

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIVE (5), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (West side of Classen Boulevard north of East Constitution Street)

- § 1. WHEREAS, Subtext Acquisitions, L.L.C., with the consent of the property owners of the hereinafter described property, have made application to have the subject property removed from the C-2, General Commercial District, and 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 460 of Chapter 22 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the C-2, General Commercial District, and A-2, Rural Agricultural District, and place the same in the PUD, Planned Unit Development District, to wit:

A Part of the SE/4 of Section 5 T 8 N, R 2 W IM, Cleveland County, Oklahoma, Project No. 5571.5

Lot Five A (5A) and Lot Seven A (7A), Highway Heights Addition to the City of Norman, and a part of the Southeast Quarter (SE/4) of Section Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on September 2, 2022, with metes and bounds as follows:

Commencing at the Southeast Corner of the SE/4 of said Section 5; Thence North 00°41'16" West as the basis of bearing on the East line of said SE/4 a distance of 843.60 feet to the West Right-of-Way line of State Highway 77; Thence North 27°45'38" West on said West Right-of-Way line a distance of 546.80 feet to the Point of Beginning; Thence South 62°24'05" West a distance of 377.20 feet to the East Right-of-Way line of A.T. & S.F. Railroad; Thence North 27°45'38" West on said East Railroad Right-of-Way, also being the West line of said Lots 5A and 7A a distance of 1142.27 feet to the Northwest corner of said Lot 5A; Thence North 62°24'05" East on the North line of said Lot 5A a distance of 377.75 feet to the Northeast corner of said Lot 5A, said point being on the West Right-of-Way line of Classen Boulevard; Thence South 27°45'38" East on the said West Right-of-Way line of Classen Boulevard, also being the East line of Lots 5A and 7A a distance of 968.26 feet to the Southeast corner of said Lot 7A; Thence South 24°23'25" East a distance of 9.36 feet; Thence South 27°45'38" East a distance of 136.67 feet to the Point of Beginning.

This description contains 420,839 square feet or 9.66 acres, more or less.
Subject to Easements and Rights-of-Way of record.

- § 5. Further, pursuant to the provisions of Section 22:420 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 December 8, 2022, and as revised on December 22, 2022, 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)