
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-16

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Shaz Investments, L.L.C.
LOCATION	South of E. Indian Hills Rd. and West of 12 th Ave. S.E.
PROPOSAL	Preliminary Plat for Indian Hills Market; 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: Single-Family Residence Proposed: Commercial North: Recreational (Moore) West: Agricultural/Vacant South: Agricultural/Single-Family Residence 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 a NORMAN 2025 Land Use Plan amendment from Country Residential to Commercial for property containing

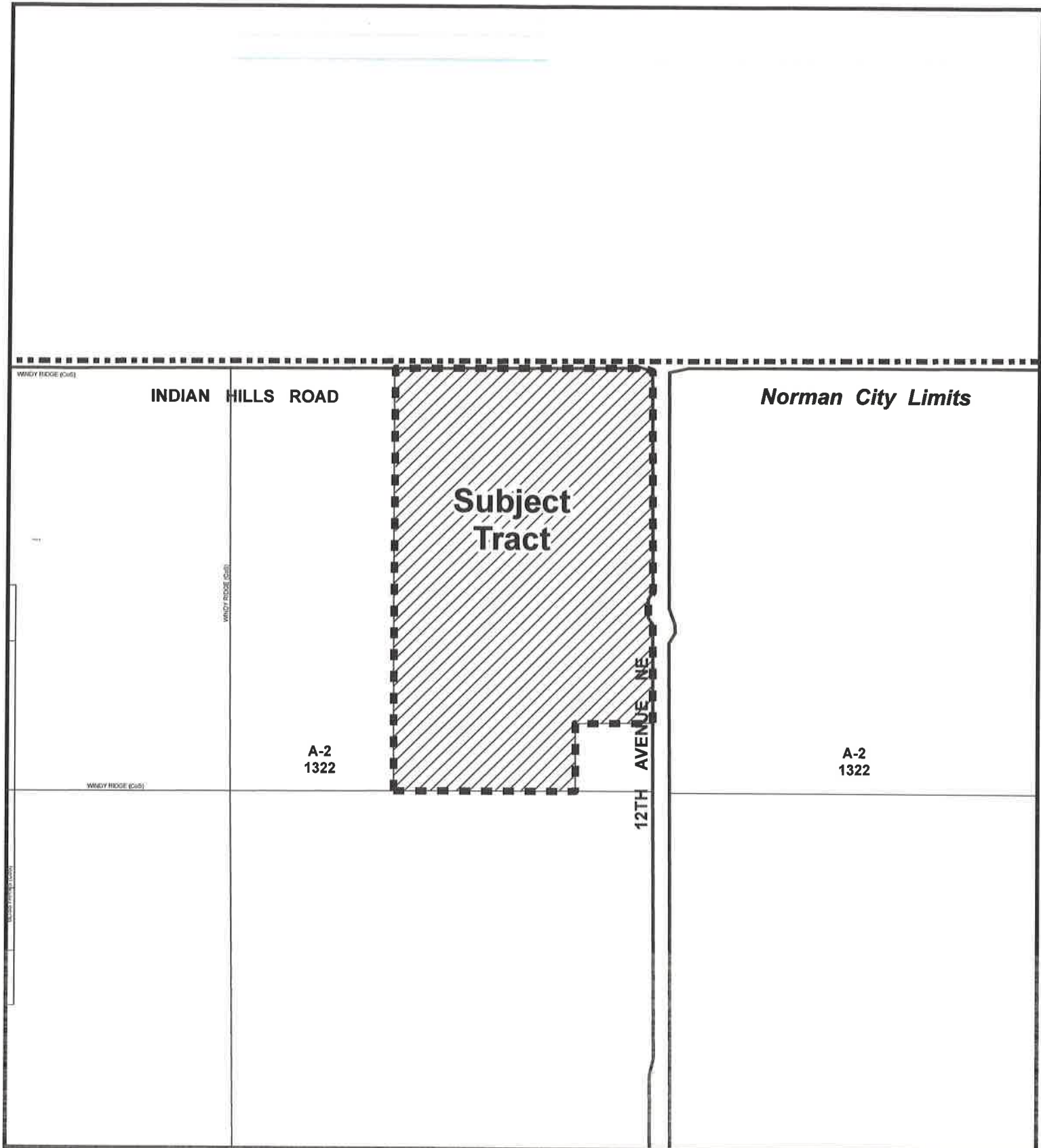
approximately 93.9 acres located South of E. Indian Hills Rd. and West of 12th Ave. S.E. The applicant is proposing a low-density commercial development.

