O-2627-12

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 BEING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3060 CLASSEN BLVD; WARD 7)

§ 1. WHEREAS, LCD Acquisitions, LLC has made application to have the property described below removed from A-2, Rural Agricultural District, 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 October 8, 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-2, Rural Agricultural District, and place the same in PUD, Planned Unit Development to wit:

A tract of land being in the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at a point 1974.79 feet North 00°15'19" East of the southwest corner of the Southwest Quarter (SW/4) of said Section Nine (9);

THENCE North 00°15'19" East a distance of 279.51 feet;

THENCE North 62°24'49" East a distance of 857.69 feet;

THENCE North 89°22'58" East a distance of 579.74 feet;

THENCE South 27°44'11" East a distance of 672.50 feet;

THENCE North 62°30'41" East a distance of 401.67 feet;

THENCE South 27°35'11" East a distance of 28.00 feet;

THENCE South 62°30'41" West a distance of 501.59 feet;

THENCE South 89°23'29" West a distance of 1578.53 feet to the POINT OR PLACE OF BEGINNING, subject to right-of-way easements as mentioned and described in a RECIPROCAL DEED IN PARTITION recorded in Book 464 of Deeds at Page 171.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in part of the Southwest Quarter (SW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows:

BEGINNING at a point on the east present right of way line of 12th Avenue SE a distance of 527.35 feet South 00°13'03" West of and 33.00 feet South 89°46'57" East of the northwest corner of said Southwest Quarter (SW/4);

THENCE South 06°51'02" East a distance of 57.45 feet;

THENCE South 06°39'12" East a distance of 83.01 feet;

THENCE South 89°21'13" West a distance of 17.00 feet to a point said east present right of way line;

THENCE North 00°13'03" East along said east present right of way line a distance of 139.68 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 872,567 square feet or 20.0314 acres, and a net area, less streets rights of way of 862,511 square feet or 19.8005 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.

_____
(Mayor)

NOT ADOPTED this _____day of _____, 2026.

_____
(Mayor)

ATTEST:

_____
(City Clerk)