

1. Agenda

Documents:

[2022-01-04 PLANNING COMMISSION - PUBLIC AGENDA-1686.PDF](#)

2. Meeting Materials

Documents:

[2022-01-04 PLANNING COMMISSION - FULL AGENDA-1686.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, January 4, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to be Heard
The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.
4. Minutes
 - a. December 7, 2021 Minutes
5. Public Hearings

Consideration of recommending adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: Application for Deed Approval requesting a lot line adjustment between Lot Two and Lot Three, Block Forty-Four of the Nichols Hills Addition to Nichols Hills, Oklahoma, such lots generally located at the 6600 Block of NW Grand Boulevard.

- b. PUBLIC HEARING: An Ordinance amending Section 50-372 of the Nichols Hills City Code regarding Centroid Determination Requirements for Applications for Building Commission Certificates of Approval; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 12:55 PM on the 30th day of December, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:15 PM on the 30th day of December, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 30th of December, 2021; and transmitted by email at 5:00 PM on the 30th day of December, 2021 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, January 4, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, December 7, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 1:01 PM on
the 2nd day of December, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	
Mike Biddinger		Present	
Doug Franklin		Absent	
Tim Cheek		Present	
Barbara Gilbert		Present	
John McCaleb	Chairman	Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. November 2, 2021 Minutes

MOTION: Cheek moved to approve the November 2, 2021 minutes as presented. Gilbert seconded the motion.

Attachment: December 7 2021 Minutes 1 (5568 : December 7, 2021 Minutes)

RESULT:	APPROVED [4 TO 0]
MOVER:	Tim Cheek
SECONDER:	Barbara Gilbert
AYES:	Byrne, Cheek, Gilbert, McCaleb
ABSTAIN:	Biddinger
ABSENT:	Franklin

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. **PUBLIC HEARING:** An ordinance amending Chapter 50 of the Nichols Hills City Code regarding certain defined terms related to development; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed amendments to the definitions of basement, buildable area, and centroid in Chapter 50 of the City Code.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

MOTION: Gilbert moved to recommend the City Council approve agenda item 5a as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

- b. PUBLIC HEARING: An ordinance amending Section 50-140 of the Nichols Hills City Code regarding prohibited exterior building materials; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Larry Herzel, Building Commission member, answered questions from the Planning Commission concerning the prohibited exterior building materials.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

MOTION: Biddinger moved to recommend the City Council approve agenda item 5b as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Biddinger
SECONDER:	Tim Cheek
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

- c. PUBLIC HEARING: An ordinance amending Section 50-372 of the Nichols Hills City Code regarding survey requirements for applications for Building Commission Certificates of Approval; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, reviewed the proposed ordinance amending Section 50-372 of the Nichols Hills City Code

regarding survey requirements for application for Building Commission Certificates of Approval.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

MOTION: Biddinger moved to recommend the City Council approve agenda item 5c as presented. Byrne seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Biddinger
SECONDER:	Ron Byrne
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

- d. PUBLIC HEARING: An ordinance amending Section 50-345 and 50-378 of the Nichols Hills Code regarding approval of minor revisions to projects approved by the Building Commission; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

MOTION: Byrne moved to recommend the City Council approve agenda item 5d as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ron Byrne
SECONDER:	Tim Cheek
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

- e. PUBLIC HEARING: Amendment to the Nichols Hills Building Commission Building Demolition, Design, and Construction Guidelines.

Mrs. Carla Sharpe, attorney for the City, reviewed the proposed amendments to the Nichols Hills Building Commission Building Guidelines.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

MOTION: Cheek moved to recommend the City Council approve agenda item 5e as presented. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

6. Adjournment

MOTION: There being no further business, Biddinger moved to adjourn the meeting. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Biddinger
SECONDER:	Tim Cheek
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

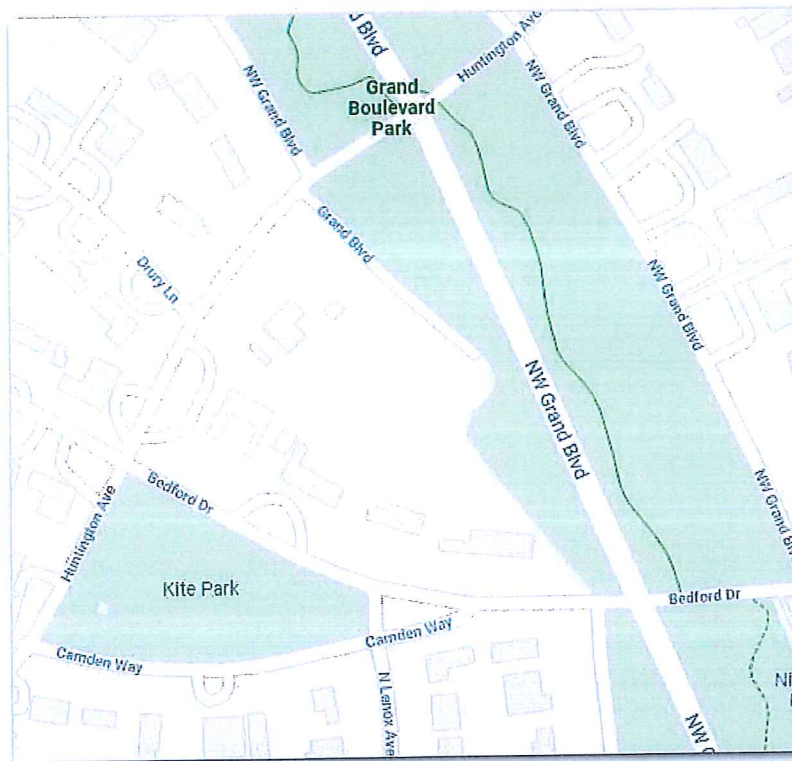
City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
PC-2021-02**

Notice is hereby given that an Application for Deed Approval filed by Chris Candelaria requesting a lot line adjustment between Lot Two and Lot Three, Block Forty-Four of the Nichols Hills Addition to Nichols Hills, Oklahoma, such lots located at 6600 and 6606 N.W. Grand Boulevard, will be considered at public hearings to be held by both the Nichols Hills Planning Commission and the Nichols Hills City Council. These public hearings will be held by the Nichols Hills Planning Commission on Tuesday, January 4th, 2022 at 5:30 p.m., and by the Nichols Hills City Council on Tuesday, January 11th, 2022 at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

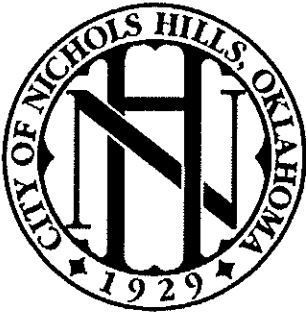
Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at these public hearings regarding the Application. Written support for or protest against the proposed Ordinance may be mailed to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116, or hand delivered to the office of the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three (3) days before the public hearing.



