

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 14 THROUGH 22 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITION, 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. (PROPERTIES GENERALLY LOCATED SOUTH OF E. LINDSEY STREET BETWEEN MCKINLEY AVENUE AND GEORGE AVENUE; WARD 7)

- § 1. WHEREAS, North American Islamic Trust, 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 April 9, 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:

Lots 14 through 22 and Lots 28 through 36, all of Block 4 in HARDIE-RUCKER ADDITION to Norman, Oklahoma, recorded in PL Book 1, Page 10A at Cleveland County, Oklahoma and Lot 23A of Lot Line Adjustment recorded in Book 2925, Pages 397-400 at Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of Section 5, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, also being the Northwest Corner of said HARDIE-RUCKER ADDITION Plat; THENCE N 89°46'40" E, along the north line of the Northwest Quarter of said Section 5, a distance of 1320.00 feet to the Northeast Corner of said HARDIE-RUCKER ADDITION Plat; THENCE S 00°13'46" E, along the east line of said HARDIE-RUCKER ADDITION Plat, a distance of 33.00 feet; THENCE S 89°46'40" W a distance of 30.00 feet to the Northeast Corner of said Lot 23A, being the POINT OF BEGINNING; THENCE S 00°13'46" E, along the east line of said Lots 23A through 36, a distance of 356.67 feet (Plat=356.85 feet) to the Southeast Corner of said Lot 36; THENCE S 89°46'40" W, along the south line of Lot 36, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 36; THENCE N 00°13'55" W, along the west line of said Lots 36 through 32, a distance of 125.02 feet (Plat=125 feet) to the Northwest Corner of said Lot 32 and the Southeast Corner of said Lot 14; THENCE S 89°48'42" W, along the south line of said Lot 14, a distance of 138.63 feet (Plat=138.75 feet) to the Southwest Corner of said Lot 14; THENCE N 00°14'03" W, along the west line of said Lots 14 through 22, a distance of 231.57 feet (Plat=231.85 feet) to the Northwest Corner of said Lot 22; THENCE N 89°46'40" E, along the north line of said Lots 22 and 23A, a distance of 277.28 feet (Plat=277.5 feet) to the POINT OF BEGINNING.

Tract contains 81,556.67 square feet or 1.872 acres, more or less.

Basis of Bearings is based on the north line of the Northwest Quarter of Section 5, Township 8 North, Range 2 West as being N 89°46'40" E.

- § 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)