

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 NORTHEAST QUARTER (NE/4) OF SECTION NINE (9), 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 PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (West of 48th Avenue N.W. between Franklin Road and Tecumseh Road)

- § 1. WHEREAS, West Franklin Holding Co., 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 PUD, Planned Unit Development, 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 PUD, Planned Unit Development, and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land being a part of the Northeast Quarter (N.E. ¼) of Section 9, Township 9 North (T9N), Range 3 West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said NE/4; THENCE South 89°32'52" West along the South line of said NE/4 a distance of 700.00 feet to the POINT OF BEGINNING, said point also being the Southwest corner of a tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399;

THENCE continuing South 89°32'52" West along said South line a distance of 860.13 feet; THENCE North 00°03'53" East a distance of 990.60 feet to a point on the South line of a tract being the N/2, N/2, S/2, of said NE/4, as recorded in Book 6170, Page 534; THENCE North 89°35'55" East along said South line a distance of 1549.69 feet to the Southeast corner of said N/2, N/2, S/2, NE/4; THENCE South 00°32'21" East along the East line of said NE/4 a distance of 268.41 feet; THENCE North 89°47'56" West a distance of 433.55 feet; THENCE South 00°53'24" East a distance of 412.41 feet to a point on the North line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, said point also being the Southwest corner of RED SKY RANCH PHASE 1, a platted subdivision to the City of Norman recorded in Plat Book 25, Page 184; THENCE South 89°32'52" West along the North line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, a distance of 269.01 feet to the Northwest corner thereof; THENCE South 00°32'21" East along the West line of said tract of land described in Quit Claim Deed recorded in Book 6047, Page 1399, a distance of 313.33 feet to the POINT OF BEGINNING;

Said tract containing 1,142,653 square feet, or 26.232 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 July 13, 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)