

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHT (8), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR RESIDENTIAL USES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

(Northwest corner of E. Tecumseh Road and 12<sup>th</sup> Avenue N.E.)

- § 1. WHEREAS, Red Rock Land Fund, L.L.C., the owners of the hereinafter described property, have made application to have the subject property removed from the PUD, Planned Unit Development District (O-1516-34) 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 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 460 of Chapter 22 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 place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the Southeast Quarter (S.E. ¼) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

**COMMENCING** at the Southeast Corner of said S.E. ¼; **THENCE** North 00°00'16" East, along the East line of said Southeast Quarter, a distance of 115.00 feet to the **POINT OF BEGINNING**;

THENCE North 89°52'13" West a distance of 65.00 feet to a point, said point being the intersection of the Northerly Right of Way line of Tecumseh Road (as set out in GRANT OF EASEMENT, recorded in Book 3381, Page 345) and the Westerly Right of Way line of 12<sup>th</sup> Ave. N.E.; THENCE along said northerly Right of Way line the following four (4) courses:

- 1) South 45°00'50" West a distance of 35.35 feet;
- 2) South 89°57'08" West a distance of 95.03 feet;
- 3) South 88°18'22" West a distance of 500.22 feet;
- 4) North 86°23'57" West a distance of 156.03 feet to the Southeast corner of Lot 9, Block 3 of the filed final plat of RED CANYON RANCH ADDITION SECTION 1 (as filed in Book 22 of Plats, Page 113);

THENCE along the property line of said final plat the following three (3) courses:

- 1) THENCE North 08°12'35" West a distance of 245.15 feet;
- 2) THENCE North 10°21'01" West a distance of 252.63 feet;
- 3) THENCE North 14°40'56" West a distance of 108.16 feet to a point, said point being the Southwest corner of the filed final plat of RED CANYON RANCH ADDITION SECTION 6 (as filed in Book 25 of Plats, Page 6);

THENCE along the property line of said final plat the following four (4) courses:

- 1) South 89°59'41" East a distance of 743.05 feet to a point on a non-tangent curve;
- 2) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 09°07'27" East a distance of 39.59 feet) with an arc length of 39.76 feet;
- 3) North 00°00'43" East a distance of 22.29 feet;
- 4) South 89°59'17" East a distance of 199.27 feet to a point on the East line of said S.E. ¼;

THENCE South 00°00'16" West along said East line a distance of 627.14 feet to the **POINT OF BEGINNING**.

Said tract contains 12.41 acres, more or less.

§ 5. Further, pursuant to the provisions of Section 22:420 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 and Site Development Plan, approved by the Planning Commission on August 11, 2022, and supporting documentation submitted by the applicant and approved by the Planning Commission, and 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  
\_\_\_\_\_, 2022.

NOT ADOPTED this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022.

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)