



The City of NORMAN

225 N. Webster Ave. • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER:	PD23-15	APPLICANT:	Shaz Investments Group, LLC
DATE:	April 6, 2023	LOCATION:	SE corner of Indian Hills & 12 th Ave. NE
TO:	Interested Neighbors	WARD:	6
FROM:	City of Norman Department of Planning and Community Development		
SUBJECT:	Pre-Development Discussion of a Preliminary Plat, Rezoning, and 2025 Plan Amendment		

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of commercial uses. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning to CR, Rural Commercial District, and a NORMAN 2025 Land Use Plan amendment will be required.

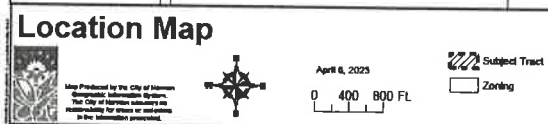
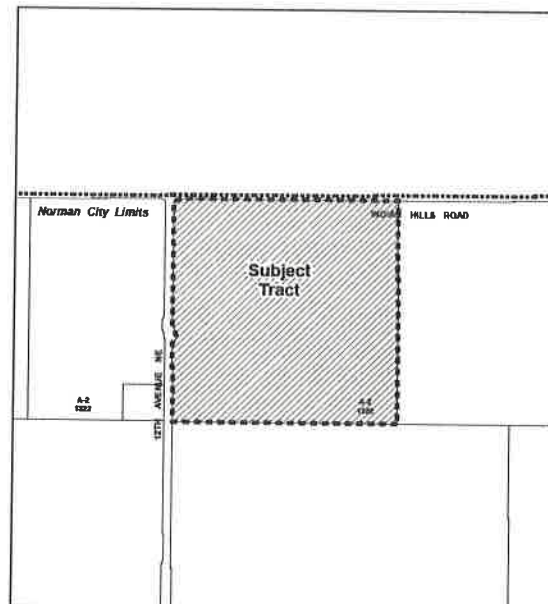
Please join us for a Pre-Development discussion of this proposal on Thursday, April 27, 2023 from 5:30 p.m. until 6:00 p.m. The meeting will be held in **City Council Chambers** at **201 West Gray Street**, located west of the downtown Post Office (**former Norman Public Library; entrance on north side**).

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Kendall Dillon, (405) 787-6270 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 23-15

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT/LAND OWNER Shaz Investments Group, LLL.	ADDRESS 2252 N. Broadway Moore, OK 73160
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EMAIL ADDRESS mo@homecreations.com hossein@homecreations.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Mo Sharifi 405-476-9133 BEST TIME TO CALL:
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at the SE corner of Indian Hills Rd and 12th Avenue NE being a part of the NW/4 of Section 4, T-9-N, R-2-W, I.M. Norman, Cleveland County, Oklahoma (East tract)

and containing approximately 156.91± **acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.**

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):
Developer proposes 8 commercial lots with 3 detention areas being 35.56± acres within the proposed preliminary plat being a total of 156.91± acres.

OFFICE USE ONLY

This proposed development will necessitate (check all that apply):

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to CR, Rural Commercial District(s)
 Special Use for _____
 Preliminary Plat _____ (Plat Name)
 Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)
 Commercial Communication Tower

Items submitted:

Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Current Zoning: A-2
 Current Plan Designation: Country Residential

Concurrent Planning Commission Review Requested: _____

Received on: 4-4-2023
 at 1:30 a.m./p.m.
 by mt

