



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, November 09, 2023 at 6:30 PM

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### MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9<sup>th</sup> day of November, 2023.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodem meetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:36 p.m.

#### PRESENT

Cameron Brewer  
Steven McDaniel  
Liz McKown  
Kevan Parker  
Erica Bird  
Doug McClure  
Maria Kindel  
Michael Jablonski

#### ABSENT

Jim Griffith

A quorum was present.

#### STAFF PRESENT

Jane Hudson, Planning Director  
Lora Hoggatt, Planning Services Manager  
Melissa Navarro, Planner II  
Anaïs Starr, Planner II  
Roné Tromble, Admin. Tech. IV  
Beth Muckala, Assistant City Attorney  
Todd McLellan, Development Engineer  
Awet Frezgi, Traffic Engineer  
Bryce Holland, Multimedia Specialist

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## **NORMAN 2025, CR Zoning & Preliminary Plat**

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6)(Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12<sup>th</sup> Avenue N.E.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. NORMAN 2025 Map
2. Staff Report
3. Pre-Development Summary

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Pre-Development Summary

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat – The Shoppes at Indian Hills
3. Staff Report
4. Conceptual Site Plan
5. Transportation Impacts

## **NORMAN 2025, CR Zoning & Preliminary Plat**

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. NORMAN 2025 Map
2. Staff Report
3. Pre-Development Summary



14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Conceptual Site Plan
4. Pre-Development Summary

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS MARKET for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Conceptual Site Plan
5. Transportation Impacts

**PRESENTATION BY STAFF:** Lora Hoggatt reviewed the staff reports for the companion projects at the southeast and southwest corners of Indian Hills Road and 12<sup>th</sup> Avenue N.E., a copy of which is filed with the minutes.

Mr. Jablonski asked about the zoning overlay district. Ms. Hudson explained SPA-6, which requires a 400' setback from the center of Indian Hills Road.

Ms. Bird asked about the WQPZ. Todd McLellan noted that the applicants are not proposing to develop in the WQPZ.

**PRESENTATION BY THE APPLICANT:** Sean Rieger, Rieger Law Group, representing the applicant, explained the projects.

**AUDIENCE PARTICIPATION:** None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Mr. Jablonski expressed concern that these projects could spur more development. He was concerned that we need more infill versus more sprawl.

Ms. Kindel noted that these projects are in Ward 6. She felt the area was appropriate for more development.

Motion made by McKown, seconded by Kindel, to recommend adoption of Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1, the preliminary plat for SHOPPES AT INDIAN HILLS, to City Council passed by a vote of 8-0.

Motion made by McKown, seconded by Parker, to recommend adoption of Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2, the preliminary plat for INDIAN HILLS MARKET, to City Council passed by a vote of 8-0.

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