

PRELIMINARY PLAT
PP-2324-1

ITEM NO. 12

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **SHOPPES AT INDIAN HILLS ADDITION**.

LOCATION: Located at the southeast corner of the intersection of 12th Avenue N.E. and Indian Hills Road.

INFORMATION:

1. Owner. Shaz Investment Group, L.L.C.
2. Developer. Shaz Investment Group, L.L.C.
3. Engineer. Crafton Tull.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. October 12, 2023. Planning Commission, on a vote of 6-0, postponed until the November 9, 2023, Planning Commission meeting the request to amend the NORMAN Land Use and Transportation Plan, rezoning and preliminary plat for Shoppes at Indian Hills Addition at the request of the applicant.
5. November 9, 2023. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to place a portion of this property in the Commercial Designation and removing it from Country Residential Designation and removing it from Special Planning Area 6 (SPA-6) (Community Separator).

6. November 9, 2023. The applicant has made a request to place a portion of this property in CR, Rural Commercial District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Public water mains are not available for fire hydrants. The Norman Fire Department will provide fire protection.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Private sanitary sewer systems will be utilized. They will be installed in accordance with Oklahoma Department of Environmental Quality standards. The systems will be located outside of the WQPZ.
4. Sidewalks. A sidewalk will be constructed adjacent to Indian Hills Road and 12th Avenue N.E. Staff may recommend deferral with final platting.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility for controlled discharge from the property.
6. Streets. Indian Hills Road will be constructed as a Principal Urban Arterial. Staff will recommend deferral of the street paving improvements with final platting. Street paving for 12th Avenue N.E. is existing.
7. Water. There are no City water mains located in the area. The proposed commercial lots will need to be served by private water wells. Their approvals will be through the City of Norman and Oklahoma Department of Environmental Quality.

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.
3. WQPZ. There is Water Quality Protection Zone within Open Area A. Covenants will be required with the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary site development plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 156.91 acres. Of the 156.91 acres, 121.35 will remain as A-2, Rural Agricultural without any proposal. The remainder of the property is for development that will consist of seven (7) Rural Commercial lots and three (3) open space areas containing detention/WQPZ. Staff recommends approval subject to the approvals of R-2324-25 and O-2324-9.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Shoppes at Indian Hills Addition to City Council.

ACTION TAKEN: _____