

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK FIFTEEN (15) OF T.R. WAGGONER'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, DETACHED FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (427 W. SYMMES ST.)

- § 1. WHEREAS, H20, LLC, the owners of the hereinafter described property, have made application to have the subject property removed from the CCFBC, Center City Form-Based Code, Detached Frontage, and placed in a CCPUD, Center City Planned Unit Development; 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 May 8, 2025 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 Chapter 36 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the CCFBC, Center City Form-Based Code, Detached Frontage, and place the same in a CCPUD, Center City Planned Unit Development, to wit:

Lots Thirteen (13) and Fourteen (14), in Block Fifteen (15), of T. R. WAGGONER'S FIRST ADDITION, to Norman, Cleveland County, Oklahoma according to the recorded plat thereof, LESS AND EXCEPT: That part of Lot Thirteen (13) described as follows: Beginning at the Northeast Corner of said Lot Thirteen (13); thence West 20 feet; thence Southeasterly to a point on the East line of Lot

Thirteen (13), which is 50 feet South of the Northeast Corner of Lot Thirteen (13); thence North 50 feet to the Point of Beginning.

Containing 0.14 acres, more or less.

§ 5. Further, pursuant to the provisions of Section 36-540 Appendix B 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 CCPUD Narrative (dated May 30, 2025) and the 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 _____, 2025.

NOT ADOPTED this _____ day of _____, 2025.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)