

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, August 4, 2026 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. June 2, 2026 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An application and ordinance amending Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map concerning the land within the Amended and Restated "PUD" Planned Unit Development for 1203 Sherwood Lane proposed by the Strand on Sherwood, LLC, and adopting and approving such Planned Unit Development; repealing all conflicting

ordinances or parts of ordinances; providing for severability; and declaring an emergency.

- b. PUBLIC HEARING: An Ordinance for the purpose of closing to the public use a portion of the public right of way identified on the Final Plat of Business Section of Nichols Hills, Oklahoma County, Oklahoma, recorded March 21, 1931, as the Strand, and declaring an emergency.
- c. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code, creating the Westminster Overlay District and regulations applicable to the Westminster Overlay District; amending Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map concerning such district; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

6. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 2, 2026 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

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

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. May 5, 2026 Minutes

MOTION: Doug Franklin moved to approve the May 5, 2026 minutes as presented. Tim Cheek seconded the motion.

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

5. Public Hearings

- a. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding Attics and Floor Area Ratio; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate, Mrs. Carla Sharpe, and Mrs. Laura McDevitt, attorneys for the City, presented the proposed ordinance to the Planning Commission members.

Following discussion among Planning Commission members and staff, Vice-Chairman Gilbert opened the public hearing.

Mr. Nolan Coyle asked for clarification on when the attic space would be added to the floor area ratio calculation.

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

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5a as presented. Tim Cheek seconded the motion.

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

- b. PUBLIC HEARING: Discussion, consideration, and possible approval of the Final Plat of Sanctuary proposed by Strand on Sherwood, LLC, an Oklahoma limited liability company, for its property having a street address of 1203 Sherwood Lane, containing 3.9039 acres, more or less, and being a part of the Southeast Quarter (SE/4) of Section Five, Township 12 North, Range 3 West, City of Nichols Hills, Oklahoma.

Mr. Tyler Muzny, Engineer with Johnson & Associates, presented the final plat of the Sanctuary to the Planning Commission.

Following discussion among Planning Commission members and staff, Vice-Chairman Gilbert opened the public hearing.

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

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

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

6. Adjournment

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

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

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Published in _____ on _____, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 50-26 OF THE NICHOLS HILLS CITY CODE AND THE OFFICIAL ZONING DISTRICT MAP CONCERNING THE LAND WITHIN THE AMENDED AND RESTATED "PUD" PLANNED UNIT DEVELOPMENT FOR 1203 SHERWOOD LANE PROPOSED BY THE STRAND ON SHERWOOD, LLC, AND ADOPTING AND APPROVING SUCH PLANNED UNIT DEVELOPMENT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map referred to in such Section are hereby amended to include the following described property within the "PUD" Planned Unit Development District, to be controlled by the provisions and requirements of the Planned Unit Development of *1203 Sherwood Lane*, as proposed by The Strand on Sherwood, LLC, an Oklahoma limited liability company.

The subject property is described as follows:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South 11°19'22" West (South 20°59' West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North 90°00'00" West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North 43°05'30" West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North 03°49'00" East, a distance of 167.18 feet;

3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North 00°30'47" East, a chord length of 133.58 feet and an arc length of 133.65 feet;

4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North 30°06'45" East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North 63°00'54" East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South 29°50'28" East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesterly line of said Lot 23;

THENCE North 57°12'38" East (North 66°56' East record), along and with the Northwesterly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South 30°21'43" East (South 30°19' East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Containing 170,052 square feet or 3.9039 acres, more or less.

Section 2. The Planned Unit Development of *1203 Sherwood Lane*, as set out in the PUD Master Design Statement for *1203 Sherwood Lane* dated March 28, 2025, revised June 3, 2026, (the "PUD"), is hereby adopted and approved as a Planned Unit Development as provided for in Section 50-112 of the Nichols Hills City Code. The PUD is comprised of the PUD Master Design Statement, including its Conceptual Site Plan and other exhibits, which will after approval be marked as approved by the City Clerk and initialed by the Mayor or Vice Mayor. For purposes of interpretation of the PUD, the phrases "it is the developer's intent," "there will be," "to be made part of this PUD," and similar phrases or words contained in the PUD will be interpreted as mandatory requirements of the PUD.

Section 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. 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 5. 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 _____, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2026.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

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

PUD MASTER DESIGN STATEMENT FOR

1203 Sherwood Lane

March 28, 2025
REVISED July 30, 2026

Property Owner:

The Strand On Sherwood, L.L.C.
6501 AVONDALE DR, Unit A
Nichols Hills, OK 73116

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5650-002

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1.0 INTRODUCTION:

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

2.0 LEGAL DESCRIPTION:

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

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is The Strand on Sherwood, LLC, an Oklahoma limited liability company, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

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

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

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

South: Immediately south of the subject site is Sherwood Lane. Beyond is zoned and developed as R-3, 3 and 4 story Multi-Family Residential and C-2, Retail Business and parking lots. This area is also within the Town Center Overlay.

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

5.0 PHYSICAL CHARACTERISTICS:

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

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family residential comprised of fourteen (14) lots. This low-impact, beautifully designed, high quality residential PUD will complement the adjoining multifamily properties by bringing new residential housing to the commercial center of Nichols Hills. Its proximity to the commercial areas makes this a desirable tract of land primed for infill development and adds a much-needed lifestyle option for the Nichols Hills Community. Homes will be 1 and 1½ stories. Homes on Lots 1, 13 and 14 will be single story only creating a balanced, well-proportioned design that blends with the neighborhood. (Please see Exhibit B).

There will be a maximum of four (4) curb cuts within the development. Lots 1 through 10 will have garage access at the rear of each home via a common driveway. This will enhance the street facing elevation of each home and complement the walkability of the sidewalks and trails.

By modifying the existing zoning requirements, under the Nichols Hills City Code, as amended (the "City Code"), the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that enhances the Nichols Hills community.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1-60 Single-Family Residential District regulations within the City Code to be made part of this PUD:

- Sec. 50-63.b Permitted Uses:
 - The only use permitted within this PUD is the Single-Family Dwelling use and a caretaker cottage for storage with bathroom and office purposes only. This building may not be used as a separate dwelling.
- Sec. 50-63.e.2 Front Yard Setback:
 - The existing R-1-60 zoning district requires front yard setbacks for the main building to be 25 feet from the front property line. This PUD proposes a variance to the front yard setback to a minimum of 5 feet with no buildings within 15 feet of the back of the public curb line.
- Sec. 50-63.e.3 Side Yard Setback:
 - A.1. The existing R-1-60 zoning district requires side yard setbacks for the main building to be a minimum of six feet or ten percent of the lot width, whichever is greater, provided lots abutting a street shall have a setback of 15 feet on the side abutting the street. This PUD proposes a variance to side yard setbacks for internal lots (Ex B lots 1-10) as zero feet (This is a zero-lot line development. A home may be situated on the property line and must meet all building and fire code requirements). For lot sides that abut Sherwood Lane, the side yard setback is varied to 5 feet from the existing easement and a minimum of 30 feet from the north curb on Sherwood Lane.
- Sec. 50-63.e.4 Rear Yard Setback:
 - A.1&2. The R-1-60 zoning district requires the first floor of the main building to have a rear yard setback of 25 feet and the second floor to have a rear yard setback of 40 feet. This PUD proposes a varied rear yard setback to zero feet for the alley lots (Ex B lots 1-10) on the east and north sides of the development. For rear lot lines that abut Sherwood Lane, the rear yard setback is varied to 5 feet and a minimum of 30 feet from the north curb line on Sherwood Lane. For rear lot lines that abut Grand Blvd., the rear yard setback is varied to a minimum of 15 feet and a minimum of 120 feet from the curb on Grand Blvd. For all lots in the PUD the second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line.
- Sec. 50-63.e.5 Minimum Lot Size:
 - The R-1-60 zoning district does not have a minimum lot size. This PUD proposes a minimum lot size of 5,250 square feet. This proposed size is consistent with the proposed lots on the provided Exhibit B Conceptual Site Plan.

- Sec. 50-63.e.6 Lot Width:
 - The existing R-1-60 zoning district requires the minimum lot width at the front building line to be 60 feet and the maximum lot width at the front property line to be 100 feet. This PUD varies the minimum lot width at the front building line to be 40 feet for Lots 1 and 10 and 50 feet for all other lots (Ex B).
- Sec. 50-63.e.7 Building Lot Coverage and Floor Area Ratio:
 - A. The R-1-60 zoning district regulations require that the Building Lot Coverage (BLC) cover no more than 65% of the Site Buildable Area and that the Floor Area Ratio (FAR) not exceed 0.7x Site Buildable Area within the setback lines established within the district regulations. This PUD proposes to vary the maximum Building Lot Coverage and Floor Area Ratio to 80% of the total lot area.
- Sec. 50-63.e.8 Maximum Building Height
 - C. The R-1-60 zoning district requires the maximum height of the main building be 30 feet and limits the main building height to 16 feet within 40 feet of the rear lot line except on corner lots. This PUD proposes the maximum height for structures be 35 feet and no more than 1 ½ stories. Due to the lack of historical precedent for single family residential on this tract of land, the finished floor of each new residence shall determine centroid elevation.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Public access to this PUD shall be from Sherwood Lane with the cost of public and private streets paid by the developer.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

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

Fire hydrants shall be required within the PUD to serve the proposed residential development and meet Nichols Hills Fire Code. This development will exceed City requirement with 3 hydrants.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) floodplain. The far southwest corner of the site is within the FEMA floodway. The general location of the FEMA (100-year) floodplain and floodway is delineated on the Master Development Plan, just west of the site.

7.7 2020 COMPREHENSIVE PLAN

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

This development provides the community with 14 new homes adjacent to the Nichols Hills Commercial Center. In keeping with a residential lifestyle that is adjacent to existing commercial and multi-family properties, this PUD development will feature a variety of front elevations with a common architectural character of natural stone, brick masonry, cement plaster and cast stone details.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1-60, Single-Family Residential District shall govern this PUD, except as herein modified.

