

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 20, 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 Board of Adjustment only on items that appear on this Agenda. The Board of Adjustment 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 Board of Adjustment.

1. Call to Order
2. Roll Call
3. Minutes
 - a. July 16, 2025 Minutes
4. Public Hearings

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

- a. PUBLIC HEARING: Case No. BOA-2025-04, for which the applicants at 7000 NW Grand Boulevard are seeking a 23' east side yard setback variance and an 11'8 1/2" height variance.

BOA-2025-04 7000 NW Grand Boulevard

The property is zoned E-1.

The applicants desire to construct a building for an indoor pickleball, racket sports facility, and a restaurant. For the proposed building, the applicants are seeking a 23' east side yard setback variance, leaving a 5' east side yard setback. The applicants are

also seeking an 11'8 ½ " height variance.

5. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, July 16, 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 Robert Slater	5:30
Vice-Chairman Edward Clements	5:30
Member Larry Herzel	5:30
Member John Covington	Absent
Member Kathy Lippert	Absent

3. Minutes

- a. June 18, 2025 Minutes

MOTION: Larry Herzel moved to approve the June 18, 2025 minutes as presented. Edward Clements seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Larry Herzel
SECONDER: Edward Clements
AYES: Robert Slater, Edward Clements, Larry Herzel

4. Public Hearings

- a. PUBLIC HEARING: Case No. BOA-2025-04, for which the applicants at 7000 NW Grand Boulevard are seeking a 23' east side yard setback variance and an 11'8 1/2" height variance.

BOA-2025-04 7000 NW Grand Boulevard

The property is zoned E-1.

The applicants desire to construct an accessory structure for an indoor pickleball, racket sports facility, and a restaurant. For the proposed accessory structure, the applicants are seeking a 23' east side yard setback variance, leaving a 5' east side yard setback. The applicants are also seeking an 11'8 ½ " height variance.

MOTION: Larry Herzel moved to continue BOA-2025-04 to the next regularly scheduled meeting. Edward Clements seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	Edward Clements
AYES:	Robert Slater, Edward Clements, Larry Herzel

- b. PUBLIC HEARING: Case No. BOA-2025-05, for which the applicants at 2305 NW Grand Boulevard are seeking a 5,924 square foot variance from the allowable Building Lot Coverage.

BOA-2025-05 2305 NW Grand Boulevard

The property is zoned E-1.

The allowable Building Lot Coverage (BLC) is 30%, or 14,062 square feet. For the proposed construction, the applicants are seeking a 5,924 square foot variance from the allowable BLC, for a proposed 19,986 square foot BLC.

Mr. Joe Neilsen, Rosewood Building Company, presented the application to the Board of Adjustment. Mr. Joe White, property owner, discussed the damages, insurance filing for the damages,

and the application with the Board of Adjustment.

Mr. Randy Lawrence, Nichols Hills Public Works Director, explained to the Board of Adjustment how the sewer line was initially laid, which was just outside of the easement causing the subcontractors to cause the damage.

Following discussion among Board of Adjustment members, and staff, Chairman Slater opened the public hearing.

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

MOTION: Edward Clements moved that application number BOA-2025-05 be approved, increasing the lot coverage on 2305 NW Grand Boulevard, Nichols Hills, OK to 5,924 square feet, subject to increasing that to a proposed 19,986 square feet lot coverage, an additional 192 square feet to be added to the replacement structure in the back of the property, because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Edward Clements
SECONDER:	Larry Herzel
AYES:	Robert Slater, Edward Clements, Larry Herzel

5. Adjournment

MOTION: There being no further business, Larry Herzel moved to adjourn the meeting. Robert Slater seconded the motion.

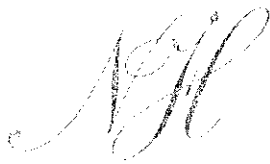
RESULT:	(UNANIMOUS)
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MOVER: Larry Herzel
SECONDER: Robert Slater
AYES: Robert Slater, Edward Clements, Larry Herzel

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2025-04**

NOTICE IS HEREBY GIVEN that an application has been filed seeking a variance from the Nichols Hills City Code on the following described property:

Tract of land being a part of the Northeast Quarter (N E/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.


The property is also known as **7000 NW Grand Boulevard**. Current zoning is **E-1**.

The applicants desire to construct an accessory structure for an indoor pickleball, racket sports facility, and a restaurant. For the proposed accessory structure, the applicants are seeking a 23' east side yard setback variance, leaving a 5' east side yard setback. The applicants are also seeking an 11'8 ½ " height variance

A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the **16th day of July, 2025** at 5:30 p.m.

ALL PERSONS, OWNERS, OR RESIDENTS within the above-described area are hereby given notice that they may appear at said hearing or file a petition within the Board of Adjustment and offer arguments and evidence for or against the granting of said application as they deem proper in the premises.

Dated this 30th day of June 2025.



Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Nichols Hills Board of Adjustment
Hearing and Action

Staff use only
Case # _____
Date filed _____
Fee receipt # _____

Completed applications should be submitted to the Nichols Hills Public Works Department via email at buildinginspections@nicholshills.net.

Required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the applicable provisions of the Nichols Hills City Code ("the Code") regarding the Nichols Hills Board of Adjustment when completing this Application.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Johnson & Associates (Mark W. Zitzow) on behalf of the Oklahoma City Golf & Country Club

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

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

Email address(es): mzitzow@jaokc.com

Address and legal description of subject property: 7000 NW Grand Blvd. (see attached legal description)

Current zoning classification: E-1, Estate District

Present use of the property: Tennis Facilities

This is an application for: Variance Appeal from administrative official decision

The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Supporting Information.**
 - (a) For Applications that relate to a denied Application for Building Permit (or other Application related to Chapter 50 of the Code): a copy of the denied Application and originals of all supporting information that was required for it pursuant to the Code (specifically Sec. 50-500) for Applications for Building Permits).
 - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from

the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-500 of the Code.

4. Explanatory Statements. Provide responses applicable to this Application. Attach additional pages as necessary to provide complete answers.

(a) **Variance requests.** See Sec. 50-442 of the Code.

i. State the details of the variance you are seeking.

This application is seeking a variance to the E-1 side yard setback and maximum height requirements for accessory structures to allow for the construction of an indoor pickleball and racket sports facility and restaurant.

If the variance sought relates to a development regulation applicable for the District in which the property is located (setback, lot coverage, floor area ratio, height, no build envelope), complete the worksheet that follows on page 4.

ii. Code Section(s) from which a variance is requested:

Sections 50-60.e.3.c. and 50-60.e.8.a.

iii. State why you believe application of such Code Section(s) to the particular piece of property creates an unnecessary hardship.

See attached justification

iv. State why you believe such conditions are peculiar to the particular piece of property involved.

See attached justification

v. State whether you believe the relief, if granted, would cause a detriment to the public good and why.

See attached justification

vi. State whether you believe the relief, if granted, would impair the purposes and intent of the City's zoning ordinances and why.

See attached justification

vii. State how the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

See attached justification

(b) Appeals. See Sec. 50-606 of the Code.

i. State the details of the relief you are seeking.

N/A

ii. Date and nature of the order, requirement, decision or determination appealed:

N/A

iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

N/A

iv. Details of the alleged error in the order, requirement, decision or determination appealed:

N/A

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Board of Adjustment. Applicant will be advised of the date and time for that hearing. It is highly recommended that applicant attend (or have a representative attend) the hearing 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 13 day of June, 2025.

Signature:

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

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

Board of Adjustment Application to be granted relief from Sections 50-60.e.3.c. and 50-60.e.8.a. within the City of Nichols Hills Municipal Code for property located at 7000 NW Grand Blvd. in Nichols Hills. Relief is specifically sought from the side yard setback and maximum height requirements for accessory structures within the E-1 zoning district to permit the construction of an indoor pickleball and racket sports facility and restaurant. (Oklahoma City Golf and Country Club by Johnson & Associates)

Explanation for Variance Request:

On behalf of our client, Oklahoma City Golf and Country Club, we are requesting a variance to the side yard setback and the maximum height requirements, specifically for accessory buildings, to permit the construction of an indoor pickleball and racket sports facility and restaurant. The subject property is located at 7000 NW Grand Blvd and is currently developed as the OKC Golf and Country Club. The proposed facility will be located immediately south of the existing athletic facility and directly north of the existing tennis facility. The site is currently zoned as E-1, Estate District. Although the property has a residential zoning district, the Oklahoma City Golf and Country Club has operated on the site since 1930.

We believe that granting this variance request to permit the proposed facility is appropriate for the area and in line with the existing structures. The proposed development will benefit the City of Nichols Hills and will provide additional services and activities to the members of the country club. The partnership between the City of Nichols Hills and the OKC Golf and Country Club has contributed to the success of the club in this location.

Section 50-60.e.3.c. Side Yard Setback states:

“Accessory Buildings, Accessory Structures or Accessory Uses 14 feet or more in height: six feet, plus one foot for each full foot of additional Building Height greater than 14 feet”

Section 50-60.e.8.a. Maximum Height states:

“Accessory Buildings, Accessory Structures or Accessory Uses: 25 feet”

As further stated above and explained below, the requested variance is necessary to allow for the construction of a new pickleball and racket sports facility and restaurant for the Oklahoma City Golf and Country Club located at 7000 NW Grand Blvd. The proposed structure is 36 feet and 8½ inches tall to the top of the pitch, making the required side yard setback 28 feet. Similarly, the height of the building exceeds the maximum height requirement of 25 feet. This application is requesting a variance of 23 feet to the side yard setback and a variance of 11 feet and 8½ inches to the maximum height requirements. According to State Statutes, in order for a variance to be granted, the applicant must prove:

- (a) The application of the Ordinance to the particular piece of property would create an unnecessary hardship;
- (b) Such conditions are peculiar to the particular piece of property involved;
- (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or Comprehensive Plan;
- (d) The Variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Variance Statute Explanation:

- A) The Oklahoma City Golf and Country Club is a well-established development within Nichols Hills. The subject site is currently zoned as E-1, Estate District, a residential zoning designation. There is no existing zoning designation in Nichols Hills that the golf course and country club would fit into. Therefore, the application of a residential 28-foot side yard setback and a maximum height requirement of 25 feet would create an unnecessary hardship for the applicant. The site is currently developed with structures that do not adhere to the E-1 setbacks, nor the height requirement for accessory structures, and a well-established golf course.

