

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 SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, WITH PERMISSIVE USE FOR GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36<sup>TH</sup> AVENUE SOUTHWEST)

- § 1. WHEREAS, Bob Moore Farms North LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the C-2, General Commercial District; RM-6, Medium-Density Apartment District, with Permissive Use for Golf Course; PL, Park Land District; and 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 August 8, 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 C-2, General Commercial District; RM-6, Medium-Density Apartment District, with Permissive Use for Golf Course; PL, Park Land District: and PUD, Planned Unit Development District and place the same in the PUD, Planned Unit Development District, to wit:

A tract of land lying in Section Thirty-five (35), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of said Section 35;

THENCE South 00°30'04" East, along the west line of said Section 35, a distance of 830.86 feet;

THENCE North 89°29'56" East, perpendicular to said west line, a distance of 50.00 feet to the east right-of-way line for 36th Avenue S.W., also being the POINT OF BEGINNING;

THENCE Easterly, along the southerly and easterly line of the Final Plat of STRAWBERRY LAKE SECTION 1, recorded in Book 16 of Plats, Page 23, Cleveland County Clerk's Office, the following Three (3) courses:

1. South 45°35'33" East a distance of 537.56 feet;
2. North 44°24'27" East a distance of 506.00 feet;
3. Northerly, along a non-tangent curve to the right having a radius of 95.00 feet (said curve subtended by a chord which bears North 08°10'19" West a distance of 115.49 feet) for an arc length of 124.13 feet to the Southwest corner of the Final Plat of STRAWBERRY LAKES SECTION 5, recorded in Book 16 of Plats, Page 179, Cleveland County Clerk's Office;

THENCE Easterly, along the southerly line of said STRAWBERRY LAKES SECTION 5, the following Five (5) courses:

1. Easterly, along a non-tangent curve to the right, having a radius of 1,025.00 feet (said curve subtended by a chord which bears North 88°11'54" East a distance of 91.24 feet) for an arc length of 91.27 feet;
2. Easterly, along a curve to the left, having a radius of 770.74 feet (said curve being subtended by a chord which bears North 86°20'33" East a distance of 118.46 feet) for an arc length of 118.57 feet;
3. Easterly, along a curve to the right, having a radius of 1,816.33 feet (said curve being subtended by a chord which bears North 86°05'47" East a distance of 263.60 feet) for an arc length of 263.83 feet;
4. Easterly, along a curve to the right, having a radius of 400.00 feet (said curve subtended by a chord which bears South 81°03'35" East a distance of 120.77 feet) for an arc length of 121.23 feet;
5. South 72°22'38" East a distance of 47.63 feet to a point on the westerly right-of-way line of Norman Center Court as shown on the Final Plat of STRAWBERRY LAKE SECTION 2, recorded in Book 16 of Plats, Page 67, Cleveland County Clerk's Office;

THENCE Southerly, along the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2, on a non-tangent curve to the right, having a radius of 388.13 feet (said curve subtended by a chord which bears South 20°19'48" West a distance of 36.67 feet) for an arc length of 36.68 feet to the Northeast corner

of the Final Plat of STRAWBERRY LAKE SECTION 6, recorded in Book 17 of Plats, Page 22, Cleveland County Clerk's Office;  
THENCE Westerly, along the north line of said Final Plat of STRAWBERRY LAKE SECTION 6, the following Four (4) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 30.00 feet (said curve subtended by a chord which bears North 51°29'41" West a distance of 21.39 feet) for an arc length of 21.88 feet;
2. North 72°22'38" West, a distance of 42.27 feet;
3. Westerly, along a non-tangent curve to the left, having a radius of 371.66 feet (said curve subtended by a chord which bears North 81°22'25" West a distance of 116.24 feet) for an arc length of 116.72 feet;
4. Westerly, along a non-tangent curve to the left, having a radius of 1,792.33 feet (said curve subtended by a chord which bears South 87°35'03" West a distance of 127.48 feet) for an arc length of 127.51 feet to the Northwest corner of said STRAWBERRY LAKE SECTION 6;

THENCE South 19°50'43" West, along the west line of said STRAWBERRY LAKE SECTION 6, a distance of 437.23 feet to the Northwest corner of Lot 2, STRAWBERRY LAKE SECTION 6;

THENCE North 89°28'08" East, along the north line of said Lot 2, a distance of 391.55 feet to the Northeast corner of Lot 2, also being a point on the westerly right-of-way limits of Norman Center Court as shown on the Final Plat of said STRAWBERRY LAKE SECTION 2;

THENCE Southeasterly, along the right-of-way limits said Norman Center Court, the following Eight (8) courses:

