



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/14/2026

**REQUESTER:** Shaz Investment Group, LLC

**PRESENTER:** Ken Danner, Subdivision Development Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16:  
CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, LLC FOR BELLATONA ADDITION, FOR 104.49 ACRES OF PROPERTY LOCATED NEAR WILTSHIRE DRIVE AND ARCADY AVENUE. (WARD 5)

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**LOCATION:** Generally located between State Highway No. 9 and East Lindsey Street and east of 36<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owner. Shaz Investment Group, LLC.
2. Developer. Shaz Investment Group, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Corporate City Limits.
  2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
  3. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended to City Council that park land dedication be required for Summit Valley Addition.
  4. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the Norman 2020 Land Use and Transportation Plan be amended from Very Low Density Residential Designation to Low Density Residential Designation.
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5. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
6. October 14, 2003. City Council amended the Norman 2020 Land Use and Transportation Plan from Very Low Density Residential to Low Density Residential Designation.
7. October 14, 2003. City Council adopted Ordinance No. O-0304-15 placing this property in R-1, Single-Family Dwelling District and PL, Park Land and removing it from A-2, Rural Agricultural District.
8. October 14, 2003. City Council approved the preliminary plat for Summit Valley Addition.
9. August 14, 2008. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the revised preliminary plat for Summit Valley Addition.
10. September 23, 2008. City Council approved the revised preliminary plat for Summit Valley Addition.
11. May 12, 2011. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Summit Valley Addition be approved.
12. June 21, 2011. City Council approved the preliminary plat for Summit Valley Addition.
13. June 13, 2013. Planning Commission, on a vote 5-0, postponed consideration of amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in Commercial Designation and remove it from Low Density Residential Designation at the request of the applicant.
14. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of placing a portion of this property in C-1, Local Commercial District and removing it from R-1, Single Family Dwelling District at the request of the applicant.
15. June 13, 2013. Planning Commission, on a vote of 5-0, postponed consideration of the revised preliminary plat for Bellatona Addition (formerly a part of Summit Valley Addition) at the request of the applicant.

16. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for 12.38 acres adjacent to State Highway No. 9.
  
17. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from R-1, Single-Family Dwelling District.
  
18. July 11, 2013. Planning Commission, on a vote of 6-0, recommended to the City Council that the revised preliminary plat for Bellatona Addition be approved.
  
19. August 27, 2013. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Commercial Designation and removing it from Residential Designation.
  
20. August 27, 2013. City Council adopted Ordinance No. O-1213-49 placing a portion of this property in the C-1, Local Commercial District and removing it from R-1, Single-Family Dwelling District
  
21. August 27, 2013. City Council approved the revised preliminary plat for Bellatona Addition with alley waiver for the commercial property.
  
22. August 27, 2020. The City of Norman Development Committee approved the preliminary plat for five (5) years.
  
23. May 14, 2026. The applicant has made a request to place a portion of this property in R-1,  
  
Single-Family Dwelling District and remove it from PL, Park Land.

**IMPROVEMENT PROGRAM:**

1. Fencing. Fencing will be installed adjacent to East Lindsey Street for the residential lots backing up to the arterial street.
  
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An existing lift station and off-peak holding area will be utilized. The property owners association is responsible for maintenance cost of the lift station until such time it is no longer needed.
5. Sidewalks. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to common areas.
6. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities located throughout the property. A mandatory property owners association has been established.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Traffic calming devices will be utilized as per the review by the Traffic Division of the Public Works Department.
8. Water Main. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be constructed adjacent to East Lindsey Street and State Highway No. 9.
9. WQPZ. This property contains the Water Quality Protection Zone. However, there are no proposed residential lots within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and preliminary plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** There are no changes to the design of the preliminary plat. It was discovered that some R-1, single-family lots were located within property that is zoned as park land. Sometime in 2021 at the request of City staff, park land was relocated and deeded to the City fulfilling park land requirements for Bellatona and Summit Valley Additions. As a result, the applicant needed to

request rezoning to place the lots in the R-1, Single-Family Dwelling District and remove them from park land. There are 104.49 acres remaining within the preliminary plat and 402 single-family lots. Staff recommends approval of the preliminary plat for Bellatona Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Bellatona Addition to City Council.

**ACTION TAKEN:** \_\_\_\_\_