

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 BEING A TRACT OF LAND IN THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1) OF CANADIAN TRAILS ADDITION AS RECORDED IN BOOK 15, PAGES 39 AND 40, PLAT RECORDS OF CLEVELAND COUNTY, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 S CANADIAN TRAILS DRIVE; WARD 2)

- § 1. WHEREAS, Lindmark HQ LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the C-1, Local Commercial 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 July 9, 2026 as required by law, considered the same and recommended that the same should be granted (subject to a limitation to the windows on the west side of the addition being clerestory windows only, planting of greenery on the northwest corner consistent with the billboard sightline so as to shield from neighborhood view, and restricting trash compactor uses to the hours from 8 a.m. to 6 p.m.) 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 C-1, Local Commercial District, and place the same in a SPUD, Simple Planned Unit Development, to wit:

Being a tract of land in the West Half of Section Seven (7), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma and being a portion of Lot One (1), Block One (1) of CANADIAN TRAILS ADDITION as recorded in Book 15, Pages 39 and 40, plat records of Cleveland County and more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 1, Block 1, CANADIAN TRAILS ADDITION, said point being on a curve to the left having a central angle of $08^{\circ}35'31''$, a radius of 3,730.99 feet, a tangent of 280.27 feet, a chord bearing of South $84^{\circ}05'42''$ East and chord distance of 558.96 feet;

THENCE along said curve to the left and Right-of-Way an arc distance of 559.49 feet to a point for a corner;

THENCE South $03^{\circ}30'40''$ West, a distance of 300.95 feet to a point for a corner, said point being on the Northerly Right-of-Way line of Canadian Trails Drive (60 foot Right of Way);

THENCE North $86^{\circ}29'20''$ West a distance of 155.00 feet along said Northerly right-of-way line to a point being the beginning of a curve to the left having a central angle of $32^{\circ}25'00''$, a radius of 374.02 feet, a chord bearing of South $77^{\circ}18'10''$ West and a chord distance of 208.80 feet;

THENCE along said curve to the left an arc distance of 211.61 feet to the point of tangency;

THENCE South $61^{\circ}05'40''$ West and said Right-of-Way a distance of 240.00 feet to a point for a corner;

THENCE North $28^{\circ}54'20''$ West, 95.00 feet to a point for a corner;

THENCE North $10^{\circ}12'02''$ East a distance of 434.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 212,271 square feet or 4.8731 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 (revised July 20, 2026), 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
_____, 2026.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of
_____, 2026.

(Mayor)