

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0708-40, TO AMEND THE USES ALLOWED IN SPECIFIC AREAS FOR PART OF THE SOUTHEAST QUARTER 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 12<sup>th</sup> 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 No. O-0708-40, so as to amend the uses allowed in specific areas; 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 No. O-0708-40, so as to amend uses allowed in specific areas, to wit:

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 being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4;

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;

THENCE North 89°52'13" West a distance of 65.00 feet to a point on the east right-of-way line of said Southeast Quarter;

THENCE South 45°00'50" West a distance of 35.35 feet;

THENCE South 89°57'08" West a distance of 95.03 feet;

THENCE South 88°18'22" West a distance of 500.22 feet;

THENCE 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;

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

THENCE North 10°21'01" West a distance of 252.63 feet;  
THENCE North 14°40'56" West a distance of 108.16 feet to a point, said point being on the east line of Lot 3, Block 5 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113) and the POINT OF BEGINNING;  
THENCE along the property line of said final plat;  
THENCE continuing North 14°40'56" West a distance of 232.84 feet to a point being on the east line of Lot 3, Block 5 of the filed final plat of RED CANYON RANCH ADDITION SECTION 2 (as filed in Book 22 of Plats, Page 214);  
THENCE North 75°19'04" East a distance of 107.76 feet;  
THENCE South 88°22'32" East a distance of 397.45 feet;  
THENCE North 01°37'28" East a distance of 120.00 feet;  
THENCE South 88°22'32" East a distance of 15.93 feet;  
THENCE with a curve to the right having a radius of 600.00 feet (subtended by a chord which bears South 84°45'30" East a distance of 75.71 feet) with an arc length of 75.76 feet;  
THENCE with a compound curve to the right having a radius of 125.00 feet (subtended by a chord which bears South 65°41'36" East a distance of 53.27 feet) with an arc length of 53.68 feet;  
THENCE with a compound curve to the right having a radius of 315.00 feet (subtended by a chord which bears South 36°18'06" East a distance of 151.81 feet) with an arc length of 153.32 feet;  
THENCE North 67°38'31" East a distance of 50.00 feet;  
THENCE North 19°29'23" East a distance of 36.08 feet;  
THENCE North 69°41'58" East a distance of 132.97 feet;  
THENCE South 47°51'43" East a distance of 33.68 feet;  
THENCE South 00°00'16" West a distance of 224.88 feet;  
THENCE North 89°59'17" West a distance of 134.27 feet;  
THENCE South 00°00'43" West a distance of 22.29 feet;  
THENCE with a curve to the right having a radius of 125.00 feet (subtended by a chord which bears South 09°07'27" West a distance of 39.59 feet) with an arc length of 39.76 feet;  
THENCE North 89°59'41" West a distance of 743.05 feet to the POINT OF BEGINNING.

Said tract contains 240,007 square feet, or 5.510 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 Exhibit E pages 1 and 2, approved by the Planning Commission on November 12, 2015, as attached 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  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)

NOT ADOPTED this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
(Mayor)