

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 7, 2024 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. April 2, 2024 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An application for approval of the Planned Unit Development of 1203 Sherwood Lane (PUD-9) involving the following described property: Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street

abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof. If approved, PUD-9 will rezone and redistrict the subject property from the U-4 Church District to the R-1-75 Single-Family Residential District and permit development of the Property pursuant to the provisions of the Master Design Statement for PUD-9.

- b. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding the appointment of At-Large member to the Board of Park Commissioners, the Public Arts Commission, and the Board of Adjustment; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- c. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code to change the definition of "Lot Coverage" to "Building Lot Coverage;" repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- d. PUBLIC HEARING: An Ordinance amending Section 50-106 of the Nichols Hills City Code regarding the TC Town Center Overlay District and Building Commission review of certain activities in that district; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- e. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding combined lots and side yard setbacks in the R-1-75 Single-Family District and the R-1-60 Single-Family Residential District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- f. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1700 Coventry Lane in Nichols Hills, Oklahoma.
- g. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1804 Coventry Lane in Nichols Hills, Oklahoma.
- h. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally

located at 1826 Drakestone Avenue in Nichols Hills, Oklahoma.

6. Adjournment

A handwritten signature in blue ink that reads "Amanda Copeland". The signature is fluid and cursive, with the first name "Amanda" and last name "Copeland" clearly distinguishable.

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 2, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	
Mike Biddinger		Present	5:32 PM
Doug Franklin		Present	
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. March 5, 2024 Minutes

MOTION: Gilbert moved to approve the March 5, 2024 minutes as presented. Byrne seconded the motion.

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

5. Public Hearings

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

- a. **PUBLIC HEARING:** An application for approval of the Planned Unit Development of 1203 Sherwood Lane (PUD-9) involving the following described property: Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof. If approved, PUD-9 will rezone and redistrict the subject property from the U-4 Church District to the R-1-75 Single-Family Residential District and permit development of the Property pursuant to the provisions of the Master Design Statement for PUD-9.

MOTION: Cheek moved to continue to the next regular scheduled meeting. Franklin seconded the motion.

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

- b. **PUBLIC HEARING:** The issuance of a Special Permit to Christian Keesee for the purpose of installation of art located 2401 NW Grand Boulevard, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

Mr. Todd Edmonds, Principal with HSE Architects, presented the application to the Planning Commission.

Mr. Henry Hood, representing the applicant, discussed the application with the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was

closed.

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

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

6. Items for Separate Vote

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

- a. Request of Suzy and Chip Morgan discussing zoning rules for lots on Coventry Lane.

Mrs. Suzy Morgan spoke of her concerns of the ordinances pertaining to setback limits, square footage, height, and three-car garages facing the street in the R-1-75 Single-Family Residential district. Also, Mrs. Morgan spoke of her concerns of code enforcement allowing the removal of large healthy trees and not enforcing the approved landscaping plans of previously approved applications.

Planning Commissioners recommended that Mrs. Morgan address the matter concerning the application for 1804 Coventry Lane with the Nichols Hills Building Commission.

Mr. Mike Morgan spoke to the Planning Commission about the process of amending the ordinance for the R-1-75 Single-Family Residential district concerning the height and size of the homes.

Mrs. Carol Goetzinger spoke to the Planning Commission of her concerns of the 3-car garage and the height of the proposed home

at 1804 Coventry Lane.

Mr. Byron Millsap spoke of his concerns of the sizes of homes in the R-1-75 Single-Family Residential district.

Planning Commissioners directed staff to discuss with the Building Commission the height requirements and 3-car front facing garages in the R-1-75 Single-Family Residential district.

7. Adjournment

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

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

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Application will be continued

April 1, 2024

City of Nichols Hills
Planning & Zoning
6407 Avondale Drive
Nichols Hills, OK 73116

Attn: Mr. Shane Pate

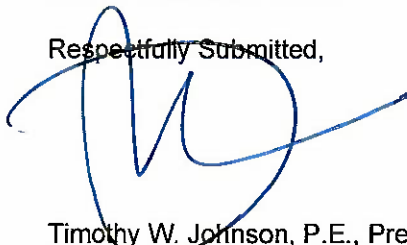
RE: 1203 Sherwood PUD: Request for Continuance

Dear Mr. Pate:

We are requesting a continuance of the hearing for the abovementioned Planning Commission case. We ask for a one-month continuance of this item from **April 2, 2024 to May 7, 2024**.

Thank you for your consideration in this matter. Should you have any questions or comments, please feel free to contact this office.

Respectfully Submitted,



Timothy W. Johnson, P.E., President
JOHNSON & ASSOCIATES

cc: Mark W. Zitzow, AICP, Johnson & Associates
5650 000/PUD

**THE CITY OF NICHOLS HILLS
PLANNED UNIT DEVELOPMENT**

**PUD MASTER DESIGN STATEMENT FOR
1203 Sherwood Lane**

March 6, 2024

Property Owner:

Chesapeake Land Development, LLC
PO Box 54853
Oklahoma City, OK 73154

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 1203 Sherwood Lane, consisting of approximately 3.9039 acres are located within the SE/4 of Section 5, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is Chesapeake Land Development, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 1203 Sherwood Lane. The property is currently zoned as U-4, Church. The subject property is vacant and includes existing parking spots and a drive.

North: North of the subject site is zoned and developed as U-4, Church and R-2 Two-Family Residential.

East: East of the subject site is zoned and developed as R-2 Two-Family Residential and C-1, Office.

South: Immediately south of the subject site is Sherwood Lane. Beyond is zoned and developed as R-3, Multi-Family Residential and C-2, Retail Business. This area is also within the Town Center Overlay

West: West of the subject site is part of a public park abutting Grand Boulevard. Beyond is zoned and developed as R-1-75 Single Family Residential.

5.0 PHYSICAL CHARACTERISTICS:

The subject property generally slopes to the west and has minimal tree cover. The property is not within the 100-year or 500-year FEMA Floodplain. There is a small portion of the southwest corner of the site within the FEMA Floodway.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family residential comprised of four (4) lots which are between 0.72 – 0.78 acres in size. This low-impact, upscale residential PUD will complement the surrounding residential developments by bringing much needed new residential housing to the area. Its close proximity to the commercial areas makes this a desirable tract of land primed for infill development.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1-75 Single-Family Residential District regulations within the City of Nichols Hills Zoning Ordinance, as amended, to be made part of this PUD:

- Sec. 50-49.b Permitted Uses:
 - The R-1-75 zoning district outright permits the Single-Family Dwelling use and the Park or Open Space Owned by The City use. The only use permitted within this PUD is the Single-Family Dwelling use.
- Sec. 50-49.e.3 Side Yard Setback:
 - A.1. The R-1-75 zoning district requires side yard setbacks for the main building to be a minimum of six feet or ten percent of the lot width, whichever is greater. This PUD proposes a side yard setback of six feet, except for the lot sides that abut Sherwood Lane. For lot sides that abut the right-of-way, the side yard setback is proposed at 15 feet.
 - D. The R-1-75 zoning district permits chimneys or fireplaces to encroach two feet into the required side yard on one side of the building only. This PUD permits chimneys or fireplaces to encroach two feet into the side yard setback and does not limit said encroachment to one side of the building.
- Sec. 50-49.e.5 Minimum Lot Size:
 - The R-1-75 zoning district does not have a minimum lot size. This PUD proposes a minimum lot size of 0.6 acres or 26,000 SF. This proposed size is consistent with the proposed lots on the provided Exhibit B Conceptual Site Plan.
- Sec. 50-49.e.7 Lot Coverage and Floor Area Ratio:
 - A. The R-1-75 zoning district regulations require that defined structures cover no more than 65% of the lot area within the setback lines established within the district regulations. This PUD proposes the maximum lot coverage be 65% of the total lot area. The PUD proposes no amendments to the floor area ratio requirements in the zoning ordinance.
- Sec. 50-49.e.8 Maximum Building Height
 - C. The R-1-75 zoning district requires the height of the main building be determined by the width of the lot at the front property line and limits main building heights to 16 feet within 40 feet of the rear lot line. Due to varying lot width that would have resulted in various height limits for each lot, this PUD proposes the maximum height for structures be 35 feet and does not include a height limitation within a certain distance of the rear lot line.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access to this PUD shall be from Sherwood Lane.

7.2 SANITARY SEWER

Sanitary Sewer shall be provided by public sewer lines currently serving the area. Future sanitary sewer connections shall be determined at the Final Plat stage. Said future connections shall be in conformance with the City of Nichols Hills Municipal Code, requirements and design criteria, as amended.

7.3 WATER

Water facilities for this property will be provided by public water lines currently serving the area. Future water line connections shall be determined at the Final Plat stage. Said future connections shall be in conformance with the City of Nichols Hills Municipal Code, requirements and design criteria, as amended.

7.4 FIRE PROTECTION

The Nichols Hills Fire Station is located at 6407 Avondale Drive and is approximately 0.2 miles southeast of this PUD development.

One (1) fire hydrant shall be required within the PUD to serve the proposed residential development.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) flood plain. The general location of the FEMA (100-year) flood plain is delineated on the Master Development Plan, just west of the site.

7.8 2020 COMPREHENSIVE PLAN

The comprehensive Plan for the City of Nichols Hills promotes the development of a variety of residential styles and seeks to maintain the neighborhood characteristics of the City. The intent of the proposed residential development mirrors this goal.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Nichols Hills's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Nichols Hills Municipal Code, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1-75, Single-Family Residential District shall govern this PUD, except as herein modified.

The following uses shall be the only uses permitted within this PUD:

- Single-family dwelling

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD. The attached Exhibits B-F depict the below special conditions where applicable.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, cast stone, stone, stucco, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) or architectural metal material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Due to the nature of the development, a total of two primary exterior wall finishes will be permitted within this PUD. Any materials not specifically listed above, but permitted within the Nichols Hills Municipal Code, as amended, shall be permitted within this PUD.

The provided Exhibit F is showcasing general aesthetic for homes. The lots within this PUD shall be subjected to the architectural review committee created through this development to ensure compatibility with Nichols Hills and the surrounding development.

The City of Nichols Hills shall have the ability to review final home placement on Lot 1 of the attached Exhibit B and screening material to ensure that proper attention to Grand Boulevard and the open spaces is maintained.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Nichols Hill's Landscaping Ordinance in place at the time of development. Planting locations and final planting choices may be subject to revisions but shall meet the minimum landscaping requirements of the code and be in general compliance with the provided Exhibit E.

Each Lot shall have a 20-foot landscape buffer along the rear of the lot. Within said buffer may be trees planted on a minimum of 25-foot centers.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with the applicable section within the City of Nichols Hills Municipal Code, as amended.

9.4 SCREENING REGULATIONS

Screening shall be required along the exterior PUD boundaries. No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

Exterior PUD boundary sight proof screen shall be subject to The Nichols Hills Planning Commission review and approval prior to issuance of a building permit.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Nichols Hills Ordinances.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City of Nichols Hills Municipal Code, as amended.

9.7 VEHICULAR ACCESS REGULATIONS

There shall be two entries designed as a boulevard (as depicted in Exhibit B) from Sherwood Lane in this PUD. Private drives may be permitted to individual lots such that they meet all codes and ordinances for spacing.

9.8 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with the Nichols Hills Municipal Code, as amended.

9.9 SIGNAGE REGULATIONS

Signage regulations shall be per the R-1-75, Single-Family Residential District.

9.10 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.11 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Eight-foot-wide sidewalks shall be constructed along Sherwood Lane in conformance with the Nichols Hills Trails Master Plan. Said sidewalks shall be setback from the curb and shall be subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. An easement is depicted on Exhibit B to accommodate a future trail proposed along Sherwood Lane.

Internal sidewalks shall not be required within this PUD.

9.12 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 35 feet. Architectural elements shall be permitted to exceed the 35-foot maximum height.

Structures within this PUD shall adhere to the No Build Envelope regulations as outlined in the R-1-75, Single-Family Residential District regulations.

9.13 SETBACK REGULATIONS

The following setbacks shall govern primary structures within this PUD:

Front Yard: 25 feet
Side Yard: 6 feet; 15 feet for lots abutting Sherwood Lane, this shall only apply to the side of the lot abutting the street.
Rear Yard: 25 feet; the second floor of main structures shall have a minimum rear yard setback of 40 feet.

Roofs shall be permitted to overhang two feet into the required yard setback areas.

A porch or porte cochere shall be permitted to extend not more than ten (10) feet in front of the required front yard setback line.

Chimneys or fireplaces shall be permitted to encroach two (2) feet into the required side yard and rear yard setback.

9.14 LOT REGULATIONS

9.14.1 Minimum Lot Size

The minimum lot size within this PUD shall be 0.6 acres or 26,000 square feet.

9.14.2 Minimum Lot Width

The minimum lot width at the front building line shall be 60 feet.

9.14.3 Lot Coverage

The maximum lot coverage within this PUD shall be 65% of the total lot area and floor area ratio shall be per code.

9.14.4 Maximum Lot Count

The maximum number of lots permitted within this PUD shall be four (4).

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the developer throughout the PUD as required by the City of Nichols Hills Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division. It is anticipated that upon the completion and approval of detailed engineering and architectural plans, construction for this project will take 24-36 months.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Surrounding Zoning Map
- D: Drainage Exhibit
- E: Master Landscape Plan
- F: Architectural Sampling

EXHIBIT "A"
LEGAL DESCRIPTION

Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Published in _____ on _____, 2024

ORDINANCE NO. _____

AN ORDINANCE REZONING AND REDISTRICTING LOTS 23 THROUGH 27, IN BLOCK 28, AND BLOCK F, AND A PORTION OF THE VACATED UNIMPROVED PLATTED PUBLIC STREET KNOWN AS "THE STRAND", ALL IN THE BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA (COLLECTIVELY THE "PROPERTY"), IN ACCORDANCE WITH THE PROVISIONS OF THE MASTER DESIGN STATEMENT FOR PUD-_____.

EMERGENCY ORDINANCE

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

Section 1. The following described Property, located within in the City of Nichols Hills, Oklahoma, shall be and is hereby rezoned and redistricted in accordance with the provisions of the Master Design Statement for PUD-_____:

Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

A site plan depicting the Property, marked as **Exhibit A**, is attached hereto and made a part hereof. The aforementioned description is identical to that provided by the Applicant in its Application in this matter and in the Special Warranty Deed in favor of the Applicant recorded June 28, 2007, in Book 10529, Page 349, in the office of the Oklahoma County Clerk. However, the aforementioned district court case #0-2004-2234 is actually identified as CJ-2004-2234 in the Oklahoma County Court Clerk's records. That action vacated a portion of The Strand, an unimproved platted public street located between Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F, all in BUSINESS SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, according to the Plat recorded in Book 23 of Plats, Page 72, in the office of the Oklahoma County Clerk. A copy of the Decree of Vacation in District Court Case No. CJ-2004-2234 was recorded April 30, 2004, in Book 9295, Page 1037, in the office of the Oklahoma County Clerk.

