

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-0203-2, AS AMENDED BY ORDINANCE O-0506-9, AND REPLACED IN ITS ENTIRETY BY ORDINANCE O-0607-13, TO AMEND THE USES ALLOWED IN PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF 24TH AVENUE N.W. AND RADIUS WAY)

- § 1. WHEREAS, 310 Investments, L.L.C., the owner of the hereinafter described property, has made application to amend the Planned Unit Development approved by Ordinance O-0203-2, as amended by Ordinance O-0506-9, and replaced in its entirety by Ordinance O-0607-13, so as to amend the uses allowed on the subject parcel; 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 O-0203-2, as amended by O-0506-9, and replaced in their entirety by O-0607-13, so as amend the uses allowed on the subject tract to include a senior living center, including but not limited to memory care and assisted living, with amenities for the residents and their guests (e.g., restaurant, bar), and with a reduced parking ratio, to wit:

A tract of land lying in the East Half (E/2) of Section 14, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of said Southeast Quarter, said point also being the southeast corner of Block 1,

UNIVERSITY NORTH PARK CORPORATE CENTRE SECTION 1, recorded in Book 24 of Plats, Page 15; THENCE South 89°06'20" West, along the south line of said Southeast Quarter, the south line of said Block 1 and the south line of Rock Creek Road right-of-way as dedicated by said plat, a distance of 667.66 feet to a point on the centerline of 24th Avenue N.W. as established by that certain Highway Easement recorded in Book 2552, Page 472 and partially dedicated by said plat, said point also being a point on a curve;

THENCE along the centerline of said 24th Avenue N.W., the following Four (4) courses:

1. Northwesterly along a non-tangent curve to the left having a radius of 1,905.41 feet (said curve subtended by a chord which bears North 24°23'10" West a distance of 924.06 feet) for an arc distance of 933.37 feet;
2. North 38°25'09" West a distance of 400.00 feet to a point of curvature;
3. Northerly along a curve to the right having a radius of 1,225.41 feet (said curve subtended by a chord which bears North 17°44'04" West a distance of 865.68 feet) for an arc distance of 884.78 feet to the northwest corner of Radius Way right-of-way as dedicated by UNIVERSITY NORTH PARK SECTION XIV recorded in Book 24 of Plats, Page 83, said point being on the centerline of said 24th Avenue N.W., a point on a curve and the POINT OF BEGINNING;
4. Continuing Northeasterly along a curve to the right having a radius of 1,225.41 feet (said curve subtended by a chord which bears North 26°17'27" East a distance of 971.02 feet) for an arc distance of 998.40 feet;

THENCE South 52°49'34" East a distance of 470.27 feet;

THENCE South 10°17'56" West a distance of 77.31 feet to the northwest corner of Lot 1, Block 2, UNIVERSITY NORTH PARK CORPORATE CENTRE SECTION 2, recorded in Book 23 of Plats, Page 179 and being a point on a curve;

THENCE along the westerly line of Lots 1 and 2 in said Block 2, the following Two (2) courses:

1. Southerly along a non-tangent curve to the right having a radius of 1,207.17 feet (said curve subtended by a chord which bears South 09°36'47" West a distance of 224.62 feet) for an arc distance of 224.95 feet to a point of reverse curvature;
2. Southerly along a non-tangent curve to the left having a radius of 1,265.72 feet (said curve subtended by a chord which bears South 03°26'45" West a distance of 236.22 feet) for an arc distance of 236.57 feet;

THENCE North 90°00'00" West a distance of 209.63 feet to the northeast corner of said Radius Way right-of-way;

THENCE along the northerly right-of-way line of said Radius Way, the following Six (6) courses:

1. North 79°37'04" West a distance of 64.00 feet;
2. South 10°22'56" West a distance of 0.89 feet to a point of curvature;
3. Southwesterly along a curve to the right having a radius of 112.00 feet (said curve subtended by a chord which bears South 50°11'28" West a distance of 143.41 feet) for an arc distance of 155.63 feet;
4. South 90°00'00" West a distance of 272.47 feet;
5. North 43°49'56" West a distance of 34.63 feet;
6. North 87°03'00" West a distance of 60.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 494,425 square feet or 11.3504 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 Amended and Restated University North Park PUD Development Plan, dated March 2019, and the site development plan submitted by the applicant and approved by the Planning Commission on April 11, 2019, 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 _____, 2008.

NOT ADOPTED this _____ day of _____, 2008.

Mayor

Mayor

ATTEST:

City Clerk