The following uses shall be the only Permitted Uses within this PUD:

- Single-family dwelling
- A caretaker cottage that contains a bathroom and office with storage shall be permitted. This building may not be used as a separate dwelling. Said cottage shall be no more than 400 square feet in size and may be constructed in the far northwest corner of the property with the same materials used on the homes.
- Additional Accessory Buildings and Accessory Structures, with exception of swimming pools or water features, are not permitted Conditional Uses. Pools less than 120 square feet in size may be located on the lot without restriction, except that then it must be located behind the front face of the residence. Pools larger than 120 square feet shall be subject to the Nichols Hills Zoning Ordinance.

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of modular brick, rock, stone, cast stone, true cement stucco, or other similar type single finish or combination of materials thereof. No wood siding is permitted. All exterior building materials prohibited by the City Code shall likewise be prohibited by this PUD.

Due to the nature of the development, a total of three primary exterior wall finishes per home or lot will be permitted within this PUD. Any materials not specifically listed or prohibited above, but permitted by the City Code shall be permitted within this PUD.

The provided Exhibit F showcases the general aesthetic for homes. Homes will vary but will have a consistent architectural character.

All homes that abut Grand Blvd. shall provide a rear architectural elevation that is consistent with a front façade.

9.2 LANDSCAPING REGULATIONS

The developer shall submit an overall landscape plan for the entire development. Plantings shall not be required to conform to the City of Nichols Hills Landscape Regulations, however, the developer shall ensure quality landscaping is planted.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD would not be provided by the standard Nichols Hills light poles. However, the existing poles and light along Sherwood would remain. Because of the zero lot line nature of the PUD, street and sidewalk lighting will be provided by 8 consistently designed poles with decorative light fixtures that are more in scale with the development. The operating expense and maintenance of the lighting within the development will be paid by the Homeowners Association and not by the City of Nichols Hills.

9.4 SCREENING REGULATIONS

Screening shall be required along the exterior PUD boundaries. No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the east and north PUD boundaries. Said sight-proof screen shall be a capped cedar fence with decorative iron posts required every 50 feet on the east property line and brick/masonry columns every 50 feet on the north property line.

The screening along Grand Blvd and Sherwood Ln shall consist partially of a terraced masonry landscaped planter no more than 48 inches tall and 36 inches to 98 inches deep, stepping up to a masonry wall with a combination of stone, brick and/or decorative iron. The wall will not exceed 6 feet in height above the terraced landscape planter.

9.5 PLATTING REGULATIONS

Platting shall be per the City Code.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City Code. However, individual lot grading and drainage plans shall not be required at the building permit stage if developed per the approved Sanctuary improvement plans.

9.7 VEHICULAR ACCESS REGULATIONS

This development is anticipated to have public streets with a gated private alleyway on the rear of Lots 1 through 10. There shall be a maximum of three entries (as depicted in Exhibit B) from Sherwood Lane in this PUD. Private drives may be permitted to Lots 11 through 14. Homes 1-10 (Ex B) will be accessed from the rear via a private drive.

9.8 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with the City Code. Spaces within the garage can be counted towards meeting this requirement.

9.9 SIGNAGE REGULATIONS

Two (2) signs identifying the development shall be permitted. Said signs shall be fabricated of cast bronze and will not exceed 1,152 square inches (2'x4').

9.10 ROOFING REGULATIONS

All structures in this PUD shall have roofing with a fire rating of Class A or better. Roofing shall comply with the applicable provisions of the City Code, including Section 8-101, *Prohibited and allowed exterior Building materials in Residential Districts*.

9.11 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

A five-foot-wide sidewalk shall be constructed along Sherwood Lane in conformance with the Nichols Hills Trails Master Plan. Trail sidewalks shall be setback from the curb and shall be subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place for each block prior to any occupancy certificates being issued. One 48-inch sidewalk will be constructed within the development and will be located along the curblane. An easement is depicted on Exhibit B to accommodate a future trail, landscaping and public improvements proposed along Sherwood Lane. The developer shall complete this segment of public trail at the time of the completion of the landscaping for this development or at such time as coordination of the work, with the City of Nichols Hills provides for.

The public easement shall be along Sherwood Lane for the multi-use pathway.

9.12 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 35 feet above the centroid as defined and established in the PUD and no more than 1½ stories. Architectural elements (such as spires, chimneys, or other ornamental elements) shall be permitted to exceed the 35-foot maximum height.

Dwelling within this PUD amends the double step-back No Build Envelope regulations as outlined in the R-1-60, Single-Family Residential District regulations from 12' height to allowing 12' plate height plus roof structure.

9.13 SETBACK REGULATIONS

There shall be a minimum 25-foot setback maintained from the east PUD boundary abutting the existing duplex properties.

The following setbacks shall govern dwellings within this PUD:

- Front Yard: Minimum of 5 feet, but no less than 15 feet from the back of the public curb line.
- Side Yard: None for Lots 1-10; For lot sides that abut Sherwood Lane the setback shall be a minimum of 5 feet from the existing easement and a minimum of 30 feet from the back of the curb on Sherwood Lane. Side yards shall meet all building and fire code requirements.

Rear Yard: None for Lots 1-10; For rear lot lines that abut Sherwood Lane, the rear yard setback shall be a minimum of 5 feet from the existing easement and a minimum of 30 feet from the back of the curb on Sherwood Lane. For rear lot lines that abut Grand Blvd., the rear yard setback shall be a minimum of 15 feet and a minimum of 120 feet from the curb on Grand Blvd. For all lots in the PUD the second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line. The second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line.

This PUD allows for zero-lot-line development. Should a structure be located between 0'-0" and 1'-6" of the side property line, the structure on the abutting lot must be setback from the property line to maintain 10-foot separation between structures at the front building line with the exception of porches open on two sides, which shall maintain a total separation of 6'-6" at the front building line. A 6'-0" separation is required between structures at the rear building line.

Gutters, structure footings, soffits, as well as Chimney's shall be permitted up to two feet within the setbacks, and not considered an encroachment.

Lot 12 as shown on Exhibit B shall be permitted to abut the common area boundary

9.14 LOT REGULATIONS

9.14.1 Minimum Lot Size

The minimum lot size within this PUD shall be 5,250 square feet.

9.14.2 Minimum Lot Width

The minimum lot width at the front building line shall be 40 feet for lots 1 and 10 and 50 feet for all other lots.

9.14.3 Building Lot Coverage

The maximum Building Lot Coverage and floor area ratio within this PUD shall be 80% of the total lot area.

9.14.4 Maximum Lot Count

The maximum number of lots permitted within this PUD shall be fourteen (14).

9.14.5 Home Size

The conditioned square footage for main structures within this PUD shall be a minimum of 2,600 square feet and a maximum of 5,000 square feet.

The conditioned floor area located on the upper floor of the main structure shall not exceed twenty five percent (25%) of the maximum Building Lot Coverage permitted for the applicable lot under this PUD. For purposes of this calculation, the maximum permitted Building Lot Coverage shall be used regardless of the actual Building Lot Coverage of the proposed main structure.

Lots 1, 13, and 14 shall be limited to one (1) story.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

9.17 BUILDING COMMISSION

Development within this PUD shall not require approval by the Nichols Hills Building Commission. The significant detail provided within this PUD and the attached exhibits meet the application requirements and the intent of the Building Commission. Requiring this development to be heard by the Building Commission with the same materials and details provided herein would hinder the development process. To avoid repetitive reviews and promote an efficient development process, the developer intends to proceed with the building permit process and construction following the approval of this PUD and subsequent plats.

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Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Public Works Department. It is anticipated that upon the completion and approval of detailed engineering and architectural plans, construction for this project will take 36-48 months. A temporary construction office shall be staged and permitted on site during construction.

11.0 EXHIBITS:

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

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

EXHIBIT "A"
LEGAL DESCRIPTION

Sherwood Estates
January 9, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South $11^{\circ}19'22''$ West (South $20^{\circ}59'$ West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North $90^{\circ}00'00''$ West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North $43^{\circ}05'30''$ West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North $03^{\circ}49'00''$ East, a distance of 167.18 feet;
3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North $00^{\circ}30'47''$ East, a chord length of 133.58 feet and an arc length of 133.65 feet;
4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North $30^{\circ}06'45''$ East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North $63^{\circ}00'54''$ East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South $29^{\circ}50'28''$ East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesternly line of said Lot 23;

THENCE North $57^{\circ}12'38''$ East (North $66^{\circ}56'$ East record), along and with the Northwesternly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South $30^{\circ}21'43''$ East (South $30^{\circ}19'$ East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Containing 170,052 square feet or 3.9039 acres, more or less.

Basis of Bearing: The South line of Block F BUSINESS SECTION OF NICHOLS HILLS having a bearing of North $90^{\circ}00'00''$ West.

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

PUD MASTER DESIGN STATEMENT FOR

1203 Sherwood Lane

March 28, 2025

REVISED July 10, 2026

Property Owner:

The Strand On Sherwood, L.L.C.
6501 AVONDALE DR, Unit A
Nichols Hills, OK 73116

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5650-002

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1.0 INTRODUCTION:

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

2.0 LEGAL DESCRIPTION:

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

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is The Strand on Sherwood, LLC, an Oklahoma limited liability company, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

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

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

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

South: Immediately south of the subject site is Sherwood Lane. Beyond is zoned and developed as R-3, 3 and 4 story Multi-Family Residential and C-2, Retail Business and parking lots. This area is also within the Town Center Overlay.

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

5.0 PHYSICAL CHARACTERISTICS:

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

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family residential comprised of fourteen (14) lots. This low-impact, beautifully designed, high quality residential PUD will complement the adjoining multifamily properties by bringing new residential housing to the commercial center of Nichols Hills. Its proximity to the commercial areas makes this a desirable tract of land primed for infill development and adds a much-needed lifestyle option for the Nichols Hills Community. Homes will be 1 and 1½ stories~~stories and will have no more than 25% of its livable square footage on the second floor.~~ Homes on Lots 1, 13 and 14 will be single story only creating a balanced, well-proportioned design that blends with the neighborhood. (Please see Exhibit B).

