



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/14/2026

REQUESTER: Shaz Investment Group, L.L.C.

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

APPLICANT/REPRESENTATIVE	Shaz Investment Group, L.L.C.
LOCATION	Wiltshire Drive and Arcady Avenue
WARD	5
CORE AREA	No
EXISTING ZONING	PL, Park Land District
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban Medium
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	R-1, Single-Family Dwelling District
PROPOSED LAND USE	No change
REQUESTED ACTION	Rezone PL, Park Land to R-1, Single-Family Dwelling District

SUMMARY:

The applicant, Shaz Investment Group, L.L.C., is requesting to rezone the subject property from the PL, Park Land District, to R-1, Single-Family Dwelling District. Although the property was previously identified as parkland on preliminary plans, it was not formally dedicated to or accepted by the City. Parkland requirements for the area have since been satisfied through the development of Bentley Park. The proposed rezoning reflects updated development conditions and is consistent with the surrounding residential land use for the continued development of Bellatona neighborhood.

BACKGROUND:

The subject property was originally included in the 2003 rezoning and preliminary plat approvals for the Summit Valley development, as reflected in Ordinance No. O-0304-15. At that time, a portion of the development was labeled as “Parkland”. However, this designation functioned as a conceptual placeholder tied to the overall subdivision design and was not formally dedicated or deeded to the City of Norman.

Subsequently, the larger overall development area of Summit Valley, shown on the 2003 preliminary plat, evolved into two separate neighborhoods, including Summit Valley and Bellatona. As development progressed, the required parkland dedication obligations associated with the subdivision were satisfied through the development of Bentley Park. The location of Bentley Park is east of the previously shown parkland. Bentley Park was constructed and accepted by the City in 2023. This park fulfills the City’s parkland requirements for the areas of Summit Valley and Bellatona.

The current request involves the property previously shown as parkland on the 2003 preliminary plat, per Ordinance O-0304-15. As previously noted, this property was never conveyed to or owned by the City. Recent preliminary plat submittals for the Bellatona Addition reflect the current location of Bentley Park with updated development conditions and lot configurations that differ from the original preliminary plat, including adjustments to parkland placement. The park location was modified as part of the 2013 plat; however, a corresponding rezoning was not requested at that time. Rezoning was limited to the commercial frontage along Highway 9.

DISCUSSION:

This request to rezone the subject property from PL to R-1 is consistent with both the development history of the area and the City’s parkland dedication requirements.

The City has since accepted Bentley Park as the required parkland facility for the development; therefore, no additional parkland dedication is required. As a result, the remaining area previously labeled as parkland is not needed for public use, and the applicant is requesting to rezone to R-1 for single-family development.

The area shown as residential on the 2003 preliminary plat consisted of approximately 26 lots; this updated preliminary plat shows approximately 30 lots, a minimal change in development area.

Rezoning the property to R-1 allows for development consistent with surrounding residential zoning and aligns with the built pattern of the Bellatona Addition. The request does not reduce the City's park inventory, as the required parkland has already been provided and accepted with Bentley Park.

PRE-DEVELOPMENT MEETING: PD 26-7 April 23, 2026

Neighbors raised concerns primarily about traffic, access, and impacts to surrounding properties. They noted potential increases in traffic along E. Lindsey Street, limited site access, and the need for possible traffic controls. Adjacent property owners expressed worries about encroachment, lack of buffering, and ongoing issues with trash and debris, requesting better screening and fencing.

Additional concerns included inconsistent stormwater code enforcement, drainage and environmental impacts, and potential flooding. Residents also called for stronger oversight during development, including erosion control measures.

CONCLUSION:

Staff forwards this request for rezoning from PL, Park Land District, to R-1, Single-Family Dwelling District, and Ordinance O-2526-48 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting of May 14, 2026, the Planning Commission recommended approval of Ordinance O-2526-48 by a vote of 6-1.