

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD)

- § 1. WHEREAS, Royce Enterprises, Inc & Sooner Investment Dev. Co., the owners of the hereinafter described property, have made application to have the subject property removed from the PUD, Planned Unit Development 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 on October 10, 2024 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 36-201 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the PUD, Planned Unit Development District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land situated within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of said Northeast Quarter (NE/4); Thence North 00°00'54" West along the East Line of said Northeast Quarter (NE/4) (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast Corner of SOUTH LAKE INDUSTRIAL PARK

ADDITION, a plat filed in the Office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING;

Thence South 89°06'09" West along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Easterly Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place;

Thence North 27°37'26" West a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place;

Thence North 28°26'32" West a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place;

Thence North 27°37'26" West a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place;

Thence North 25°42'53" West a distance of 205.41 feet;

Thence North 25°42'53" West a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place;

Thence North 89°08'14" East a distance of 140.35 feet to a point on the exterior line of Lot 1, Block 1, ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place;

Thence along said line the following three (3) courses:

1. South 01°12'49" East a distance of 85.00 feet;

2. North 89°08'14" East a distance of 1117.53 feet;

3. North 00°00'14" East a distance of 85.01 feet;

Thence North 89°08'14" East a distance of 342.10 feet to a point on the East line of said Northeast Quarter (NE/4), said point marked by a 120D nail found in place;

Thence South 00°00'54" East along said line a distance of 1532.90 feet to the POINT OF BEGINNING

Said described tract of land contains a gross area of 1,760,461 square feet or 40.4146 acres and

a net area, less streets rights of way, of 1,709,941 square feet or 39.2548 acres more or less.

§ 5. Further, pursuant to the provisions of Section 36-509 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, Site Development Plan, and supporting documentation, which are 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 _____, 2024.

NOT ADOPTED this _____ day of _____, 2024.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)