

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 SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF THE INTERSECTION OF CLASSEN BOULEVARD AND 24TH AVENUE S.E. ON THE EAST SIDE OF THE RAILROAD TRACKS)

- § 1. WHEREAS, Cedar Lane, L.L.C. has made application to have the property described below removed from the A-2, Rural Agricultural District, and to have the same placed in the C-2, General Commercial District, and RM-6, Medium Density Apartment 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 to place the same in the C-2, General Commercial District, to wit:

CLASSEN BUSINESS PARK – COMMERCIAL/OFFICE

A tract of land located in the Southeast Quarter (S.E. ¼) of Section Sixteen (16), Township Eight (8) 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°01'29" West along the East line of said S.E. ¼ a distance of 807.68 feet to the **POINT OF BEGINNING**;

THENCE South 89°33'51" West a distance of 803.70 feet to a point on the Easterly right-of-way of the Burlington Northern and Santa Fe Railroads;

THENCE North 21°14'00" West along said right-of-way a distance of 195.70 feet;

THENCE North 68°46'00" East a distance of 396.98 feet;

THENCE North 21°14'00" West a distance of 730.83 feet;

THENCE North 89°16'31" East a distance of 426.62 feet to a point on the westerly right-of-way line of U.S. Highway 77;

THENCE South 27°56'51" East along said right-of-way a distance of 730.73 feet to a point on the East line of said S.E. ¼:

THENCE South 00°01'29" East a distance of 361.18 feet to the **POINT OF BEGINNING**.

Said tract contains 575,931 square feet, or 13.222 acres, more or less.

And to remove the following described property from the A-2, Rural Agricultural District, and to place the same in the RM-6, Medium Density Apartment District, to wit:

CLASSEN BUSINESS PARK – MULTI-FAMILY

A tract of land located in the Southeast Quarter (S.E. ¼) of Section Sixteen (16), Township Eight (8) 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°01'29" West along the East line of said S.E. ¼ a distance of 807.68 feet;

THENCE South 89°33'51" West a distance of 803.70 feet to a point on the Easterly right-of-way of the Burlington Northern and Santa Fe Railroads;

THENCE North 21°14'00" West along said right-of-way a distance of 195.70 feet to the **POINT OF BEGINNING**;

THENCE continuing North 21°14'00" West along said right-of-way a distance of 890.00 feet;

THENCE North 89°16'31" East a distance of 849.06 feet to a point on the westerly right-of-way line of U.S. Highway 77;

THENCE South 27°56'51" East along said right-of-way a distance of 11.25 feet;

THENCE South 89°16'31" West a distance of 426.62 feet;

THENCE South 21°14'00" East a distance of 730.83 feet;

THENCE South 68°46'00" West a distance of 396.98 feet to the **POINT OF BEGINNING**.

Said tract contains 328,103 square feet, or 7.532 acres, more or less.

§ 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 _____, 2017.

NOT ADOPTED this _____ day of _____, 2017.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)