

ORDINANCE NO. 596

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 THE TRACT OF LAND DESCRIBED HEREIN WHICH SHALL BE DESIGNATED AS HAVING A BASE ZONING OF R-1-D SINGLE FAMILY RESIDENTIAL DISTRICT; INCORPORATING THE DESIGN STATEMENT FOR THE WOODS 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, YELLOWSTONE INVESTMENT, LLC, Owner, filed an application for a Planned Unit Development (PUD) with the City of Noble, Oklahoma for zoning reclassification of a 75.13 acre tract of land described in Exhibit A to the attached THE WOODS PUD to a base zoning classification of R-1-D, Single Family Residential as shown within THE WOODS 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-2021-596 within the boundaries of:

An R-1-D Single Family Detached Residential District described as 75.13 acres in Section 24, Township 8 North, Range 1 West, I.M., Cleveland County, Oklahoma and Described in Exhibit A

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-2021-596 Design Statement for THE WOODS, dated July 19th, 2021 and attached hereto as Exhibit B.

According to the representations of the Owner, Water and Sanitary Sewer will be extended to the PUD property site. 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 use and development regulations of the R-1-D Single Family Residential District 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.



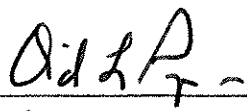
Mayor

ATTEST:



City Clerk

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



City Attorney

