

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING ORDINANCE NO. O-0708-18, TO ALLOW AN EXPANSION OF THE COMMERCIAL COMPONENT ON THE GROUND FLOOR OF THE ENTIRE DEVELOPMENT FOR 36TH NORTH BUSINESS PARK ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (Generally located on the east side of 36th Avenue N.W. approximately one-half mile north of Rock Creek Road)

- § 1. WHEREAS, 36th North Business Park, the owner of the hereinafter described property, has made application to amend the Planned Unit Development approved by Ordinance No. O-0708-18 so as to allow an expansion of the commercial component on the ground floor of the entire development; 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 amendment; 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 amendment.

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 amend the Planned Unit Development approved by Ordinance No. O-0708-18 so as to allow an expansion of the commercial component on the ground floor of the entire development, to wit:

A tract of land being a part of the S.W. ¼ of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of said S.W. ¼;

THENCE North 89°14'12" East along the North line of said S.W. ¼ a distance of 1107.00 feet;

THENCE South 00°45'48" East a distance of 167.33 feet to a point on a curve;

THENCE along a curve to the left having a radius of 85.67 feet (said curve subtended by a chord which bears South 00°45'48" East a distance of 171.34 feet) and an arc length of 269.13 feet;

THENCE South 00°45'48" East a distance of 281.48 feet;

THENCE South 88°12'42" West a distance of 196.07 feet;

THENCE South 89°12'22" West a distance of 76.92 feet;

THENCE South 20°31'25" East a distance of 171.67 feet;

THENCE South 19°57'24" East a distance of 93.65 feet;

THENCE South 89°14'22" West a distance of 627.22 feet;

THENCE South 00°28'38" East a distance of 1.48 feet;

THENCE South 89°31'22" West a distance of 300.00 feet to a point on the West line of said S.W. ¼ and the centerline of 36th Avenue N.W.;

THENCE North 00°28'38" West, and along said west line of S.W. ¼ and centerline of 36th Avenue N.W., a distance of 249.99 feet;

THENCE North 00°28'39" West, and continuing along said west line of S.W. ¼ and centerline of 36th Avenue N.W., a distance of 623.68 feet to the POINT OF BEGINNING.

Said tract contains 20.67 acres, more or less.

- § 5. 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:
- a. The site shall be developed in accordance with the revised PUD Narrative (Exhibit A), which includes the Site Development Plan, submitted by the applicant and approved by the Planning Commission, attached 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 _____, 2013.

NOT ADOPTED this _____ day of _____, 2013.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)