

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0203-2, AMENDED BY O-0506-9, REPLACED BY O-0607-13, AND AMENDED BY O-1415-45, O-1516-24, O-1819-12, AND O-1819-37, TO AMEND THE SETBACKS AND LANDSCAPING REQUIREMENTS TO ALLOW CONSTRUCTION OF AN OFFICE COMPLEX FOR A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 13 AND THE EAST HALF OF SECTION 14, ALL IN TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (East side of 24th Avenue NW and north of Corporate Center Drive)

- § 1. WHEREAS, University North Park, L.L.C., the owner of the hereinafter described property, has made application to amend the Planned Unit Development approved by Ordinance No. O-0203-2, amended by O-0506-9, replaced by O-0607-13, and amended by O-1415-45, O-1516-24, O-1819-12 and O-1819-37, so as to amend the setbacks and landscaping requirements to allow construction of an office complex; 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, amended by O-0506-9, replaced by O-0607-13, and amended by O-1415-45, O-1516-24, O-1819-12, and O-1819-37, so as amend the setbacks and landscaping requirements to allow construction of an office complex, to wit:

A tract of land lying in the west half of Section 13 and the east half of Section 14, all in Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northwest corner of said Section 13, said point also being the northeast corner of said Section 14;

THENCE South $89^{\circ}49'14''$ East, along the north line of said Section 13, a distance of 37.01 feet to the centerline of 24th Avenue NW as established by the Highway Easement in favor of the State of Oklahoma recorded in Book 2552, page 472, Cleveland County records;

THENCE South $00^{\circ}16'07''$ East, along said centerline, said line also being parallel with the common line between said Sections 13 and 14, a distance of 1,223.68 feet;

THENCE southerly, along said centerline, on a curve to the right having a radius of 876.16 feet (said curve subtended by a chord which bears South $09^{\circ}52'29''$ West a distance of 308.61 feet) for an arc distance of 310.22 feet to the POINT OF BEGINNING;

THENCE South $69^{\circ}58'55''$ East a distance of 60.00 feet;

THENCE North $89^{\circ}22'00''$ East a distance of 291.24 feet to a point on the east line of that certain Surplus Property Deed of Release recorded in Book 3282, page 614, Cleveland County records;

THENCE South $00^{\circ}38'00''$ East, along said east line, a distance of 281.22 feet;

THENCE South $89^{\circ}22'00''$ West a distance of 458.30 feet;

THENCE North $49^{\circ}51'33''$ West a distance of 60.00 feet to a point on the centerline of 24th Avenue NW;

THENCE northeasterly, along said centerline, on a non-tangent curve to the left having a radius of 876.16 feet (said curve subtended by a chord which bears North $30^{\circ}04'46''$ East a distance of

306.13 feet) for an arc distance of 307.71 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 121,343 square feet or 2.7857 acres, more or less.

Said described tract of land contains a net area, less an 80' street right of way easement recorded in Book 2552, Page 472, of 95,700 square feet or 2.1970 acres, more or less.

Said described tract of land contains a net area, less a 60' street right of way to be dedicated by plat, of 102, 248 square feet or 2.3473 acres, more or less.

§ 5. Further, the following condition is hereby attached to the zoning of the tract:

- a. The site shall be developed in accordance with Amended and Restated University North Park PUD Development Plan, dated May 2020, and the site development plan submitted by the applicant and approved by the Planning Commission on June 11, 2020, attached 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)