

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 LOTS THREE (3) AND FOUR (4), FINDLAY AVENUE MEDICAL PUD, AND A PORTION OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801, 809 AND 819 NORTH FINDLAY AVENUE)

- § 1. WHEREAS, Norman Public Schools, the owners of the hereinafter described property, have made application to have the subject property removed from the PUD, Planned Unit Development District, and the R-1, Single Family Dwelling District, and placed in the SPUD, Simple 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 as to remove the following described property from the PUD, Planned Unit Development District, and R-1, Single Family Dwelling District, and place the same in the SPUD, Simple Planned Unit Development District, to wit:

Lots Three (3) and Four (4) of FINDLAY AVENUE MEDICAL P.U.D., a Planned Unit Development, to Norman, Cleveland County, Oklahoma. Containing 2.15 acres, more or less.
and

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-Nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being further described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter; THENCE South 89°57'15" East, along the north line of said Northwest Quarter, a distance of 1105.00 feet; THENCE South 00°07'08" West, along the extension of the west line of Findlay Avenue Medical P.U.D., a Planned Unit Development being a part of said Northwest Quarter, and being recorded at Plat Book 21, Page 175 in the records of the Cleveland County Clerk, a distance of 33.00 feet to the Northwest Corner of Parcel 1 of said Findlay Avenue Medical P.U.D.; THENCE continuing South 00°07'08" West, along the west line of said Findlay Avenue Medical P.U.D., a distance of 155.00 feet to the Southwest Corner of said Parcel 1, also being the POINT OF BEGINNING; THENCE South 89°57'15" East, a distance of 208.66 feet to the Southeast Corner of said Parcel 1; THENCE South 00°07'08" West, a distance of 50.00 feet to the Northeast Corner of Parcel 2 of said Findlay Medical P.U.D.; THENCE North 89°57'15" West, along the north line of said Parcel 2, a distance of 208.66 feet to the Northwest Corner of said Parcel 2; THENCE North 00°07'08" East, along the east Right-of-Way line of Findlay Avenue, a distance of 50.00 feet to the POINT OF BEGINNING. CONTAINING 0.240 acres or 10,433 sq. ft., more or less.

Basis of Bearing: The east Right-of-Way line of Findlay Avenue bearing North 00°07'08" East as shown on the final plat of Findlay Avenue Medical P.U.D.

§ 5. Further, pursuant to the provisions of Section 22:420.05 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 SPUD Narrative and the Site Development Plan, approved by the Planning Commission on January 9, 2020, and supporting documentation submitted by the applicant and approved by the Planning Commission, and made a part hereof.

Ordinance O-1920-33

§ 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

NOT ADOPTED this _____ day

of _____, 2020.

of _____, 2020.

Mayor

Mayor

ATTEST:

City Clerk