

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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (Northeast corner of 36th Avenue N.W. and Franklin Road)

- § 1. WHEREAS, Alliance Development Group, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the A-2, Rural Agricultural 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 36-201 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the A-2, Rural Agricultural District and place the same in the PUD, Planned Unit Development District, to wit:

TRACT 1:

A part of the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:
COMMENCING at the Southwest Corner of said Southwest Quarter;
THENCE North 89°20'09" East on the South line of said Southwest Quarter for a distance of 1,449.67 feet; THENCE North 00°39'51" West for a distance of 751.65 feet to the POINT OF BEGINNING; THENCE North 00°39'51" West for a distance of 628.48 feet; THENCE South 89°45'18" East for a

distance of 642.54 feet; THENCE South 00°39'49" East for a distance of 618.30 feet; THENCE South 89°20'09" West for a distance of 642.46 feet to the POINT OF BEGINNING.

TRACT 2:

A tract of land being located in the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma described as follows:

COMMENCING at the Southwest Corner of said SW/4; THENCE North 00°35'43" West on the West line of said SW/4 for a distance of 1403.11 feet; THENCE South 89°45'18" East for a distance of 2090.71 feet to the POINT OF BEGINNING; THENCE South 89°45'18" East for a distance of 367.10 feet to a point on the West Right-of-Way line of Interstate Highway No. 35; THENCE South 00°21'18" East on said Right-of-Way line for a distance of 18.99 feet; THENCE Southwesterly on said Right-of-Way line on a curve to the right having a radius of 3397.75 feet, a chord bearing of South 01°49'40" West for a curve distance of 259.22 feet; THENCE Southwesterly on said Right-of-Way line on a curve to the left having a radius of 3477.75 feet, a chord bearing of South 01°49'40" West for a curve distance of 265.33 feet; THENCE South 10°57'08" West on said Right-of-Way line for a distance of 50.99 feet; THENCE South 00°21'28" East on said Right-of-Way line for a distance of 19.61 feet; THENCE South 89°20'09" West for a distance of 333.78 feet; THENCE North 00°39'51" West for a distance of 618.30 feet to the POINT OF BEGINNING.

TRACT 3:

A tract of land being located in the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Southwest Corner of said Southwest Quarter; THENCE North 00°35'43" West on the West line of said SW/4 for a distance of 1403.11 feet; THENCE South 89°45'18" East for a distance of 1448.17 feet; THENCE South 00°39'51" East for a distance of 1380.14 feet; THENCE South 89°20'09" West on the South line of said SW/4 for a distance of 1449.67 feet to POINT OF BEGINNING.

When combined, Tracts 1, 2, and 3 form a perimeter and contains a gross area of 2,634,515 square feet or 60.4801 acres and a net area (less statutory rights of way) of 2,541,471 square feet or 58.3442 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, approved by the Planning Commission on September 14, 2023, 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 _____, 2023.

NOT ADOPTED this _____ day of _____, 2023.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)