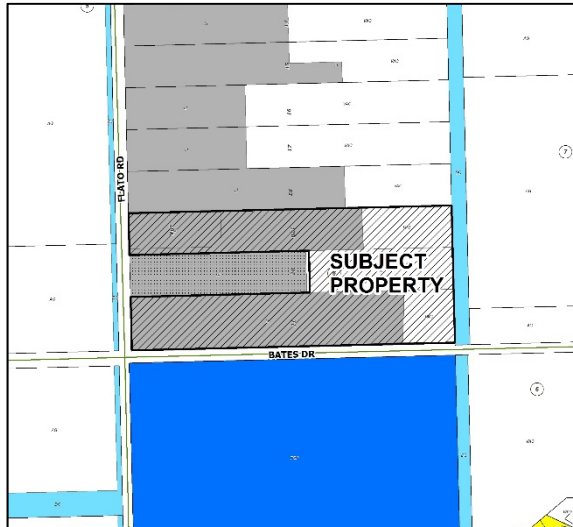


# Aerial

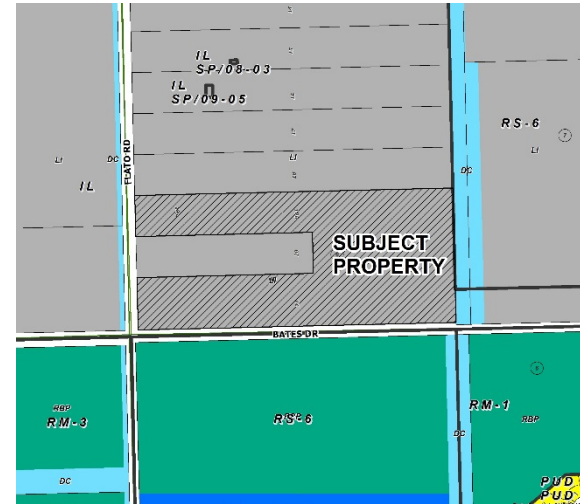




## Existing Land Use

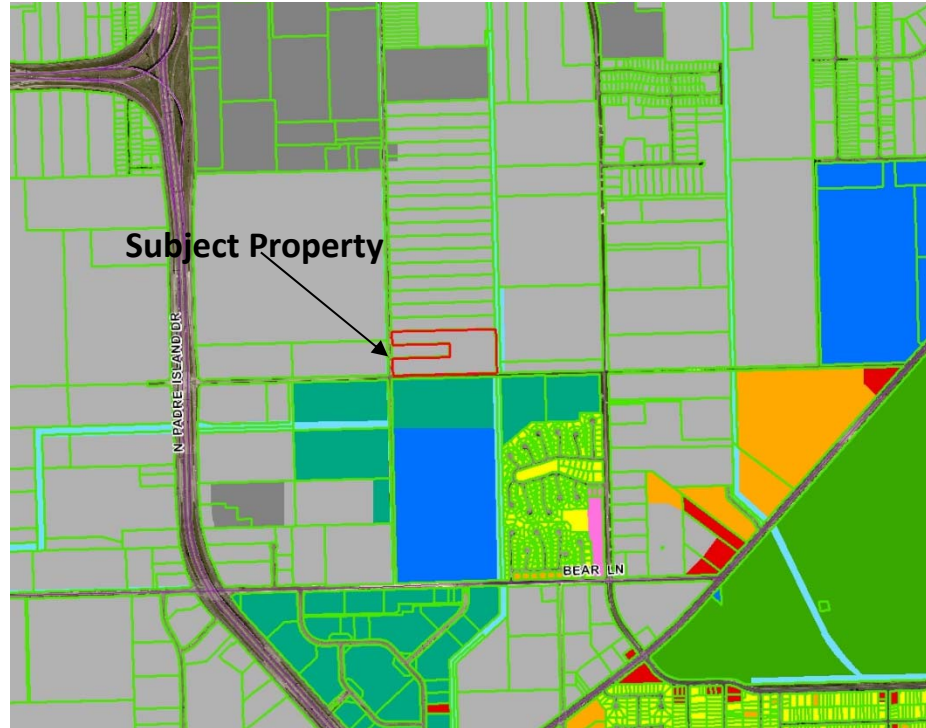


## Future Land Use





# Future Land Use Map





# North Side of Property (Facing East)

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# South Side of Property (Facing East)

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# North on Flato Road







# South on Flato Road

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# Public Notification

10 Notices mailed inside 200' buffer  
9 Notices mailed outside 200' buffer

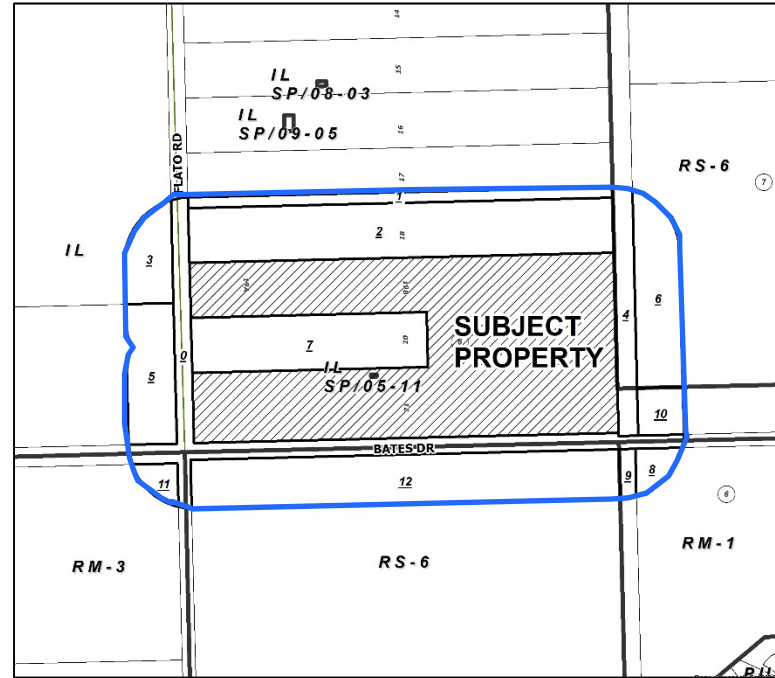
Notification Area



Opposed: 0



In Favor: 0





# Staff Recommendation

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Denial of the “IH” Heavy Industrial District  
and, in lieu thereof  
Approval of the “IL/SP” Light Industrial  
District with Special Permit subject to  
conditions



# Special Permit Conditions

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- 1. Use Regulation:** The only use permitted under this Special permit, other than those allowed by right in the “IL” Light Industrial district, is the fabrication and assembly of steel components, including all other operations described herein including the assembly of oil rig components and the storage of equipment and vehicles necessary to conduct operations.
- 2. Access:** Vehicular access shall be permitted to Flato Road only.
- 3. Hours of Operation:** Except for administrative operations, the hours of operation shall be limited from 6:00 a.m. to 7:00 p.m. and compliance with Noise Ordinance is required.



# Special Permit Conditions

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## 4. **Site Plan:**

- Orientation of building subject to change.
- Fabrication building no closer than 100 feet from south property line.
- Fabrication building shall not exceed 50,000 square feet.

## 5. **UDC Requirements.** Comply with all other UDC requirements.

## 6. **Time Limit:** 3 years to submit complete building permit application.