There will be a maximum of four (4) curb cuts within the development. Lots 1 through 10 will have garage access at the rear of each home via a common driveway. This will enhance the street facing elevation of each home and complement the walkability of the sidewalks and trails.

By modifying the existing zoning requirements, under the Nichols Hills City Code, as amended (the "City Code"), the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that enhances the Nichols Hills community.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1-60 Single-Family Residential District regulations within the City Code to be made part of this PUD:

- Sec. 50-63.b Permitted Uses:
 - The only use permitted within this PUD is the Single-Family Dwelling use and a caretaker cottage for storage with bathroom and office purposes only. This building may not be used as a separate dwelling.
- Sec. 50-63.e.2 Front Yard Setback:
 - The existing R-1-60 zoning district requires front yard setbacks for the main building to be 25 feet from the front property line. This PUD proposes a variance to the front yard setback to a minimum of 5 feet with no buildings within 15 feet of the back of the public curb line.
- Sec. 50-63.e.3 Side Yard Setback:
 - A.1. The existing R-1-60 zoning district requires side yard setbacks for the main building to be a minimum of six feet or ten percent of the lot width, whichever is greater, provided lots abutting a street shall have a setback of 15 feet on the side abutting the street. This PUD proposes a variance to side yard setbacks for internal lots (Ex B lots 1-10) as zero feet (This is a zero-lot line development. A home may be situated on the property line and must meet all building and fire code requirements). For lot sides that abut Sherwood Lane, the side yard setback is varied to 5 feet from the existing easement and a minimum of 30 feet from the north curb on Sherwood Lane.
- Sec. 50-63.e.4 Rear Yard Setback:
 - A.1&2. The R-1-60 zoning district requires the first floor of the main building to have a rear yard setback of 25 feet and the second floor to have a rear yard setback of 40 feet. This PUD proposes a varied rear yard setback to zero feet for the alley lots (Ex B lots 1-10) on the east and north sides of the development. For rear lot lines that abut Sherwood Lane, the rear yard setback is varied to 5 feet and a minimum of 30 feet from the north curb line on Sherwood Lane. For rear lot lines that abut Grand Blvd., the rear yard setback is varied to a minimum of 15 feet and a minimum of 120 feet from the curb on Grand Blvd. For all lots in the PUD the second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line.
- Sec. 50-63.e.5 Minimum Lot Size:
 - The R-1-60 zoning district does not have a minimum lot size. This PUD proposes a minimum lot size of 5,250 square feet. This proposed size is consistent with the proposed lots on the provided Exhibit B Conceptual Site Plan.

- Sec. 50-63.e.6 Lot Width:
 - The existing R-1-60 zoning district requires the minimum lot width at the front building line to be 60 feet and the maximum lot width at the front property line to be 100 feet. This PUD varies the minimum lot width at the front building line to be 40 feet for Lots 1 and 10 and 50 feet for all other lots (Ex B).
- Sec. 50-63.e.7 Building Lot Coverage and Floor Area Ratio:
 - A. The R-1-60 zoning district regulations require ~~that defined that the Building Lot Coverage (BLC) structures~~ cover no more than 65% of the ~~lot Site Buildable Area~~ and that the Floor Area Ratio (FAR) not exceed 0.7x Site Buildable Area within the setback lines established within the district regulations. This PUD proposes to vary the maximum Building Lot Coverage and Floor Area Ratio to 80% of the total lot area. ~~The PUD proposes no amendments to the floor area ratio requirements in the City Code.~~
- Sec. 50-63.e.8 Maximum Building Height
 - C. The R-1-60 zoning district requires the maximum height of the main building be 30 feet and limits the main building height to 16 feet within 40 feet of the rear lot line except on corner lots. This PUD proposes the maximum height for structures be 35 feet and no more than 1 ½ stories. Due to the lack of historical precedent for single family residential on this tract of land, the finished floor of each new residence shall determine centroid elevation.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Public access to this PUD shall be from Sherwood Lane with the cost of public and private streets paid by the developer.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

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

Fire hydrants shall be required within the PUD to serve the proposed residential development and meet Nichols Hills Fire Code. This development will exceed City requirement with 3 hydrants.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.67 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) floodplain. The far southwest corner of the site is within the FEMA floodway. The general location of the FEMA (100-year) floodplain and floodway is delineated on the Master Development Plan, just west of the site.

7.78 2020 COMPREHENSIVE PLAN

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

This development provides the community with 14 new homes adjacent to the Nichols Hills Commercial Center. In keeping with a residential lifestyle that is adjacent to existing commercial and multi-family properties, this PUD development will feature a variety of front elevations with a common architectural character of natural stone, brick masonry, cement plaster and cast stone details.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1-60, Single-Family Residential District shall govern this PUD, except as herein modified.

The following uses shall be the only Permitted Uses within this PUD:

- Single-family dwelling
- A caretaker cottage that contains a bathroom and office for with storage purposes only shall be permitted. This building may not be used as a separate dwelling. Said cottage shall be no more than 400 square feet in size and may be constructed in the far northwest corner of the property with the same materials used on the homes.
- Additional AAAccessory Buildings and Accessory Structures, with exception of swimming pools or water features, are not permitted Conditional Uses. Pools less than 120 square feet in size may be located on the lot without restriction, except that then it must be located behind the front face of the residence. Pools larger than 120 square feet shall be subject to the Nichols Hills Zoning Ordinance.

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of modular brick, rock, stone, cast stone, true cement stucco, or other similar type single finish or combination of materials thereof. No wood siding is permitted. All exterior building materials prohibited by the City Code shall likewise be prohibited by this PUD.

Due to the nature of the development, a total of three primary exterior wall finishes per home or lot will be permitted within this PUD. Any materials not specifically listed or prohibited above, but permitted by the City Code shall be permitted within this PUD.

The provided Exhibit F showcases the general aesthetic for homes. Homes will vary but will have a consistent architectural character.

All homes that abut Grand Blvd. shall provide a rear architectural elevation that is consistent with a front façade.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City's Landscaping Regulations, as in place at the time of development. Planting locations and final planting choices may be subject to revisions but shall meet or enhance the landscaping requirements of the City Code (including submission of a Landscaping Plan meeting the required Landscape Points) and be in general compliance with the Landscape Plan as approved with the Final Plat. Individual landscape plans shall be submitted for review on a lot-by-lot basis. The developer shall submit an overall landscape plan for the entire development. Plantings shall not be required to conform to the City of Nichols Hills Landscape Regulations, however, the developer shall ensure quality landscaping is planted.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with City Code, including the City's Outdoor Lighting Regulations. The site lighting in this PUD would not be provided by the

standard Nichols Hills light poles. However, the existing poles and light along Sherwood would remain. Because of the zero lot line nature of the PUD, street and sidewalk lighting will be provided by 8 consistently designed poles with decorative light fixtures that are more in scale with the development. The operating expense and maintenance of the lighting within the development will be paid by the Homeowners Association and not by the City of Nichols Hills.

9.4 SCREENING REGULATIONS

Screening shall be required along the exterior PUD boundaries. No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the east and north PUD boundaries. Said sight-proof screen shall be a capped cedar fence with brick/masonrydecorative iron posts columns required every 50 feet on the east property line and brick/masonry columns every 50 feet on the north property line. -

The screening along Grand Blvd and Sherwood Ln shall consist partially of a terraced masonry landscaped planter no more than 48 inches tall and 36 inches to 98 inches deep, stepping up to a masonry wall with a combination of stone, brick and/or decorative iron. The wall will not exceed 6 feet in height above the terraced landscape planter.

9.5 PLATTING REGULATIONS

Platting shall be per the City Code.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City Code. However, individual lot grading and drainage plans shall not be required at the building permit stage if developed per the approved Sanctuary improvement plans.

9.7 VEHICULAR ACCESS REGULATIONS

This development is anticipated to have public streets with a gated private alleyway on the rear of Lots 1 through 10. There shall be a maximum of three entries (as depicted in Exhibit B) from Sherwood Lane in this PUD. Private drives may be permitted to Lots 11 through 14. Homes 1-10 (Ex B) will be accessed from the rear via a private drive.

9.8 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with the City Code. Spaces within the garage can be counted towards meeting this requirement.

9.9 SIGNAGE REGULATIONS

Two (2) signs identifying the development shall be permitted. Said signs shall be fabricated of cast bronze and will not exceed 1,152 square inches (2'x4').

9.10 ROOFING REGULATIONS

All structures in this PUD shall have roofing with a fire rating of Class A or better. Roofing shall comply with the applicable provisions of the City Code, including Section 8-101, *Prohibited and allowed exterior Building materials in Residential Districts*.

9.11 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

An ~~eight~~five-foot-wide sidewalk shall be constructed along Sherwood Lane in conformance with the Nichols Hills Trails Master Plan. Trail sidewalks shall be setback from the curb and shall be subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place for each block prior to any occupancy certificates being issued. One 48-inch sidewalk will be constructed within the development and will be located along the curbline. An easement is depicted on Exhibit B to accommodate a future trail, landscaping and public improvements proposed along Sherwood Lane. The developer shall complete this segment of public trail at the time of the completion of the landscaping for this development or at such time as coordination of the work, with the City of Nichols Hills provides for.

The public easement shall be along Sherwood Lane for the multi-use pathway.

9.12 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 35 feet above the centroid as defined and established in the PUD and no more than 1½ stories. Architectural elements (such as spires, chimneys, or other ornamental elements) shall be permitted to exceed the 35-foot maximum height.

Dwelling within this PUD ~~shall-amends the adhere to the~~ double step-back No Build Envelope regulations as outlined in the R-1-60, Single-Family Residential District regulations from 12' height to allowing 12' plate height plus roof structure. -

9.13 SETBACK REGULATIONS

There shall be a minimum 25-foot setback maintained from the east PUD boundary abutting the existing duplex properties.