Dated this 20th day of December, 2021.

Amanda Copeland

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS, OKLAHOMA

Application for Deed Approval

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the Nichols Hills Subdivision Regulations, and Article IV, *Deed Approval*, in particular, when completing this Application.

This Application may require recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name ¹: Chris Candalaria

Mailing address: 8028 N. May Ave Suite 104 OKC, OK 73120

Telephone number(s): 405-206-5229

Email address(es): Chris@Candelariadesignbuild.com

This is an application for Deed Approval for:

☒ Lot Line Adjustment
☐ Deed by metes and bounds

☐ Lot Split
☐ Combined Lot

Note that this Application must comply with the applicable Article IV Division of the Subdivision Regulations: Division 2 for Lot Line Adjustments, Division 3 for Metes and Bounds Tracts, Division 4 for Lot Splits, and Division 5 for Combined Lots.

The following must be attached to this Application:

1. The form of the deed(s) (or affidavit(s) in lieu thereof where allowed) proposed with accurate legal descriptions as required by the applicable Section of the Subdivision Regulations. As to the legal description, see further instructions below.
2. The original or a certified copy of the owner's deed(s) to the subject property.
3. A certified pin survey of the property as required by the applicable Section of the Subdivision Regulations.
4. Deeds of lots bordering the lot(s) affected by the request for Deed Approval. (Not required for applications for approval of a deed by metes and bounds.)
5. Written consents regarding the proposed action from owners of bordering property.
6. For applications for Deed Approval by metes and bounds, an Affidavit or other satisfactory evidence that the subject property is occupied by the Owner.

A proper legal description is the geographical description of the subject property sufficient to identify it for purposes of a legal transaction, such as is generally provided in a deed or mortgage. The legal description must unambiguously identify the location and boundaries of the property. Most property in the City of Nichols Hills is

¹ If more than one applicant, attach a separate sheet with additional applicant information.

described by reference to the Lot, Block, Section, Township, Range, Oklahoma County, Oklahoma. As to legal descriptions for combined lots, note that for platted lots designated by Lot and Block numbers, the legal description of a combined lot will not change, and a metes and bounds description will not be necessary. For example, if Lots 1 and 2 in Block 1 are being combined, the legal description of the newly combined lot is Lots 1 and 2 in Block 1.

The form of the required deed(s) and/or affidavit(s) to be attached to this Application must comply with the applicable Section of the Subdivision Regulations. Note that as to Lot Line Adjustments, Lot Splits, and Combined Lots, more than one legal description is required in each deed and/or affidavit, all as specified in the applicable Sections of the Subdivision Regulations. Further, as to Lot Line Adjustments and Combined Lots, each deed or affidavit must contain the restrictive covenant language prescribed by the applicable Section of the Subdivision Regulations.

In those cases for which the Applicant may submit an affidavit in lieu of a deed, as further specified in the applicable Sections of the Subdivision Regulations, sample affidavits are available from the City Manager on request.

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of Nichols Hills Subdivision Regulations and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Manager will determine whether to approve or disapprove this Application, or if required by the Code, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 22 day of Nov, 2021.

Signature: _____

Print applicant's full legal name: Chris Candalaria

Print signatory party's title if applicant is a legal entity: _____

Form of affidavit regarding ownership
Affidavit

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Chris Candelaria, being first duly sworn, states:

1. My name is Chris Candelaria. My address is 7315 N Country Club Dr. I am over the age of 18. I am a resident of the State of Oklahoma. I have personal knowledge of the matters stated in this Affidavit.

2. I am the current and legal owner of the property in the City of Nichols Hills with the address of 6600, 6606, and lot west of 6606 NW Grand Blvd. and more particularly described as: *Legal Descriptions Attached*

3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.

4. This address and legal description accurately describe the property for which hearing and action is requested.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 22nd day of November, 2021

Chris Candelaria

Notary Acknowledgment

Subscribed and sworn to before me this 22 day of November, 2021.

Notary Public

My Commission Expires:

3/31/2025

Comm. No.

21004447



Affidavit for Lot Line Adjustment

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Chris Candelaria, being first duly sworn, stated:

1. My name is Chris Candelaria. My address is 7315 N Country Club Dr. I am over the age of 18. I am a resident of the State of Oklahoma. I have personal knowledge of the matters stated in this Affidavit.

2. The purpose of this Affidavit is to document of record a Lot Line Adjustment, as defined by the Nichols Hills Subdivision Regulations, such being a minor revision to a Lot Line, as defined by the Nichols Hills Subdivision Regulations, by taking land from one lot and adding it to an abutting lot. The subject Lot Line Adjustment is being affected pursuant to the Nichols Hills Subdivision Regulations.

3. NH Block 44, LLC owns the lot from which land will be taken. The legal description of that lot is: Nichols Hills Add 044 002

4. NH Block 44, LLC owns the lot to which land will be added. The legal description of that lot is: Nichols Hills Add 044 003

5. The legal description of the land that is being taken from one lot and added to the abutting lot is: (See attached documentation)

6. The legal descriptions of each of the newly-formed lots and their owners are: NH Block 44, LLC is the owner of all lots. Legal descriptions of the new lots are attached.

7. As owner of the above-described newly-formed lot to which land was added, I acknowledge the following:

(a) I may not sell, transfer, convey, or mortgage the added land separate and apart from the remainder of my lot, and any attempt to do so will be void.

(b) Such covenants will run with title to the my lot and will be binding on all parties having or acquiring any right, title, or interest in it.

(c) Such covenants will be for and inure to the benefit of the City of Nichols Hills, which will have the right and standing to enforce the terms of such covenant.

¹ Note that for platted lots designated by Lot and Block numbers, a metes and bounds description of the newly-formed Lots, including the existing platted Lot and Block numbers, will be required. Applicants should consult their own attorneys and/or engineers in creating new legal descriptions.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Chris Candelaria

Executed this 20th day of November, 2021.

