

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, August 5, 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. July 8, 2025 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An Ordinance for the purpose of removing discriminatory language against certain races contained in existing plats dedicated to the City of Nichols Hills, Oklahoma, and filed in the office of the Oklahoma County Clerk; amending the final plat of Mayfair Park Section of Nichols Hills, Oklahoma County, Oklahoma; and declaring an emergency.

- b. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding landscaping requirements for Building Commission Certificates of Approval; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- c. PUBLIC HEARING: The issuance of a Special Permit to Oklahoma City Golf and Country Club for the purpose of constructing an indoor pickleball, racket sports facility, and a new restaurant, and terms of use to be included in such Special Permit.

6. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Special Meeting of the
Nichols Hills Planning Commission
Tuesday, July 8, 2025 at 2:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	2:30
Vice-Chairman Barbara Gilbert	2:30
Commissioner Tim Cheek	2:30
Commissioner Mike Biddinger	2:30
Commissioner Ron Byrne	2:30
Commissioner Doug Franklin	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. May 6, 2025 Minutes
- b. June 3, 2025 Minutes

MOTION: Barbara Gilbert moved to approve the May 6, 2025 and the June 3, 2025 minutes as presented. Tim Cheek seconded the motion.

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

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

5. Public Hearings

- a. **PUBLIC HEARING:** The renewal 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. Henry Hood, representing the applicant, presented the application to the Planning Commission.

Mr. Todd Edmonds, Principal with HSE Architects, presented photos of the landscaping around the art located at 2401 NW Grand Boulevard, Nichols Hills, Oklahoma.

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: Tim Cheek moved to recommend the City Council approve the extension of the Special Permit for a term of two-years. Barbara Gilbert seconded the motion.

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

- b. **PUBLIC HEARING:** The issuance of a Special Permit to Oklahoma City Golf and Country Club for the purpose of constructing an indoor pickleball, racket sports facility, and a new restaurant, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

Mr. Scott Spradling, representing the Oklahoma City Golf and Country Club, presented the application to the Planning Commission.

Mr. Aaron Jack, President of the Oklahoma City Golf and Country Club, discussed the proposed project with the Planning Commission.

Mr. Robert McCampbell spoke in support of the application. Mr. McCampbell also discussed with the Planning Commission the parking options and how the parking concerns could be handled.

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

Mr. Mack Morgan spoke in opposition to the application due to concerns of parking, noise, lights, and additional traffic.

Mrs. Kelly Mirabile spoke against the application. Mrs. Mirabile stated her concerns of traffic, security, and parked cars on Hillcrest.

Mr. Robert Clements spoke against the application due to his concerns of parking that goes along with this proposal.

Mr. Steve Sherman stated that he doesn't object to the project but is concerned with the parking of the proposal.

Mr. Mark Zitzow, with Johnson & Associates, stated that a parking study would take four to eight weeks depending on the scope of the study.

Mr. Henry Hood spoke in favor of the application. Mr. Hood stated the parking is adequate at the club.

Mrs. Laurie Keffer stated she heard about this application from her neighbors. She would like the club to notify all the neighbors on Hillcrest of the upcoming meeting with the club and the City.

MOTION: Tim Cheek moved to continue to the next regularly scheduled meeting. Mike Biddinger seconded the motion.

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

6. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: Tim Cheek
SECONDER: Mike Biddinger
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, 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 FOR THE PURPOSE OF REMOVING DISCRIMINATORY LANGUAGE AGAINST CERTAIN RACES CONTAINED IN EXISTING PLATS DEDICATED TO THE CITY OF NICHOLS HILLS, OKLAHOMA, AND FILED IN THE OFFICE OF THE OKLAHOMA COUNTY CLERK; AMENDING THE FINAL PLAT OF MAYFAIR PARK SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. The purpose of this Ordinance is to remove discriminatory language against certain races (“Discriminatory Language”) from the final plat of *Mayfair Park Section of Nichols Hills, Oklahoma County, Oklahoma* (the “Plat”), which was filed of record on April 4, 1930, in Book 22 of Plats, Page 32, in the office of the Oklahoma County Clerk. The Discriminatory Language prohibits the sale, rental, or occupancy of real property subject of the Plat. Such real property is in the SW/4 of Section 5, Township 12 North, Range 3 West of the Indian Meridian. The Lots and Blocks which comprise the Plat are Block 45, Lots 16 thru 33, Block 48, Blocks 49 thru 53, Lots 1 thru 8, Block 54, and Lots 1 thru 3 and 19 thru 22, Block 55.

Section 2. Although the Discriminatory Language is no longer legally enforceable pursuant to the United States Supreme Court ruling in *Shelly v. Kraemer*, 334 U.S. 1 (1948), the provisions of the Fair Housing Act, 42 U.S.C., Section 3601 *et seq.*, and 11 O.S. § 42-106.1(E), it remains part of the Plat. Title 11 O.S. § 42-106.1(E) provides a process for the removal of the Discriminatory Language by means of the amendment (the “Amendment”) of the Plat.

Section 3. The Discriminatory Language against certain races contained in the Plat is as follows:

Ownership Or Occupancy By Negroes Prohibited: None of the lots shown on said plat shall be conveyed, leased or given to and no building erected thereon shall be used, owned or occupied by any person of African decent, commonly known as

Negroes. This prohibition, however, is not intended to include the occupancy by a negro or negroes while employed on the premises.

This is a reversion clause in this dedication and upon the violation of said condition, last above set out, the lot or lots and the improvements thereon shall immediately revert to the Company or its assigns and it shall be entitled to immediately re-enter and take possession of said lot or lots and improvements thereon; provided this reverter shall not affect the lien of any mortgage or deed of trust placed on any lot in said addition prior to the violation of the restriction in this clause if the same is placed thereon in good faith and so long as such lien is held or owned by and for a person not a Negro.

Provided, further, any person not a Negro who shall obtain a valid Sheriff's deed to any lot in said addition under the foreclosure of the lien of any mortgage described above and shall obtain rightful and lawful possession of said property under said Sheriff's Deed, shall take the same free from any violation of this condition accruing prior to the sale under which said Sheriff's Deed is issued, but shall, in all other, take same subject to this condition and right of reverter.

Section 4. The Plat is hereby amended to delete, remove and strike in its entirety, the Discriminatory Language. The provisions of this Amendment shall supersede and control over any conflicting provisions contained in the Plat.

Section 5. Emergency Section. In the judgment of the City Council it is necessary for the immediate 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.

[signatures are on the following page]

PASSED and ADOPTED 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.

CITY OF NICHOLS HILLS, OKLAHOMA

ATTEST:

City Clerk
[Seal]

Mayor

REVIEWED as to Form and Legality

City Attorney

Published in _____ on _____, 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE REGARDING LANDSCAPING REQUIREMENTS FOR BUILDING COMMISSION CERTIFICATES OF APPROVAL; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. Section 50-244 of the Nichols Hills City Code is hereby amended, with new language underlined, to wit:

Sec. 50-244. 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:

Caliper means diameter of a Tree trunk. The term “Caliper” is used for Trees less than 12 inches in diameter. For Trees less than four inches in diameter, it is measured six inches from the ground. For Trees between four inches and 12 inches in diameter, it is measured 12 inches from the ground. For Trees greater than 12 inches in diameter, it is measured at DBH (diameter at breast height which is 4 ½ feet from the ground).

Section 2. Section 50-249 of the Nichols Hills City Code is hereby amended, with new language underlined, to wit:

Sec. 50-249. Landscape maintenance requirements for all Zoning Districts.

All Properties within the City must comply with the requirements in this Section regardless of Zoning District classification. In addition to the applicable requirements regarding Property maintenance set out in Chapter 8, it shall be the responsibility of the Property Owner to:

- (9) Replace any plantings that were necessary to meet the requirements for a Certificate of Approval from the Building Commission or a Building Permit that are removed, diseased, or are no longer living, within one Year or in the first planting season from the City's issuance of the Certificate of Occupancy, whichever occurs first, except those in naturally occurring dense growths of Shrubs or undergrowth that were not disturbed during construction.

- (12) Replace any Significant Trees that were claimed for Landscape Points for a Certificate of Approval from the Building Commission that die during construction or as a result of construction or that are removed, diseased, or are no longer living within one Year or in the first planting season from the City's issuance of the Certificate of Occupancy, whichever occurs first. Any such Significant Tree must be replaced with a Tree(s) to equal or exceed the point of value of the lost Tree.

Section 3. Section 50-251 of the Nichols Hills City Code is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 50-251. Landscaping requirements for construction in the One- and Two-Family Residential Zoning Districts.

Construction in the E-1 Estate District, the E-2 Urban Estate District, the R-1-75 Single-Family Residential District, the R-1-60 Single-Family Residential District, and the R-2 Two-Family Residential District that requires a Certificate of Approval from the Building Commission must meet the applicable requirements and restrictions set out in this Chapter and the provisions applicable for the project set out below.

- (1) *Requirements related to construction of new Main Buildings and Secondary Buildings.* All construction of new Main Buildings and new Secondary Buildings must include Landscaping in the Front Yard and Side Yards as an integral part of its design set out in a Landscape Plan meeting the requirements of Section 50-254. Privacy Landscaping may also be required in the Rear Yard to address privacy concerns. All such projects must be landscaped with Trees, Shrubs, and green areas meeting the requirements set out in this Division. Applicants are advised that: (1) any plantings that are necessary to meet the requirements of a Certificate of Approval that are moved, become diseased or that die within one Year or in the first planting season from the City's issuance of the Certificate of Occupancy, whichever occurs first, must be replaced; (2) any Significant Tree claimed for Landscape Points that dies during construction or as a result of construction or that is removed, diseased, or is no longer living within one Year or in the first planting season from the City's issuance of the Certificate of Occupancy, whichever occurs first, must be replaced with a Tree(s) to equal or exceed the point of value of the lost Tree; and (3) any required Privacy Landscaping must be maintained on an ongoing basis, all in accordance with Section 50-249.
- (2) *Requirements related to construction of Additions.* When an Addition is constructed, the Landscaping in the Front Yard and Side Yards must then meet or exceed the required Landscape Point Values for the property as set out in subsection (4) of this Section. If it does not, additional landscaping will be required as follows.
- a. *Additions in Front and Side Yards.* All construction of Additions in the Front Yard and Side Yard must include Landscaping in the Front Yard and Side Yards as an integral part of its design ~~set out in a Landscape Plan that, when combined with existing Landscaping, meeting meets~~ the Landscape Point requirements of

~~Section 254 subsection (4) of this Section; provided, however, such additional Landscaping for an Addition may will~~ not be required if the Property then meets or exceeds the required Landscape Points. In order to make a recommendation whether additional Landscaping and a Landscape Plan will be required for such projects, the Code Official will coordinate a meeting with two Building Commissioners, at which meeting the Commissioners will offer a recommendation as to whether the City should require additional Landscaping for the proposed Addition to be set out in a Landscape Plan. The Code Official will consider such recommendation in making a determination and instruct the applicant accordingly.

- b. *Additions in Rear Yards.* ~~If construction of a Rear Yard Addition will be visible from a Street or any public way, it must include Landscaping in the Rear Yard as an integral part of its design set out in a Landscape Plan meeting the requirements of Section 50-254. Otherwise, additional Landscaping for Rear Yard Additions is not required.~~ All construction of Additions in the Rear Yard must include Landscaping in the Front Yard and Side Yards as an integral part of its design that, when combined with existing Landscaping in the Front and Side Yards, meets the Landscape Point requirements of subsection (4) of this Section; provided, however, such additional Landscaping will not be required if the Property then meets or exceeds the required Landscape Points. In order to make a recommendation whether additional Landscaping and a Landscape Plan will be required for such projects, the Code Official will coordinate a meeting with two Building Commissioners, at which meeting the Commissioners will offer a recommendation as to whether the City should require additional Landscaping for the proposed Addition to be set out in a Landscape Plan. The Code Official will consider such recommendation in making a determination and instruct the applicant accordingly.
- (3) *Requirements related to façade Alterations.* All façade Alterations must include Landscaping in the Front Yard and Side Yards as an integral part of its design set out in a Landscape Plan ~~that, when combined with existing Landscaping, meeting~~ meets the Landscape Point requirements of ~~Section 50-254 subsection (4) of this Section;~~ provided however, such additional Landscaping for a façade Alteration ~~may will~~ not be required if the Property then meets or exceeds the required Landscape Points. In order to make a recommendation whether additional Landscaping and a Landscape Plan will be required for such projects, the Code Official will coordinate a meeting with two Building Commissioners, at which meeting the Commissioners will offer a recommendation as to whether the City should require additional Landscaping to be set out in a Landscape Plan for the proposed façade Alteration. The Code Official will consider such recommendation in making a determination and instruct the applicant accordingly.

- (6) *Existing Significant Trees.* Significant Trees should generally be preserved and

protected. The Developer will be required to provide an acceptable rationale for the proposed removal of any Significant Trees on the Property.

- d. *Site Plan and Significant Tree protection requirements.* All Site Plans must clearly show any Significant Trees in the Front Yard and Side Yards that are intended to be preserved ~~and state how the Trees will be impacted and protected during construction.~~ The Building Commission may require that any Significant Trees be preserved and protected during the construction process.
- e. *Significant Trees that later die.* Any Significant Tree claimed for Landscape Points that dies during construction or as a result of construction, or that is removed, diseased, or is no longer living within one Year or in the first planting season, whichever occurs first, from the City's issuance of the Certificate of Occupancy must be replaced with a Tree(s) ~~(or Trees)~~ to equal or exceed the point of value of the lost Tree.

- (7) *Privacy Landscaping to address privacy concerns.* The Building Commission may require Privacy Landscaping in all parts of a project, including the Rear Yard, to address privacy concerns. Privacy Landscaping required by the Building Commission will not be counted toward the required number of Landscape Points. Applicants are advised that Privacy Landscaping must be maintained on an ongoing basis in accordance with Section 50-249 (11).

Section 4. Section 50-253 of the Nichols Hills City Code is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 50-253. Landscaping Requirements for new construction in the Multiple-Family Residential, Church, Office, and Retail Zoning Districts.

In addition to meeting the applicable requirements and restrictions set out in this Chapter, all construction in the R-3 Multiple-Family Residential Zoning District, the U-4 Church District, the C-1 Office District, and the C-2 Retail Business District that requires a Certificate of Approval from the Building Commission must include Landscaping as an integral part of its design. Privacy Landscaping may also be required in the Rear Yard to address privacy concerns. All such projects must be landscaped with Trees, Shrubs, and green areas according to the following standards:

- (4) *Existing Significant Trees.* Significant Trees should generally be preserved and protected. All Site Plans must clearly show any Significant Trees that are intended to

be preserved and state how the Trees will impacted and protected during construction. The Developer will be required to provide an acceptable rationale for the proposed removal of any Significant Trees on the Property. The Building Commission may require that any Significant Trees be preserved and protected during the construction process.

- (7) ~~Gravel and chat prohibited.~~ The use of gravel or chat as Groundcover is prohibited.
- (8) *Landscaping installation required for occupancy.* The City will not issue a Certificate of Occupancy for a Structure until Landscaping and the Irrigation System have been installed in accordance with the filed Landscape Plan; provided, however, that if a Structure and all its site improvements are complete except for the Landscaping requirements and the season of the Year will not permit planting, temporary occupancy may be permitted until a date certain in the growing season. In such case, the City will set a future inspection date to determine that the Landscaping has been installed for issuance of a permanent Certificate of Occupancy.

Section 5. Section 50-736 of the Nichols Hills City Code is hereby amended, with new language underlined, to wit:

Sec. 50-736. Application for Certificate of Approval.

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, properly labeled as “Construction Documents” as required by this Section, as applicable:

- c. *Site Plan.* A Site Plan, drawn to scale, showing the location of the proposed Building or proposed Addition, the Lot Width (as defined in Section 50-3), all easements, setbacks, curb cuts, driveways, and other site improvements and significant site features, including drainage information as detailed in subsection (5) of this Section. 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. The Site Plan must clearly show all Significant Trees in the Front Yard and Side Yards that are intended to be preserved and any proposed Privacy Landscaping in the Rear Yard and Side Yards.

1. Landscape Plan and Residential Landscape Plan Landscape Point Calculation Form. A Landscape Plan for construction of new Main Buildings and Secondary Buildings as required by ~~Division 6~~ Division 8 of Article II of this Chapter and a properly completed Residential Landscape Plan Landscape Point Calculation Form, the form of which is part of the application form. A Landscape Plan for construction of an Addition may be required as set out in Section 50-251(2).

Section 6. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 7. 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 8. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the immediate 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

Updated files received since the July 8th meeting.

Dr. & Mrs. Mirabile
6620 Hillcrest ave
Nichols Hills, OK, 73116

July 17, 2025

City Clerk
City of Nichols Hills
6407 Avondale Drive
Nichols Hills, Ok, 73116

Re: Opposition to Special Use Permit (PC-2025-03) submitted by Mark W. Zitzow with Johnson & Associates regarding the development of a large building with indoor pickleball courts, restaurant and open air bar at 7000 NW Grand Boulevard.

