

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE LOT 1, BLOCK 1, SOONER MOBILE HOME PARK, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND THE COMMERCIAL DESIGNATION AND REMOVE THE SAME FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND THE COMMERCIAL DESIGNATION. (2601 S. Classen Boulevard)

- § 1. WHEREAS, the Council of the City of Norman recognizes citizens' concerns about the future development of Norman; and
- § 2. WHEREAS, the City Council at its meeting of November 16, 2004, reviewed and adopted the NORMAN 2025 Land Use and Transportation Plan, with an effective date of December 16, 2004; and
- § 3. WHEREAS, Sooner Mobile Home Redevelopment, L.L.C., has requested that the following described property be moved from the Low Density Residential Designation and Commercial Designation and placed in the Medium Density Residential Designation and Commercial Designation for the hereinafter described property, to wit:

Medium Density Residential Designation – PUD Tract

A tract of land being a part of Lot 1, Block 1, SOONER MOBILE HOME PARK, an Addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 13 of Plats, Page 21, AND a tract of land lying in the Southwest Quarter of Section 4, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, all being more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter;

THENCE South 00°41'23" East, along the west line of said Southwest Quarter, a distance of 1524.67 feet to the POINT OF BEGINNING;

THENCE North 89°16'56" East a distance of 571.40 feet;

THENCE North 00°09'12" West a distance of 1,016.83 feet to a point on the south line of Common Area B, CEDAR CREEK recorded in Book 20 of Plats, Page 7;

THENCE along said south line, the following Two (2) courses:

1. North 62°31'34" East a distance of 262.60 feet;
2. North 89°35'10" East a distance of 500.43 feet to the southeast corner of said Block B;

THENCE South 00°45'58" East, along the west line of Lot 1, Block 1, AMENDED FINAL PLAT OF THE COTTAGES AT NORMAN, an Addition to the City of Norman recorded in Book 23 of Plats, Page 13 extended north and the east line of said SOONER MOBILE HOME PARK extended north, a distance of 1,375.96 feet to the southeast corner of said SOONER MOBILE HOME PARK and the northeast corner of Lot 1, Block 1, CRIMSON PARK ADDITION, an Addition to the City of Norman, recorded in Book 20 of Plats, Page 143;

THENCE South 89°14'32" West, along the south line of said SOONER MOBILE HOME PARK, north line of said CRIMSON PARK ADDITION and the north line of Lot 1, Block 1, CRIMSON CENTRE ADDITION, an Addition to the City of Norman, recorded in Book 22 of Plats, Page 35, a distance of 1,251.19 feet to the southwest corner of said

SOONER MOBILE HOME PARK, also being a point on the east right of way line of U.S. Highway 77 as shown on said plat;

THENCE North 27°36'15" West, along the west line of said SOONER MOBILE HOME PARK and said east right of way line, a distance of 146.72 feet to a point on the west line of said Southwest Quarter, also being the west line of said SOONER MOBILE HOME PARK;

THENCE North 00°41'23" West, along the west line of said SOONER MOBILE HOME PARK and west line of said Southwest Quarter, a distance of 113.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,142,433 square feet or 26.2267 acres, more or less.

Commercial Designation -- C-2 Tract

A tract of land being a part of Lot 1, Block 1, SOONER MOBILE HOME PARK, an Addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 13 of Plats, Page 21 AND a tract of land lying in the Southwest Quarter of Section 4, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, all being more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter;

THENCE South 00°41'23" East, along the west line of said Southwest Quarter, a distance of 977.39 feet to a point on a curve and the POINT OF BEGINNING;

THENCE Easterly along a non tangent curve to the left having a radius of 2,136.39 feet (said curve subtended by a chord which bears South 84°02'03" East a distance of 211.54 feet) for an arc distance of 211.63 feet;

THENCE North 89°16'56" East a distance of 366.18 feet;

THENCE South 00°09'12" East a distance of 462.68 feet;

THENCE South 89°16'56" West a distance of 571.96 feet to a point on the west line of said Southwest Quarter;

THENCE North 00°41'23" West, along said west line, a distance of 487.28 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 267,841 square feet or 6.1488 acres, more or less.

AND

A tract of land being in a part of Lot 1, Block 1, SOONER MOBILE HOME PARK, an addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 13 of Plats, Page 21, AND a tract of land lying in the Southwest Quarter of Section 4, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, all being more particularly described as follows:

Commencing at the Northwest Corner of said Southwest Quarter;

Thence South 00°41'23" East, along the West line of said Southwest Quarter, a distance of 1,464.67 feet to a point on the West line of said Southwest Quarter and the POINT OF BEGINNING;

Thence South 00°41'23" East, along the West line of said Southwest Quarter, a distance of 60.00 feet;

Thence North 89°16'56" East a distance of 571.40 feet;

Thence North 00°09'12" West a distance of 60.00 feet;

Thence South 89°16'56" West a distance of 571.96 feet;

Thence South 75°31'33" West a distance of 455.38 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 34,301 square feet, or 0.787 acres, more or less.

Commercial Designation -- C-1 Tract

A tract of land being in a part of Lot 1, Block 1, SOONER MOBILE HOME PARK, an addition to the City of Norman, Cleveland County, Oklahoma according to the plat recorded in Book 13 of Plats, Page 21, AND a tract of land lying in the Southwest Quarter of Section 4, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, all being more particularly described as follows:

COMMENCING at the Northwest Corner of said Southwest Quarter;

THENCE South 00°41'23" East, along the West line of said Southwest Quarter, a distance of 675.70 feet to a point on the West line of said Southwest Quarter and the POINT OF BEGINNING;

THENCE South 00°41'23" East, along the West line of said Southwest Quarter, a distance of 291.29 feet;

THENCE around a curve to the left having a radius of 2,136.39 feet (said curve subtended by a chord which bears South 84°02'03" East, a distance of 211.54 feet) and an arc length of 211.63 feet;

THENCE North 89°16'56" East a distance of 366.18 feet;

THENCE North 00°09'12" West a distance of 494.14 feet;

THENCE South 62°31'34" West a distance of 155.32 feet;

THENCE South 75°31'33" West a distance of 455.38 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 223,964 square feet, or 5.142 acres, more or less.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 4. That the Council of the City of Norman recognizes the need to control the future growth of the City of Norman; and, that after due consideration has determined that the requested amendment to the NORMAN 2025 Land Use and Transportation Plan should be adopted, and does hereby approve the requested designation.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

ATTEST:

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