

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 SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48<sup>TH</sup> AVENUE N.W.)

- § 1. WHEREAS, Shaz Investment Group, L.L.C. has made application to have the property described below removed from the PUD, Planned Unit Development, and to have the same placed in the C-2, General Commercial District, and RM-6, Medium Density Apartment 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 February 8, 2024 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 PUD, Planned Unit Development, and to place the same in the C-2, General Commercial District, to wit:

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows;

**COMMENCING** at the Southwest corner of said Southwest Quarter;  
THENCE North 00°20'58" West, along the West line of said Southwest Quarter, a distance of 659.61 feet to the **POINT OF BEGINNING**;  
THENCE continuing North 00°20'58" West along said West line, a distance of 499.61 feet;  
THENCE North 89°38'11" East a distance of 1317.55 feet;  
THENCE South 00°24'13" East a distance of 1161.21 feet to a point on the South line of said SW/4;  
THENCE South 89°43'21" West along the South line of said SW/4 a distance of 659.32 feet;  
THENCE North 00°22'35" West a distance of 660.11 feet;  
THENCE South 89°40'46" West a distance of 659.01 feet to the **POINT OF BEGINNING**.

Said tract contains 25.12 acres, more or less.

- § 5. 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 PUD, Planned Unit Development, and to place the same in the RM-6, Medium Density Apartment District, to wit:

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being described as follows;  
**COMMENCING** at the Southwest corner of said Southwest Quarter;  
THENCE North 00°20'58" West, along the West line of said Southwest Quarter, a distance of 1159.23 feet to the **POINT OF BEGINNING**;  
THENCE continuing North 00°20'58" West along said West line a distance of 160.00 feet;  
THENCE North 89°38'11" East a distance of 658.70 feet  
THENCE North 00°22'35" West a distance of 660.11 feet;  
THENCE North 89°35'36" East a distance of 658.39 feet;  
THENCE South 00°24'13" East a distance of 820.61 feet;  
THENCE South 89°38'11" West a distance of 1317.55 feet;  
to the **POINT OF BEGINNING**.

Said tract contains 14.82 acres, more or less.

§ 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

NOT ADOPTED this \_\_\_\_\_ day of

\_\_\_\_\_, 2024.

\_\_\_\_\_, 2024.

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

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

ATTEST:

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