There are several existing structures on the site and the proposed facility will be located between two buildings, the tennis facility and the athletic center, the south building does not adhere to the required side yard setback and both the north and south buildings do not adhere to the 25-foot maximum height requirement. The southeast corner of the existing tennis facility to the south is setback just over 6 feet from the property boundary. The existing buildings are approximately 37 feet tall at the top of the roof pitch. This variance application is requesting approval for similar setbacks, with the southeast corner of the proposed building being the nearest to the property line with a setback of 5 feet. The proposed structure has been designed to meet the building lines of the existing structures to the north and south. In the same way, the applicant is requesting approval for a maximum structure height of 36 feet and 8½ inches that is in line with the abutting structures. This creates a cohesive, aesthetically pleasing addition to the existing structures. As the golf course is immediately to the west of the proposed facility, the application of the 28-foot side yard setback would significantly reduce the size of the facility and, therefore, the potential for services. When we consider the purpose of the 28-foot side yard setback, it is to establish a consistent building line along low-traffic residential streets, of which, N Pennsylvania Ave. is not. Application of the 25-foot height requirement would result in a structure that is approximately 11 feet and 8½ inches shorter than the abutting structures. For these reasons, application of the side yard setback and the maximum height requirements would create an unnecessary hardship.

- B) The issues created are peculiar to this piece of property due to the zoning designation, the curvature of the property line, the significant public park and right-of-way that exists between the proposed structure and the curb of Pennsylvania Ave and the distance of the proposed facility from the nearest residential home. As stated above, this is a unique situation in that the golf and country club does not fit perfectly into any of the existing zoning designations. It is likely that this site has received variances in the past to permit the existing structures within the E-1 zoning designation given the existing tennis facility is setback 6 feet from the property line and both abutting structures exceed the maximum 25-foot height for accessory structures. The OKC Golf and Country Club has existed on the site since the 1930s and the surrounding area has built up around it which has created this unique situation.

The east property line of the site is not a straight line, it is curved which adds to the complexity of developing the site. While the southeast corner of the proposed structure is approximately 5 feet from the east property line, the northeast corner is approximately 66 feet from the property line. It is important to note that the entirety of the proposed building will not be within the closest setback of approx. 5 feet, as can be seen in the attached site plan. The curvature of the property creates a rare situation where the property line for the subject site is not abutting the Pennsylvania Ave right-of-way, there is a public park between the right-of-way line and the subject property line. This provides significant greenspace between the property line and the pavement. The measurements from the back of the right-of-way to the property line abutting the proposed facility vary with just over 91 feet near the north building line and

approx. 158 feet near the south building line.

As stated above, what makes this case peculiar is that the E-1 district is a residential zoning designation and there is not a current zoning district that the existing golf course and country club fit into. The residential regulations are being applied to a non-residential structure. This creates challenges and oddities for the applicant trying to adhere to regulations that were not intended for this type of development. The requested 11 foot and 8½ inch variance to the accessory building height requirement is consistent with the existing structures, which were also approved within the E-1 zoning designation.

- C) The requested variances to the side yard setback and the maximum height do not cause any detriment to the public good nor impair the purpose and intent of the zoning ordinance or the Comprehensive Plan. The intent of the E-1 front yard setback is to maintain adequate space between the curb and the structure. For this Estate zoning district, the typical structures built are large, estate residences. Maintaining the 28-foot side yard setback for this type of residential development allows for an attractive streetscape and an inviting aesthetic for residential neighborhoods and neighborhood streets. As previously noted, this is not the present use of the site nor the current design of the street. However, the sizable greenspace that exists between the public right-of-way and the east property line, abutting the proposed facility, maintains sufficient space between the curb and the facility, upholding the intent of the zoning ordinance. The existing greenspace between the property line and the curb far exceeds the required 28-foot side yard setback. The proposed structure will sit approximately 180 feet from the curb on the north side and approximately 191 feet from the curb on the south side.

Further, the intent of the maximum height of accessory structures is to ensure the accessory structure does not overshadow the main structure, protect light and air access for the property owner and the neighbors, ensure privacy, and maintain visual cohesion within a residential neighborhood. The E-1 zoning district regulations assume accessory structures will be in residential backyards and close to neighboring homes. This is not the case for the proposed structure. Given that the proposed facility and restaurant is over 150 feet from a residential home the addition of the proposed structure will not incumber the intent of this residential regulation. Light and air access and privacy will be maintained for the nearest residential homes.

- D) This variance request is the minimum necessary to alleviate the hardship. The granting of this variance request will allow the new pickleball and racket sports facility and restaurant to be located where proposed, maintain the existing building line along the east side of the subject property and maintain visual cohesion through consistent building heights. The proposed structure is in conformance with all other regulations.

The abovementioned items outline a unique situation. By releasing the applicant from the Ordinances in its current form, they will have the opportunity to proceed with the proposed indoor pickleball and racketed facility and restaurant. We believe the requested variances are the minimum necessary to permit the proposed development. We ask that the Board of Adjustment consider our situation, the justification, and find in favor of our requested variances.

Board Of Adjustment

Address	7000 NW Grand		
Lot And Block	Lot 2	Block 88	
Zone	E-1		
City	Nichols Hills		
County	Oklahoma County		
State	Oklahoma		
Zip Code	73116		
Type of Building or Fence	Check box below	New	Addition
Main Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type Of adjustment	Allowed	Proposed	Amount over allowed
1. Front Setback			
2. Rear Setback			
3. Side Setback East	28'	5'	23'
4. Side Setback			
5 Building Lot Coverage			
6 Floor area Ratio			
7. Height	25'	36' 8-1/2"	11' 8-1/2"
8. Building envelope			
9. Other	Explanation		
NOTE	Property owner is requesting a variance for 5' on the east side yard setback and 36 8-1/2" on the ridge height.		

**Application for Variance – Development Regulation
Worksheet**

Applicant’s Name: Johnson & Associates (Mark W. Zitzow) on behalf of the Oklahoma City Golf and Country Club

Property Address: 7000 NW Grand Blvd

Applicable Structure: (Check as applicable)

<input type="checkbox"/> Main Building	<input type="checkbox"/> New	<input type="checkbox"/> Addition
<input checked="" type="checkbox"/> Accessory Building	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition
<input type="checkbox"/> Fence	<input type="checkbox"/> New	<input type="checkbox"/> Addition

Type of Adjustment Sought: Provide information in inches and feet. Do not use decimals.

	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback			
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)	28 feet (east)	5 feet	23 feet
Building Lot Coverage			
Floor Area Ratio			
Height	25 feet	36 feet and 8 1/2 inches	11 feet and 8 1/2 inches
No Build Envelope			
Other	Explanation:		



4150-009

OKLAHOMA CITY GOLF AND COUNTRY CLUB

Variance Exhibit

Existing Conditions



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-0075 FAX (405) 235-0078

ENGINEERS SURVEYORS PLANNERS
6/18/25

View From Penn



**ALLFORD
HALL
MONAGHAN
MORRIS**

Entrance

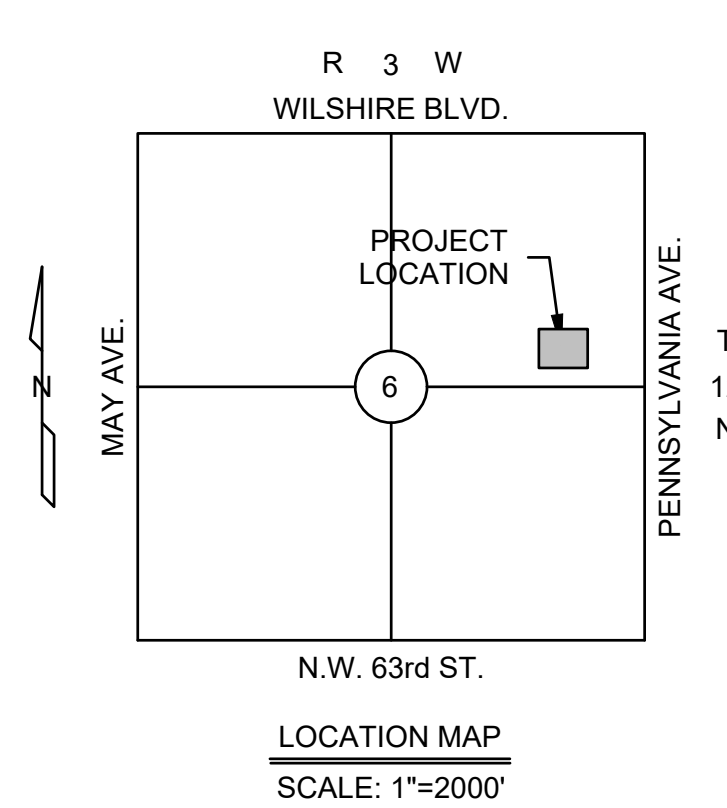
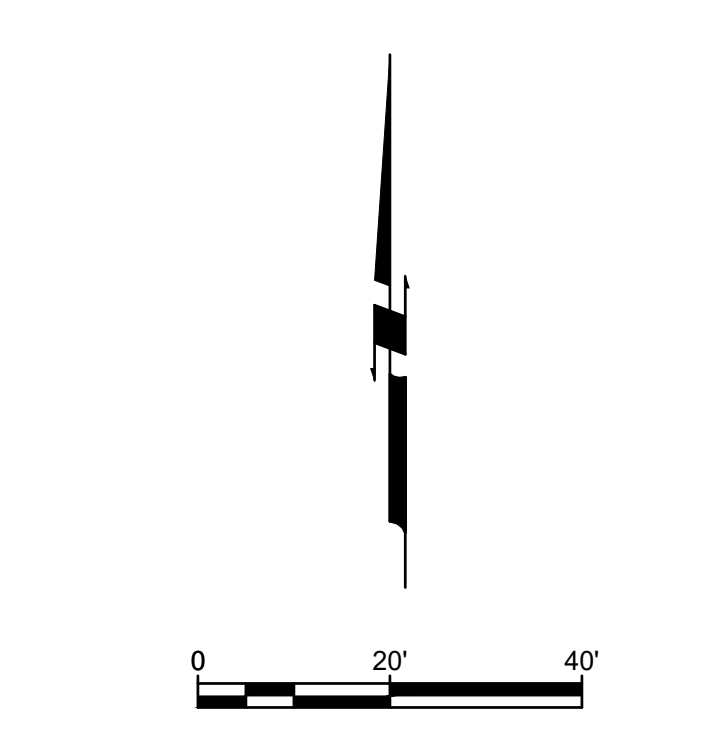


