

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 ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) 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. (EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

- § 1. WHEREAS, Carroll Farm, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the PUD, Planned Unit Development District (O-1415-39) 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 May 9, 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 (O-1415-39) and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Southwest Quarter (SW/4) of Section Eleven (11), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows: COMMENCING at the southwest corner of said Southwest Quarter; THENCE North 00°11'51" West, along the west line of said Southwest Quarter, a distance of 276.20 feet to the POINT OF BEGINNING; THENCE continuing North 00°11'51" West, along said west line, a distance of 1042.80 feet; THENCE North 89°12'50" East a distance of 1,311.29 feet; THENCE

North 00°11'14" West a distance of 1,319.12 feet to a point on the north line of said Southwest Quarter; THENCE North 89°12'32" East, along the north line of said Southwest Quarter, a distance of 622.01 feet to the northwest corner of Lot 1, Block 1, JONATHAN FOWLER ADDITION, recorded in Book 21 of Plats, Page 148; THENCE along the west line of said Lot 1, the following Five (5) courses:

1. South 14°27'53" West a distance of 363.20 feet;
2. South 17°26'35" West a distance of 324.23 feet;
3. South 12°21'10" West a distance of 177.91 feet;
4. South 25°20'43" East a distance of 59.14 feet;
5. South 69°49'44" East a distance of 25.00 feet to a point on the westerly right of way line of Journey Parkway as established by the plat of COVENANT DEVELOPMENT ADDITION recorded in Book 21 of Plats, Page 26 and being a point on a curve;

THENCE along said westerly right of way line, the following Ten (10) courses:

1. Southerly along a non tangent curve to the left having a radius of 382.00 feet (said curve subtended by a chord which bears South 09°59'36" West a distance of 135.03 feet) for an arc distance of 135.74 feet;
2. South 00°11'14" East a distance of 103.25 feet to a point of curvature;
3. Southwesterly along a curve to the right having a radius of 218.00 feet (said curve subtended by a chord which bears South 29°04'46" West a distance of 213.15 feet) for an arc distance of 222.71 feet;
4. South 58°20'47" West a distance of 83.21 feet to a point of curvature;
5. Southwesterly along a curve to the left having a radius of 282.00 feet (said curve subtended by a chord which bears South 30°08'12" West a distance of 266.61 feet) for an arc distance of 277.69 feet;
6. South 01°55'36" West a distance of 55.72 feet;
7. South 04°25'52" West a distance of 114.42 feet;
8. South 01°55'36" West a distance of 189.27 feet to a point of curvature;
9. Southerly along a curve to the right having a radius of 463.00 feet (said curve subtended by a chord which bears South 15°57'47" West a distance of 224.60 feet) for an arc distance of 226.86 feet;
10. South 30°00'00" West a distance of 11.62 feet to the northeast corner of Lot 1, Block 1, CARROLL FARM ADDITION SECTION 1 recorded in Book 24 of Plats, Page 190;

THENCE South 89°15'12" West, along the north line of said Lot 1 and the north line of Lot 1, Block 1, CARROLL FARM ADDITION SECTION 3 recorded in Book 25 of Plats, Page 12, a distance of 737.04 feet to the northwest corner of said Lot 1 in Section 3; THENCE South 00°11'51" East, along the west line of said Lot 1, a distance of 198.28 feet to a point on the north line of Lot 1, Block 1, CARROLL FARM ADDITION SECTION 2

recorded in Book 24 of Plats, Page 233; THENCE South 89°48'09" West, along the north line of said Lot 1 and the north line of Lot 1, Block 1, CARROLL PROPERTY SECTION 1 recorded in Book 18 of Plats, Page 172 and said north line extended, a distance of 595.69 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,946,366 square feet or 44.6824 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)