

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 LOTS THIRTY-FIVE (35) THROUGH FORTY-TWO (42) OF LARSH'S UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (211 WEST BOYD STREET AND 770 DEBARR AVENUE)

- § 1. WHEREAS, Asp Street Investment, L.L.C. and 329 Partners II Limited Partnership, the owners of the hereinafter described property, have made application to have the subject property removed from the C-1, Local Commercial District, and C-2, General Commercial 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, and C-2, General Commercial District, and place the same in the PUD, Planned Unit Development District, to wit:

Lots Thirty-Five (35), Thirty-Six (36), and Thirty-Seven (37), in Block Two (2), of LARSH'S UNIVERSITY ADDITION to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Lot 38A – Being a part of LARSH'S UNIVERSITY ADDITION to Norman, Cleveland County, Oklahoma.

All of Lots Thirty-Eight (38) and Thirty-Nine (39), Block Two (2) and a portion of Lot Forty (40), in Block Two (2), described as follows: Beginning at the Southwest Corner of said Lot 39;

Thence North 89°53'47" East on the South line of said Lot 39 for a distance of 43.00 feet;

Thence South 00°08'58" East for a distance of 11.12 feet;

Thence North 89°53'46" East for a distance of 5.68 feet;

Thence South 00°05'47" West for a distance of 3.55 feet;

Thence North 89°53'46" East for a distance of 91.34 feet to a point on the East line of said Lot 40;
Thence North 00°08'58" West on the East line of said Block 2 for a distance of 64.66 feet to the Northeast corner of said Lot 38;
Thence South 89°53'46" West on the North line of said Lot 38 for a distance of 139.99 feet to the Northwest corner of said Lot 38;
Thence South 00°08'48" East on the West line of said Lots 38 and 39 for a distance of 50.00 feet to the POINT OF BEGINNING, containing 0.19 acres, more or less. According to the Lot Line Adjustment filed in Book 4314, Page 745.

Lot 42A

All of Lots Forty-One (41) and Forty-Two (42) and a portion of Lot Forty (40), in Block Two (2) of LARSH'S UNIVERSITY ADDITION, to Norman, Cleveland County, Oklahoma, described as follows:

Beginning at the Northwest corner of said Lot 40;
Thence North 89°53'47" East on the North line of said Lot 40 for a distance of 43.00 feet;
Thence South 00°08'58" East for a distance of 11.12 feet; Thence North 89°53'46" East for a distance of 5.68 feet;
Thence South 00°05'47" West for a distance of 3.55 feet;
Thence North 89°53'46" East for a distance of 91.34 feet to a point on the East line of said Lot 40;
Thence South 00°08'58" East on the East line of said Block 2 for a distance of 60.34 feet to the Southeast corner of said Lot 42;
Thence South 89°53'46" West on the South line of said Lot 42 for a distance of 140.00 feet to the Southwest corner of said Lot 42;
Thence North 00°08'37" West on the West line of said Lots 40, 41 and 42 for a distance of 75.00 feet to the point of beginning, containing 0.21 acres, more or less. According to the Lot Line Adjustment filed in Book 4314, Page 745.

Containing 0.64 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 and the Site Development Plan, approved by the Planning Commission on June 8, 2017, 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

_____, 2017.

_____, 2017.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)