

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 SECTION SEVEN (7) OF TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH SIDE OF WEST TECUMSEH ROAD APPROXIMATELY ONE-HALF MILE EAST OF 12TH AVENUE N.W.)

- § 1. WHEREAS, Vintage Creek, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the A-2, Rural Agricultural 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 A-2, Rural Agricultural District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in Section Seven (7), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section 7;

THENCE North 89°44'29" East, along the south line of said Southwest Quarter (SW/4), a distance of 1357.58 feet to the southeast corner of that tract of land described as Tract 2 in WARRANTY DEED recorded in Book 4059, Page 1162 and being the POINT OF BEGINNING;

THENCE along the easterly line of said Tract 2 described in WARRANTY DEED recorded in Book 4059, Page 1162 the following four (4) courses:

1. North 00°28'59" West a distance of 1082.64 feet;
2. North 89°30'37" East a distance of 530.71 feet;
3. North 00°28'59" West a distance of 919.60 feet;

4. North 89°30'37" East a distance of 786.45 feet to a point on the east line of the West Half of said Section 7;

THENCE North 00°29'23" West, along said east line and passing at a distance of 620.31 feet the northeast corner of said Tract 2 in WARRANTY DEED recorded in Book 4059, Page 1162 and continuing for a total distance of 722.31 feet, said point also being 102.00 feet North 00°29'23" West from southwest corner of the Northeast Quarter (NE/4) of said Section 7;

THENCE North 17°42'11" East a distance of 6.30 feet to the most southwest corner of that tract of land described in WARRANTY DEED recorded in Book 4888, Page 1040;

THENCE along the southerly line of said tract of land described in WARRANTY DEED recorded in Book 4888, Page 1040 the following six (6) courses;

1. North 79°16'02" East a distance of 8.51 feet;
2. North 73°57'28" East a distance of 198.88 feet;
3. South 59°03'27" East a distance of 55.23 feet;
4. North 77°57'26" East a distance of 45.89 feet;
5. North 36°40'21" East a distance of 107.00 feet;
6. South 68°04'39" East a distance of 122.34 feet;

THENCE South 00°31'13" East, passing at a distance of 182.99 feet the common line between the south line of the Northeast Quarter (NE/4) and north line of the Southeast Quarter (SE/4) and continuing for a total distance of 1711.61 feet to a point being 1100.00 feet north of the south line of said Southeast Quarter (SE/4);

THENCE North 89°44'29" East, parallel with the south line of said Southeast Quarter (SE/4), a distance of 107.87 feet to the northwest corner of that tract of land described in WARRANTY DEED recorded in Book 2725, Page 1045;

THENCE South 00°29'23" East, parallel with the west line of said Southeast Quarter (SE/4), a distance of 1100.00 feet to the southwest corner of said tract of land described in WARRANTY DEED recorded in Book 2725, Page 1045 and a point on the south line of said Southeast Quarter (SE/4);

THENCE South 89°44'29" West, passing at a distance of 580.54 feet the common corner between the southwest corner of said Southeast Quarter (SE/4) and the southeast corner of the Southwest Quarter (SW/4), and continuing for a total distance of 1897.95 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 3,589,216 square feet or 82.3971 acres and a net area (less street rights-of-way) of 3,463,619 square feet or 79.5138 acres, more or less.

- § 5. Further, the following condition is hereby attached to the zoning of the tract:

- a. The site shall be developed in accordance with the PUD Narrative (including Exhibits A through D), approved by the Planning Commission on March 12, 2015, and supporting documentation submitted by the applicant and 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

_____, 2015.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of

_____, 2015.

(Mayor)