

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0203-2, AS AMENDED BY O-0506-9 AND O-0607-13, TO AMEND THE USES ALLOWED IN SPECIFIC AREAS BY ADDING: 1) BAR, LOUNGE OR TAVERN; 2) LIVE ENTERTAINMENT VENUE; AND 3) MIXED BUILDINGS FOR PART OF THE EAST HALF OF SECTION 23 AND WEST HALF OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (Within University North Park along a portion of 24th Avenue N.W.)

- § 1. WHEREAS, UTC II, L.L.C. and University Town Center, L.L.C., the owners of the hereinafter described property, have made application to amend the Planned Unit Development approved by Ordinance No. O-0203-2, as amended by O-0506-9 and O-0607-13, so as to amend the uses allowed in specific areas by adding 1) Bar, lounge or tavern; 2) Live entertainment venue; and 3) Mixed buildings; 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-0203-2, as amended by O-0506-9 and O-0607-13, to add uses allowed in specific areas, to wit:

Lot 2, Block 1, of Replat of UNIVERSITY NORTH PARK ADDITION SECTION 4, to Norman, Cleveland County, Oklahoma. Said tract contains 2.05 acres, more or less.

and

A tract of land lying in the West Half of Section 23 and the Northwest Quarter of Section 24, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of the Southeast Quarter of said Section 23, Township 9 North, Range 3 West of the Indian Meridian; THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1004.88 feet to the intersection of the easterly right-of-way line of 24th

Avenue N.W. with the south line of said Southeast Quarter;

THENCE Northerly with the easterly right-of-way line of 24th Avenue N.W., as established in part by the plats of UNIVERSITY NORTH PARK SECTION I, according to the plat thereof recorded in Book 21 of Plats, Page 7, THE REPLAT OF UNIVERSITY NORTH PARK SECTION IV, according to the plat thereof recorded in Book 22 of Plats, Page 82, and UNIVERSITY NORTH PARK SECTION II, according to the plat thereof recorded in Book 21 of Plats, Page 131, the following nine (9) courses:

1. North 00°35'21" West a distance of 85.00 feet,
2. South 89°24'39" West a distance of 15.00 feet,
3. North 45°35'21" West a distance of 49.50 feet,
4. North 00°35'21" West a distance of 476.46 feet to a point of curvature,
5. Northerly along a curve to the left having a radius of 920.21 feet (said curve subtended by a chord which bears North 16°50'47" West a distance of 515.23 feet) for an arc distance of 522.21 feet to a point of tangent,
6. North 33°06'14" West a distance of 200.00 feet,
7. Northerly along a curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 15°04'00" West a distance of 1,202.73 feet) for an arc distance of 1,222.83 feet the northwest corner of Lot 2D of the SHORT FORM PLAT of Lots 2C and 2D, said SHORT FORM PLAT recorded in Book 5092, Page 1363, Cleveland County records, and the POINT OF BEGINNING;
8. Continuing Northerly along a curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 19°43'12" East a distance of 1,119.44 feet) for an arc distance of 1,135.54 feet,
9. North 36°28'10" East a distance of 211.60 feet to the intersection of the easterly right-of-way line for 24th Avenue N.W. and the southerly right-of-way line of Conference Drive as established by the said plat of UNIVERSITY NORTH PARK SECTION II,

THENCE Easterly with the southerly right-of-way line of Conference Drive the following two (2) courses:

1. North 76°14'55" East a distance of 38.42 feet,
2. Southeasterly along a non-tangent curve to the left having a radius of 4,693.29 feet (said curve subtended by a chord which bears South 65°26'35" East a distance of 215.98 feet) for an arc distance of 216.00 feet to the northwest corner of the plat of UNIVERSITY NORTH PARK SECTION VII, according to the plat thereof recorded in Book 22 of Plats, Page 211, Cleveland County records;

THENCE southwesterly, southeasterly and northeasterly, along the lines of said plat the following three courses:

