

O-1920-14

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 (SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE A PORTION OF THE SAME IN THE PL, PARKLAND DISTRICT, AND A PORTION IN THE A-1, GENERAL AGRICULTURAL DISTRICT WITH SPECIAL USE FOR A MUNICIPAL USE, AND A PORTION IN THE A-1, GENERAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (North and east of the intersection of 24<sup>th</sup> Avenue N.E. and Robinson Street)

- § 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 a portion of the same placed in the PL, Parkland District, and a portion in the A-1, General Agricultural District with Special Use for a Municipal Use, and a portion in the A-1, General Agricultural 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 to place the same in the PL, Parkland District, to wit:

A part of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Nine (9) North, Range Two (2) West, of the Indian Meridian, and being a part of HALL PARK FOURTH ADDITION, recorded at Book 11, Page 43 at the Office of the Cleveland County Clerk, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner (SW/cor) of the Southwest Quarter (SW/4) of said Section Twenty-two (21);

THENCE North 00°45'59" West along the west line of the Southwest Quarter (SW/4) of said Section, a distance of 849.20 feet to the Northwest corner (NW/cor) of HALL PARK BUSINESS & PROFESSIONAL CENTER recorded at Book 12, Page 199 at the Office of the Cleveland County Clerk (record North 850 feet per HALL PARK BUSINESS & PROFESSIONAL CENTER), being the POINT OF BEGINNING;

THENCE continuing North 00°45'59" West along the west line of the Southwest Quarter (SW/4) of said Section, a distance of 100.80 feet to the Southwest corner (SW/cor) of HALL PARK FOURTH ADDITION;

THENCE continuing North 00°45'59" West along the west line of the Southwest Quarter (SW/4) of said Section, a distance of 100.00 feet

THENCE North 89°17'10" East parallel with the south line of HALL PARK FOURTH ADDITION, a distance of 366.00 feet;

THENCE South 46°01'30" East, a distance of 142.20 feet to the south line of HALL PARK FOURTH ADDITION;

THENCE North 89°17'10" East along the south line of HALL PARK FOURTH ADDITION, a distance of 190.87 feet;

THENCE North 00°45'59" West, a distance of 210.02 feet;

THENCE North 23°07'13" West, a distance of 65.78 feet;

THENCE North 13°50'02" West, a distance of 60.93 feet;

THENCE North 00°45'59" West, a distance of 70.36 feet to the east line of HALL PARK FOURTH ADDITION;

THENCE North 30°45'59" West along the east line of HALL PARK FOURTH ADDITION, a distance of 28.15 feet;

THENCE North 60°45'59" West a distance of 228.83 feet;

THENCE North 00°00'00" West, a distance of 13.99 feet;

THENCE South 90°00'00" West, a distance of 25.00 feet;

THENCE North 60°45'59" West, a distance of 63.82 feet;

THENCE South 89°14'01" West, a distance of 212.74 feet;

THENCE North 45°45'59" West, a distance of 26.88 feet;

THENCE North 00°45'59" West, a distance of 46.00 feet to the north line of HALL PARK FOURTH ADDITION;

THENCE South 89°14'01" West along the north line of HALL PARK FOURTH ADDITION, a distance of 45.00 feet;  
THENCE North 00°45'59" West, a distance of 66.22 feet;  
THENCE South 59°48'10" East, a distance of 29.15 feet;  
THENCE North 89°14'01" East, a distance of 345.00 feet;  
THENCE South 00°45'59" East, a distance of 48.82 feet;  
THENCE South 60°45'59" East, a distance of 342.38 feet;  
THENCE South 25°20'39" East, a distance of 529.16 feet;  
THENCE South 88°43'14" West, a distance of 86.79 feet to the Southeast corner (SE/cor) of HALL PARK FOURTH ADDITION;  
THENCE South 20°37'47" West, a distance of 80.08 feet;  
THENCE South 45°21'18" West, a distance of 164.93 feet to the north line of HALL PARK BUSINESS & PROFESSIONAL CENTER;  
THENCE North 79°34'22" West along the north line of HALL PARK BUSINESS & PROFESSIONAL CENTER, a distance of 459.00 feet;  
THENCE South 89°10'38" West along the north line of HALL PARK BUSINESS & PROFESSIONAL CENTER, a distance of 251.44 feet to the POINT OF BEGINNING.

