

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 GRANT SPECIAL USE FOR MUNICIPAL USE IN THE A-1, GENERAL AGRICULTURAL DISTRICT FOR PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (North of E. Robinson Street approximately 2,000' east of 24th Avenue N.E.)

- § 1. WHEREAS, the City of Norman – Norman Utilities Authority has made application to have Special Use for Municipal Use to amend the site plan approved by Ordinance No. O-1920-14, and to grant Variances on the property described below in the A-1, General Agricultural 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 grant Special Use for Municipal Use in the A-1, General Agricultural District, for the following described property, to wit:

A tract of land located in the Southwest Quarter of Section 22, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Southwest Quarter;

THENCE South 89°48'47" West, along the South line of said Southwest Quarter, a distance of 208.71 feet, said point being the Southwest Corner of a 1 acre tract of land granted to 78 Robinson LLC by Warranty Deed recorded in Book 3547, Page 629, Cleveland County Clerk's Records;

THENCE North 01°09'05" West, a distance of 50.00 feet to the Point of Beginning:

From the **Point of Beginning**, South 89°48'47" West a distance of 782.56;

THENCE North 00°30'19" West a distance of 395.94 feet;

THENCE North 62°20'49" West a distance of 435.04 feet;

THENCE North 00°00'00" West a distance of 230.19 feet;

THENCE North 03°58'04" East a distance of 970.28 feet;

THENCE North 89°05'13" East a distance of 1276.68 feet to a point on the East line of said Southwest Quarter;

THENCE South 01°09'05" East along said East line a distance of 1654.76 feet to the Northeast corner of said 78 Robinson LLC 1 acre tract;

THENCE South 89°48'47" West, along the North line of said 78 Robinson LLC 1 acre tract, a distance of 208.71 feet to the Northwest corner of said 78 Robinson LLC 1 acre tract;

THENCE South 01°09'05" East, along the East line of said 78 Robinson LLC 1 acre tract, a distance of 158.71 feet to the Point of Beginning.

Said tract of land containing 50.5 Acres (2,199,780 Sq. Ft.), more or less.

- § 5. Further, pursuant to the provisions of Section 22:434.1 of the Code of the City of Norman, as amended, the following conditions are hereby attached to the zoning of the tract:
- a. The site shall be developed in accordance with the Site Plan and supporting documentation submitted by the applicant and approved by the Planning Commission on August 11, 2022.
 - b. Buildings on the site shall not be required to comply with the eighty (80) percent masonry requirements normally required for special uses.
 - c. Norman Utilities Authority site will have gravel parking and a gravel drive for employees, something not normally allowed per standards from Zoning and Public Works.

- d. Landscaping requirements for parking shall not apply to the Norman Utilities Authority site.

§ 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

_____, 2022.

_____, 2022.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)