The following setbacks shall govern dwellings within this PUD:

- Front Yard: Minimum of 5 feet, but no less than 15 feet from the back of the public curb line.
- Side Yard: None for Lots 1-10; For lot sides that abut Sherwood Lane the setback shall be a minimum of 5 feet from the existing easement and a minimum of 30 feet from the back of the curb on Sherwood Lane. Side yards shall meet all building and fire code requirements.
- Rear Yard: None for Lots 1-10; For rear lot lines that abut Sherwood Lane, the rear yard setback shall be a minimum of 5 feet from the existing easement and a minimum of 30 feet from the back of the curb on Sherwood Lane. For

rear lot lines that abut Grand Blvd., the rear yard setback shall be a minimum of 15 feet and a minimum of 120 feet from the curb on Grand Blvd. For all lots in the PUD the second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line. The second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line.

This PUD allows for zero-lot-line development. Should a structure be located between 0'-0" and 1'-6" of the side property line, the structure on the abutting lot must be setback from the property line to maintain 10-foot separation between structures at the front building line with the exception of porches open on two sides, which shall maintain a total separation of 6'-6" at the front building line. and a 6'-0" separation is required between structures at the rear building line. ~~on the property line, the structure on the abutting lot must be set back from the property line to maintain a 10-foot setback at the front building line and a 6-foot setback at the rear building line.~~

~~A covered porch, open on three sides, shall be permitted to abut the lot line and encroach into the required building setbacks.~~

Gutters, structure footings, soffits, as well as Chimney's shall be permitted up to two feet within the setbacks, and not considered an encroachment.

Lot 12 as shown on Exhibit B shall be permitted to abut the common area boundary

9.14 LOT REGULATIONS

9.14.1 Minimum Lot Size

The minimum lot size within this PUD shall be 5,250 square feet.

9.14.2 Minimum Lot Width

The minimum lot width at the front building line shall be 40 feet for lots 1 and 10 and 50 feet for all other lots.

9.14.3 Building Lot Coverage

The maximum Building Lot Coverage and floor area ratio within this PUD shall be 80% of the total ~~lot lot area~~ buildable area ~~area~~.

9.14.4 Maximum Lot Count

The maximum number of lots permitted within this PUD shall be fourteen (14).

9.14.5 Home Size

The conditioned square footage for main structures within this PUD shall be a minimum of 2,600 square feet and a maximum of 5,000 square feet.

The conditioned floor area located on the upper floor of the main structure shall not exceed twenty five percent (25%) of the maximum Building Lot Coverage permitted for the applicable lot under this PUD. For purposes of this calculation, the maximum permitted Building Lot Coverage shall be used regardless of the actual Building Lot Coverage of the proposed main structure.

Lots 1, 13, and 14 shall be limited to one (1) story.

No more than 25% of the total livable square footage shall be permitted on the upper floor of the main structure. Lots 1, 13 and 14 shall be no more than one (1) story.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

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10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Public Works Department. It is anticipated that upon the completion and approval of detailed engineering and architectural plans, construction for this project will take 36-48 months. A temporary construction office shall be staged and permitted on site during construction.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan
- C: Surrounding Zoning Map
- D: Drainage Exhibit
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Sherwood Estates
January 9, 2024

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Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South $11^{\circ}19'22''$ West (South $20^{\circ}59'$ West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North $90^{\circ}00'00''$ West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North $43^{\circ}05'30''$ West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North $03^{\circ}49'00''$ East, a distance of 167.18 feet;
3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North $00^{\circ}30'47''$ East, a chord length of 133.58 feet and an arc length of 133.65 feet;
4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North $30^{\circ}06'45''$ East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North $63^{\circ}00'54''$ East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South $29^{\circ}50'28''$ East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesternly line of said Lot 23;

THENCE North $57^{\circ}12'38''$ East (North $66^{\circ}56'$ East record), along and with the Northwesternly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South $30^{\circ}21'43''$ East (South $30^{\circ}19'$ East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Containing 170,052 square feet or 3.9039 acres, more or less.

Basis of Bearing: The South line of Block F BUSINESS SECTION OF NICHOLS HILLS having a bearing of North $90^{\circ}00'00''$ West.

Published in The Journal Record on _____, 2026

ORDINANCE NO. _____

AN ORDINANCE FOR THE PURPOSE OF CLOSING TO PUBLIC USE A PORTION OF THE PUBLIC RIGHT OF WAY IDENTIFIED ON THE FINAL PLAT OF BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, RECORDED MARCH 21, 1931, AS THE STRAND; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. The following portion of the public right of way in the City of Nichols Hills, Oklahoma (the "City"), shall be and is hereby closed to the public use:

A tract of land lying in the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Nichols Hills, Oklahoma County, Oklahoma and being a part of the platted street, The Strand, in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows: COMMENCING at northeast corner of Lot Twenty (27), of said BUSINESS SECTION OF NICHOLS HILLS; THENCE South 11°19'22" West, along the east line of said Lot 27, a distance of 105.19 feet to a point on the present north right-of-way line of The Strand, said point also being the POINT OF BEGINNING; THENCE continuing South 11°19'22" West, along said east line extended, a distance of 29.92 feet; THENCE North 90°00'00" West, a distance of 117.77 feet; THENCE Northerly, along a non-tangent curve to the left, having a radius of 10.00 feet (said curve subtended by a chord which bears North 10°33'08" East a distance of 19.66 feet) for an arc length of 27.73 feet; THENCE Northwesterly, along the present westerly right-of-way line of The Strand and along a non-tangent curve to the right having a radius of 661.81 feet (said curve being subtended by a chord which bears North 47°58'06" West a distance of 472.78 feet) for an arc length of 483.46 feet; THENCE North 63°00'54" East, a distance of 20.92 feet; THENCE Southeasterly, along a non-tangent curve to the left having a radius of 640.31 feet (said curve subtended by a chord which bears South 29°50'28" East a distance of 63.81 feet) for an arc length of 63.84 feet; THENCE North 57°12'38" East, a distance of 22.14 feet to a point on the easterly right-of-way line of The Strand; THENCE Southeasterly, along said easterly right-of-way line, the following two (2) courses:

1. Southeasterly, along a non-tangent curve to the left having a radius of 618.81 feet (said curve subtended by a chord which bears South 54°25'16" East a distance of 457.07 feet) for an arc length of 468.16 feet;

2. Southeasterly, along a curve to the left having a radius of 623.13 feet (said curve subtended by a chord which bears South 77°31'45" East a distance of 31.20 feet) for an arc length of 31.20 feet to the POINT OF BEGINNING.

Section 2. That all rights of the City or any public or quasi-public corporation with reference to any public or quasi-public works or utilities, including but not limited to a perpetual easement for water and wastewater, drainage, stormwater, sidewalks, and traffic control systems (collectively the "City Systems") are hereby expressly reserved and the above closing shall in no way impair the right to erect, construct, or repair poles, pipes, wires, conduits, or sewers, including but not limited to the City Systems and the purpose of such construction, repair, operation, maintenance, expansion, and replacement of the City Systems and associated facilities, connections, utilities, and appurtenances thereto including the right of ingress and egress and all right, title, and interest in and to any soil, earthen material, fixture, and appurtenances incidentally removed during the use of a perpetual easement under and over the above described public way or easement is hereby expressly reserved and, when in the opinion of the Council of the City of Nichols Hills, Oklahoma, it shall be necessary, the same may be re-opened without expense to the City. In the event any excavation or fill is made therein all City Systems and equipment incident thereto shall be raised or otherwise protected so that no seepage into such City Systems shall occur by reason of the use made of the above closed public way or easement and that no impairment of the use of City Systems shall be caused by reason of such use. Any damage caused by such City Systems as aforesaid shall be borne by the person, firm, or corporation making use of the above closed public way or easement.

Section 3. Emergency Section. In the judgment of the Council of the City of Nichols Hills, Oklahoma, 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 on the next page]

PASSED and ADOPTED by the Council of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2026.

CITY OF NICHOLS HILLS, OKLAHOMA

Mayor

ATTEST:

City Clerk
[Seal]

REVIEWED as to Form and Legality

City Attorney

ATTACHMENT "A"

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Nichols Hills, Oklahoma County, Oklahoma and being a part of the platted street, The Strand, in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

COMMENCING at northeast corner of Lot Twenty (27), of said BUSINESS SECTION OF NICHOLS HILLS;

THENCE South 11°19'22" West, along the east line of said Lot 27, a distance of 105.19 feet to a point on the present north right-of-way line of The Strand, said point also being the POINT OF BEGINNING;

THENCE continuing South 11°19'22" West, along said east line extended, a distance of 29.92 feet;

THENCE North 90°00'00" West, a distance of 117.77 feet;

THENCE Northerly, along a non-tangent curve to the left, having a radius of 10.00 feet (said curve subtended by a chord which bears North 10°33'08" East a distance of 19.66 feet) for an arc length of 27.73 feet;

THENCE Northwesterly, along the present westerly right-of-way line of The Strand and along a non-tangent curve to the right having a radius of 661.81 feet (said curve being subtended by a chord which bears North 47°58'06" West a distance of 472.78 feet) for an arc length of 483.46 feet;

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THENCE North 57°12'38" East, a distance of 22.14 feet to a point on the easterly right-of-way line of The Strand;

THENCE Southeasterly, along said easterly right-of-way line, the following two (2) courses:

1. Southeasterly, along a non-tangent curve to the left having a radius of 618.81 feet (said curve subtended by a chord which bears South 54°25'16" East a distance of 457.07 feet) for an arc length of 468.16 feet;
2. Southeasterly, along a curve to the left having a radius of 623.13 feet (said curve subtended by a chord which bears South 77°31'45" East a distance of 31.20 feet) for an arc length of 31.20 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 23,632 square feet or 0.5425 acres, more or less.

