

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 LOT THREE (3), IN BLOCK ONE (1), OF SPRING BROOK ADDITION SECTION II, A REPLAT OF LOT 6, BLOCK 1, SPRING BROOK ADDITION SECTION 6, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1130 RAMBLING OAKS DRIVE; WARD 3)

- § 1. WHEREAS, Upper Crust Management, LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the C-1, Local Commercial 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 C-1, Local Commercial District and place the same in a SPUD, Simple Planned Unit Development, to wit:

Lot Three (3), in Block One (1), of SPRING BROOK ADDITION SECTION 11, A Replat of Lot 6, Block 1, Spring Brook Addition Section 6, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

LESS the North 18.00 feet thereof, said property being more particularly described by metes and bounds as follows:

Commencing at the recorded Northeast Corner of Lot 1, Block 1, Spring Brook Addition Section 11; Thence S. 00°14'02" E., along the recorded East line of said Lot 1, Block 1, a distance of 173.00 feet to the point or place of beginning; Thence N. 89°45'58" E. a distance of 192.46 feet to a point on a curve and the West line of Rambling Oaks Drive; Thence along said West line on a curve to the right having a radius of 589.73 feet, a chord bearing S. 27°10'17" W. 211.85 feet, a distance of 212.99 feet; Thence N. 53°15'31" W. a distance of 242.42 feet; Thence N. 77°15'24" E. a distance of 101.11 feet; Thence N. 00°14'02" W. a distance of 20.35 feet to the point or place of beginning.

A/K/A Lot 3-A according to Lot Line Adjustment recorded in Book 2578, Page 334

§ 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.

NOT ADOPTED this _____ day of _____, 2026.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)