

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 NORTHWEST QUARTER (NW/4) OF SECTION FOUR (4), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE NORTHERN COMMUNITY SEPARATOR AND FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE CR, RURAL COMMERCIAL DISTRICT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF INDIAN HILLS AND 12<sup>TH</sup> AVENUE N.E.)

- § 1. WHEREAS, Shaz Investment Group, L.L.C. has made application to have the property described below removed from the Northern Community Separator and the A-2, Rural Agricultural District, and to have the same placed in the CR, Rural Commercial 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 November 9, 2023 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 Northern Community Separator and from the A-2, Rural Agricultural District, and to place the same in the CR, Rural Commercial District, to wit:

A tract of land situated within the Northwest Quarter (NW/4) of Section Four (4), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence N89°59'22"E along the North line of said NW/4 a distance of 150.00 feet to the POINT OF BEGINNING; thence continuing N89°59'22"E along said North line a distance of 2490.55 feet; thence S00°13'11"E a distance of 600.00 feet; thence S89°59'22"W a distance of 2590.21 feet; thence N00°15'08"W a distance of 534.29 feet; thence N75°33'54"E a distance of 103.14 feet; thence N00°15'08"W a distance of 40.00 feet to the POINT OF BEGINNING.

Said tract contains 1,548,927 Sq Ft or 35.56 Acres, more or less.

§ 5. 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 \_\_\_\_\_, 2024.

NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

ATTEST:

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