Notary Acknowledgment

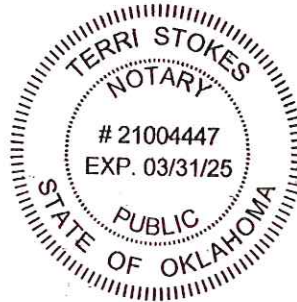
Subscribed and sworn to before me this 22 day of November, 2021

Terrri Stokes

Notary Public

My Commission Expires: 3/31/2025

Comm. No. 21004447



This conveyance was approved on the ___ day of _____, 20__, by the City Council of the City of Nichols Hills, Oklahoma, pursuant to the Nichols Hills Subdivision Regulations as adopted by the Nichols Hills City Code.

By: _____

Printed name: _____

Title: _____

Affidavit for Lot Line Adjustment

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Chris Candelaria, being first duly sworn, stated:

1. My name is Chris Candelaria. My address is 7315 N Country Club Dr. I am over the age of 18. I am a resident of the State of Oklahoma. I have personal knowledge of the matters stated in this Affidavit.

2. The purpose of this Affidavit is to document of record a Lot Line Adjustment, as defined by the Nichols Hills Subdivision Regulations, such being a minor revision to a Lot Line, as defined by the Nichols Hills Subdivision Regulations, by taking land from one lot and adding it to an abutting lot. The subject Lot Line Adjustment is being affected pursuant to the Nichols Hills Subdivision Regulations.

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(b) Such covenants will run with title to the my lot and will be binding on all parties having or acquiring any right, title, or interest in it.

(c) Such covenants will be for and inure to the benefit of the City of Nichols Hills, which will have the right and standing to enforce the terms of such covenant.

¹ Note that for platted lots designated by Lot and Block numbers, a metes and bounds description of the newly-formed Lots, including the existing platted Lot and Block numbers, will be required. Applicants should consult their own attorneys and/or engineers in creating new legal descriptions.

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Chris Candelaria

Executed this 20th day of November, 2021.

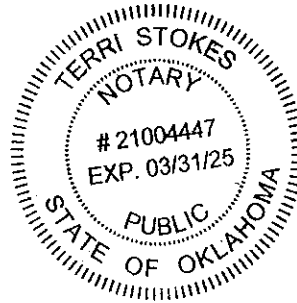
Notary Acknowledgment

Subscribed and sworn to before me this 22 day of November, 2021

Notary Public

My Commission Expires: 3/31/2025

Comm. No. 21004447



This conveyance was approved on the ____ day of _____, 20__, by the City Council of the City of Nichols Hills, Oklahoma, pursuant to the Nichols Hills Subdivision Regulations as adopted by the Nichols Hills City Code.

By: _____

Printed name: _____

Title: _____

LEGAL DESCRIPTION

Nichols Hills
 Lot 4 Block 44
 November 5, 2021

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lots Three (3) and Four (4) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows:

Commencing at the Northernmost corner of said Lot 4;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 41°37'51" East, a chord length of 41.71 feet and an arc length of 41.72 feet to the Easternmost corner of a tract of land recorded in Book 11969, Page 855, said point being the POINT OF BEGINNING;

THENCE continuing along and with the Northeasterly line of said Lot 4 on said curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 45°40'16" East, a chord length of 109.42 feet and an arc length of 109.46 feet

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 40.63 feet;

THENCE South 43°40'56" West, departing said Northeasterly line, a distance of 221.82 feet to a point on the Southwesterly line of said Lot 3;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 3 and 4, a distance of 150.86 feet to the Southernmost corner of said tract of land recorded in Book 11969, Page 855;

THENCE along and with the Southeasterly line of said tract of land recorded in Book 11969, Page 855 the following four (4) calls:

1. North 43°17'21" East, a distance of 65.34 feet;
2. North 59°34'16" East, a distance of 34.58 feet;
3. North 45°42'06" East, a distance of 93.23 feet;
4. North 29°03'09" East, a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 32,938 square feet or 0.7562 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

S:\5124\5124-Lot 4 Block 44.docx

This legal description was prepared using the recorded plat of NICHOLS Hills and a provided survey by Coon Engineering dated 4/18/02. This legal description is not based on an actual survey of the property.

LEGAL DESCRIPTION

Nichols Hills
 Lot 3 Block 44
 November 5, 2021

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lots Two (2) and Three (3) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows:

Commencing at the Northernmost corner of Lot 4 of said Block 44;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 44°33'23" East, a chord length of 151.06 feet and an arc length of 151.18 feet;

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 40.63 feet to the POINT OF BEGINNING;

THENCE continuing South 48°48'00" East, along and with the Northeasterly line of said Lot 3, a distance of 116.92 feet;

THENCE continuing along and with the Northeasterly line of said Lot 3 and along and with the Northeasterly line of said Lot 2 on a non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 47°54'46" East, a chord length of 58.29 feet and an arc length of 58.31 feet;

THENCE South 59°26'07" West, departing said Northeasterly line, a distance of 222.40 feet to a point on the Southwesterly line of said Lot 2;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 2 and 3, a distance of 115.61 feet;

THENCE North 43°40'56" East, departing said Southwesterly line, a distance of 221.82 feet to the POINT OF BEGINNING.

Containing 31,335 square feet or 0.7194 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

S:\5124\5124-Lot 3 Block 44.docx

This legal description was prepared using the recorded plat of NICHOLS Hills and a provided survey by Coon Engineering dated 4/18/02. This legal description is not based on an actual survey of the property.

LEGAL DESCRIPTION

Nichols Hills
 Lot 2 Block 44
 November 5, 2021

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lot Two (2) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows:

Commencing at the Northernmost corner of Lot 4 of said Block 44;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 44°33'23" East, a chord length of 151.06 feet and an arc length of 151.18 feet;

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 157.55 feet;

THENCE along and with the Northeasterly line of said Lots 3 and 2 on a non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 47°54'46" East, a chord length of 58.29 feet and an arc length of 58.31 feet to the POINT OF BEGINNING;

THENCE continuing along and with the Northeasterly line of said Lot 2 on said non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 38°14'56" East, a chord length of 170.62 feet and an arc length of 171.07 feet to the Easternmost Corner of said Lot 2

THENCE South 72°54'21" West, along and with the Southeasterly line of said Lot 2, a distance of 198.72 feet to the Southernmost corner of said Lot 2;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lot 2, a distance of 133.34 feet;

THENCE North 59°26'07" East, departing said Southwesterly line, a distance of 222.40 feet to the POINT OF BEGINNING.

