

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 A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)

- § 1. WHEREAS, Juniper Sage at Cobblestone Creek, LLC. has made application to have the property described below removed from a PUD, Planned Unit Development, and to have the same placed in PUD, 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 August 13, 2026 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 a PUD, Planned Unit Development, and place the same in PUD, Planned Unit Development to wit:

COMMENCING at the southwest corner of said Southwest Quarter;

THENCE North 00°19'29" West along the west line of said Southwest Quarter, a distance of 1689.16 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°19'29" West, along said west line, a distance of 652.55 feet to a point being 295.01 feet South 00°19'29" East of the northwest corner of the Southwest Quarter of said Section 16;

THENCE North 89°17'02" East a distance of 359.88 feet;

THENCE South 00°00'01" West a distance of 7.51 feet to a point of curvature;

THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 28°52'40" East, a distance of 96.59 feet) and an arc length of 100.80 feet to a point of reverse curvature;

THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears South 28°52'40" East, a distance of 144.88 feet) and an arc length of 151.20 feet;

THENCE South 00°00'01" West a distance of 387.68 feet to a point of curvature;

THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears South 09°04'50" West, a distance of 47.35 feet) and an arc length of 47.54 feet to a point of reverse curvature;

THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears South 16°39'17" West, a distance of 5.26 feet) and an arc length of 5.26 feet;

THENCE South 39°34'17" East a distance of 33.55 feet;

THENCE North 87°27'45" West a distance of 100.12 feet;

THENCE South 89°40'31" West a distance of 327.00 feet;

THENCE North 45°19'29" West a distance of 35.36 feet;

THENCE South 89°40'31" West a distance of 33.00 feet to the **POINT OF BEGINNING**.

Said tract contains 7.09 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, 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 _____, 2026.

NOT ADOPTED this _____ day of _____, 2026.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)