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 _____, 2024.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2024.

ATTEST:

Mayor

City Clerk

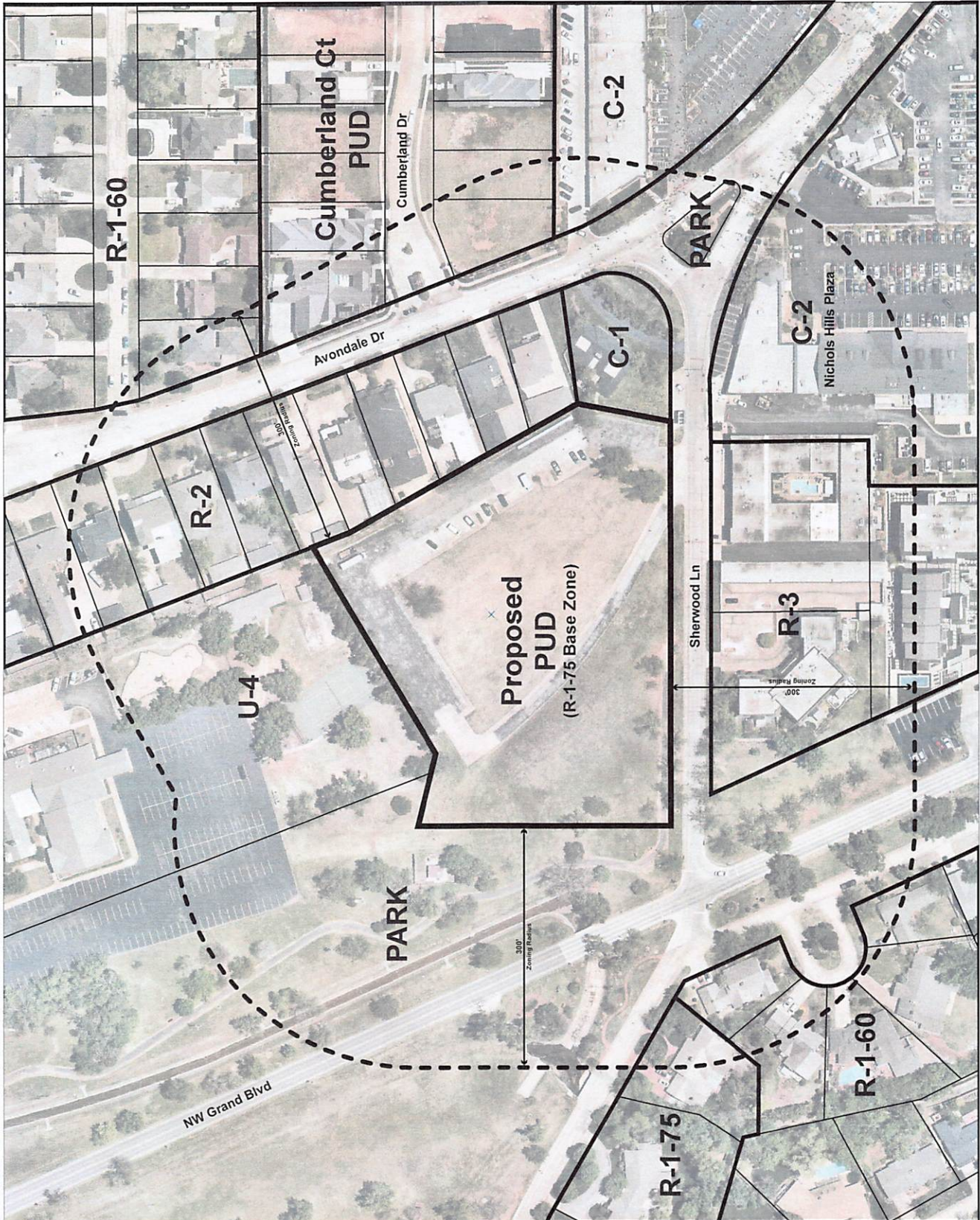
Reviewed as to Form and Legality:

City Attorney



EXHIBIT A

1203 Sherwood Lane
PUD



November 14, 2023

City of Nichols Hills
Planning & Zoning
6407 Avondale Drive
Nichols Hills, OK 73116

Attention: Mr. Dillion Thompson

RE: 1203 Sherwood Lane: PUD Rezoning Submittal

Dear Mr. Thompson:

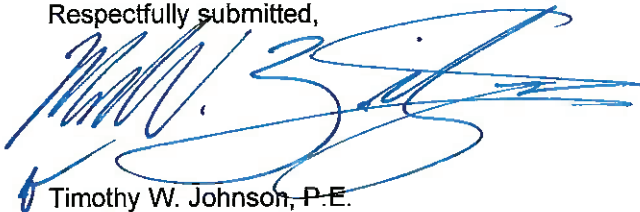
On behalf of the property owner, Chesapeake Land Development, LLC, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1203 Sherwood Lane in Nichols Hills. The site is currently zoned as U-4, Church and is vacant with existing parking and a drive. The proposed PUD, totaling +/-3.9039 acres, will consist of four single-family residential lots. The proposed PUD is appropriate and consistent with the surrounding development.

Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Deed
- Legal Description
- 300-foot Radius Ownership Report
- Master Design Statement
- Conceptual Site Plan
- Surrounding Zoning Map
- Drainage Exhibit
- Filing Fee of \$750.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **December 5, 2023**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[5650 000 / PUD]

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CITY OF NICHOLS HILLS, OKLAHOMA
Application for the Rezoning of Property

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

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Applicant is encouraged to consult Sec. 50-265 of the Nichols Hills City Code ("the Code") when completing this Application. For Planned Unit Development (PUD) applications, applicant is encouraged to consult Sec. 50-105 of the Code.

This Application requires 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: Johnson & Associates on Behalf of Chesapeake Land Development, LLC

Mailing address: 1 E Sheridan Ave., Suite 200, Oklahoma City, OK 73104

Telephone number(s): (405) 235-8075

Email address(es): mzitzow@jaokc.com

Address or general location of property proposed for rezoning [if metes and bounds, please attach]:
1203 Sherwood Lane (Legal Description attached)

Current zoning classification of the property: U-4, Church

Requested zoning classification for the property: PUD (R-1-75, Single-Family base zoning)

Present use of the property: Vacant

Reason rezoning is requested: To permit the proposed 4-lot single family residential development.

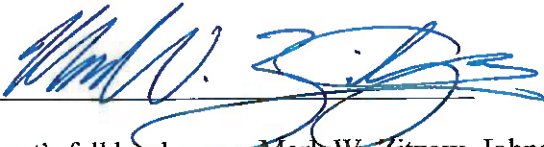
The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Site map.** Detailed site map (and an electronic copy of such map) drawn to scale showing the dimensions of the subject property; any existing and proposed buildings (including dimensions, distances from property lines, and proposed uses); any existing and proposed parking spaces (including location, layout, and dimensions); means of ingress and egress in relation to adjacent streets (including street names and right-of-way widths); location and size of all existing utility easements; and any other relevant information.
4. **PUDs.** For PUD applications, a PUD design statement and master development plan map in compliance with Sec. 50-105 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, 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 14 day of November, 2023.

Signature: 

Print applicant's full legal name: Mark W. Zitzow, Johnson & Associates

Print signatory party's title if applicant is a legal entity: Principal, Urban Planner



Jessica Bloye <jbloye@jaokc.com>

To Dillion Thompson; Tim Johnson

Cc Mark Zitzow; 'Michael Taylor'; Randell Lawrence; dennis; 'Shane Pate'; 'Paul Lefebvre'; 'Kevin Boydston'; Amanda copeland

Reply

Reply All

Forward

Fri 1/12/2024 5:04 PM

1203 Sherwood Ln PUD MDS_Redline_1.11.24.doc
115 KB1203 Sherwood Ln PUD MDS_1.11.24.docx
49 KB1203 Sherwood Ln PUD MDS_1.11.24.pdf
14 MB

Hello Tim,

I wanted to bring to your attention some comments and concerns that the city has regarding your proposal. Please find below the details of the concerns:

- In the design statement, there is no mention of a second-story 40 ft rear yard setback. Does the applicant have any desire to include this in the design statement? - **Yes, language has been added to the MDS**
- The city ask that you list the differences between your proposal and the city's R-1-75 district regulations, It is important to understand these differences and any unintended consequences, advantages, or disadvantages that may arise from deviating from the base zoning classification. - **Section 6.1 has been added to the MDS to outline the code variations**
- I noticed there is no wall or gate included in the development plan. Is there any intend to install one? - **No, the development will not be gated.**
- Will lots 1 and 2 have an evergreen landscape belt behind the lots facing Grand Blvd, or will Grand be looking at the back of the homes? - **Sec. 9.4 Screening includes sight-proof screening around the PUD boundaries. We have also included the option for a 20-foot landscape buffer along the rear of the lot in addition to the sight-proof screening.**
- Please provide a certified drainage study plan with the proposed homes showing flow arrows, contours, pervious vs impervious area, and that the proposed storm drain line is sized appropriately alongside with calculations. - **The drainage study is attached.**
- Sec 9.2 refers to landscaping. Please ensure that all proposed landscaping and irrigation will comply with the city's current amended landscape ordinance. - **Landscaping will be in accordance with Nichols Hills requirements.**
- There is concern regarding Sec. 9.4 which states that no screening is required. Given the proximity to the houses along Avondale, please address any plans to minimize any privacy concerns. - **Screening is now required along the exterior PUD boundaries.**
- Sec 9.11 refers to pedestrian access/sidewalks. The city proposes the new sidewalks are not constructed right up against the curbs, leaving space between the curb and sidewalk. At minimum, the sidewalks shall be 8 feet in width. - **Language has been added to require 8-foot sidewalks in conformance with the Nichols Hills Trails Master Plan.**
- Sec 7.2 refers to sanitary sewer access. The city proposes that all homes are provide with a pre-sewer tap with risers for future tie-ins. (All sewer taps must be inspected and comply with city's local requirements.) - **Sanitary sewer will meet all Nichols Hills Code requirements and design criteria.**
- Sec 7.3 refers to water line access. The city proposes that there is a water line ran into the PUD on both sides with a fire hydrant and pre-taps with risers for future tie-ins. (Please note the city has no desire to install a water line that runs into a dead end.) - **Water will meet all Nichols Hills Code requirements and design criteria.**
- Please provide renderings of the proposed style of homes. - **An architectural sampling exhibit has been provided and is attached to the PUD MDS.**

I also received some comments from the fire department regarding the Sherwood addition:

Fire department comments: Our city fire department drove the ladder truck through the turn around on the 6400 blk of Grand. This is a very tight turn for the ladder truck to make. They had to back up a couple times to make the turn. If cars were parked on the side, the fire truck would not be able to make it through. The stabilizer for the aerial ladder needs 17' minimum clearance. This drive width was measured at 18.5'. This means the truck would have to be parked right in the middle of the lane to raise the ladder.

- Concerns for the Sherwood addition: Providing enough room for the ladder truck to make access through, along with leaving enough room for the stabilizers to be deployed. Unclear on the drive size proposed for the turn around. - **The conceptual site plan shows the proposed drive to be 27 feet in width.**
- Add fire hydrant inside of PUD. - **Language has been added to Sec. 7.4 references language for the hydrant.**



January 17, 2024

City of Nichols Hills
Planning & Zoning
6407 Avondale Dr.
Nichols Hills, OK, 73116

Attn: Mr. S. Shane Pate II

**RE: Property at 1203 Sherwood Lane, Nichols Hills, OK; Letter of Authorization
for Submittal to the City**

Dear Mr. Pate:

Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company is the owner of the subject property and has entered into a Purchase and Sale Agreement with JML Sherwood, LLC, an Oklahoma limited liability company ("JML"), for the sale of such property. We understand that JML is seeking approval of a Planned Unit Development application (the "PUD") for the property which would be effective upon JML's purchase of the property. To that end, we hereby authorize JML and its' advisors, Johnson & Associates, to act as agents on our behalf in the submittal and processing of the PUD and any subsequent applications to the City of Nichols Hills which are related thereto. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

Chesapeake Land Development Company, L.L.C.

By: 

Name: Benjamin E. Russ

Title: Executive Vice President – General Counsel and Corporate Secretary

Form of affidavit regarding ownership

Affidavit

STATE OF Oklahoma

COUNTY OF Oklahoma

Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company ("Owner") appearing before me, the undersigned authority, by and through Benjamin E. Russ, Executive Vice President – General Counsel and Corporate Secretary, who being by me first duly sworn, on oath, deposes and says:

1. The address of Owner is ***PO Box 54853, Oklahoma City, OK 73154***. The signer of this document, Benjamin E. Russ, is over the age of 18 and a resident of the State of ***Oklahoma***. Owner has personal knowledge of the matters stated in this Affidavit.

2. Owner is the current and legal owner of the property in the City of Nichols Hills with the address of ***1203 Sherwood Lane*** and more particularly described as:

See Attached Legal Description

3. Owner has entered into a Purchase and Sale Agreement with JML Sherwood, LLC, an Oklahoma limited liability company ("JML"), for the sale of such property. We understand that JML is seeking approval of a Planned Unit Development application (the "PUD") for the property which would be effective upon JML's purchase of the property. Accordingly, Owner is the applicant for the rezoning of such property pursuant to the Nichols Hills City Code.

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

Owner declares to the best of its knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 17th day of January, 2024.

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company

By: 

Name: Benjamin E. Russ

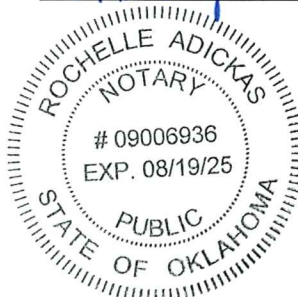
Title: Executive Vice President – General Counsel and Corporate Secretary

Notary Acknowledgment

Subscribed and sworn to before me this 17th day of January, 2024.


