

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 GRANT SPECIAL USE FOR AN AUTOMOTIVE SERVICE STATION (GAS STATION) IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK ONE (1), OF WINDSOR ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (Southwest corner of 36th Avenue N.W. and Tecumseh Road)

- § 1. WHEREAS, Byblos Holding, L.L.C. has made application to have Special Use for an Automotive Service Station (Gas Station) on the property described below in the C-1, Local Commercial 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 grant Special Use for an Automotive Service Station (Gas Station) in the C-1, Local Commercial District, for the following described property, to wit:

Lot Two (2), in Block One (1), of WINDSOR ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said tract contains 76,422 square feet or 1.7544 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 conditions are hereby attached to the zoning of the tract:

a. The site shall be developed in accordance with the Site Plan (Exhibit A), and supporting documentation submitted by the applicant and approved by the Planning Commission on April 9, 2015.

§ 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

_____, 2015.

_____, 2015.

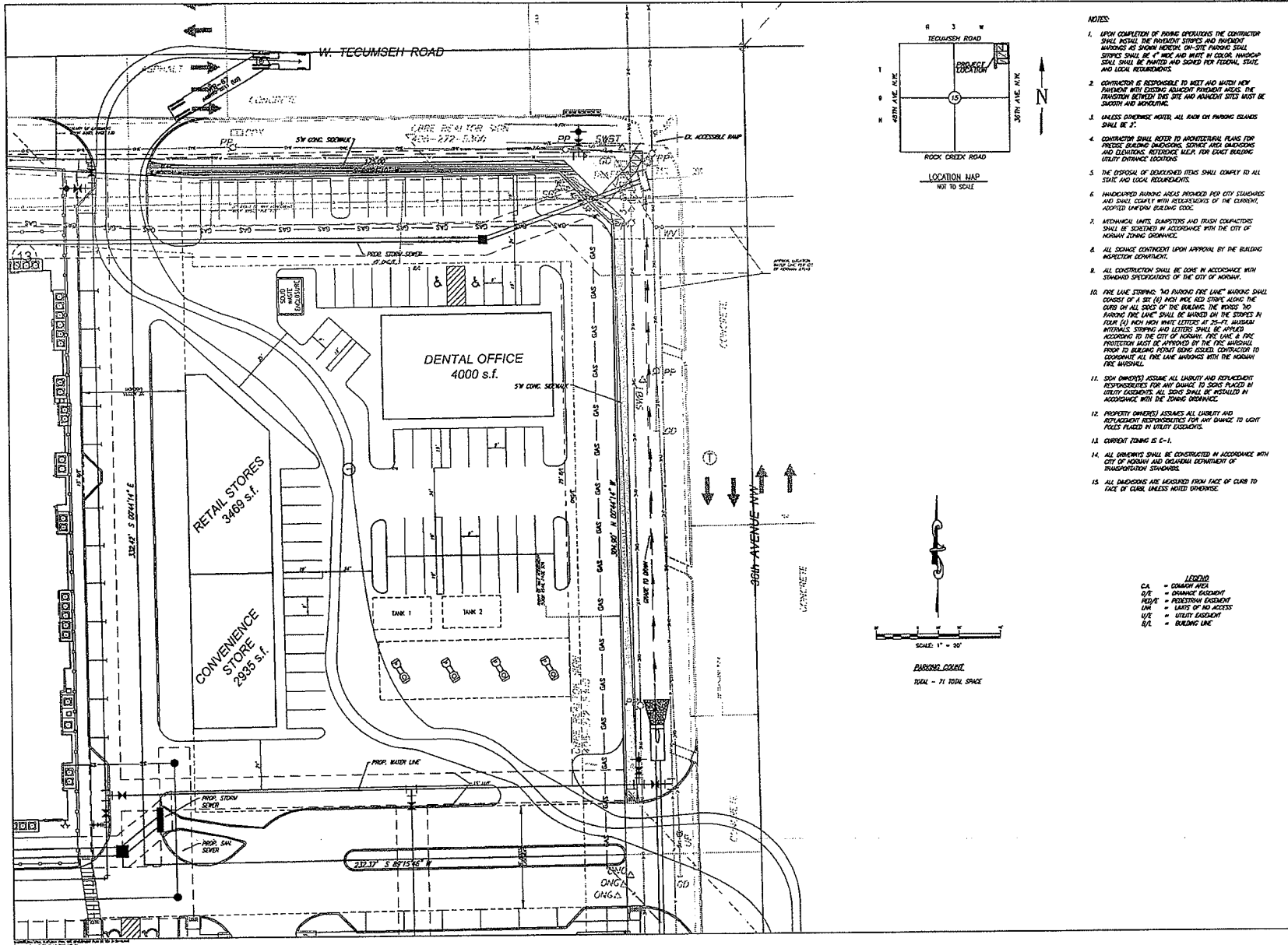
(Mayor)

(Mayor)

ATTEST:

(City Clerk)

Exhibit A



NOTES

- UPON COMPLETION OF FINISH SPECIFICATIONS THE CONTRACTOR SHALL INSTALL THE FINISHED STORES AND FINISH MARKINGS AS SHOWN HEREON. ON-SITE FINISHING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE PERMIT. FINISHING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE PERMIT.
- CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH ANY EXISTING ADJACENT FINISHING AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND WORKING.
- UNLESS OTHERWISE NOTED, ALL FINISH ON PARKING DECKS SHALL BE 2".
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FINISHES, BUILDING MARKINGS, SETBACKS AND MARKINGS AND ELEVATIONS. REFERENCE HEREIN FOR EXACT BUILDING UTILITY FINISHES LOCATIONS.
- THE DISPOSAL OF EXCLUDED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- HANDICAPPED PARKING AREAS PROVIDED FOR CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED UNIFORM BUILDING CODE.
- INTERIOR LIGHT FIXTURES AND TRASH COMPACTORS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCE.
- ALL SIGNAGE CONTAINED UPON APPROVAL BY THE BUILDING INSPECTOR HEREON.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF NORMAN.
- PAVE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH HIGH RED STRIKE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHAL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO MAINTAIN ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHAL.
- SOON OWNERS ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS PLACED IN UTILITY EASEMENTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- PROPERTY OWNERS ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT FIXES PLACED IN UTILITY EASEMENTS.
- CURRENT ZONING IS C-1.
- ALL OWNERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.

LEGEND

- CA - COMMON AREA
- SE - SEWER EASEMENT
- WE - WATER EASEMENT
- GE - GAS EASEMENT
- UE - UTILITY EASEMENT
- BL - BUILDING LINE

SCALE: 1" = 20'

PARKING LOT 71 TOTAL SPACES

FINAL SITE DEVELOPMENT PLAN LOT 2, BLOCK 1

SHEET 1

PROJECT INFORMATION

PROJECT: COMMERCIAL CORNER, LOT 2, BLOCK 1, WINDSOR ADDITION

OWNER: SMC COMMUNITY ENTERPRISES, P.C.

DESIGNER: SMC COMMUNITY ENTERPRISES, P.C.

DATE: 10/1/2014

SCALE: 1" = 20'

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