1. Southeasterly, along a non-tangent curve to the left, having a radius of 387.26 feet (said curve subtended by a chord which bears South 22°43'33" East a distance of 50.21 feet) for an arc length of 50.25 feet;
2. Southerly, along a curve to the right, having a radius of 290.36 feet (said curve being subtended by a chord which bears South 17°22'38" East a distance of 91.50 feet) for an arc length of 91.89 feet;
3. Southeasterly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears South 25°59'24" East a distance of 53.45 feet) for an arc length of 54.30 feet;
4. South 13°15'30" West, a distance of 31.29 feet;
5. North 89°28'08" East a distance of 133.97 feet;
6. North 35°03'16" West a distance of 21.91 feet;
7. Northerly, along a non-tangent curve to the left, having a radius of 88.00 feet (said curve subtended by a chord which bears North 00°31'55" East a distance of 143.13 feet) for an arc length of 167.15 feet;
8. Northwesterly, along a non-tangent curve to the right, having a radius of 248.94 feet (said curve subtended by a chord which bears North 31°43'46" West a distance of 187.73 feet) for an arc length of 192.49 feet;

THENCE Easterly, along a non-tangent curve to the right having a radius of 1,010.41 feet (said curve subtended by a chord which bears South 82°30'28" East a distance of 322.90 feet) for an arc length of 324.29 feet;  
THENCE South 18°00'09" West, a distance of 291.80 feet;  
THENCE North 89°28'08" East a distance of 15.80 feet; THENCE South 27°14'56" East a distance of 294.39 feet;  
THENCE South 83°43'01" East a distance of 73.17 feet to a point on the west line of PARKWAY PLAZA ADDITION, recorded in Book 17 of Plats, Page 57, Cleveland County Clerk's Office;  
THENCE South 27°14'56" East, along the west line of said PARKWAY PLAZA ADDITION a distance of 337.21 feet; THENCE South 62°45'04" West a distance of 51.82 feet;  
THENCE South 00°18'11" East a distance of 101.69 feet to a point the west line of said PARKWAY PLAZA ADDITION;  
THENCE Southeasterly, along the west line of said PARKWAY PLAZA ADDITION, the following Nine (9) courses:

1. South 00°18'11" East a distance of 150.52 feet;
2. South 25°24'32" East a distance of 475.59 feet;
3. South 40°53'25" East a distance of 63.30 feet;
4. North 89°02'02" East a distance of 173.37 feet;
5. South 27°14'56" East a distance of 38.21 feet;
6. South 34°02'05" West a distance of 108.89 feet;
7. South 41°07'36" East a distance of 443.87 feet;
8. South 27°11'49" East a distance of 305.85 feet;
9. South 00°18'14" East a distance of 546.23 feet to a point on the 1/16th Section line;

THENCE South 89°15'14" West, along said 1/16th Section line, a distance of 262.44 feet;  
THENCE North 00°18'14" West a distance of 662.45 feet;  
THENCE North 29°35'07" West a distance of 8.43 feet;  
THENCE North 68°56'17" West a distance of 497.22 feet;  
THENCE North 00°15'28" West a distance of 147.75 feet to a point on the south line of the Final Plat of WILLOWBEND ADDITION SECTION 5, recorded in Book 20 of Plats, Page 105, Cleveland County Clerk's Office;  
THENCE South 89°44'32" West, along said south line, a distance of 27.79 feet to a point on the east line of the Final Plat of WILLOWBEND SECTION 3, recorded in Book 17 of Plats, Page 26, Cleveland County Clerk's Office;  
THENCE Northerly, along said east line, being a non-tangent curve to the left, having a radius of 530.00 feet (said curve subtended by a chord which bears North 19°44'51" West a distance of 353.68 feet) for an arc length of 360.59 feet;  
THENCE Northwesterly, continuing along said west line, being on a non-tangent curve to the left having a radius of 2,030.00 feet (said curve

subtended by a chord which bears North 39°46'22" West a distance of 37.86 feet) for an arc length of 37.86 feet to the north line of said WILLOWBEND ADDITION SECTION 3;

THENCE South 49°41'35" West, along said north line a distance of 60.00 feet;

THENCE Northwesterly, along a non-tangent curve to the left, having a radius of 1,970.00 feet (said curve subtended by a chord which bears North 51°37'55" West a distance of 773.68 feet) for an arc length of 778.74 feet to a point on the east line of the Final Plat of WILLOWBEND ADDITION, recorded in Book 16 of Plats, Page 186, Cleveland County Clerk's Office;

THENCE North 13°09'13" East, along said east line a distance of 61.75 feet;

THENCE Westerly, along the north line (Lot 1, Block 5 was Vacated per DECREE OF VACATION, recorded in Book 3903, Page 1491, Cleveland County Clerk's Office) of said WILLOWBEND ADDITION the following Three (3) courses:

1. Northwesterly, along a non-tangent curve to the left, having a radius of 2,030.00 feet (said curve subtended by a chord which bears North 76°09'30" West a distance of 898.34 feet) for an arc length of 905.84 feet;

2. South 89°28'08" West, a distance of 298.79 feet;

3. North 45°30'58" West a distance of 35.35 feet to a point 50.00 feet east of the West line of said Section 35;

THENCE North 00°30'04" West, parallel with and 50.00 feet east of said west line, a distance of 1,022.37 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 2,420,255 square feet or 55.5614 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)