

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 PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT (O-1516-8), AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND TO REMOVE PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF 12TH AVENUE S.E. AND COBBLESTONE CREEK DRIVE)

- § 1. WHEREAS, Juniper Norman OZ Senior Housing, L.P., the owners of the hereinafter described property, have made application to have the subject property removed from the PUD, Planned Unit Development District (O-1516-8) and from the R-1, Single Family Dwelling District, and placed in the PUD, Planned Unit Development 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 remove the following described property from the PUD, Planned Unit Development District (O-1516-8) and place the same in the PUD, Planned Unit Development District, to wit:

Commencing at the southwest corner of said Southwest Quarter; Thence North 00°19'29" West along the west line of said Southwest Quarter, a distance of 1,689.16 feet to the Point of Beginning;
Thence continuing North 00°19'29" West, along said west line, a distance of 652.55 feet to a point being 295.01 feet South 00°19'29" East of the northwest corner of the Southwest Quarter of said Section 16;
Thence North 89°17'02" East passing at a distance of 33.00 feet the southwest corner of Lot 1, Block 5, Cobblestone Creek III recorded in Book 21 of Plats, Page 36 and continuing along the south line of said Block 5 and said line extended
for a total distance of 332.66 feet to the southwest corner of Lot 1, Block 4, Cobblestone Creek III;
Thence South 00°19'29" East a distance of 28.27 feet;
Thence along a curve to the left having a radius of 200.00 feet (said curve subtended by a chord which bears South 06°32'40" East, a distance of 43.34 feet) and an arc length of 43.42 feet;
Thence South 12°45'51" East a distance of 371.37 feet;
Thence around a curve to the right having a radius of 750.00 feet (said curve subtended by a chord which bears South 06°32'40" East, a distance of 162.51 feet) and an arc length of 162.83 feet;
Thence South 00°19'29" East a distance of 86.77 feet;
Thence North 87°27'45" West a distance of 50.00 feet;
Thence South 89°40'31" West a distance of 327.00 feet;
Thence North 45°19'29" West a distance of 35.36 feet;
Thence South 89°40'31" West a distance of 33.00 feet to the Point of Beginning.

Said described tract of land contains a gross area of 265,169 square feet or 6.09 acres and a net area (less statutory road rights-of-way) of 243,629 square feet or 5.59 acres, more or less.

- § 5. 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 R-1, Single Family Dwelling District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Southwest Quarter of Section 16, Township 8 North, Range 2 West, of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter; **THENCE** North 00°19'29" West along the west line of said Southwest Quarter, a distance of 1689.16 feet; **THENCE** North 89°40'31" East a distance of 33.00 feet

to a point on the North right-of-way line of Cobblestone Creek Drive; THENCE along said North right-of-way line the following three (3) courses:

- 1) South 45°19'29" East a distance of 35.36 feet;
- 2) North 89°40'31" East a distance of 327.00 feet;
- 3) South 87°27'45" East a distance of 50.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°19'29" West a distance of 86.77 feet to a point of curvature; THENCE around a curve to the left having a radius of 750.00 feet (said curve subtended by a chord which bears North 06°32'40" West, a distance of 162.51 feet) and an arc length of 162.83 feet; THENCE North 12°45'51" West a distance of 371.37 feet to a point of curvature; THENCE around a curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears North 06°32'40" West, a distance of 43.34 feet) and an arc length of 43.42 feet; THENCE North 00°19'29" West a distance of 28.27 feet to a point on the South line of COBBLESTONE CREEK III (Book 21 of Plats, Page 36); THENCE North 89°17'02" East along the South line of said final plat a distance of 27.22 feet; THENCE South 00°00'01" West a distance of 7.51 feet to a point of curvature; THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 28°52'40" East, a distance of 96.59 feet) and an arc length of 100.80 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears South 28°52'40" East, a distance of 144.88 feet) and an arc length of 151.20 feet; THENCE South 00°00'01" West a distance of 387.68 feet to a point of curvature; THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears South 09°04'50" West, a distance of 47.35 feet) and an arc length of 47.54 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 16°39'17" West, a distance of feet) and an arc length of 5.26 feet; THENCE South 39°34'17" East a distance of 33.55 feet to a point on the North right-of-way line of Cobblestone Creek Drive; THENCE North 87°27'45" West along said North right-of-way line a distance of 50.12 feet to the **POINT OF BEGINNING**.

Said tract contains 1.01 acres, more or less.

- § 6. Further, pursuant to the provisions of Section 22:420 of the Code of the City of Norman, as amended, the following condition is hereby attached to the zoning of the tract:

Ordinance O-1920-22

- a. The site shall be developed in accordance with the PUD Narrative (Submitted September 9, 2019; October 3, 2019 Revision) and the Site Development Plan contained therein, approved by the Planning Commission on October 10, 2019, and supporting documentation submitted by the applicant and approved by the Planning Commission, and made a part hereof.

§ 7 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

NOT ADOPTED this _____ day of

_____, 2019.

_____, 2019.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)