



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: PD23-16
APPLICANT: Shaz Investments Group, LLC
DATE: April 6, 2023
LOCATION: SW corner of Indian Hills & 12th Ave.
WARD: NE 6
TO: Interested Neighbors
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.

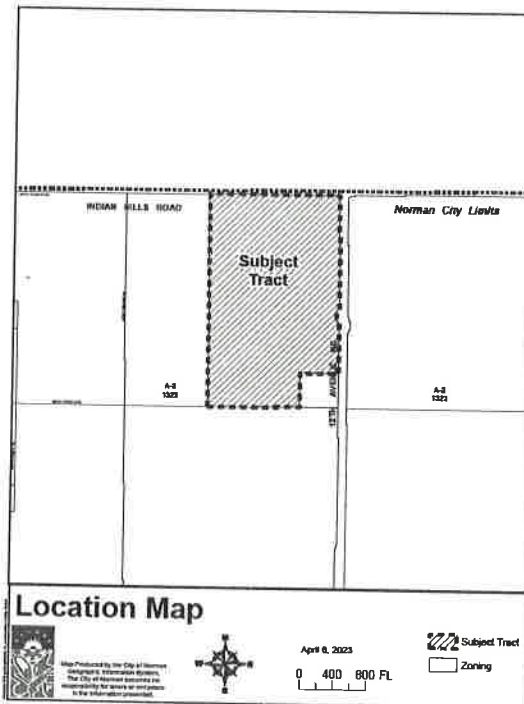
Please join us for a Pre-Development discussion of this proposal on Thursday, April 27, 2023 from 6:00 p.m. until 6:30 p.m. The meeting will be held in **City Council Chambers** at **201 West Gray Street**, located west of the downtown Post Office (**former Norman Public Library; entrance on north side**).

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



Location Map





Application for Pre-Development Informational Meeting

Case No. PD 23-16

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 |
| 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: |

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located at the SW corner of Indian Hills Rd and 12th Avenue NE being a part of the NE/4 of Section 5, T-9-N, R-2-W, I.M. Norman, Cleveland County, Oklahoma (West tract)

and containing approximately 93.94± 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 5 commercial lots and one detention area being 22.51± acres of the total 93.94± acre proposed preliminary plat.

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:

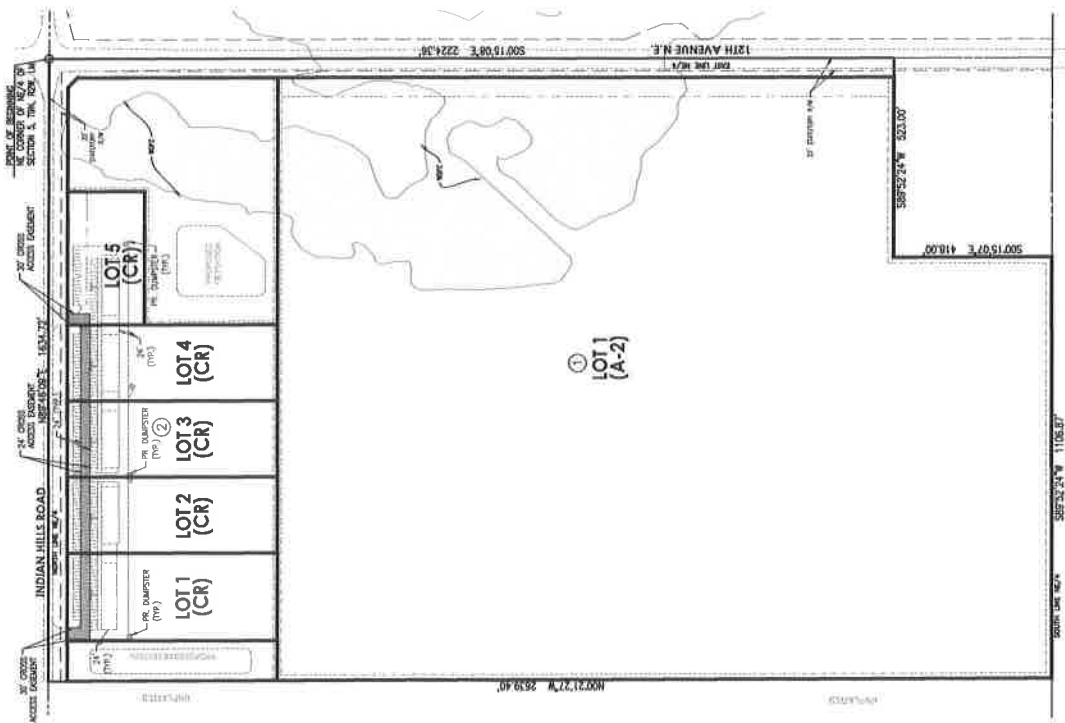
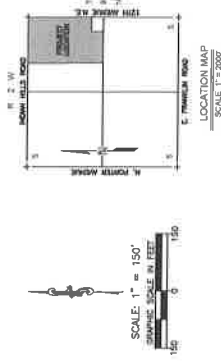
Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

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

Concurrent Planning Commission Review Requested: _____

Received on: 11-4-2023
 at 1:30 a.m./p.m.
 by [Signature]

PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
 OF
**INDIAN HILLS ROAD &
 12TH AVENUE N.E. WEST**
 A PART OF THE NE/4 OF SECTION 5, T9N, R2W, L1M,
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



| COMMON AREAS: | |
|------------------------------------|------------|
| 5.0 A | 1.33 ACRES |
| 5.0 B | 6.57 ACRES |
| TOTAL G/A (SITE) 7.90 ACRES | |

| LEGEND: | |
|---------|------------------------------|
| B/L | BUILDING LIMIT LINE |
| D/C | DRAINAGE CHANNEL |
| U/E | UTILITY EASEMENT |
| S/E | SEWER EASEMENT (ST) |
| P/E | EX. PRELIMINE EASEMENT |
| EX. | EXISTING |
| L.M.A. | LIMITS OF NO ACCESS |
| R/W | RIGHT-OF-WAY |
| (DR) | DRAINAGE RELATED COMMON AREA |

LEGAL DESCRIPTION
 A PART OF THE NE/4 OF SECTION 5, T9N, R2W, L1M, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING at the Northwest corner of said NE/4, thence
 S89°13'07" along the East line of said NE/4, a distance of 224.50 feet, thence
 S89°23'24" a distance of 523.00 feet, thence
 S00°15'07" E a distance of 1106.87 feet, thence
 N89°23'24" W a distance of 523.00 feet, thence
 S89°13'07" along the North line of said NE/4, a distance of 1106.87 feet to the
 point of beginning.

LOT COUNT:
 5 LOTS
 7 LOTS
 8,134

PRELIMINARY PLAT - CONCEPTUAL SITE PLAN
 INDIAN HILLS ROAD & 12TH STREET N.E. WEST

Crafton Tull
 CIVIL ENGINEER
 1000 N. W. 10th St., Suite 100
 Norman, Oklahoma 73061
 PHONE: 405.328.2222
 FAX: 405.328.2222

OWNER/DEVELOPER
 ONE WINDSBY CAMP, LLC
 1200 N. W. 10th St., Suite 100
 Norman, Oklahoma 73061
 PHONE: 405.328.2222

SHEET NO: 2 OF 2
 DATE: 03/10/23
 PROJECT NO.: 23600800