Notary Public

My Commission Expires: 8/19/25
Comm. No. 09608336





When Recorded Mail to:

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1904-2018-68

QUITCLAIM DEED

THE CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation ("**Grantor**"), makes this Quitclaim Deed in favor of CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company ("**Grantee**"), whose mailing address is P.O. Box 54853, Oklahoma City, Oklahoma 73154-0496, with reference to the following circumstances:

WHEREAS, Grantor and Grantee are parties to that certain Agreement for Exchange of Property Rights and Other Consideration by Chesapeake Land Development Company and the City of Nichols Hills Regarding First Church Scientist Property dated the date hereof (the "**Agreement**");

WHEREAS, pursuant to the Agreement, Grantor is executing and delivering this Quitclaim Deed and a separate Release of Restrictive Covenant (the "**Release**") which is being recorded concurrently herewith; and

WHEREAS, pursuant to the Agreement and as additional consideration for this Quitclaim Deed and the Release, Grantee is executing and delivering to Grantor an Easement Agreement (Sidewalk/Trail) and an Easement Agreement (Water and Sanitary Sewer Facilities), each of which are being recorded concurrently herewith.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which consideration are hereby acknowledged, Grantor has QUITCLAIMED, GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby QUITCLAIM, GRANT, BARGAIN, SELL, and CONVEY, unto Grantee all of Grantor's right, title, and interest in and to that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit A attached hereto and by this reference made a part hereof for all purposes, together with all improvements thereon and all appurtenances thereunto belonging (the "**Property**").

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns forever.

*** Exempt from Oklahoma Documentary Stamp Tax - 68 Okla. Stat. § 3202(11) ***

(Signature Page to Follow)

SIGNATURE PAGE TO OUTCLAIM DEED

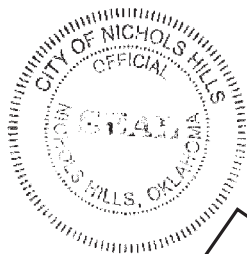
Authorized by the Council and signed by the Mayor of the City of Nichols Hills, a municipal corporation this 21st day of November, 2022.

[Signature]
_____, Mayor

ATTEST: (Seal)

[Signature]

City Clerk



REVIEWED as to form and legality this 21st day of November, 2022.

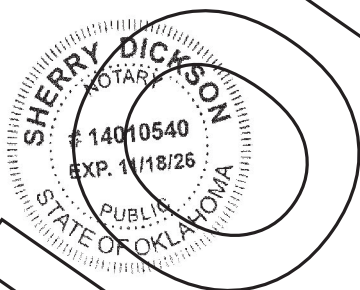
[Signature]

City Attorney

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on November 21, 2022, by Steven J. Goetzinger, as Mayor of the City of Nichols Hills, a municipal corporation.



[Signature]

Notary Public

My Commission Expires: 11-18-26

Commission Number: 14010540

EXHIBIT A

Property

Block F, together with that portion of the street named The Strand lying adjacent to said Block F, in Business Section of Nichols Hills, Oklahoma County, Oklahoma, according to the plat recorded in Book 23 of Plats, page 72.

LEGAL DESCRIPTION

Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Lots Twenty-three (23) through Twenty-seven (27), in Block Twenty-eight (28), and Block F in BUSINESS SECTION OF NICHOLS HILLS, and vacated street abutting property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (9), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: November 6, 2023 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2843886-OK99

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2618	R169573750	CHESAPEAKE LAND DEVELOPMENT LLC		PO BOX 54853	OKLAHOMA CITY	OK	73154-0496	NICHOLS HILLS ADD	000	000	NICHOLS HILLS ADD LOTS 23 THRU 27 IN BLK 28 & BLK F PLUS VACATED STREET (CALLED THE STRAND) LYING BETWEEN SD LTS & BLK F (SUBJECT PROPERTY)	1203 SHERWOOD LN NICHOLS HILLS
2618	R169461000	SALLIS JIMMY F	SALLIS RUTH A	640 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 2A	6407 N GRANDMARK DR NICHOLS HILLS
2618	R169461010	KLB REV FAMILY TRUST		6409 N GRANDMARK DR 2B	OKLAHOMA CITY	OK	73118	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 2B	6409 N GRANDMARK DR
2618	R169461020	SPAULDING STEVEN R	SPAULDING TAMARA G	6411 GRANDMARK	NICHOLS HILLS	OK	73154	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 2C	6411 N GRANDMARK DR
2618	R169461030	GRANDMARK RENAISSANCE LLC		5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118-4004	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 3A	6451 GRANDMARK DR UNIT 3A
2618	R169461040	BARR ROBERT L IV		6449 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 3B	6449 GRANDMARK DR
2618	R169461050	HIERSCHE GEORGE R JR & LINDA L FAMILY REV TRUST		6447 GRANDMARK DR	NICHOLS HILLS	OK	73116-6535	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 3C	6447 N GRANDMARK DR
2618	R169461060	BOOKER LINDA LU TRS	BOOKER RAY & LINDA JOINT TRUST	15023 S KOA ST	TULSA	OK	74037	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 3D	6445 N GRANDMARK DR
2618	R169461070	GRANDMARK RENAISSANCE LLC		5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118-4004	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 3E	6443 N GRANDMARK DR
2618	R169461080	RESHEF ELI		6435 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4A	6435 N GRANDMARK DR
2618	R169461090	WINTERS MICHAEL D		16208 JAMES THOMAS CT	EDMOND	OK	73013	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4B	6427 GRANDMARK DR
2618	R169461100	BROWN KENNETH R TRS	BROWN KENNETH R 1995 REV TRUST	6421 N GRANDMARK DR UNIT 4C	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4C	6421 N GRANDMARK DR

2618	R169461110	SWEENEY REV TRUST		2608 NW LAKE FRONT DR	LAWTON	OK	73505	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4D	6413 N GRANDMARK DR
2618	R169461120	CSD 6437 LLC		5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4E	6437 N GRANDMARK DR
2618	R169461130	POURCHOT ROBERT LYNN & GEORGIA BELL		6429 GRANDMARK DR UNIT 4F	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4F	6429 GRANDMARK DR
2618	R169461140	LOWE FAMILY TRUST		2726 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116- 4015	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4G	6423 N GRANDMARK DR
2618	R169461150	AUSTIN OPAL JANE TRUST		PO BOX 18666	OKLAHOMA CITY	OK	73154	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4H	6415 N GRANDMARK DR
2618	R169461160	SUKMAN R RANDAL & TERA A CO TRS	SUKMAN R RANDALL & TERA REV TRUST	6439 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4I	6439 N GRANDMARK DR
2618	R169461170	HARTGROVE RICHARD		6431 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4J	6431 N GRANDMARK DR
2618	R169461180	LEWIS PATRANELL B 2001 REV TRUST		6425 N GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT 4KL	6425 N GRANDMARK DR
2618	R169461200	KUYKENDALL KAY TRS	KUYKENDALL KATHLEEN 2001 TRUST	6453 GRANDMARK DR UNIT P1	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT P1	6453 N GRANDMARK DR
2618	R169461210	SANCHEZ EDUARDO TRUST	SANCHEZ JODY BRONSON TRUST	6433 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT P2	6433 N GRANDMARK DR
2618	R169461220	BURGER MARTHA ANN TRS ROWLETT DONALD R TRS	6419 GRANDMARK DR LIVING TRUST	6419 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	000	000	GRAND MARK 000 000 UNIT P3	6419 N GRANDMARK DR
2618	R169801345	WELCHER GAYLE GORDON REV LIV TRUST		6420 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	056	027	SHERWOOD MANOR ADD 056 027	6420 NW GRAND BLVD NICHOLS HILLS
2618	R169801355	PERRI MICHAEL R & CATHY A		6424 NW GRAND BLVD	NICHOLS HILLS	OK	73116- 6525	SHERWOOD MANOR ADD	056	028	SHERWOOD MANOR ADD 056 028	6424 NW GRAND BLVD NICHOLS HILLS

2618	R169801365	MELTZNER STEVEN D & CHRISTINA ANN		6428 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	056	029	SHERWOOD MANOR ADD 056 029	6428 NW GRAND BLVD NICHOLS HILLS
2618	R169801375	COOK TONI & DAVID		6432 NW GRAND BLVD	NICHOLS HILLS	OK	73116- 6525	SHERWOOD MANOR ADD	056	000	SHERWOOD MANOR ADD 056 000 A TRI TR LOT 1 BEG AT A PT ON E LINE 132.02F SWLY FROM NE/CLOT 1 TH SWLY ALONG E LINE 85FT TO SE/C TH NWLY ALONG S LINE 85FT TO PT TH ELY 70FT MORE OR LESS TO PT OF BEG & ALL LOT30 IN BLK 56	6432 NW GRAND BLVD NICHOLS HILLS
2618	R169831000	HEFNER VIRGINIA LYNN		1114 SHERWOOD LN A1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	001	00A	NICHOLS HILLS MANOR 001 00A	1114 SHERWOOD LN, Unit A1 NICHOLS HILLS
2618	R169831040	MADDY BRIAN L	CORRUJEDO MADDY SYLVIA K	1114 SHERWOOD LN B1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	1	00B	NICHOLS HILLS MANOR 001 00B	1114 SHERWOOD LN UNIT B1
2618	R169831080	SHERWOOD & GRAND LLC		499 W SHERIDAN AVE UNIT 2200	OKLAHOMA CITY	OK	73102- 5045	NICHOLS HILLS MANOR	1	00C	NICHOLS HILLS MANOR 001 00C	1114 SHERWOOD LN UNIT C1
2618	R169831010	JAKERSHAKER LLC		2716 PEMBROKE TER	OKLAHOMA CITY	OK	73116	NICHOLS HILLS MANOR	2	00A	NICHOLS HILLS MANOR 002 00A	1114 SHERWOOD LN UNIT A2
2618	R169831050	SAMIS JAMES A TRS	SAMIS LIV TRUST	2822 W 5TH ST	FORT WORTH	TX	76107- 2204	NICHOLS HILLS MANOR	2	00B	NICHOLS HILLS MANOR 002 00B	1114 SHERWOOD LN UNIT B2
2618	R169831090	ELMHURST PARTNERS INC		1701 ELMHURST AVE	NICHOLS HILLS	OK	73120- 1011	NICHOLS HILLS MANOR	2	00C	NICHOLS HILLS MANOR 002 00C	1114 SHERWOOD LN UNIT C2
2618	R169831020	ELZONDO STACEY RICHELLE		901 E BRITTON RD	OKLAHOMA CITY	OK	73114- 7802	NICHOLS HILLS MANOR	3	00A	NICHOLS HILLS MANOR 003 00A	1114 SHERWOOD LN UNIT A3
2618	R169831060	SAMIS JAMES M & SHIRLEY A LF EST	SHERWOOD LANE PARTNERS LLC	908 NW 71ST ST	OKLAHOMA CITY	OK	73116- 7402	NICHOLS HILLS MANOR	3	00B	NICHOLS HILLS MANOR 003 00B	1114 SHERWOOD LN UNIT B3
2618	R169832000	THE ARAGON BALLROOM LLC		1114 SHERWOOD LN UNIT C3	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	3	00C	NICHOLS HILLS MANOR 003 00C	1114 SHERWOOD LN UNIT C3
2618	R169831030	COVINGTON JOHN F TRS	COVINGTON JOHN F 2000 TRUST	1114 SHERWOOD LN APT A4	NICHOLS HILLS	OK	73116- 6518	NICHOLS HILLS MANOR	4	00A	NICHOLS HILLS MANOR 004 00A	1114 SHERWOOD LN UNIT A4

2618	R169832010	SHERWOOD LANE PARTNERS LLC		908 NW 71ST ST	OKLAHOMA CITY	OK	73116-7402	NICHOLS HILLS MANOR	4	00C	NICHOLS HILLS MANOR 004 00C	1114 SHERWOOD LN UNIT C4
2618	R169811010	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 101	1110 SHERWOOD LN, Unit 101 NICHOLS HILLS
2618	R169811040	UNITY PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 104	1110 SHERWOOD LN UNIT 104
2618	R169811070	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 107	1110 SHERWOOD LN UNIT 107
2618	R169812040	THE NICHOLS 204 LLC		PO BOX 5256	OAK BROOK	IL	60522	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 204	1110 SHERWOOD LN UNIT 204
2618	R169812020	UNITY PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 202	1110 SHERWOOD LN UNIT 202
2618	R169812070	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 207	1110 SHERWOOD LN UNIT 207
2618	R169812120	929 PROPERTIES LLC		1110 SHERWOOD LN UNIT 212	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 212	1110 SHERWOOD LN UNIT 212
2618	R169812160	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 216	1110 SHERWOOD LN UNIT 216
2618	R169811050	TWO HANUMAN LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 105	1110 SHERWOOD LN UNIT 105
2618	R169812100	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 210	1110 SHERWOOD LN UNIT 210
2618	R169812150	CMBG LLC		PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 215	1110 SHERWOOD LN UNIT 215
2618	R169811080	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 108	1110 SHERWOOD LN UNIT 108
2618	R169812030	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 203	1110 SHERWOOD LN UNIT 203

2618	R169812090	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 209	1110 SHERWOOD LN UNIT 209
2618	R169812210	AMBASSADOR FINANCIAL LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 221	1110 SHERWOOD LN UNIT 221
2618	R169811020	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 102 & UNIT 103	1110 SHERWOOD LN UNIT 102
2618	R169812080	AWAN IMRAN ASHRAF	AHMED MOHAMMED NAVEED	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 208	1110 SHERWOOD LN UNIT 208
2618	R169812170	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 217	1110 SHERWOOD LN UNIT 217
2618	R169812190	AMBASSADOR FINANCIAL LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 219	1110 SHERWOOD LN UNIT 219
2618	R169812200	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 220	1110 SHERWOOD LN UNIT 220
2618	R169812050	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 205	1110 SHERWOOD LN UNIT 205
2618	R169812230	CMBG LLC		PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 223	1110 SHERWOOD LN UNIT 223
2618	R169811060	SORRELS CAROL ANN		1110 SHERWOOD LN UNIT 106	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 106	1110 SHERWOOD LN UNIT 106
2618	R169812010	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 201	1110 SHERWOOD LN UNIT 201
2618	R169812140	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 214	1110 SHERWOOD LN UNIT 214
2618	R169812220	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 222	1110 SHERWOOD LN UNIT 222
2618	R169812240	A & C ASSETS LLC		2851 FARM DR	EDMOND	OK	73036	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 UNIT 224	1110 SHERWOOD LN UNIT 224