Containing 30,078 square feet or 0.6905 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

S:\5124\5124-Lot 2 Block 44.docx

This legal description was prepared using the recorded plat of NICHOLS Hills and a provided survey by Coon Engineering dated 4/18/02. This legal description is not based on an actual survey of the property.

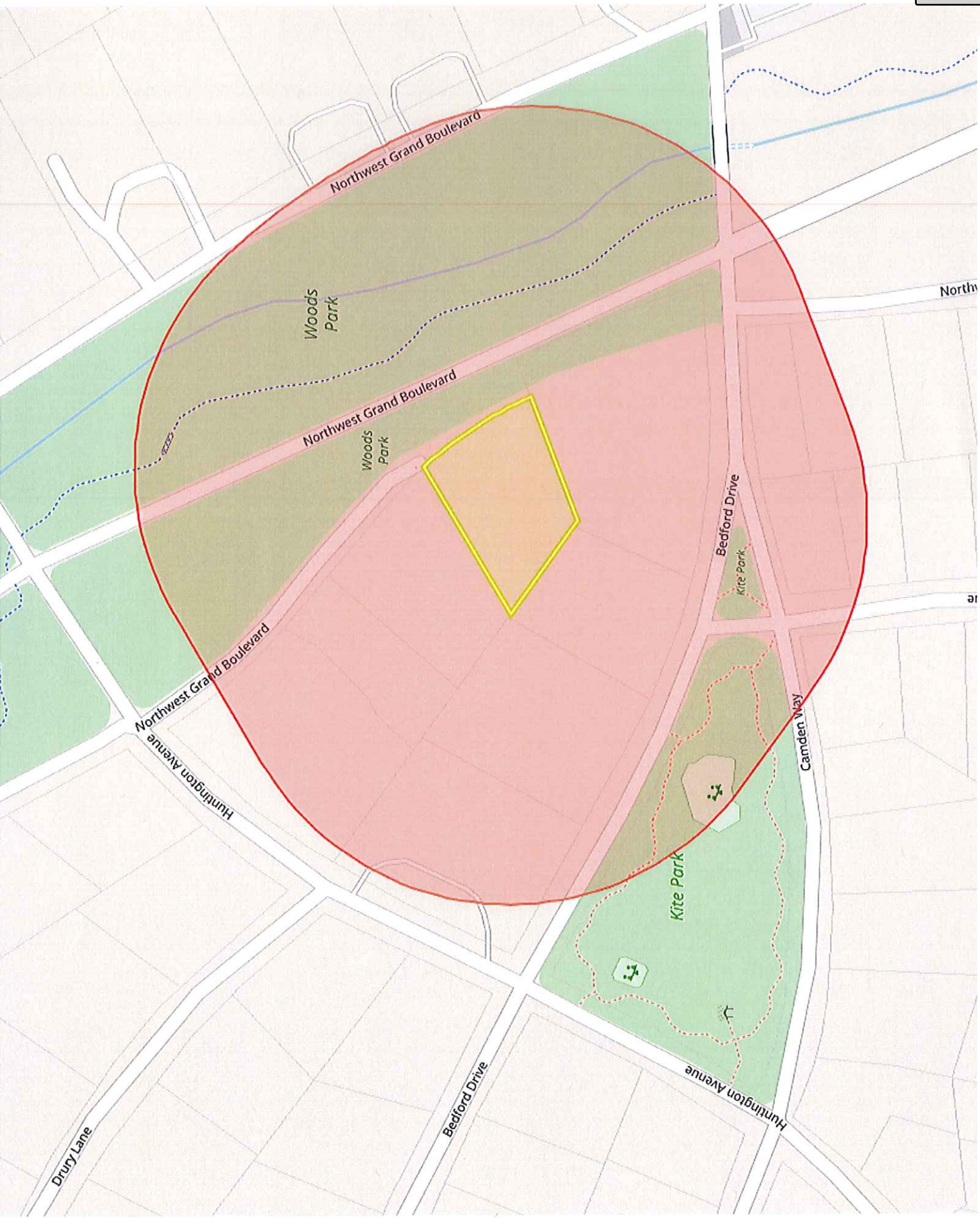
Larry Stein Oklahoma County Assessor's Office



