

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, February 4, 2025 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. January 7, 2025 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding Attached Garages in the R-1-75 and R-1-60 Single-Family Residential Zoning Districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

6. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, January 7, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:35
Commissioner Ron Byrne	5:30

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. September 3, 2024 Minutes

MOTION: Barbara Gilbert moved to approve the September 3, 2024 minutes as presented. Tim Cheek seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Barbara Gilbert
SECONDER: Tim Cheek
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

5. Public Hearings

- a. PUBLIC HEARING: An Ordinance amending Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map to rezone and redistrict the property located in Nichols Hills, Oklahoma at 6523 Avondale Drive from the R-2 Two-Family Residential Zoning District to the R-3 Multiple-Family Residential Zoning District; 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.

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: Barbara Gilbert moved to recommend the City Council approve agenda item 5a as presented. Doug Franklin seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Barbara Gilbert
SECONDER:	Doug Franklin
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- b. PUBLIC HEARING: An Ordinance amending Section 50-152 of the Nichols Hills City Code regarding setback requirements for Corner Lots and repealing the Corner Lot Building Setback Requirement Plan of the City of Nichols Hills; 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.

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

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- c. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding attached garages in the Residential Zoning Districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate and Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to 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: Barbara Gilbert moved to continue agenda item 5c to the next regularly scheduled meeting. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek

AYES: John McCaleb, Barbara Gilbert, Tim Cheek,
Doug Franklin, Mike Biddinger, Ron Byrne

6. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: Tim Cheek
SECONDER: Doug Franklin
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Published in _____ on _____, 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE REGARDING ATTACHED GARAGES IN THE R-1-75 AND R-1-60 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

WHEREAS, the City wishes to regulate the construction of Attached Garages in the R-1-75 Single-Family Residential District and in the R-1-60 Single-Family Residential District; and

WHEREAS, the City finds that a common and spacious two-vehicle garage for a Dwelling is 24 feet wide and 25 feet deep and therefore 600 square feet, which allows clearance of three feet on each side of an 18-foot wide vehicle and clearance of one foot in back and six feet in front of such vehicle; and

WHEREAS, the City finds that a total of 900 combined square footage for garage(s) for a Dwelling would allow for an additional 15 feet in width and 20 feet in depth to accommodate parking of three vehicles.

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.

Floor Area means the sum of the horizontal areas of all floors of a Building, measured from the outside face of frame to the outside face of frame or from the centerline of walls separating the two Buildings, and including, but not limited to, the following spaces unless specifically excluded herein:

- (1) Elevator shafts and stairwells at each floor, to be calculated only once at ground level;
- (2) Habitable penthouses;
- (3) Interior balconies, mezzanines, and enclosed covered Porches and enclosed steps;
- (4) Accessory Uses in enclosed covered space, but not including uncovered space used for off-Street parking;
- (5) The following spaces are excluded from the calculation of Floor Area:
 - a. Basements;
 - b. Attics;

- c. Garages except for Attached Garages in the R-1-75 Single-Family Residential District and the R-1-60 Single-Family Residential District as set out in Section 8-241, Construction requirements for Attached Garages.
- d. Mechanical spaces.

Section 2. Section 50-62 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-62. R-1-75 Single-Family Residential District.

- (e) *Development Regulations.*

- (13) Attached garages. Attached Garages are subject to the requirements in Chapter 8, Article IV, Division 6.

Section 3. Section 50-63 of the Nichols Hills City Code is amended as follows, with new language underlined, to wit:

Sec. 50-63. R-1-60 Single-Family Residential District.

- (e) *Development Regulations.*

- (13) Attached garages. Attached garages are subject to the requirements in Chapter 8, Article IV, Division 6.

Section 4. Chapter 8 of the Nichols Hills City Code is amended by adding a new Division to Article IV, with new language underlined, to wit:

Chapter 8, *Buildings and Building Regulations.*
Article IV, *Additional Local Regulations.*

Sec. 8-234 – ~~8-259~~ 239. Reserved.