2618	R169812060	SPARK KICKAPOO LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 206	1110 SHERWOOD LN UNIT 206
2618	R169812110	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 211	1110 SHERWOOD LN UNIT 211
2618	R169812130	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 213	1110 SHERWOOD LN UNIT 213
2618	R169812180	929 PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	000	000	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 218	1110 SHERWOOD LN UNIT 218
2618	R169797050	OKC NHP LLC		180 E BROAD ST FL 21	COLUMBUS	OH	43215- 3714	UNPLTD PT SEC 05 12N 3W	000	000	UNPLTD PT SEC 05 12N 3W 000 000 PT SE4 SEC 5 12N 3W BEG 649.57FT W & 48FT N OF SE/C SE4 TH W10FT N15FT E10FT N108.60FT W162FT NLY41.75FT W167.56FT N61.26FT W120.36FT SW34.48FT W29.11FT NW34.26FT E184.59FT N215FT E73.26FT N197.50FT SELY ON A CURVE 326.21FT SELY364.63FT S194.61FT W25FT S123.60FT W25.24FT N51.41FT NW99.49FT NW ALONG A CURVE 7.51FT W147.55FT SW ON A CURVE 2.36FT SW10.66FT SW ALONG A CURVE 2.26FT S111.52FT W37.20FT TO BEG	1121 NW 63RD ST NICHOLS HILLS
2618	R169801385	MCGHEE MARY LOUISE REV TRUST	C/O ELLEN D HORTON	1220 SHERWOOD LN	NICHOLS HILLS	OK	73116- 5716	SHERWOOD MANOR ADD	056	031	SHERWOOD MANOR ADD 056 031	6436 NW GRAND BLVD NICHOLS HILLS
2618	R169573760	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116- 6431	NICHOLS HILLS ADD	00G	000	NICHOLS HILLS ADD 00G 000 EXEMPT	0 UNKNOWN NICHOLS HILLS

2618	R169801085	BROWNE KAREN A TRS	BROWNE KAREN A TRUST	1200 SHERWOOD LN	NICHOLS HILLS	OK	73116-5709	SHERWOOD MANOR ADD	056	000	SHERWOOD MANOR ADD 056 000 ALL LOT 1 EX A TRI TR BEG AT PT ON E LINE 132.02FT SWLY FROM NE/C LOT 1 TH SWLY ALONG E LINE 85FT TO SE/C TH NWLY ALONGS LINE 85FT TH ELY 70FT MORE OR LESS TO PT BEG PLUS PRT LOT2 IN BLK 56 BEG AT A PT ON S LINE LOT 2 12FT W OF SE/C ON SLINE TH NELY & PAR TO E LINE 53FT TH NELY TO PT ON N LINE OF LOT 46FT NWLY ALONG N LINE LOT 2 FROM NE/C TH SELY ALONG NLINE 46FT TO NE/C TH SWLY ALONG E LINE 140FT TO SE/C TH W ALONG S LINE 12FT TO BEG	1200 SHERWOOD LN NICHOLS HILLS
2618	R169573662	COYLE RICHARD N TRS	COYLE RICHARD N 1996 REV TRUST	6501 AVONDALE DR	NICHOLS HILLS	OK	73116-6406	NICHOLS HILLS ADD	028	001	NICHOLS HILLS ADD 028 001	6501 AVONDALE DR NICHOLS HILLS
2618	R169570220	OKC NHP LLC		180 E BROAD ST FL 21	COLUMBUS	OH	43215-3714	NICHOLS HILLS ADD	000	000	NICHOLS HILLS ADD 000 000 PT OF BLKS 3 & 4 BEG AT NW/C LOT 12 BLK 4 TH E655.10FT S184.48FT W12FT S61FT W166FT S16.36FT SWLY185.75FT NWLY270.87FT NWLY ALONG A CURVE 273.52FT TO BEG	6482 AVONDALE DR NICHOLS HILLS
2618	R169573665	ELCO INVESTMENTS LLC		7220 N COUNTRY CLUB DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	028	002	NICHOLS HILLS ADD 028 002	6503 AVONDALE DR NICHOLS HILLS
2618	R169573670	JEANES TERRY	JEANES RHONDA KAY	6505 AVONDALE DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	028	003	NICHOLS HILLS ADD 028 003	6505 AVONDALE DR NICHOLS HILLS
2618	R215221120	KEATING ANTHONY F III REV TRUST	KEATING BRITTNEY O REV TRUST	1120 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	002	001	CUMBERLAND COURT 002 001	UNKNOWN NICHOLS HILLS
2618	R215221130	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	002	CUMBERLAND COURT 002 002	1118 CUMBERLAND CT NICHOLS HILLS
2618	R169573672	333 CHOCTAW IV LLC		PO BOX 18404	OKLAHOMA CITY	OK	73154	NICHOLS HILLS ADD	028	004	NICHOLS HILLS ADD 028 004	6507 AVONDALE DR NICHOLS HILLS

2618	R211921000	AVO HOLDINGS LLC		7501 BROADWAY EXT	OKLAHOMA CITY	OK	73116	THE 6509 AVONDALE CONDOMINIUM	000	000	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT A	6509 AVONDALE DR, Unit A NICHOLS HILLS
2618	R211921010	SULLIVAN LAUREN DOUGLASS		6509 AVONDALE DR UNIT B	NICHOLS HILLS	OK	73116	THE 6509 AVONDALE CONDOMINIUM	000	000	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT B	6509 AVONDALE DR, Unit B
2618	R169573675	WAYNE IVAN		6511 AVONDALE DR	NICHOLS HILLS	OK	73116- 6405	NICHOLS HILLS ADD	028	006	NICHOLS HILLS ADD 028 006	6511 AVONDALE DR NICHOLS HILLS
2618	R215221000	STONE LEE ANNE REV TRUST		1123 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	001	001	CUMBERLAND COURT 001 001	1123 CUMBERLAND CT NICHOLS HILLS
2618	R215221010	PAINTBRUSH LLC		2901 NW 156TH ST	EDMOND	OK	73013	CUMBERLAND COURT	001	002	CUMBERLAND COURT 001 002	1121 CUMBERLAND CT NICHOLS HILLS
2618	R169573680	WAYNE IVAN		6513 AVONDALE DR	NICHOLS HILLS	OK	73116- 6405	NICHOLS HILLS ADD	028	007	NICHOLS HILLS ADD 028 007	6513 AVONDALE DR NICHOLS HILLS
2618	R169573682	JENNINGS DUPLEX LLC		6515 AVONDALE DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	028	008	NICHOLS HILLS ADD 028 008	6515 AVONDALE DR NICHOLS HILLS
2618	R169573685	NICHOLS GATE PROPERTIES LLC		1600 W VANDAMENT AVE	YUKON	OK	73099- 4402	NICHOLS HILLS ADD	028	009	NICHOLS HILLS ADD 028 009	6517 AVONDALE DR NICHOLS HILLS
2618	R169570465	REIS JAMES MARTIN FAMILY REV TRUST		6516 AVONDALE DR	NICHOLS HILLS	OK	73116- 6414	NICHOLS HILLS ADD	005	013	NICHOLS HILLS ADD 005 013	6516 AVONDALE DR NICHOLS HILLS
2618	R169570460	CHASE ROBERT A & ROSEMARIE		1122 FENWICK PL	NICHOLS HILLS	OK	73116- 6410	NICHOLS HILLS ADD	005	012	NICHOLS HILLS ADD 005 012	1122 FENWICK PL NICHOLS HILLS
2618	R169573688	NICHOLS GATE PROPERTIES LLC		1600 W VANDAMENT AVE	YUKON	OK	73099- 4402	NICHOLS HILLS ADD	028	010	NICHOLS HILLS ADD 028 010	6519 AVONDALE DR NICHOLS HILLS

2618	R169573690	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013	NICHOLS HILLS ADD	028	000	NICHOLS HILLS ADD 028 000 ALL LOT 11 & SE1FT LOT 12	6521 AVONDALE DR NICHOLS HILLS
2618	R169573700	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013	NICHOLS HILLS ADD	028	012	NICHOLS HILLS ADD 028 012 EX SE1FT	6523 AVONDALE DR NICHOLS HILLS
2618	R169573720	NICHOLS HILLS UNITED	METHODIST CHURCH	1212 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	028	000	NICHOLS HILLS ADD 028 000 LOTS 16 THRU 22 PLUS ELY/2 OF VACATED GRAND BLVD ADJ LOTS ON W APROX 5.15 ACRES	1212 BEDFORD AVE NICHOLS HILLS



1203 Sherwood Lane PUD

Architectural Sampling Exhibit



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PH: 405.233.8875 FAX: 405.233.8875
ENGINEERS SURVEYORS PLANNERS
12/22/23

THE CITY OF NICHOLS HILLS
PLANNED UNIT DEVELOPMENT

PUD MASTER DESIGN STATEMENT FOR
1203 Sherwood Lane

January 11, 2024

Property Owner:

Chesapeake Land Development, LLC
PO Box 54853
Oklahoma City, OK 73154

Prepared by:

Johnson & Associates
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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 1203 Sherwood Lane, consisting of approximately 3.9039 acres are located within the SE/4 of Section 5, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is Chesapeake Land Development, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 1203 Sherwood Lane. The property is currently zoned as U-4, Church. The subject property is vacant and includes existing parking spots and a drive.

North: North of the subject site is zoned and developed as U-4, Church and R-2 Two-Family Residential.

East: East of the subject site is zoned and developed as R-2 Two-Family Residential and C-1, Office.

South: Immediately south of the subject site is Sherwood Lane. Beyond is zoned and developed as R-3, Multi-Family Residential and C-2, Retail Business. This area is also within the Town Center Overlay

West: West of the subject site is part of a public park abutting Grand Boulevard. Beyond is zoned and developed as R-1-75 Single Family Residential.

5.0 PHYSICAL CHARACTERISTICS:

The subject property generally slopes to the west and has minimal tree cover. The property is not within the 100-year or 500-year FEMA Floodplain. There is a small portion of the southwest corner of the site within the FEMA Floodway.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family residential comprised of four (4) lots which are between 0.72 – 0.78 acres in size. This low-impact, upscale residential PUD will complement the surrounding residential developments by bringing much needed new residential housing to the area. Its close proximity to the commercial areas makes this a desirable tract of land primed for infill development.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1-75 Single-Family Residential District regulations within the City of Nichols Hills Zoning Ordinance, as amended, to be made part of this PUD:

- Sec. 50-49.b Permitted Uses:
 - The R-1-75 zoning district outright permits the Single-Family Dwelling use and the Park or Open Space Owned by The City use. The only use permitted within this PUD is the Single-Family Dwelling use.
- Sec. 50-49.e.3 Side Yard Setback:
 - A.1. The R-1-75 zoning district requires side yard setbacks for the main building to be a minimum of six feet or ten percent of the lot width, whichever is greater. This PUD proposes a side yard setback of six feet, except for the lot sides that abut Sherwood Lane. For lot sides that abut the right-of-way, the side yard setback is proposed at 15 feet.
 - D. The R-1-75 zoning district permits chimneys or fireplaces to encroach two feet into the required side yard on one side of the building only. This PUD permits chimneys or fireplaces to encroach two feet into the side yard setback and does not limit said encroachment to one side of the building.
- Sec. 50-49.e.4 Rear Yard Setback:
 - The R-1-75 zoning district requires the main building to be setback 25 feet for the first floor and 40 feet for the second floor. This PUD proposes a rear yard setback of 25 feet. Main structures on lots abutting a residential land use shall have a second floor setback of 40 feet.
- Sec. 50-49.e.5 Minimum Lot Size:
 - The R-1-75 zoning district does not have a minimum lot size. This PUD proposes a minimum lot size of 0.6 acres or 26,000 SF. This proposed size is consistent with the proposed lots on the provided Exhibit B Conceptual Site Plan.
- Sec. 50-49.e.7 Lot Coverage and Floor Area Ratio:
 - A. The R-1-75 zoning district regulations require that defined structures cover no more than 65% of the lot area within the setback lines established within the district regulations. This PUD proposes the maximum lot coverage be 65% of the total lot area.
- Sec. 50-49.e.8 Maximum Building Height
 - C. The R-1-75 zoning district requires the height of the main building be determined by the width of the lot at the front property line and limits main building heights to 16 feet within 40 feet of the rear lot line. Due to varying lot width that would have resulted in various height limits for each lot, this PUD proposes the maximum height for structures be 35 feet and does not include a height limitation within a certain distance of the rear lot line.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access to this PUD shall be from Sherwood Lane.

7.2 SANITARY SEWER

Sanitary Sewer shall be provided by public sewer lines currently serving the area. Future sanitary sewer connections shall be determined at the Final Plat stage. Said future connections shall be in conformance with the City of Nichols Hills Municipal Code, requirements and design criteria, as amended.

7.3 WATER

Water facilities for this property will be provided by public water lines currently serving the area. Future water line connections shall be determined at the Final Plat stage. Said future connections shall be in conformance with the City of Nichols Hills Municipal Code, requirements and design criteria, as amended.

7.4 FIRE PROTECTION

The Nichols Hills Fire Station is located at 6407 Avondale Drive and is approximately 0.2 miles southeast of this PUD development.

One (1) fire hydrant shall be required within the PUD to serve the proposed residential development.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) flood plain. The general location of the FEMA (100-year) flood plain is delineated on the Master Development Plan, just west of the site.

7.8 2020 COMPREHENSIVE PLAN

The comprehensive Plan for the City of Nichols Hills promotes the development of a variety of residential styles and seeks to maintain the neighborhood characteristics of the City. The intent of the proposed residential development mirrors this goal.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Nichols Hills's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this

PUD and any of the provisions of the Nichols Hills Municipal Code, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1-75, Single-Family Residential District shall govern this PUD, except as herein modified.

The following uses shall be the only uses permitted within this PUD:

- Single-family dwelling

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, cast stone, stone, stucco, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) or architectural metal material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Due to the nature of the development, a total of two primary exterior wall finishes will be permitted within this PUD. Any materials not specifically listed above, but permitted within the Nichols Hills Municipal Code, as amended, shall be permitted within this PUD.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Nichols Hill's Landscaping Ordinance in place at the time of development.

Each Lot may have a 20-foot landscape buffer along the rear of the lot. Within said buffer may be trees planted on a minimum of 25-foot centers.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with the applicable section within the City of Nichols Hills Municipal Code, as amended.

9.4 SCREENING REGULATIONS

Screening shall be required along the exterior PUD boundaries. No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Nichols Hills Ordinances.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City of Nichols Hills Municipal Code, as amended.