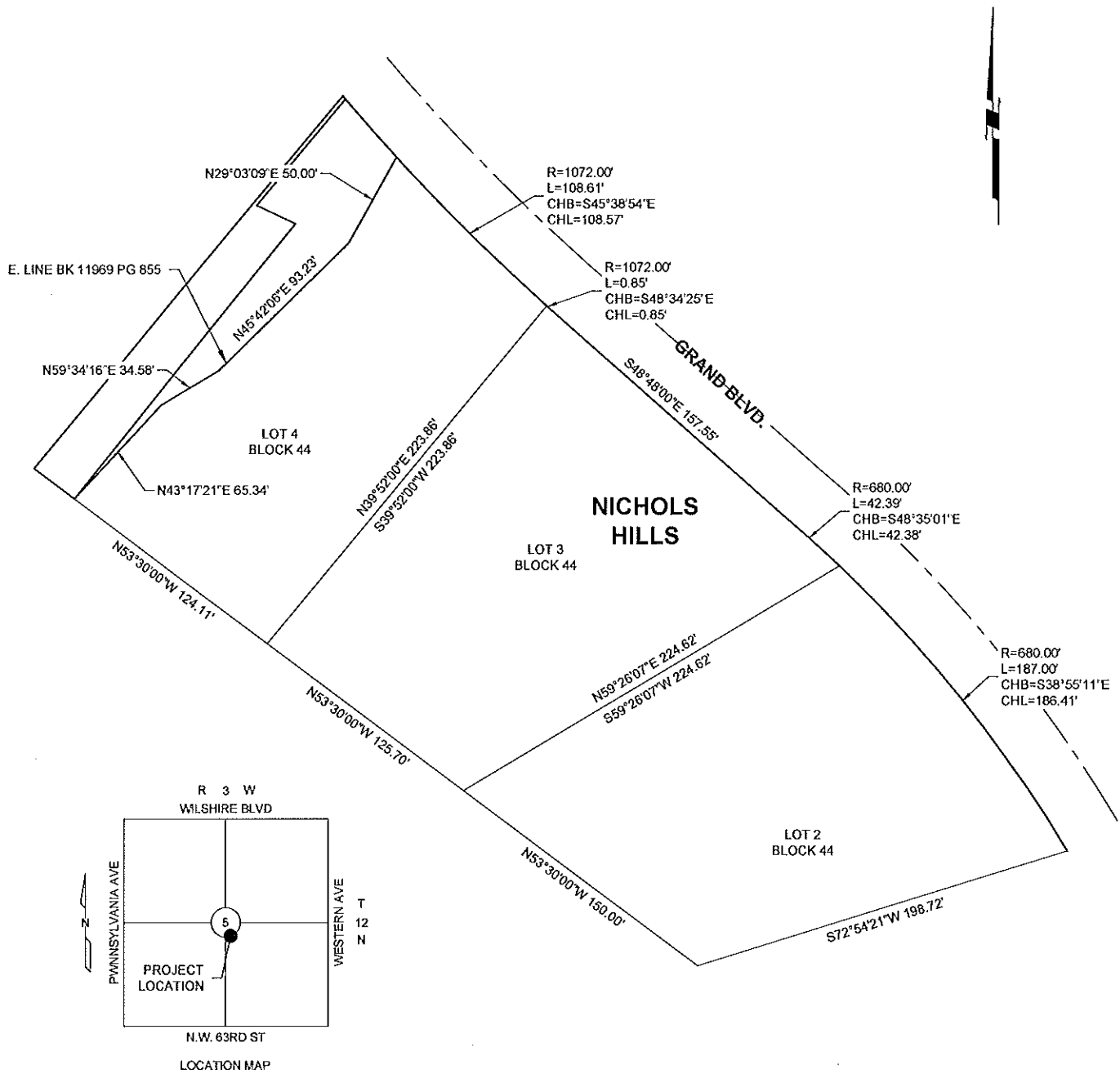
Ownership Radius Report

This Report is for Account Number R169575265 and is a 400-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.

accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R169575960	CITY OF NICHOLS HILLS		6407 AVONDALE DR		NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	051	000	NICHOLS HILLS ADD 051 000 LTS 1 TO 5 EXEMPT	0 UNKNOWN NICHOLS HILLS
R169575260	DOLE ENTERPRISES LLC		2203 E WILSHIRE BLVD		OKLAHOMA CITY	OK	73111-8604	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 LOT 1 & PT OF VACATED GRAND BLVD BEG SE/C LT 1 TH ELY60.25FT NW ON A CURVE 50FT NWLY213.69FT SWLY48FT SELY ALONG A CURVE 248.80FT TO BEG	1301 BEDFORD DR NICHOLS HILLS
R169575290	SAMIS KAREN H & MICHAEL S CO TRS	SAMIS KAREN HULSEY TRUST	1500 HUNTINGTON AVE		NICHOLS HILLS	OK	73116-5417	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 PT LOT 4 BEG AT SW/C LOT 4 TH SELY 25FT TH NLY 181.3FT TH NWLY 23.3FT TH NLY 72FT TH NWLY 2FT TO NW/C LOT 4 TH SWLY 246FT TO BEG & PT OF LOT 4 BEG 246FT SWLY & 25FT SE FROM	1500 HUNTINGTON AVE NICHOLS HILLS
R169575300	HOOD LAURA B & HENRY J TRS	HOOD LAURA B LIVING TRUST	1504 HUNTINGTON AVE		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	006	NICHOLS HILLS ADD 044 006	1504 HUNTINGTON AVE NICHOLS HILLS
R169575310	JOHNSTON GARY C TRS	JOHNSTON GARY C 2008 TRUST	1309 BEDFORD DR		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	007	NICHOLS HILLS ADD 044 007	1309 BEDFORD DR NICHOLS HILLS
R169575270	BG NICHOLS HILLS LLC		210 PARK AVE STE 3121		OKLAHOMA CITY	OK	73102-5603	NICHOLS HILLS ADD	044	003	NICHOLS HILLS ADD 044 003	6606 NW GRAND BLVD NICHOLS HILLS
R169575315	14817 GAILLARDIA LANE LIVING TRUST		1303 BEDFORD DR		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	008	NICHOLS HILLS ADD 044 008	1303 BEDFORD DR NICHOLS HILLS
R169575265	BG NICHOLS HILLS LLC		210 PARK AVE STE 3121		OKLAHOMA CITY	OK	73102-5603	NICHOLS HILLS ADD	044	002	NICHOLS HILLS ADD 044 002	6600 NW GRAND BLVD NICHOLS HILLS
R169575380	JLU PROPERTIES LLC		6516 NW GRAND BLVD		NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	045	000	NICHOLS HILLS ADD 045 000 W14.58FT OF N10FT OF LOT 6 ALL LOT 7 & S PRT LOT 8 BEING 19.95FT ON E & 13.24FT ON W	6516 NW GRAND BLVD NICHOLS HILLS
R169575275	BG NICHOLS HILLS LLC		210 PARK AVE STE 3121		OKLAHOMA CITY	OK	73102-5603	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 ALL LOT 4 EX BEG AT SW/C LOT 4 TH SELY25FT NWLY181.3FT NWLY23.3FT NELY72FT NWLY2FT SWLY 246FT TO BEG & EX BEG 246FT SWLY & 25FT SE FROM NW/C LT 4 TH NELY181.3 NW23.3FT NELY72	0 UNKNOWN NICHOLS HILLS
R169575750	HUGHES TIMOTHY M	HUGHES TRACEY D	1400 CAMDEN WAY		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	001	NICHOLS HILLS ADD 050 001	1400 CAMDEN WAY NICHOLS HILLS
R169575390	WEBER JANA L REV TRUST		1310 CAMDEN WAY		NICHOLS HILLS	OK	73118	NICHOLS HILLS ADD	045	009	NICHOLS HILLS ADD 045 009	1310 CAMDEN WAY NICHOLS HILLS
R169575385	GLASS PAULA L & NEIL M TRS	GLASS PAULA L REV TRUST	1300 BEDFORD DR		NICHOLS HILLS	OK	73116-5708	NICHOLS HILLS ADD	045	008	NICHOLS HILLS ADD 045 008 N PRT LOT 8 BEING 80.06FT ON E & 86.79FT ON W	1300 BEDFORD DR NICHOLS HILLS
R169575395	WOODS MEREDITH W	WOODS MATTHEW B	6515 N LENOX AVE		NICHOLS HILLS	OK	73116-5507	NICHOLS HILLS ADD	045	010	NICHOLS HILLS ADD 045 010	6515 N LENOX AVE NICHOLS HILLS



Attachment: Final agenda for City Clerk (5569 : Lot line adjustment - 6600 NW Grand)