ANALYSIS: The zoning in this area is primarily A-2, Rural Agricultural District, with one RE, Residential Estate district to the South. The area is a mixture of single-family residential and agricultural uses, with some vacant parcels. The City of Moore is across E. Indian Hills Rd. from the site. Portions of the site are located 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.

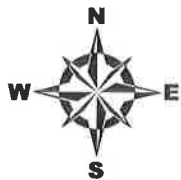
STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.



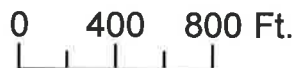
Location Map



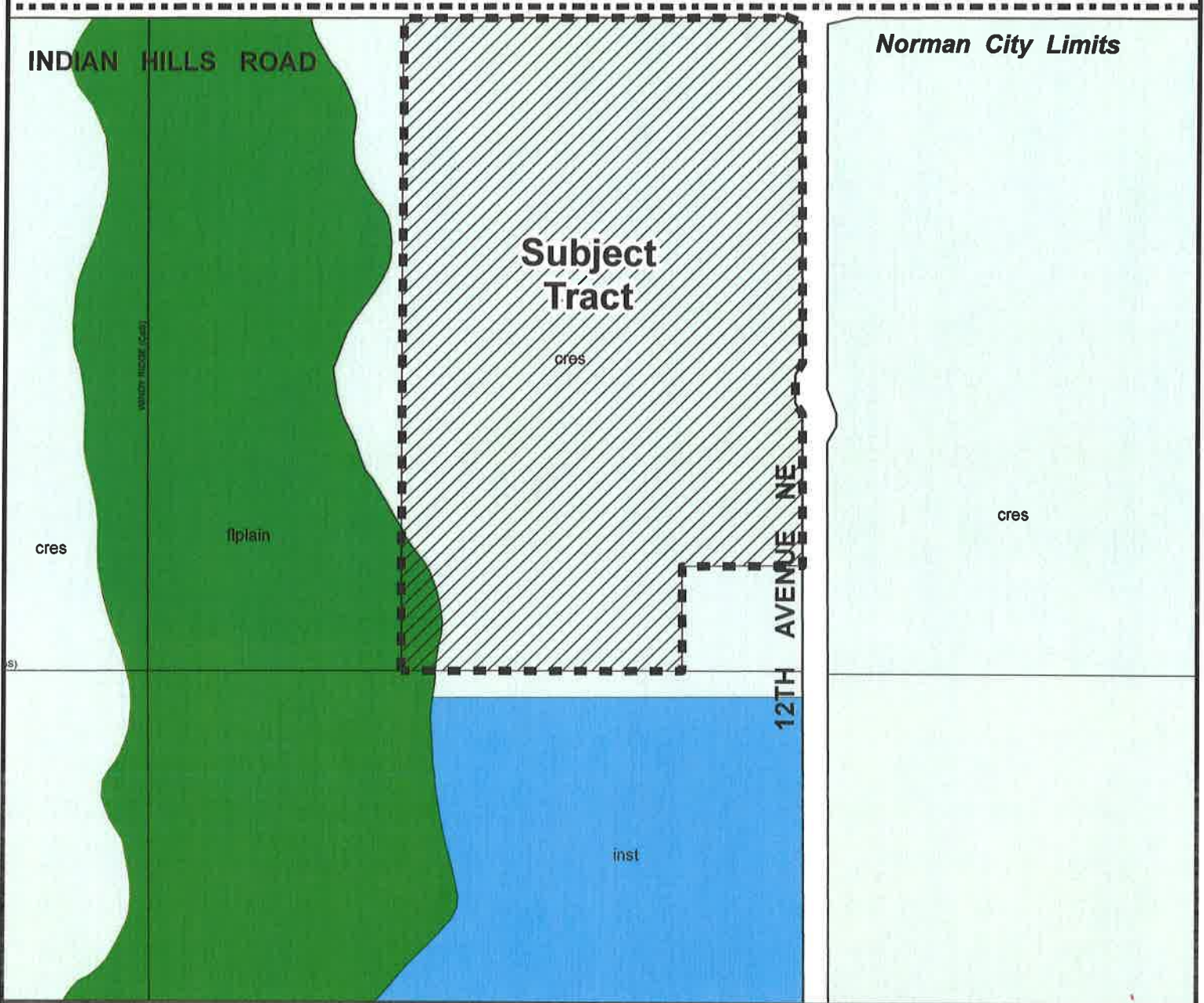
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



April 6, 2023



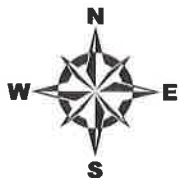
-  Subject Tract
-  Zoning



Norman 2025 Land Use Plan



Map Produced by the City of Norman
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: **22.51± 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

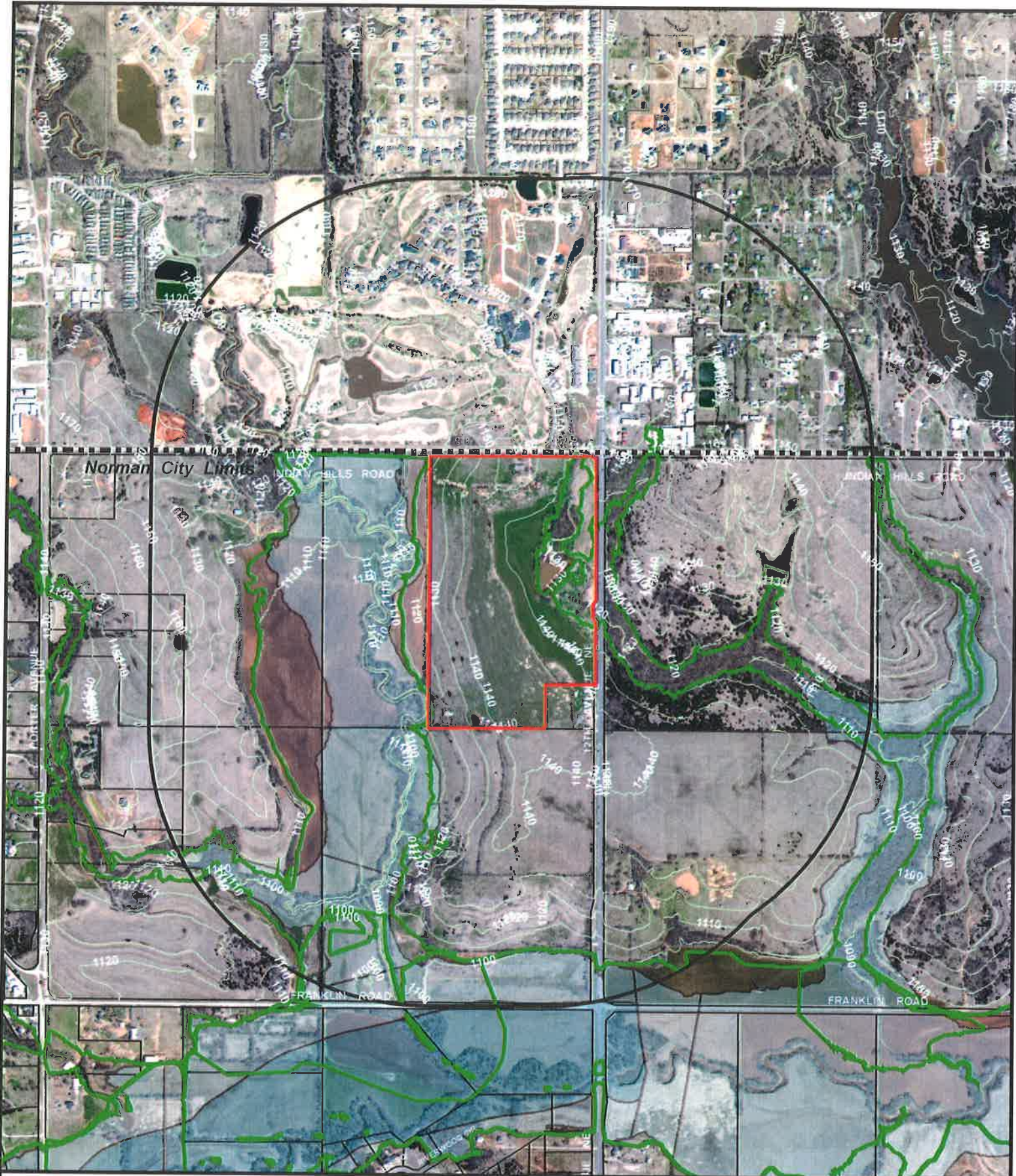
SIGNATURE OF APPLICANT: _____

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: _____

Checked by: _____



Map Produced by the City of Norman
Geographic Information System.
(405) 366-5310
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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 WEST

Area (Acres) 93.41 ± Acres

General Location SW 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: ☒ Yes ☐ No ☐ Public ☐ Private

Open Space: ☒ Yes ☐ No ☐ Public ☐ Private

Detention Pond: ☒ Yes ☐ No ☐ Public ☐ Private

Parking Lot Landscape: ☒ Yes ☐ No ☐ Public ☐ Private

Floodplain/Creek: ☒ Yes ☐ No ☐ 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 ☒ No

Natural Trails (compacted earth 8-10' wide) ☐ Yes ☒ No

Parkway Trails (durable surface 6-8' wide) ☐ Yes ☒ No

Neighborhood Trails (durable or paved, 6-10' wide) ☐ Yes ☒ No

Community Wide Trails (paved, 10-12' wide) ☐ Yes ☒ No

Specialized Trails (equestrian, water, etc) ☐ Yes ☒ No

Other ☐

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ 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.

