

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 A CHURCH, TEMPLE OR OTHER PLACE OF WORSHIP IN THE R-3, MULTI-FAMILY DWELLING DISTRICT FOR PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF ELM AVENUE AND ELMWOOD DRIVE)

- § 1. WHEREAS, Baptist General Convention of Oklahoma has made application to have Special Use for a Church, Temple, or Other Place of Worship on the property described below in the R-3, Multi-Family Dwelling 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 a Church, Temple, or Other Place of Worship in the R-3, Multi-Family Dwelling District, for the following described property, to wit:

A tract located in the Northeast Quarter (NE/4) of Section Six (6), Township Eight (8) North, Range Two (2) West of the Indian Meridian (I.M.), Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast corner of said NE/4; Thence South 89°29'29" West along the North line of said NE/4 a distance of 1764.61 feet (1760.00 – deed); Thence South 00°50'45" East a distance of 1132.27 feet (1135.00 – deed) to the Point of Beginning; Thence continuing South 00°50'45" East a distance of 231.81 feet; Thence South 89°39'21" West a distance of 197.31 feet; Thence North 00°50'45" West a distance of 231.81 feet; Thence North 89°39'21" East a distance of 197.31 feet (197.35 – deed) to the Point of Beginning.

Said tract contains 45,738.43 square feet, 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 and supporting documentation submitted by the applicant and approved by the Planning Commission on November 9, 2017.
- b) The building setbacks are: front – 15 feet; side – 10 feet; rear – 10 feet.
- c) One ground sign containing 160 square feet, located with a minimum 10 foot setback from the property line at the northwest corner of the site, and one 225 square foot wall sign located on the north building elevation.
- d) Provided parking shall be 109 parking spaces provided on the lot with the church building and the lot to the south.

§ 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

_____, 2017.

_____, 2017.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)