

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 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN , TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)

- § 1. WHEREAS, 1107 Chautauqua, LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, and 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 February 12, 2026 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 R-1, Single-Family Dwelling District, and R-3, Multifamily Dwelling District, and place the same in a SPUD, Simple Planned Unit Development, to wit:

R-1 to SPUD:

1107 and 1111 Chautauqua: (As per Attached Survey)

A tract of land in the Northeast Quarter (NE/4) of Section Six (6), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at a found ODOT Brass Cap for the Northwest corner of said Northeast Quarter (NE/4);

Thence S 00°14'05" E along the West line of said Northeast Quarter (NE/4) (Basis of Bearing) a distance of 532.58 feet (532.03 feet - record), said point lies N 00°14'05" W, 2073.19 feet from a found Mag Nail Shaft for the Southwest corner of said Northeast Quarter (NE/4); Thence N 89°45'55" E a distance of 25.88 feet (25 feet - record) to a set Mag Nail with CA4717 Tag for the POINT OF BEGINNING; Thence N 00°22'05" W a distance of 50.07 feet (50 feet - record) to a found 3/8" Iron Pin; Thence N 89°39'43" E a distance of 138.84 feet (138.75 feet - record) to a found 1" Iron Pipe; Thence S 00°39'43" E a distance of 101.18 feet (100 feet - record) to a found 1/2" Iron Pin with CA5313 Cap; Thence N 89°54'26" W a distance of 139.37 feet (138.75 feet - record) to a found 1/2" Iron Pin; Thence N 00°22'05" W a distance of 50.07 feet (50 feet - record) to the POINT OF BEGINNING.

Said tract having an area of 14,001.3 Square Feet or 0.32 Acres, more or less.

R-3 to SPUD:

601 Hoover St: (As per County Assessor Record)

6-8-2W .17 AC PRT NW/4 NE/4 BEG 2337.5' W & 582.03' S NE/C NE/4 S52.97' W138.75' N52.97' E138.75' POB

R-3 to SPUD:

609 Hoover St: (As per County Assessor Record)

6-8-2W .17 AC PRT NW/4 NE/4 BEG 582.03' S 2476.25' W NE/C E138.75' S52.97' W138.75' N52.97' POB

R-3 to SPUD:

1010 College Ave: (As per Existing Short Form Plat)

1010-The Revv, Lot 1, Block 1

§ 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)