The bearing of North 90°00'00" West as shown on the south line of Block F, BUSINESS SECTION OF NICHOLS HILLS to the City of Nichols Hills, Oklahoma County, Oklahoma, recorded in Book 23 of Plats, Page 72, Oklahoma County Clerk's Office, was used as the basis of bearing for this description.

Prepared by:

Carissa Palmer, PLS No. 2103
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094
Date: June 4, 2026

Project Number
117,564

Scale
1"=100'



ENGINEERING
SURVEYING
PLANNING

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www.srbok.com

NORMAN
2500 MacGee Drive,
Suite 100
Norman, OK 73072
T: 405.418.2289
F: 405.418.2289
info@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 2949

File: Z:\117564 NH GOB 2024-2025 GENERAL SURVEY\THE STRAND PARTIAL VACATION FOR SANCTUARY\THE STRAND PARTIAL VACATION FOR FINAL PLAT OF SANCTUARY.DWG

Published in _____ on _____, 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE CREATING THE WESTMINSTER OVERLAY DISTRICT AND REGULATIONS APPLICABLE TO THE WESTMINSTER OVERLAY DISTRICT; AMENDING SECTION 50-26 OF THE NICHOLS HILLS CITY CODE AND THE OFFICIAL ZONING DISTRICT MAP CONCERNING SUCH DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. Chapter 50, *Zoning*; Article II, *District Regulations*; Division 4, *Special Districts*, of the Nichols Hills City Code is hereby amended with the addition of Section 50-117, with deleted language stricken through and new language underlined, to wit:

Sec. 50-117. Westminster Overlay District.

(a) *District created.* The Westminster Overlay District is hereby created.

(b) *Description and purpose of the Westminster Overlay District.* The Westminster Overlay District is a geographical area comprised of all of Block 107, Block 108, Block 112, and Block 113 of the Wilshire Section of Nichols Hills, bounded on the west by Greystone Avenue and bounded on the east by Pennsylvania, and being all of the Lots within the 1700 block and 1800 block of Westminster Place, Nichols Hills, Oklahoma. The Westminster Overlay District is a single-family residential district. The purpose of the Westminster Overlay District is to amend the Development Regulations applicable to the R-1-60 Single-Family Residential Zoning District for the designated area of Nichols Hills by establishing building and architectural standards and regulations for the district, while encouraging flexibility in building design and site development within it. For new construction within the Westminster Overlay District, this Section is intended to:

- (1) Promote predictable outcomes through pre-approved building and architectural standards.
- (2) Preserve the high-quality residential character of the City of Nichols Hills through a choice of preferred architectural styles and typologies.
- (3) Allow for compact building-to-lot layout.
- (4) Allow flexibility and variety in architectural style of new buildings.

- (5) Allow flexibility in combining two or more Lots.
 - (6) Reduce delay in review of proposed demolition and building design and construction.
- (c) Applicability of other City Code regulations.
- (1) R-1-60 Single-Family Residential Zoning District Regulations. Section 50-63 of this Code applies to the Westminster Overlay District only as specifically stated in this Section. Otherwise, Section 50-63 does not apply.
 - (2) Subdivision Regulations. Chapter 40, *Subdivision*, of this Code applies to the Westminster Overlay District only as specifically stated in this Section. Otherwise, Chapter 40 does not apply.
 - (3) Other Code provisions; Conflict. Except as set out in subsections (1) and (2) above and as otherwise expressly stated in this Section, all provisions of this Code related to Dwellings apply to the Westminster Overlay District. In the event of any conflict between any other provision in this Code and this Section, this Section will prevail and supersede such other Code provision.
- (d) Permitted uses; Conditional Uses; Uses Subject to Review. Except as otherwise expressly stated in this Section, the uses permitted in the Westminster Overlay District are the same as stated for the R-1-60 Single-Family Residential District in Section 50-63.
- (e) Development Regulations.
- (1) General. In addition to the general Development Regulations applicable to the R-1-60 Single-Family Residential District stated in Section 50-63(e)(1), the following regulations apply:
 - a. Approved and preferred architectural styles. In order for the Westminster Overlay District to preserve the historic and high-end residential character of Nichols Hills, the following are the architectural styles that are approved and preferred for the district: (1) Classical and Modern Tudor; (2) Neo-Classical and Colonial; and (3) Spanish Cottage. Examples of these styles are shown in subsection (e)(13). The City Manager may approve modern variations to such styles pursuant to the administrative approval process set out below.
 - b. Number of stories. Dwellings shall not exceed two and one-half stories.
 - c. Construction fencing. In addition to complying with the requirements for construction sites set out in Chapter 8, Article VII, Division 3 of this Code, fences must be maintained along all Property Lines during construction to minimize disturbance to adjoining properties.

- (2) Front Yard Setback. Dwellings must have a minimum Front Yard Setback of 15 feet from the Front Property Line. Garages must be set back a minimum of 20 feet from the Front Property Line and set back a minimum of five feet from the Dwelling's primary façade. A porch, portico, recessed entry or other similar architectural element may extend a maximum of five feet beyond the Front Property Line, as depicted in subsection 10 (d) below.
- (3) Side Yard Setback. Dwellings must have a minimum Side Yard Setback of five feet from the side Property Lines. For corner lots, Dwellings must have a minimum Side Yard Setback of 15 feet on the street-facing side.
- (4) Rear Yard Setback.
 - a. South Lots. For lots on the south side of Westminster Place, Dwellings must have a minimum Rear Yard Setback of 20 feet from the Rear Yard Property Line.
 - b. North Lots. For lots on the north side of Westminster Place, Dwellings must have a minimum Rear Yard Setback of 15 feet from the Rear Yard Property Line.
- (5) Minimum Lot size. The existing platted minimum Lot size applies.
- (6) Lot Width. The existing platted minimum Lot width applies.
- (7) Lot Coverage and Floor Area Ratio. In order to maximize the size and bulk of permitted Structures allowed in the Westminster Overlay District, the following criteria apply:
 - a. Lot Coverage. For purposes of this Section, Lot Coverage is the determination of the Lot's Buildable Area, defined as the percentage of a Lot available to be occupied by a Dwelling and an Accessory Building(s) and/or Accessory Structure(s), as follows:
 - i. Lot Coverage for all Structures. The percentage of the Buildable Area of a Lot allowed for all Structures shall not exceed 70 percent of the Lot Area. For these purposes, garages, porches, patios, swimming pools, pergolas, and other architectural elements are to be included in the determination of Lot Coverage.
 - ii. Lot Coverage for a Dwelling. The percentage of the Buildable Area of a Lot allowed for a Dwelling shall not exceed 60 percent of the Lot Area. For these purposes, attached garages, porches, patios, and other architectural elements attached to the Dwelling are not to be included as part of the Dwelling.

b. Floor Area Ratio. Floor Area Ratio shall not exceed 0.7.

(8) Maximum Height.

a. Dwellings. The maximum Dwelling height is 35 feet, measured from average grade to the average point of the proposed roof. The average point of the proposed roof is calculated by finding the midpoint between the roof's ridge line and the eave line, as shown in the depiction at subsection (e)(13) below.

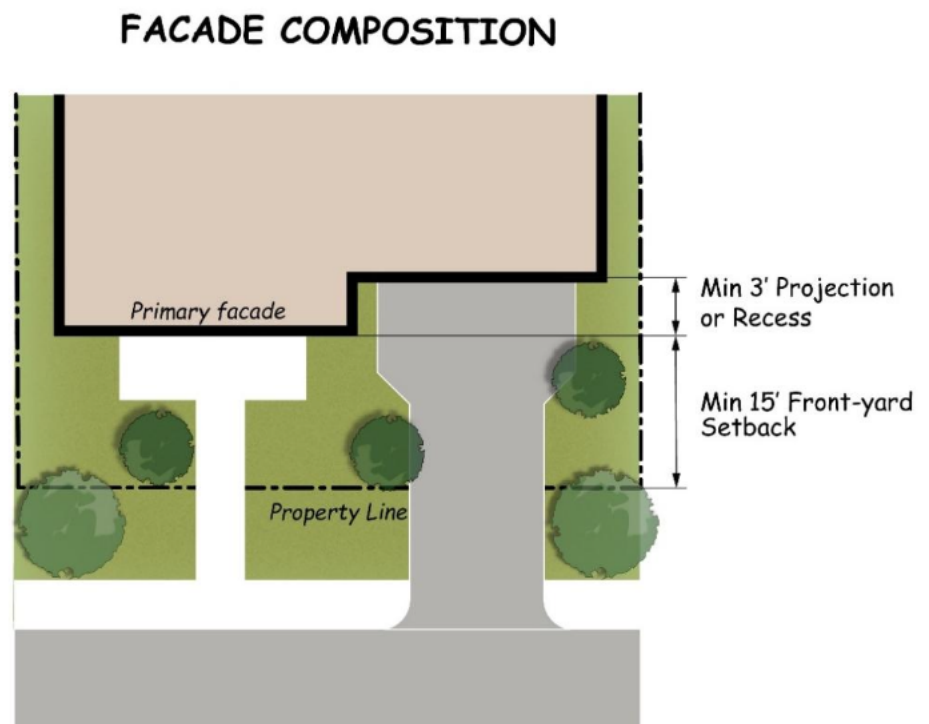
b. Accessory Buildings. Accessory Buildings shall not exceed 20 feet in height or the height of the Dwelling, whichever is less.

(9) No-Build Vertical Envelope. Lots on the south side of Westminster Place must have a single step-back such that Dwellings shall not exceed 16 feet within 40 feet of the Rear Yard Property Line. Lots on the north side of Westminster Place do not have a step-back requirement.

(10) Building Massing.

a. Façade composition.

