

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 SOUTHWEST QUARTER (SW/4) OF SECTION 12, TOWNSHIP 9 NORTH (T9N), RANGE 3 WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND I-2, HEAVY INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE)

- § 1. WHEREAS, Power Homes, LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the A-2, Rural Agricultural District and I-2, Heavy Industrial District and placed in a SPUD, Simple 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 approval with the special condition of adding a requirement that at least 80% of the exterior materials consist of masonry; 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 A-2, Rural Agricultural District, and I-2, Heavy Industrial District and place the same in a SPUD, Simple Planned Unit Development, to wit:

A tract of land lying in the Southwest Quarter (SW/4) of Section 12, Township 9 North (T9N), Range 3 West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter (SW/4) of the SW/4; THENCE South 89°14'14" East along the North line of said SW/4 a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°14'14" East along said North line a distance of 421.60 feet;

THENCE South 14°26'36" East a distance of 292.12 feet;

THENCE South 52°56'45" West a distance of 205.00 feet;

THENCE North 35°19'26" West a distance of 129.80 feet;

THENCE South 58°21'10" West a distance of 187.15 feet;

THENCE North 15°25'26" West a distance of 41.50 feet to a point on a non-tangent curve;

THENCE around a curve to the right having a radius of 6780.49 feet (said curve subtended by a chord which bears North 33°16'40" West, a distance of 156.07 feet) and an arc length of 156.07 feet;

THENCE North 00°03'20" East a distance of 233.83 feet to the POINT OF BEGINNING.

Said tract contains 3.65 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 dated August 22, 2025, 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)