

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 LOTS FORTY-FIVE (45) AND FORTY-SIX (46) IN BLOCK ONE (1) OF LARSH'S UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (428 BUCHANAN)

- § 1. WHEREAS, Sooner Crib LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the CCFBC, Center City Form-Based Code District and placed in the CCPUD, Center City 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 February 3, 2025 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 CCFBC, Center City Form-Based Code District and place the same in the CCPUD, Center City Planned Unit Development District, to wit:

A tract of land being a part of Lots Forty-five (45) and Forty-six (46) in Block One (1) of LARSH'S UNIVERSITY ADDITION to Norman, Cleveland County, Oklahoma, according to the recorded plot thereof, being more particularly described as follows:

BEGINNING at the intersection of the North line of said Lot 46 and the West 40' right-of-way line of Buchanan Avenue; THENCE South 00'11'29" East along said West right-of-way line a distance of 64.00

feet to a point 14.00 feet South of the North line of said Lot 45; THENCE South 89°53'40" West and parallel with said South line a distance of 100.00 feet; THENCE North 00°11'29" West a distance of 64.00 feet to a point on said North line of Lot 46; THENCE North 89°53'40" East along said North line a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract containing 6,400 square feet, or 0.147 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 CCPUD 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 \_\_\_\_\_, 2025.  
2025.

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)