

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-9899-35, TO ALLOW FOR MIXED USE, COMMERCIAL, MULTI-FAMILY RESIDENTIAL, OFFICE, RETAIL, RESTAURANT, AND HOTEL USES FOR PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (ALONG TECUMSEH DRIVE NORTHEAST OF THE INTERSECTION OF TECUMSEH ROAD AND HIGHWAY 77)

- § 1. WHEREAS, Tecumseh Road Business Park, L.L.C., the owner of the hereinafter described property, has made application to amend the Planned Unit Development approved by Ordinance O-9899-35, so as to allow for mixed use, commercial, multi-family residential, office, retail, restaurant and hotel uses; 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 O-9899-35, so as allow for mixed use, commercial, multi-family residential, office, retail, restaurant and hotel uses, to wit.

Being tracts of land lying in the SW/4 of Section Twelve (12), Township Nine (9) North, Range Three (3) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, said tracts being also a part of the filed final plat of TECUMSEH ROAD BUSINESS PARK SECTION 2 (as filed in Book 22 of Plats, Page 163), and being more particularly described as follows:

TRACT 1

BEGINNING at the Southwest corner of Lot 4, Block 1 of said final plat;
THENCE North 00°19'43" East a distance of 400.00 feet;
THENCE South 89°40'17" East a distance of 543.57 feet to a point of curvature;
THENCE around a curve to the right having a radius of 120.00 feet (said curve subtended by a chord which bears South 57°07'04" East, a distance of 129.17 feet) and an arc length of 136.40 feet;

Ordinance O-1617-36

THENCE South 24°33'17" East a distance of 72.44 feet to a point of curvature;
THENCE around a curve to the right having a radius of 270.00 feet (said curve subtended by a chord which bears South 12°06'47" East, a distance of 116.34 feet) and an arc length of 117.26 feet;
THENCE South 00°19'43" West a distance of 151.17 feet;
THENCE North 89°40'17" West a distance of 708.00 feet to the POINT OF BEGINNING.

Said tract contains 273,627 square feet, or 6.282 acres, more or less.

And also,

TRACT 2

BEGINNING at the Southwest corner of Lot 5, Block 2 of said final plat;
THENCE North 00°19'43" East a distance of 404.07 feet; THENCE South 89°23'37" East a distance of 924.06 feet;
THENCE South 24°33'17" East a distance of 949.76 feet;
THENCE North 89°40'17" West a distance of 496.93 feet;
THENCE North 00°19'43" East a distance of 153.17 feet to a point of curvature;
THENCE around a curve to the left having a radius of 330.00 feet (said curve subtended by a chord which bears North 12°06'47" West, a distance of 142.19 feet) and an arc length of 143.32 feet;
THENCE North 24°33'17" West a distance of 72.44 feet to a point of curvature;
THENCE around a curve to the left having a radius of 180.00 feet (said curve subtended by a chord which bears North 57°07'01" West, a distance of 193.76 feet) and an arc length of 204.59 feet;
THENCE North 89°40'17" West a distance of 602.31 feet to the POINT OF BEGINNING.

Said tract contains 604,000 square feet, or 13.866 acres, more or less.

Total of said tract of land is 877,627 square feet, or 20.148 acres, more or less.

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

- a. The site shall be developed in accordance with TECUMSEH POINTE ADDITION PUD Narrative, dated 10 April 2017, and the site development plan submitted by the applicant and approved by the Planning Commission on May 11, 2017, attached and made a part hereof.

Ordinance O-1617-36

§ 5. 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)