9.7 VEHICULAR ACCESS REGULATIONS

There shall be two entries designed as a boulevard (as depicted in Exhibit B) from Sherwood Lane in this PUD. Private drives may be permitted to individual lots such that they meet all codes and ordinances for spacing.

9.8 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with the Nichols Hills Municipal Code, as amended.

9.9 SIGNAGE REGULATIONS

Signage regulations shall be per the R-1-75, Single-Family Residential District.

9.10 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.11 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Eight-foot wide sidewalks shall be constructed along Sherwood Lane in conformance with the Nichols Hills Trails Master Plan. Said sidewalks shall be setback from the curb and shall be subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. An easement is depicted on Exhibit B to accommodate a future trail proposed along Sherwood Lane.

Internal sidewalks shall not be required within this PUD.

9.12 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 35 feet. Architectural elements shall be permitted to exceed the 35-foot maximum height.

Structures within this PUD shall adhere to the No Build Envelope regulations as outlined in the R-1-75, Single-Family Residential District regulations.

9.13 SETBACK REGULATIONS

The following setbacks shall govern primary structures within this PUD:

Front Yard: 25 feet
Side Yard: 6 feet; 15 feet for lots abutting Sherwood Lane, this shall only apply to the side of the lot abutting the street.
Rear Yard: 25 feet; the second floor of main structures on lots abutting residential land uses shall have a minimum rear yard setback of 40 feet.

Roofs shall be permitted to overhang two feet into the required yard setback areas.

A porch or porte cochere shall be permitted to extend not more than ten (10) feet in front of the required front yard setback line.

Chimneys or fireplaces shall be permitted to encroach two (2) feet into the required side yard and rear yard setback.

9.14 LOT REGULATIONS

9.14.1 Minimum Lot Size

The minimum lot size within this PUD shall be 0.6 acres or 26,000 square feet.

9.14.2 Minimum Lot Width

The minimum lot width at the front building line shall be 60 feet.

9.14.3 Lot Coverage

The maximum lot coverage within this PUD shall be 65% of the total lot area and floor area ratio shall be per code.

9.14.4 Maximum Lot Count

The maximum number of lots permitted within this PUD shall be four (4).

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the developer throughout the PUD as required by the City of Nichols Hills Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division. It is anticipated that upon the completion and approval of detailed engineering and architectural plans, construction for this project will take 24-36 months.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Surrounding Zoning Map
- D: Drainage Exhibit

EXHIBIT "A"
LEGAL DESCRIPTION

Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.



1203 Sherwood Lane PUD

Exhibit B
Conceptual Site Plan
+/- 3.9039 Acres

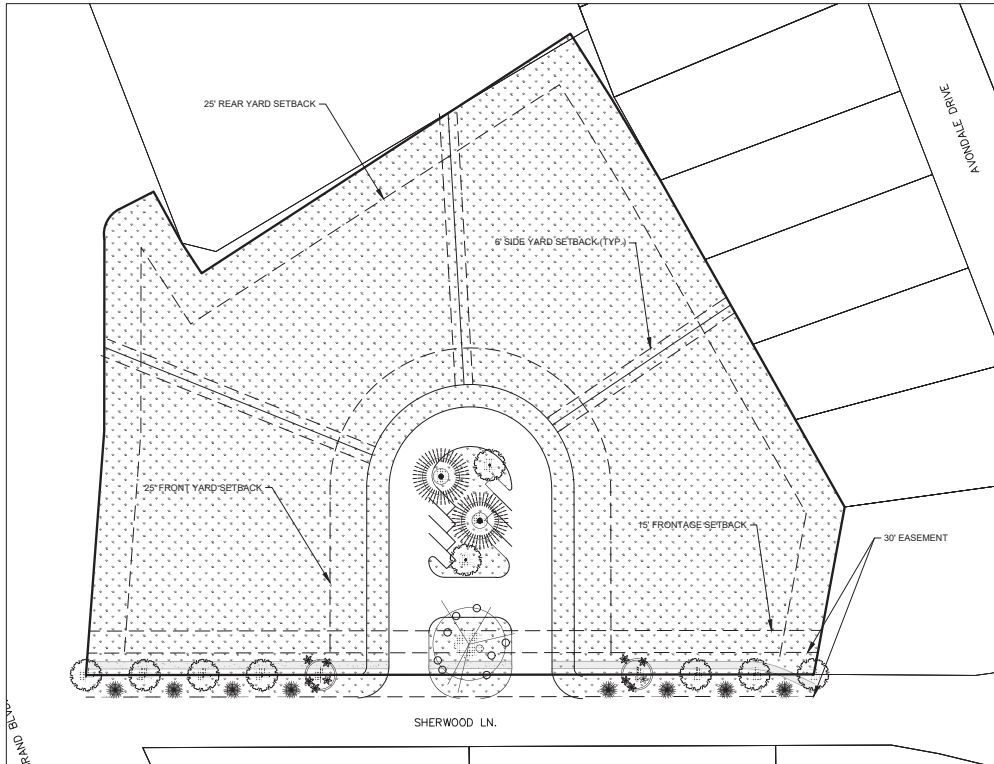
Total Lots: 4
Total Parking: 8



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS
11/14/2023

Conceptual site plan showing feasible option
permitted under proposed rezoning



PLANT & MATERIAL SCHEDULE (CUMULATIVE)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Acer saccharum 'Caddo'	Caddo Sugar Maple	3" cal.	9
	Quercus macrocarpa	Burr Oak	3" cal.	1
	Prunus cerasifera	Purpleleaf Plum: Flowering Purple Plum	2" cal.	2
	Koeleruteria paniculata	Golden Rain Tree	2" cal.	2
	Ilex opaca	American Holly	5'-0"	8
	Cynodon Dactylon	Turf Grass	SY	±16,730
	Proposed Mulch		SY	±220
	Proposed Sidewalk		SF	±2,255

LSCP DESIGN CRITERIA & CALCULATIONS

DESC. OF PROJECT	PROJECT INFORMATION
CITY / MUNICODE	NICHOLS HILLS
ZONING	Proposed: PUD R-1-75, Single Family Residential (Current : U-4)
PROPOSED USE	(4) Four Low-Impact Single Family Residential Lots
DEVELOPABLE AREA SF (DA)	N/A
PARKING SPACES REQUIRED (PER NICHOLS HILLS CODE, § 80-128 - "Off Street Parking Requirements")	8
PARKING SPACES PROPOSED	8

PER NICHOLS HILLS CITY CODE, § 80-133 - "Landscaping"

1. GENERAL LANDSCAPING PROVISIONS FOR ALL ZONING DISTRICTS.

(1) All properties within the city shall comply with the general requirements in this subsection regardless of zoning district classification.

(2) This section shall be effective as of December 1, 2008. A conforming property at the time of adoption of these regulations shall not be required to be brought into conformance with these regulations, provided that:

a. The property shall be subject to enforcement of property maintenance requirements; and

b. Any future change to the property as described herein shall require that the property be brought into full conformance with these regulations.

(3) It is the property owner's obligation to keep all trees, limbs, and other vegetation clear of overhead power lines, utility lines and trafficways.

(4) Nothing herein shall affect in any way the rights of, or exercise by, any public utility or city department of its present and future acquired rights to clear trees and other growth from lands used by the public utility or city. The utility shall cooperate and coordinate with the property owner when clearing or pruning in the right-of-way or easements on or adjacent to its property.

(5) It shall be unlawful for any person, firm or corporation to top any tree. Trees severely damaged by storms or disease, or under utility wires or other obstructions making other pruning practices impractical, may be exempted from this requirement upon review by the city.

(6) Nothing herein shall prevent removal of the required sight triangles contained in this section and this Code. Plantings within required sight triangles shall not exceed a height of 24 inches.

(7) Hardscaping improvements restricted:

a. Exceed as permitted herein, hardscaping surface materials, including, but not limited to, concrete, asphalt or other solid surface paving, gravel, chert, or other crushed stone, and paving stones, shall not satisfy landscaped area improvement requirements.

b. The public right-of-way shall not be hardscaped surface, other than a permitted driveway or sidewalk, and these areas shall not be used for parking, including street parking as defined herein, or display in any zoning district.

(8) No disturbed ground shall be left exposed. Lawn quality and other groundcover as defined, beds with all planting installed or mulch shall cover all prepared and nonbuilt developed areas. No occupancy permit shall be issued for a property until the requirements of this section have been met.

(9) Lawn quality and shall be installed, extended and maintained within five days of the removal of a structure from a property unless a building permit has been issued within this period for new construction that occupies the entire parcel.

(10) Continuing property maintenance. It shall be the responsibility of the property owner(s) to:

a. Maintain and keep all night-proof screening and fencing in good repair at all times.

b. Maintain the landscaping by keeping trees mowed, all plants properly groomed and maintained as disease-free, and planting beds groomed.

c. Remove any storm-damaged tree within 30 days of a storm occurrence, or any dead tree within 30 days. Nonperformance shall be cause for the city to initiate procedures for removal of such trees in accordance with the Code.

d. Replace any planting(s) necessary to meet the requirements for a building permit, that have been removed, are diseased, or no longer living, within one year or on the first planting season, whichever occurs first, except those in naturally occurring growth or areas not disturbed during construction.

e. Maintain lawn-quality and, other ground covers, and/or planting beds with all planting installed under mulch on all non-paved and non-built developed areas.

(11) Privacy landscaping. When the building commission requires evergreen landscaping to address privacy concerns as a condition to the issuance of a certificate of approval for construction of a main or secondary building or an addition to a main or secondary building, that evergreen landscaping must be at least 12 feet in height at the time of planting and sufficiently spaced to provide effective privacy.

(12) Artificial turf and synthetic plants. Artificial turf and all forms of synthetic fibers must look like natural grass and all synthetic plants are prohibited in the front yards of dwellings in the residential districts. Artificial grass and all forms of synthetic plants are prohibited in all landscapes in the Church District, the Office District, and the Retail Business District. This restriction does not apply to materials which may be covered with artificial turf or other synthetic fibers meant to look like natural grass.

(13) Irrigation systems. Irrigation systems are required for all construction of main and secondary buildings and additions to main and secondary buildings (except minor additions as defined by section 80-341).

II. LANDSCAPING REQUIREMENTS FOR ALL ONE- AND TWO-FAMILY RESIDENCES REGARDLESS OF ZONING DISTRICT

(1) Landscape plans required. For construction of new and replacement dwellings and additions to existing dwellings (except minor additions as defined by section 80-341), an application for a certificate of approval from the building commission and for a building permit shall be accompanied by a detailed landscape plan containing the elements and meeting the number of points specified in the Nichols Hills Building Commission Building Construction, Design and Construction Guidelines adopted by the city in section 80-308.

(2) Planting plans required. A planting plan shall be required as a part of the following permit applications:

a. Addition to or modification of driveway or hardscapes on that part of a lot abutting a street right-of-way;

b. Rear yard addition as described in subsection (a)(7) of this section.

(3) Residential planned unit development or development containing two or more single-family homes or duplexes. A landscape plan, prepared by a landscape architect in accordance with subsection (d) of this section, shall be required for:

a. All residential planned unit developments;

b. Any development, subdivision plat, or lot split creating building areas for two or more single-family or two-family structures.

Said landscape plan may be divided into a master plan for the total area plus submit of specific landscape plans for individual properties with the application for a building permit.

(4) Tree planting requirements. In addition to the requirements contained in this section, one- and two-family residences shall have a minimum of one tree with a minimum caliper of three inches for every 2,000 square feet of lot and side yard.

(5) Front yard landscape area requirements. The area between the curb and the lot line shall be treated as landscape area. No hardscaping shall be permitted other than a maximum of two entrance drives and a city-provided sidewalk. A circular drive shall not encroach on the right-of-way except at the lot abutment access points.

(6) Landscape area requirements for a side yard abutting a street. The area between the curb and the lot line shall be treated as landscape area.

(7) Landscaping for rear yard structure additions. The property owner of a one- or two-family residence, or his representative, applying for a certificate of approval or a building permit to construct an accessory building or house extension in the rear yard that is within public view, shall submit a landscape buffer plan for the area between the structure and the abutting property line showing landscape treatment of the structure that will mitigate its visual impact on the abutting properties.

(Code 1992, Ord. No. 803, § 2, 11-17-1998; Ord. No. 916, § 1, 1-24-2008; Ord. No. 960, § 1025-87 020 J, 12-11-2012; Ord. No. 1168, § 6, 11-19-2016; Ord. No. 12-1-2019; Ord. No. 1177, § 6, 3-10-2020; Ord. No. 1188, § 1, 7-14-2020)

GENERAL LANDSCAPING NOTES

- ALL PLANTS TO HAVE MINIMUM 3" SHREDDED HARDWOOD MULCH.
- PROTECT ANY EXISTING PLANT MATERIALS FROM DAMAGE DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SYSTEM WHICH PROVIDES FULL COVERAGE TO ALL PLANT MATERIAL. THE SYSTEM SHALL INCLUDE A COMBINATION OF SPRAY HEADS AND ROTORS. THE IRRIGATION SYSTEM SHALL BE A DESIGN-BUILD SYSTEM.
- PROPOSED LANDSCAPE WILL NOT INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OVERHEAD & UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES OCCURRING DURING THE CONSTRUCTION OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS AND IS RESPONSIBLE FOR REPAIR/REPLACEMENT AT CONTRACTORS OWN EXPENSE. PROPOSED LANDSCAPE WILL NOT INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITIES.
- PLANTINGS WITHIN 10 FEET OF AN UNDERGROUND UTILITY SERVICE SHALL BE REQUIRED TO UTILIZE A ROOT CONTAINMENT/BARRIER SYSTEM TO ENCAPSULATE THE ROOT BALL IN ORDER TO PREVENT DAMAGE TO NEARBY UTILITIES.
- NO STREET TREES, OTHER THAN THOSE SPECIES LISTED AS SMALL TREES IN SECTION 48-88, MAY BE PLANTED UNDER OR WITHIN TEN LATERAL FEET OF ANY OVERHEAD UTILITY WIRE. NO STREET TREES MAY BE PLANTED WITHIN TEN LATERAL FEET OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE, OR ANY OTHER UTILITY.
- PUBLIC TREE MANAGEMENT AND DESIGN SHALL BE IN ACCORDANCE WITH NICHOLS HILLS CITY CODE, § 48 - "VEGETATION".

LEGAL DESCRIPTION
Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case 80-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

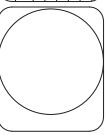
ONE CALL UTILITY LOCATION NUMBER

1-800-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in this plan prior to any excavation.