**ALLFORD
HALL
MONAGHAN
MORRIS**

West Elevation



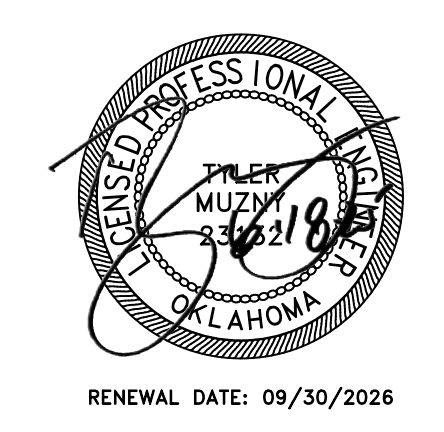
ALLFORD
HALL
MONAGHAN
MORRIS



LEGEND

	CONST. SIDEWALK RE: SHT. C6.0
	28' REQUIRED SIDE YARD SETBACK
	5' PROPOSED SIDE YARD SETBACK

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:

- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- Any alterations or additions to or discrepancies arising out of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM.
- 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.

When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible.



ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS LLC
FLOW BUILDING, 29 S RENOV AVE, SUITE 440, OKLAHOMA CITY, OK 73104
TEL: 918 490 6000 FAX: 918 490 6001 WWW.AHMM.CO.UK

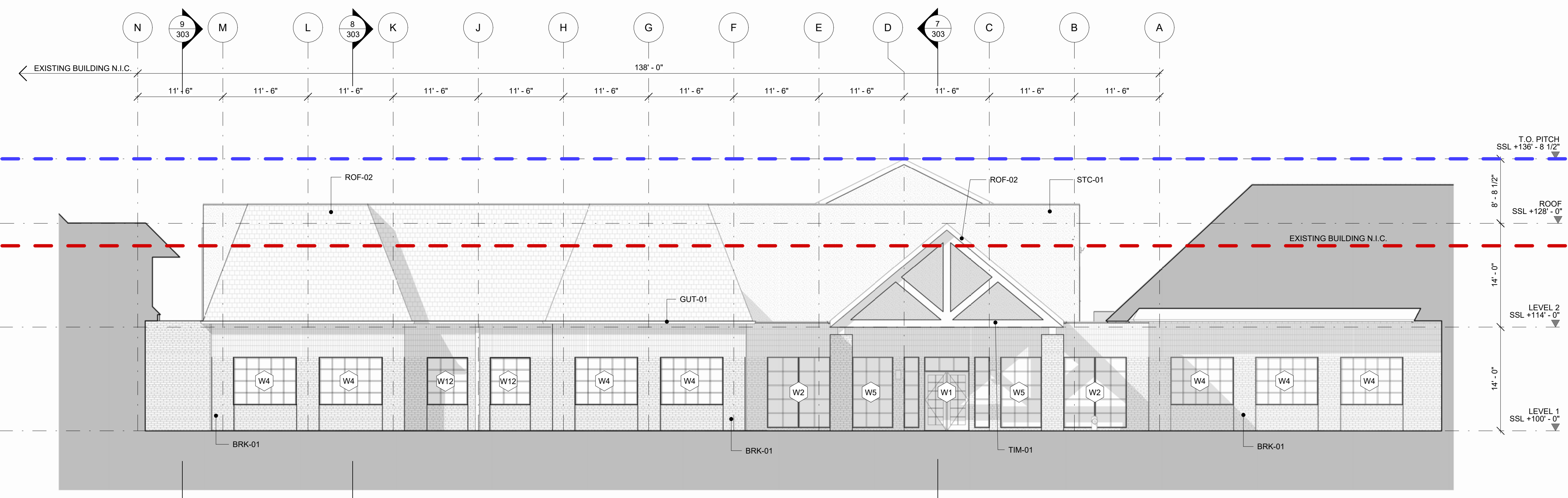
OKLAHOMA CITY GOLF AND COUNTRY CLUB
7000 NW GRAND BLVD
VARIANCE EXHIBIT

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.

JA
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jakco.com
Certificate of Authorization #1484 Exp. Date: 09-30-2025
ENGINEERS • SURVEYORS • PLANNERS

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

KEY	DESCRIPTION
BRK-01	BRICK WALL - STRETCHER BOND
BRK-02	BRICK WALL - SOLDIER BOND
COP-01	ROOF PARAPET COPING
DSP-01	DOWNSPOUTS
GUT-01	ROOF GUTTERS
ROF-01	PVC ROOFING SYSTEM
ROF-02	ASPHALT SHINGLE ROOF
SGN-06	EXT MONUMENT SIGNAGE
STC-01	STUCCO WALL SYSTEM
TIM-01	TIMBER STRUCTURAL SUPPORTS
WTR-01	WOOD TRELLIS



36'-8 1/2" PROPOSED BUILDING HEIGHT

25' REQUIRED BUILDING HEIGHT

REV	DATE	DESCRIPTION
1	11/25/24	SCHEMATIC DESIGN
01	03/14/25	DESIGN DEVELOPMENT
02	05/05/25	BUILDING PERMIT
03	06/12/25	50% CONSTRUCTION
04	06/12/25	NICKOLE HILLS BUILDING COMMISSION

