

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 THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, THE RM-2, LOW DENSITY APARTMENT DISTRICT, AND THE RM-4, MOBILE HOME PARK DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF THE SOUTHEAST CORNER OF MAIN STREET AND 48TH AVENUE S.W.)

- § 1. WHEREAS, Grace Living Center-Norman, the owners of the hereinafter described property, have made application to have the subject property removed from the C-1, Local Commercial District, the RM-2, Low Density Apartment District, and the RM-4, Mobile Home Park 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 C-1, Local Commercial District; the RM-2, Low Density Apartment District; and the RM-4, Mobile Home Park District, and placed the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, including all of GRACE ADDITION, A REPLAT OF A PART OF LOT 1, BLOCK 1 OF WILLOWCREST ADDITION AND OF A PART OF LOT 2 OF ARBOR PLAZA ADDITION (A REPLAT OF ALL OF MAIN STREET

PROFESSIONAL PARK AND A PORTION OF LOT 1, BLOCK 1, WILLOWCREST ADDITION), AND A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, according to the recorded plat thereof, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section Thirty-four (34); THENCE North 89°59'16" East, along the North line of said NW/4, a distance of 649.89 feet to the POINT OF BEGINNING; THENCE continuing North 89°59'16" East, along the North line of said NW/4, a distance of 300.11 feet; THENCE South 00°00'00" East a distance of 500.34 feet; THENCE South 30°00'00" West a distance of 554.98 feet; THENCE North 60°36'24" West a distance of 316.95 feet; THENCE North 00°18'10" East a distance of 175.07 feet; THENCE North 90°00'00" West a distance of 400.72 feet to a point on the West line of said Northwest Quarter (NW/4); THENCE North 00°18'10" East, along the West line of said Northwest Quarter (NW/4), a distance of 50.00 feet; THENCE North 90°00'00" East a distance of 375.71 feet; THENCE North 45°09'05" East a distance of 35.45 feet; THENCE North 00°18'10" East a distance of 100.01 feet; THENCE North 45°09'05" East a distance of 70.90 feet; THENCE North 00°00'00" East a distance of 64.99 feet; THENCE North 90°00'00" East a distance of 202.81 feet; THENCE North 00°13'12" West a distance of 360.27 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 378,611 square feet or 8.6917 acres, more or less.

LESS & EXCEPT:

The platted public right-of-way of 48th Avenue S.W. and W. Main Street.

The bearing of North 89°59'16" East for the North line of said Northwest Quarter was used as the basis of bearing for this description.

- § 4. 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 Site Development Plan and the PUD Narrative, approved by the Planning Commission on March 8, 2018, 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  
\_\_\_\_\_, 2018.

NOT ADOPTED this \_\_\_\_\_ day of  
\_\_\_\_\_, 2018.

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

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

ATTEST:

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