

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 A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE O-1, OFFICE-INSTITUTIONAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 9 AND 24TH AVENUE S.E.)

- § 1. WHEREAS, Norman Regional Hospital Authority, the owners of the hereinafter described property, have made application to have the subject property removed from the O-1, Office-Institutional 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 with the condition that the RM-6 be reduced to a limited size, 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 O-1, Office-Institutional District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Northeast Quarter (NE/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at southeast corner of said Northeast Quarter;

THENCE North 00°07'37" West, along the east line of said Northeast Quarter, a distance of 658.99 feet to a point of intersection with the north line of Block 2, ST. JAMES PARK SECTION 6, recorded in Book 23 of Plats, Page 178 extended and the POINT OF BEGINNING;

THENCE South 89°52'23" West, along said extended line and said north line of Block 2, a distance of 785.00 feet to the southeast corner of Lot 1, Block 1, SOUTH LAKE ADDITION recorded in Book 16 of Plats, Page 56;

THENCE along the east line of said Lot 1, the following Two (2) courses:

1. North 00°07'37" West, parallel with the east line of said Northeast Quarter, a distance of 164.30 feet;
2. North 28°04'22" West a distance of 959.79 feet to the northeast corner of said Lot 1, also being a point on the southerly right of way line of Highway 9 and a point on a curve;

THENCE along the southerly line of said Highway 9, the following Six (6) courses:

1. Easterly along a non tangent curve to the right having a radius of 10,642.96 feet (said curve subtended by a chord which bears North 67°31'13" East a distance of 206.02 feet) for an arc distance of 206.02 feet;
2. North 57°08'48" East a distance of 177.15 feet to a point on a curve;
3. Easterly along a non tangent curve to the right having a radius of 10,677.96 feet (said curve subtended by a chord which bears North 70°12'30" East a distance of 447.34 feet) for an arc distance of 447.38 feet;
4. North 85°48'40" East a distance of 102.38 feet;
5. North 72°45'24" East a distance of 302.23 feet;
6. South 60°09'56" East a distance of 95.81 feet to a point on the east line of said Northeast Quarter;

THENCE South 00°07'37" East, along the east line of said Northeast Quarter, a distance of 1,385.19 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 1,292,529 square feet or 29.6724 acres and a net area, less the statutory rights of way, of 1,246,504 square feet or 28.6158 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 PUD Narrative and Site Development Plan, approved by the Planning Commission on June 11, 2020, 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 _____, 2020.

NOT ADOPTED this _____ day of _____, 2020.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)