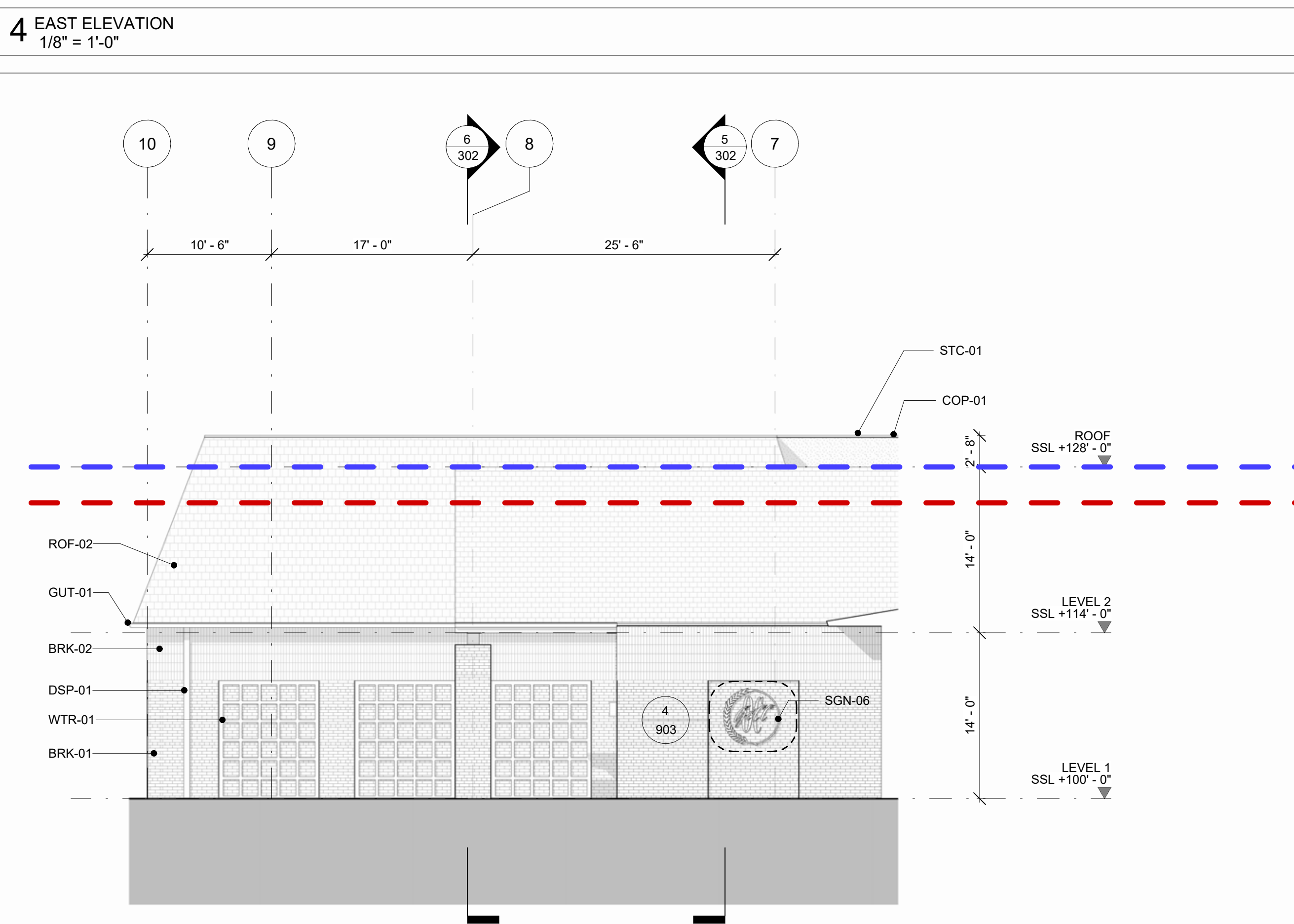


NOTE

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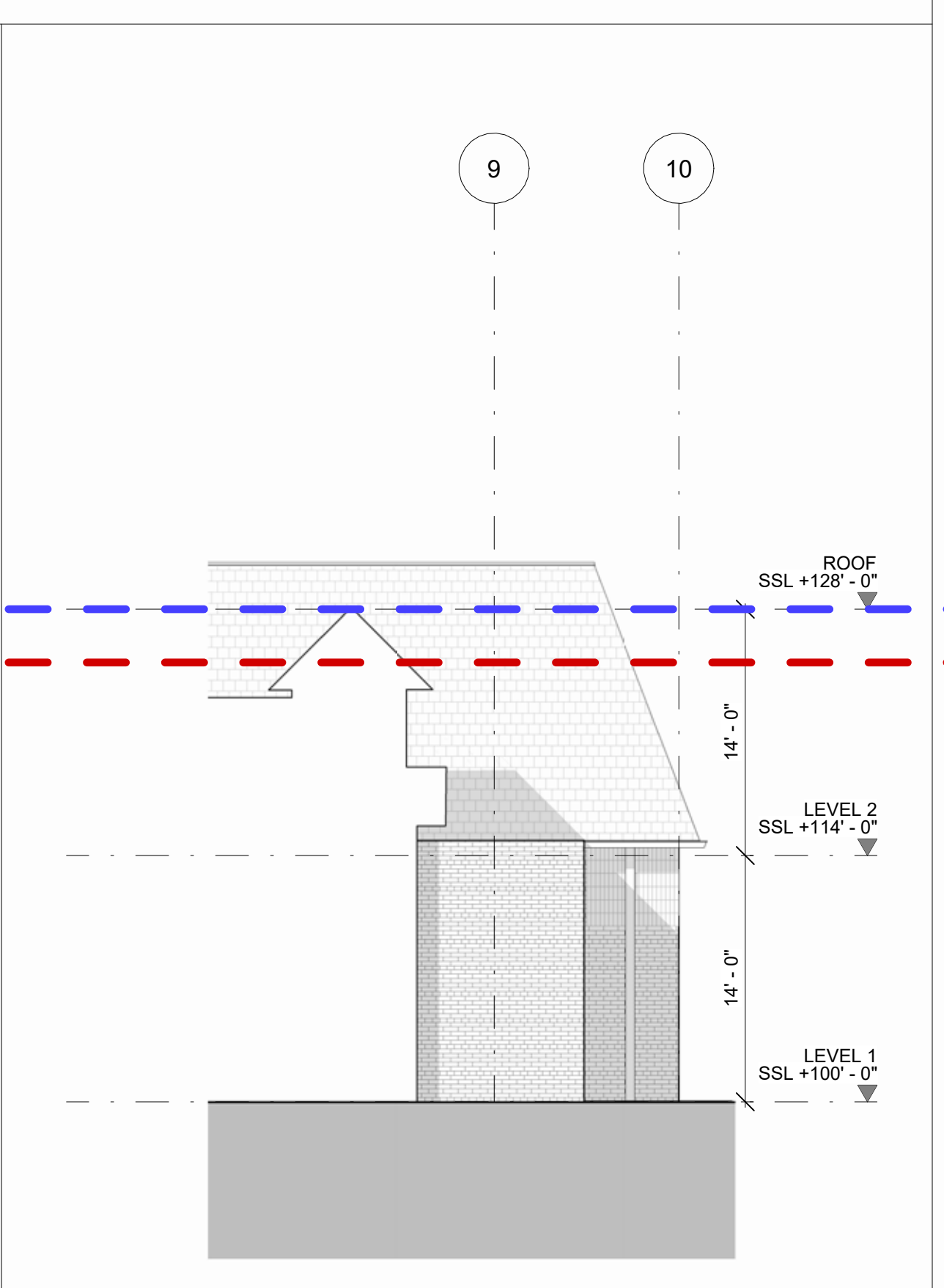
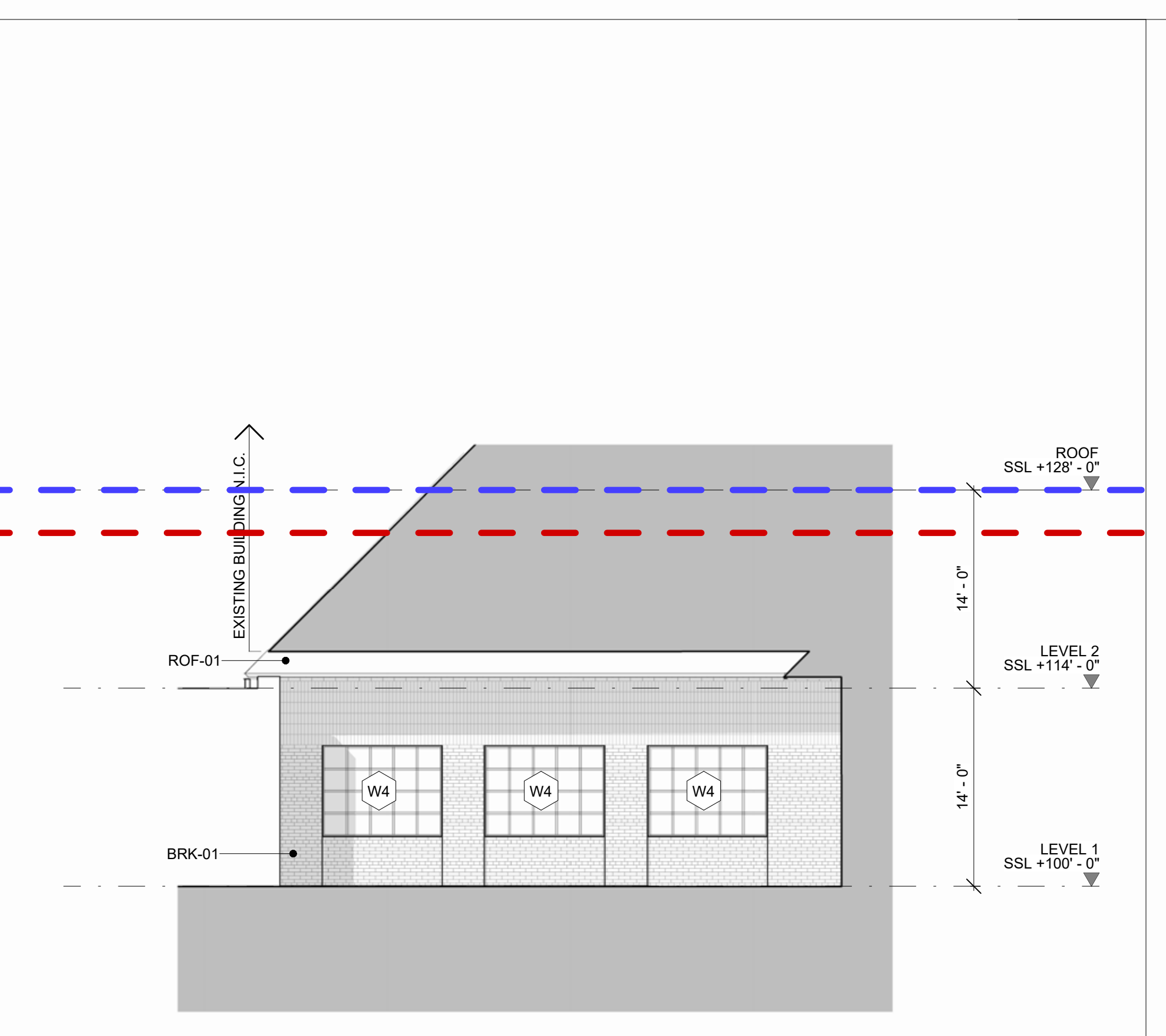
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When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible.



28' PROPOSED BUILDING HEIGHT

25' REQUIRED BUILDING HEIGHT



ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS, L.L.C.
PLOW BUILDING, 28 E BEND AVE, SUITE 400, OKLAHOMA CITY, OK 73104
TEL: (405) 800-1841 WEB: WWW.AHMM.CO.UK

OKLAHOMA CITY GOLF AND COUNTRY CLUB
7000 NW GRAND BLVD
VARIANCE EXHIBIT - BUILDING ELEVATIONS

drawn by	checked	scale	status
TL	ES	AS NOTED @30"x42"	PRELIMINARY
project	originator	drawing no	revision
24518	A	201	04

KEY	DESCRIPTION
BAL-01	EXTERIOR BALUSTRADE
BRK-01	BRICK WALL- STRETCHER BOND
COP-01	ROOF PARAPET COPING
GUT-01	ROOF GUTTERS
ROF-02	ASPHALT SHINGLE ROOF
STC-01	STUCCO WALL SYSTEM
TIM-01	TIMBER STRUCTURAL SUPPORTS
WIN-01	FRAMELESS PASS-THRU TICKET WINDOW

6/25/2025 4:23:28 PM



4 WEST ELEVATION
1/8" = 1'-0"

36'-8 1/2" PROPOSED BUILDING HEIGHT

25' REQUIRED BUILDING HEIGHT

REV	DATE	DESCRIPTION
1	11/25/24	SCHEMATIC DESIGN
2	03/14/25	DESIGN DEVELOPMENT
3	05/05/25	BUILDING PERMIT
4	06/12/25	80% CONSTRUCTION
5	06/12/25	NICKOLE HILLS BUILDING COMMISSION