As both residents of Nichols Hills and members of The Oklahoma City Golf and Country Club we value the Club's role in our community but we strongly oppose the construction of such a building with a restaurant that will be open breakfast, lunch and dinner and an open concept bar and pickleball courts. We also oppose the parking spaces that were added on the parks property. Where will the parking be to accommodate this building?

We live next door to the house the Club purchased six years ago. They have six cars currently in their driveway that are owned by summer employees that also live in the house over the summer. Last several winters the house was vacant when a homeless man broke down the back door.

We purchased our home in a neighborhood to have neighbors. We do not want to live next to more parking spaces and a restaurant. People currently park in front of our house to walk to the Club. The increased traffic, noise and parking is a large safety concern. My son loves riding his bike in our neighborhood we had to have him stop riding it by our house due to the cars from Club parked in front of our house often which creates a blind spot coming out of our driveway.

We will be traveling otherwise we would oppose this Special Permit in person on August 5, 2025.

I attended the last Planning Commission meeting when the vote was postponed. We have not heard anything as of now from the Club and are leaving town this week and will be back after the next Planning Commission meeting,

We respectfully urge the Planning Commission and the City Council to carefully consider the strong neighborhood opposition and to deny this application to protect our neighborhood.

Thank you for your time,
Chuck & Kelly Mirabile

July 24, 2025

Amanda Copeland
City Clerk
City of Nichols Hills
6407 Avondale Drive
Nichols Hills, OK 73116

RE: Application PC-2025-03 Special Use Permit for an Indoor Pickleball, Racket Sports Facility and Restaurant

Dear Members of the Planning Commission and City Council,

My husband, Mark, and I reside on Devonshire Boulevard and am writing to express my concern regarding Application PC-2025-03, which seeks approval for the development of an Indoor Pickleball and Racket Sports Facility, as well as a restaurant, on property owned by the Oklahoma City Golf and Country Club.

While I understand the appeal of such a facility, my primary concern is the significant impact this development would have on parking along Devonshire Boulevard. The existing parking infrastructure already experiences high demand during events and peak club usage. The addition of a restaurant and indoor sports complex—without any planned expansion of parking—will almost certainly push overflow parking into our neighborhood.

Devonshire is a residential street with limited space and no capacity to safely accommodate increased traffic and parking congestion. This would not only be a daily inconvenience for residents but also a potential safety hazard.

Additionally, I am aware of the possibility that Lisle Park could be repurposed to meet the facility's parking needs. I strongly oppose any attempt to convert this public space into a private parking lot. Lisle Park is a valued green space and serves as a crucial buffer between residential homes and the existing Country Club property.

For these reasons, I respectfully urge the City of Nichols Hills to deny Application PC-2025-03.

Thank you for your time and consideration

Respectfully,

A handwritten signature in black ink that reads "Stacie K. Evans". The signature is fluid and cursive, with the first name "Stacie" being more prominent than the last name "Evans".

Stacie Evans
1816 Devonshire Boulevard
Nichols Hills, OK 73116

**ROBERT AND DONNA McCAMPBELL
6616 N. HILLCREST
OKLAHOMA CITY, OK 73116**

July 28, 2025

City Clerk
City of Nichols Hills
6407 Avondale Drive
Nichols Hills, OK 73116
cityclerk@nicholshills.net

Subject: Support for Special Use Permit for Family Recreation Center
at Oklahoma City Golf & Country Club

Dear Nichols Hills Planning Commission and City Council Members,

We write to express our strong support for the family recreation center planned for OKCGCC.

We have lived at 6616 North Hillcrest for 30 years and have been members of the Club even before we moved to Hillcrest.

The project would be a great benefit for the Club and our City. In particular, casual dining and pickleball will add to the family friendly atmosphere of our community. It is important for our City, as well as for the Club, that Nichols Hills be welcoming and attractive to families with children.

We strongly urge the Planning Commission and City Council to approve the Special Use Permit for the construction of the family recreation center.

Sincerely,


Robert McCampbell
6616 N. Hillcrest
Nichols Hills, OK 73116


Donna McCampbell
6616 N. Hillcrest
Nichols Hills, OK 73116

 William Oliver <ransome@vikingminerals.com>
To: cityclerk@nicholshills.net

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Wed 7/30/2025 10:00 AM

 If there are problems with how this message is displayed, click here to view it in a web browser.
[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

WARNING: This message originated outside of the City's network. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Nichols Hills Planning Commission and City Council,

I am writing to express my strong support for the Special Use Permit application by the Oklahoma City Golf & Country Club to construct a Family Recreation Center. This project would feature facilities for padel and pickleball, along with a casual dining restaurant, thereby enhancing the vibrancy of our community.

A modern family recreation center would provide unique and diverse recreational opportunities for residents while aligning with the city's long-term objectives of fostering health, wellness, and community engagement. The inclusion of a casual dining restaurant would further enrich the experience for members and visitors, creating a welcoming, family-oriented space for relaxation and socialization. This development will bolster the appeal of the Oklahoma City Golf & Country Club, positioning it as an enduring community asset. I am convinced that this project represents a significant benefit to Nichols Hills overall, and I strongly encourage the Planning Commission and City Council to approve the Special Use Permit for the Family Recreation Center. I urge you to help realize this vision.

Sincerely,
Ran Oliver
6607 N Hillcrest Ave
Nichols Hills, OK 73116
Cell: 405.317.8202
Email: ransome@vikingminerals.com

 Right-click or tap and hold here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture.

Ransome Oliver
Co-President/CEO
Cell: 405-317-8202
Office: 405-606-7424
ransome@vikingminerals.com | vikingminerals.com

David A. Huffman
1815 Drury Lane
Nichols Hills, OK 73116

July 15, 2025

Dear Planning Commissioners and Council Members,

I have been a resident at 1815 Drury Lane for over 30 years and a member of The Oklahoma City Golf and Country Club for over 45 years. I am writing to you to voice my strong objections to the Club's application to include two unnecessary restaurants in their proposed expanded Racket Facility without adequate parking (minimum of 30 new spaces) added to the site, which there is none.

The Club's south parking lot was near capacity even before the Fitness Center was developed. Now, during every summer weekend, cars are parked on our street creating a legitimate nuisance to the residents. Many times, cars are parked on both sides of the street, which is a serious impediment to critical emergency services and a potential liability to someone.

I doubt any impartial professional parking study has been made, for fear of the obvious negative conclusion. Promises by the Club to shuttle members from the north parking lot, or provide valet parking, and the City to police the street parking are terribly unrealistic. Simply stated, the Club should be treated like any other restaurant applicant with ample on-site parking assured.

In many people's opinion, the best solution is to trade the Brown's former house owned by the Club, for the city park, but that is not without objection, and it has been sought ever since the Fitness Center was developed, to no avail.

Approval of any new restaurant(s) without sufficient on-site parking is irresponsible, and a total disregard for the neighborhood's rights to safe and peaceful streets. I trust you to make the right decision and reject the Club's proposal to include any restaurant space.

Thank you for your time, consideration and service.

Respectfully,



David A Huffman



**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
PC-2025-03**

Notice is hereby given that Mark W. Zitzow with Johnson & Associates has filed an application (the "Application") with the City of Nichols Hills, Oklahoma for approval of a Special Use Permit for the following described property:

7000 NW Grand Boulevard, Nichols Hills, Oklahoma 73116

The Application requests a Special Use Permit for an indoor pickleball, racket sports facility, and a new restaurant. The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

The Application will be considered at public hearings to be held by the Nichols Hills Planning Commission on Tuesday, July 8, 2025, at 2:30 p.m., and by the Nichols Hills City Council on Tuesday, July 8th, 2025, at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at the public hearings. Written support for or protest against the proposed Special Permit may be mailed or hand-delivered to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three days before the public hearing.

The following map shows the area affected by the Application:

June 11, 2025

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

Attention: Mr. Shane Pate

RE: Oklahoma City Golf and Country Club: Special Use Permit Submittal

Dear Mr. Pate:

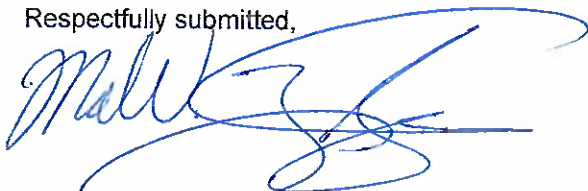
On behalf of the property owner, Oklahoma City Golf and Country Club, we are submitting a request for a Special Use Permit application to be reviewed and recommended for approval by the Planning Commission. The subject property is located near the existing tennis facility of the Oklahoma City Golf and Country Club at 7000 NW Grand Blvd. The proposed Special Use Permit will allow for the construction and use of a new indoor pickle ball and racket facility on site. The proposed permit is appropriate and consistent with the surrounding development and use of the Club.

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

- Application
- Deed
- Legal Description
- Ownership Report
- Supporting Exhibits
- Fee of \$750

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

Respectfully submitted,



Mark W. Zitzow, AICP, CNU-A
JOHNSON & ASSOCIATES

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[4150 009 / PUD]



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Special Permit
(Zoning)

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

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

Applicant is encouraged to consult Article II, *District Regulations*, Chapter 50, *Zoning*, of the Nichols Hills City Code ("the Code") which sets out the permitted uses of property in the various Districts in Nichols Hills and certain uses subject to review in those Districts. Applicant is also encouraged to consult Code Sec. 50-497, *Special Use Permits*, and Sec. 50-498, *Conditional Use Permits* of the Code when completing this Application.

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: Mark W. Zitzow, Johnson & Associates

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

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

Email address(es): mzitzow@jokc.com

This is an application for:

- ☒ Approval of a property use that is subject to review
☐ Approval of a property use that is not set out in the Code as a permitted use

District in which the subject property is located: Oklahoma City Golf & Country Club

Current use of the property: Tennis Facilities

Proposed use of the property: Indoor Pickle Ball and Racket Sports Facility

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of the Code and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City 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 11 day of June, 2025

Signature: [Signature]

Print applicant's full legal name: Mark W. Zitzow

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

9

Warranty Deed

G. A. Nichols et al

To

The Oklahoma City Golf and Country Club

State of Oklahoma, Oklahoma county, ss: This instrument was filed for record on
 Sep. 9, 2:37 P. M. 1930, and recorded in Book 387, Page 425. Fees \$1.50

J. W. Berry, County Clerk

By McKinnon, Deputy

KNOW ALL MEN BY THESE PRESENTS: That G. A. Nichols, and Alma M. Nichols, husband and wife, of Oklahoma City, Oklahoma County, State of Oklahoma, parties of the first part, in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto The Oklahoma City Golf and Country Club, a corporation, of Oklahoma county, State of Oklahoma, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

A fractional part of the Northeast Quarter of Section Six (6) and a fractional part of the Southeast Quarter of Section six (6), Township Twelve (12) north, of Range Three (3) West of the Indian Meridian, more particularly described as follows:

Beginning at a point on the south line of Section Six (6) Township Twelve (12) North, range Three (3) West of the Indian Meridian, and Sixteen Hundred Sixty three (1663) feet west of the Southeast corner of said Section six (6) thence North one (1) degree Thirty-six (36) minutes west a distance of Three Hundred Seventy-five and two tenths feet (375.2) to a point of curve, thence along a curve to the right having a radius of seven hundred Twenty-five and five tenths feet (725.5) a distance of six hundred twenty-seven and seven tenths feet (627.7) to a point of tangent, thence North Forty seven (47) degrees Fifty nine (59) minutes East a distance of one hundred Ninety-five and three Tenths (195.3) feet to a point of curve, thence along a curve to the left having a radius of Nine Hundred Seventy-four and Five Tenths feet (974.5) a distance of Seven Hundred seventy-seven and Eight Tenths feet (777.8) to a point of tangent, thence North two (2) degrees Fourteen (14) minutes East a distance of Nine Hundred Ninety-two and Five tenths feet (992.5) to a point of curve, (thence along a curve to the right having a radius of two Thousand Forty four and Nine Tenths feet, (2044.9) a distance of seven hundred four and Four Tenths feet (704.4) to a point, thence South Sixty-eight (68) degrees Two Hundredths (.02) minutes East along a radical line to the curve a distance of Forty-six feet, (46) to a point on a concentric curve, thence along said curve having a radius of One Thousand Nine Hundred Ninety-Eight and Nine Tenths feet (1998.9) a distance of One Hundred Eighty feet (180) to a point of tangent, thence South Sixty-two degrees (62) Fifty-two (52) minutes East a distance of Four and Five Tenths feet (4.5), thence North Twenty-seven (27) degrees Eight Hundredths (.08) minutes East a distance of Three Hundred Sixteen and Eight Tenths (316.8) to a point of curve, thence along a curve to the left having a radius of Five Hundred Twenty-two and Six tenths feet (522.6) a distance of Two Hundred Fifty and Nine

DEED RECORD No. 387

Tenths feet (250.9) to a point of tangent, thence north No degrees Twenty-five (25) minutes west a distance of Fifty-five^{feet} (55) to the South line of a strip of land owned by the City of Oklahoma City, Oklahoma, and known as Grand Boulevard, thence South Eighty-nine (89) degrees Thirty-four (34) minutes West along said south line of Grand Boulevard a distance of One Thousand One Hundred Sixty-four feet (1164) thence South no degrees Twenty-five (25) minutes East a distance of Three and seven tenths feet (3.7) to a point of curve, thence along a curve to the right having a radius of two Hundred Twenty-one feet (221) a distance of One Hundred Seventy-nine and Three Tenths (179.3) feet to a point of tangent, thence South Forty-six (46) degrees Twenty-three (23) minutes West a distance of Ninety-five and six tenths feet (95.6) to a point of curve, thence along a curve to the left having a radius of Nine Hundred Nine (909) feet a distance of Five Hundred Fifty-three and Four Tenths feet (553.4) to a point of tangent, thence South Eleven (11) degrees Thirty (30) minutes West a distance of Three Hundred Nineteen and Eight Tenths feet, (319.8) to a point of curve, thence along a curve to the right having a radius of Two Thousand Five Hundred Ninety-three feet, (2593) a distance of seven hundred twenty-one and four tenths feet, (721.4) to a point of tangent, thence South Twenty-seven (27) degrees Twenty-six (26) minutes West a distance of One Hundred Twenty-two and Five Tenths feet (122.5) to a point of curve, thence along a curve to the left having a radius of one thousand Five Hundred Ninety-one feet, (1591) a distance of six Hundred Eighty one and two tenths feet (681.2) to a point of tangent, thence South Two (2) degrees Fifty-four (54) minutes West a distance of Seventy-three and seven tenths feet, (73.7) to a point of curve, thence along a curve to the left having a radius of six Thousand four Hundred Fifty-four feet, (6454) a distance of Five hundred Nineteen and Four tenths feet, (519.4) to a point, thence in a Westerly direction along a radial line to the aforesaid curve a distance of Thirty-three feet (33) to a point on a concentric curve, thence along said curve having a radius of six Thousand four hundred Eighty seven feet (6487) a distance of Five Hundred Twenty-two and No Hundredths feet (522.0) to a point of compound curve, thence along a curve to the left having a radius of Eight Hundred Eighty-two and seven Tenths feet (882.7) a distance of Five Hundred Ninety and Five Tenths Feet, (590.5) to a point of curve, thence South Forty-four (44) degrees, thirty (30) minutes East a distance of One Hundred Thirty-eight (138) feet to the South line of Section Six (6), thence North eighty-eight (88) degrees, Thirty-four (34) minutes East along said South line of Section Six (6) a distance of Five Hundred Eighty-six and two tenths feet, (586.2) to the place of beginning, containing One Hundred Twenty-five and Five Hundredths acres (125.5) more or less.

together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same,

To Have and to Hold, said described premises unto the said party of the second part, its successors and assigns forever, free, clear, and discharged of and from all former grants, charges, taxes, and judgments, mortgages and other liens and encumbrances of whatsoever nature.

As a further consideration for this grant, the grantee, for itself, its successors and assigns, covenants that it will not use, or permit the above described premises or any part thereof, to be used, for the purpose of prospecting or drilling for or producing oil and/or gas so long as the grantor, his heirs, administrators, executors or assigns own any real estate within a distance of five (5) miles of any boundary line of said premises. It is expressly agreed and understood that the above covenant shall be deemed to be a covenant running with the land and in the

event the grantee, its successors or assigns, breach said covenant, said land shall revert to the grantor, his heirs, administrators or executors. Upon such breach the grantor may re-enter and take possession and title to said premises.

Signed and delivered this 9th day of September, 1930.

G. A. Nichols

Alma M. Nichols.

State of Oklahoma, County of Oklahoma, ss: Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of September, 1930, personally appeared G. A. Nichols and Alma M. Nichols, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Ethel Havenkotte, Notary Public.

My commission expires

July 22, 1931

(Notarial Seal)

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WARRANTY DEED.