Copyright © 2023 Johnson & Associates

REVISIONS	DATE
NO.	DESCRIPTION



Johnson & Associates
1111
Oklahoma City, OK 73104
(405) 241-1111
www.johnsonandassociates.com
Certified of Professional Status Exp. Date 06/30/2025

• REGISTERED • • SUPERVISOR • • PLANNER •

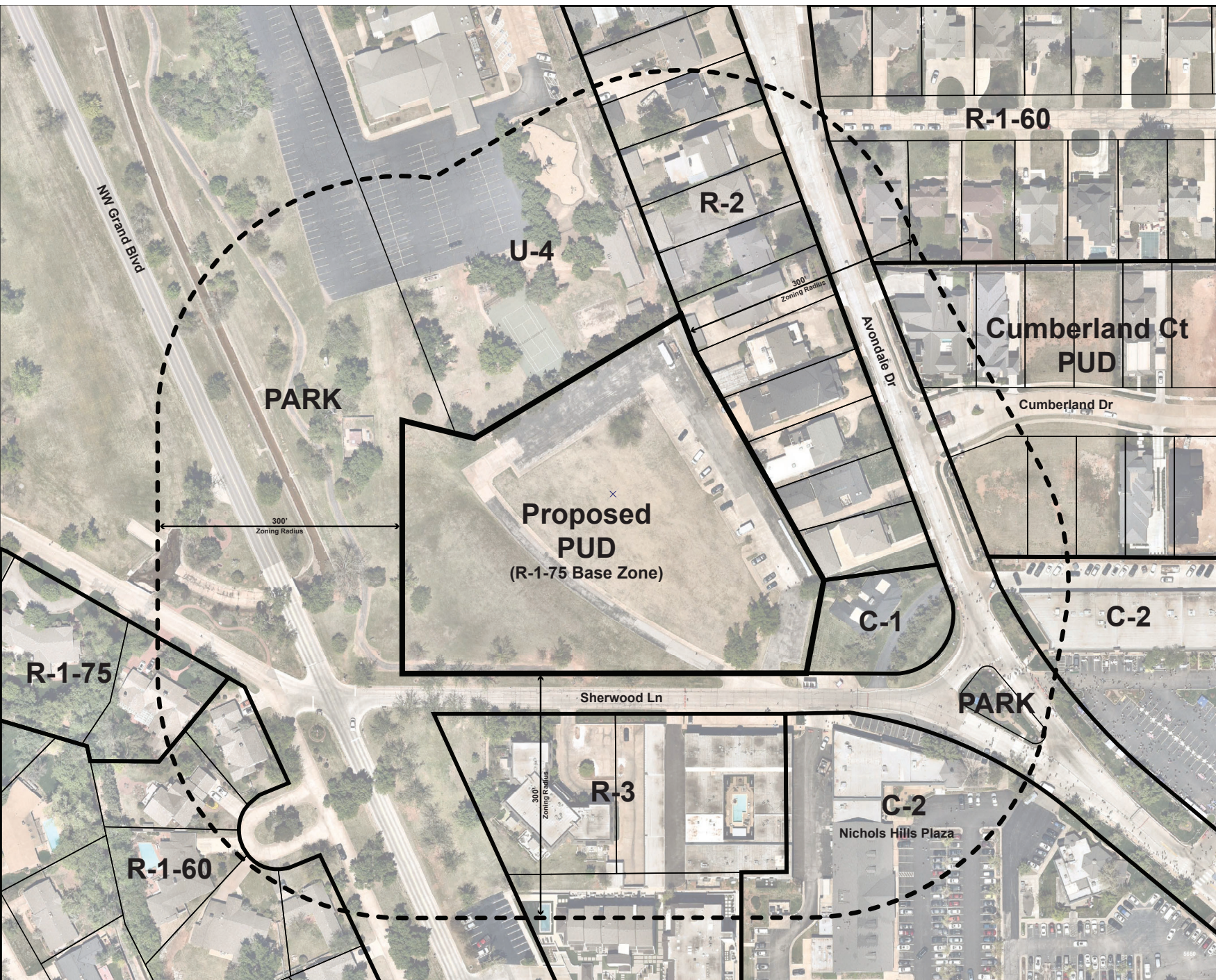


1203 SHERWOOD LANE
NICHOLS HILLS, OKLAHOMA COUNTY, OK
MASTER LANDSCAPE PLAN

Proj. No.:
Date: _____
Scale: 1"=50'
Checked By: _____
Approved By: _____

SHEET NUMBER

##



1203 Sherwood Lane PUD

Exhibit C
Surrounding Zoning Exhibit



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

11/14/23



1203 Sherwood Lane
Oklahoma City, OK
73116

prepared for:
Chesapeake Land
Development, LLC
Oklahoma City, OK 73154

January 12, 2024

DRAINAGE ANALYSIS



CERTIFICATE OF AUTHORIZATION #1484
EXPIRATION DATE: 04-30-2024
1 E. SHERIDAN AVENUE, SUITE 200
OKLAHOMA CITY, OK 73104
405-235-8075

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DRAINAGE SUMMARY	1
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APPENDIX

RATIONAL DRAINAGE CALCULATIONS: PROPOSED STORM SEWER

Q100 HGL ANALYSIS

DRAINAGE AREA MAP

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DRAINAGE SUMMARY	1
CONCLUSION & RECOMMENDATIONS	2

APPENDIX

RATIONAL DRAINAGE CALCULATIONS: PROPOSED STORM SEWER

Q100 HGL ANALYSIS

DRAINAGE AREA MAP

PROJECT SCOPE

The site to be developed is located easterly of N.W. Grand Boulevard and southerly of the Sherwood Lane, with the legal description being a part of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma. To the south, east, and west of the proposed project site are developed residential land uses. To the north is Nichols Hills United Methodist Church.

DRAINAGE SUMMARY

The project site consists of 3.90 acres and was previously developed with structure and parking areas, demolished in 2019, with no change to the overall drainage pattern. The general drainage pattern is from the east to west towards a FEMA-studied unnamed tributary to Deep Fork Tributary 20 which is fully improved. In the historic condition, a majority of the runoff is captured before entering Sherwood and routed to a FEMA designated floodplain, helping any capacity issues that may exist in the existing storm sewer system.

In the proposed condition, approximately 3.90 acres drains southwesterly will be captured by the proposed on-site private storm sewer system which will be stubbed into the existing storm sewer box running from Sherwood Lane to the existing unnamed tributary. The proposed storm sewer has been designed to capture and carry the Q100 storm event using a standard 2-3 curb inlet and 18" RCP. The storm sewer calculations and drainage area exhibit are included in the Appendix of this report.

CONCLUSIONS AND RECOMMENDATIONS

The calculations provided show that the proposed development of the site provides for a functional drainage system that meets or exceeds the City of Oklahoma City's Drainage Ordinance. It is requested that the City accept this report and grant approval to proceed with the construction of the residential subdivision located at 1203 Sherwood Lane and the private storm sewer system.

APPENDIX

RATIONAL DRAINAGE CALCULATIONS: PROPOSED STORM SEWER

DRAINAGE CALCULATIONS for:

5650-1203 Sherwood Lane

1/12/2024

Johnson & Associates, Inc.

Nichols Hills, Oklahoma

Drainage Area Designation: **A**

Design Standard: Oklahoma City

**Proposed DA to Proposed System**

D.A.: 3.90 acres
Weighted C: 0.70

Composite Overland k Calculations

DEVELOPMENT TYPE	"c"	acres
Single Fam./Mobile Homes	0.70	3.90

SURFACE TYPE	k	LF
Resid/Du/Quadplex	0.511	265

TOTAL SITE ACREAGE	3.90	Composite k	0.511	265
--------------------	------	-------------	-------	-----

Composite Overland Time of Concentration Calculation

Calculate Slope: Upstream Elev.= 1169.00	Dwnstream Elev.= 1163.50	Slope	Tc=K(L^0.37/S^0.2)
K Value: Composite k 0.511	Tc Length= 265 ft	2.08%	8.74 min

Channel Time of Concentration Calculation

Calculation Method: Calculate Slope <u>Straight Stream</u> <u>K = 0.0059</u>	<u>Upstream Elev.</u> 1163.00	<u>Downstr. Elev.</u> 1160.66	<u>Length</u> 148 ft	<u>Slope</u> 1.58%	Tc=K(L^2/S)^0.385 1.37 min
--	----------------------------------	----------------------------------	-------------------------	-----------------------	--------------------------------------

Channel Time of Concentration Calculation

Calculation Method: Calculate Slope <u>Curbed Street</u> <u>K = 0.0035</u>	<u>Upstream Elev.</u> 1160.16	<u>Downstr. Elev.</u> 1154.26	<u>Length</u> 218 ft	<u>Slope</u> 2.71%	Tc=K(L^2/S)^0.385 0.89 min
--	----------------------------------	----------------------------------	-------------------------	-----------------------	--------------------------------------

Total Tc= 11.00 minIntensity Variables $i = a / ((b + Tc)^c)$

a	b	c	Intensity (in/hr)	Q=CiA (cfs)
104.3327	17.2980	0.9349	i2= 4.58	Q2= 12.51
79.6555	14.8277	0.8251	i5= 5.45	Q5= 14.87
87.5353	15.8824	0.8113	i10= 6.06	Q10= 16.54
101.4819	16.7736	0.8059	i25= 6.97	Q25= 19.02
98.9247	15.8648	0.7754	i50= 7.71	Q50= 21.05
102.7693	15.8600	0.7604	i100= 8.42	Q100= 22.98

STREET INLET CAPACITY CALCULATIONS**Inlet Location: WEST ENTRANCE**

Required Capacity	Inlet Type	Capacity (Q)	Efficiency	Adjusted Capacity	No. Of Inlets	Total Capacity
22.98 cfs	Design 2-3 Inlet	23.2 cfs	100%	23.2 cfs	1	23.2 cfs

The Design 2-3 Inlet inlet(s) designed for this location provide sufficient capacity to contain the 100 year storm event of 22.98 cfs.**PIPE CAPACITY CALCULATIONS**

Using Manning's equation to determine pipe capacity.

$$Q = 1.486/n * A * R^{2/3} * S^{1/2}$$

Pipe Location: SW OF PROJECT SITE

Pipe Type	Pipe Size	Material	Manning's (n)	Min. Slope (S)	Required Capacity
Circular Pipe	18"	Reinf. Conc. RCP	<u>0.013</u>	4.80%	22.98 cfs

Full Flow Values

Area (A)	Hydra. Radius (R)	Velocity	Flow (Q)	Req. Head ft	Max Velocity ft/s	Max Capacity cfs	Required Capacity
1.767 sf	0.375	13.02 fps	23.01 cfs	5.45	14.88	24.73	V=14.87 ft/s Depth=1.23 ft

The analyzed pipe provides sufficient capacity to contain the 100 year storm event.**NOTES**

If you have any questions please feel free to contact Diana Phan at (405) 235-8075. We would appreciate the opportunity to address any comments you have over the phone if possible.

Q100 HGL ANALYSIS

Storm Sewer Tabulation*

Line ID	Length (ft)	Drng Area		Rational (C)	C x A		Tc		Intensity (in/hr)	Total Q (cfs)	Capacity (cfs)	Velocity (ft/s)	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
18" RCP	226.39	0.000	0.000	0.00	0.00	0.00	0.0	0.00	0.00	0.00	23.01	0.00	18	4.80	1150.20	1139.33	0.00	0.00	0.00	0.00	1

* Results NOT current with inputs.

