

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 THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (418 N. INTERSTATE DRIVE)

- § 1. WHEREAS, Orrklahoma Realty-Norman, L.L.C. has made application to have the property described below removed from the PUD, Planned Unit Development District and the C-2, General Commercial District, and to have the same placed in the 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 April 11, 2024 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 PUD, Planned Unit Development District and the C-2, General Commercial District, and to place the same in the SPUD, Simple Planned Unit Development District, to wit:

Tract 1

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at a point 150 feet West and 684.61 feet South of the Northeast corner of said Southwest Quarter (SW/4); THENCE West 208.67 feet; THENCE South 208.67 feet; THENCE East 208.67 feet; THENCE North 208.67 feet to the POINT OF BEGINNING.

And

Lots One (1) and Two (2), in Block One (1), of AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, a Planned Unit Development, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof. Said described tract of land contains an area of 163,493 square feet or 3.7533 acres, more or less.

And

Tract 2

Part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southwest Quarter (SW/4); THENCE South 89°49'55" West on the North line of said Southwest Quarter (SW/4) for a distance of 150.00 feet to the POINT OF BEGINNING; THENCE South 00°04'57" East for a distance of 409.62 feet; THENCE South 89°55'03" West on the North line of the Amended Plat of Stidham Addition No. 1 for a distance of 318.00 feet; THENCE North 00°04'57" West on the East line of River Oaks Section 6 Addition for a distance of 409.15 feet; THENCE North 89°49'55" East on the North line of the said Southwest Quarter (SW/4) for a distance of 318.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Lot One (1) in Block One (1) of NORMAN CAR-MART to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 44,324 square feet or 1.0175 acres, more or less.

Containing 4.77 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:

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

NOT ADOPTED this _____ day of

_____, 2024.

_____, 2024.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)