

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 THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), AND THE SOUTHEAST QUARTER OF SECTION FIFTEEN (15), AND PART OF THE SOUTH HALF OF SECTION FOURTEEN (14), AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TEN (10), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION TEN (10), 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 SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E.)

- § 1. WHEREAS, Shaz Investment Group, L.L.C. and Rieger, 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:

The Northeast Quarter (NE/4) of Section Fifteen (15), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County Oklahoma,
AND
The Southeast Quarter (SE/4) of Section Fifteen (15), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma,
AND
The South Half (S/2) of Section Fourteen (14), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma,

LESS & EXCEPT the East Half (E/2) of the East Half (E/2) of the Southeast Quarter of Section Fourteen (14), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

Said described tract of land contains a gross area of 26,196,935 square feet or 601.3989 acres and a net area (less statutory rights of way) of 25,612,458 square feet or 587.9811 acres, more or less.

AND

The Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Ten (10), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

AND

The Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) AND the South Half (S/2) of the Southeast Quarter (SE/4) of Section Ten (10), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

Said described tract of land contains a gross area of 7,024,195 square feet or 161.2533 acres and a net area, less street rights of way, of 6,851,009 square feet or 157.2775 acres, more or less.

Total acreage 762.65 acres.

§ 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 PUD Narrative (including its Exhibits A-H), approved by the Planning Commission on February 11, 2016, 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 _____, 2016.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of _____, 2016.

(Mayor)