

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 PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTRE DRIVE AND ROCK CREEK ROAD)

- § 1. WHEREAS, University North Park LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the PUD, Planned Unit Development 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 June 13, 2024 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 PUD, Planned Unit Development District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in the East Half (E/2) of Section Fourteen (14), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter of said Section 14;

THENCE North  $89^{\circ}06'20''$  East, along the south line of said Southeast Quarter, a distance of 205.03 feet;

THENCE North  $00^{\circ}21'28''$  West a distance of 280.01 feet to a point of intersection of the east right of way line of Interstate Drive as established in Book 5288, Page 52 with the north right of way line of Rock Creek Road as established in Book 4630, Page 406 and the POINT OF BEGINNING;

THENCE along the east right of way line of said Interstate Drive, the following Five (5) courses:

1. Continuing North  $00^{\circ}21'28''$  West a distance of 1,107.06 feet to a point of curvature;
2. Northerly along a non tangent curve to the right having a radius of 910.00 feet (said curve subtended by a chord which bears North  $05^{\circ}50'27''$  East a distance of 196.52 feet) for an arc distance of 196.90 feet to a point of reverse curvature;
3. Northerly along a non tangent curve to the left having a radius of 990.00 feet (said curve subtended by a chord which bears North  $06^{\circ}09'41''$  East a distance of 202.77 feet) for an arc distance of 203.13 feet;
4. North  $00^{\circ}17'00''$  East, a distance of 1,427.78 feet;
5. North  $47^{\circ}18'26''$  East a distance of 244.88 feet to a point on the south right of way line of Corporate Center Drive as established by said document recorded in Book 5288, Page 52;

THENCE along said south right of way line, the following Five (5) courses:

1. North  $89^{\circ}38'32''$  East a distance of 915.55 feet to a point of curvature;
2. Easterly along a curve to the left having a radius of 540.00 feet (said curve subtended by a chord which bears North  $68^{\circ}06'45''$  East a distance of 396.34 feet) for an arc distance of 405.82 feet to a point of reverse curvature;
3. Easterly along a curve to the right having a radius of 159.92 feet (said curve subtended by a chord which bears South  $82^{\circ}04'47''$  East a distance of 249.79 feet) for an arc distance of 286.65 feet;
4. South  $30^{\circ}46'30''$  East, a distance of 177.61 feet;

5. South  $20^{\circ}48'48''$  West a distance of 32.32 feet to a point on the westerly right of way line of 24th Avenue N.W. as established in Book 2552, Page 472;

THENCE South  $75^{\circ}46'31''$  East, along said westerly right of way line, a distance of 27.24 feet;

THENCE South  $30^{\circ}46'30''$  East a distance of 60.00 feet to a point on the centerline of said 24th Avenue N.W.;

THENCE along said centerline, the following Four (4) courses:

1. South  $59^{\circ}13'30''$  West a distance of 506.75 feet to a point of curvature;

2. Southerly along a curve to the left having a radius of 1,225.41 feet (said curve subtended by a chord which bears South  $10^{\circ}24'11''$  West a distance of 1,844.66 feet) for an arc distance of 2,088.36 feet;

3. South  $38^{\circ}25'09''$  East a distance of 400.00 feet to a point of curvature;

4. Southeasterly along a curve to the right having a radius of 1,905.41 feet (said curve subtended by a chord which bears South  $25^{\circ}52'38''$  East a distance of 827.54 feet) for an arc distance of 834.18 feet;

South  $76^{\circ}39'53''$  West, a distance of 60.01 feet;

THENCE South  $38^{\circ}04'45''$  West a distance of 31.45 feet to a point on the north right of way line of Rock Creek Road as established in Book 4630, Page 406;

THENCE along said north right of way line, the following Six (6) courses:

1. South  $89^{\circ}06'20''$  West a distance of 164.31 feet;

2. North  $86^{\circ}07'59''$  West a distance of 222.17 feet;

3. North  $74^{\circ}46'41''$  West a distance of 371.81 feet;

4. North  $85^{\circ}32'53''$  West a distance of 340.56 feet;

5. North  $82^{\circ}57'16''$  West a distance of 482.29 feet;

6. South 89°06'20" West a distance of 89.68 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 3,923,449 square feet or 90.0700 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 \_\_\_\_\_, 2024.

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

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

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

ATTEST:

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