

ORDINANCE NO. 595

AN ORDINANCE OF THE CITY OF NOBLE, OKLAHOMA, AMENDING THE ZONING ORDINANCE OF THE CITY OF NOBLE, AS AMENDED, TO SUPERIMPOSE A PLANNED UNIT DEVELOPMENT (PUD) WITHIN FIVE ADJACENT AND CONTIGUOUS TRACTS THREE OF WHICH SHALL BE DESIGNATED AS HAVING A BASE ZONING OF R-1-D SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT, ONE OF WHICH SHALL BE DESIGNATED AS HAVING A BASE ZONING OF R-2 TWO FAMILY RESIDENTIAL DISTRICT, AND ONE OF WHICH SHALL BE DESIGNATED AS HAVING A BASE ZONING OF R-4 HIGH DENSITY RESIDENTIAL DISTRICT A; INCORPORATING THE DESIGN STATEMENT FOR VALLEY POINTE AS A PUD OVERLAY; PROVIDING FOR ENTERING SUCH AMENDMENTS UPON THE OFFICIAL ZONING MAP OF THE CITY OF NOBLE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, Valley Pointe, LLC, Owner, filed an application for a Planned Unit Development (PUD) with the City of Noble, Oklahoma for zoning reclassification of a 63.01 acre tract of land described in Exhibit A to the attached VALLEY POINT PUD into Five (5) separate base zoning classifications as shown within the VALLEY POINT PUD Master Design Statement; and

WHEREAS, the said properties described in said Exhibit A are currently zoned A-1 Agricultural; and

WHEREAS, the Noble Planning Commission held a public hearing to solicit general input in accordance with the Noble Code of Ordinances and Title 11 O.S. Section 43-104, where at said meeting the Noble Planning Commission considered the Application for PUD.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOBLE, OKLAHOMA:

SECTION 1. That the Zoning Ordinance of the City of Noble, Oklahoma, as amended, is hereby amended to superimpose a Planned Unit Development (PUD) Design Statement, a copy of which is attached hereto, incorporated herein, and made a part hereof, to be known as PUD-2021-595 within the boundaries of:

Tract One (1) - the R-1-D Single Family Detached Residential District described as 26.24 acres in Section 8.2 of the VALLEY POINT PUD Master Design Statement and as shown on Sheet 1 of the Master Development Plan – Lots incorporated into said VALLEY POINTE PUD Master Development Plan;

Tract Two (2) - the R-1-D Single Family Detached Residential District described as 9.72 acres in Section 8.3 of the VALLEY POINT PUD Master Design Statement and as shown on Sheet 1 of the Master Development Plan – Lots incorporated into said VALLEY POINTE PUD Master Development Plan;

Tract Three (3) - the R-2 Two Family Residential District described as 5.16 acres in Section 8.4 of the VALLEY POINT PUD Master Design Statement and as shown on Sheet 1 of the Master Development Plan – Lots incorporated into said VALLEY POINTE PUD Master Development Plan;

Tract Four (4) - the R-4 High Density Residential District described as 3.87 acres in Section 8.5 of the VALLEY POINT PUD Master Design Statement and as shown on Sheet 1 of the Master Development Plan – Lots incorporated into said VALLEY POINTE PUD Master Development Plan;

Tract Five (5) - the R-1-D Single Family Detached Residential District described as 18.02 acres in Section 8.6 of the VALLEY POINT PUD Master Design Statement and as shown on Sheet 1 of the Master Development Plan – Lots incorporated into said VALLEY POINTE PUD Master Development Plan;

and that the Official Zoning Map of the City of Noble be amended accordingly, subject to the terms and conditions of the overlaying PUD as shown by the Amended Planned Unit Development PUD-2021-595 Design Statement for VALLEY POINTE, dated August 17, 2020 and attached hereto as Exhibit B.

According to the representations of the Owner, Water and Sanitary Sewer are currently adequate to the site and the City of Noble has made no commitment to extend such services further without a separately negotiated and approved agreement of the City Council.

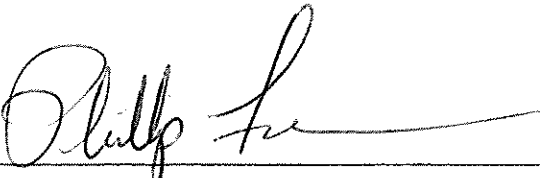
Except to the extent that the PUD specifically modifies the regulations in the respective base zoning classifications, the regulations of the base zoning classifications as set forth in the Noble City Code shall control.

SECTION 2. REPEALER. All former Ordinances and/or parts of Ordinances that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 3. 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, said 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.


SECTION 4. EMERGENCY. WHEREAS, it being immediately necessary for the preservation of the public health, peace and safety of the City of Noble, Oklahoma and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Noble, Oklahoma on this 18 day of April, 2022.



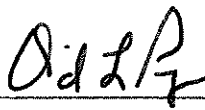
Mayor

ATTEST:



City Clerk

Approved as to form this 18th day of April, 2022.



City Attorney