



# The City of NORMAN

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

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-307-7112

**CASE NUMBER:** PD23-37                                    **APPLICANT:** Shaz Investment Group, L.L.C.

**DATE:** October 12, 2023                                **LOCATION:** NE Corner of Indian Hills Road and  
48<sup>th</sup> Avenue N.W.

**TO:** Interested Neighbors                                **WARD:** 3

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of a NORMAN 2025 Amendment, Rezoning, and Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a commercial and high-density residential development. This property is currently zoned PUD, Planned Unit Development District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, October 26, 2023 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in **Conference Room B** of the **Norman Development Center, 225 N. Webster Avenue**, located west of the downtown Post Office (**former Norman Public Library; entrance on north side**).

*This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 9, 2023 meeting. You will also be receiving notice of that meeting in the near future.*

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 prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Gunner Joyce, (405) 310-5274 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 23-37

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b>  Shaz Investment Group, LLC	<b>ADDRESS</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Rieger Law Group gjoyce@riegerlawgroup.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 <b>BEST TIME TO CALL:</b> M-F Business Hours

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

A proposal for development on a parcel of land, generally located near the NE corner of Indian Hills Road and 48th Ave NW

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and containing approximately Approx. 39.95 acres 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):

The Applicant seeks to rezone the subject property and amend the subject property's NORMAN 2025 Land Use Designation, in order to facilitate a commercial and high-density residential development on the property. The Applicant will seek to rezone approximately 25.12 acres to C-2, General Commercial zoning designation and approximately 14.82 acres to RM-6, Medium Density Apartment zoning designation, in order to allow for the Applicant's desired development of the subject property. Additional materials and exhibits are attached to provide additional background and information regarding the Applicant's proposed development of the subject property.

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This proposed development will necessitate (check all that apply): <ul style="list-style-type: none"> <li><input type="checkbox"/> 2025 Plan Amendment      <input type="checkbox"/> Growth Boundary</li> <li><input type="checkbox"/> Land Use</li> <li><input type="checkbox"/> Transportation</li> <li><input checked="" type="checkbox"/> Rezoning to <u>C-2 &amp; RM-6</u> District(s)</li> <li><input type="checkbox"/> Special Use for _____</li> <li><input checked="" type="checkbox"/> Preliminary Plat <u>Whispering Trails</u> (Plat Name)</li> <li><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</li> <li><input type="checkbox"/> Commercial Communication Tower</li> </ul>	Items submitted: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Deed or Legal Description</li> <li><input checked="" type="checkbox"/> Radius Map</li> <li><input checked="" type="checkbox"/> Certified Ownership List</li> <li><input checked="" type="checkbox"/> Written description of project</li> <li><input checked="" type="checkbox"/> Preliminary Development Map</li> <li><input checked="" type="checkbox"/> Greenbelt Enhancement Statement</li> <li><input checked="" type="checkbox"/> Filing fee of \$125.00</li> </ul> Current Zoning: <u>PUD</u> Current Plan Designation: <u>Low Density Residential</u>	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/>  Received on: <u>10-2-2023</u> at <u>1:30</u> a.m./p.m. by <u>mt</u>
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Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



Keith A. Barrett  
Libby A. Smith  
Joe P. Krodel

**October 2, 2023**

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

We represent Shaz Investment Group, L.L.C. (“**Applicant**”) in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone the subject property and amend the subject property’s NORMAN 2025 Land Use Designation, in order to facilitate a commercial and high-density residential development on the property. The Applicant will seek to rezone to approximately 25.12 acres of the subject property to C-2, General Commercial zoning designation and approximately 14.82 acres of the subject property to RM-6, Medium Density Apartment zoning designation, in order to allow for the Applicant’s desired development. Additional materials and exhibits are attached to provide additional background and information regarding the Applicant’s proposed development of the subject property.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. We thank you for your consideration.

Very Truly Yours,  
**RIEGER LAW GROUP PLLC**

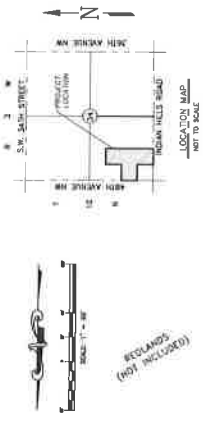
A handwritten signature in blue ink, appearing to read 'G-B Joyce', is written over a light blue horizontal line.

