

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 A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE S.E. AND CEDAR LANE ROAD; WARD 7)

- § 1. WHEREAS, Cedar Lane, Inc. has made application to have the properties described below removed from a PUD, Planned Unit Development, A-2, Rural Agricultural District, and PL, Park Land District, and to have the same placed 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 September 10, 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 properties from a

PUD, Planned Unit Development, A-2, Rural Agricultural District, and PL, Park Land District, and place the same in the R-1, Single-Family Dwelling District to wit:

PUD to R-1:

A tract of land lying in the Southeast Quarter (SE/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter (SE/4) of Section 16;

THENCE North 00°00'34" West, along the West line of said Section 16, a distance of 1160.51 feet;

THENCE North 89°17'13" East a distance of 1585.23 feet;

THENCE South 21°11'15" East a distance of 1255.10 feet;

THENCE South 89°43'11" West, along the South line of said Section 16, a distance of 2038.56 feet to the POINT OF BEGINNING.

Said tract of land contains 2,114,842 square feet or 48.5501 acres, more or less

A-2 to R-1:

Part of the East Half (E/2) of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

BEGINNING at the Northeast corner of said East Half (E/2) of the Southwest Quarter (SW/4) which is 2643.64 feet North of the Southeast corner of said East half (E/2) of the Southwest Quarter (SW/4); Thence South 89°14'30" West along the North line of said East Half (E/2) of the Southwest Quarter (SW/4) a distance of 1327.97 feet to the Northwest Quarter corner of said East Half (E/2) of the Southwest Quarter (SW/4); Thence South 00°07'43" East along the West line of said East Half (E/2) of the Southwest Quarter (SW/4) a distance of 329.94 feet; Thence North 89°15'48" East a distance of 891.79 feet; Thence North a distance of 177.30 feet; Thence North 89°15'48" East a distance of 435.44 feet; Thence North a distance of 153.15 feet to the Point of Beginning.

PL to R-1

Basis of bearing used N 89°16'55" E along the South line of said Northwest Quarter (NW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma. State Plane Coordinate System, Oklahoma South Zone, City of Norman survey control network.

A tract of land in Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter (NW/4) of said Section Sixteen (16);
Thence N 89°16'55" E along the South line of said Northwest Quarter (NW/4), a distance of 1,426.82 feet;
Thence N 00°12'17" W a distance of 488.66 feet to the Southwest corner of Common Area "C" of the recorded plat of Cedar Lane Section 1;
Thence N 89°21'41" E along the South line of said Common Area "C", a distance of 239.89 feet to the Southeast corner of said Common Area "C";
Said point also being the POINT OF BEGINNING;
Thence N 00°38'23" W along the East line of said Common Area "C", a distance of 122.59 feet to the Southwest corner of Lot 1, Block 14 of the recorded plat of Cedar Lane Section 3;
Thence N 89°21'37" E along the South line of said Lot 1 a distance of 65.00 feet;
Thence S 00°38'23" E a distance of 126.95 feet;
Thence S 89°21'37" W a distance of 65.00 feet;
Thence N 00°38'23" W a distance of 4.36 feet to the POINT OF BEGINNING;
Said tract having an area of 8251.9430 Square Feet, 0.189 Acres, more or less.

- § 5. 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

NOT ADOPTED this _____ day of

_____, 2026.

_____, 2026.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)