W. Brooks, et ux

to

J. E. Roehr, et ux

State of Oklahoma, Oklahoma County, ss: Recorded or filed Sep 11, 1:25 P. M., 1930, in Book 387, Page 427. Fees \$1.00.

J. W. Berry, County Clerk.

By McKinnon, Deputy.

STATE OF OKLAHOMA)
OKLAHOMA COUNTY } ss.

KNOW ALL MEN BY THESE PRESENTS,

That W. Brooks and Mrs. W. Brooks, husband and wife, party of the first part, in consideration of the sum of One Hundred and No/100 (\$100.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto J. E. Roehr and wife the following described real property and premises, situate in Oklahoma County, State of Oklahoma, to-wit:

Lot (200) in Section (13)

of Memorial Park, a subdivision for cemetery purposes in the Northwest Quarter of Section Fourteen (14), Township Thirteen (13), North, Range (3) West, Indian Meridian Oklahoma County, Oklahoma, as more fully appears from a plat of said Memorial Park on file in the office of the County Clerk of Oklahoma County, State of Oklahoma, hereby referred to and made a part hereof, together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature, except that this conveyance is made subject to all the restrictions and limitations contained in the deed from Memorial Park Association to the party of the first part, which by reference is made a part hereof and subject to all the rules and regulations of Memorial Park Association, a Trust Estate, governing the operation of the cemetery of which

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:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: June 6, 2025 at 7:30 AM

First American Title Insurance Company

By: Steve Bakowski

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2937733-OK99

LEGAL DESCRIPTION

Oklahoma City Golf & Country Club

June 11, 2025

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of Lot 2 Block 88 of the plat NICHOLS HILLS recorded in Book 24 of plats, Page 93, said point being the POINT OF BEGINNING;

THENCE South 88°02'34" West, along and with the South line of said Lot 2, a distance of 215.01 feet (212.9 feet record) to the Southwest (SW) Corner of said Lot 2;

THENCE along and with the West line of said Block 88 on a non-tangent curve to the left having a radius of 2,044.70 feet, a chord bearing of South 04°46'10" West, a chord length of 85.21 feet and an arc length of 85.21 feet;

THENCE South 90°00'00" West, departing said West line, a distance of 225.76 feet;

THENCE North 00°00'00" East, a distance of 632.24 feet;

THENCE North 90°00'00" East, a distance of 368.17 feet to the Northwest (NW) Corner of the land identified as PARK on said plat NICHOLS HILLS;

THENCE South 68°11'14" East, along and with the North line of said PARK, a distance of 25.35 feet to the Northeast (NE) Corner of said PARK;

THENCE along and with the East line of said PARK and the East line of said Block 88 the following three (3) calls:

1. on a non-tangent curve to the left having a radius of 602.56 feet, a chord bearing of South 04°14'05" East, a chord length of 280.70 feet and an arc length of 283.30 feet;
2. on a reverse curve to the right having a radius of 736.62 feet, a chord bearing of South 09°51'44" East, a chord length of 201.00 feet and an arc length of 201.63 feet;
3. South 00°56'47" East, a distance of 52.60 feet to the POINT OF BEGINNING.

Containing 244,502 square feet or 5.6130 acres, more or less.

Note: This legal description was prepared for purposes of ordering an ownership list and should not be utilized for anything other than that purpose.

OWNERSHIP REPORT
ORDER 2937733-OK99

DATE PREPARED: JUNE 11, 2025
EFFECTIVE DATE: JUNE 6, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2621	R169576960	OKLAHOMA CITY GOLF & COUNTRY CLUB		7000 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 1 & 2 (PART OF SUBJECT PROPERTY)	6622 N HILLCREST AVE NICHOLS HILLS
2622	R169711495	OKLA CITY GOLF & COUNTRY CLUB		7000 NW GRAND BLVD	NICHOLS HILLS	OK	73116-4199	UNPLTD PT SEC 06 12N 3W	0	0	UNPLTD PT SEC 06 12N 3W 000 PT NE4 & SE4 SEC 6 12N 3W THAT PT OF OKLA CITY GOLF & COUNTRY CLUB IN THE NE4 & SE4 CONT 125ACRS MORE OR LESS (PART OF SUBJECT PROPERTY WITHIN)	7000 NW GRAND BLVD NICHOLS HILLS
2621	R169576970	MIRABILE CHARLES P JR & KELLY		6620 N HILLCREST AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 3 & 4	6620 N HILLCREST AVE NICHOLS HILLS
2621	R169576980	MORGAN MARCIA A		6618 N HILLCREST AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 5 & 6	6618 N HILLCREST AVE NICHOLS HILLS
2622	R169576990	MCCAMPBELL ROBERT G & DONNA K TRS	MCCAMPBELL 2015 REV TRUST	6616 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 7 & 8	6616 N HILLCREST AVE NICHOLS HILLS
2622	R169577000	SULLIVAN LELA B & MARK S TRS	SULLIVAN LELA B FAMILY TRUST	6614 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 9 & 10	6614 N HILLCREST AVE NICHOLS HILLS
2622	R169577010	BRAVER ROBERT E & KAREN L TRS	BRAVER KAREN LYNN REV TRUST	6612 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 11 & 12	6612 N HILLCREST AVE NICHOLS HILLS
2622	R169577020	SHERMAN STEPHEN A & GAYE S		PO BOX 2846	OKLAHOMA CITY	OK	73101-2846	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 13 & 14	6610 N HILLCREST AVE NICHOLS HILLS
2622	R169577030	AMIS SUSAN E TRS	AMIS SUSAN E FAMILY TRUST	6608 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 15 & 16	6608 N HILLCREST AVE NICHOLS HILLS
2622	R169577259	6621 HILLCREST AVE LLC		7950 JONES BRANCH DR, Unit 700N	MC LEAN	VA	22107-0002	NICHOLS HILLS ADD	89	1	NICHOLS HILLS ADD 089 001	6621 N HILLCREST AVE NICHOLS HILLS

OWNERSHIP REPORT
ORDER 2937733-OK99

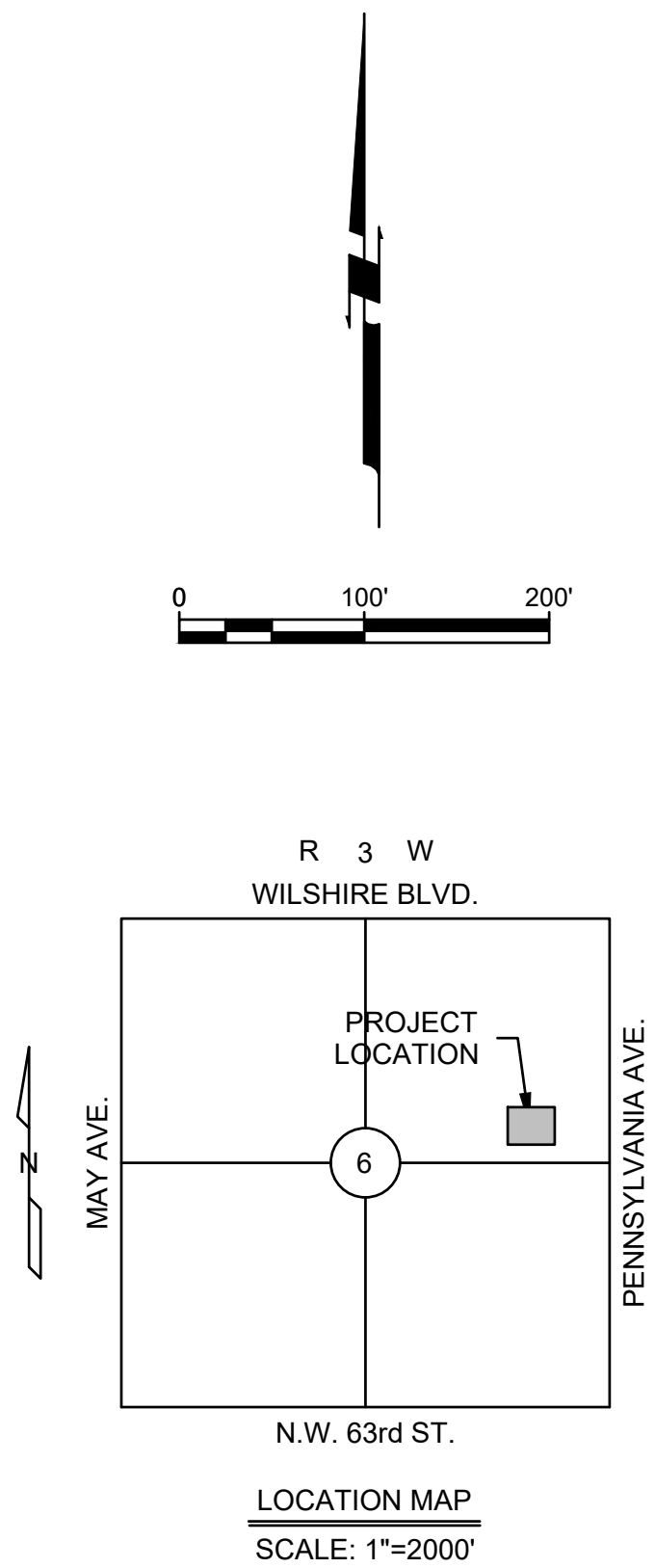
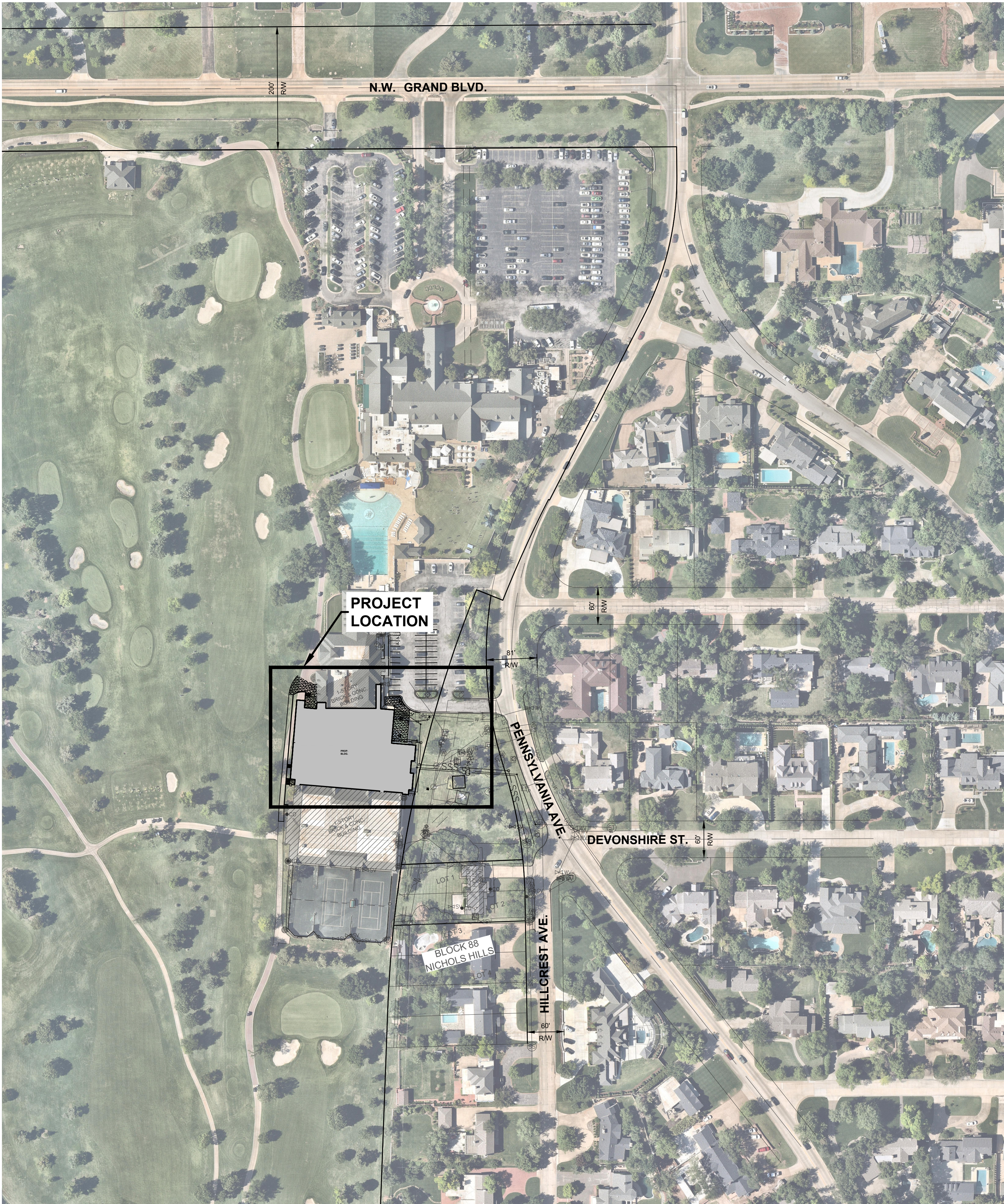
DATE PREPARED: JUNE 11, 2025
EFFECTIVE DATE: JUNE 6, 2025 AT 7:30 AM

2622	R169577260	MARTMOB TRUST		6614 N PENNSYLVANIA AVE	NICHOLS HILLS	OK	73116- 5315	NICHOLS HILLS ADD	89	0	NICHOLS HILLS ADD 089 000 LOT 2 EX BEG SE/C LT 2 TH NWLY10FT SWLY TO A PT 9FT N OF SW/C LT 2 SELY9FT TO SW/C NELY ALONG S LINE LT 2 TO BEG	6614 N PENNSYLVANIA AVE NICHOLS HILLS
2622	R169577400	BEAL FAMILY TRUST		6617 N HILLCREST AVE	NICHOLS HILLS	OK	73116- 5118	NICHOLS HILLS ADD	89	17	NICHOLS HILLS ADD 089 017	6617 N HILLCREST AVE
2622	R169577410	HOOD MICHAEL	HOOD ALLISON	6619 N HILLCREST	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	89	18	NICHOLS HILLS ADD 089 018	6619 N HILLCREST AVE NICHOLS HILLS
2621	R169861100	HUDDLESTON ERIC	HUDDLESTON KAMI	1910 BEDFORD DRIVE	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	121	3	DUFFNERS COUNTRY CLUB SEC 121 003	1910 BEDFORD DR NICHOLS HILLS
2621	R169861150	WILLIAMS TYLER C TRS	WILLIAMS TYLER C TRUST	1819 DRURY LN	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	121	0	DUFFNERS COUNTRY CLUB SEC 121 000 ALL LOT 4 EXCEPT E3FT	1819 DRURY LN NICHOLS HILLS
2621	R169861200	HUFFMAN DAVID A & LUCINDA B TRS	HUFFMAN DAVID A REV TRUST & HUFFMAN LUCINDA B REV TRS	1815 DRURY LN	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	121	0	DUFFNERS COUNTRY CLUB SEC 121 000 E3FT OF LOT 4 ALL LOT 5 & W15FT OF LOT 6	1815 DRURY LN NICHOLS HILLS
2621	R169861950	MEADE KNIGHTON T JR & MARILYN M TRS	MEADE KNIGHTON T REV TRUST	1816 DRURY LN	NICHOLS HILLS	OK	73116- 5312	DUFFNERS COUNTRY CLUB SEC	122	0	DUFFNERS COUNTRY CLUB SEC 122 000 W88.5FT LOT 5 & E74FT LOT 6	1816 DRURY LN NICHOLS HILLS
2621	R169862000	SROUJI NABIL E & PENELOPE TRS	SROUJI NABIL E REV TRUST	1820 DRURY LN	NICHOLS HILLS	OK	73116- 5312	DUFFNERS COUNTRY CLUB SEC	122	0	DUFFNERS COUNTRY CLUB SEC 122 000 W36FT OF LOT 6 & ALL LOT 7	1820 DRURY LN NICHOLS HILLS
2621	R169862100	RATLIFF PEYTON WARD	RATLIFF REEDER PAUL	1829 DEVONSHIRE ST	NICHOLS HILLS	OK	73116- 5307	DUFFNERS COUNTRY CLUB SEC	122	8	DUFFNERS COUNTRY CLUB SEC 122 008	1829 DEVONSHIRE ST NICHOLS HILLS
2621	R169862150	SAYLER BRYAN W & EMMA		1825 DEVONSHIRE	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	122	9	DUFFNERS COUNTRY CLUB SEC 122 009	1825 DEVONSHIRE ST NICHOLS HILLS
2621	R169862200	WIENECKE ROBERT & SARAH COOPER CO TRS	WIENECKE ROBERT 2003 REV TRUST	1821 DEVONSHIRE ST	NICHOLS HILLS	OK	73116- 5307	DUFFNERS COUNTRY CLUB SEC	122	10	DUFFNERS COUNTRY CLUB SEC 122 010	1821 DEVONSHIRE ST NICHOLS HILLS