Said tract of land containing 7.07 Acres (308,179 Sq. Ft.), 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 A-2, Rural Agricultural District, and to place the same in the A-1, General Agricultural District with Special Use for a Municipal Use, to wit:

A tract of land located in the Southwest Quarter of Section 22, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows.

COMMENCING at the Southeast Corner of said Southwest Quarter;

THENCE South 89°48'47" West, along the South line of said Southwest Quarter, a distance of 208.71 feet to the Point of Beginning, said point being the Southwest Corner of a 1 acre tract of land granted to 78 Robinson LLC by Warranty Deed recorded in Book 3547, Page 629, Cleveland County Clerk's Records;

THENCE continuing South 89°48'47" West, along said South line, a distance of 782.56;

THENCE North 00°30'19" West a distance of 445.95 feet;

THENCE North 62°20'49" West a distance of 435.04 feet;

THENCE North 00°00'00" West a distance of 230.19 feet;

THENCE North 03°58'04" East a distance of 970.28 feet;

THENCE North 89°05'13" East a distance of 1276.68 feet to a point on the East line of said Southwest Quarter;

THENCE South 01°09'05" East along said East line a distance of 1654.76 feet to the Northeast corner of said 78 Robinson LLC 1 acre tract;

THENCE South 89°48'47" West, along the North line of said 78 Robinson LLC 1 acre tract, a distance of 208.71 feet to the Northwest corner of said 78 Robinson LLC 1 acre tract;

THENCE South 01°09'05" East, along the East line of said 78 Robinson LLC 1 acre tract, a distance of 208.71 feet to the Point of Beginning, containing 2,748,061.14 square feet, or 63.087 acres, more or less.

Said tract of land containing 51.40 Acres (2,239,088 Sq. Ft.), more or less.

- § 6. 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 to place the same in the A-1, General Agricultural District, to wit:

A tract of land located in the Southwest Quarter of Section 22, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows.

COMMENCING at the Southeast Corner of said Southwest Quarter;

THENCE South 89°48'47" West, along the South line of said Southwest Quarter, a distance of 991.27 feet to the Point of Beginning;

THENCE continuing South 89°48'47" West, along said South line, a distance of 562.73 feet to the Southeast corner of Hall Park Business & Professional Center;

THENCE along the East line of Hall Park Business & Professional Center for the next Five calls;

THENCE North 00°45'08" West a distance of 217.85 feet;

THENCE North 34°22'51" West a distance of 257.09 feet;

THENCE North 59°20'23" East a distance of 50.00 feet;

THENCE North 34°22'51" West a distance of 280.00 feet;

THENCE North 59°34'22" West a distance of 157.00 feet;

THENCE North 45°21'18" East a distance of 164.93 feet;

THENCE North 20°37'47" East a distance of 80.08 feet to the Southeast Corner of Hall Park Fourth Addition;

THENCE South 79°44'54" East a distance of 433.11 feet;

THENCE S 00°00'00" E a distance of 230.19 feet;

THENCE S 62°20'49" E a distance of 435.04 feet;

THENCE S 00°30'19" E a distance of 445.95 feet to the POINT OF BEGINNING.

Said tract of land containing 11.68 Acres (508,959 Sq. Ft.), more or less.

§ 7. 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 (Exhibit A), and supporting documentation submitted by the applicant and approved by the Planning Commission on September 12, 2019.

§ 8. 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 \_\_\_\_\_, 2019.

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

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

ATTEST:

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