

**Applicant:** Shaz Investments Group, LLC

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

**Case Number:** PD 23-16

**Time:** 6:00 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 what uses would be allowed. The applicant explained the uses are all listed in the CR zoning. Neighbors asked what benefits this would provide to adjacent land owners. The applicant explained this would provide services for nearby residents. The neighbors asked about endangered species in the area. A neighbor says there are two in the area. The engineer explained there will be studies conducted on this site. Neighbors said they bought in this area to be around open space areas. Neighbors asked about a proposed timeline. The applicant explained once they have received approval for preliminary plat, they have five years to bring forward a final plat. Neighbors asked about traffic impacts and the engineer explained they will need a traffic impact analysis. The neighbors asked about signs and masonry on proposed buildings; the applicant explained they will meet what is required by ordinance.