OWNERSHIP REPORT
ORDER 2937733-OK99

DATE PREPARED: JUNE 11, 2025
EFFECTIVE DATE: JUNE 6, 2025 AT 7:30 AM

2621	R169863300	LAMBERT WILLIAM D IV	LAMBERT ALLYSON BANDY	1824 DEVONSHIRE ST	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	123	11	DUFFNERS COUNTRY CLUB SEC 123 011	1824 DEVONSHIRE ST NICHOLS HILLS
2621	R169863400	ANDERSON JOHN W & MARIA PAULA TRS	ANDERSON JOHN W TRUST & ANDERSON MARIA PAULA TRS	1737 KINGSBURY LN	NICHOLS HILLS	OK	73116- 5313	DUFFNERS COUNTRY CLUB SEC	123	12	DUFFNERS COUNTRY CLUB SEC 123 012	1737 KINGSBURY LN NICHOLS HILLS



GENERAL NOTES

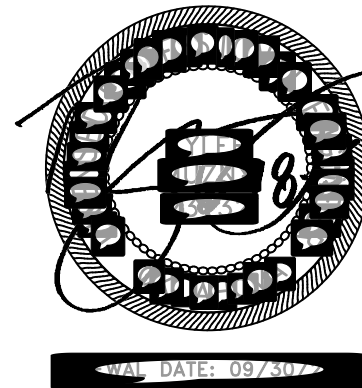
1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PARKING STRIPING SHALL BE WHITE.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE APPROPRIATE ADMINISTRATIVE AGENCY PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
7. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SITE PLAN DIMENSIONS AND MEASUREMENTS AND SHALL CONFIRM THE ACCURACY AND LOCATION OF THE PROJECT BOUNDARY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD FOR RESOLUTION PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
9. PARKING LOT LAYOUT IS PARALLEL AND PERPENDICULAR TO BUILDING ORIENTATION UNLESS OTHERWISE NOTED.
10. SEE ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLES, PULL BOXES AND UTILITY APPURTENANCES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.
12. GENERAL CONTRACTOR SHALL ENSURE THAT ALL WORK IS COMPLETED IN A MANNER SUCH THAT IT DOES NOT INTERFERE WITH OR DISRUPT GOLF COURSE OPERATION. THIS INCLUDES BUT IS NOT LIMITED TO THE FULL USE OF GOLF CART TRAIL/PATH AND GOLF COURSE IRRIGATION SYSTEMS ETC.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SILT FENCING DURING THE ENTIRE DURATION OF THE PROJECT TO PROTECT GOLF COURSE OPERATIONS.
14. GENERAL CONTRACTOR SHALL STABILIZE FINAL GRADING AND INSTALL GRASS TURF TO ANY AND ALL DISTURBED AREAS PER OWNER APPROVAL. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL TURF PLACEMENT.

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	OVERALL SITE GENERAL LAYOUT
TS	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE DIMENSIONAL PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PRIVATE DRAINAGE PLAN
C6.0	DETAILS
EC1-EC2	EROSION CONTROL PLAN

KEY

REV	DATE	DESCRIPTION
3/14/25		DESIGN DEVELOPMENT
5/09/25		PERMIT
6/12/25		50% CD SET
6/18/25		NICHOLS HILLS BUILDING COMMISSION

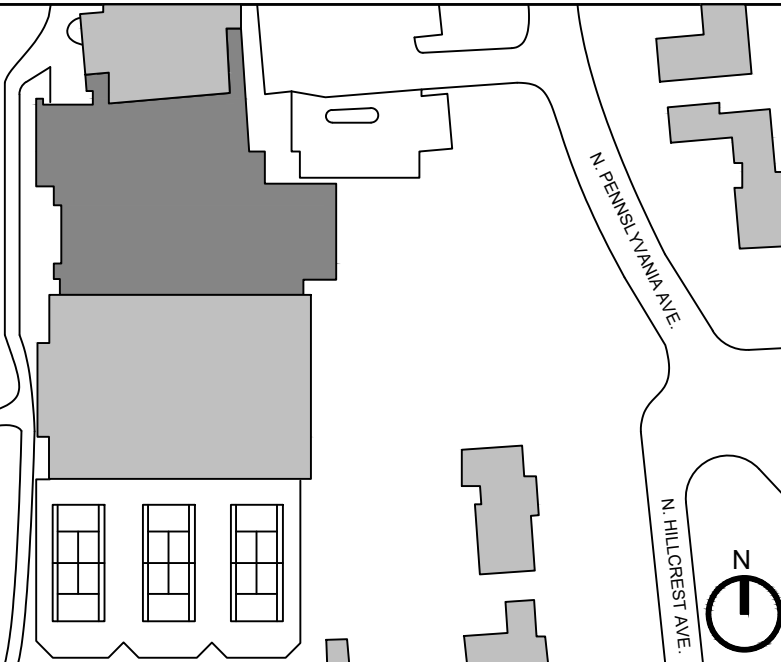


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Original Benchmark:
Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CORS 96; NSRS 2007
Vertical Datum: NAVD83; GEOD 03

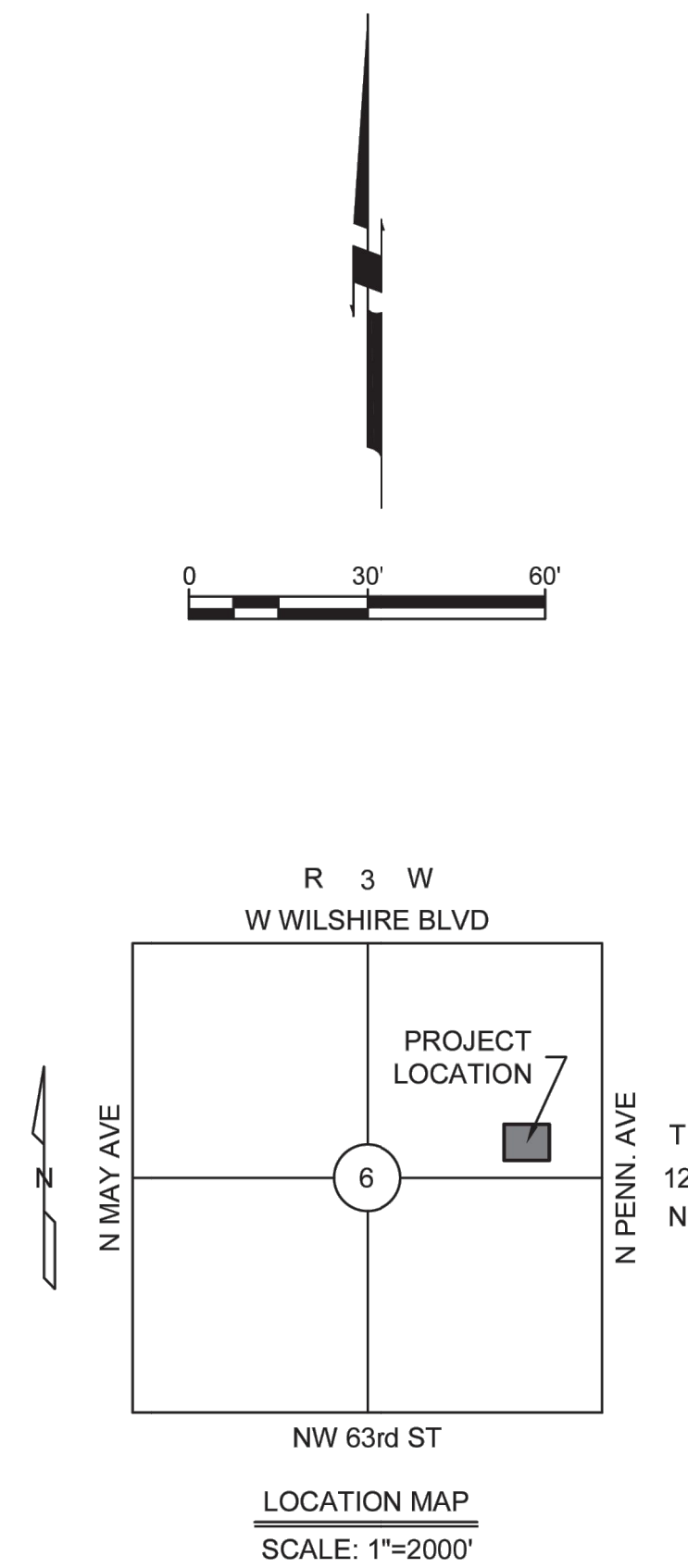
Benchmark # 268
North: 195805.492
Easting: 2110473.904
Elevation: 1183.593
Description: Located 310' E. & 30' N. of the intersection of NW 63rd St & N Shariel Ave, approx. 20' S. of brick sign.
Object: OKC 2" Alum. Disc

Benchmarks by Johnson & Associates
Set On/Around Site:

Benchmark # 450
North: 199104.374
Easting: 2102366.341
Elevation: 1213.12
Description: Located 27' W. of the CL of Penn. Ave, approx. 5' S. of round pull box S. of the N. entrance to Athletic Center.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 451
North: 198906.947
Easting: 2102373.377
Elevation: 1211.74
Description: Located 30' W. of the CL of Penn. Ave, approx. 10' S. of stop sign S. of the S. entrance to Athletic Center.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 452
North: 198646.697
Easting: 2120553.346
Elevation: 1211.38
Description: Located 20' E. of the CL of Penn. Ave & 70' S. of the CL of Devonshire St, approx. 10' S. of curb PC
Object: Mag Nail w/ J&A Control Tag



Certificate of Survey

I, Matthew Johnson, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on July 26, 2024 that the survey was completed on August 2, 2024; all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD83.

Date: August 6, 2024

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484



Surveyor's Note:

The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. A Call OKIE request was made on July 25, 2024 with ticket numbers of 24072516253617 & 24072516283630. A private utility location was performed by J&A UE on July 26, 2024. All utilities that were marked at the time the field work was performed have been located and are shown on the survey.

No portion of the subject area shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0170H Map with an effective date of December 18, 2009.

The subject tract is currently zoned E-1 Estate & R-1-75 Single Family Residential.
Source: the City of Nichols Hills, Oklahoma, Planning & Zoning website at www.nicholshills-ok.gov.
Phone 405-843-5222 for more information about Building Height, setback and parking restrictions for this zoning.

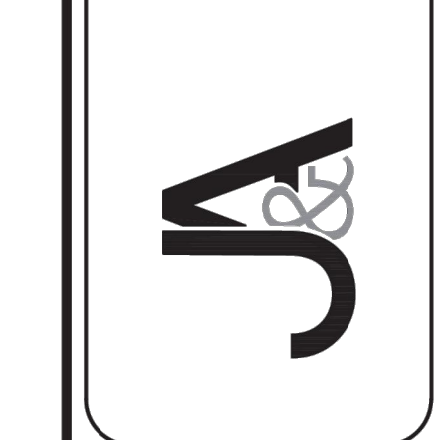
All horizontal coordinate values shown are U.S. Survey feet and all vertical elevation values are shown in feet. The Basis of Bearing is Oklahoma State Plane North Zone NAD83. All distances are Grid distances. Vertical datum is NAVD83. The benchmarks & datum shown hereon are derived from Oklahoma City Survey Monument #268.

Survey Legend											
	BENCHMARK		STORM MANHOLE		ELECTRIC METER		BORE HOLE		SANITARY SEWER	TR	TOP OF RIM
	CONTROL POINT		STORM GRATE		ELECTRIC MANHOLE		ROUND POST		GAS LINE	TF	FINISH FLOOR
	FOUND MONUMENT		CURB INLET		ELECTRIC BREAKER		SQUARE POST		UNDERGROUND TELEPHONE CABLE	OMP	CORRUGATED METAL PIPE
	SET MONUMENT		FIELD INLET		ELECTRIC OUTLET		OVERGROWN TREE		UNDERGROUND POWER	OMP	REINFORCED CONC. PIPE
	FIRE HYDRANT		GAS METER		PULL BOX		DEQUICIOUS TREE		UNDERGROUND CABLE	ROB	REINFORCED CONC. BOX
	AUTOSPRINKLER		NO GAS METER		TELEPHONE BOX		BUSH		OVERHEAD CABLE	TC	TOP OF CURB
	HOSE BIB/SPIGOT		GAS VALVE		TELEPHONE MANHOLE		GATE		RAILROAD TRACKS	GT	CURB GUTTER
	WATER METER		VENT PIPE		CABLE BOX		HANDICAP		EXISTING CONTOUR	BL	BUILDING LINE
	WATER VALVE		MONITORING WELL		MANHOLE		TRAFFIC SIGNAL POLE		BRUSH LINE	UE	UTILITY EASEMENT
	WATER WELL		POWER POLE		UTILITY BOX		STOCKADE FENCE		GRASS PAVING	RW	RIGHT-OF-WAY
	SPRINKLER HEAD		GUY WIRE		MAILBOX		CHAINLINK FENCE		CONCRETE PAVING	R	RECORD
	SPRINKLER VALVE		LIGHT POLE		SIGN		BARBED WIRE FENCE		FLOWLINE	JM	MEASURED
	SANITARY MANHOLE		GROUND LIGHT		AIR CONDITIONER		WATERLINE		TOP OF GRATE	⓪	CORRESPONDING NOTE
	CLEANOUT		ELECTRIC BOX		ROOF DRAIN		STORM SEWER				

***** NOTE *****
THIS EXHIBIT IS FOR TOPOGRAPHIC USE ONLY. IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

REVISIONS	
NO.	DESCRIPTION

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
405-235-8075
www.jakco.com
Certification of Authorization #1484 Exp. Date: 06-30-2025
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OKLAHOMA CITY GOLF & COUNTRY CLUB
7000 N.W. GRAND BOULEVARD
NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA
TOPOGRAPHIC SURVEY

Proj. No. 4150008
Date: 8-6-2024
Scale: 1" = 30'
Surveyed by: WH
Drawn by: WJM, JM
Approved by: MJ
SHEET NUMBER
TS

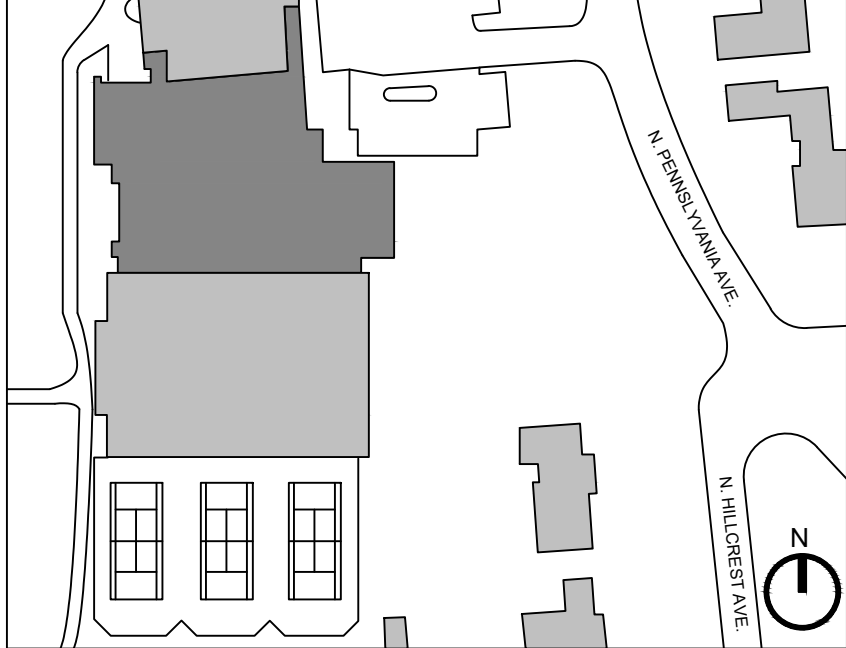
KEY

REV	DATE	DESCRIPTION
	3/14/25	DESIGN DEVELOPMENT
	5/09/25	PERMIT
	6/12/25	50% CD SET
	6/18/25	NICHOLS HILLS BUILDING COMMISSION

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ARCHITECTS LTD.
FLOOR BUILDING, 21 E. RENO AVE., SUITE 400, OKLAHOMA CITY, OK 73104
TEL: 405 (602) 600 1763 WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
TOPOGRAPHIC SURVEY

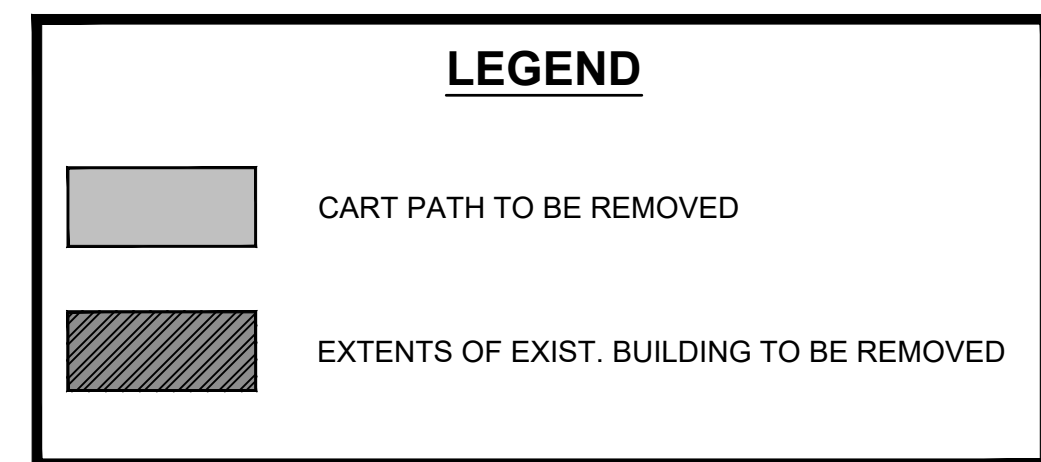
drawn by	checked	scale	status
MJ	MJ	N.T.S.	PERMIT
project	originator	drawing no	revision
A	TS		

ONE CALL UTILITY LOCATION NUMBER
840-5020
1-800-522-5543
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.

