

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 THE SOUTHEAST QUARTER (SE/4) AND NORTHEAST QUARTER (NE/4), OF SECTION THIRTY-TWO (32), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W), OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHWEST CORNER OF EAST BOYD STREET AND 12TH AVENUE S.E.)

- § 1. WHEREAS, Woods Row, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from 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 so as to remove the following described property from the R-1, Single Family Dwelling District, and place the same in the SPUD, Simple Planned Unit Development District, to wit:

Being a tract of land lying in the Southeast Quarter (SE/4) and Northeast Quarter (NE/4), of Section Thirty-two (32), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4; THENCE South 90°00'00" West along the North line of said SE/4 a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE South 00°04'40" East a distance of 663.32 feet to the Northeast corner of the filed final plat of SAVANNAH ADDITION SECTION 2 (as filed in Book 8 of Plats, Page 66); THENCE North 90°00'00" West along the North line of said final plat a distance of 280.18 feet to the Northwest corner of said final plat, said point also being the Northeast corner of SAVANNAH ADDITION SECTION 1 (as filed in Book 8 of Plats, Page 75), said point also being the Southeast corner of BOYD'S LANDING (as filed in Book 17 of Plats, Page 33); THENCE North 00°04'40" West along the East line of BOYD'S LANDING, passing at a distance of 630.39 feet;

THENCE North 90°00'00" West along the North line of Lot 1, Block 1, of said final plat a distance of 97.64 feet;

THENCE South 42°28'57" West along said North line a distance of 33.76 feet to a point on a non-tangent curve;

THENCE around a curve to the left having a radius of 356.76 feet (said curve subtended by a chord which bears North 05°31'17" West, a distance of 30.92 feet) and an arc length of 30.93 feet;

THENCE North 29°20'25" East a distance of 38.66 feet to a point on a curve, said point also being a point on the South right-of-way line of Boyd Street;

THENCE along South right-of-way line around a curve to the left having a radius of 510.47 feet (said curve subtended by a chord which bears North 61°33'07" East, a distance of 102.08 feet) and an arc length of 102.25 feet to a point of reverse curvature;

THENCE continuing along said South right-of-way line around a curve to the right having a radius of 444.47 feet (said curve subtended by a chord which bears North 65°24'12" East, a distance of 148.09 feet) and an arc length of 148.78 feet;

THENCE South 00°06'00" East a distance of 116.84 feet;

THENCE North 90°00'00" East a distance of 160.00 feet to a point on the East line of said SE/4 and the POINT OF BEGINNING.

Containing 4.70 acres, more or less.

- § 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 December 12, 2019, 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 \_\_\_\_\_, 2020.

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

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

ATTEST:

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