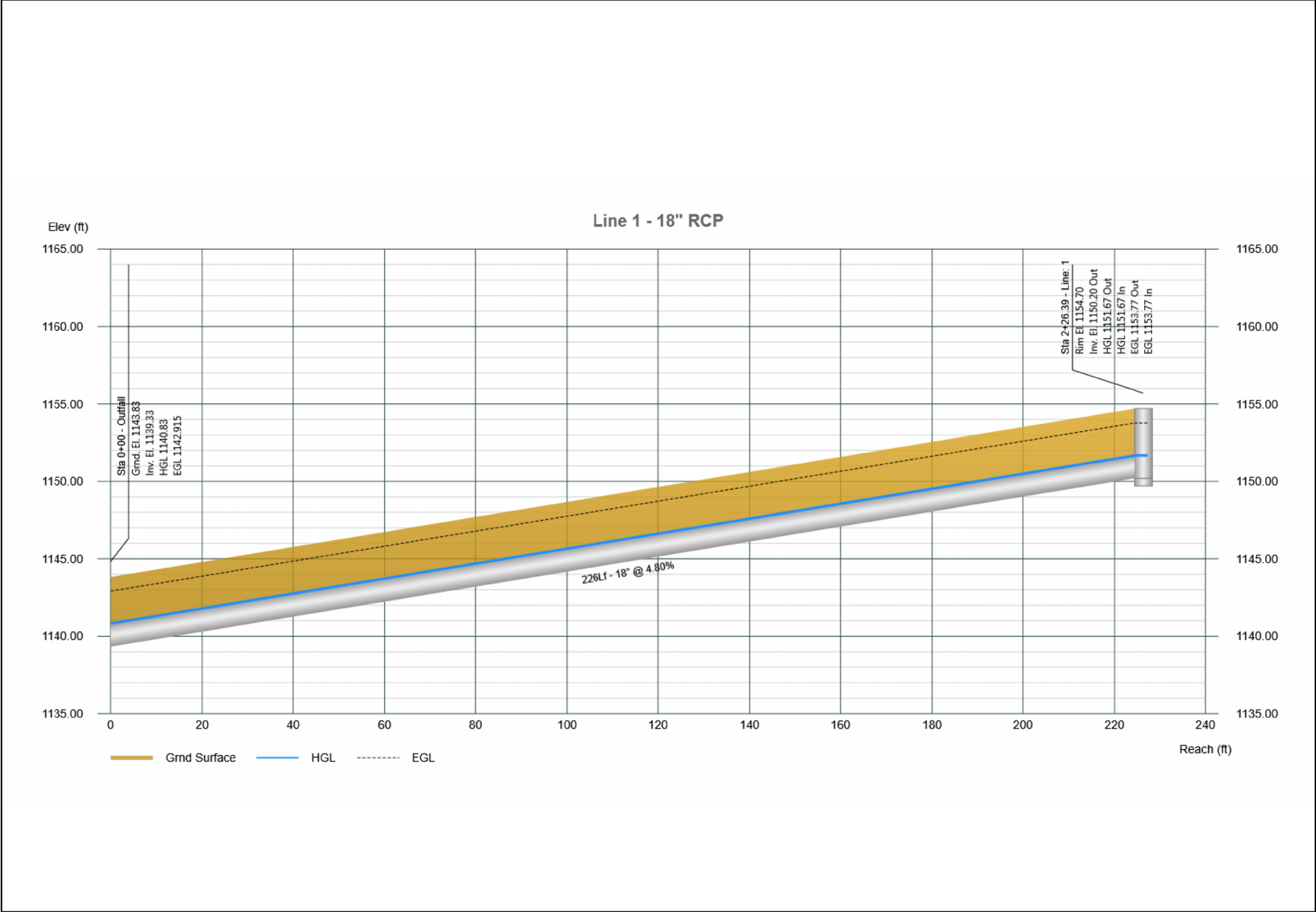
Project File: HGL Analysis.sws

Profile View

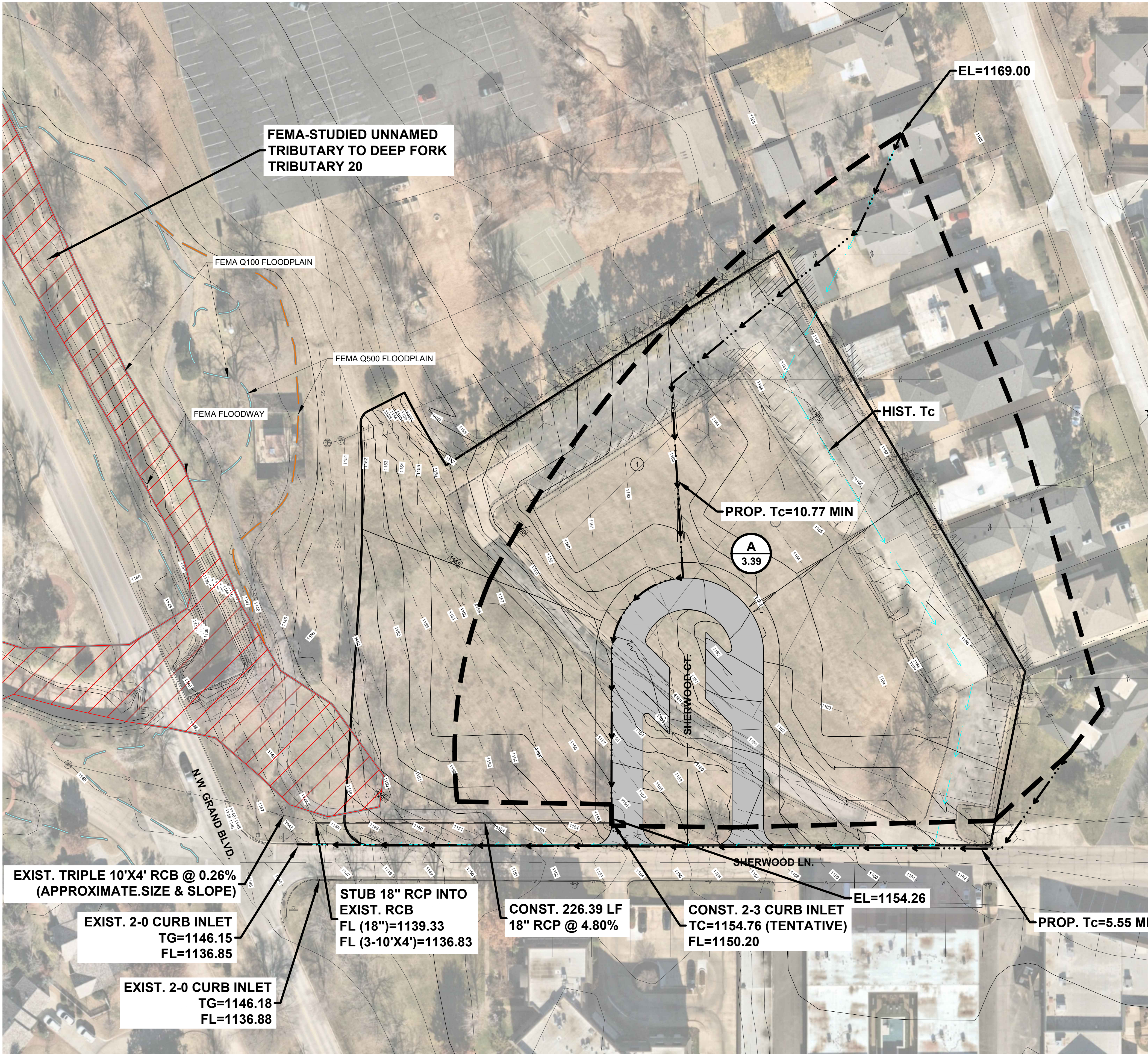
Stormwater Studio 2023 v 3.0.0.32

Project Name: Enter Project Name...

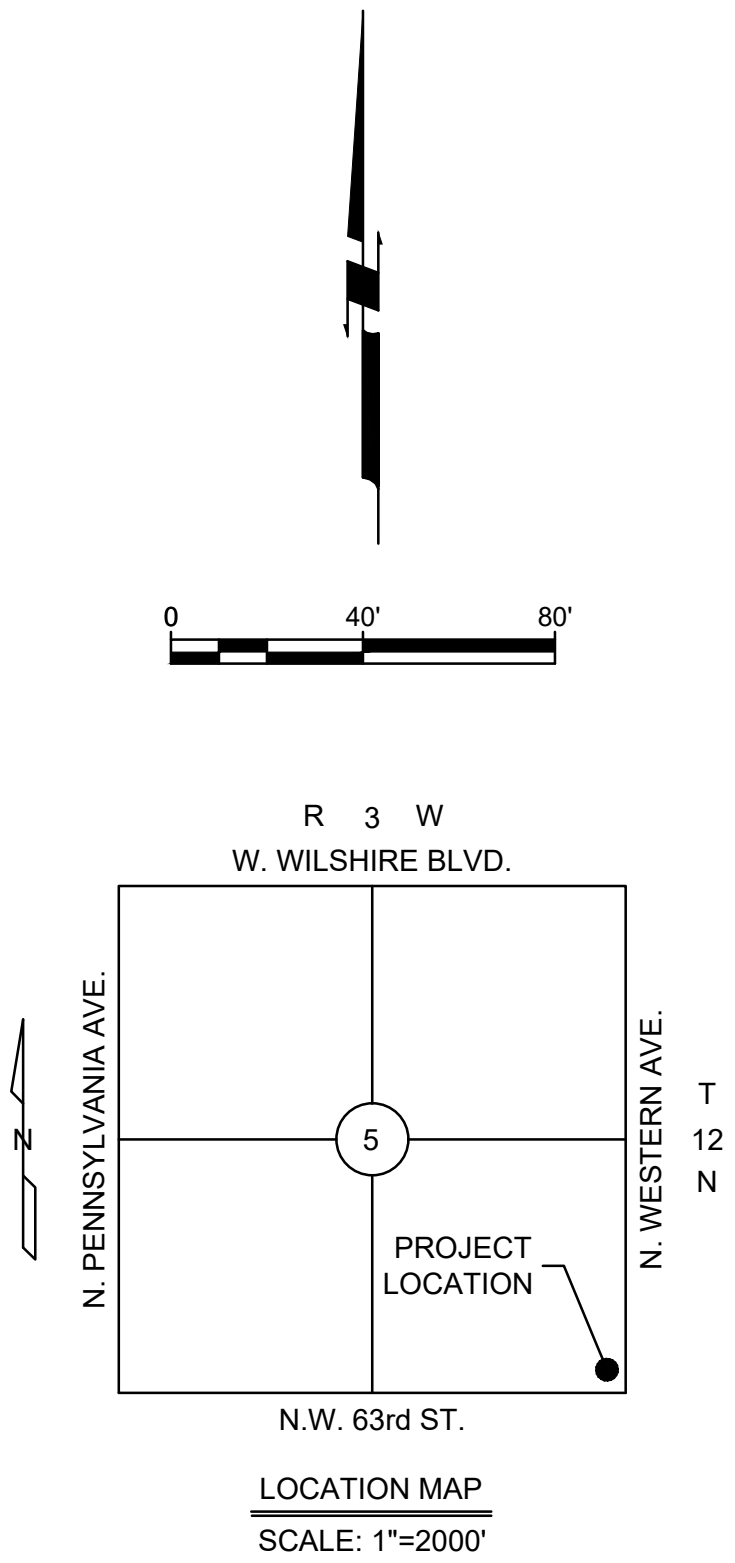
01-12-2024



DRAINAGE AREA MAP



DRAINAGE AREA TABLE						
DRAINAGE AREA	AREA (AC)	Tc LENGTH (OVERLAND)	UPPER ELEV. (OVERLAND)	LOWER ELEV. (OVERLAND)	Tc LENGTH (CHANNEL)	STORM SEWER LINE
A	3.90	381'	1169.00	1163.00	586'	18" RCP

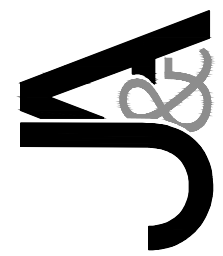


LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	TIME OF CONCENTRATION PATH
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA DESIGNATION DRAINAGE AREA (ACRES)

ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543
This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

REVISIONS	
NO.	DESCRIPTION

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jac.com
Certificate of Authorization #1484 Exp. Date: 05-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



SHERWOOD ESTATES
NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA
DRAINAGE AREA EXHIBIT

Proj. No.:
Date: 01-12-24
Scale: 1"=40'
Checked By:
Approved By:

SHEET NUMBER
EX



REC#: 00184959 11/14/2023 3:41 PM
OPER: NB TERM: 010
REF#: 2080
PAID BY:

TRAN: 775.0000 Lot Split, rezoning,
1203 SHERWOOD
Rezoning Applicatio 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills
6407 Avondale Dr
Nichols Hills, OK 73116
(405) 843-6637



1 East Sheridan Avenue
Suite 200
Oklahoma City, OK 73104
(405) 235-8075 • FAX: (405) 235-8078

LETTER OF transmittal

To: City of Nichols Hills Date: November 14, 2023
6407 Avondale Drive Attn: Dillion Thompson
Nichols Hills Re: 1203 Sherwood Lane
Ph.: (405) 843-5222 PUD Rezone Submittal Fee

WE ARE SENDING YOU THE FOLLOWING ITEMS:

☒ Attached ☐ Prints ☐ Plans ☐ Samples ☐ Disc
☐ Under Separate Cover ☐ Shop Drawings ☐ Change Order ☐ Letter ☐ Specifications
☐ Other _____

VIA: Courier

COPIES	DATE	No.	DESCRIPTION
1	11/14/23	1	Check for Submittal Fee

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

REMARKS:

Attached is a check for the \$750 submittal fee for the 1203 Sherwood Lane PUD Rezone Application.

CC: 5650

SIGNED: 
JESSICA BLOYE

If enclosures are not as noted, kindly notify us at once.

Published in _____ on _____, 2024

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE REGARDING THE APPOINTMENT OF AT-LARGE MEMBERS TO THE BOARD OF PARK COMMISSIONERS, THE PUBLIC ARTS COMMISSION, AND THE BOARD OF ADJUSTMENT; 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 34-19 is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 34-19. Created; members; organization.

(a) A Board of Park Commissioners, hereinafter called the “Board,” is hereby created and established for the City. The Board shall consist of nine members, each of whom shall be a resident of the City. There shall be at least two members of the Board from each Ward and they shall be appointed by the Councilman who represents the Ward, with the approval of the City Council. There shall be three at large members of the Board who shall be appointed by the Mayor, with the approval of the City Council. The members of the Board from each Ward shall serve for a term of three years. The at-large members shall serve for a term of two years. ~~Present members of the existing Board shall continue to serve until their terms have expired.~~ Vacancies shall be filled for the unexpired term of any member whose office becomes vacant. Members of the Board shall serve without compensation.

Section 2. Section 34-163 is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 34-163. Appointment of members; term of office; vacancies.

(a) *Members.* The Public Arts Commission shall consist of five members, each of whom shall be a resident of the City. There shall be one member of the Commission from each Ward, to be appointed by the Councilman who represents the Ward, with the approval of the City Council. There shall be two at large members who shall be appointed by the Mayor, with the approval of the City Council. The members shall each have knowledge or expertise in the area of public art.

(b) *Terms.* In order to stagger the expiration of terms, the appointments of the initial members representing Wards shall be for one, two or three years for each position. Thereafter such appointments shall be for three years. The at large members shall serve for a term of two years.

Notwithstanding anything herein provided, the members of the Public Arts Commission may be removed at any time by majority vote of the City Council.

Section 3. Section 50-242 is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 50-242. Members; rules; meetings.

- (a) *Created.* A Board of Adjustment is hereby created. The Board shall consist of five members, ~~each to be appointed for a term of three years.~~ There shall be one member of the Board from each Ward who shall be appointed by the Councilman who represents the Ward, with the approval of the City Council. Each such member shall serve a term of three years. There shall also be two at large members of the Board who shall be appointed by the Mayor, with the approval of the City Council, each to serve a term of two years. ~~The two present members of the Board who were appointed prior to May 11, 1993, shall be the at large members of the Board, and the other members of the Board shall represent the ward in which they now reside. Present members of the Board shall continue to serve until their respective terms have expired.~~ Vacancies shall be filled for the unexpired term of any member whose office becomes vacant. Board members shall be removable for cause by the City Council, upon written charges and after public hearing.

Section 4. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. 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 6. 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 _____, 2024.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2024.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Published in _____ on _____, 2024

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE TO CHANGE THE DEFINITION OF “LOT COVERAGE” TO “BUILDING LOT COVERAGE;” 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 50-3 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-3. Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Building Coverage. See Building Lot Coverage.

Building Lot Coverage means the percentage of the Buildable Area of a Lot which is covered by a roof or other Structure and is not open to the sky, calculated from outside face of frame to outside face of frame. The term “Building Lot Coverage” includes, but is not necessarily limited to, the Main Building, Secondary Buildings, Accessory Buildings, Accessory Structures, and Accessory Uses. The calculation of Building Lot Coverage must include roof overhang exceeding two feet beyond the supporting frame line.

Section 2. Section 50-47 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-47. E-1 Estate District.

(c) *Conditional uses.*

(2) Accessory Buildings, Accessory Structures, and Accessory Uses are subject to Division 6 of this Article and the following:

- c. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the development regulations of this District.

