

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, March 5, 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	
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. February 6, 2024 Minutes

MOTION: Franklin moved to approve the February 6, 2024 minutes as presented. Byrne seconded the motion.

RESULT:	APPROVED [4 TO 0]
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	Byrne, Franklin, Gilbert, McCaleb
ABSTAIN:	Biddinger, Cheek

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.

Mr. Mark Zitzow, Johnson & Associates, presented the application to the Planning Commission members.

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

Mr. Jon Horton spoke of his concerns on the backyard of Lot One facing Sherwood and drainage of the PUD.

Mr. John Covington spoke of his concerns about the setbacks and height of the homes. Mr. Covington questioned if it was the best use of the property for the City, that possibly retail would be better.

Mr. Andrew Sullivan asked for clarification on the easement and the placement of the fences on the east side of the proposed PUD and if it would be gated. Mr. Sullivan asked if the homes would be speck-homes. Also, Mr. Sullivan was concerned about parking for the retail.

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

MOTION: Gilbert moved to continue to the next regular scheduled meeting with the idea being that the areas agreed upon tonight will be incorporated into the language included in the application so the Planning Commission can review how it is written. Franklin seconded the motion.

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

- b. PUBLIC HEARING: An Ordinance amending Section 50-341 of the Nichols Hills City Code regarding when Building Commission Certificate of Approval are required and Certificates of Approval for stand-alone fences, swimming pools, accessory buildings, and accessory structures; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate presented the proposed ordinance to the Planning Commission members.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Biddinger
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. Discussion regarding accessory sign regulations in the residential zoning districts.

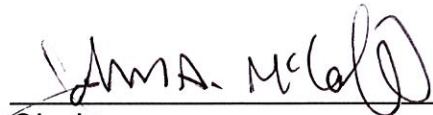
Mr. John Lippert spoke to the Planning Commission of his concerns regarding accessory signs relating to open house signs. Mr. Lippert also spoke of his concerns on contractor signage posted on properties to have construction work done but no building permits have been issued.

Planning Commission directed staff to prepare an ordinance to address the contractor signage issue to bring back to the Commission for consideration.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Ron Byrne
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

City of Nichols Hills
Planning Commission
March 5, 2024

* Please sign your name if you wish to speak

Mark W. Zitrow

John Lovett

NICHOLS HILLS MANOR

To: Nichols Hills Planning Commission

From: Residents of Nichols Hills Manor

Re: Proposed development at 1203 Sherwood Lane

Members of the Planning Commission

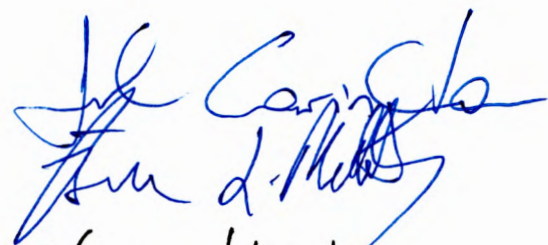
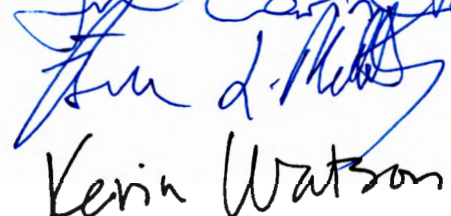
We are writing to express a few thoughts about the proposed development at 1203 Sherwood Lane. As you know, our building is on the south side of Sherwood, immediately across from this development.

The land in question was platted as a church when Nichols Hills was originally developed. It has been an open and airy entrance to our beautiful city for many decades. As we all know, the beauty of our city does not exist in the houses themselves. The real beauty and value of our community lies in our open spaces. We are fortunate to have many parks and, more importantly, we have space in our neighborhoods. Our houses are not pushed together and our front yards are designed to provide the luxury of space as you drive through our neighborhoods. The proposed development will be enclosed by a wall and contain four large homes. The elevation will be several feet above Grand Boulevard making it feel much larger and more imposing. Two of the homes would be very close to Sherwood. This does not respect the open nature of this area and will block a large part of the view of Grand Boulevard Park for visitors driving west on Sherwood.

We also have a concern about the on-street parking on Sherwood. Many people who enjoy walking in Grand Boulevard Park begin their walks at Sherwood. In addition, our building frequently relies on the on-street parking for our visitors. We appreciate that the developers have included a plan to replace the walking path along Sherwood. While the parking is not specified in the proposal, we would ask the Planning Commission to investigate this issue.

The plan calls for a 6-8' wall on the PUD boundaries. In order to make the PUD feel like it is part of the surrounding neighborhood, we would suggest that the wall on the Sherwood side be stopped at the front of each house.

We would also request that all construction vehicles be required to park within the boundaries of the PUD or offsite. Sherwood is a busy street and construction vehicles would cause undue traffic issues.



Kevin Watson


Virginia L. Hefner