Division 6. ATTACHED GARAGES IN THE R-1-75 SINGLE-FAMILY RESIDENTIAL DISTRICT AND THE R-1-60 SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 8-240. Definitions.

Attached Garage means a Structure that is used for the parking and storage of motor vehicles and that is attached to and shares a common wall with a Dwelling.

Front-Facing Attached Garage means an Attached Garage with garage doors that are parallel to or are within 45 degrees of parallel to the Front Yard Property Line.

If the Front Yard Property Line is not a straight line, then, for purposes of this Division, it is measured as a straight line drawn between the points where the Front Yard Property Line intersects with the Side Yard Property Lines.

Sec. 8-241. Construction requirements for Attached Garages. Attached Garages in the R-1-75 Single-Family Residential District and in the R-1-60 Single-Family Residential District are subject to the following.

(a) Front-Facing Attached Garages; permitted number of doors and door widths. Front-Facing Attached Garages are limited to one single door with an opening width of not more than 18 feet or two single doors with opening widths of not more than ten feet each.

(b) All other Attached Garages; permitted door width. All Attached Garages that are not Front-Facing Attached Garages are limited to a maximum opening garage door width of not more than 18 feet.

(c) Attached Garage Square Footage and Floor Area Ratio calculation.

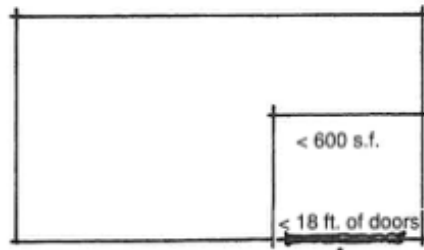
- (1) Dwellings with only a Front-Facing Attached Garage. 600 square feet in the Front-Facing Attached Garage may be excluded from the Dwelling's Floor Area. All square feet in such garage that are in excess of 600 square feet must be added to the Dwelling's Floor Area for purposes of calculating the Dwelling's Floor Area Ratio.
- (2) Dwellings with a Front-Facing Attached Garage and an Attached Garage(s) that is not a Front-Facing Attached Garage. 900 square feet of the combined square footage of such garages may be excluded from the Dwelling's Floor Area. All square feet in such garages combined that are in excess of 900 square feet must be added to the Dwelling's Floor Area for purposes of calculating the Dwelling's Floor Area Ratio.
- (3) Dwellings with only an Attached Garage(s) that is not a Front-Facing Attached Garage. 900 square feet of the combined square footage of such garage(s) may be excluded from the Dwelling's Floor Area. All square feet of such garage (or garages combined when there is more than one such Attached Garage) that are in

excess of 900 square feet must be added to the Dwelling's Floor Area for purposes of calculating the Dwelling's Floor Area Ratio.

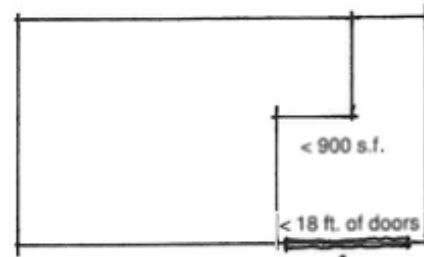
(d) *Depictions.* Depictions showing examples of possible Attached Garage configurations and entry to them follow at the end of this Section.

(e) *High-wind construction requirements.* Garage doors must comply with the applicable provisions of Sec. 8-90 regarding high-wind construction requirements.