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
405-235-8075 FAX: 405-235-8071 www.jakco.com
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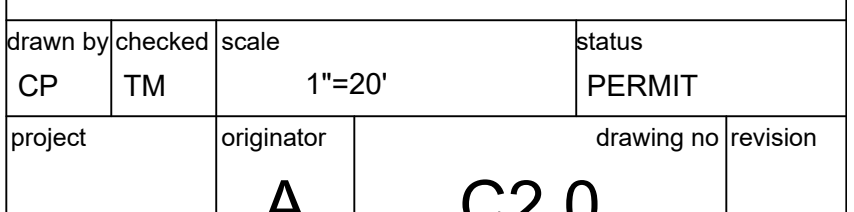


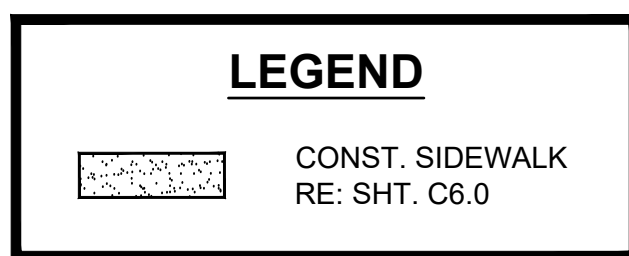
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8/6/24 10:00 AM
© Allford Hall Monaghan Morris Ltd. C



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
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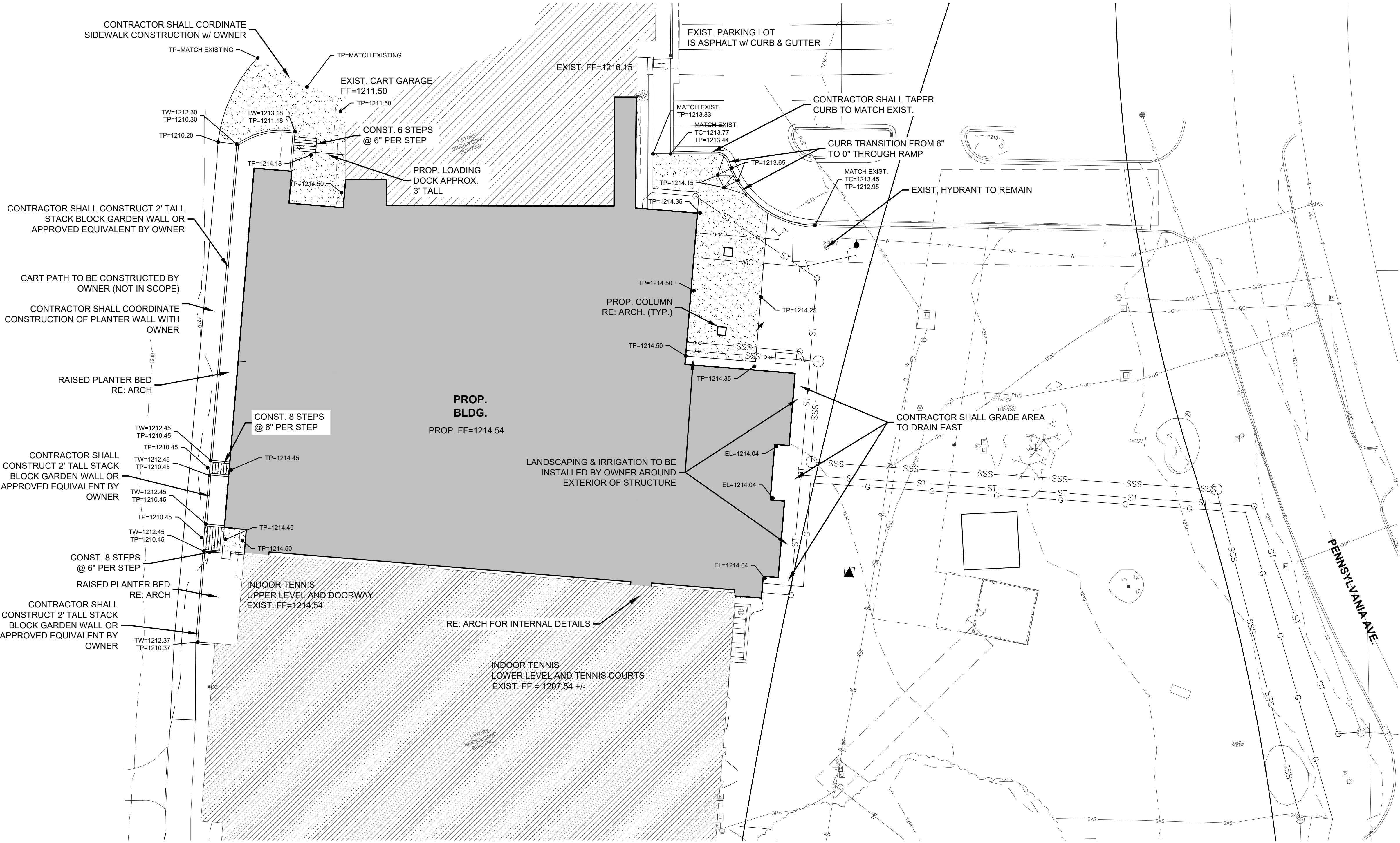




drawn by	checked	scale	status
CP	TM	1"=20'	PERMIT
project	originator	drawing no	rev
	A	C3.0	

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LEGEND

TC=1200.00
TP=1200.00

PROPOSED TOP OF CURB ELEVATION
PROPOSED TOP OF PAVEMENT ELEVATION

FL=1200.00

PROPOSED FLOW LINE ELEVATION

EL=1200.00

PROPOSED ELEVATION

→ . . .

PROPOSED FLOW LINE

— . . . —

PROPOSED RIDGE LINE

←

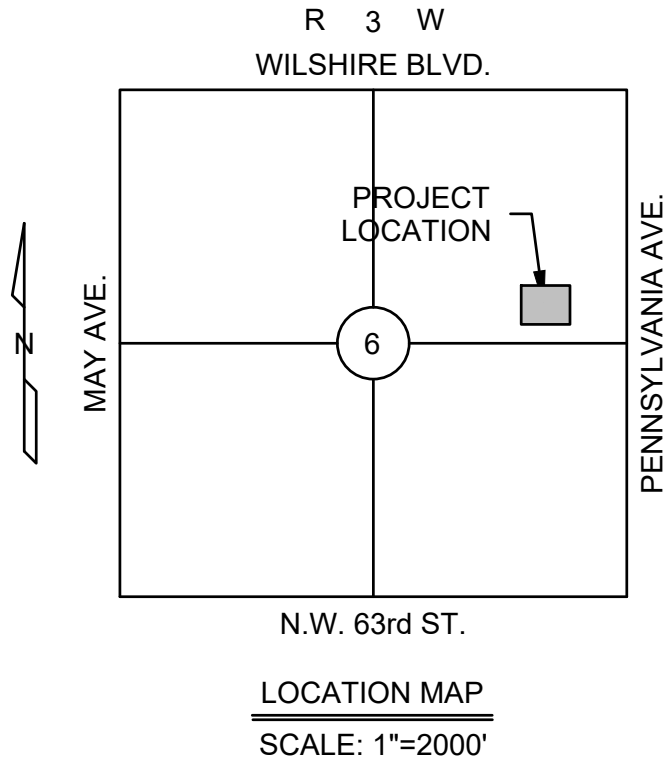
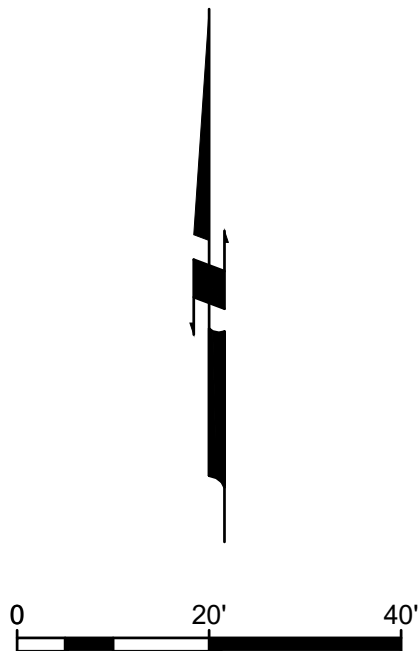
DIRECTIONAL FLOW ARROW

1200

PROPOSED CONTOUR

1200

EXISTING CONTOUR



GRADING NOTES

- ALL FILL AREAS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (OR AS DIRECTED IN THE GEOTECHNICAL REPORT).
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION: DAMAGE TO ANY UTILITIES OR STRUCTURES DURING EXCAVATION AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONE CALL UTILITY LOCATION NUMBER IS 840-5032 OR 1-800-522-6543.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE.
- ALL SITE GRADING SHALL INCLUDE THE FOLLOWING:
 - TOP SOIL REMOVAL, STOCKPILE AND RE-SPREADING IN LANDSCAPE AREAS.
 - EXCAVATION AND COMPACTED EMBANKMENT SHALL BE DONE WITH +/- 0.1' WITH SUBGRADE TAKE OFFS IN ACCORDANCE WITH TYPICAL PAVING SECTIONS.
- CONTRACTOR IS TO INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO CONSTRUCTION. (COST TO BE INCLUDED IN BID ITEM FOR EROSION CONTROL.)
- CONTRACTOR TO INSTALL GRAVEL WASH BED TO RUN EQUIPMENT THROUGH AND SHALL REMOVE ALL EXCESS DEBRIS FROM TRUCKS BEFORE LEAVING SITE. CLEAN ALL DEBRIS FROM PUBLIC RIGHT-OF-WAY IMMEDIATELY.
- ANY REMOVAL OF TREES (AS APPROVED BY OWNER), FENCING OR DEBRIS WITHIN THE LIMITS OF SITE GRADING SHALL BE DISPOSED OF BY GRADING CONTRACTOR. (COST TO BE INCLUDED IN BID ITEM FOR TREE REMOVAL.)
- CONTRACTOR IS RESPONSIBLE FOR SOIL PREPARATION UNDER PROPOSED BUILDING FOUNDATION PER GEOTECHNICAL REPORT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLES, PULL BOXES AND UTILITY APPURTENANCES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.

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Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CORS 96; NSRS 2007
Vertical Datum: NAVD88; GEOD 03

Benchmark # 268
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Easting: 2110473.904
Elevation: 1163.593
Description: Located 310' E. & 30' N. of the intersection of NW 63rd St & N Shartel Ave, approx. 20' S. of brick sign.
Object: OKC 2" Alum. Disc

Benchmarks by Johnson & Associates
Set On/Around Site:

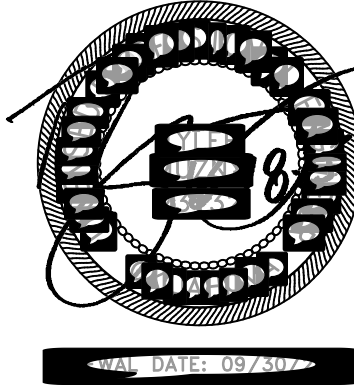
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Elevation: 1213.12
Description: Located 27' W. of the CL of Penn. Ave, approx. 5' S. of round pull box S. of the N. entrance to Athletic Center.
Object: #4 Bar w/ J&A Control Cap

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Elevation: 1211.74
Description: Located 30' W. of the CL of Penn. Ave, approx. 10' S. of stop sign S. of the S. entrance to Athletic Center.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 452
Northing: 198646.697
Easting: 2120553.346
Elevation: 1211.38
Description: Located 20' E. of the CL of Penn. Ave & 70' S. of the CL of Devonshire St, approx. 10' S. of curb PC.
Object: Mag Nail w/ J&A Control Tag

KEY

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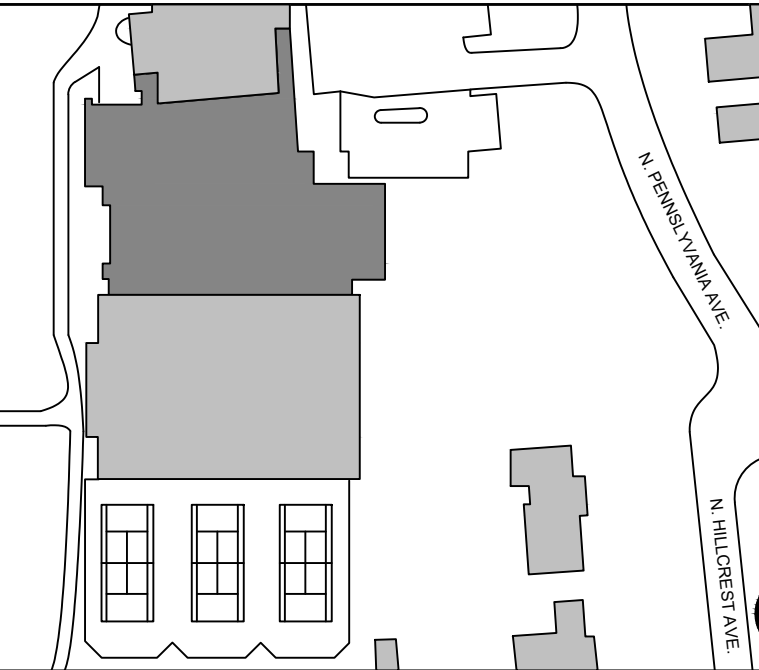


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ARCHITECTS LLC
1100 N. WILSHIRE BLVD., SUITE 400, OKLAHOMA CITY, OK 73104
TEL: (405) 600-1941 WEB: WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
GRADING PLAN

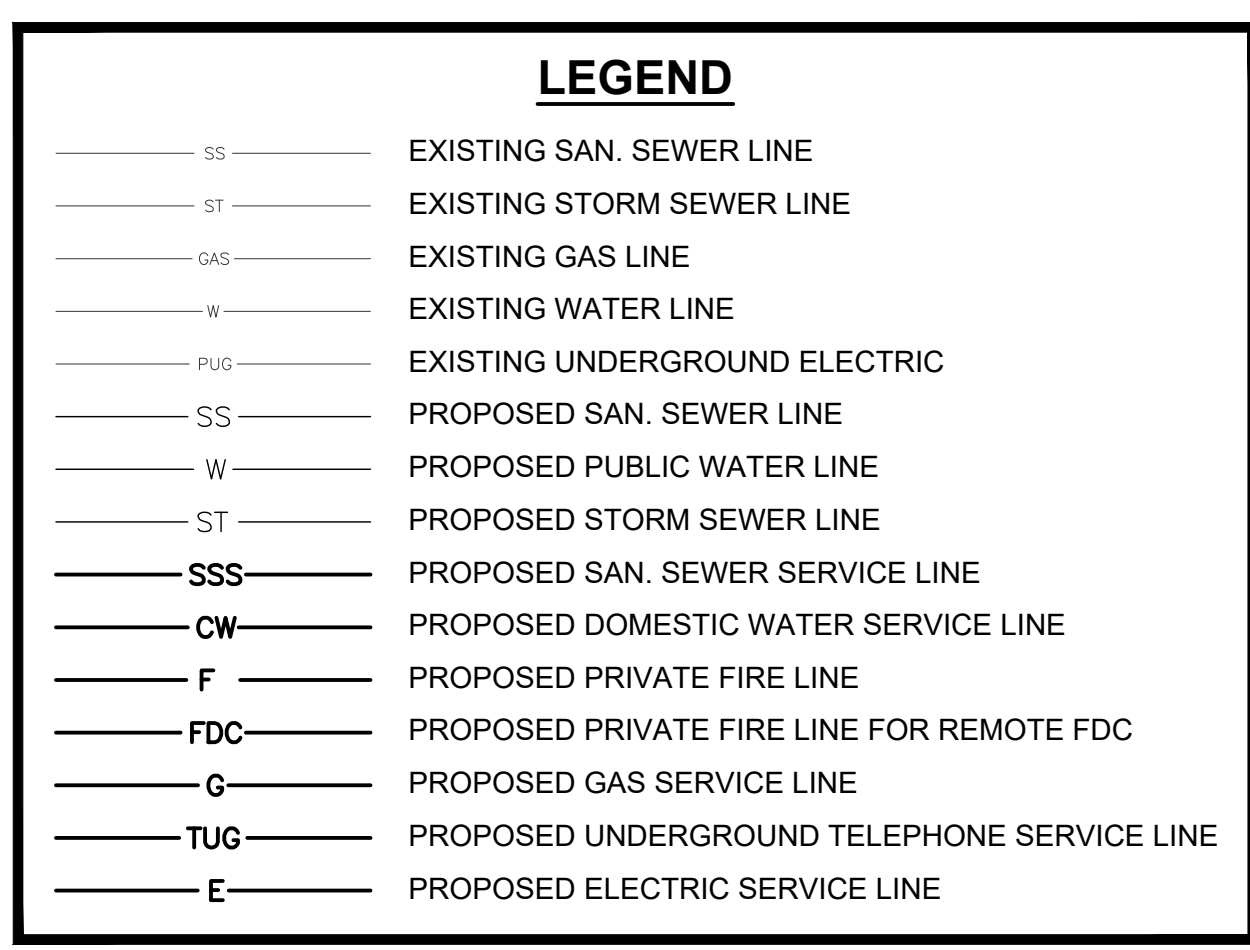
drawn by	checked	scale	status
CP	TM	1"=20'	PERMIT
project	originator	drawing no	revision
A	C4.0		

ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543

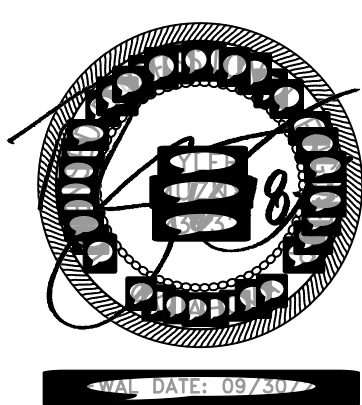
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(405) 235-0075 FAX (405) 235-0078 www.jahm.com
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- | REV | DATE | DESCRIPTION |
|---------|------|-----------------------------------|
| 3/14/25 | | DESIGN DEVELOPMENT |
| 5/09/25 | | PERMIT |
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| 6/18/25 | | NICHOLS HILLS BUILDING COMMISSION |



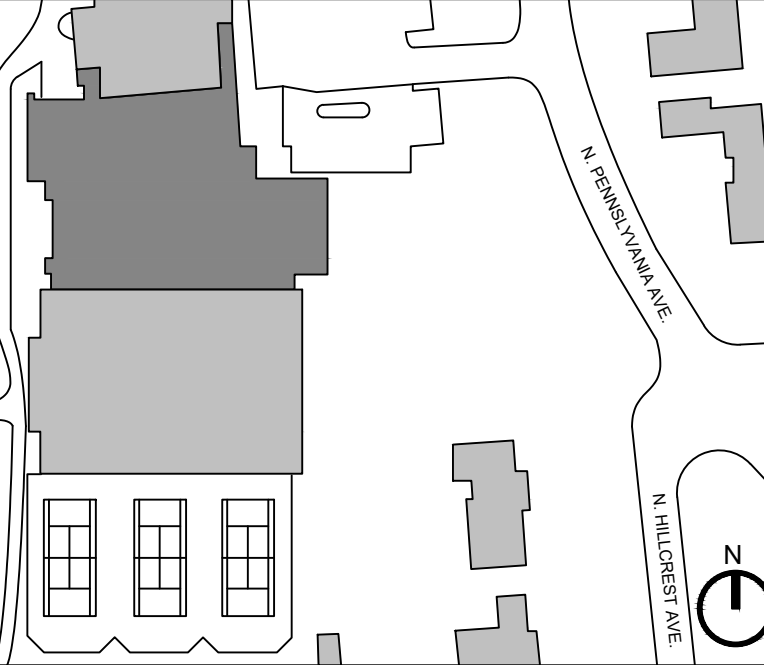
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- Any loss or degradation of the information held in any computer programme other than that which was used to prepare it.
- Any loss or degradation of the information held in any other form, claims, proceedings and expenses arising out of reliance on such information.
- Any loss or degradation of the information held in any drawing authority solely for the purposes of the planning application to which it relates
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ARCHITECTS LLC
PLOW BUILDING, 29 E RENO AVE, SUITE 440, OKLAHOMA CITY, OK 73104
TEL 001 (405) 600 1941 WEB WWW.AHMM.CO.UK

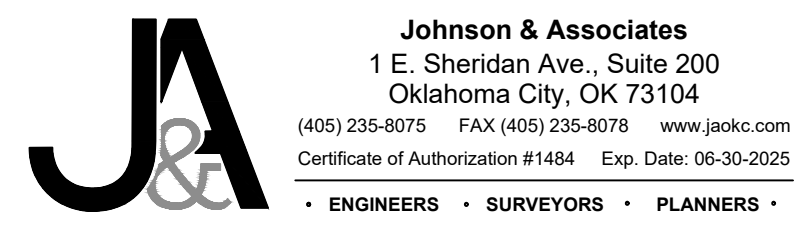
client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
UTILITY PLAN

drawn by		checked	scale	status	
CP		TM	1"=30'	PERMIT	
project		originator		drawing no	revision
		A		C5.0	

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.



ROOF DRAINS TO DAYLIGHT ABOVE
GROUND WILL PROVIDE 114 GPM
OVERFLOW DRAIN ALSO PROVIDES 114 GPM

CONST. 2-6" x 45" BEND

CONST. 6" STORM SEWER
LINE CONNECTION FL = 1210.54
ROOF DRAINS TO TIE INTO
STORM SEWER PROVIDE 250 GPM
OVERFLOW DRAINS THAT DAYLIGHT
ALSO PROVIDE 250 GPM

CONST. 6" STORM LINE @0.50% MIN.

PROP.
BLDG.
PROP. FF=1214.54

CONST. 12" DIA. NYOPLAST DRAIN BASIN TR=1214.00
FL N (6") = 1207.93 FL E (8") = 1207.76 FL S (8") = 1207.76

CONST. 8" STORM LINE @0.50% MIN.

ROOF DRAINS TO DAYLIGHT ABOVE
GROUND WILL PROVIDE 217 GPM
OVERFLOW ALSO PROVIDES 217 GPM

8" ROOF DRAIN SHALL BE TIED INTO
PROP. 8" STORM LINE FL = 1210.54

ROOF DRAINS TO TIE INTO
STORM SEWER PROVIDE 470 GPM
OVERFLOW DRAINS THAT DAYLIGHT ALSO PROVIDE 470 GPM

CONST. 12" DIA. NYOPLAST DRAIN BASIN TR=1214.15
FL W (8") = 1209.95
FL N (8") = 1209.95

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1214.20 FL W (6") = 1210.00
FL SE (6") = 1210.00

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1214.10 FL S (6") = 1208.28
FL NW (6") = 1208.28

15' WATERLINE ESMT.
BK. 13117, PG. 1197

20' ACCESS ESMT.
BK. 15419, PG. 1361

CONST. 8" STORM LINE @0.50% MIN.

APPROX. LOC.
20'x20' TRACT
PER PLAT

EXTENDED
LEASE TRACT
BK. 15419, PG. 1361

10' ACCESS ESMT.
BK. 15419, PG. 1361

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1211.00
FL W (8") = 1206.95
FL S (8") = 1206.95

CONST. 8" STORM LINE @0.50% MIN.

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1211.00
FL E (8") = 1206.52
FL N (8") = 1206.52
EXIST. STORM SEWER MANHOLE
TR=1210.98
FL NW=1206.88 (15")
FL SE=1206.48 (18")

DEVONSHIRE ST.

HILLCREST AVE.

BLOCK 88
NICHOLS HILLS

LOT 4

LOT 3

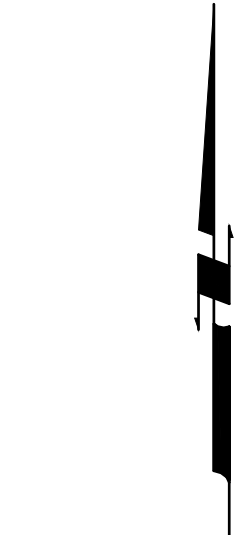
LOT 2

LOT 1

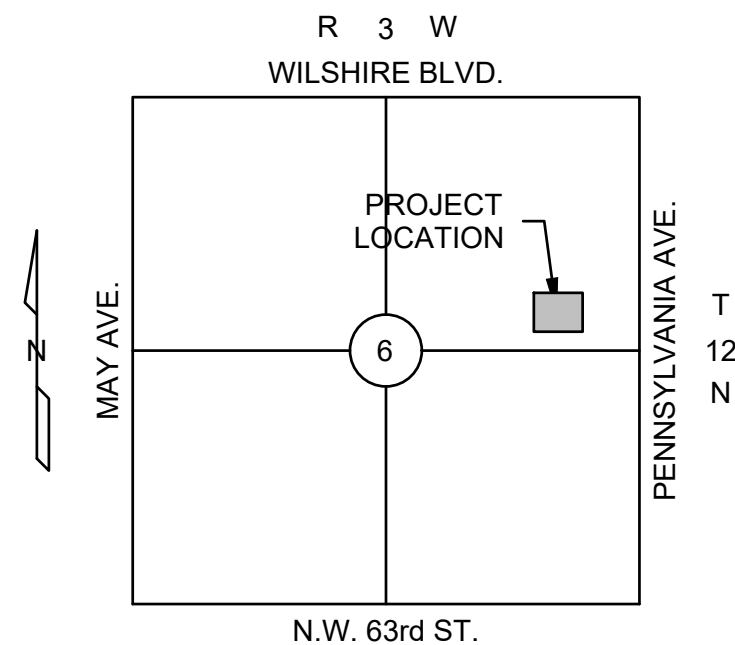
GENERAL NOTES - UTILITIES

1. ALL UTILITY WORK SHALL COMPLY WITH CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS AND BUILDING INSPECTIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. DAMAGE TO ANY UTILITIES OR STRUCTURAL DURING EXCAVATION AND CONSTRUCTION OF NEW UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONE CALL UTILITY LOCATE IS 840-5032 OR 1-800-522-6543.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANIES FOR NEW SERVICE CONNECTION.
4. TRENCHING SHALL BE BACKFILLED WITH SAND UNDER ALL PAVED AREAS AND COMPACTED BY WATER-JETTING.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY WORK FOR THIS SITE.
6. CONTRACTOR SHALL COORDINATE SIZE AND EXACT ENTRANCE LOCATION OF ALL UTILITY SERVICE WITH ELECTRICAL AND MECHANICAL PLANS.
7. CONTRACTOR SHALL USE NYOPLAST FITTINGS OR OTHER APPROVED EQUIVALENTS FOR STORM SEWER BENDS AND CONNECTIONS.

TOTAL SITE RELEASE PROVIDED BY DEVELOPMENT = 1051 GPM
1051 GPM = 2.81 CFS
WITH OVERFLOW INCLUDED THE TOTAL FLOW = 2102 GPM
2102 GPM = 5.62 CFS



0 30' 60'



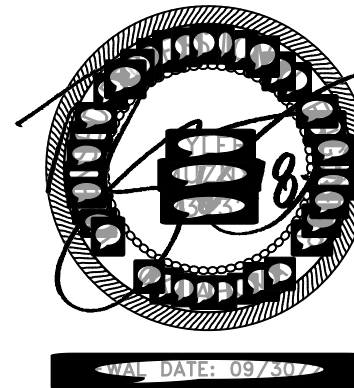
LOCATION MAP
SCALE: 1"=200'

LEGEND

SS	EXISTING SAN. SEWER LINE
ST	EXISTING STORM SEWER LINE
GAS	EXISTING GAS LINE
W	EXISTING WATER LINE
PUG	EXISTING UNDERGROUND ELECTRIC
SS	PROPOSED SAN. SEWER LINE
W	PROPOSED PUBLIC WATER LINE
ST	PROPOSED STORM SEWER LINE
SSS	PROPOSED SAN. SEWER SERVICE LINE
CW	PROPOSED DOMESTIC WATER SERVICE LINE
F	PROPOSED PRIVATE FIRE LINE
FDC	PROPOSED PRIVATE FIRE LINE FOR REMOTE FDC
G	PROPOSED GAS SERVICE LINE
TUG	PROPOSED UNDERGROUND TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC SERVICE LINE

KEY

REV	DATE	DESCRIPTION
3/14/25	DESIGN DEVELOPMENT	
5/09/25	PERMIT	
6/12/25	50% CD SET	
6/18/25	NICHOLS HILLS BUILDING COMMISSION	

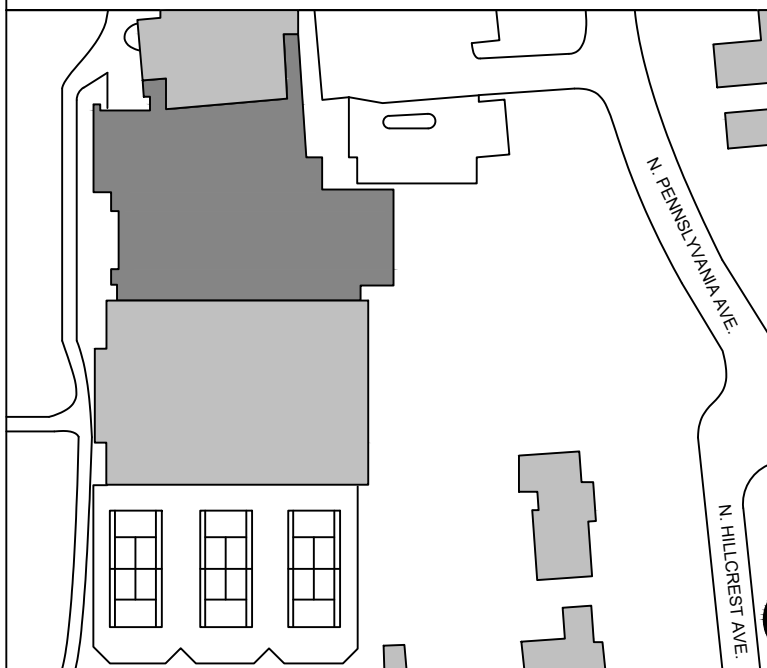


NOTE

The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility. Allford Hall Monaghan Morris Limited (AHMM) accepts no responsibility or liability for:

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- Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to prepare it
- The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information
- Any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates
- Any modifications or changes made to it without prior written consent of AHMM

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ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS LLC
FLOW BUILDING, 2915 RENO AVE, SUITE 440, OKLAHOMA CITY, OK 73104
TEL: (405) 600-1941 WEB: WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
UTILITY PRIVATE DRAINAGE PLAN

