

O-2425-21

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 GRANT SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP WITH A WAIVER OF SECTION 36-547(A)(4) PERTAINING TO EXTERIOR APPEARANCE IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT FOR LOT ONE (1), IN BLOCK SEVENTEEN (17), OF HALL PARK FOURTH ADDITION OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1501 24<sup>TH</sup> AVE NE)

- § 1. WHEREAS, Wildwood Community Church, Inc. has made application to have Special Use for a Church, Temple, or other place of Worship on the property described below in the R-1, Single-Family Dwelling 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 February 3, 2025 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 grant Special Use for a Church, Temple, or other place of Worship in the R-1, Single-Family Dwelling District, for the following described property, to wit:

Lot One (1), in Block Seventeen (17), of HALL PARK FOURTH ADDITION, to the Town of Hall Park, Cleveland County, Oklahoma, according to the recorded plat thereof.

Less & Except the following three (3) Parcels

Parcel 1

Commencing at the Northwest corner of said Lot 1, Block 17; thence North 90°00'00" East, along the North line of said Lot 1, Block 17, a distance of 45.00 feet to the Point of Beginning; thence continuing North 90°00'00" East, along the North line of said Lot 1, Block 17, a distance of 179.16 feet; thence South 60°00'00" East, along the Northeasterly line of said Lot 1, Block 17, a distance of 347.38 feet; thence South 30°00'00" East, along the Easterly line of said Lot 1, Block 17, a distance of 60.00 feet; thence North 60°00'00" West, parallel with the Northeasterly line of said Lot 1, Block 17, a distance of 228.83 feet; thence North 00°45'59" East a distance of 13.99 feet; thence North 89°14'01" West a distance of 25.00 feet; thence North 60°00'00" West, parallel with the Northeasterly line of said Lot 1, Block 17, a distance of 63.82 feet; thence South 90°00'00" West, parallel with the North line of said Lot 1, Block 17, a distance of 212.74 feet; thence North 45°00'00" West a distance of 26.88 feet; thence North 00°00'00" East, parallel with the West line of said Lot 1, Block 17, a distance of 46.00 feet to the Point of Beginning.

Parcel 2

Beginning at the Southeast corner of said Lot 1, Block 17; thence South 90°00'00" West, along the South line of said Lot 1, Block 17, a distance of 192.13 feet; thence North 00°00'00" East, parallel with the West line of said Lot 1, Block 17, a distance of 209.42 feet; thence North 22°21'24" West a distance of 65.78 feet; thence North 13°04'03" West a distance of 60.93 feet; thence North 00°00'00" East, parallel with the West line of said Lot 1, Block 17, a distance of 70.36 feet to a point on the Easterly line of said Lot 1, Block 17; thence South 30°00'00" East, along the Easterly line of said Lot 1, Block 17, a distance of 461.85 feet to the Point of Beginning.

Parcel 3

Beginning at the Southwest corner of said Lot 1, Block 17; thence North 00°00'00" East, along the West line of said Lot 1, Block 17, a distance of 100.00 feet; thence North 90°00'00" East, parallel with the South line of said Lot 1, Block 17, a distance of 366.00 feet; thence South 45°17'06" East a distance of 142.13 feet to a point on the South line of said Lot 1, Block 17; thence South 90°00'00" West, along the South line of said Lot 1, Block 17, a distance of 467.00 feet to the Point of Beginning.

Containing 279,889.37 Sq. Ft. or 6.4253 Acres, more or less.

§ 5. Further, pursuant to the provisions of Section 36-560 of the Code of the City of Norman, as amended, the following conditions are hereby attached to the zoning of the tract:

- a. The site shall be developed in accordance with the Site Plan, and supporting documentation, which are made a part hereof.
- b. Buildings initially constructed on the site following the effective date of this Ordinance shall not be required to comply with the eighty (80) percent masonry requirements normally required for special uses.

§ 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 \_\_\_\_\_, 2025.

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

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

ATTEST:

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