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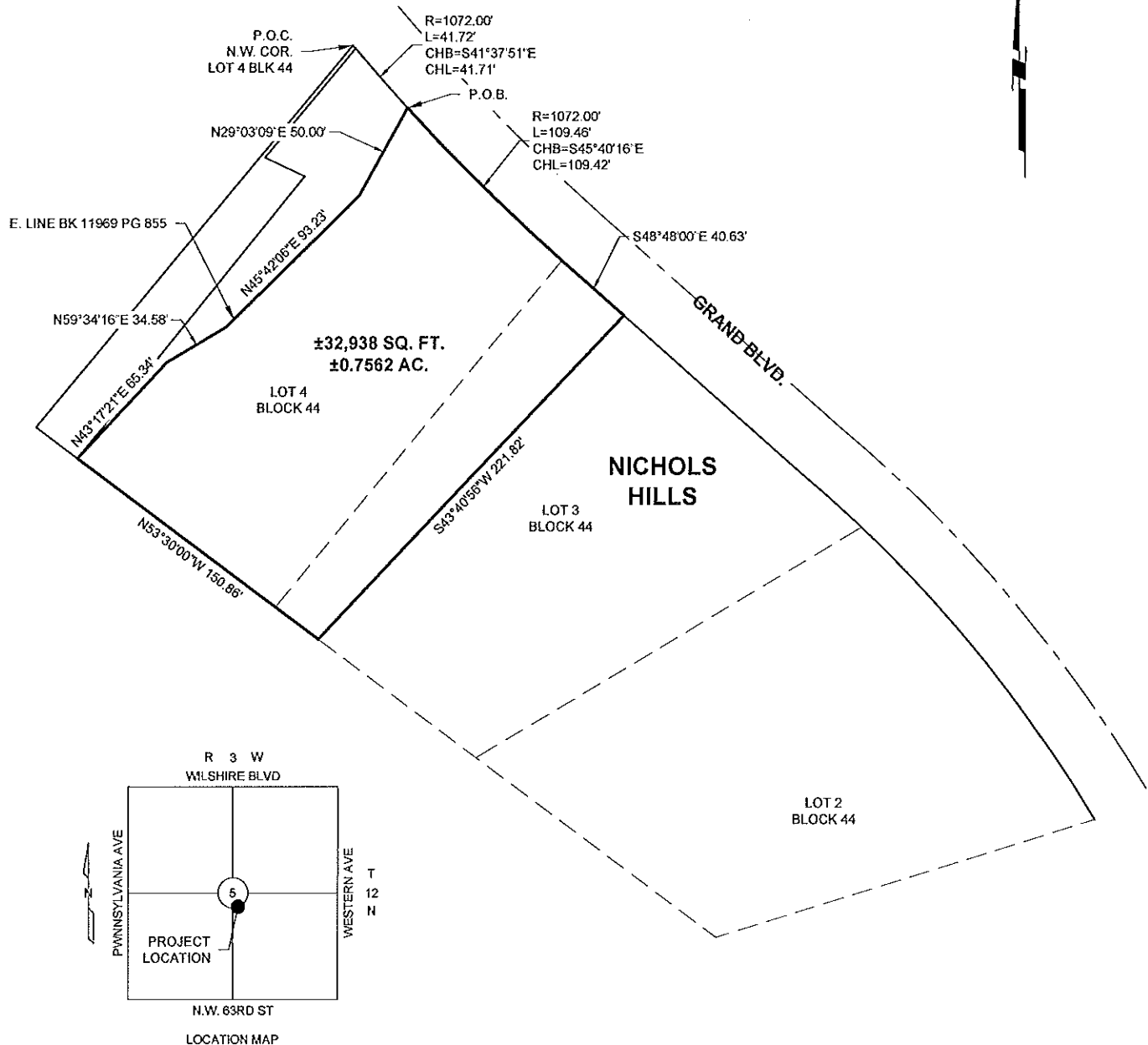
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Date: 11-22-21
Scale: 1"=80'

NICHOLS HILLS
OKLAHOMA COUNTY, OKLAHOMA
EXISTING



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jackco.com
Certificate of Authorization #1454 Exp. Date 06-30-2023
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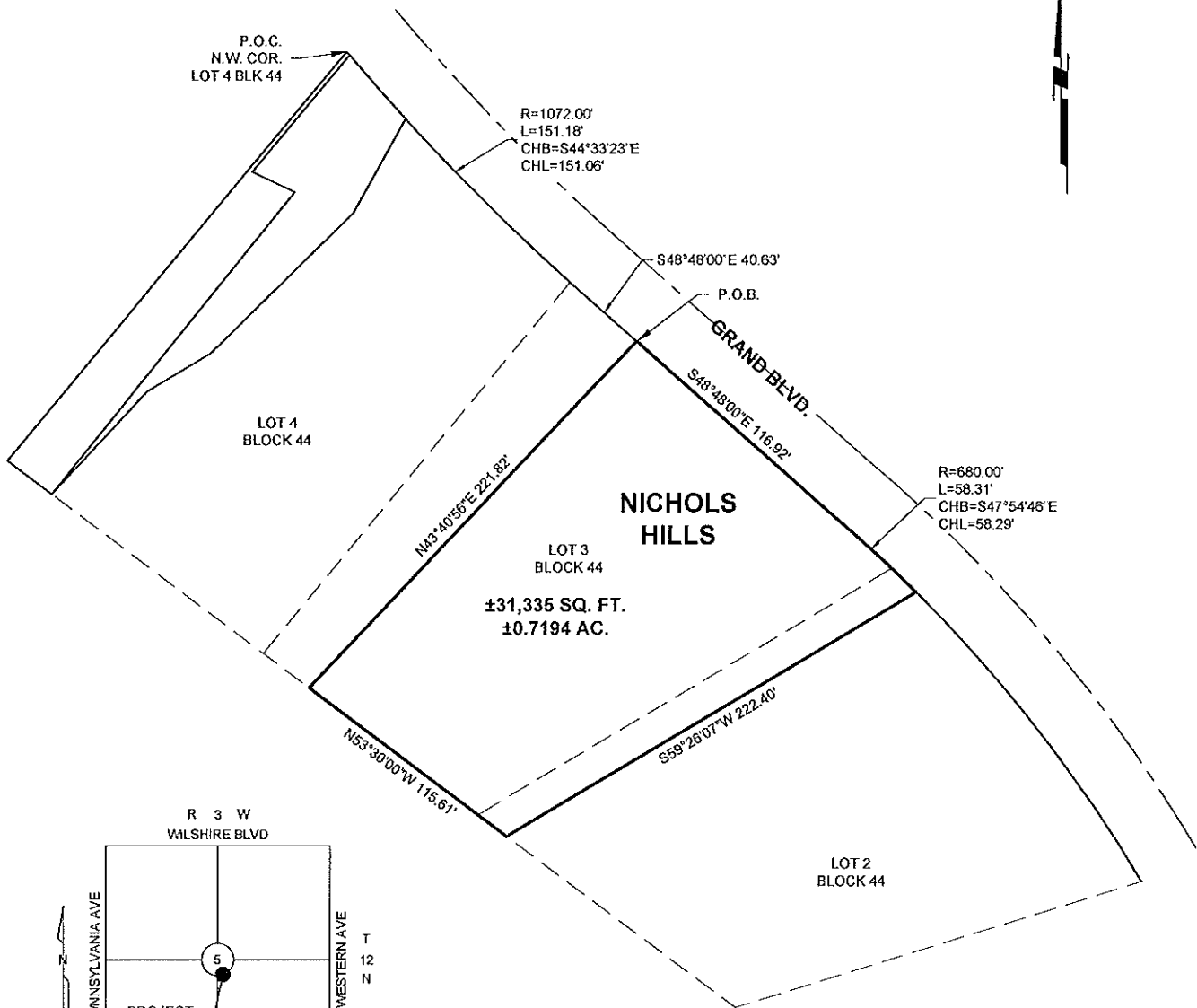