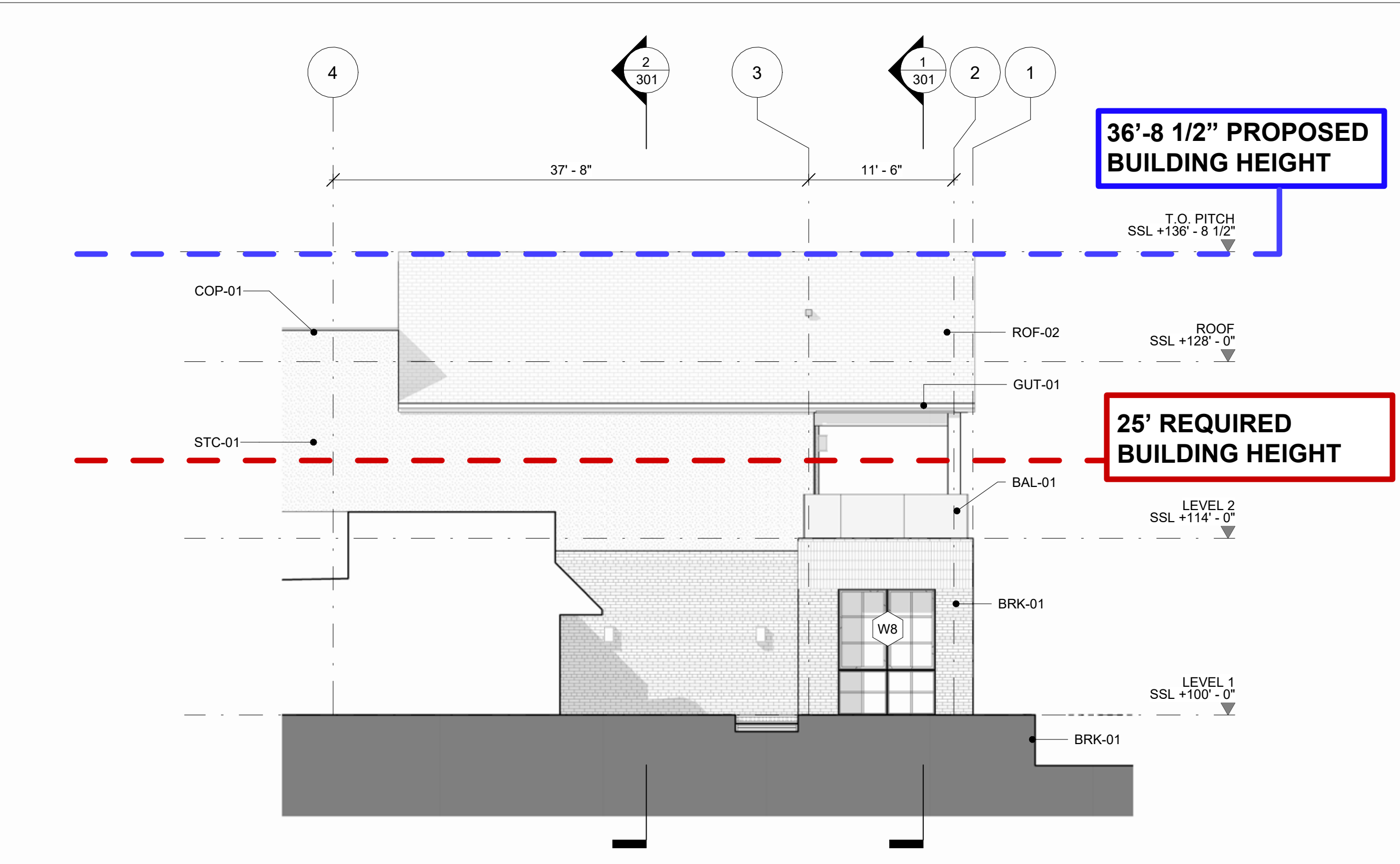


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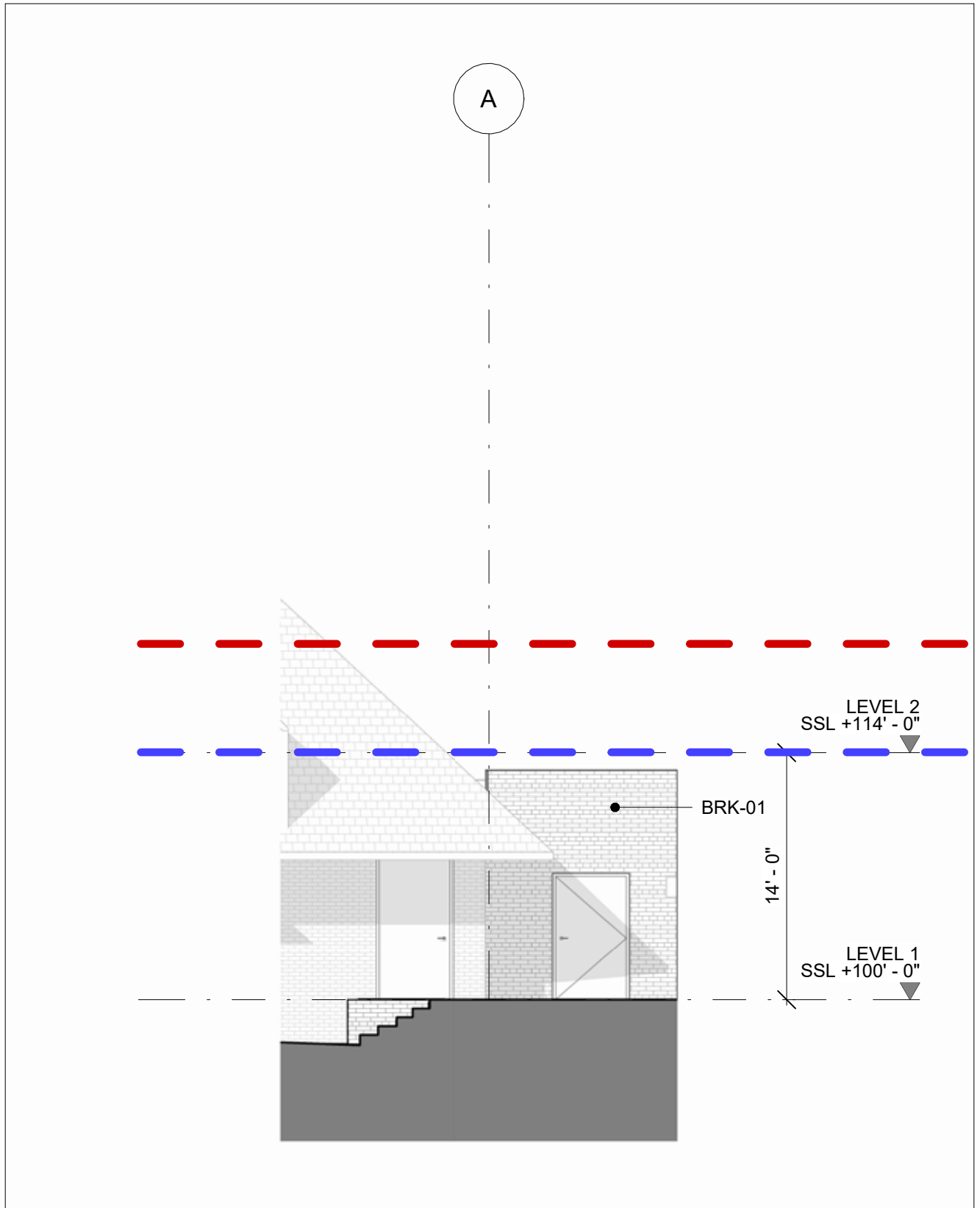
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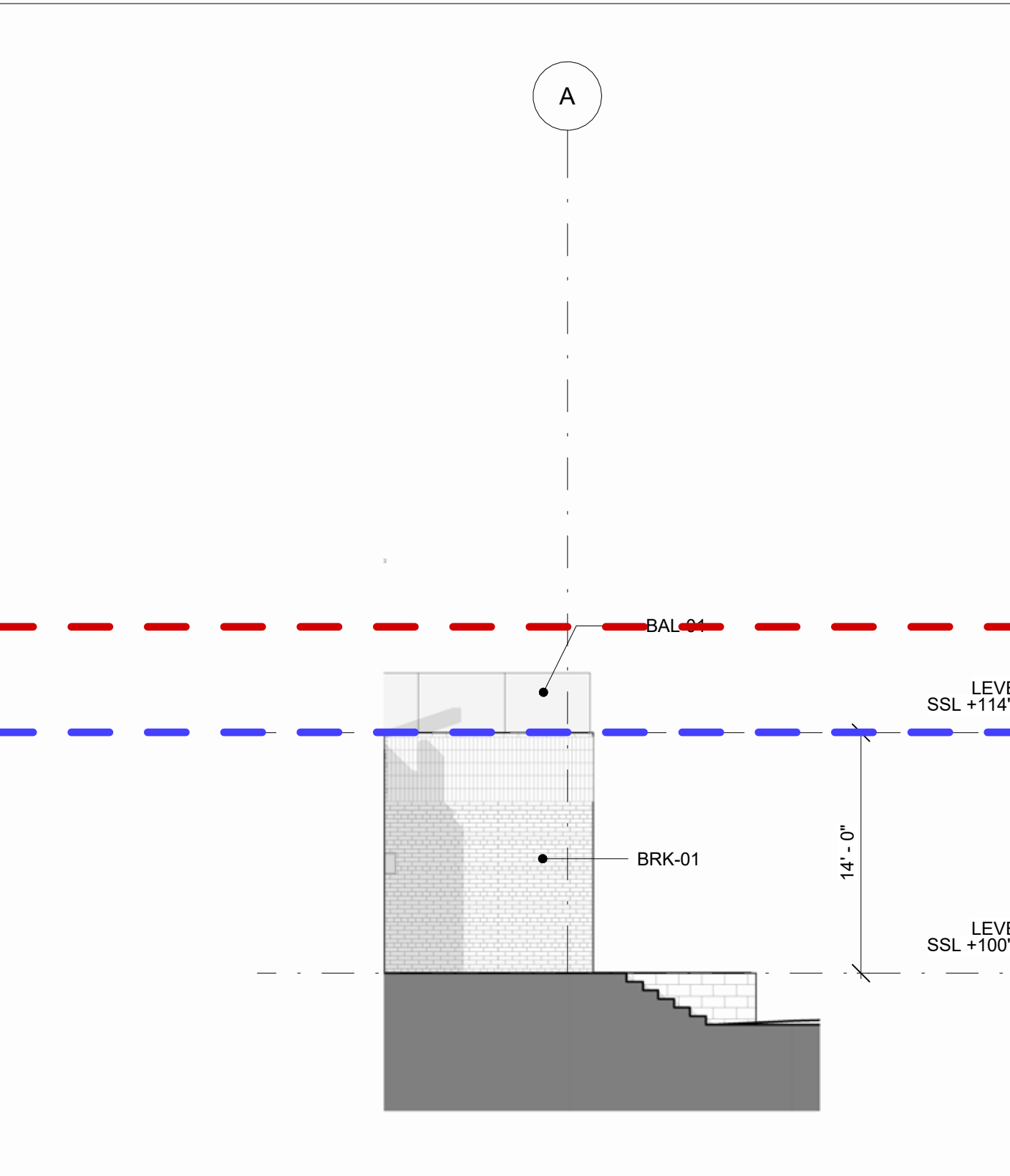
3 NORTHWEST ELEVATION
1/8" = 1'-0"

