

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 NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, THE C-3, INTENSIVE SOMMERCIAL DISTRICT, AND THE O-1, OFFICE-INSTITUTIONAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (Norman Regional Health System Porter Campus)

- § 1. WHEREAS, Norman Regional Health System and the City of Norman, the owners of the hereinafter described property, have made application to have the subject property removed from the R-1, Single Family Dwelling District, the C-3, Intensive Commercial District, and the O-1, Office-Institutional 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 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 R-1, Single Family Dwelling District, the C-3, Intensive Commercial District, and the O-1, Office-Institutional District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land being all of Blocks 1 and 2, WHITWELL ADDITION recorded in Book 1 of Plats, Page 26; AND all of Blocks 1 and 2, GRIFFIN HEIGHTS ADDITION recorded in Book 2 of Plats, Page 62; AND all of Block 1, NORTHEAST ADDITION recorded in Book 1 of Plats, Page 92; AND all of

Blocks 1 and 2, Lots 1 through 13, Block 3 and Lots 1 through 12, Block 4, HIGH SCHOOL ADDITION recorded in Book 1 of Plats, Page 32, together with the platted streets and alleys lying within the aforescribed plats AND those unplatted parts of the Northwest Quarter (NW/4) of Section 29, Township 9 North, Range 2 West of the Indian Meridian, Norman, Cleveland County, Oklahoma all lying within the following described tract of land;

COMMENCING at the northwest corner of said Northwest Quarter; THENCE South $00^{\circ}09'01''$ East, along the west line of said Northwest Quarter, a distance of 553.00 feet to the POINT OF BEGINNING; THENCE North $89^{\circ}50'59''$ East a distance of 420.40 feet; THENCE North $00^{\circ}09'01''$ West a distance of 237.84 feet to a point on the south line of Lot 1, Block 1, DOCTOR'S PARK NO. 1 recorded in Book 8 of Plats, Page 77 extended; THENCE North $89^{\circ}44'54''$ East, along the south line of said Lot 1 extended, the south line of said Lot 1 and the south line of Lot 1, Block 1, DOCTOR'S PARK NO. 2 recorded in Book 10 of Plats, Page 39, a distance of 615.57 feet to the southeast corner of said Lot 1, also being a point on the west right of way line of Findlay Avenue; THENCE South $00^{\circ}09'01''$ East, along said west right of way line and the east line of Block 1 of said GRIFFIN HEIGHTS ADDITION extended and the east line of said Block 1, a distance of 859.73 feet; THENCE South $89^{\circ}26'27''$ West a distance of 8.00 feet to a point of intersection with the east line of Block 1, NORTHEAST ADDITION extended; THENCE South $00^{\circ}09'01''$ East, along the east line of said Block 1 extended, the east line of said Block 1 and said west right of way line, a distance of 335.00 feet; THENCE North $89^{\circ}26'27''$ East a distance of 8.00 feet; THENCE South $00^{\circ}09'01''$ East a distance of 165.00 feet to a point of intersection with the south line of Block 4, HIGH SCHOOL ADDITION extended; THENCE South $89^{\circ}26'27''$ West, along said south line extended, the south line of said Block 4 and the south line of Block 3 in said Addition, a distance of 1,003.00 feet to the southwest corner of said Block 3, also being a point on the east right of way line of Porter Avenue; THENCE North $00^{\circ}09'01''$ West, along the west line of said Block 3, the west line of Block 2 of said HIGH SCHOOL ADDITION, the west line of Block 1, WHITWELL ADDITION and said east right of way line, a distance of 952.35 feet to the northwest corner of said Block 1, WHITWELL ADDITION; THENCE South $89^{\circ}26'27''$ West a distance of 33.00 feet to a point on the west line of said Northwest Quarter; THENCE North $00^{\circ}09'01''$ West, along said west line, a distance of 175.84 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,277,585 square feet or 29.3293 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 December 9, 2021, 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)