

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO PLACE PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND REMOVE THE SAME FROM THE CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE))

- § 1. WHEREAS, RCB Bank, the owner of the hereinafter described property, has made application to have the same placed in the PUD, Planned Unit Development District, and to have the same removed from the CO, Suburban Office Commercial District; and
- § 2. WHEREAS, said application has been referred to the Planning Commission of said City and said body has, after conducting a public hearing as required by law, considered the same and recommended that the same should be granted and an ordinance adopted to effect and accomplish such rezoning; and
- § 3. WHEREAS, the City Council of the City of Norman, Oklahoma, has thereafter considered said application and has determined that said application should be granted and an ordinance adopted to effect and accomplish such rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 4. That Section 460 of Chapter 22 of the Code of the City of Norman, Oklahoma, is hereby amended so as to place the following described property in the PUD, Planned Unit Development District, and to remove the same from the CO, Suburban Office Commercial District, to wit:

Being a Part of the SE/4, Section 4, Township 8 North, Range 2 West of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

BEGINNING at the SW/C of said SE/4, THENCE North 00°51'24" West along the West Line of said SE/4 a distance of 695.91 feet;
THENCE South 90°00'00" East a distance of 1249.28 feet;
THENCE South 00°00'00" West a distance of 16.39 feet;
THENCE North 90°00'00" West a distance of 10.00 feet;
THENCE South 00°00'00" West a distance of 55.11 feet;
THENCE South 90°00'00" East a distance of 10.00 feet;
THENCE South 00°00'00" West a distance of 521.86 feet;
THENCE South 45°06'40" West a distance of 36.86 feet;
THENCE South 01°14'58" East a distance of 50.00 feet to a point on the South line of said SE/4;

THENCE South 88°45'02" West a distance of 490.60 feet to a point, said point being the Southeast Property Corner of the filed final plat of Crimson Creek Addition (as filed in Book 21, Page 53);

THENCE along the property line of said final plat the following 5 courses:

- 1) THENCE North 01°14'58" West a distance of 209.59 feet;
- 2) THENCE North 46°14'04" West a distance of 147.64 feet to a point on a non-tangent curve;
- 3) THENCE along a curve to the right have a radius of 175.00 feet (said curve subtended by a chord which bears 83°31'56" West a distance of 221.27 feet) with an arc length of 239.53 feet;
- 4) THENCE South 43°46'08" West a distance of 189.67 feet;
- 5) THENCE North 01°14'58" East a distance of 209.59 feet to a point on the South line of said SE/4;

THENCE South 88°45'02" West along said South line a distance of 265.68 feet to the POINT of BEGINNING.

Said tract contains 16.46 acres, more or less.

- § 5. Further, pursuant to the provisions of Section 22:434.1 of the Code of the City of Norman, as amended, the following condition is hereby attached to the zoning of the tract:
- a. The site shall be developed in accordance with the Site Development Plan (Exhibit A), and the PUD Narrative (Exhibit B) approved by the Planning Commission on January 12, 2012, and supporting documentation submitted by the applicant, approved by the Planning Commission, and made a part hereof.

- § 6. Severability: If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

ADOPTED this _____ day of _____, 2012.

NOT ADOPTED this _____ day of _____, 2012.

Mayor

Mayor

ATTEST:

City Clerk