

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 TWENTY-ONE (21) TO THIRTY-SIX (36), INCLUSIVE, IN BLOCK TWO (2), OF JOHNSON'S ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-2, TWO-FAMILY DWELLING DISTRICT, R-2, TWO-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR OFF-STREET PARKING, AND RM-2, LOW DENSITY APARTMENT DISTRICT WITH SPECIAL USE FOR OFF-STREET PARKING, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (823 and 845 Chautauqua Avenue and 748 College Avenue)

- § 1. WHEREAS, Kappa Alpha Theta, the owners of the hereinafter described property, have made application to have the subject properties addressed as 845 Chautauqua Ave., 823 Chautauqua Ave., and 748 College Ave. removed from the following zoning districts:
- 845 Chautauqua Ave. – R-2, Two-Family Dwelling District;
 - 823 Chautauqua Ave. – R-2, Two-Family Dwelling District with Special Use for Off-Street Parking; and
 - 748 College Ave. – RM-2, Low Density Apartment District with Special Use for Off-Street Parking;
- and placed collectively in the same SPUD, Simple 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 these properties, further described as follows, from the R-2, Two-Family Dwelling District, and RM-2, Low Density Apartment District

and place the same in the SPUD, Simple Planned Unit Development District, to wit:

All of Lots Twenty-One (21) to Thirty-Three (33), and the South Half of Lot Thirty-Four (34), in Block Two (2), of JOHNSON'S ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, from the R-2, Two-Family Dwelling District; and

The North Half of Lot Thirty-Four (34), and all of Lots Thirty-Five (35) and Thirty-Six (36), in Block Two (2), of JOHNSON'S ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, from the R-2, Two-Family Dwelling District with Special Use for Off-Street Parking; and

All of Lots Twenty-One (21) to Twenty-Four (24), in Block Two (2), of JOHNSON'S ADDITION to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, from the RM-2, Low Density Apartment District with Special Use for Off-Street Parking.

Collectively containing 1.20 acres, more or less.

§ 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, and 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 _____, 2023.

(Mayor)

NOT ADOPTED this _____ day of _____, 2023.

(Mayor)

ATTEST:

(City Clerk)