1. Street-facing facades must incorporate a minimum three-foot projection or three-foot recession, depicted as follows:



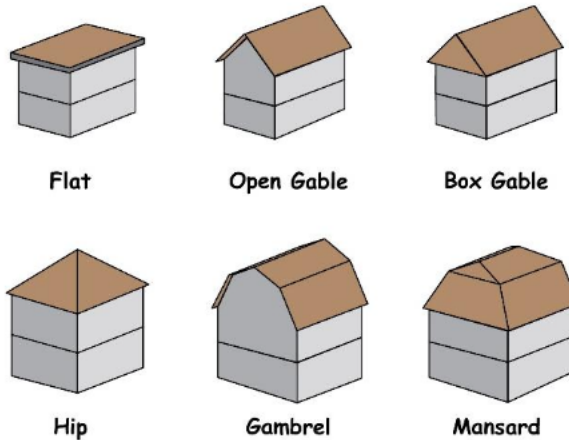
2. Uninterrupted wall planes shall not exceed 20 feet in length without architectural articulation.

3. The primary street-facing façade must maintain a maximum window-to-wall ratio of 15 percent.

b. Roof standards.

1. The following types of roofs are allowed, as depicted below: (1) flat; (2) open gable; (3) box gable; (4) hip; (5) gambrel; and (6) mansard.

ROOF TYPES

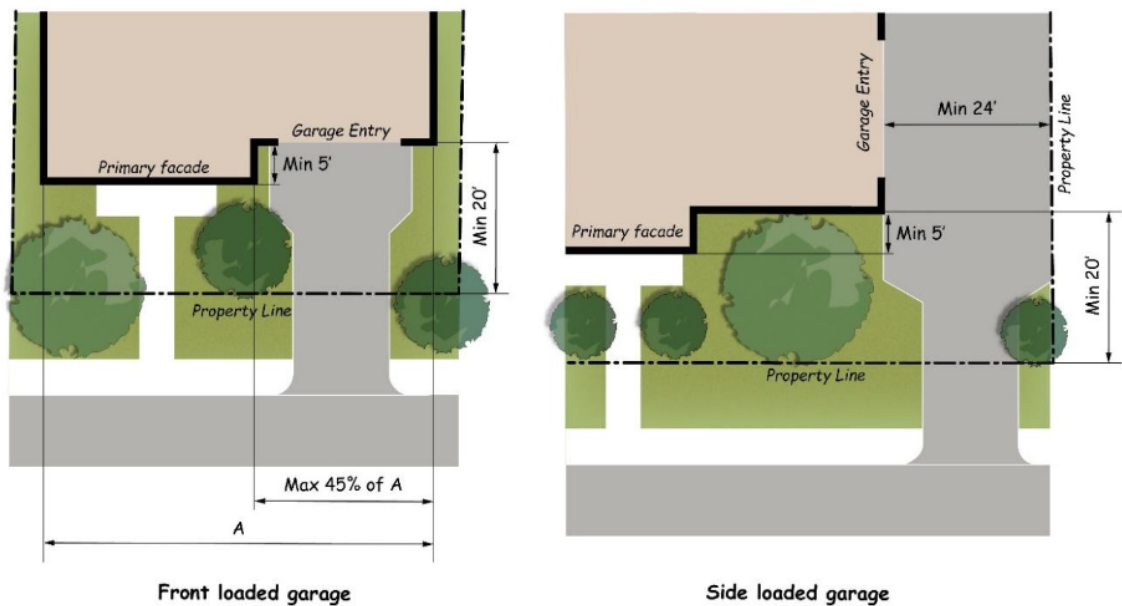


2. All rooftop mechanical equipment must be fully screened from view from all Streets and public ways.

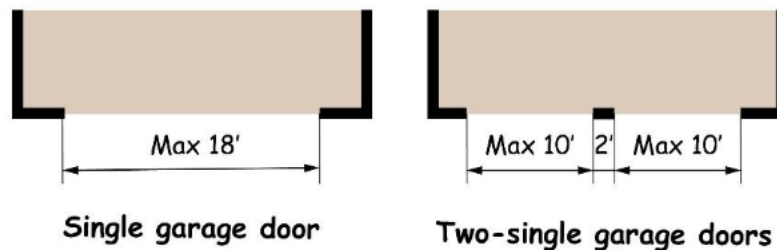
c. Garage standards.

1. Garages must be subordinate to the Dwelling in both scale and visual prominence, occupying not more than 45 percent of the width of the primary front elevation.
2. Front-facing Garages must be set back a minimum of 20 feet from the Front Property Line and a minimum of five feet behind the Dwelling's primary front façade. Side-facing Garages must be set back a minimum of 24 feet from the Side Property Line. Each configuration is depicted below.

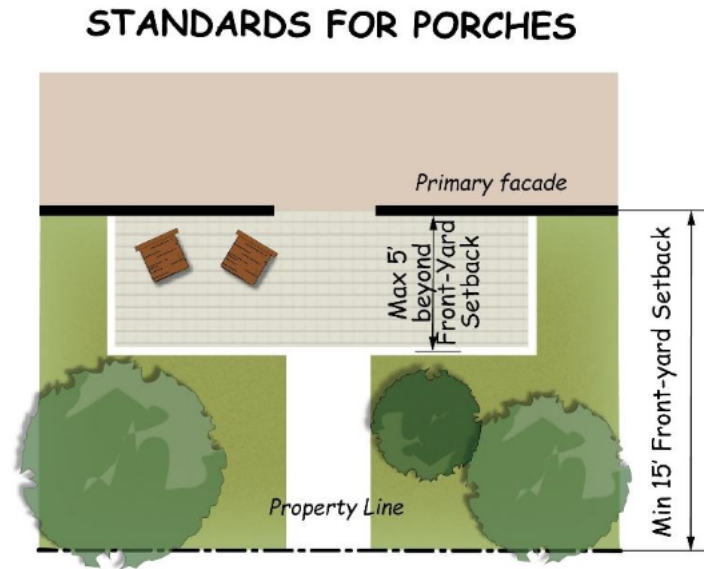
STANDARDS FOR GARAGE



3. Garages are limited to one single door with an opening width of not more than 18 feet or two single doors, each with openings of not more than ten feet, as depicted below.



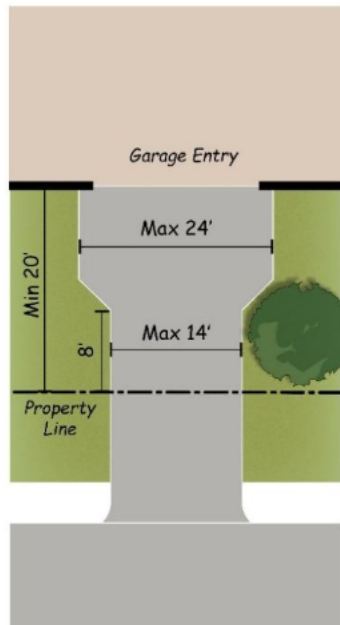
4. Garages (whether attached or detached) shall not exceed 22 feet in height.
- d. Porch standards.
1. Dwellings may include a primary entrance featuring a porch, portico, recessed entry or comparable architectural element. Such elements may extend only to a minimum of five feet beyond the Front Yard Setback Line, depicted as follows:



2. Entryway porches and patios on the Dwelling façade facing the Street must be at least one-fourth the length of the façade. For corner Lots, entryway porches and patios must be located on the primary façade.

- e. Driveway standards. A driveway's maximum width shall not exceed 14 feet within the first eight feet from the Property Line. Beyond such eight-foot limit, the maximum width may increase up to a maximum of 24 feet, depicted as follows:

STANDARDS FOR DRIVEWAY



- f. Privacy.
- a. All second-floor window openings facing the Side Property Line must utilize opaque glass or maintain clear glass at a sill height of 60 inches above the finished floor level to maintain privacy. For lots on the south side of Westminster Place, all second-floor rear-facing windows may utilize opaque glass; however maintaining clear glass at a sill height of 60 inches above the finished floor level is preferred.
 - b. Projects must comply with the landscaping and screening requirements set out in Division 8, Article II, Chapter 50 of this Code, including providing landscaping that meets the required number of Landscape Points.
 - c. The City Manager may require Privacy Landscaping (as defined in Section 50-244 of this Code) and/or other screening in all parts of a project, including the Rear Yard, to address privacy concerns.

(11) Materials and finishes.

- a. Prohibited exterior wall materials. In addition to the materials prohibited by Section 8-101(b)(1) of this Code, the following are prohibited exterior wall materials:
 - 1. Plain or painted concrete block
 - 2. Tilt-up concrete panels
 - 3. Prefabricated steel panels
 - 4. Vinyl siding
 - 5. Corrugated metal siding
 - 6. Exterior insulation and finish systems (EIFS) (regardless of application process)
- b. Allowed exterior wall materials. The primary façade materials should be limited to long-lasting and high-quality materials such as brick, stone, stucco, high-quality cementitious board, glass or other such materials approved by the City Manager.
- c. Limited exterior wall materials. Wood and architectural metal (such as aluminum, steel, brass, copper, metal frames, railings, and decorative metal features that are in all cases, designed for function and aesthetic purposes) may be used as decorative or detail elements for up to 30 percent of the façade's finish material. For Tudor-style Dwellings, wooden finish materials may comprise up to 50 percent of the total façade. Engineered wood is permitted as an alternative to natural wood. If metal is used for the façade, a flat roof is not permitted.
- d. Masonry requirement. A minimum of 65 percent of the primary front façade must consist of masonry materials or other materials approved by the City Manager.

(12) Separation of Accessory Buildings, Accessory Structures, and Accessory Uses. Accessory Buildings, Accessory Structures, and Accessory Uses must have a minimum separation of six feet from the Main Building.

- (13) Further depictions. The following depictions are illustrative of the requirements for the Westminster Overlay District.

The following depict the approved and preferred architectural styles, as described in Section (e).

