

**Applicant:** Shaz Investments Group, LLC

**Project Location:** SE Corner of Indian Hills Rd and 12<sup>th</sup> Ave NE

**Case Number:** PD 23-15

**Time:** 5:30 p.m.

**Applicant/Representative**

Sean Rieger, Rieger Law Group, Attorney for applicant  
Anthony Henley, Crafton Tull, Engineer for applicant

**Attendees**

Jeannie Barrett  
Greg Wells  
Claudia Buckmaster  
Donald Mayhew  
Cindy Mayhew  
Lee Mayhew  
Paige Mayhew  
Joel Maxwell  
Rick Barrett  
Kelly Wilson

**City Staff**

Lora Hoggatt, Planning Services Manager  
Beth Muckala, Assistant City Attorney  
Jack Burdett, Subdivision Development Coordinator  
Amanda Stevens, Development Center Coordinator

**Application Summary**

The applicant is requesting a preliminary plat and a rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District. A NORMAN 2025 Land Use Plan Amendment will also be required.

**Neighbor's Comments/Concerns/Responses**

The neighbors asked if this development is being proposed because of the turnpike. They also wondered what would happen if or once the turnpike goes through Indian Hills. The applicant said they anticipate development will occur in this area either way. The applicant also explained they will be required to improve Indian Hills along their frontage. Neighbors asked how this will affect water wells. The applicant explained ODEQ will determine how wells are affected and where/if the applicant can drill one or multiple. The neighbors asked if the southern portion of the tract will become a neighborhood. The applicant explained it will remain A-2 zoning with this proposal. The neighbors asked how this fits into the community separator requirement. The applicant thinks the new comprehensive plan will no longer have a community separator area.