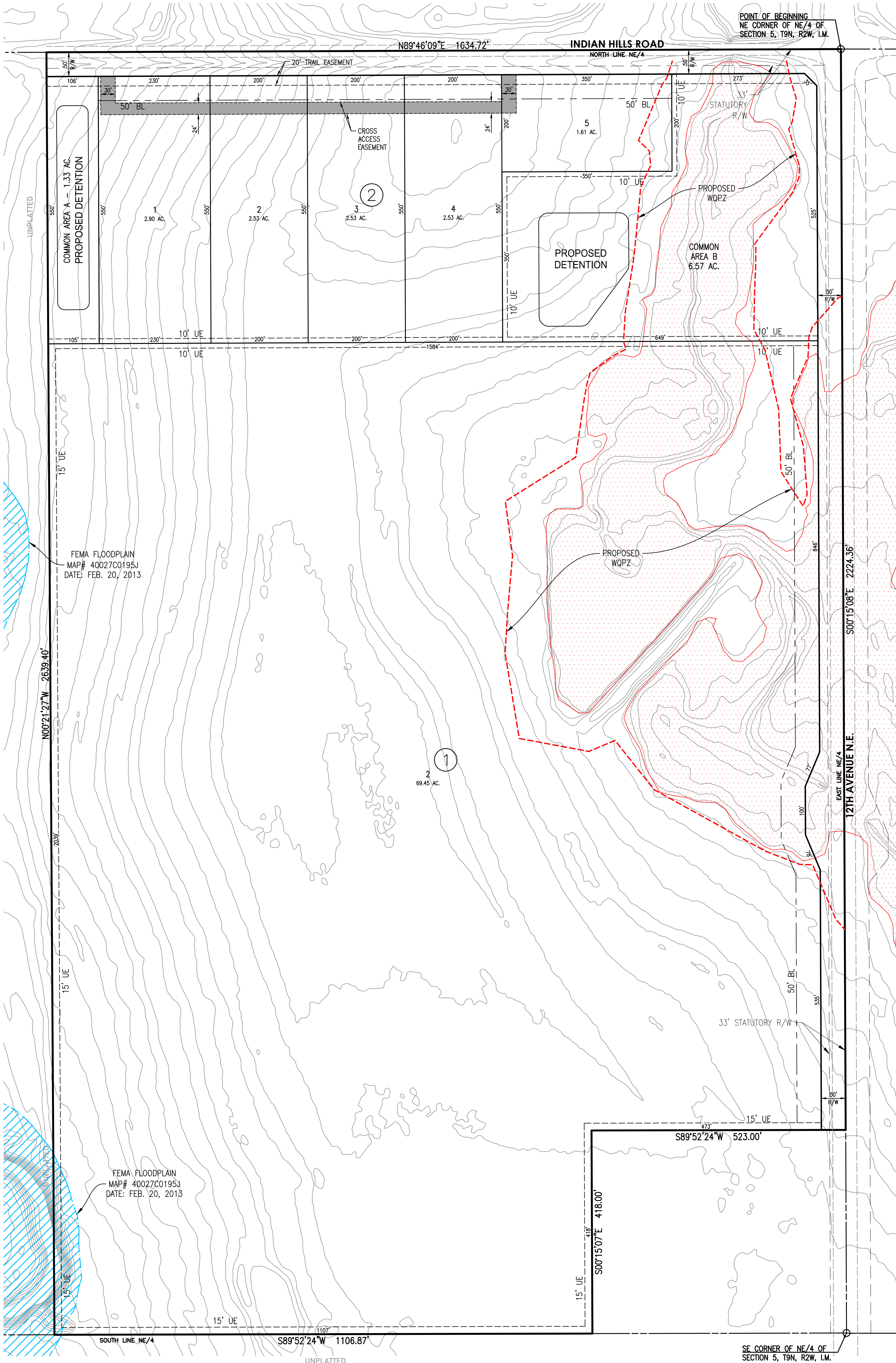
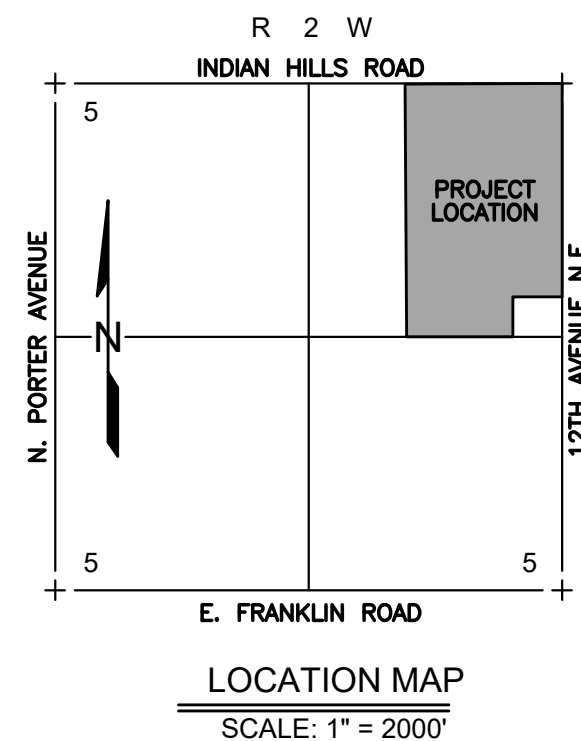
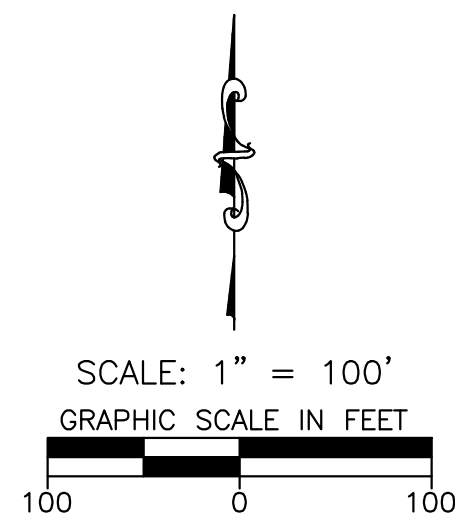
8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