(e) *Development regulations.*

- (7) Building Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded; provided, however, that for the purposes of calculating Building Lot Coverage and Floor Area Ratio, a 70-foot Front Yard Setback and a ten-foot Rear Yard Setback shall be utilized notwithstanding any other provision of this Code to the contrary:
 - a. Building Lot Coverage: Shall cover no more than 30 percent of the Lot Area within the Setback Lines established in this District.
 - b. Floor Area Ratio: Shall not exceed 0.35.

Section 3. Section 50-48 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-48. E-2 Urban Estate District.

(c) *Conditional uses.*

- (2) Accessory Buildings, Accessory Structures, and Accessory Uses are subject to Division 6 of this Article and the following:

- c. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the development regulations of this District.

(e) *Development regulations.*

- (7) Building Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded; provided however that for purposes of calculating Building Lot Coverage and Floor Area Ratio, a 40-foot Front Yard Setback and a ten-foot Rear Yard Setback shall be utilized notwithstanding any other provision of the Code to the contrary:

- a. Building Lot Coverage. Building Lot Coverage shall cover no more than 30 percent of the Lot Area within the Setback Lines established in this District.

Section 4. Section 50-49 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-49. R-1-75 Single-Family Residential District.

(c) *Conditional uses.*

- (2) Accessory Buildings, Accessory Structures, and Accessory Uses are subject to Division 6 of this Article and the following:

- b. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the development regulations of this District.

(e) *Development regulations.*

- (7) Building Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded:

- a. Building Lot Coverage. Defined Structures shall cover no more than 65 percent of the Lot Area within the Setback Lines established in this District;
- b. Floor Area Ratio. Shall not exceed 0.6.

Section 5. Section 50-50 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-50. R-1-60 Single-Family Residential District.

- (c) Conditional uses.

- (2) Accessory Buildings, Accessory Structures, and Accessory Uses are subject to Division 6 of this Article and the following:

- c. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the development regulations of this District.

- (e) Development regulations.

- (7) Building Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded:

- a. Building Lot Coverage. Defined Structures shall cover no more than 65 percent of the Lot Area within the Setback Lines established in this District;
- b. Floor Area Ratio. Shall not exceed 0.7.

Section 6. Section 50-51 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-51. R-2 Two-Family Residential District.

(c) *Conditional uses.*

(2) Accessory Buildings, Accessory Structures, and Accessory Uses are subject to Division 6 of this Article and the following:

- c. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the development regulations of this District.

(e) *Development regulations.*

(7) Building Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded:

- a. Building Lot Coverage. Defined Structures shall cover no more than 80 percent of the Lot Area within the Setback Lines established in this District.
- b. Floor Area Ratio. Shall not exceed 0.8.

Section 7. Section 50-65 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-65. R-3 Multiple-Family Residential District.

(c) *Conditional Uses.*

- (1) Accessory Buildings, Accessory Structures, and Accessory Uses which are subject to Division 6 of this Article and the following:

- c. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the Development Regulations of this District.

Section 8. Section 50-89 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-89. U-4 Church District.

(c) *Conditional Uses.*

- (1) Accessory Buildings, Accessory Structures, and Accessory Uses which are subject to Division 6 of this Article and the following:

- a. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Building Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the Development Regulations of this District.

Section 9. Section 50-175 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-175. Accessory Buildings, Accessory Structures, and Accessory Uses in general.

Except as otherwise set out in this Division, all Accessory Buildings, Accessory Structures, and Accessory Uses are subject to the following:

(9) *Building Lot Coverage implications.* Accessory Buildings, Accessory Structures, and Accessory Uses are included in the Building Lot Coverage calculations except the following when located outdoors and uncovered by a permanent roof structure:

- a. In-ground swimming pools and above-ground swimming pools that do not exceed five feet in height above ground;
- b. Decks or hard surfaced terraces at or within five feet of grade; and
- c. Sports Courts.

Section 10. Section 50-413 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-413. Additional standards and requirements for Ground-Mounted Solar Energy Systems.

In addition to meeting the applicable standards and requirements set out in Section 50-411, all Ground-Mounted Solar Energy Systems must meet the following standards and requirements:

- (5) *Building Lot Coverage calculation.* The area covered by the system is not included in the calculations for Building Lot Coverage.

Section 11. Section 50-736 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-736. 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 owners 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.

- (3) *Application attachments for construction of Main Buildings, Secondary Buildings, and Additions.* In addition to the attachments required by subsection (1) of this Section, for construction of a new Main Building or Secondary Building, or construction of an Addition, the following are required:

- b. *Survey.* A survey, prepared by a licensed surveyor registered in this State, of the boundaries of the Lot on which the Building or Addition is to be located and stating the existing and proposed Building Lot Coverage and existing and proposed Floor Area Ratio (FAR), as such terms are defined in Section 50-3, with calculations for each shown based on square feet.
- c. *Site Plan.* A Site Plan, drawn to scale, showing the location of the proposed Building or proposed Addition, all easements, Setbacks, curb cuts, driveways, and other site improvements, including drainage information as detailed in subsection (5) of this Section. The Site Plan must also state the existing and proposed Building Lot Coverage and the existing and proposed Floor Area Ratio (FAR), as such terms are defined in Section 50-3, with calculations for each shown based on square feet. All proposed retaining walls, if any, must be indicated with the top of wall elevation and the finish grade elevation on each side of each proposed retaining wall.

Section 12. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 13. 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 14. 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 _____, 2024.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2024.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Published in _____ on _____, 2024

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 50-106 OF THE NICHOLS HILLS CITY CODE REGARDING THE TC TOWN CENTER OVERLAY DISTRICT AND BUILDING COMMISSION REVIEW OF CERTAIN ACTIVITIES IN THAT DISTRICT; 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 50-106 of the Nichols Hills City Code is hereby amended, with new language underlined, to wit:

Sec. 50-106. TC Town Center Overlay District.

(a) *District created.* A special Zoning District, to be known as the TC Town Center Overlay District (the “TC District”), is hereby created. The TC District boundaries and regulations shall overlay, and be in addition to, an underlying Zoning District or Districts.

(b) *Implementation of district.* The TC District is intended to establish standards, including, but not limited to, land use, subdivision, maintenance, or redevelopment of those areas hereafter included within the TC District by ordinance. This Section does not include any specific property within the TC District.

(c) *District purpose.* This Section is intended to facilitate orderly growth and redevelopment in a manner that will protect and enhance the quality of life in the community. The Town Center Overlay District is intended:

- (1) To utilize physical, social, and economic resources within the TC District that are worthy of conservation, enhancement, or redevelopment that will be compatible with the character of the existing community.
- (2) To maintain community character and integrity by focusing special attention on the maintenance of the physical environment, the enhancement of physical, social, and economic resources, and the accommodation of desirable change.
- (3) To prevent economic obsolescence and to promote re-investment by fostering stable property values, by promoting a high level of economic activity, and by maintaining or improving essential urban services.
- (4) To promote the use of urban lands, including the encouragement of compatible

mixed-use development on economically obsolete parcels.

- (5) To encourage and to support rehabilitation of the physical environment including community infrastructure.
- (6) To foster the harmonious, orderly, and efficient growth, development, and redevelopment of this area.

(d) *General provisions.*

- (1) The overlay district requirements shall be in addition to the provisions of the underlying Zoning District applicable to the subject parcel.
- (2) The TC designation shall be placed on every parcel of land in this Overlay Zoning District as described herein. All property owners within the ~~Overlay~~ TC District shall be subject to these regulations and guidelines regardless of property size or use.
- (3) Zoning district classification of areas, tracts, or sites within the TC District shall be identified on the City Zoning Map and in other official writings by the suffix TC.
- (4) When a conflicting requirement exists in the underlying Zoning District, the requirements created under this Section and the ordinance creating the TC District shall apply.
- (5) An individual Zoning District change within ~~an established~~ the TC District shall not alter the TC zoning classification or overlay requirements.
- (6) Amendments to the TC District boundaries or requirements shall only be permitted through appropriate city zoning ordinance amendment procedures.
- (7) The public review requirements of ~~this~~ the TC District shall not be applied to properties requiring routine maintenance, exterior painting, or change in tenancy where there is no outside structural alteration of the Building. No public review requirement shall exist for installation or replacement of a permitted Accessory Sign related to a tenant.

(e) *Applicability.* ~~Effective with the date of this Section~~ The following activities within the ~~overlay~~ TC District shall require formal City review under the provisions of subsection (f) of this Section:

- (1) Application for zoning change.
- (2) Application for subdivision plat or re-plat approval.

- (3) Application to dedicate or vacate a street, alley, or right-of-way easement.
- (4) Application to expand, decrease, or relocate any parking facilities located within the portion of the ~~overlay~~ TC District north of Avondale Drive.
- (5) Application for demolition of a Structure, provided that an emergency declaration and Demolition Permit may be issued by the Fire Chief, City Manager, or City Council.
- (6) Application for addition to, alteration or reconstruction of a Structure that increases the gross square footage of the Structure by ten percent or more or when the proposed improvements exceed 30 percent of the existing Structure's appraisal value.
- (7) Application for permit for a new Building.

(f) *Redevelopment requirements and review; Planned Unit Development rezoning required.* All redevelopment and new development proposals meeting the criteria described in subsection (e) of this Section shall require submittal of a Planned Unit Development rezoning application; provided:

- (1) Upon request of an applicant, the Planning Commission shall recommend, and the City Council shall make a determination, on the impact of the proposal on the ~~overlay~~ TC District. If the impact is determined to be minor after consideration at a public meeting or if the project meets the parameters of a Minor Addition as defined by Section 50-673, the City Council may approve the proposal without requiring a Planned Unit Development application at that time.
- (2) With the exception of emergency demolition as provided in subsection (e) of this Section, building demolition proposals in the TC Overlay District must be accompanied by reconstruction plans for the affected property. Said plans must be formally approved by the City as provided in subsection (f) of this Section and a Certificate of Approval issued by the Building Commission prior to any before the City will issue a Demolition Permit and Building Permit ~~or activity~~.
- (3) In no case shall over 35 percent of the gross retail Floor Area as defined in Section 50-3 contained in the TC Overlay District be approved for demolition at one time unless specifically approved in a Planned Unit Development rezoning as described ~~herein~~ in this Section.

(g) *Planned Unit Development (PUD) guidelines for the Town Center Overlay District.* Listed below are specific requirements and general guidelines for development in the TC District.

- (1) *Exterior boundaries.* A PUD shall show detailed treatment of all exterior boundaries of the TC District, including, but not limited to:

- a. Grand Boulevard landscape buffer. There shall be a landscape buffer or visual separation along the Grand Boulevard frontage.
- b. Western Avenue and NW 63rd Street frontages. Western Avenue and Northwest 63rd Street frontages shall show, at a minimum:
 - 1. Commitments for specific improvements, including sidewalks or pedestrian ways, along the entirety of both frontages, and commitment to appropriate landscaping, to be installed by the developer at time of new construction, addition or alteration;
 - 2. Access points to the TC District, including streets and driveways;
 - 3. Proposed Building Sites with a relationship to these arterial streets.
- c. Approach to residential areas. Buildings and activities should be designed to be scaled down in intensity of use, building height, and traffic impacts as the development approaches the residential area bordering the TC Overlay District.

(2) *Interior considerations.*

- a. Landscaping. General landscape concepts for the development area shall be submitted at time of initial consideration of the PUD, and specific Landscape Plans as contemplated by Division 8, Article II, Chapter 50 shall be submitted for approval with Site Development Plans at the ~~Building Permit~~ Building Commission review stage. The Planned Unit Development ordinance and Division 8, Article II, Chapter 50 establish these review procedures.
- b. Pedestrian movement. The PUD shall provide improvements for pedestrian movement, including sidewalks along all streets and adjacent to Buildings that are separated from a street by a parking lot or structure.
- c. Front yard setbacks. Adjustment of front yard setback from the standard 25 feet will be considered to encourage creative parking solutions and increase the pedestrian scale of the area.
- d. Building height. The PUD may provide for an increase in building heights from the C-2 Retail Business District maximum height of 40 feet, based on a design that provides for added setback for that part of the Structure exceeding 40 feet, when the parcel on which the Structure is located is abutting or separated by a public street, alley, right-of-way or easement from any R-1 or R-2 Residential Zoning Districts.
- e. Interior traffic circulation. The PUD Master ~~Development~~ Plan shall establish a basic traffic circulation system including access points by street and driveway from the exterior. The plan must minimize the potential for nonresidential traffic to use local residential streets to enter or leave the TC ~~Overlay~~ District. When individual areas are submitted for development after adoption of a PUD, the required Site Development Plans may have to be expanded to reflect relationship to off-site streets.

h. Building Commission review required. After a redevelopment or new development proposal is approved by the City Council as required by this Section, the applicant must then obtain a Certificate of Approval from the Building Commission (as provided for in Article V, Chapter 50) as to the construction of any Main Building, Secondary Building, and/or Addition that are part of the project before the City will issue any Building Permits or related permits for the project.

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 _____, 2024.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2024.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Published in _____ on _____, 2024

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE REGARDING COMBINED LOTS AND SIDE YARD SETBACKS IN THE R-1-75 SINGLE-FAMILY RESIDENTIAL DISTRICT AND THE R-1-60 SINGLE-FAMILY RESIDENTIAL DISTRICT; 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 4.5.6 is added to Division 5, *Combining Lots*, Article IV, *Deed Approval*, of the Nichols Hills Subdivision Regulations (which are adopted by reference in Section 40.1 of the Nichols Hills City Code) as follows, with new language underlined, to wit:

Sec. 4.5.6 City Manager authority for Deed Approval of Combined Lots.

The City Manager is authorized to approve Deeds for Combined Lots in the R-1-75 Single-Family Residential District and the R-1-60 Single-Family Residential District when five or fewer Lots of no greater than 50 feet in width each have been developed as a single Lot without having then obtained Deed Approval as required by these Subdivision Regulations.

Section 2. Section 50-49 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-49. R-1-75 Single-Family Residential District.

(e) Development regulations.

(12) *Combined lots*. When two lots are combined the side yard setbacks are doubled, except when lots are no more than 20 feet in width, and except where the City Manager has approved a Deed for Combined Lot pursuant to the Nichols Hills Subdivision Regulations.

Section 3. Section 50-50 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-50. R-1-60 Single-Family Residential District.

(e) Development regulations.

(11) *Combined lots.* When two lots are combined the side yard setbacks are doubled, except when lots are no more than 20 feet in width, and except where the City Manager has approved a Deed for Combined Lot pursuant to the Nichols Hills Subdivision Regulations.

Section 4. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. 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 6. 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 _____, 2024.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2024.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney