

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING ORDINANCE NO. O-1112-23, THE FOUNTAIN VIEW NORTH PLANNED UNIT DEVELOPMENT, TO ADD TO THE AREA OF THE PROPERTY LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.W. AND TECUMSEH ROAD)

- § 1. WHEREAS, Sassan Moghadam, the owner of the hereinafter described property, has made application to amend the Planned Unit Development approved by Ordinance No. O-1112-23 so as to add additional tracts of land and amend the PUD Narrative; 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-1112-23 so as to add additional tracts, to wit:

A tract of land lying in the Northwest Quarter (NW/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the northwest corner of the Northwest Quarter of said Section 15;

THENCE North 89°36'51" East, along the north line of said Northwest Quarter, a distance of 670.14 feet (674.03 feet – Record);

THENCE South 00°19'40" East, parallel with the west line of said Northwest Quarter, a distance of 990.00 feet;

THENCE North 89°36'51" East, parallel with the north line of said Northwest Quarter, a distance of 310.00 feet;

THENCE South 00°19'40" East, parallel with the west line of said Northwest Quarter, a distance of 330.37 feet to a point on the north line of FOUNTAIN VIEW ADDITION SECTION 1 according to the plat recorded in Book 23 of Plats, Page 49;

THENCE along the north line of said FOUNTAIN VIEW ADDITION SECTION 1 the following five (5) courses:

1. South 89°37'43" West a distance of 410.41 feet;
2. South 00°36'24" East a distance of 214.90 feet;
3. North 89°30'44" West a distance of 182.82 feet;

4. North 89°46'57" West a distance of 198.92 feet;
 5. South 89°32'05" West a distance of 189.06 feet to a point on the west line of said Northwest Quarter;
- THENCE North 00°19'40" West, along the west line of said Northwest Quarter, a distance of 1530.54 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,107,792 square feet or 25.4314 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 Preliminary Site Plan and PUD Narrative, approved April 11, 2013, and supporting documentation submitted by the applicant and approved by the Planning Commission.

- § 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 _____, 2013.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of _____, 2013.

(Mayor)