36'-8 1/2" PROPOSED BUILDING HEIGHT

25' REQUIRED BUILDING HEIGHT



2 SOUTH LOADING DOCK ELEVATION
1/8" = 1'-0"



1 NORTH LOADING DOCK ELEVATION
1/8" = 1'-0"

25' REQUIRED BUILDING HEIGHT

14' PROPOSED BUILDING HEIGHT



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OKLAHOMA CITY GOLF AND COUNTRY CLUB
7000 NW GRAND BLVD
VARIANCE EXHIBIT- BUILDING ELEVATIONS

drawn by	checked	scale	status
TL	ES	AS NOTED @30"x42"	PRELIMINARY
project	originator	drawing no	revision
24518	A	202	04

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 $88^{\circ}02'34''$ 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 $04^{\circ}46'10''$ West, a chord length of 85.21 feet and an arc length of 85.21 feet;

THENCE South $90^{\circ}00'00''$ West, departing said West line, a distance of 225.76 feet;

THENCE North $00^{\circ}00'00''$ East, a distance of 632.24 feet;

THENCE North $90^{\circ}00'00''$ 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 $68^{\circ}11'14''$ 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 $04^{\circ}14'05''$ 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 $09^{\circ}51'44''$ East, a chord length of 201.00 feet and an arc length of 201.63 feet;
3. South $00^{\circ}56'47''$ 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
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DATE PREPARED: JUNE 11, 2025
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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
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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



REC#: 00209814 6/13/2025 4:50 PM
OPER: RG TERM: 005
REF#: 3609
PAID BY:

TRAN: 850.0000 Variance Request
7000 GRAND - BOA
Variance Request 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

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

PLANNING COMMISSION MEETING

AUGUST 5, 2025



OPENING COMMENTS

- We strive to always be a good neighbor and a responsible citizen of Nichols Hills.
- As the city's largest taxpayer, we take seriously our role in supporting Nichols Hills' overall quality of life.
- This project isn't just about enhancing the Club – it's about meeting the evolving needs of our members, the vast majority of whom live right here in Nichols Hills.
- A strong and healthy Club helps foster a strong and healthy Nichols Hills – economically, socially, and historically.
- My goal today is to present facts and ensure an honest, transparent conversation.
- We've had countless conversations in recent weeks with both supporters and skeptics – I've personally made my cell phone available to everyone and have personally spoken to each resident who spoke at the podium on July 8th



OPENING COMMENTS

- This project received 72% approval from our membership – the highest support ever for a capital project at the Club.
- Over 80% of our voting members live in Nichols Hills (279 “yes” votes equates to more than 220 residents in support).
 - They have also agreed to pay for part of the project.
- This is not an expansion of our footprint – we are not acquiring new land or creating public access.
- All proposed uses – indoor racquet sports, casual dining, and recreation – already exist on Club property.
- This project is about modernizing and improving facilities to better serve current members.
- There is no involvement with Lisle Park in our Special Use Permit application.





FAMILY RECREATION CENTER



PLANNING COMMISSION FEEDBACK

- Information is grounded in facts – not speculation, theory, or conspiracy.
- The only projection involves our parking demand – which is based on real-world data, usage patterns, and professional input.
- As a private Club, our members are already on site for multiple activities – often not arriving solely for a single event.
- Our focus is on optimizing existing space and managing peak demand responsibly.



PLANNING COMMISSION FEEDBACK

At the Planning Commission meeting on July 8th (and other meetings throughout this process), we heard concerns regarding:

- Parking/traffic
- Security
- Noise
- We will introduce our “Seven Steps Forward” plan to address these concerns



PARKING/TRAFFIC



ACTIONS TAKEN

- July 9 & August 1 – Sent Club-wide email discouraging parking on neighborhood streets.
- July 9 – Began daily tracking of parking at Racquet Center (9:00 AM, 1:00 PM, 6:00 PM). Added peak-hour North Lot data (6:00 PM)
- July 14 – Permanently relocated all staff parking to the North Lot.
- July 28 – Neighborhood Meeting
 - More than 160 homes noticed, representing more than 250 residents.
 - 30 signed in. 20 represented club, city and supporters
 - 10 neighbors in attendance (approximately 4% of noticed residents)
- Ongoing – countless personal & small group meetings



PARKING & OPERATIONAL ADJUSTMENTS

Operational Changes Implemented

- As of July 14, all staff parking was moved permanently to the North Lot.
- We now provide event-specific parking maps, guidance, and on-site host assistance.

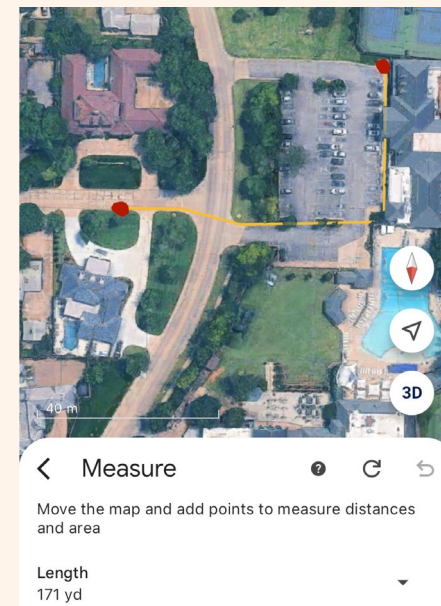
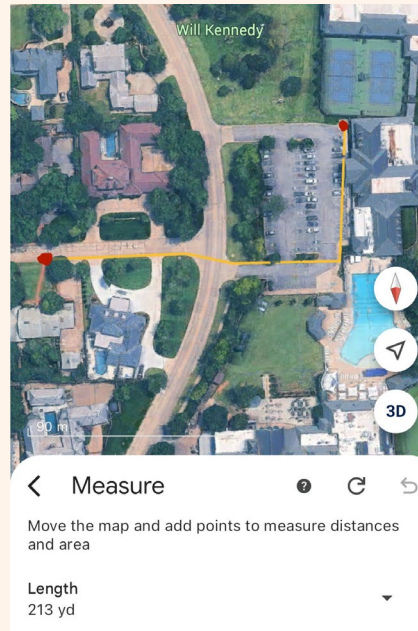
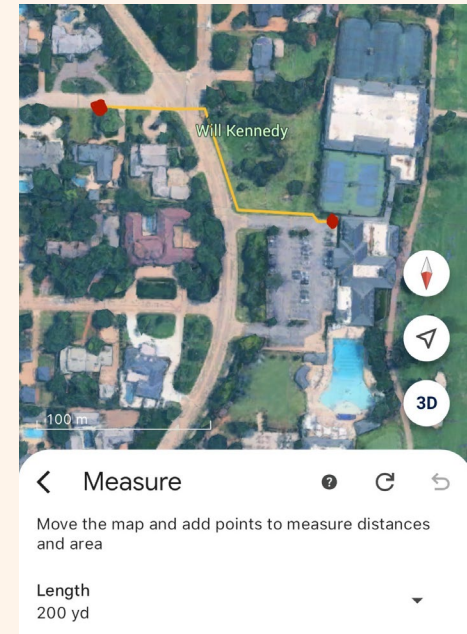
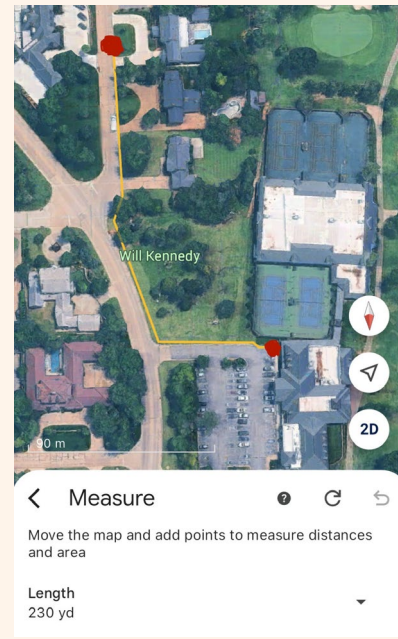
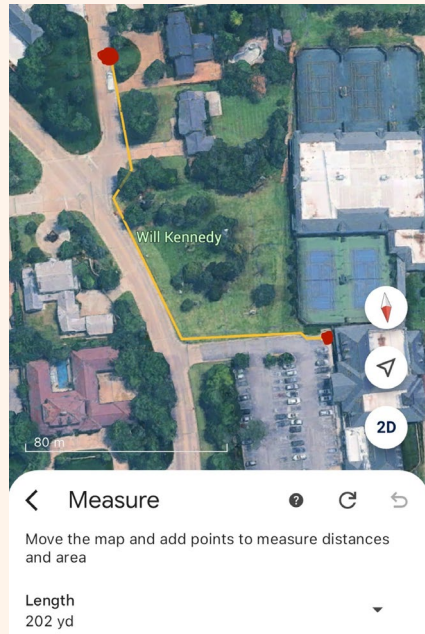
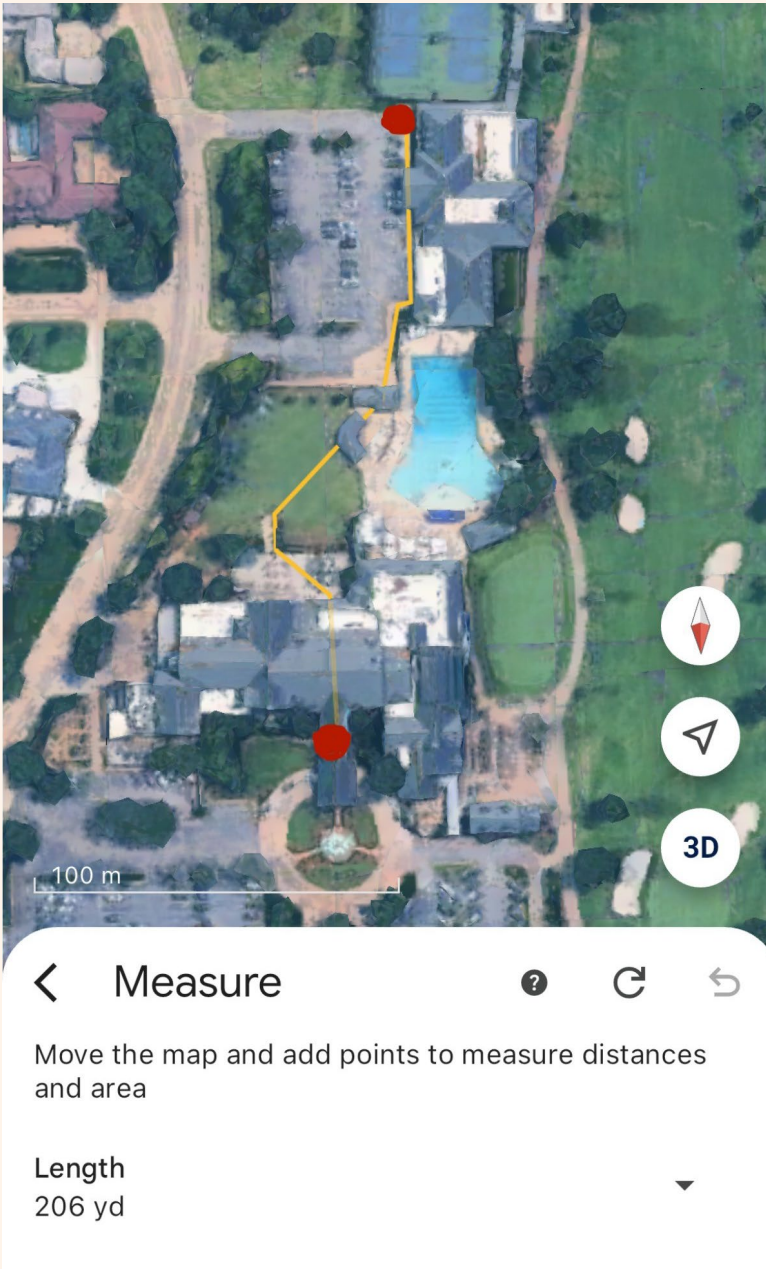
Operational Enhancements Planned

