

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 ADOPT A ZONING DESIGNATION FOR A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W), OF THE INDIAN MERIDIAN (I.M.), NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND PLACE IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REED AVENUE AND EUFAULA STREET. WARD 4)

- § 1. WHEREAS, City of Norman, the owners of the hereinafter described property, have made application to adopt a zoning designation and to have the subject property placed in a SPUD, Simple Planned Unit Development; 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 June 11, 2026 as required by law, considered the same and recommended that the same should be granted (contingent upon performing a neighborhood impact study, a plan for infrastructure and takedown schedule between 2-5 years in length, and engagement of a task force and public outreach for input on the project) 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 adopt a zoning for the described property and place in a SPUD, Simple Planned Unit Development, to wit:

A Tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nine North (T9N), Range Two West (R2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of said SE/4;
THENCE South 89°24'23" West along the North line of said Southeast Quarter (SE/4) for a distance of 1641.99 feet;

THENCE South 00°00'55" East a distance of 50.00 feet to a point, being the intersection of the East right-of-way line of Reed Avenue and the South right-of-way line of Main Street;

THENCE continuing South 00°00'55" East, along the East right-of-way line of Reed Avenue, a distance of 847.09 feet to the Southwest Corner (SW/C) of a parcel of land described in a Warranty Deed, recorded in Book 5520 at Page 142 of the Cleveland County Clerk's records, said point being the POINT OF BEGINNING;

THENCE North 89°59'05" East along the South line of said parcel for a distance of 260.80 feet to the Southeast Corner (SE/C) of said parcel;

THENCE continuing North 89°59'05" East for a distance of 109.20 feet;

THENCE South 25°56'37" West a distance of 845.28 feet to a point on the East line of RUCKER'S CHURCH ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof;

THENCE North 00°00'55" West along the East line of said RUCKER'S CHURCH ADDITION a distance of 760.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 140,600 square feet or 3.2277 acres, more or less.

- § 5. Further, pursuant to the provisions of Section 36-510 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 SPUD 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
_____, 2026.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of
_____, 2026.

(Mayor)