Proj. No.: 5124
Date: 11-5-21
Scale: 1"=80'

NICHOLS HILLS
OKLAHOMA COUNTY, OKLAHOMA
LOT 4 BLOCK 44



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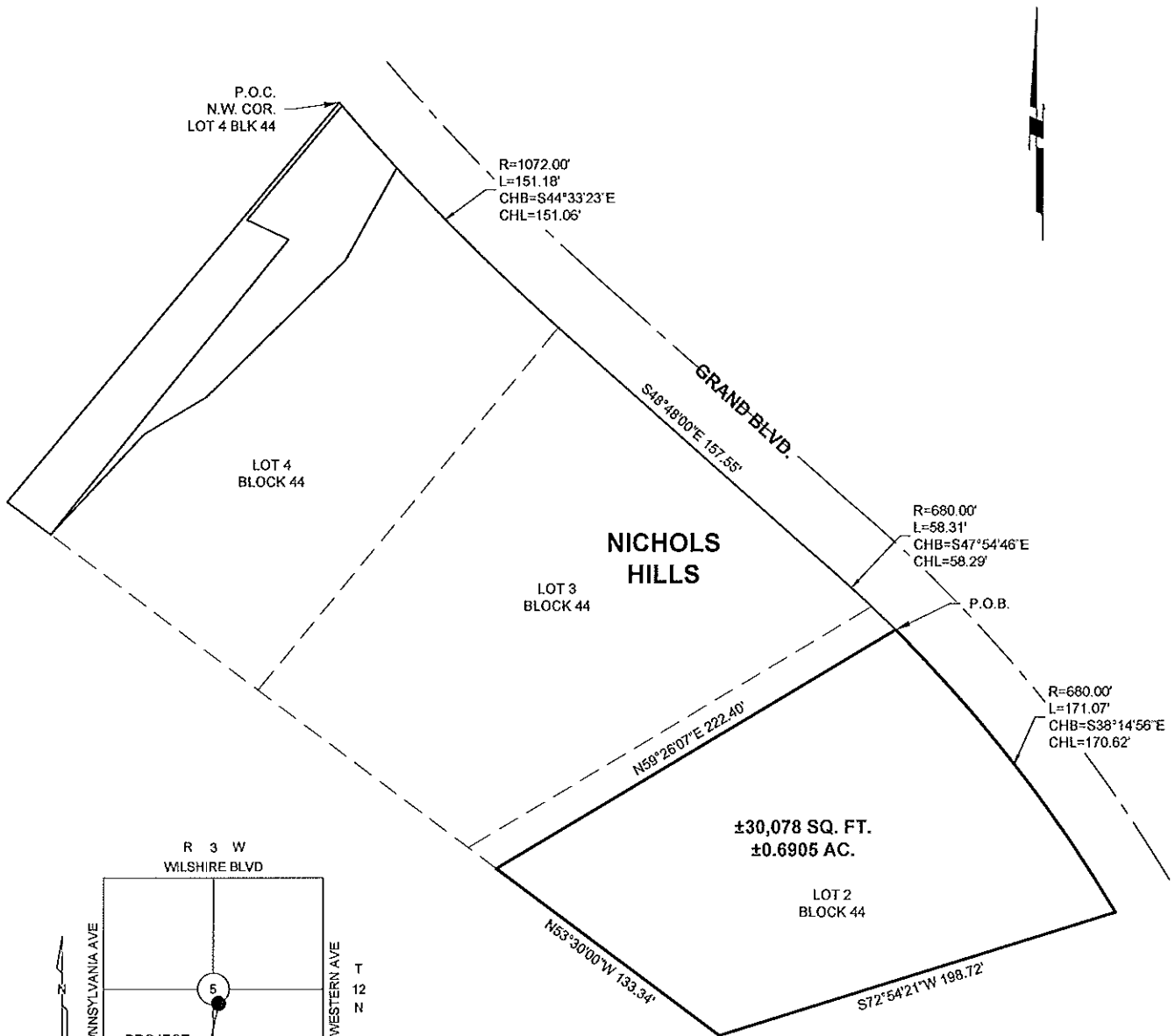
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NICHOLS HILLS
OKLAHOMA COUNTY, OKLAHOMA
LOT 3 BLOCK 44