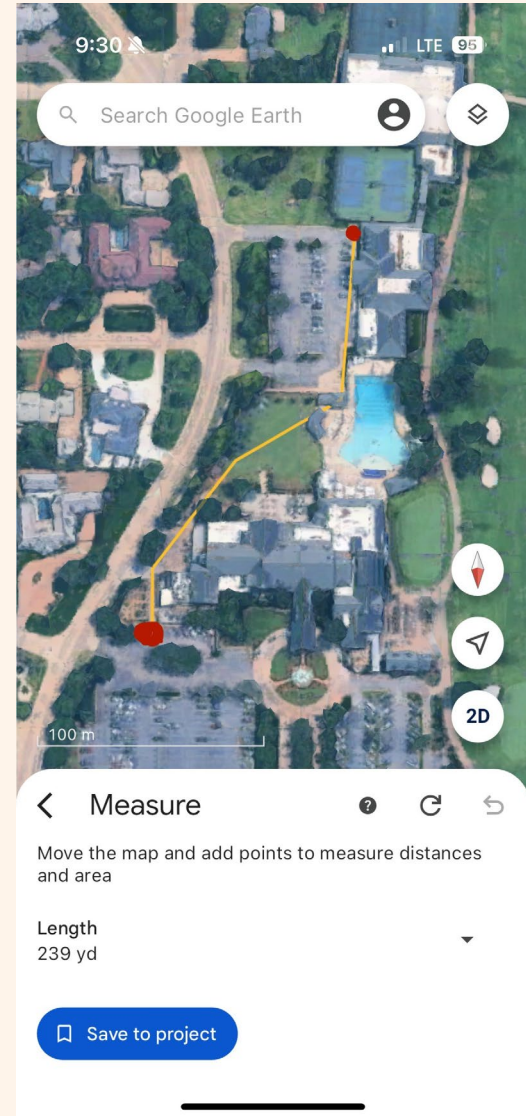
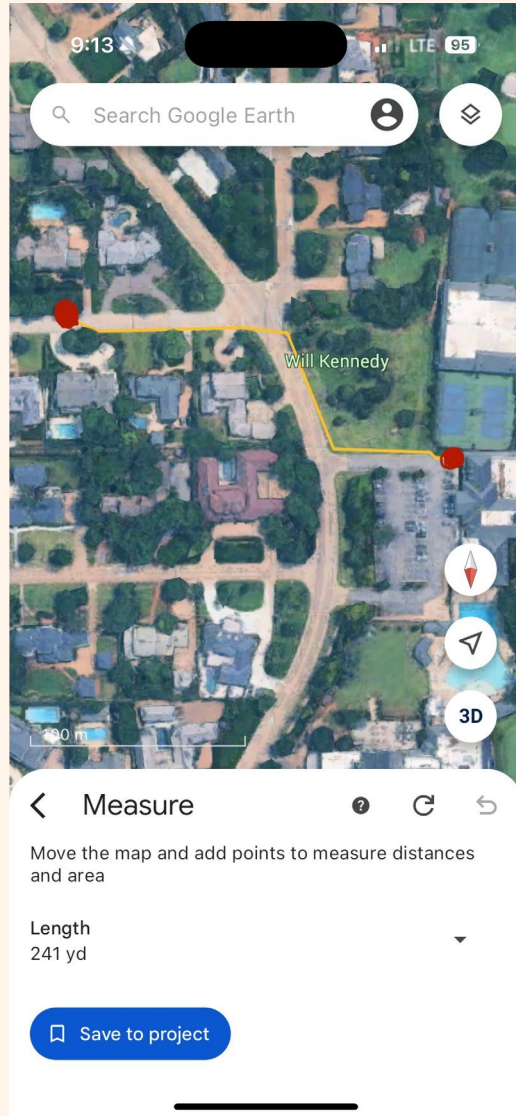
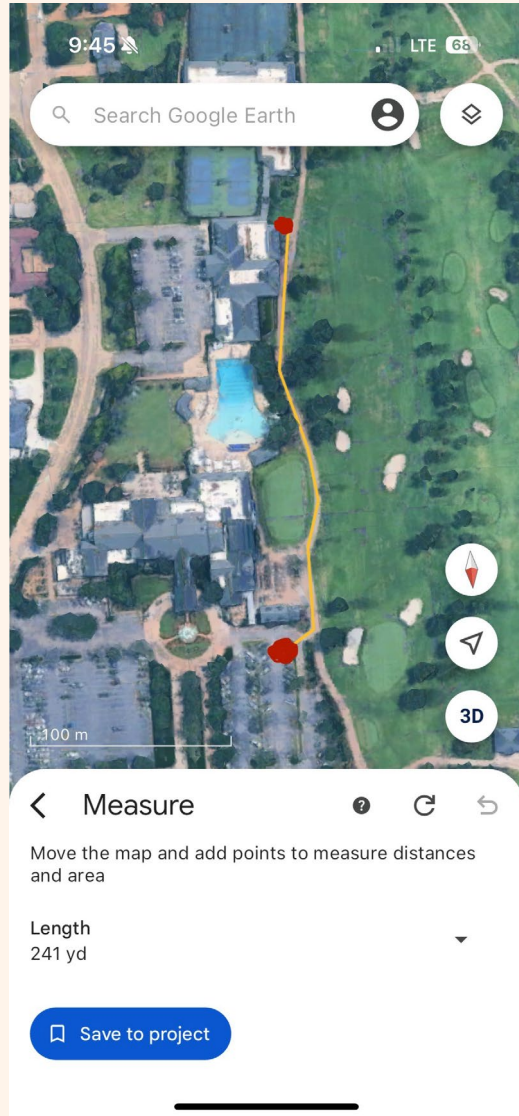
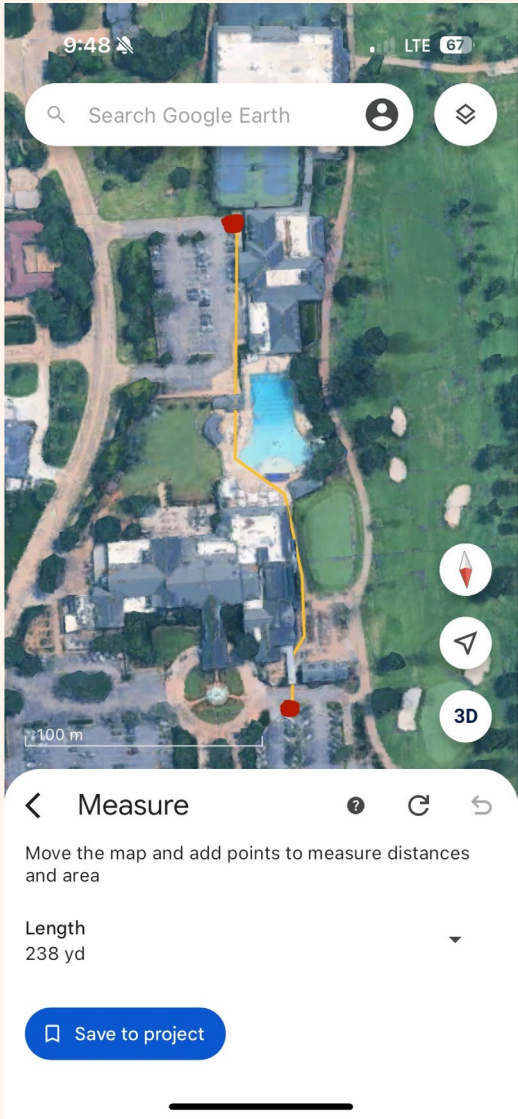
- Valet service will be offered during peak periods and events.
- Golf cart shuttles will assist members from the North Lot.

Member Communication & Education

- Our July 9 & August 1 email model will continue – especially ahead of major events.
- Importantly, what does the data say about neighborhood parking and how can we better educate our membership?