1. South 23°14'18" West a distance of 240.00 feet to the southwest corner of said plat,
2. Easterly along a non-tangent curve to the left having a radius of 4,933.29 feet (said curve subtended by a chord which bears South 69°11'50" East a distance of 419.28 feet) for an arc distance of 419.40 feet to the southeast corner of said plat,
3. North 18°22'03" East a distance of 240.00 feet to the northeast corner of said plat and on the southerly line of Conference Drive as established by the said plat of UNIVERSITY NORTH PARK SECTION II;

THENCE easterly, along said southerly right-of-way line of Conference Drive, on a non-tangent curve to the left having a radius of 4,693.29 feet (said curve subtended by a chord which bears South 71°56'16" East a distance of 50.00 feet) for an arc distance of 50.00 feet to the northwest corner of the plat of UNIVERSITY NORTH

PARK SECTION XIII, according to the plat thereof recorded in Book 23 of Plats, Page 146, Cleveland County records;

THENCE Southwesterly, southeasterly and northeasterly, with the lines of said plat, the following four (4) courses:

1. South 18°22'03" West a distance of 258.68 feet to the southwest corner of said plat,
2. Easterly along a non-tangent curve to the left having a radius of 4,951.96 feet (said curve subtended by a chord which bears South 74°40'48" East a distance of 426.66 feet) for an arc distance of 426.79 feet, to the southeast corner of said plat,
3. North 16°52'02" East a distance of 262.30 feet to the northeast corner of Lot 1, Block 1 of said plat,
4. North 12°48'26" East a distance of 80.00 feet to the northeast corner of said plat, said point also being on the south line of Lot 2, Block 1 of said UNIVERSITY NORTH PARK SECTION II;

THENCE South 77°11'34" East, along the south line of said plat of UNIVERSITY NORTH PARK SECTION II, a distance of 381.15 feet to the southeast corner of said plat;

THENCE South 00°38'00" East a distance of 635.27 feet to a point on the south line of the Northwest Quarter of said Section 24;

THENCE South 89°53'39" West, along said south line, a distance of 355.58 feet to the southwest corner of said Northwest Quarter of Section 24, said point also being the northeast corner of the Southeast Quarter of said Section 23;

THENCE South 00°35'48" East, along the east line of said Southeast Quarter of Section 23, a distance of 555.00 feet;

THENCE South 35°55'40" West a distance of 513.41 feet to the northeast corner of the plat of UNIVERSITY NORTH PARK SECTION VIII, according to the plat thereof recorded in Book 23 of Plats, Page 70, Cleveland County records;

THENCE Northwesterly, along the lines of said plat, the following nine (9) courses:

1. North 54°04'20" West a distance of 200.56 feet,
2. South 35°55'40" West a distance of 14.41 feet,
3. North 54°04'20" West a distance of 243.68 feet,
4. Northeasterly along a non-tangent curve to the left having a radius of 182.08 feet (said curve subtended by a chord which bears North 36°07'02" East a distance of 98.58 feet) for an arc distance of 99.83 feet,
5. North 19°33'36" East a distance of 19.83 feet,
6. North 70°26'24" West a distance of 331.57 feet,
7. Northeasterly along a non-tangent curve to the left having a radius of 440.00 feet (said curve subtended by a chord which bears North 33°43'42" East a distance of 73.60 feet) for an arc distance of 73.68 feet,
8. North 69°13'41" West a distance of 392.54 feet,
9. North 83°06'44" West a distance of 50.00 feet to the northwest corner of said plat, said point being on the east line of the above referenced Lot 2D of the SHORT FORM PLAT of LOTS 2C and 2D;

THENCE northerly and westerly, with the lines of said Lot 2D, the following two courses:

1. Northerly along a non-tangent curve to the right having a radius of 2,126.91 feet (said curve subtended by a chord which bears North 07°35'36" East a distance of 52.39 feet) for an arc distance of 52.39 feet to the northeast corner of said Lot 2D,
 2. North 86°55'02" West a distance of 324.87 feet to the POINT OF BEGINNING.
- Said tract of land containing 2,080,939 square feet or 47.7718 acres more or less.

§ 5. Further, the attached “Amended and Restated University North Park PUD Development Plan – November 2015” and “Exhibit H”, which illustrates the only areas where this amendment applies.

§ 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.

NOT ADOPTED this _____ day of _____, 2015.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)