

## ALTERNATE ORDINANCE

O-1415-13

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 REMOVE A PART OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED A SHORT DISTANCE SOUTHWEST OF THE INTERSECTION OF EAST CEDAR LANE ROAD AND 12<sup>TH</sup> AVENUE S.E.)

§ 1. WHEREAS, Eagle Cliff, L.P. has made application to have the same removed from the C-2, General Commercial District, and to have the same placed in the PUD, Planned Unit Development District; and

§ 2. 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:

§ 3. That Section 460 of Chapter 22 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the C-2, General Commercial District, and to place the same in the PUD, Planned Unit Development District, to wit:

Being a part of the Northeast Quarter (N.E. ¼), Section Seventeen (17), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of said N.E. ¼; THENCE South 00°06'44" West along the East line of said N.E. ¼ a distance of 240.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00°06'44" West along said East line a distance of 509.58 feet to a point, said point being a point on the property line of the filed final plat of Eagle Cliff Addition Section 13 (as filed in Book 20 of Plats, Page 146); THENCE along the property line of said final plat the following 3 courses:

- 1) THENCE South 90°00'00" West a distance of 352.92 feet;
- 2) THENCE North 00°00'00" East a distance of 400.00 feet;
- 3) THENCE South 90°00'00" West a distance of 361.85 feet to a point on a non-tangent curve, said point being on the East property line of the filed final plat of Eagle Cliff Addition Section 1 (as filed in Book 13 of Plats, Page 80), said point also being a point on the East right-of-way line of Eagle Cliff Drive;

THENCE along said East property line and said East right-of-way line the following 4 courses:

- 1) THENCE along a curve to the left having a radius of 477.85 feet (said curve subtended by a chord which bears North 14°02'20" East a distance of 231.84 feet) with an arc length of 234.17 feet;
- 2) THENCE North 00°00'00" East a distance of 50.61 feet;
- 3) THENCE North 45°02'26" East a distance of 35.33 feet;
- 4) THENCE North 00°04'52" East a distance of 50.00 feet to a point on the North line of said N.E. ¼;

THENCE South 89°55'08" East along said North line a distance of 404.93 feet to the Northwest property corner of the filed final plat of Eagle Cliff Addition Section 14 (as filed in Book 21 of Plats, Page 157); THENCE along the property line of said final plat the following 2 courses:

- 1) THENCE South 00°06'44" West a distance of 240.00 feet;
- 2) THENCE North 89°55'08" West a distance of 230.00 feet to the POINT OF BEGINNING.

Said tract contains 319,584 square feet or 7.34 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 PUD Narrative and Site Development Plan, and supporting documentation submitted by the applicant, 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

\_\_\_\_\_, 2014.

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(Deputy City Clerk)

NOT ADOPTED this \_\_\_\_\_ day of

\_\_\_\_\_, 2014.

\_\_\_\_\_  
(Mayor)