OKC PARKING SUMMARY OVERALL

Current Parking:	
Large front parking Lot:	176
Golf Parking Lot:	81
Employee Parking:	17
South Parking:	78
Total:	352



SOUTH LOT PARKING STUDY – JULY ‘25

Average Open parking spots at Racquet Center

- 9:00 AM: 45.0
- 1:00 PM: 39.9
- 6:00 PM: 34.2

- This data is through July 31st and includes days before staff was moved to the north lot



SOUTH LOT PARKING STUDY – JULY ‘25

Time	Before Staff Move	After Staff Move
9:00 AM	46.0	44.8
1:00 PM	28.6	42.7
6:00 PM	21.6	35.9

- The club employees were instructed to move to the north parking lot effective July 14th
- The biggest gains occurred during midday (1:00 PM) and evening (6:00 PM) peak usage periods – the times most relevant for racquet, pool, and dining traffic.



SOUTH LOT SUMMARY (POST-STAFF)

Average Open Spots (post-staff move)

- 9:00 a.m. - 44.8
- 1:00 p.m. - 42.7
- 6:00 p.m. - 35.9
- These figures reflect a notable improvement in availability following the July 14 staff move to the North Lot.
- We recognize there will be high-usage times. During the analysis timeframe, there were 3 instances of less than 24 spots available (a Thursday/Saturday evening and a Sunday afternoon)
 - 3 out of 54 measuring points (5.5%)

Monday-Only Racquet Center Open Spots (Pool Closed Days)

- 9:00 a.m. - 39
- 1:00 p.m. - 49
- 6:00 p.m. - 60
- This is representative of ~75% of the year when the pool is closed, showing ample parking even during core Club activity hours.

North Lot (Clubhouse)

- Average Total Cars at 6:00 p.m. - 107.0
- Average Open Spots at 6:00 p.m. - 167.0
- With 274 marked spaces, the North Lot maintains a consistent surplus of more than 60% availability even during peak summer evenings. Never less than 105 spots.



PARKING & TRAFFIC

We reviewed the following elements related to parking and traffic for the new restaurant:

- Estimated turnover
 - No table turns per seat during lunch
 - 1.2 table turns during dinner
- Estimated covers
 - We estimated avg: 60 covers for lunch
 - We estimated avg: 120 covers for dinner
- Researched industry averages for vehicle trips during peak hours
 - We estimated vehicle trips for lunch & dinner peak hours
 - Approximately 30 vehicles
- These values reflect both inbound and outbound movements. We reviewed access & circulation for traffic purposes
- As a private club, we recognize that “internal capture” – when members use multiple areas without re-parking – makes modeling unique



PARKING & TRAFFIC

Assuming car sharing and anticipated turnover, our demand estimate for the south lot:

- Lunch: ~50 – 60 vehicles with Racquet and Athletic Center traffic included.
- Dinner: ~40 – 65 vehicles with higher turnover, with Racquet and Athletic Center traffic included.



SOUTH LOT RECONFIGURATION



Oklahoma City
Golf and Country Club

Parking Study
Exhibit B



Johnson & Associates
11 E. Bluebird Ave., Suite 200
Oklahoma City, OK 73104

7/24/25

Conceptual site plan showing feasible options
permitted under proposed rezoning.

- Net gain of 10 parking spaces
- Achieved through reconfiguration – not new land, not major construction
- Cost-effective and designed to preserve curb appeal



CONCLUSION

- Based on the data and commitment to reconfiguration, the south lot capacity will be increased by at least 22 spots (~28% increase) for 2027 facility opening.
- We recognize there will be certain busy days during pool season (holiday weekends & additional evenings) and we will plan accordingly.
- Based on current North and South Lot availability, combined with existing member behavior and new operational solutions, the Club is confident in its ability to accommodate peak demand without impacting nearby neighborhoods.
- In response to the neighbors' concerns, we have developed "Seven Steps Forward" that will accommodate the parking, security and noise issues
- We have also studied additional contingency options for expansion (via reconfiguration)



CONTINGENCY - EXPANSION CAPACITY

Two modeled options:

- Option 1: +64 spaces
- Option 2: +68 spaces
 - Both increase campus-wide capacity by ~18-19%
- Achieved through reconfiguration – not new land, not major construction
- Cost-effective and designed to preserve curb appeal
- Important to note - these are PRELIMINARY



CONTINGENCY - EXPANSION CAPACITY



Oklahoma City
Golf and Country Club

Parking Study
Exhibit B

Total Provided - 354 Parking Spaces
Total Proposed - 68 Parking Spaces



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
PH: 405.555.1111 FAX: 405.555.1111

INDUSTRY: COMMERCIAL PLANNING
PROJECT: 72305

Conceptual site plan showing feasible option permitted under proposed rezoning

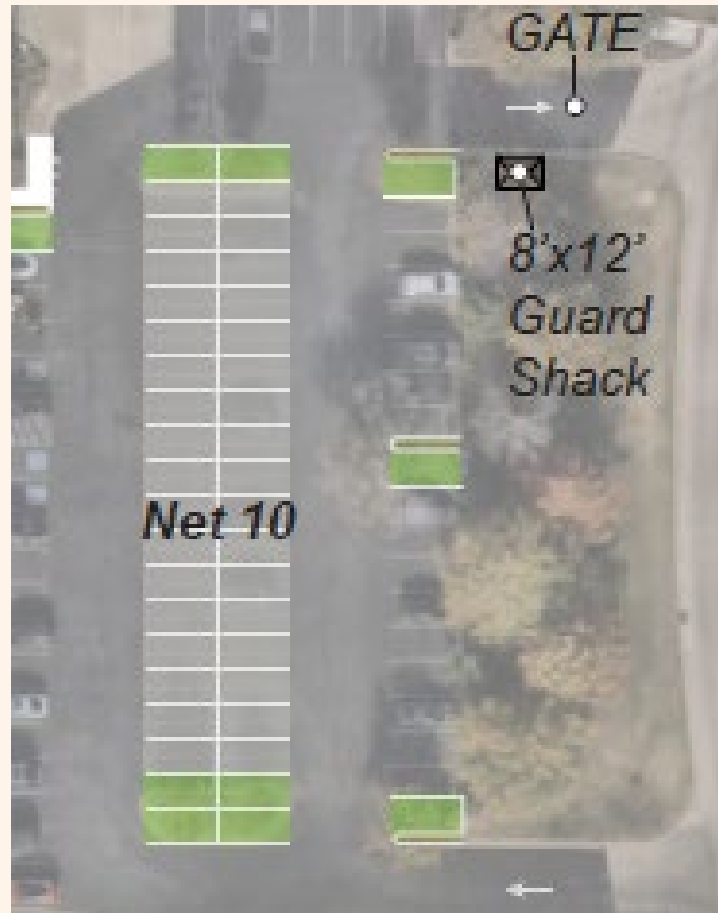
SECURITY & NOISE

- In collaboration with Nichols Hills Police, we reviewed 5 years of security data:
 - Noise complaints: 2 (both on the same night)
 - Auto burglaries: 12 – last incident was July 2024
 - Club responses:
 - Immediately implemented noise policy changes to ensure no further noise complaints.
 - Built a guard shack & increased security presence.
 - Closed gates in North Lot.
- Feedback from Deputy Police Chief, Nichols Hills on suggestions to consider:
 - A security officer in the south parking lot present and patrolling
 - Improved surveillance cameras in the north parking lot
 - Sticker or placard system for member's vehicles so that vehicles that are on the property for legitimate purposes are easily identifiable
 - Furthermore, the security building that was implemented at the north parking lot entrance appears to have helped reduce the number of incidents at the OCGCC.
- Looking ahead:
 - New guard shack concept for the South Lot
 - The only new open-air feature is a balcony located on 18th fairway and does not face or overlook any residential properties.
 - The Club will continue to be a thoughtful neighbor regarding any security or noise concerns.
 - We fully support collaborating with Nichols Hills on:
 - Signage standards
 - Street enforcement protocols



SECURITY & NOISE

New guard shack concept for the South Lot



SEVEN STEPS FORWARD



SEVEN STEPS FORWARD

1. Reconfiguration of South Lot (10 spaces gained)
2. Staff permanently relocated to North Lot (12-14 spaces gained)
 - Based on the data and commitment to reconfiguration, the south lot capacity will be increased by 22-24 spots (~28% increase) for 2027 facility opening.
3. Build guard shack in South lot
 - Pending necessary approvals by city, if required
4. Utilized enhanced valet service for high demand pool days
5. Golf cart shuttle system from North lot in 2026
 - East and west routes confined to club campus
6. Continue enhanced member communication, specifically regarding neighboring streets. Educate about the proximity of our campus parking options.
7. Enhanced signage in collaboration with City of Nichols Hills



CONTINGENCY – 8TH STEP

Two modeled options:

- Option 1: +64 spaces
- Option 2: +68 spaces
 - Both increase campus-wide capacity by ~18-19%
- Achieved through reconfiguration – not new land, not major construction
- Cost-effective and designed to preserve curb appeal



CLOSING COMMENTS

**AARON JACK, “AJ”
916-849-5546 (CELL)**



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



City revised version August 11, 2025 at 10:22 a.m.

Should the City Council wish to approve the Country Club Special Permit application, the recommended language is as follows:

I move to approve the application of the Oklahoma City Golf and Country Club (the “Club”) for a special permit for the purpose of constructing an indoor pickleball, racket sports facility, and a new restaurant as presented in the original application of the Club and as modified by supplemental materials submitted to the Planning Commission in a written presentation document dated August 5, 2025, which is incorporated as a part of this special permit (the “August 5th Supplement”), including but not limited to the following items identified in the August 5th Supplement which shall be requirements and conditions of approval of such permit:

1. Install the 71 parking spaces identified on the page titled, “Contingency – Expansion Capacity” of the August 5th Supplement attached to this Special Permit and incorporated as a part hereof by reference); provided a margin of error of eight parking spaces shall be granted in this permit, meaning no less than 63 additional spaces shall be installed.
2. Install a guard shack on the existing parking lot located on the south side of the main building of the Club facility (the “South Lot”).
3. The Club will alleviate existing parking congestion on the South Lot by prohibiting Club employees from parking in the South Lot to the extent reasonably possible.
4. The Club will use member education, valet services, golf cart shuttles, and other measures identified in the August 5th Supplement to discourage parking by Club patrons anywhere other than on Club property during peak periods of parking demand and large events to the extent reasonably possible.
5. At the exit to the South Lot, signage will be prominently displayed on Club property reminding the Club patrons not to park on the side streets if the South Lot is full.