

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 PLACE PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND REMOVE THE SAME FROM THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. AT COBBLESTONE CREEK DRIVE)

- § 1. WHEREAS, Tim Shannon, the owner of the hereinafter described property, has made application to have said property placed in the PUD, Planned Unit Development District, and to have the same removed from the RE, Residential Estates Dwelling 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 place the following described property in the PUD, Planned Unit Development District, and to have the same removed from the RE, Residential Estates Dwelling District, to wit:

TRACT 1: A tract of land lying in the SW/4 of Section 16, T8N, R2W of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the SW/C of said SW/4; THENCE North 00°19'29" West along the west line of said SW/4 a distance of 532.80 feet to the POINT OF BEGINNING; THENCE continuing North 00°19'29" West along said west line a distance of 1046.36 feet;

THENCE North 89°40'31" East a distance of 33.00 feet to a point on the east right-of-way line of 12th Avenue S.E. and a point on the southerly right-of-way line of Cobblestone Creek Drive as established by the plat of Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;

THENCE along the southerly right-of-way line of said Cobblestone Creek Drive, the westerly right-of-way line of Augusta Drive and the northerly right-of-way line of Southern Hills Circle, all as established by the aforesaid plat of Cobblestone Creek Golf Club, the following eight (8) courses;

- (1) North 44°40'41" East a distance of 35.37 feet;
 - (2) North 89°40'31" East a distance of 327.00 feet;
 - (3) South 45°19'29" East a distance of 35.36 feet;
 - (4) South 00°19'29" East a distance of 996.35 feet;
 - (5) South 44°40'31" West a distance of 35.36 feet;
 - (6) South 89°40'31" West a distance of 105.00 feet to a point of curvature;
 - (7) Northerly along a curve to the right having a radius of 25.00 feet (said curve being subtended by a chord which bears North 66°13'48" West a chord length of 20.41 feet) an arc distance of 21.02 feet to a point of reverse curvature;
 - (8) Westerly and Southerly along a curve to the left having a radius of 50.00 feet (said curve being subtended by a chord which bears South 68°46'12" West a chord length of 93.42 feet) an arc distance of 120.60 feet to the northeast corner of Lot 1, Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;
- THENCE South 89°40'31" West along the north line of said Lot 1 and said line extended a distance of 174.11 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 430.107 square feet or 9.87 acres and a new area (less statutory road rights-of-way) of 395,577 square feet or 9.08 acres, more or less.

And also,

OPEN SPACE, LOT AA: A tract of land lying in the SW/4 of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the SW/C of said SW/4; THENCE North 00°19'29" West along the west line of said SW/4 a distance of 1689.16 feet;

THENCE North 89°40'31" East a distance of 33.00 feet to a point on the East right-of-way line of 12th Avenue S.E., said point also being a point on the North right-of-way line of Cobblestone Creek Drive as established by the plat of Cobblestone Creek Golf Club recorded in Book 19 of Plats, Page 42;

THENCE along the northerly right-of-way line of said Cobblestone Creek Drive the following five (5) courses:

- (1) South 45°19'29" East a distance of 35.36 feet;
- (2) North 89°40'31" East a distance of 327.00 feet;
- (3) South 87°27'45" East a distance of 100.12 feet;
- (4) North 89°40'31" East a distance of 27.93 feet to a point of curvature;
- (5) THENCE Southeasterly along a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears South 79°16'41" East 47.90 feet) with an arc distance of 48.20 feet to the POINT OF BEGINNING;

THENCE North 00°19'29" West a distance of 35.01 feet

THENCE North 89°44'20" East a distance of 95.48 feet

THENCE North 00°15'40" West a distance of 135.81 feet

THENCE North 89°28'16" East a distance of 73.46 feet
THENCE North 89°44'20" West a distance of 66.37 feet
THENCE South 00°15'40" East a distance of 286.61 feet to a point on the North
right-of-way line of Cobblestone Creek Drive;
THENCE along the northerly right-of-way line of said Cobblestone Creek Drive the
following four (4) courses:
(1) South 89°16'44" West a distance of 94.51 feet to a point of curvature;
(2) Along a curve to the right having a radius of 75.00 feet (said curve subtended by a
chord which bears North 61°36'18" West a distance of 72.99 feet) with an arc length
of 76.23 feet;
(3) North 32°29'21" West a distance of 33.28 feet to a point of curvature
(4) Along a curve to the left having a radius of 125.00 feet (said curve subtended by a
chord which bears North 50°21'37" West a distance of 76.72 feet) with an arc length
of 77.98 feet to the POINT OF BEGINNING.

Said described tract containing 47,026 square feet or 1.08 acres, more or less.

Total gross area of said Tracts of land contains 477,133 square feet or 10.95 acres,
more or less.

§ 5. Further pursuant to the provisions of Section 22:434.1 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 PUD Narrative as revised and
resubmitted May 14, 2012, and the Site Development Plan contained therein 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

NOT ADOPTED this _____ day of

_____, 2012.

_____, 2012.

Mayor

Mayor

ATTEST:

City Clerk