

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 NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF 24TH AVENUE S.E. AND EAST LINDSEY STREET)

- § 1. WHEREAS, Landstar Developing, L.L.C., the owner of the hereinafter described property, has made application to have the subject property removed from the C-1, Local Commercial 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 C-1, Local Commercial District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land being a part of the NW ¼, of Section 3, Township 8 North, Range 2 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW ¼; THENCE North 89°56'46" East along the North line of said NW ¼ a distance of 410.48 feet; THENCE South 00°49'09" East a distance of 50.00 feet to a point on the South right-of-way line of E. Lindsey Street and the POINT OF BEGINNING;

THENCE South 00°49'09" East a distance of 729.80 feet to a point, said point being a point on the North property line of the filed final plat of EAST RIDGE ADDITION SECTION 8 (as filed in Book 15 of Plats, Page 61); THENCE North 89°37'53" West along said property line a distance of 360.48 feet; THENCE North 00°49'21" West a distance of 131.10 feet; THENCE North 89°57'01" East a distance of 165.42 feet; THENCE North 00°49'09" West a distance of 431.04 feet; THENCE North 89°56'46" East a distance of 84.56 feet; THENCE North 00°49'21" West a distance of 165.00 feet;

THENCE North 89°56'46" East a distance of 110.47 feet to the POINT OF BEGINNING.

Said tract contains 150,004 square feet, or 3.444 acres, more or less.

- § 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 vertical wall detention area shall be developed with a ramp for access to perform maintenance on the facility.
  - b. The site shall be developed in accordance with the Site Development Plan (Exhibit A) and the PUD Narrative (Exhibit B), approved by the Planning Commission on November 13, 2014, 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 \_\_\_\_\_, 2014.

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

ATTEST:

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

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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