

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 NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (Southeast Corner of W. Main Street and 48th Avenue S.W.)

- § 1. WHEREAS, Aria Development, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the C-2, General 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 C-2, General Commercial District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Northwest Quarter of Section Thirty-Four (34), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma being described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter;

THENCE North 89°59'16" East, along the North line of said Northwest Quarter, a distance of 257.22 feet, to the West line of ARBOR PLAZA ADDITION extended recorded in Book 21, Page 72;

THENCE South 00°13'14" East, along said West line a distance of 360.05 feet to the Southwest corner of Lot 1, Block 1 of said ARBOR PLAZA ADDITION;

THENCE South 90°00'00" West, along the North line of Lot 2, Block 1 of said ARBOR PLAZA ADDITION and said line extended, a distance of 260.51 feet, to a point on the West line of said Northwest Quarter;

THENCE North 00°18'10" East, along said West line, a distance of 360.00 feet to the POINT OF BEGINNING.

Said tract contains 93,197 square feet or 2.1395 acres, 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 condition is hereby attached to the zoning of the tract:

- a. The site shall be developed in accordance with the Site Development Plan (Exhibit A) and the PUD Narrative (Exhibit B), approved by the Planning Commission on October 9, 2014, 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 _____, 2014.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of _____, 2014.

(Mayor)