

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 TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W), OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)

- § 1. WHEREAS, Apex Properties, LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the A-2, Rural Agricultural 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 on March 13, 2025 as required by law, considered the same and recommended that the same should be granted upon the condition that for lots with vehicular access from the alley, the front building setback should be reduced from 4' to 2' 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 as amended 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 A-2, Rural Agricultural District and place the same in the PUD, Planned Unit Development District, to wit:

Being a tract of land lying in the Northwest Quarter (NW/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter;

THENCE South 89°40'25" West, along the north line of said Northwest Quarter, a distance of 1,532.07 feet to the **POINT OF BEGINNING**;

THENCE South 00°19'35" East a distance of 33.00 feet to a point on the westerly right of way line of Interstate 35 as established by the Report of Commissioners Case No. 17935 recorded in Book 243, Page 90; Report of Commissioners Case No. 20943 recorded in Book 318, Page 293 and F.A.P. I-35-2(21)115 plans;

THENCE along said westerly right of way line, the following nine (9) courses:

1. South 79°00'52" East a distance of 137.67 feet;
2. North 89°40'25" East a distance of 118.43 feet;
3. South 31°44'30" East a distance of 140.62 feet;
4. South 81°42'13" East a distance of 401.47 feet;
5. South 26°05'27" East a distance of 241.72 feet;
6. South 36°31'31" East a distance of 185.18 feet;
7. South 54°30'23" East a distance of 88.95 feet;
8. South 17°05'41" East a distance of 385.70 feet to a point of curvature;
9. Southerly along a curve to the right having a radius of 5,579.55 feet (said curve subtended by a chord which bears South 08°57'22" East a distance of 1,579.81 feet) for an arc distance of 1,585.13 feet to a point on the south line of said Northwest Quarter;

THENCE South 89°28'19" West, along said south line, a distance of 2,462.22 feet to the southwest corner of said Northwest Quarter;

THENCE North 00°36'11" West, along the west line of said Northwest Quarter, a distance of 2,599.31 feet to the northwest corner of said Northwest Quarter;

THENCE North 89°40'25" East, along the north line of said Northwest Quarter, a distance of 1,116.21 feet to the **POINT OF BEGINNING**.

Said described tract of land contains a gross area of 5,695,761 square feet or 130.7567 acres and a net area, less streets rights of way, of 5,574,326 square feet or 127.9689 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, dated April 2, 2025, 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.

(Mayor)

ATTEST:

(City Clerk)

NOT ADOPTED this _____ day of
_____, 2025.

(Mayor)