

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 THE EAST HALF (E/2) OF SECTION NINE (9) AND THE WEST HALF OF SECTION TEN (10), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD)

- § 1. WHEREAS, St. James Park, LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the R-1, Single-Family Dwelling District and placed in a PUD, Planned Unit Development; 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 August 14, 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 remove the following described property from the R-1, Single-Family Dwelling District and place the same in a PUD, Planned Unit Development, to wit:

A tract of land situate within the East Half (E/2) of Section Nine (9) and the West Half of Section Ten (10), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma; being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of the Southeast Quarter (SE/4) of said Section 9; thence
S89°06'32"W along the South line of said SE/4 a distance of 1600.39 feet; thence
N00°53'11"W a distance of 215.00 feet; thence
S89°06'50"W a distance of 6.73 feet; thence
N00°53'10"W a distance of 115.00 feet; thence
S89°07'32"W a distance of 31.40 feet; thence
N00°53'10"W a distance of 114.94 feet to a point on a non-tangent curve to the right; thence
4.78 feet along the arc of said curve having a radius of 185.48 feet, subtended by a chord of 4.78 feet which bears N88°22'32"E; thence
N89°06'50"E a distance of 20.51 feet; thence
N00°53'10"W a distance of 165.00 feet; thence
N89°06'50"E a distance of 616.61 feet; thence
N00°05'20"W a distance of 8.16 feet; thence
N89°54'40"E a distance of 115.00 feet; thence
N00°05'20"W a distance of 362.05 feet; thence
N31°32'12"E a distance of 87.67 feet to a point on a non-tangent curve to the right; thence
29.96 feet along the arc of said curve having a radius of 466.62 feet, subtended by a chord of 29.95 feet which bears N56°34'41"W; thence
N35°25'06"E a distance of 115.05 feet to a point on a non-tangent curve to the right; thence
145.19 feet along the arc of said curve having a radius of 328.49 feet, subtended by a chord of 144.01 feet which bears N41°58'13"W, to a point; thence
N29°19'06"W a distance of 466.34 feet; thence
S71°19'15"W a distance of 389.78 feet; thence
N18°43'45"W a distance of 134.68 feet; thence
N18°43'45"W a distance of 169.99 feet to a point of curvature to the left; thence
149.70 feet along the arc of said curve having a radius of 970.99 feet, subtended by a chord of 149.55 feet which bears N23°08'45"W; thence
N27°35'13"W a distance of 490.87 feet; thence
N27°36'45"W a distance of 128.24 feet to a point of curvature to the right; thence
525.67 feet along the arc of said curve having a radius of 730.79 feet, subtended by a chord of 514.41 feet which bears N07°00'20"W; thence
S78°21'28"E a distance of 24.89 feet; thence
N88°40'25"E a distance of 436.43 feet; thence
S27°34'08"E a distance of 514.32 feet; thence
N62°25'23"E a distance of 133.73 feet; thence
S27°34'37"E a distance of 11.87 feet; thence
N62°25'23"E a distance of 160.81 feet; thence

S27°34'37"E a distance of 32.90 feet; thence
S27°35'18"E a distance of 250.21 feet; thence
S62°24'42"W a distance of 201.88 feet; thence
S27°04'21"E a distance of 174.48 feet; thence
N62°55'39"E a distance of 23.10 feet; thence
S72°04'21"E a distance of 35.36 feet; thence
S27°04'21"E a distance of 185.00 feet; thence
S17°55'39"W a distance of 35.36 feet; thence
S23°43'34"E a distance of 60.10 feet; thence
S27°04'21"E a distance of 117.70 feet; thence
N62°55'39"E a distance of 334.38 feet to a point on a non-tangent
curve to the right; thence
31.39 feet along the arc of said curve having a radius of 505.00 feet,
subtended by a chord of 31.38 feet which bears N08°03'03"W; thence
N89°57'16"E a distance of 50.33 feet; thence
N42°16'17"E a distance of 33.67 feet; thence
S87°19'43"E a distance of 106.06 feet; thence
S00°01'42"E a distance of 73.38 feet; thence
S29°22'57"E a distance of 406.65 feet; thence
N89°53'52"E a distance of 74.40 feet to a point on a non-tangent curve
to the right; thence
67.04 feet along the arc of said curve having a radius of 700.00 feet,
subtended by a chord of 67.01 feet which bears S08°03'01"W; thence
S10°47'38"W a distance of 31.92 feet to a point of curvature to the left;
thence
140.52 feet along the arc of said curve having a radius of 799.97 feet,
subtended by a chord of 140.34 feet which bears S05°45'42"W, to a
point; thence
S45°38'22"W a distance of 7.06 feet; thence
S00°05'57"E a distance of 70.00 feet; thence
S45°48'10"E a distance of 35.83 feet to a point on a non-tangent curve
to the right; thence
9.05 feet along the arc of said curve having a radius of 780.00 feet,
subtended by a chord of 9.05 feet which bears S02°49'57"E; thence
N86°50'07"E a distance of 60.00 feet; thence
N44°38'30"E a distance of 34.22 feet; thence
S88°32'48"E a distance of 91.24 feet; thence
S46°40'41"E a distance of 37.23 feet; thence
N83°08'38"E a distance of 50.00 feet; thence
S06°48'41"E a distance of 87.33 feet; thence
N89°32'09"E a distance of 551.21 feet; thence
N00°27'51"W a distance of 39.97 feet; thence
N89°32'09"E a distance of 338.63 feet to a point on a non-tangent
curve to the left; thence
23.63 feet along the arc of said curve having a radius of 53.00 feet,
subtended by a chord of 23.44 feet which bears S18°40'59"E; thence

S00°30'08"W a distance of 198.07 feet; thence
S59°58'26"W a distance of 120.87 feet; thence
S29°58'26"W a distance of 1048.75 feet; thence
S29°58'26"W a distance of 57.51 feet to a point on the South line of
the Southwest Quarter (SW/4) of said Section 10; thence
N89°37'25"W along said South line a distance of 436.32 feet to the
POINT OF BEGINNING.

Said tract contains 4,141,537 Sq Ft or 95.08 Acres, more or less.

§ 5. 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.

§ 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)