

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 NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF EAST CEDAR LANE ROAD, AND NORTH OF POST OAK ROAD)

- § 1. WHEREAS, Wiggin Properties, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the I-1, Light Industrial District and placed in the PUD, 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 December 14, 2023 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 I-1, Light Industrial District and place the same in the PUD, Planned Unit Development District, to wit:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST OF THE US HIGHWAY NO. 77 EAST RIGHT OF WAY AND SOUTH OF A LINE DESCRIBED AS BEING PARALLEL TO AND 2599.24 FEET SOUTH OF THE NORTH SECTION LINE OF SAID NE/4; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S 00°00'24 W, ON THE EAST LINE OF THE NE/4 OF SAID SECTION 16 FOR A DISTANCE OF 2599.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SOUTH LAKE INDUSTRIAL PARK ADDITION; THENCE S 00°00'24 W ON THE EAST LINE OF SAID NE/4 FOR A DISTANCE OF 41.65 FEET TO THE SOUTHEAST CORNER OF SAID NE/4; THENCE S 89°18'32 W ON THE SOUTH LINE OF SAID NE/4 FOR A DISTANCE OF 614.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77; THENCE N 27°35'11 W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 44.60 FEET TO A POINT ON THE SOUTH LINE OF SOUTH LAKE INDUSTRIAL PARK ADDITION; THENCE N 89°08'24 E ON SAID SOUTH LINE FOR A DISTANCE OF 635.17 FEET TO THE POINT OF BEGINNING;

AND,

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, LYING EAST AND NORTH OF THE US HIGHWAY NO. 77 RIGHT OF WAY; ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S 00°00'24 W ON THE EAST LINE OF THE SE/4 FOR A DISTANCE OF 1004.18 FEET; THENCE S 62°24'49 W FOR A DISTANCE OF 77.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 77; THENCE N 27°35'11 W, ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.00 FEET; THENCE N 28°32'28 W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 300.04 FEET; THENCE N 27°35'11 W ON SAID RIGHT OF WAY LINE FOR A DISTANCE OF 567.94 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4; THENCE N 89°18'32 E ON SAID NORTH LINE FOR A DISTANCE OF

614.49 FEET TO THE POINT OF BEGINNING;

AND,

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N 89°53'33 W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 100.00 FEET; THENCE N 00°00'07 E AND PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 363.00 FEET; THENCE N 89°53'33 W AND PARALLEL WITH SAID SOUTH LINE A

DISTANCE OF 750.00 FEET; THENCE S 00'00'07 W AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 363.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE N 89'53'33 W ALONG SAID SOUTH LINE A DISTANCE OF 1076.44 FEET; THENCE N 27'30'23 W A DISTANCE OF 1538.58 FEET TO A POINT ON THE WEST LINE OF SAID SW/4; THENCE N 00'00'19 W ALONG SAID WEST LINE A DISTANCE OF 1278.03 FEET TO THE NORTHWEST CORNER OF SAID SW/4; THENCE S 89'44'29 E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 2637.64 FEET TO THE NORTHEAST CORNER OF SAID SW/4; THENCE S 00'00'07 W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 2634.38 FEET TO THE POINT OF BEGINNING.

Said tract of land containing 151 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 _____, 2024.

NOT ADOPTED this _____ day of _____, 2024.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)