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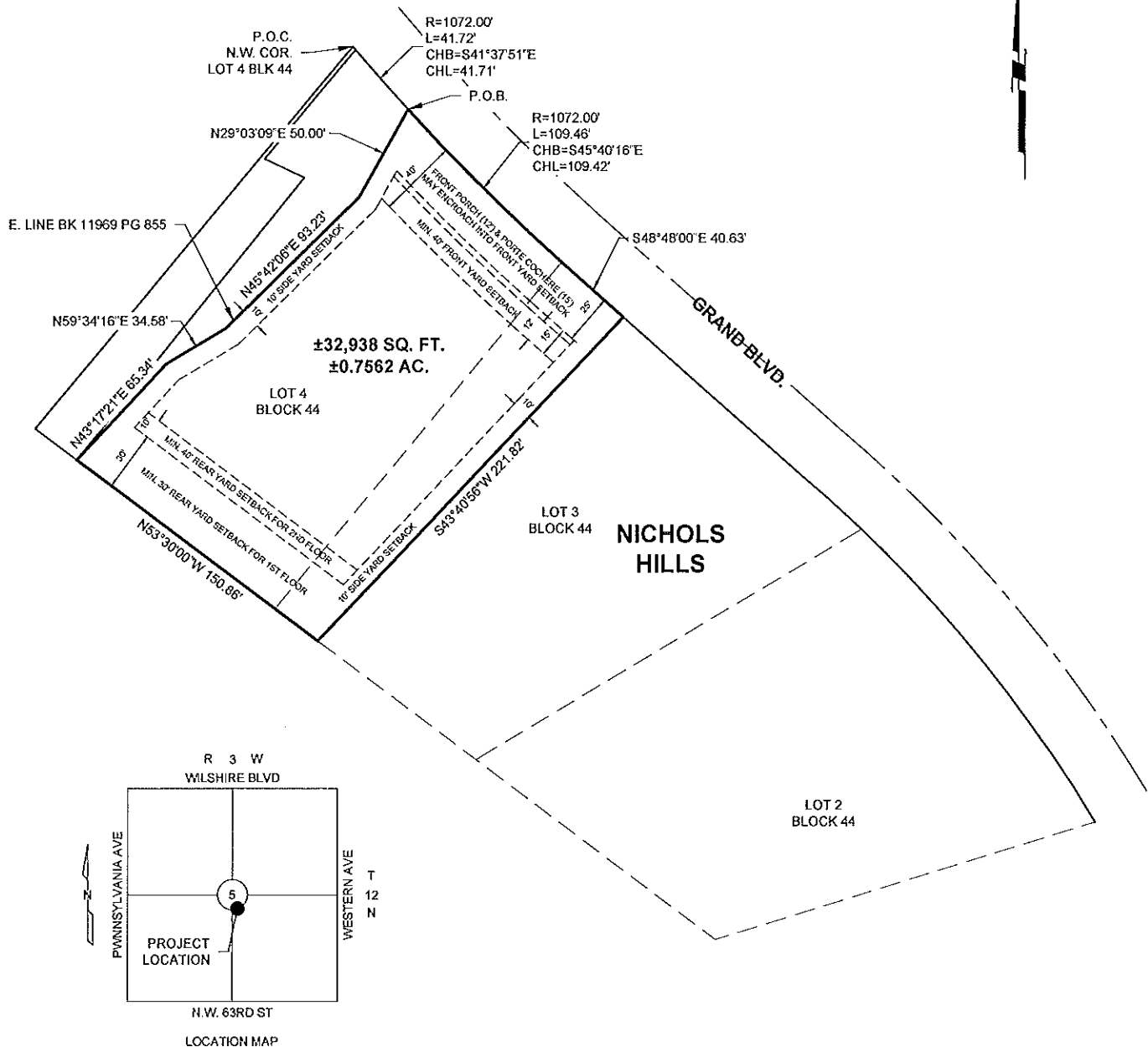
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NICHOLS HILLS
 OKLAHOMA COUNTY, OKLAHOMA
LOT 2 BLOCK 44



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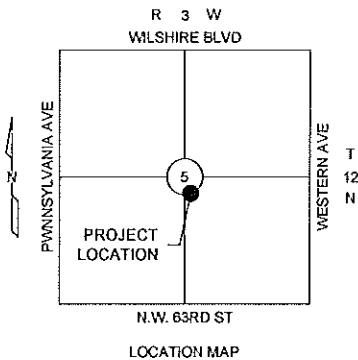
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 Scale: 1"=80'

NICHOLS HILLS
 OKLAHOMA COUNTY, OKLAHOMA
LOT 4 BLOCK 44



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8028 N MAY AVE | SUITE 104
OKLAHOMA CITY, OK 73120

T 405.849.6476
F 405.849.6477



CANDELARIA
DESIGN BUILD

We have met with Chris Candelaria and discussed the plans for the lot line adjustments on 6600, 6606 and the remaining lot west of 6606. We understand that he is applying with the City of Nichols Hills to keep the land as three lots and will be adjusting the lot lines to create three equal sized lots. We also understand that Chris Candelaria's lot line adjustment will bring all three lots in compliance with the City of Nichols Hills required 30,000sf of land space and 130 linear feet of frontage. Chris Candelaria is not seeking any other variance or special conditions other than a lot line adjustment.

Homeowner Address 1504 Huntington Ave

Name Henry Hood

Signature [Signature]

Date 11/17/21

Attachment: Final agenda for City Clerk (5569 : Lot line adjustment - 6600 NW Grand)

8028 N MAY AVE | SUITE 104
OKLAHOMA CITY, OK 73120

T 405.849.6476
F 405.849.6477



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Homeowner Address 1303 Bedford Dr

Name Justin Carter

Signature Justin M. Carter

Date 11/22/2021

Attachment: Final agenda for City Clerk (5569 : Lot line adjustment - 6600 NW Grand)

8028 N MAY AVE | SUITE 104
OKLAHOMA CITY, OK 73120

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F 405.849.6477



CANDELARIA
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Homeowner Address 1301 Bedford Drive

Name Eric + Heidi Fisher

Signature [Signature]

Date 11.17.2021

Attachment: Final agenda for City Clerk (5569 : Lot line adjustment - 6600 NW Grand)

Published in _____ on _____, 2022

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 50-372 OF THE NICHOLS HILLS CITY CODE REGARDING CENTROID DETERMINATION REQUIREMENTS FOR APPLICATIONS FOR BUILDING COMMISSION CERTIFICATES OF APPROVAL; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Section 50-372 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-372. Application for Certificate of Approval.

Applications for Certificates of Approval shall be filed with the City on forms provided by the City Clerk. Two originals and a digital version of the application and all required documents must be submitted. Applications must be certified by the Owner(s) of the property. The following attachments (the details for which are stated in the application form), and all other information required by the application form, must accompany the Application:

(b) For construction of a new Main or Secondary Building, or construction of an addition to an existing Main or Secondary Building:

(3) Floor plans, renderings, elevation drawings, and other pertinent drawings, with the Centroid determined as set out in Section 50-3 and that determination signed and sealed by a licensed engineer or architect.

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2022.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2022.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Attachment: NH- Centroid Calculation Ordinance 12.22.21-3.1 (5570 : Ordinance - centroid)