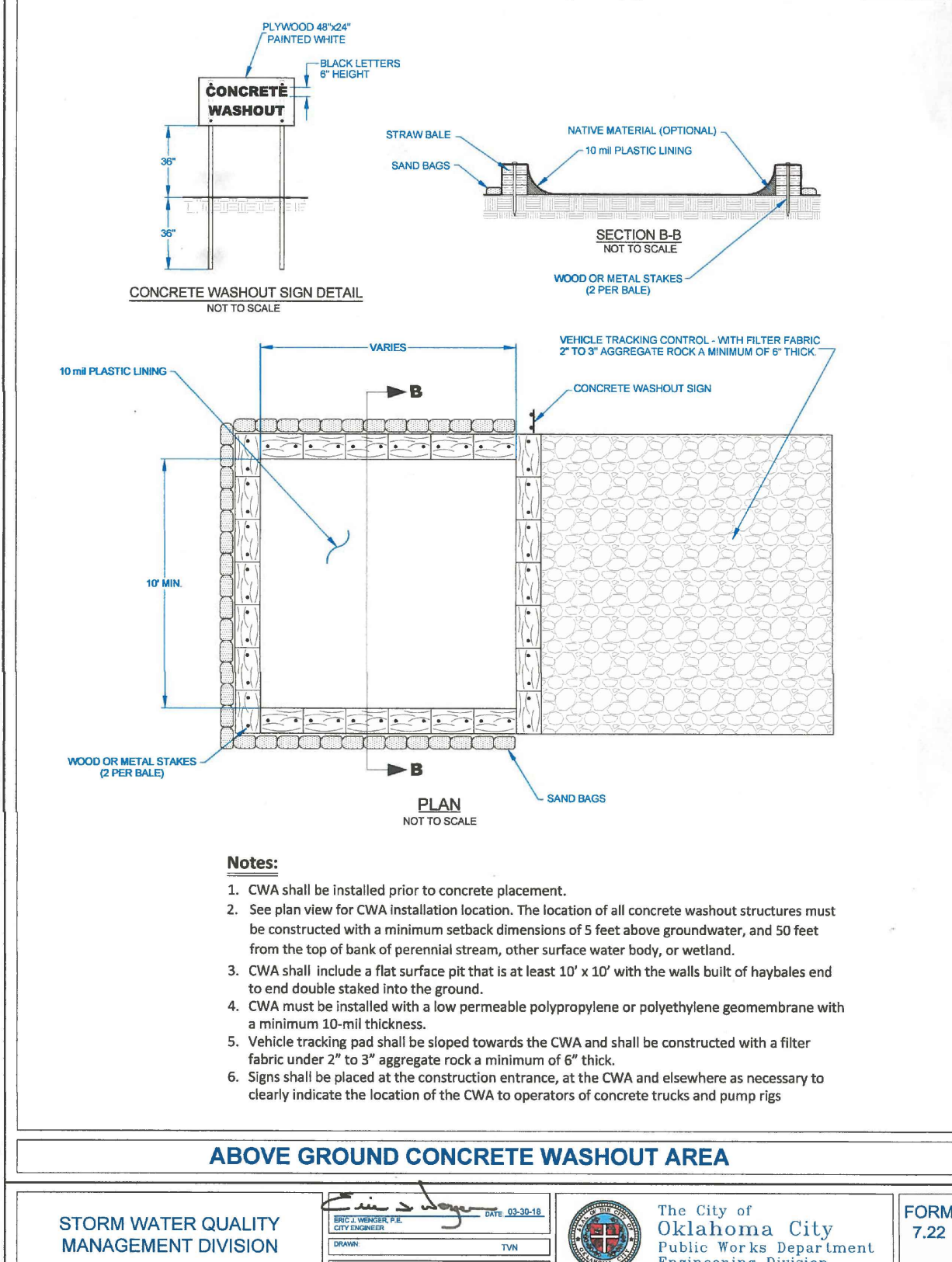
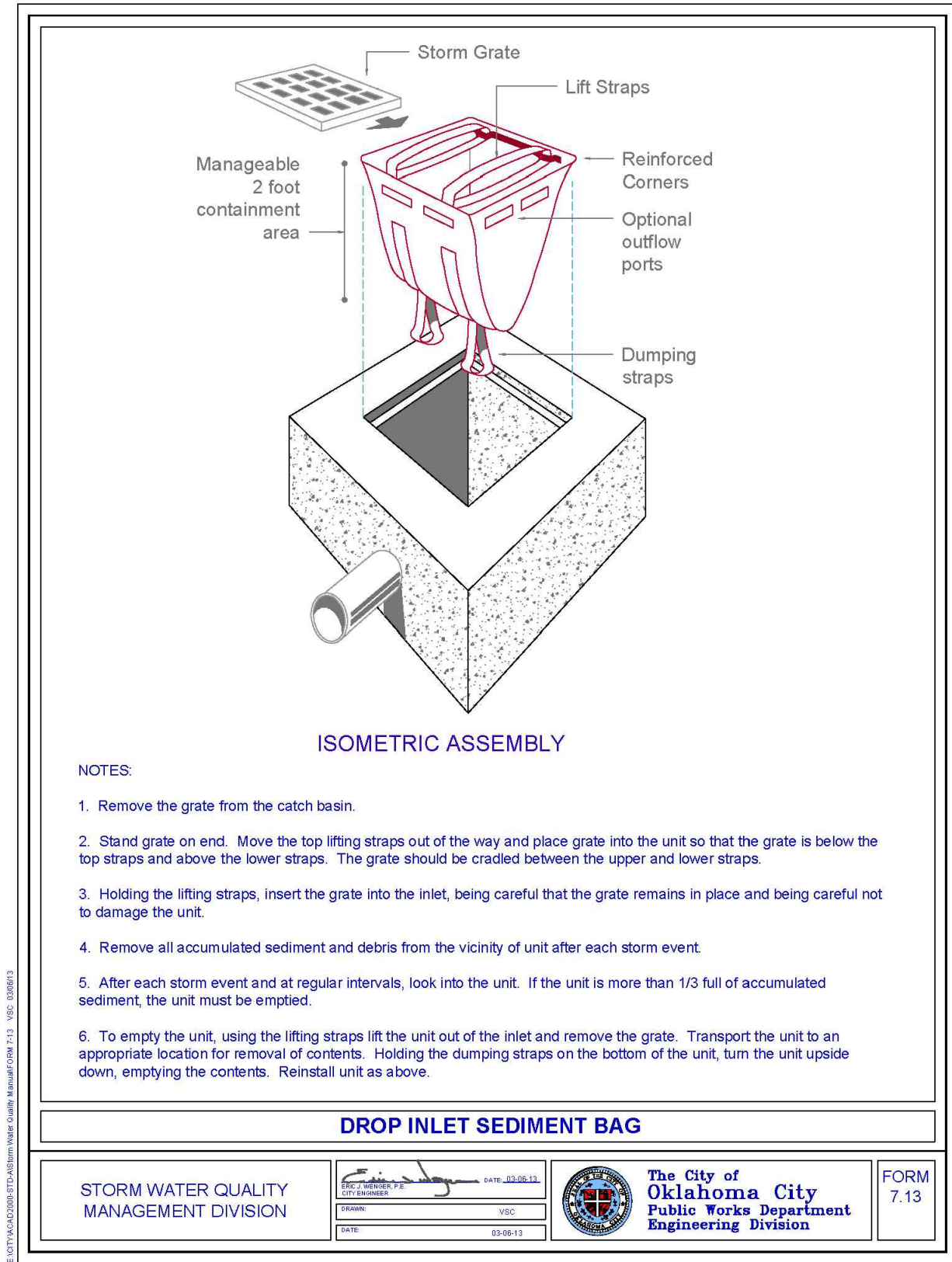
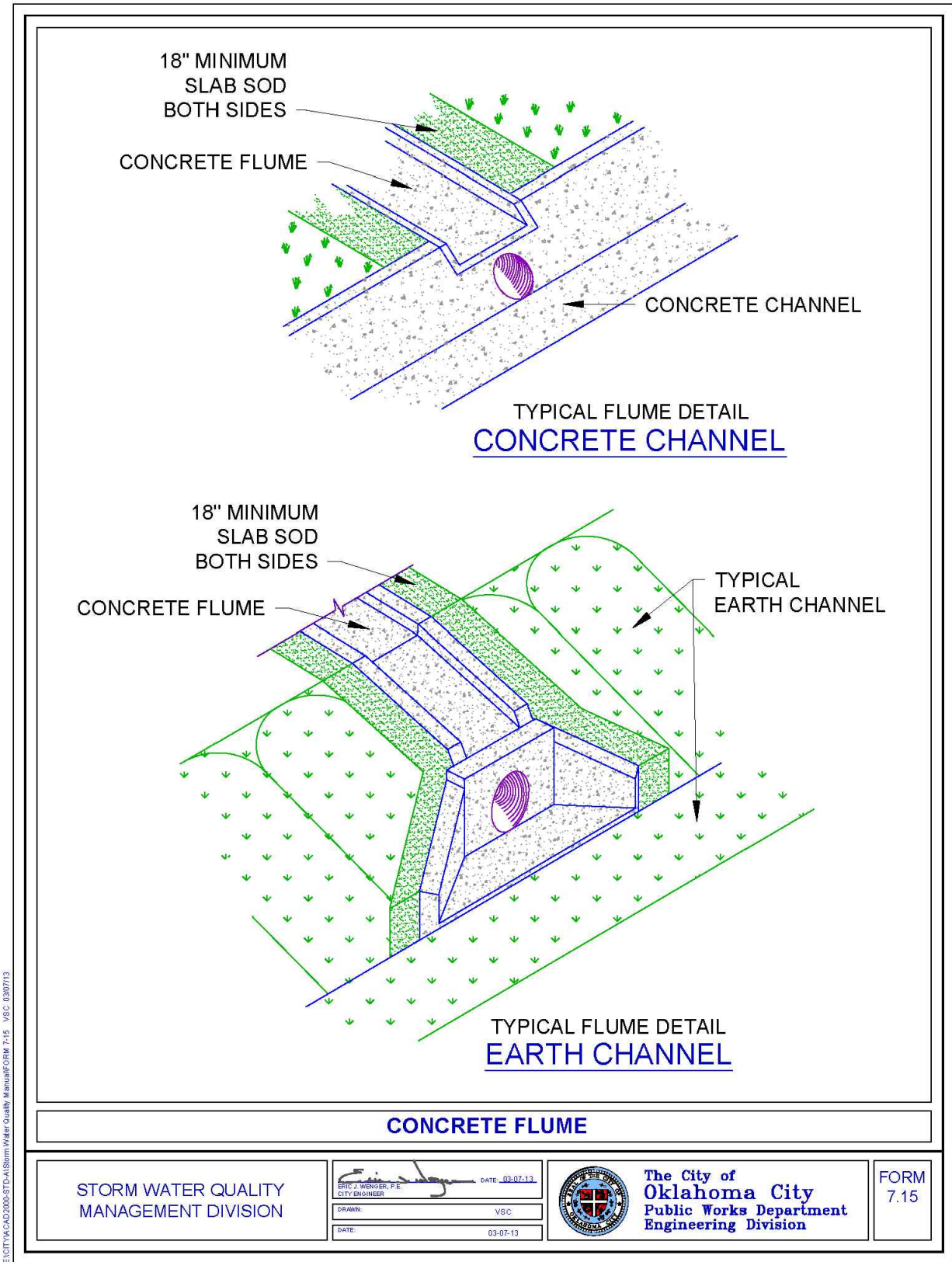
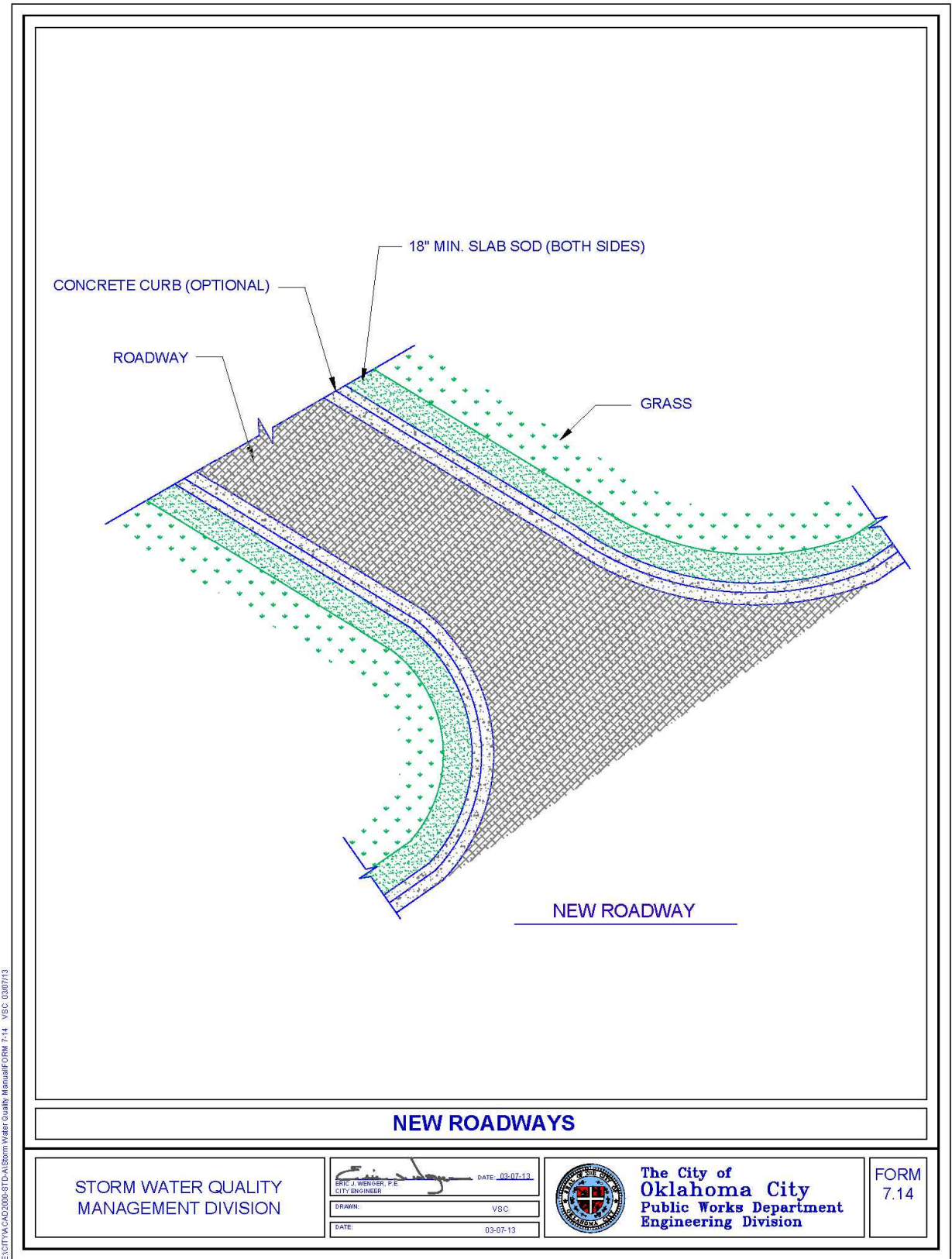
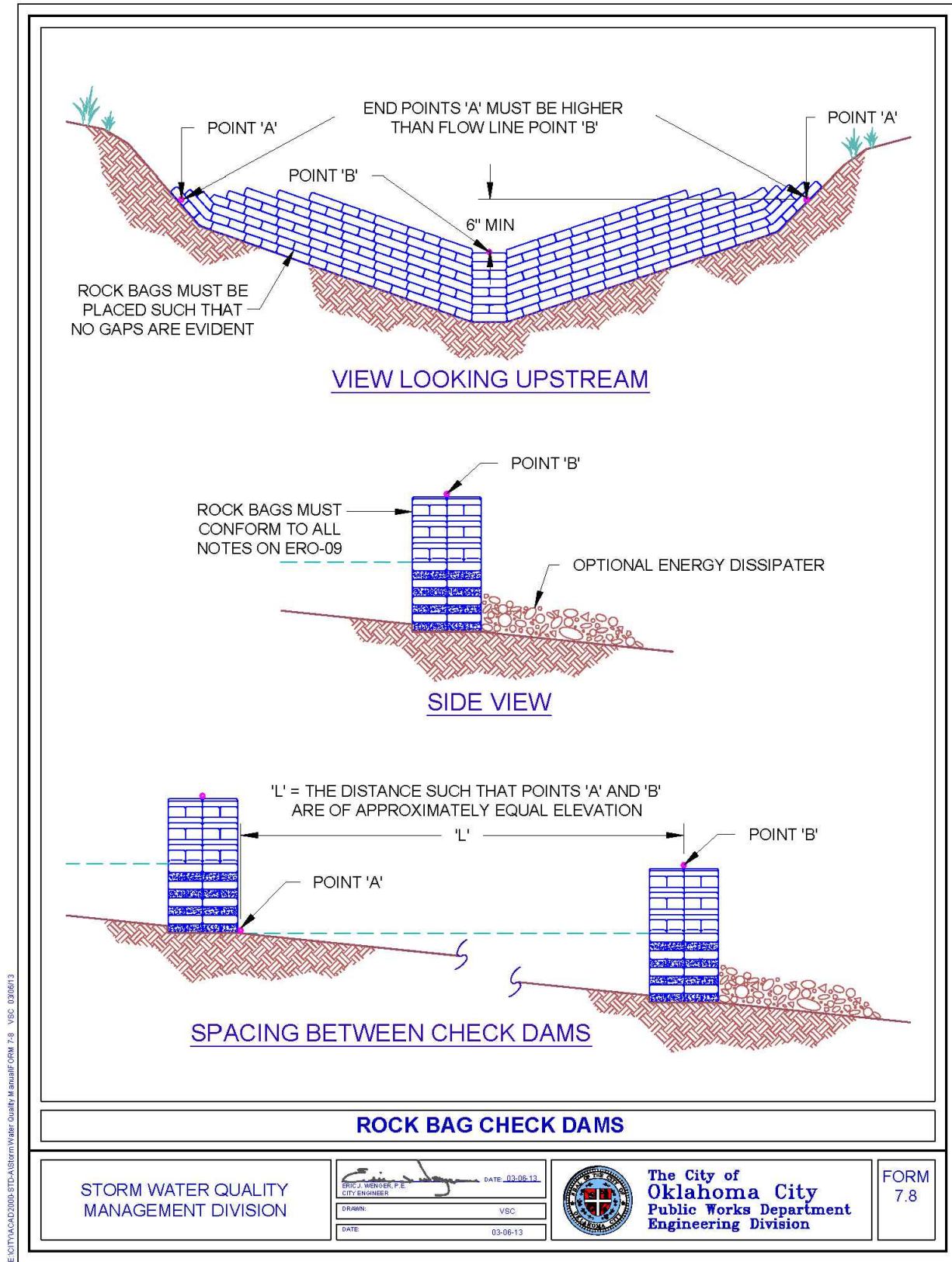
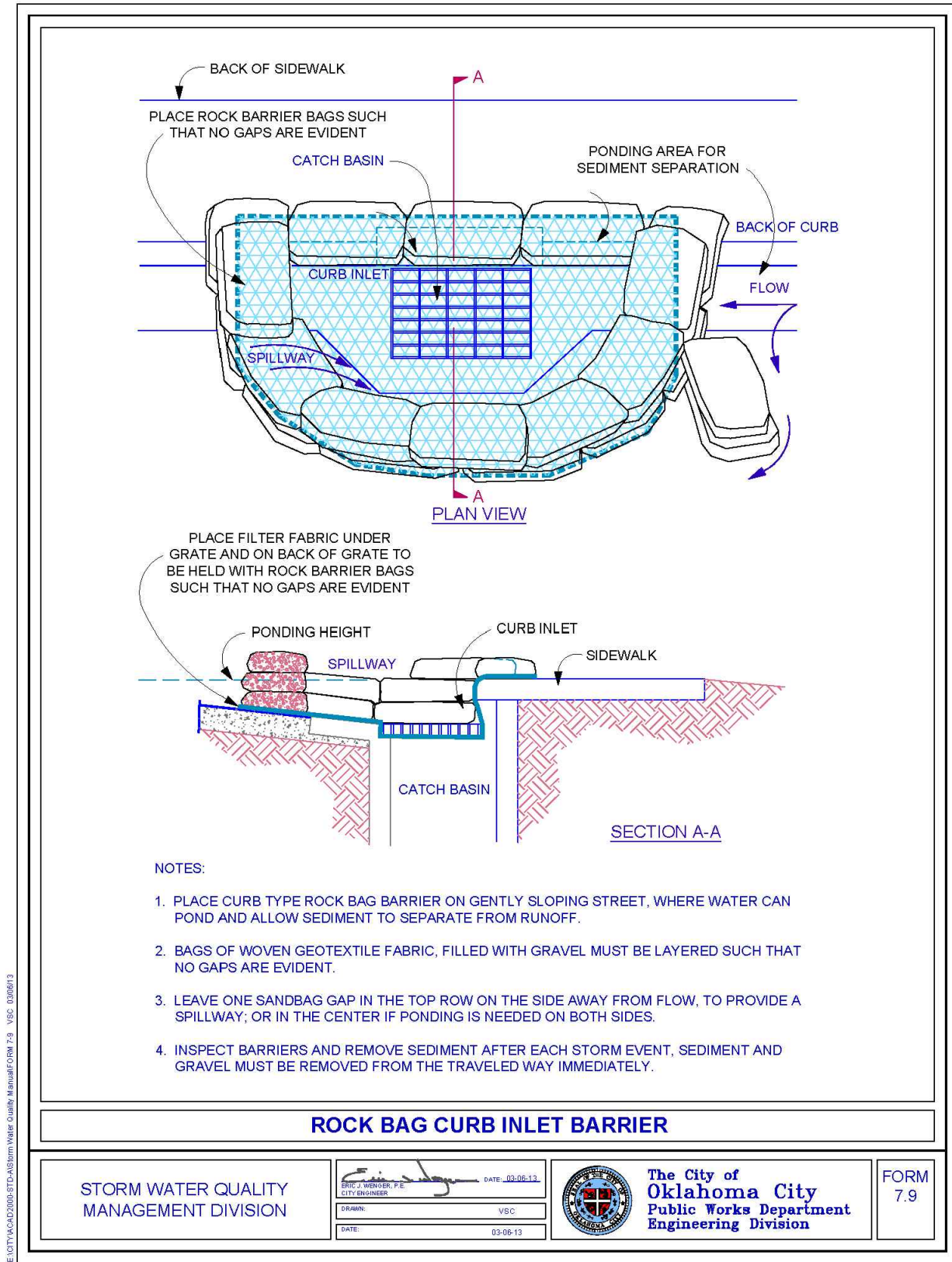
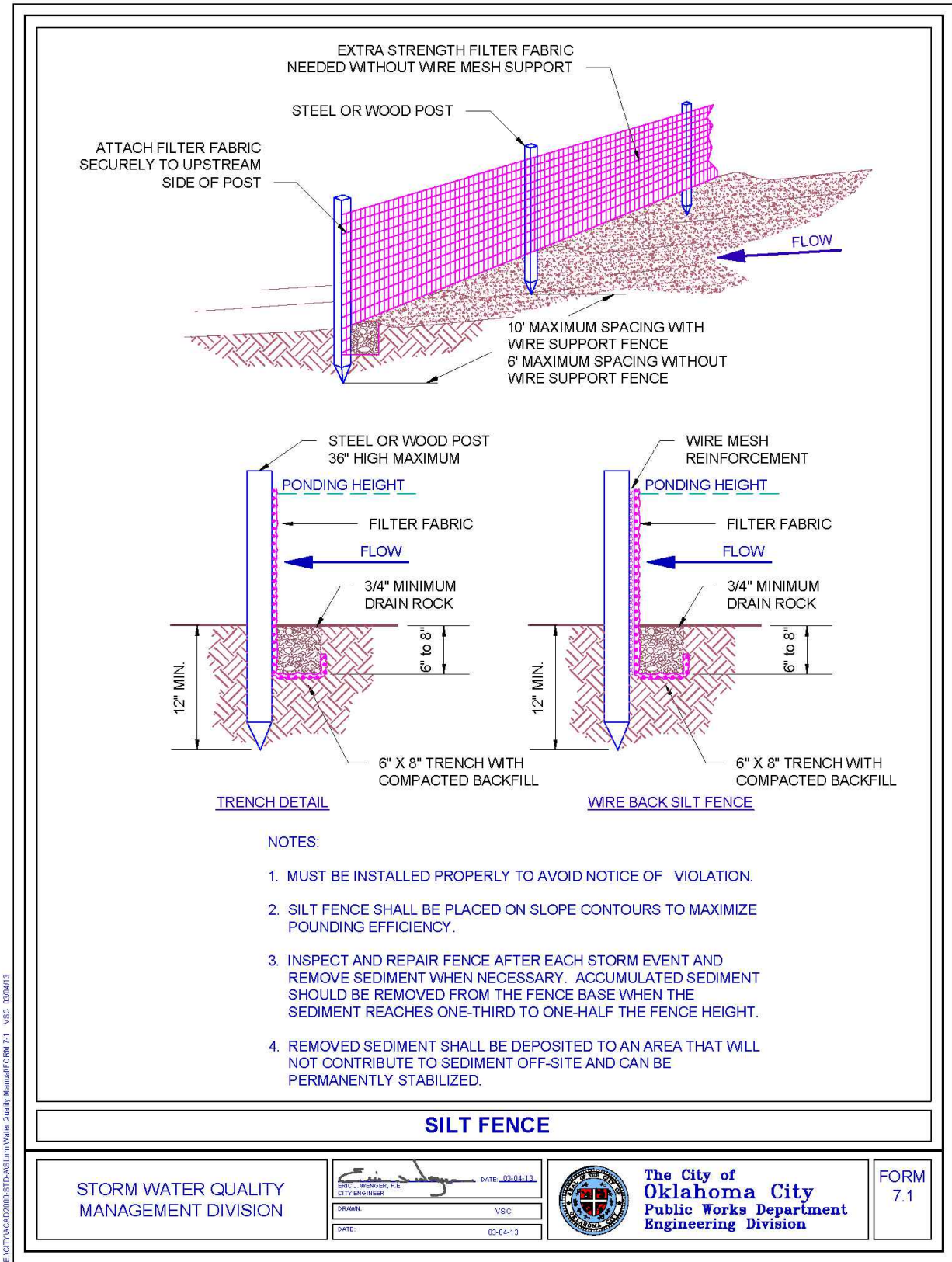
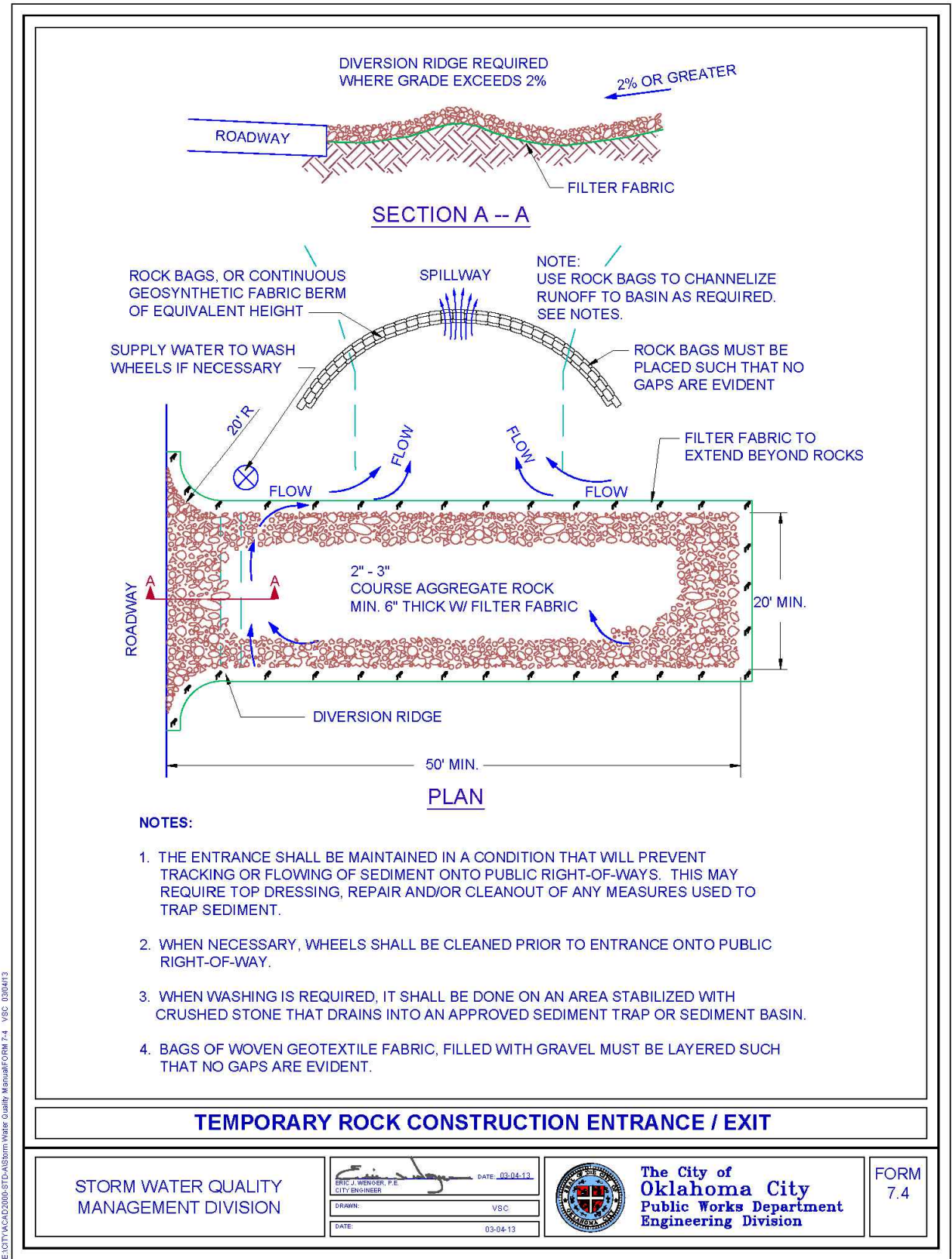
drawn by	checked	scale	status
CP	TM	1"=30'	PERMIT
project	originator	drawing no	revision
A	C5.1		