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
**INDIAN HILLS
MARKET**
A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:	
COMMERCIAL	5 LOTS
AGRICULTURAL	1 LOT
TOTAL ACRES	93.94

- 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 Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°15'08"E along the East line of said NE/4 a distance of 2224.36 feet; thence

S89°52'24"W a distance of 523.00 feet; thence

S00°15'07"E a distance of 418.00 feet; thence

S89°52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence

N00°21'27"W a distance of 2639.40 feet; thence

N89°46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the POINT OF BEGINNING.

Said tract contains 4,092,070 Sq Ft or 93.94 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 plot of Indian Hills Market; 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.

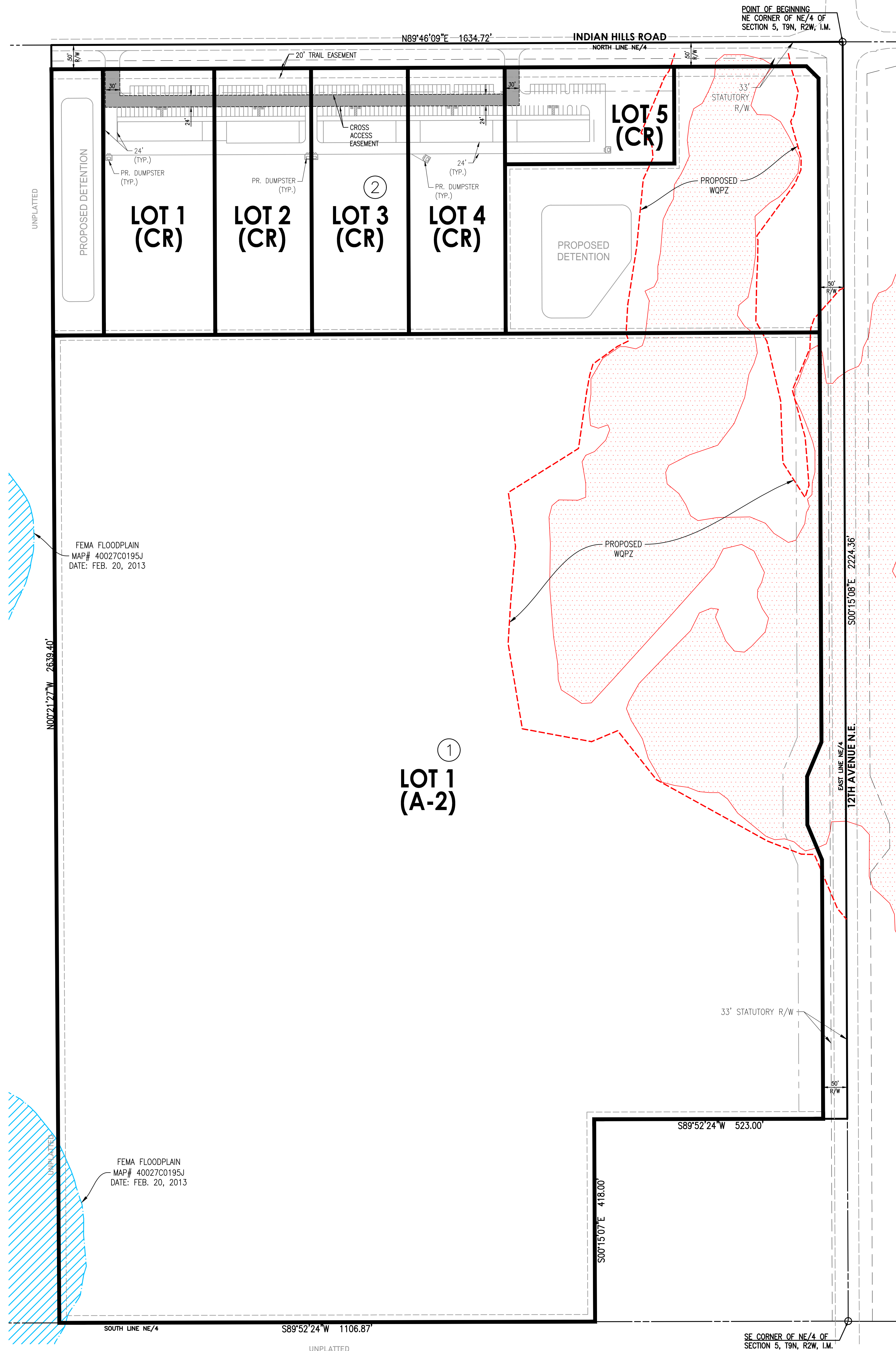