**GUNNER B. JOYCE**  
*Attorney at Law*

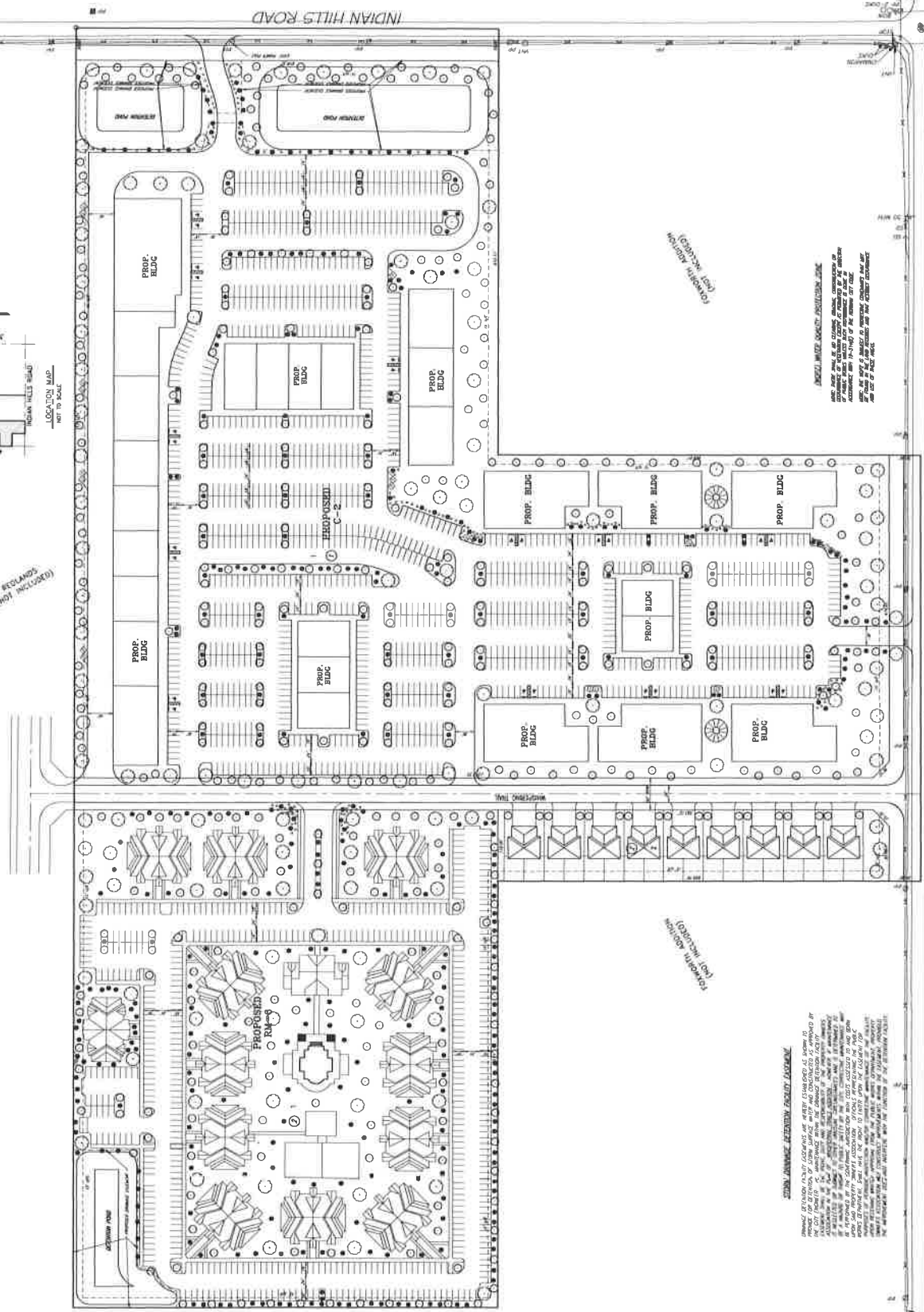
Preliminary Site Plan

**WHISPERING TRAILS ADDITION**

A PART OF THE S.W. 1/4 OF SECTION 34, T10N, R20W, T4M,  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGEND (NOT TO SCALE)



**GENERAL NOTES:**

- THIS PLAN IS A PRELIMINARY SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
- ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
- THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.

48TH AVENUE N.W.

INDIAN HILLS ROAD

(CONTRACT LINE)  
INDIAN HILLS ROAD

(CONTRACT LINE)  
INDIAN HILLS ROAD

**OWNER/DEVELOPER:**  
S.M.C. DEVELOPMENT GROUP INC.  
NORMAN, OK 73070

**DESIGNED BY:**  
S.M.C. CONSULTING ENGINEERS, P.C.  
NORMAN, OK 73070

WHISPERING TRAILS ADDITION  
48th AVE. N.W. & INDIAN HILLS RD.  
NORMAN, OKLAHOMA

**SMC**  
S.M.C. CONSULTING ENGINEERS, P.C.  
1000 NORTH AVENUE, SUITE 100  
NORMAN, OKLAHOMA 73070  
PHONE: 341-1111 FAX: 341-1112  
WWW.SMCENGINEERS.COM

**PRELIMINARY SITE PLAN**

7/1-2025 03  
1/25/2025  
7/1-2025 03