

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 1, 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 1:05 PM on
the 28th day of May, 2021.**

1. Call to Order
2. Roll Call

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

3. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Planning Commission.

Discussion, consideration, and possible approval of the following:

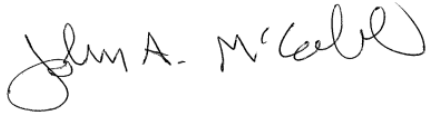
- a. Floor area ratio requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- b. Building Lot Coverage Requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- c. Rear yard setback requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- d. Side yard setback requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- e. Amendments to Section 50-3 of the City Code (Zoning) regarding definitions of the following words, terms and phrases used in Chapter 50 of the City Code, including establishment of formulas and diagrams for calculating the same:

- i. Building coverage
- ii. Lot coverage
- iii. Centroid
- iv. Floor area, gross
- v. Floor area ratio
- vi. Attic
- vii. Buildable area
- viii. Building height
- ix. Lot depth
- x. No-build vertical envelope

Building Commission Chairman John Lippert and Building Commissioner Larry Herzel presented the items of concern that have come before the Building Commission. City Council, Planning Commission, Building Commission members, and staff discussed agenda items 3a - 3e at great length. The Building Commission members were directed to draft proposed changes to Section 50 of the City Code (Zoning) and present to the Planning Commission.

4. Adjournment

Chairman McCaleb adjourned the meeting.



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma