

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. (South of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.)

- § 1. WHEREAS, Armstrong Bank, 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 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:

A tract of land situated within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows:
COMMENCING at the Southeast Corner of said NE/4; thence N 00°00'54" W along the East line of said NE/4 (being the basis of bearing for this description) a distance of 371.87 feet to the Northeast corner of

SOUTH LAKE INDUSTRIAL PARK ADDITION, a plat filed in the office of the Cleveland County Clerk, in Book 15 of Plats, Page 116, same being the POINT OF BEGINNING; thence S 89°06'09" W along the North line of said plat a distance of 805.91 feet to a point on the current (2022) Easterly Right of Way line of State Highway 77, being marked by a 3/8" iron pin found in place; thence N 27°37'26" W a distance of 218.04 feet to a point marked by a 3/8" iron pin found in place; thence N 28°26'32" W a distance of 700.07 feet to a point marked by a 3/8" iron pin found in place; thence N 27°37'26" W a distance of 500.00 feet to a point marked by a 3/8" iron pin found in place; thence N 25°42'53" W a distance of 205.41 feet; thence N 25°42'53" W a distance of 93.87 feet to a point marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place; thence N 89°08'14" E a distance of 140.35 feet to a point on the line of Lot 1 Block 1 ST. JAMES CENTRE SECTION 1, a plat filed in the office of the Cleveland County Clerk, in Book 24 of Plats, Page 53, being marked by a 1/2" iron pin w/ cap stamped "DTM CA6391" found in place; thence along said line the following three (3) courses:

1. S 01°12'49" E a distance of 85.00 feet; thence
2. N 89°08'14" E a distance of 1117.53 feet; thence
3. N 00°00'14" E a distance of 85.01 feet; thence

N 89°08'14" E a distance of 342.10 feet to a point on the East line of said NE/4, said point marked by a 120D nail found in place; thence S 00°00'54" E along said line a distance of 1532.90 feet to the POINT OF BEGINNING.

Said tract contains 1,760,469 Sq. Ft. or 40.41 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, approved by the Planning Commission on August 10, 2023, 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
_____, 2023.

NOT ADOPTED this _____ day of
_____, 2023.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)