

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 SOUTHWEST QUARTER OF SECTION TWO (2), 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 PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (North and west of the intersection of Franklin Road and North Interstate Drive)

- § 1. WHEREAS, Battison Properties, 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 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 a portion of the Southwest Quarter (SW/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4, marked by a 1/2" Iron Pin found in place; thence

N 00° 35' 58" W along the West line of said SW/4 (being the basis of bearing for this description) a distance of 313.89 feet; thence

N 89° 24' 02" E a distance of 1878.07 feet to the POINT OF BEGINNING;
thence

N 00° 24' 00" W a distance of 440.00 feet to a point on the South line of Tracts One (1) and Two (2) as described in the certain special warranty deed filed in the Office of the Cleveland County Clerk in Record Book 5981 on Page 356, being a line monumented Westerly by a 3/8" Iron Pin with cap stamped "DTM CA6391" found in place and Easterly by a 3/8" Iron Pin with cap stamped "CA974" found in place; thence

N 89° 20' 29" E a distance of 545.00 feet to point on the Westerly Right of Way line (R/W) of Interstate Thirty-Five (I-35) same being monumented by said 3/8" Iron Pin "CA974"; thence along said R/W line the following Two (2) courses:

1. S 00° 21' 44" E a distance of 438.55 feet; thence
2. S 11° 40' 44" E a distance of 1.48 feet; thence

S 89° 20' 29" W a distance of 545.00 feet to the POINT OF BEGINNING.

Said tract contains 239,736 Sq Ft or 5.504 Acres, more or less.

This Legal Description was written by Denver Winchester, PLS 1952 on January 16, 2020.

§ 5. 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 PUD Narrative and Site Development Plan, approved by the Planning Commission on May 14, 2020, and supporting documentation submitted by the applicant and approved by the Planning Commission, and made a part hereof.

§ 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
_____, 2020.

NOT ADOPTED this _____ day of
_____, 2020.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)