

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 PART OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND FROM PUD (O-0910-14), PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 48<sup>TH</sup> AVENUE N.W., SOUTH OF INDIAN HILLS ROAD, NORTH OF FRANKLIN ROAD, AND WEST OF 36<sup>TH</sup> AVENUE N.W.)

- § 1. WHEREAS, Alliance Development Group, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the A-2, Rural Agricultural District, and PUD (O-0910-14), Planned Unit Development, and placed in the PUD, 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 November 9, 2023 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 A-2, Rural Agricultural District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Southeast Quarter (SE/4) of Section Three (3), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

**BEGINNING** at the Southeast corner of said SE/4; THENCE South 89°27'30" West a distance of 661.40 feet; THENCE North 00°21'22" West a distance of 659.99 feet; THENCE North 89°31'40" East a distance of 661.92 feet; THENCE South 00°18'38" East a distance of 659.19 feet to the **POINT OF BEGINNING**.

Said tract contains 10.02 acres, more or less.

AND

A tract of land lying in the Southeast Quarter (SE/4) of Section Three (3), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Southeast corner of said SE/4; THENCE North 00°18'38" West along the East line of said SE/4 a distance of 1647.97 feet to the **POINT OF BEGINNING**; THENCE South 89°37'55" West a distance of 1325.63 feet; THENCE North 00°25'21" West a distance of 330.39 feet; THENCE North 89°39'59" East a distance of 1326.28 feet to a point on said East line; THENCE South 00°18'38" East along said East line a distance of 329.59 feet to the **POINT OF BEGINNING**.

Said tract contains 10.05 acres, more or less.

- § 6. 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 PUD (O-0910-14), Planned Unit Development and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in a part of Section Three (3), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

**BEGINNING** at the Northwest corner of said Section 3; THENCE North 89°43'19" East along the North line of said Section 3, also being the centerline of Indian Hills Road., a distance of 1318.63 feet; THENCE South 00°30'33" East a distance of 2594.44 feet; THENCE North 89°44'14" East a distance of 1319.74 feet; THENCE North 89°44'08" East a distance of 1327.56 feet; THENCE South 00°25'21" East a distance of 660.79 feet; THENCE North 89°39'59" East a distance of 1326.28 feet to the East line of said Section 3, also being the centerline of 36<sup>th</sup> Avenue N.W.; THENCE South 00°18'38" East , and along the East line of said Section 3 and the centerline of 36<sup>th</sup> Avenue N.W., a distance of 1977.56 feet to the Southeast corner of said Section 3; THENCE South 89°27'30" West, and along the South line of said Section 3, also being the centerline of Franklin Road, a distance of 661.40 feet; THENCE North 00°21'22" West a distance of 659.99

feet; THENCE South 89°31'40" West a distance of 661.78 feet; THENCE South 00°25'21" East a distance of 660.79 feet to a point on the South line of said Section 3 and the centerline of Franklin Road; THENCE South 89°27'30" West , and along said South line of Section 3 and the centerline of Franklin Road, a distance of 1322.42 feet; THENCE South 89°53'50" West, continuing along said South Section line and centerline of Franklin Road, a distance of 2645.74 feet to the Southwest corner of said Section 3; THENCE North 00°23'56" West along the West line of said Section 3, also being the centerline of 48<sup>th</sup> Avenue N.W., a distance of 2642.14 feet; THENCE North 00°29'05" West, continuing along the West Section line of said Section 3 and the centerline of 48<sup>th</sup> Avenue N.W., a distance of 2594.09 feet to the Point of Beginning.

Said tract contains 369.74 acres more or less.

§ 6. 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 PUD Narrative, Site Development Plan, and supporting documentation, which are made a part hereof.

§ 7. 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 \_\_\_\_\_, 2024.

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

ATTEST:

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