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.



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



KEY

REV DATE DESCRIPTION

3/14/25 DESIGN DEVELOPMENT

5/09/25 PERMIT

6/12/25 50% CD SET

6/18/25 NICHOLS HILLS BUILDING COMMISSION

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TEL 001 (405) 605 1941 WEB WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB

job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB

drawing title / location
EROSION CONTROL DETAILS

drawn by checked scale status
CP TM N.T.S. PERMIT

project originator drawing no revision
A EC2

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-6075 FAX (405) 235-6076 www.jandco.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
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1-800-522-6543

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J&A

Entrance



West Elevation



View From Penn



ALLFORD
HALL
MONAGHAN
MORRIS

Patrick N. Hill
1820 DEVONSHIRE BOULEVARD
NICHOLS HILLS, OKLAHOMA 73116
405-848-0282

VIA HAND DELIVERY

July 2, 2025

Amanda Copeland
City Clerk
City of Nichols Hills
6407 Avondale Drive
Nichols Hills, OK 73116

RE: Application PC-2025-03 Special Use Permit for an Indoor Pickleball, Racket Sports Facility and Restaurant

Members of Planning Commission and City Council,

Barbara and I reside at 1820 Devonshire Boulevard, near the proposed Pickleball and Racket Sports Facility, and Restaurant. It is our understanding that no additional parking spaces have been planned for the facility on property owned by the Oklahoma City Golf and Country Club. Our residence is located one house off Pennsylvania and will undoubtedly be impacted by overflow parking resulting from the additional burden placed on the existing parking lot. We oppose the construction of an indoor pickleball and racket sports facility, and restaurant, as proposed in Application PC-2025-03.

We also understand that, if the referenced Application is approved, the Country Club may initiate steps to convert all or a portion of Lisle Park from a public park to a parking lot for the benefit of the proposed private facility. We consider Lisle Park to be an amenity for our neighborhood and a buffer for the nearby residences against the adjacent property's recreational and restaurant uses. We oppose a conversion of Lisle Park to serve the parking needs of the Oklahoma City Golf and Country Club.

We respectfully request that the City of Nichols Hills not approve Application PC-2025-03 Special Use Permit for an Indoor Pickleball, Racket Sports Facility and Restaurant.

Thank you for your consideration of our concerns.

Sincerely,



Patrick N. Hill



Barbara D. Hill

Laurie Dale Keffer
6505 N. Hillcrest Ave
Nichols Hills, OK 73116
July 2, 2025

The City of Nichols Hills
6407 Avondale Drive
Nichols Hills, OK 73116

To include: The Planning Commission, City Council, Park Commission, Board of Adjustments,
Building Commission

I oppose application PC-2025-03 for a Special Use Permit for an indoor pickleball, racket sports facility and a new restaurant.

The Application and supporting documents viewed on the NH website July 2 show a very beautiful building that meshes perfectly with the exiting architecture of the current property. As an Architect, I am curious and concerned that the documents did not include any type of Community Impact Statement or evidence of any community involvement.

The Applicant erred in not including all Nichols Hills residential property within the 300' radius of the applicant's property. The 300' radius includes most if not all of N. Hillcrest Avenue including both sides of the street. Also, the homes on the west ends of Camden Way and Pennington Way may fall in the 300' radius of the Oklahoma City Golf and Country Club property line.

The original 300' list plus these additional residents are all adversely impacted by the Applicant's proposed project with the undeniable increase in traffic, noise and security issues. Most importantly is parking. The parking shown on the Plan is NOT even on their property! It's cut out from City of Nichols Hills owned Lisle Park! Even if those ± 15 spaces were relocated, it would unlikely be enough spaces added to the existing overcrowded parking lot - which according to the drawings, also appears to encroach on NH property. Restaurant users would most likely park on the street. Doing so, is certainly a substantial detriment to the Greater Good.

Negatively impacted non-member Nichols Hills neighbors who will not be allowed to use the private restaurant will just have to dodge the cars and continue to go elsewhere with SGA.

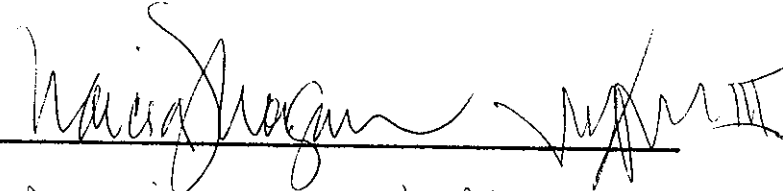
Respectively submitted,

Laurie Dale Keffer



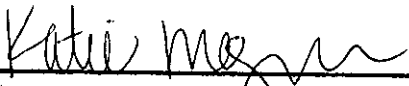
I oppose Application PC-2025-03 for a Special Use Permit for an indoor pickleball, racket sports facility and a new restaurant. The restaurant has inadequate parking, and will substantially increase traffic on the neighboring streets. It will also increase noise, lights, and security issues. Neighboring houses will be adversely impacted.

I also oppose any future application to take any part of Lisle park for parking or any other purpose. The application shows future parking, and states that this will be made in a future application. This is an admission that existing parking is inadequate, and that it will be used as an excuse in a future application to take the park.


Marcia and Mack Morgan
6618 N. Wilcrest Ave

I oppose Application PC-2025-03 for a Special Use Permit for an indoor pickleball, racket sports facility and a new restaurant. The restaurant has inadequate parking, and will substantially increase traffic on the neighboring streets. It will also increase noise, lights, and security issues. Neighboring houses will be adversely impacted.

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Katie Morgan
1638 Queenstown Rd