

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 NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN AND THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE I-1, LIGHT INDUSTRIAL DISTRICT WITH SPECIAL USE FOR MUNICIPAL USES WITH A VARIANCE TO THE EXTERIOR MASONRY REQUIREMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH BASE COMPLEX, SOUTH OF ROCK CREEK ROAD BETWEEN FLOOD AVENUE AND GODDARD AVENUE)

- § 1. WHEREAS, the City of Norman has made application to have the property described below removed from the A-2, Rural Agricultural District, and to have the same placed in the I-1, Light Industrial District with Special Use for Municipal Uses, and a variance to the exterior masonry requirements; 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 360 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 to place the same in the I-1, Light Industrial District with Special Use for Municipal Uses and a variance to the exterior masonry requirements, to wit:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Nineteen (19), Township Nine (9) North, Range Two (2) West of the Indian Meridian and the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner (NE/C) of said NE/4; THENCE South 00°25'33" East, along and with the East line of said NE/4, a distance of 1,337.30 feet to the POINT OF BEGINNING; THENCE South 29°22'21" East, departing said East line, a distance of 336.47 feet; THENCE South 89°03'32" West, a distance of 489.67 feet; THENCE South 00°48'59" East, a distance of 30.00 feet; THENCE South 89°03'32" West, a distance of 623.94 feet; THENCE North 54°04'18" West, a distance of 408.27 feet; THENCE North 35°55'42" East, a distance of 192.00 feet; THENCE North 54°04'18" West, a distance of 159.82 feet; THENCE North 35°50'38" East, a distance of 1,027.41 feet; THENCE North 89°35'42" East, a distance of 98.21 feet; THENCE South 33°08'56" East, a distance of 575.08 feet; THENCE South 29°22'21" East, a distance of 573.01 feet to the POINT OF BEGINNING.

Containing 1,126,974 square feet or 25.8718 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The East line of the NE/4 of Section Twenty-four (24), Township Nine (9) North, Range Three (3) West having a bearing of South 00°25'33" East.

- § 5. Further, pursuant to the provisions of Section 22:434.1 of the Code of the City of Norman, as amended, the following conditions are hereby attached to the zoning of the tract:
- a. The site shall be developed in accordance with the Site Plan and supporting documentation submitted by the applicant and approved by the Planning Commission on December 12, 2019.
 - b. The Variance to the requirements of Section 22:431.4(1)(d) is hereby granted; the requirement for masonry exterior materials will not apply.

§ 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

NOT ADOPTED this _____ day of

_____, 2020.

_____, 2020.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)