

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 NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

- § 1. WHEREAS, Hudimax Norman Holdings, 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 10, 2025 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 C-1, Local Commercial District and place the same in a SPUD, Simple Planned Unit Development, to wit:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN BASE AND MERIDIAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE THIRTY-FIVE (35), SAID POINT BEING THE

NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), PRAIRIE CREEK ADDITION SECTION SEVEN (7), AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE NORTH 00°21'17" WEST ALONG SAID RIGHT-OF-WAY LINE 362.03 FEET;
THENCE SOUTH 89°38'49" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE 49.98 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°21'08" EAST 69.03 FEET;
THENCE SOUTH 89°38'52" WEST 73.95 FEET;
THENCE NORTH 00°48'26" EAST 50.00 FEET;
THENCE NORTH 69°17'28" EAST 10.42 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 282.83 FEET, AN ARC LENGTH OF 65.16 FEET, A CHORD BEARING OF NORTH 75°55'48" EAST AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 4484.88 SQUARE FEET OR 0.10 ACRES.

§ 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, 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)