

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-0708-40, AS AMENDED BY ORDINANCE O-1516-23, TO AMEND THE PUD NARRATIVE FOR A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHT (8), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF 12TH AVENUE N.E. AND TECUMSEH ROAD)

- § 1. WHEREAS, Red Rock Land Fund, L.L.C., the owner of the hereinafter described property, has made application to amend the Planned Unit Development approved by Ordinance O-0708-40, as amended by Ordinance O-1516-23, so as to amend the PUD Narrative to allow for multi-generational housing; 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-0708-40, as amended by O-1516-23, so as amend the PUD Narrative, to wit:

A tract of land lying in the Southeast Quarter (S.E. ¼) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of said S.E. ¼;

THENCE North 00°00'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to a point on the Northerly Right-of-Way line of Tecumseh Road as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 345 and the POINT OF BEGINNING;

THENCE along said northerly Right-of-Way line the following five (5) calls:

- (1) North 89°52'13" West a distance of 65.00 feet;
- (2) South 45°00'50" West a distance of 35.35 feet;
- (3) South 89°57'08" West a distance of 95.03 feet;
- (4) South 88°18'22" West a distance of 500.22 feet;
- (5) North 86°23'57" West a distance of 156.03 feet to the Southeast corner of Lot 9, Block 3 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113);

THENCE along the property line of said final plat the following three (3) courses:

(1) THENCE North 08°12'35" West a distance of 245.15 feet;

(2) THENCE North 10°21'01" West a distance of 252.63 feet;

(3) THENCE North 14°40'56" West a distance of 157.47 feet to a point, said point being the Southeast corner of Lot 1, Block 1 of the filed final plat of RED CANYON RANCH ADDITION SECTION 2 (as filed in Book 22 of Plats, Page 214); THENCE along the property line of said final plat the following six (6) courses:

(1) THENCE continuing North 14°40'56" West a distance of 216.82 feet;

(2) THENCE North 25°03'20" West a distance of 541.42 feet;

(3) THENCE North 21°39'29" West a distance of 169.80 feet;

(4) THENCE North 35°03'04" West a distance of 50.00 feet to a point on a non-tangent curve;

(5) THENCE along a curve to the left having a radius of 215.00 feet (said curve subtended by a chord which bears North 59°27'12" East a distance of 33.77 feet) with an arc length of 33.81 feet;

(6) THENCE North 25°03'20" West a distance of 718.34 feet to a point on the South property line of WILDWOOD HILLS ESTATES (as filed in Book 10 Page 93);

THENCE along the property line of said final plat the following three (3) courses:

(1) THENCE North 56°43'56" East a distance of 612.33 feet;

(2) THENCE South 40°32'58" East a distance of 461.46 feet;

(3) THENCE South 90°00'00" East a distance of 800.00 feet to a point on the East line of said S.E. ¼;

THENCE South 00°00'16" West along said East line a distance of 2165.68 feet to the POINT OF BEGINNING.

Said tract contains 2,686,581 square feet, or 61.675 acres, more or less.

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

- a. The site shall be developed in accordance with the Planned Unit Development Application for Rezoning for Amended PUD O-1516-34, dated 12 October 2015, submitted by the applicant and approved by the Planning Commission on January 14, 2016, attached and made a part hereof.

Ordinance O-1516-34

§ 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
_____, 2016.

NOT ADOPTED this _____ day of
_____, 2016.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)