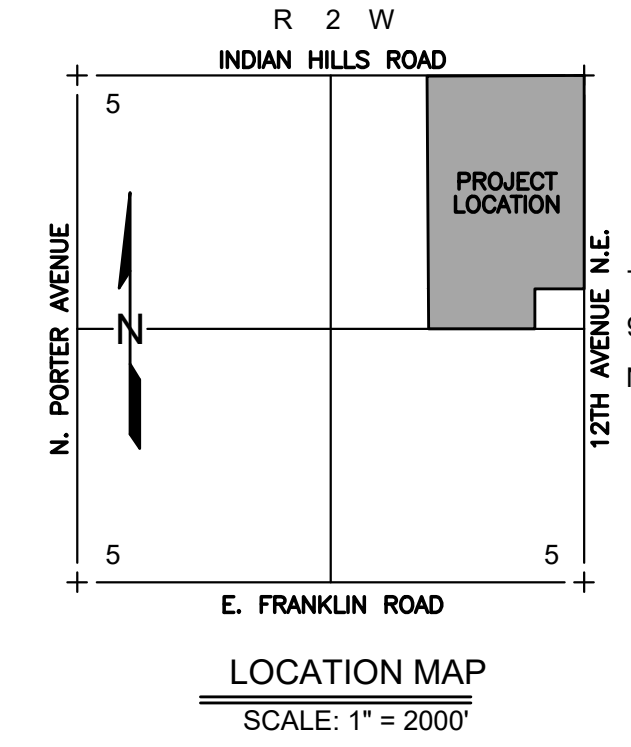
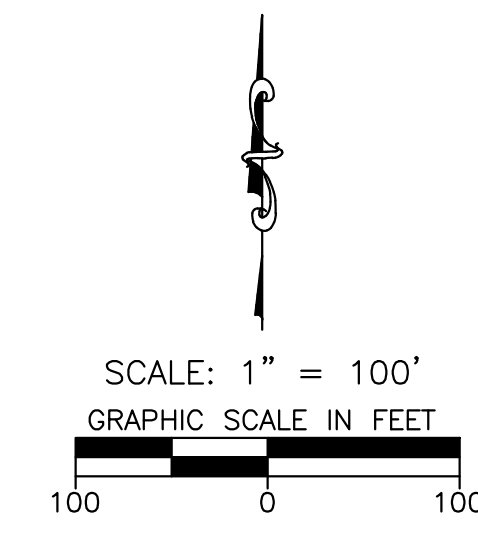
LEGEND	
BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
	STREAM PLANNING CORRIDOR
	PER CITY MAPPING

COMMON AREAS:	
C/A 'A'	1.33 ACRES
C/A 'B'	6.57 ACRES
TOTAL C/A (SITE)	
7.90 ACRES	

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

INDIAN HILLS MARKET- PRELIMINARY PLAT	
 crafton tull architecture engineering surveying 405.787.6270 405.787.6276.1 www.craftontull.com	SHEET NO.: 1 OF 2
	DATE: 04/14/23
	PROJECT NO.: 23600800

CONCEPTUAL SITE PLAN
OF
**INDIAN HILLS
MARKET**
A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



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

INDIAN HILLS MARKET - CONCEPTUAL SITE PLAN

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74309

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

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