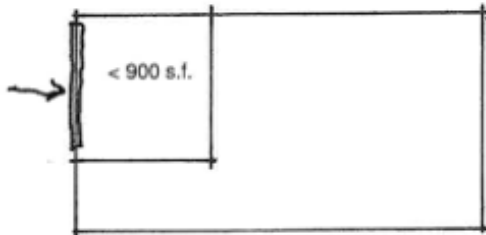
Examples of possible Attached Garage configurations and entry to them:



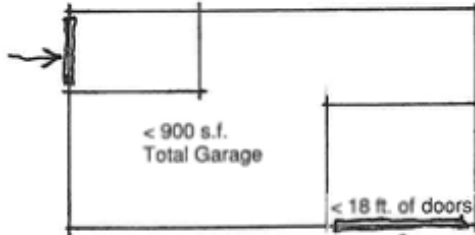
1. Typical 2 Car Garage



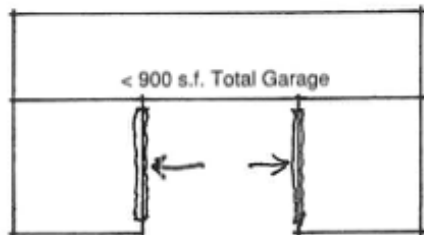
2. 2 plus 1 Tandem Garage



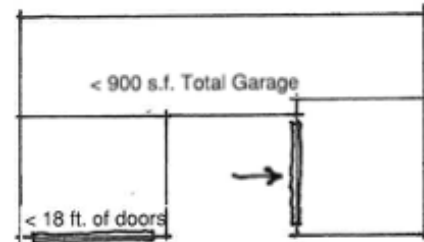
3. Typical Corner Garage



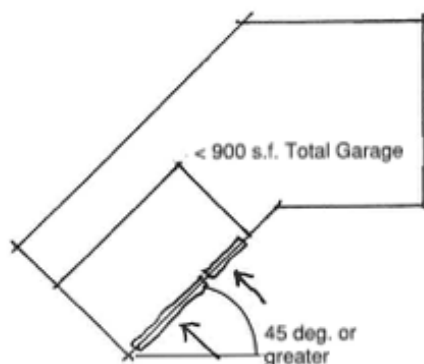
4. Typical 2 Car plus on Corner Garage



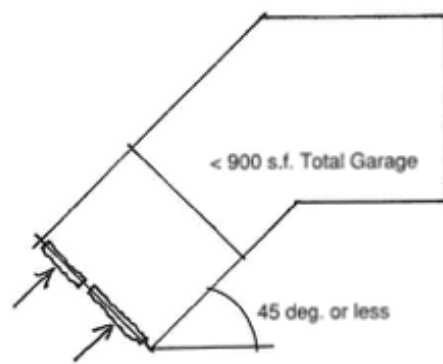
5. 2 plus 2 Facing each Garage



6. Typical 2 plus 2 at 90 deg.

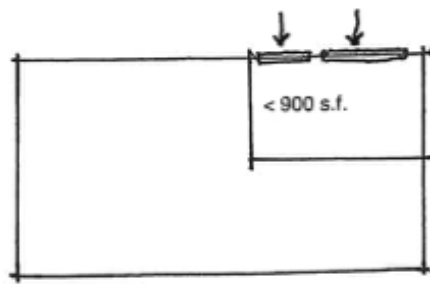


7. 3 on 45 deg. or greater Garage Facing Street

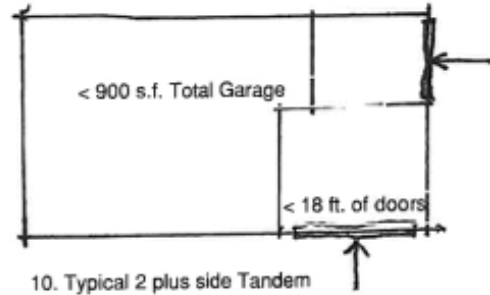


8. 3 on 45 deg. or less Garage Facing Street

POSSIBLE GARAGE DEPICTIONS



9. Rear entry garage



10. Typical 2 plus side Tandem

POSSIBLE GARAGE DEPICTIONS

Sec. 8-242 – 8-259. Reserved.

Section 5. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. 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 7. 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 _____, 2025.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2025.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney