
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-17

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Shaz Investment Group, L.L.C.
LOCATION	South of E Indian Hills Rd. and East of 12 th Ave. S.E.
PROPOSAL	Preliminary Plat for Shoppes at Indian Hills; NORMAN 2025 Land Use Plan Amendment from Country Residential to Commercial and removal from Special Planning Area 6 (Community Separator)
NORMAN 2025 LAND USE	Current: Country Residential with Special Planning Area 6 (Community Separator) Proposed: Commercial
LAND USE	Current: Vacant Proposed: Commercial North: Commercial (Moore) West: Agricultural/Vacant/Single-Family Residence South: Agricultural East: Agricultural
ZONING	Current: A-2, Rural Agricultural District Proposed: CR, Rural Commercial District North: Moore West: A-2, Rural Agricultural District South: A-2, Rural Agricultural District East: A-2, Rural Agricultural District

SYNOPSIS: The applicant submitted a preliminary plat and NORMAN 2025 Land Use Plan amendment from Country Residential to Commercial for property containing

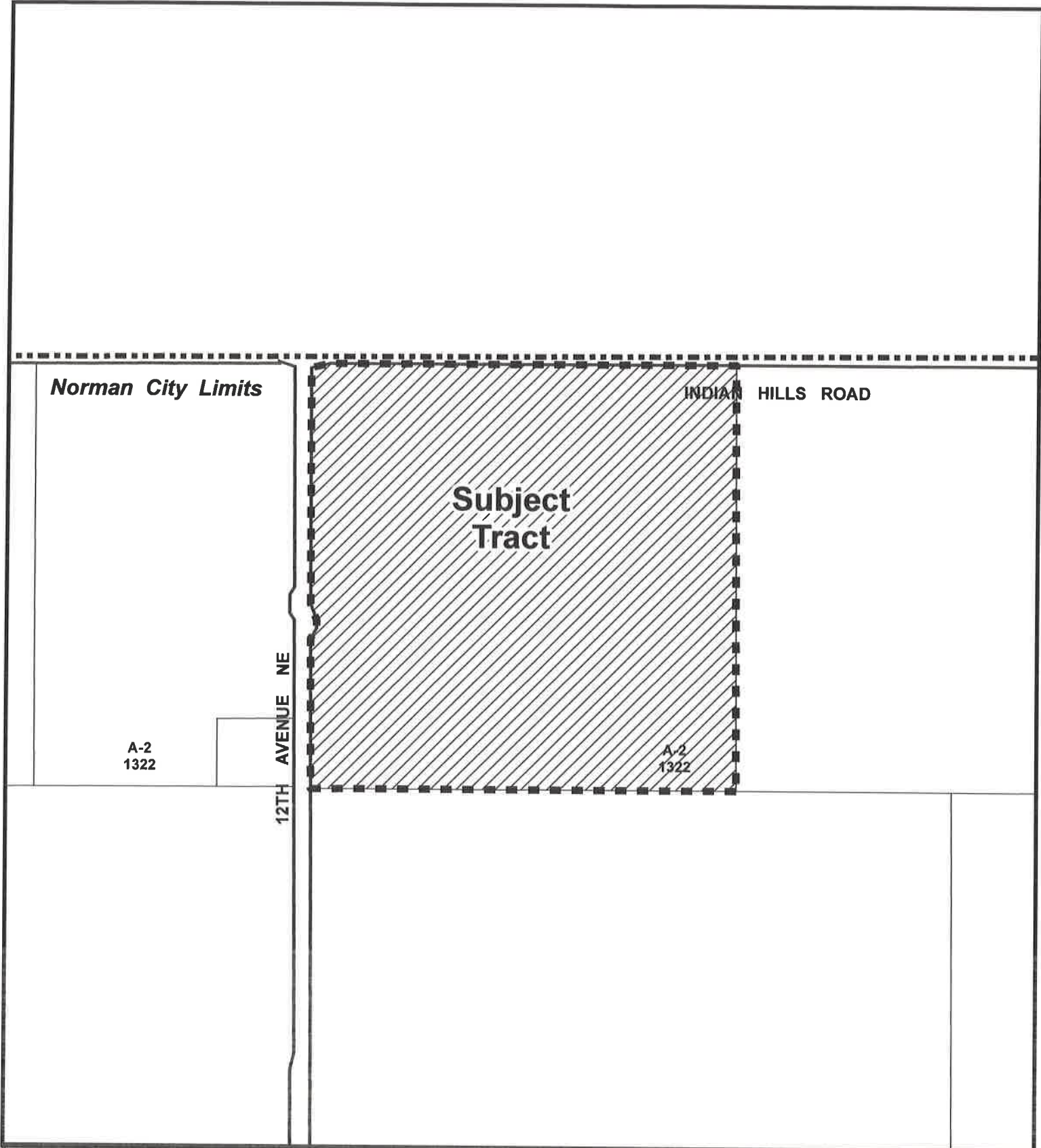
approximately 156.9 acres located South of E. Indian Hills Rd. and East of 12th Ave. S.E. The applicant is proposing a commercial development.

