

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 PART OF THE SOUTHEAST QUARTER OF SECTION FIFTEEN (15) OF TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1/8 MILE NORTH OF THE INTERSECTION OF 36TH AVENUE N.W. AND ROCK CREEK ROAD ON THE WEST SIDE OF 36TH AVENUE N.W.)

- § 1. WHEREAS, Heritage Fine Homes Investments, L.L.C. and Windsor, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the A-2, Rural Agricultural District, and the C-1, Local 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 A-2, Rural Agricultural District, and place the same in the PUD, Planned Unit Development District, to-wit:

A tract of land situated within the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence N00°28'43"W along the East line of said SE/4 a distance of 661.18 feet to the POINT OF BEGINNING.

S89°31'17"W a distance of 203.88 feet; thence N00°04'42"W a distance of 122.00 feet; Thence N60°19'18"W a distance of 116.57 feet; Thence S89°37'44"W a distance of 355.64 feet; thence N00°22'04"W a distance of 480.00 feet; thence N89°37'44"E a distance of 658.53 feet to a point on the East line of said SE/4; thence S00°28'43"E along said East line a distance of 659.99 feet to the POINT OF BEGINNING.

Said tract contains 355,894 square feet, or 8.171 acres, more or less.

§ 5. That Section 450 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 place the same in the PUD, Planned Unit Development District, to wit:

A tract of land situated within the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence N00°28'43"W along the East line of said SE/4 a distance of 498.87 feet to the POINT OF BEGINNING.

S89°33'40"W a distance of 205.01 feet; thence N00°04'42"W a distance of 162.18 feet; thence N89°31'17"E a distance of 203.88 feet to a point on the East line of said SE/4; thence S00°28'43"E along said East line a distance of 162.31 feet to the POINT OF BEGINNING.

Said tract contains 33,170 square feet, or 0.762 acres, more or less.

§ 6. 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 Site Development Plan and the PUD Narrative, approved by the Planning Commission on October 12, 2017, and supporting documentation submitted by the applicant and approved by the Planning Commission, and made a part hereof.

§ 7. 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 _____, 2017.

NOT ADOPTED this _____ day of _____, 2017.

Mayor

Mayor

ATTEST:

City Clerk