ANALYSIS: The zoning in this area is primarily A-2, Rural Agricultural District. The area is a mixture of very low density residential and agricultural uses, with some vacant parcels. The City of Moore is across E. Indian Hills Rd. from the site. Portions of this property are in the floodplain and will have Water Quality Protection Zones.

E. Indian Hills Rd. at this location is designated as a Minor Rural Arterial in the Comprehensive Transportation Plan. This roadway has no requirements for sidewalks for future projects per the Comprehensive Transportation Plan, however the applicant is providing a 20' trail easement. Additionally, the Greenway Master Plan proposes no trails along the 12th Ave. or E. Indian Hills Rd. frontages at this location.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, preliminary plat, and location map are attached.

STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



April 6, 2023

0 400 800 Ft.



Subject Tract



Zoning

Norman City Limits

INDIAN HILLS ROAD

Subject Tract

res

12TH AVENUE NE

res

inst

flplain

Norman 2025 Land Use Plan



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Geographic Information System.
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April 6, 2023

0 300 600 Ft.

 Subject Tract



Application for Amendment of the
NORMAN 2025 LAND USE AND TRANSPORTATION PLAN

Case No. R-_____

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S) Shaz Investment Group, LLC.

ADDRESS OF APPLICANT 2252 N Broadway
Moore, Ok 73160

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Mo Sharifi 405-476-1933

EMAIL:
mo@homecreations.com

TYPE OF AMENDMENT(S):

- ☐ Growth Area Designation
☒ Land Use Plan
☐ Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): _____

See attached legal description.

SIZE OF PROJECT AREA: 35.56± Acres

PRESENT DESIGNATION:

Growth Areas: _____

Land Use: Country Residential

Streets: _____

Other: _____

REQUEST TO BE CHANGED TO: Commercial

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):

Applicant seeks to change to commercial designation in order to facilitate applicant's desired development. This property is also located within Special Plan Area 6 (SPA-6), Community Separator and is also requesting the property be removed from the SPA-6 Community Separator.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: _____

No adverse impacts are expected.

(Attach additional sheets, maps, etc., if necessary.)

4/4/2023

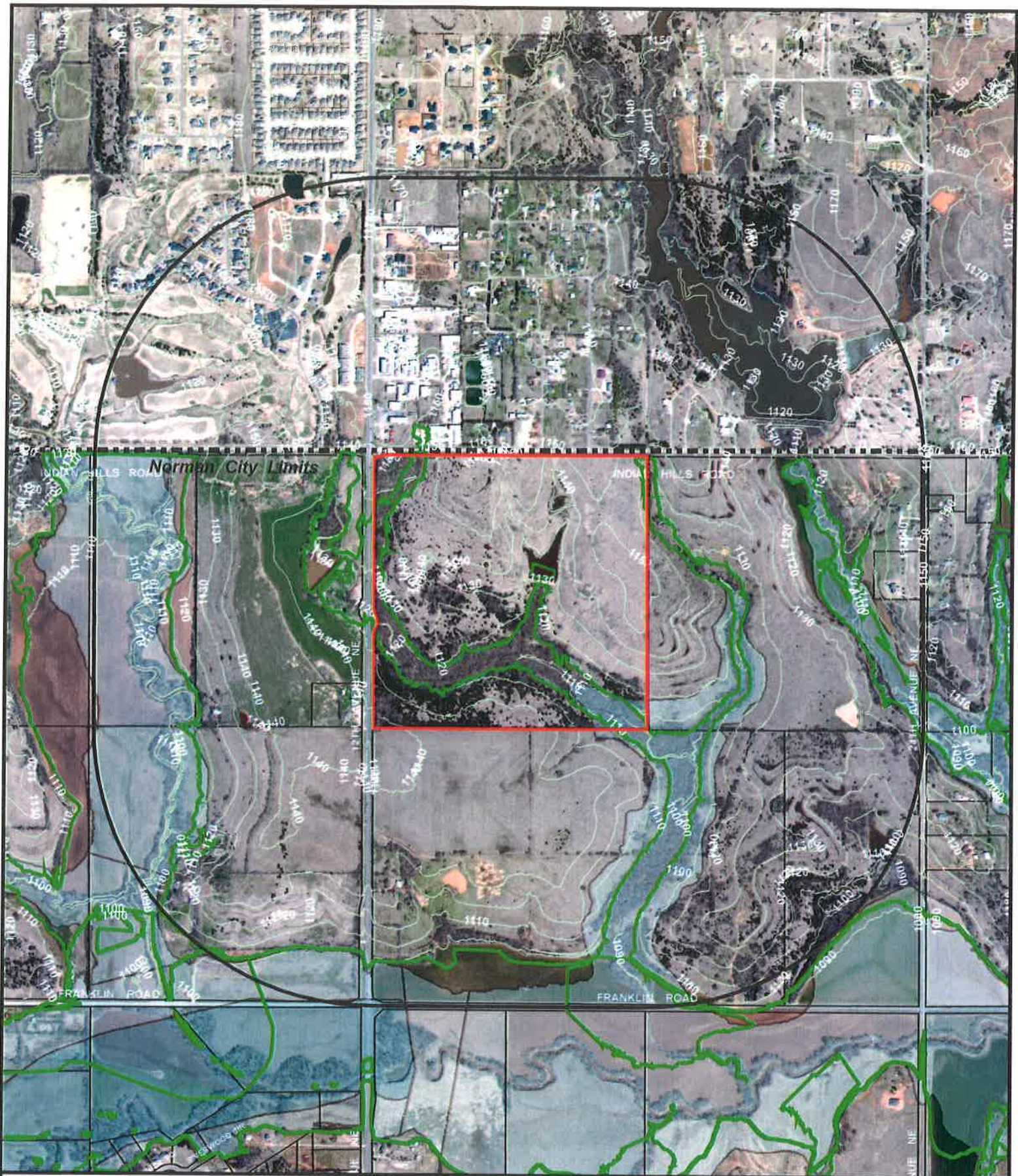
SIGNATURE OF APPLICANT:

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: _____

Checked by: _____



Map Produced by the City of Norman
Geographic Information System.
(405) 366-5316
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March 2021 Aerial Photography

April 6, 2023

0 600 1,200 Ft

1/2 Mile Radius
Parcels

10ft. Contours
Floodway
100yr. Floodplain
Stream Planning Corridor

Greenbelt Priority Trails

North Norman Tecumseh Trail
Scissortail Trail
South Legacy Trail
East Norman Trails
West Lindsey Extension Trail
Current & In-Progress Trails

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____

Pre-Development Case No. _____

Applicant Name: Shaz Investment Group, LLC. Date: 4/3/2023

Contact Person: Kendall Dillon, PE Crafton Tull Telephone/Fax/Email: 405-787-6270 kendall.dillon@craftontull.com
Jess Murphy jessica.murphy@craftontull.com

Name of Development: Indian Hills Rd & 12th Avenue NE EAST Area (Acres) 156.91 ± Acres

General Location: SE Corner of Indian Hills Rd and 12th Avenue NE

Please attach a map, site plan and/or survey map illustrating the proposed development.

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ☒ Preliminary Plat ☒ Rural Certificate of Survey ☐
b. Proposed **Land Use:** Residential _____ Commercial ☒ Industrial _____ Other _____

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

The applicant intends to rezone and plat the property in order to facilitate a commercial development.

2. Does your proposed development or project incorporate open space(s)?

Yes ☒ No _____

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	<input checked="" type="checkbox"/> Yes _____ No _____	<input type="checkbox"/> Public _____ Private _____
Open Space:	<input checked="" type="checkbox"/> Yes _____ No _____	<input type="checkbox"/> Public _____ Private _____
Detention Pond:	<input checked="" type="checkbox"/> Yes _____ No _____	<input type="checkbox"/> Public _____ Private _____
Parking Lot Landscape:	<input checked="" type="checkbox"/> Yes _____ No _____	<input type="checkbox"/> Public _____ Private _____
Floodplain/Creek:	<input checked="" type="checkbox"/> Yes _____ No _____	<input type="checkbox"/> Public _____ Private _____
Other	_____	

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Natural Trails (compacted earth 8-10' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	_____ Yes	<input checked="" type="checkbox"/> No
Other	_____	

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within 1/2 mile** of your proposed development. (If there are **no** such areas within the 1/2 mile radius please **state** such and skip question 5.)

There are no current parks, schools, or recreational areas within 1/2 mile of the development

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

N/A. See above.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

<input checked="" type="checkbox"/>	Storm water channels
<input checked="" type="checkbox"/>	Detention ponds
<input checked="" type="checkbox"/>	Floodplains
<input checked="" type="checkbox"/>	Stream bank/Riparian corridors
<input type="checkbox"/>	Utility Easements
<input type="checkbox"/>	Abandoned/Active RR corridors
<input type="checkbox"/>	Other

How could your development **also incorporate** those elements noted into greenbelts and trails?

The floodways and areas designated as stream planning corridors will be placed in common areas/open spaces.

7. Please review the statements below and indicated in the space next to each item, whether it **does apply ("Yes")**, **does not apply ("No")**, or **is not feasible ("NA")** to your development. Of specific interest is how your project fits into the public open spaces and parks.

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

 X (a) Portions of the Greenbelt System are accessible to the general public.

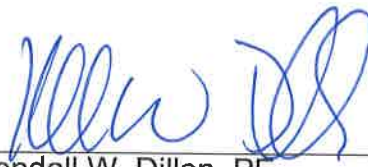
 X (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

 X (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

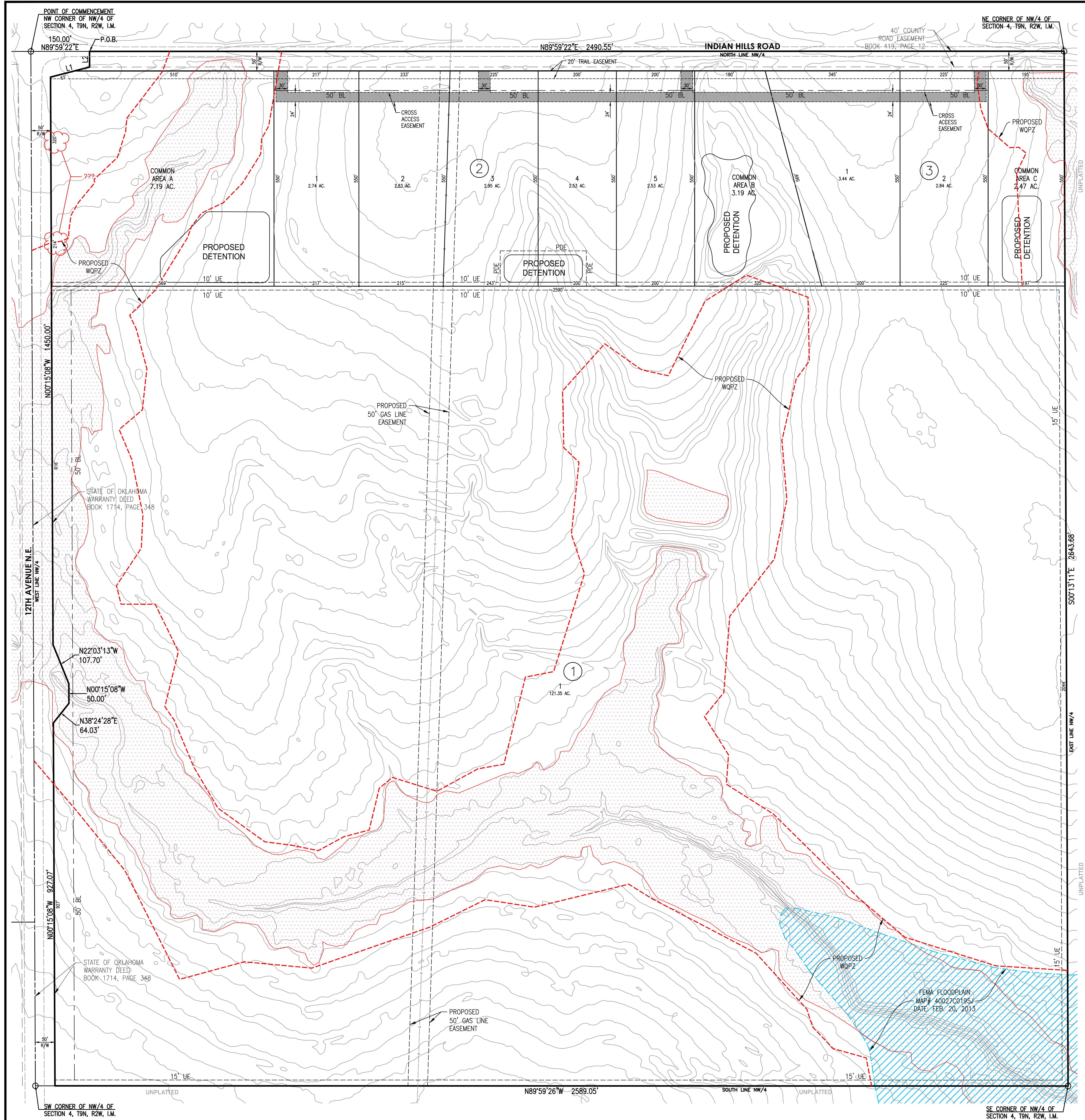
- X (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- X (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- X (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- X (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- X (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- X (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- X (j) Permeable ground surfaces have been preserved to the extent possible.
- X (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- X (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- X (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- X (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- X (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- X (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- X (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- X (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- X (s) Riparian buffers are incorporated into the Greenbelt System.
- X (t) The commercial developments have provided for pedestrian access.
- X (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
- X (v) Cluster development has been utilized as a means to develop the Greenbelt System.
- X (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

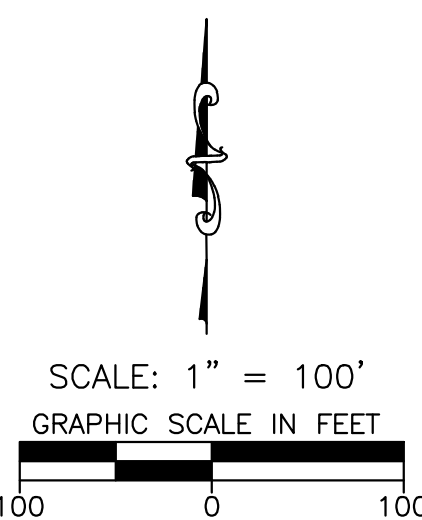
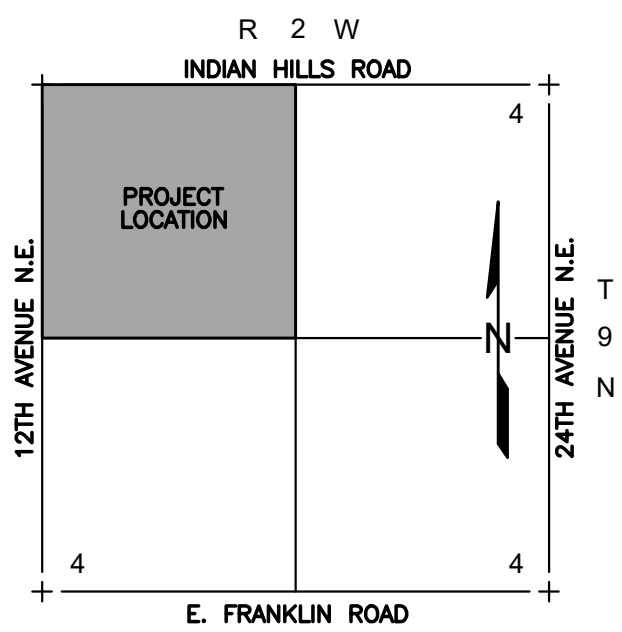
Signature of Applicant or Contact Person (required) :


Kendall W. Dillon, PE

GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



PRELIMINARY PLAT
OF
**THE SHOPPES AT
INDIAN HILLS**
A PART OF THE NW/4 OF
SECTION 4, T9N, R2W, I.M.
NORMAN, CLEVELAND
COUNTY, OKLAHOMA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	103.14'	N75° 33' 54"E
L2	40.00'	N00° 15' 08"W

LOT COUNT:	
COMMERCIAL	7 LOTS
AGRICULTURAL	1 LOTS
TOTAL ACRES	156.91

NOTES

- EXISTING ZONING IS A-2. PROPOSED ZONING IS A-2 AND CR.
- ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- FRONT YARD BUILDING LINE SETBACKS ARE 50'. SIDE YARD BUILDING LINE SETBACKS ARE 25'.
- ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- COMMON AREAS WILL ALSO BE DRAINAGE EASEMENTS.
- PROJECT WILL UTILIZE PRIVATE WATER WELLS AND PRIVATE ON-SITE SEWAGE TREATMENT SYSTEMS.

LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW/4) of Section Four (4), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence N89°59'22"E along the North line of said NW/4 a distance of 150.00 feet to the POINT OF BEGINNING; thence continuing

N89°59'22"E along said North line a distance of 2490.55 feet; thence S00°13'11"E along the East line of said NW/4 a distance of 2643.88 feet; thence N89°59'26"W along the South line of said NW/4 a distance of 2589.05 feet; thence N00°15'08"W a distance of 927.07 feet; thence N38°24'28"E a distance of 64.03 feet; thence N00°15'08"W a distance of 50.00 feet; thence N22°03'13"W a distance of 107.70 feet; thence N00°15'08"W a distance of 1450.00 feet; thence N75°33'54"E a distance of 103.14 feet; thence N00°15'08"W a distance of 40.00 feet to the POINT OF BEGINNING.

Said tract contains 6,835,100 Sq Ft or 156.91 Acres, more or less.


STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of The Shoppes at Indian Hills; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility.

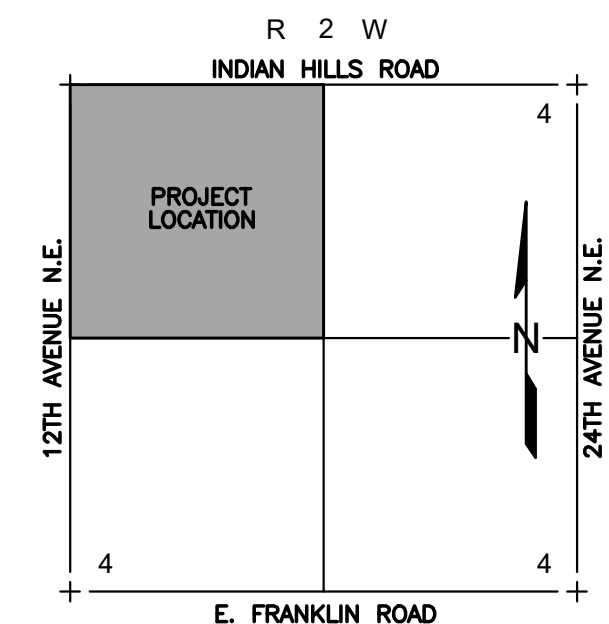
LEGEND	
BL	BUILDING LIMIT LINE
PDE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
	STREAM PLANNING CORRIDOR PER CITY MAPPING

COMMON AREAS:	
C/A 'A'	7.19 ACRES
C/A 'B'	3.19 ACRES
C/A 'B'	2.47 ACRES
TOTAL C/A (SITE)	12.85 ACRES

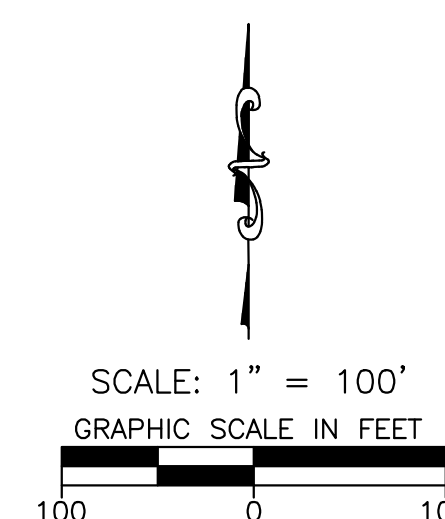
OWNER/DEVELOPER
SHAZ INVESTMENT GROUP, LLC
2232 N. BROADWAY
MOORE, OK 73160
PH: 405.692.2222

THE SHOPPES AT INDIAN HILLS- PRELIMINARY PLAT	
300 Pointe Parkway Blvd. Tulsa, Oklahoma 74399	
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6271 www.craftontull.com	
SHEET NO.: 1 OF 2 DATE: 04/14/23 PROJECT NO.: 23600800	

CONCEPTUAL SITE PLAN
OF
**THE SHOPPES AT
INDIAN HILLS**
A PART OF THE NW/4 OF
SECTION 4, T9N, R2W, I.M.
NORMAN, CLEVELAND
COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



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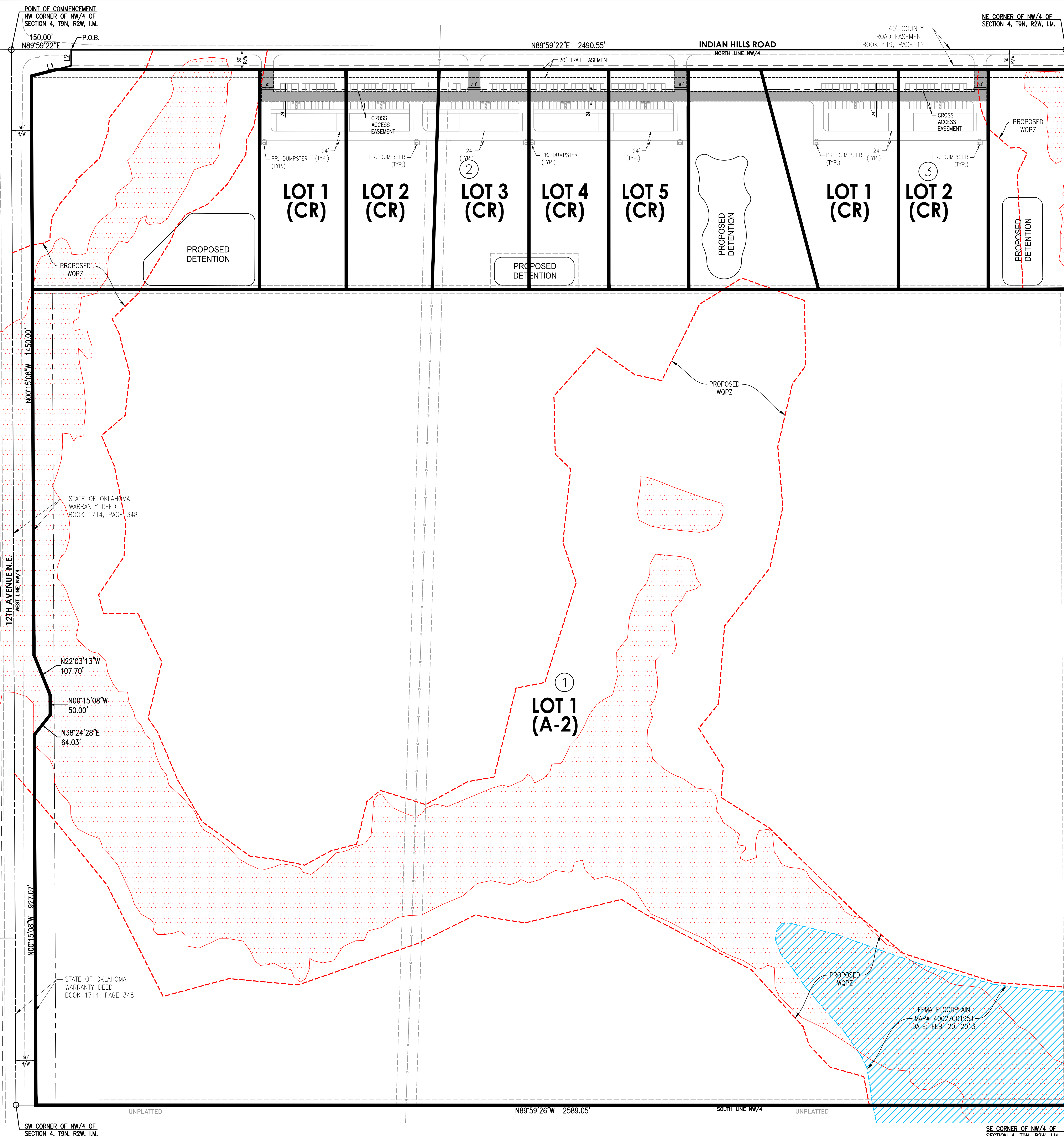
THE SHOPPES AT INDIAN HILLS - CONCEPTUAL SITE PLAN



SHEET NO.: 2 OF 2
DATE: 04/14/23
PROJECT NO.: 23600800

OWNER/DEVELOPER
SHAZ INVESTMENT GROUP, LLC
2252 N. BROADWAY
MOORE, OK 73160
PH: 405.692.2222

CERTIFICATE OF ADOPTION
OKLAHOMA GEOLOGICAL SURVEY



LEGEND	
BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
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