Classical Tudor:



Modern Tudor:



Neo-Classical:



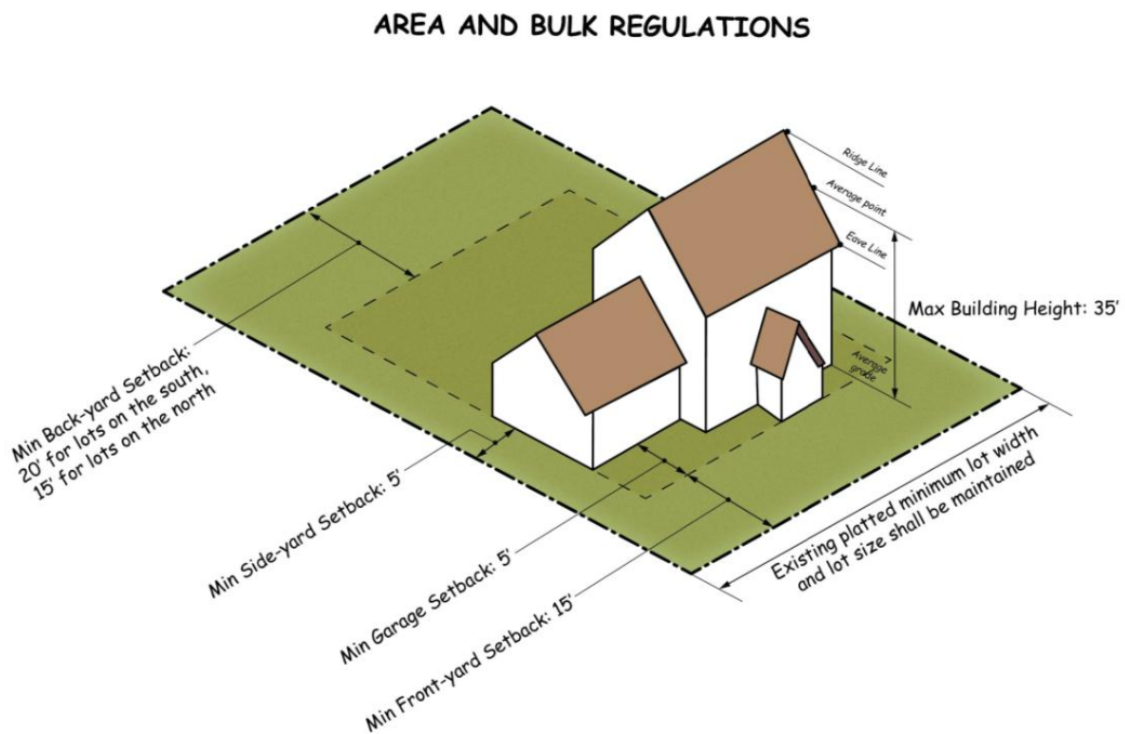
Colonial:



Spanish Cottage:



The following depicts the Dwelling area and bulk regulations stated above.



The following depicts three example Lot diagrams intended to illustrate acceptable house size, Lot Coverage, and bulk standards for existing individual Lots and Lots that are combined, as set out below. Each Lot diagram shows the building footprint, placement and orientation, driveway access, sidewalks, and garage compliance that comply with this Section.

INDIVIDUAL LOT TYPE A

Type A: Lot Configuration		
1	Lot Size	8,645 SF
	Width	65'
	Depth	133'
2	Total Lot Coverage	63.74%
3	House Size	4,750 SF
	Building Coverage	54.95%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 15'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	5' from primary facade line, 20' from front property line
9	Max Building Height	35'



Figure 2: Conceptual Site Plan for Individual Lot Type A

INDIVIDUAL LOT TYPE B

Type B: Lot Configuration		
1	Lot Size	10,205 SF
	Width	65'
	Depth	157'
2	Total Lot Coverage	66.63%
3	House Size	4,500 SF
	Building Coverage	44.10%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 20'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	5' from primary facade line, 20' from front property line
9	Max Building Height	35'

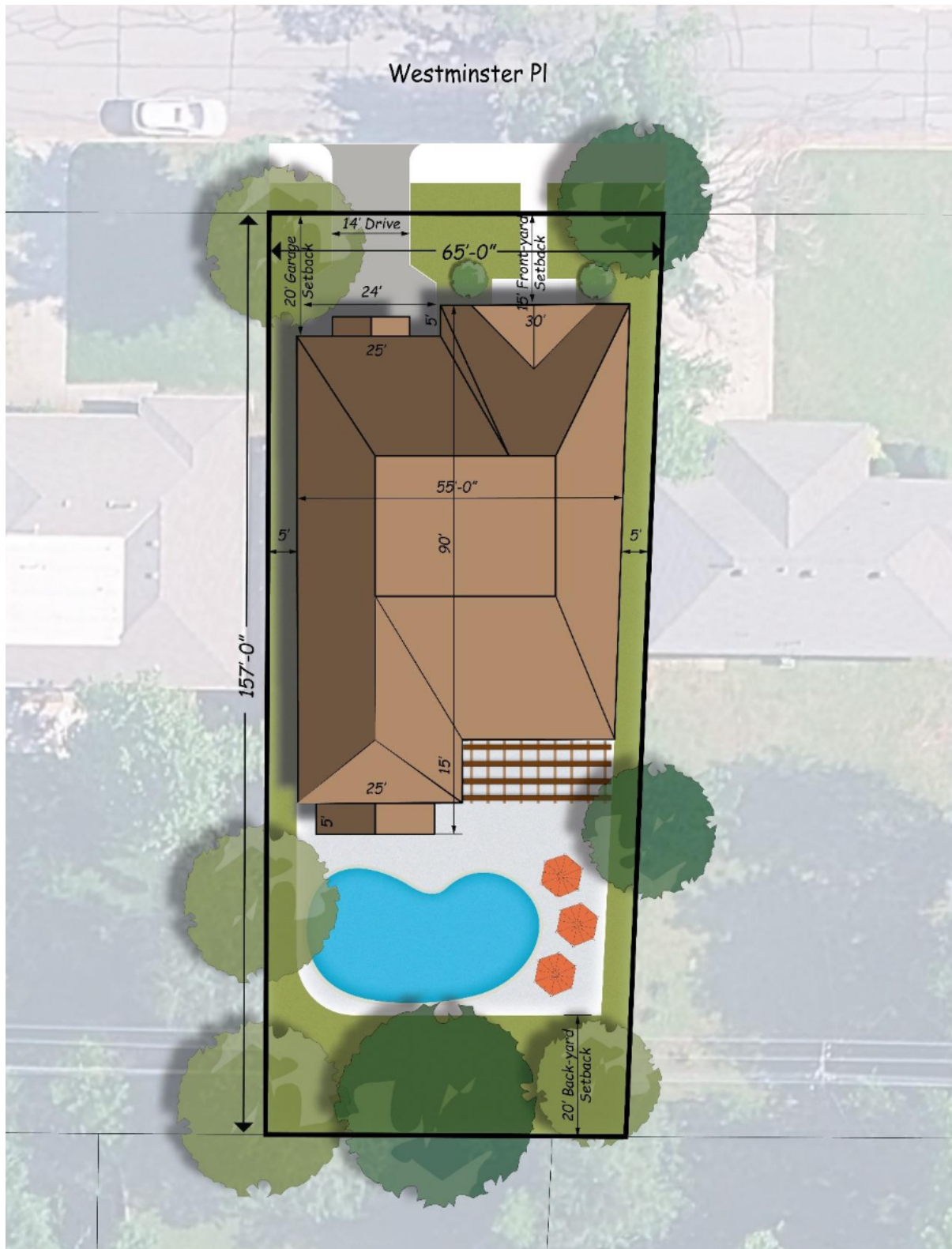


Figure 3: Conceptual Site Plan for Individual Lot Type B

COMBINED LOT TYPE C

Type C: Lot Configuration		
1	Combined Lot Size	21,320 SF
	Width	130'
	Depth	164'
2	Total Lot Coverage	60.98%
3	House Size	9,000 SF
	Building Coverage	42.21%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 20'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	15' from primary facade line, 30' from front property line
9	Max Building Height	35'



Figure 4: Conceptual Site Plan for Combined Lot Type C

(f) Applications for Westminster Overlay District Administrative Approval.

- (1) Administrative approval of Combined Lots in the Westminster Overlay District.
An Owner may request Deed Approval of a Combined Lot for two or more contiguous Lots in the Westminster Overlay District. The City Manager is authorized to approve such Deeds for Combined Lots without action of the Planning Commission or City Council. An Owner(s) requesting Deed Approval of a Combined Lot in the Westminster Overlay District must file a written application with the City Manager as set out in Section 40-317 except that a survey of the Property is not required. The Deed proposed to effectuate the Combined Lot must comply with Section 40-318. The City Manager will approve or disapprove the proposed Deed within 60 calendar days from the date the application is filed. If the City Manager approves the application, the City Manager will endorse the Deed as required by Section 40-342 and return it to the Owner for filing of record with the County Clerk. If the City Manager disapproves the application, the Owner will be so notified in writing.
- (2) Administrative approval of demolition of Dwellings and/or construction of Main Buildings and Additions in the Westminster Overlay District. Applications for Westminster Overlay District Administrative Approval for Demolition of a Dwelling in the Westminster Overlay District and/or for construction of a new Main Building or Addition in the Westminster Overlay District shall be filed with the City on forms provided by the City Clerk. Two originals and a digital version of the application and all required documents must be submitted. Applications must be certified by the owners of the Property. The following attachments (the details for which are stated in the application form), and all other information required by the application form must accompany the application.
 - a. Application attachments required for all applications. In addition to the information required for the specific types of application stated in subsections (b) and (c) below, each application must include drainage plans, drainage information, and an ownership radius report as described in Section 50-736 (1) (a) and (b) respectively.
 - b. Application attachments for moving or demolishing Buildings. In addition to the attachments required by subsection (a) above, for moving or demolishing Buildings, each application must include the documents and information required by Section 50-736(c).
 - c. Application attachments for construction of Main Buildings and Additions. In addition to the attachments required by subsection (a) above, for construction of a Main Building or construction of an Addition, each application must include the documents and information required by Section 50-736(3).

d. Modern variations to the approved architectural styles. If the applicant proposes a modern variation to an approved architectural style, the applicant must provide a detailed description of the proposed modern variation and the desirability of it for the proposed project.

The Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the requirements of this Section and after the fee required by subsection (3) below has been paid.

- (3) Administrative Approval Fee. A nonrefundable fee in the amount established in the City Fee Schedule must be paid to the City by the Owners with submission of an Application for Westminster Overlay District Administrative Approval.
- (4) City Manager review. The City Manager will assess the application and approve, conditionally approve or disapprove it in writing within 60 calendar days from the date of the Application. The City Manager may approve the Application only if he finds that the applicant has complied with all of the applicable provisions of this Section. Further, the City Manager may conditionally approve the Application by recommending minor revisions to be made to the proposed construction project which conditions must be stated in the City Manager's decision. If the City Manager recommends disapproval of the Application, the grounds for such disapproval must be stated in his decision. If the City Manager recommends disapproval of the Application, the applicant may file an Application for a Certificate of Approval from the Building Commission.
- (5) Building Commission review. Applications for Westminster Overlay District Administrative Approval do not require Building Commission review. However, the City Manager may refer any Application to the Building Commission for public hearing and review, in the City Manager's sole discretion.
- (6) References to City Manager. All references in this Section to the City Manager include the City Manager's Designee.

Secs. 50-117 ~~118~~ – 145. Reserved.

Section 2. Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map referred to in such Section are hereby amended to include the Westminster Overlay District.

Section 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. 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 5. 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 _____, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2026.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney



WESTMINSTER OVERLAY DISTRICT REDEVELOPMENT & ZONING

City of Nichols Hills

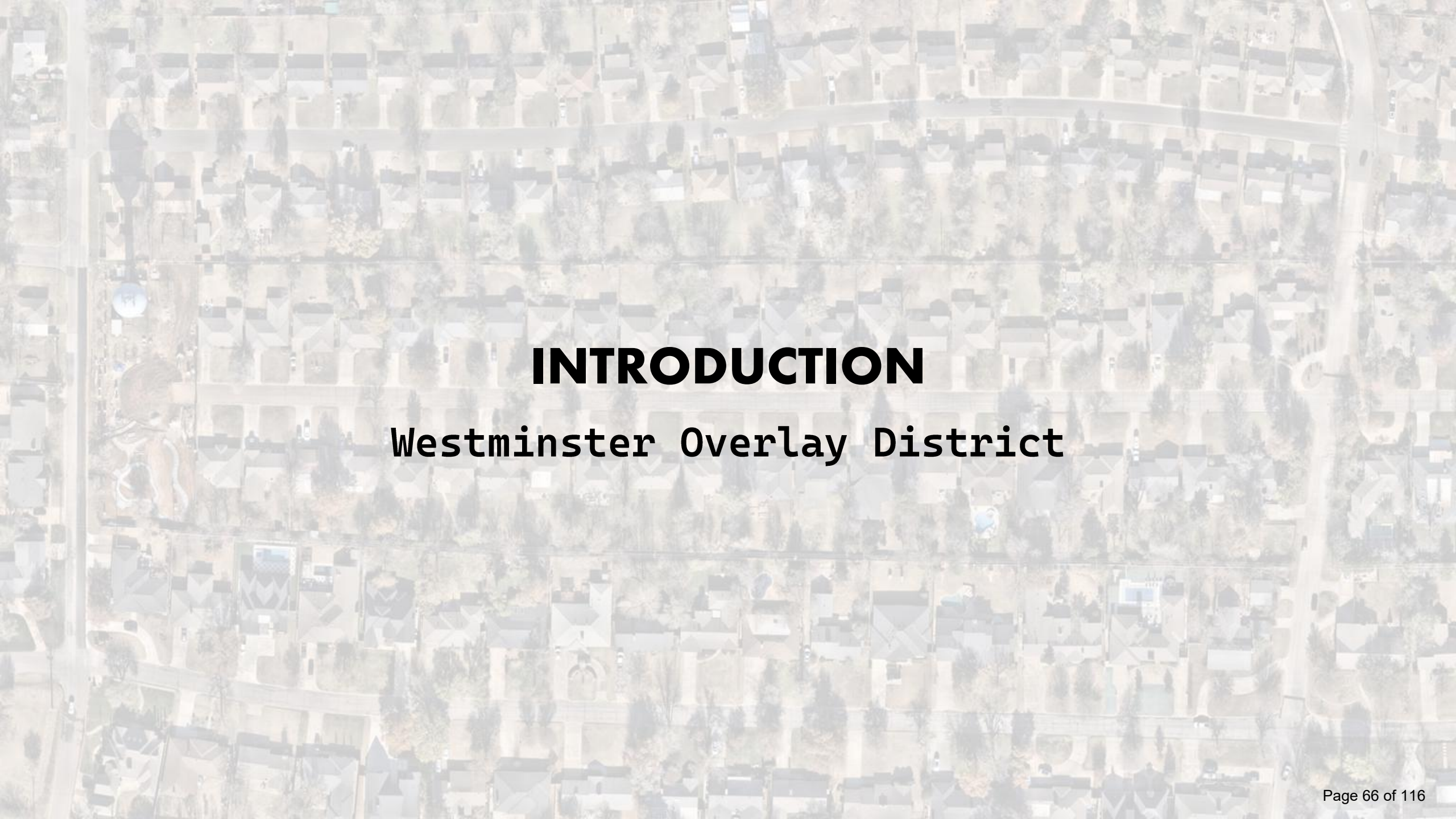


June 2026



AGENDA

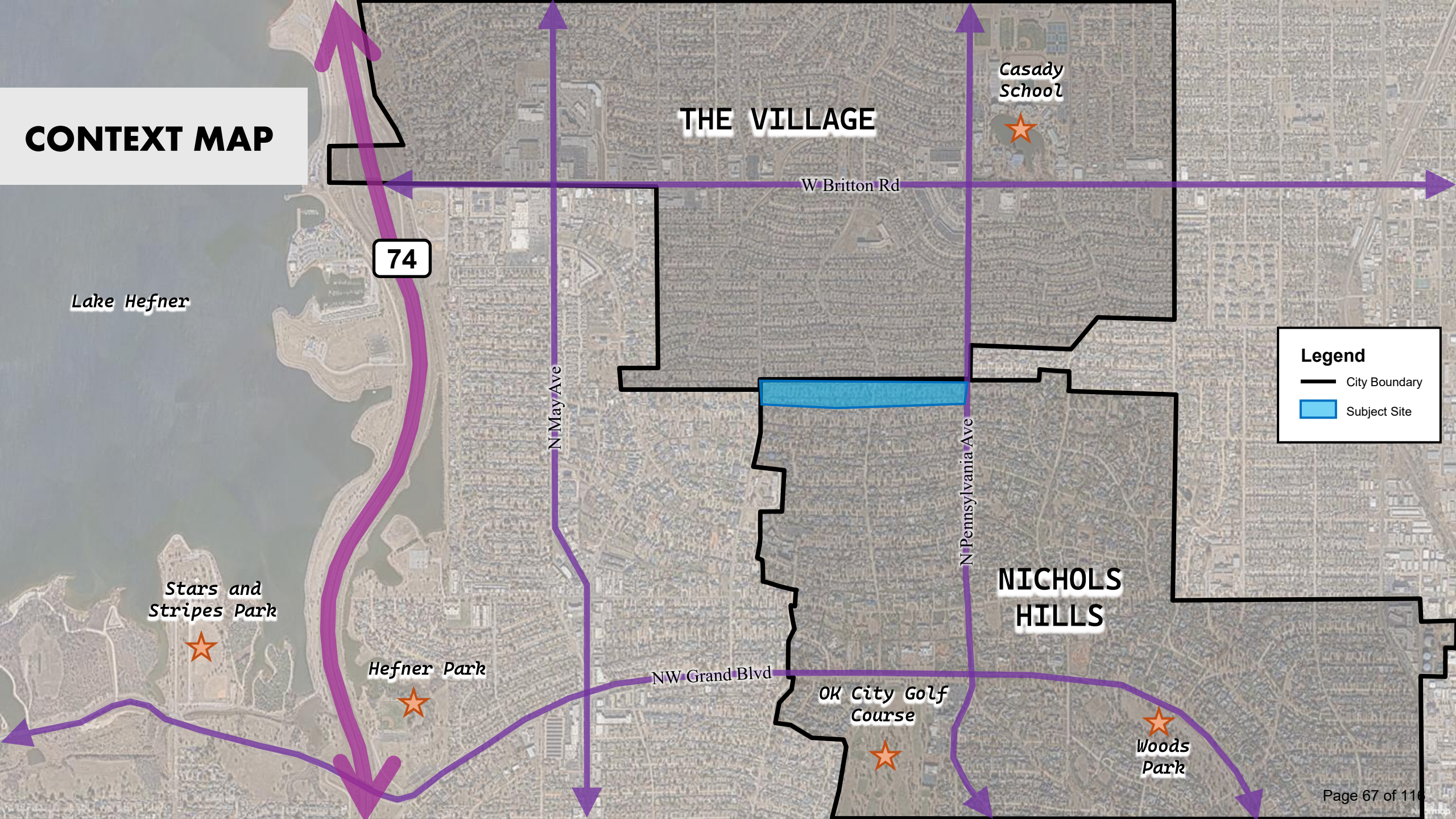
1. INTRODUCTION TO
WESTMINSTER OVERLAY
DISTRICT
2. PREFERRED ARCHITECTURAL
STYLES
3. CODE RECOMMENDATIONS
 - PROPOSED REGULATIONS
 - EXAMPLE LOT DIAGRAMS
4. APPROVAL CRITERIA

An aerial photograph of a suburban residential neighborhood. The houses are mostly single-story with light-colored roofs, arranged in a grid-like pattern. There are many trees, some with green foliage and others with bare branches, suggesting a transitional season. A few swimming pools are visible in the backyards. The overall scene is a typical suburban landscape.

INTRODUCTION

Westminster Overlay District

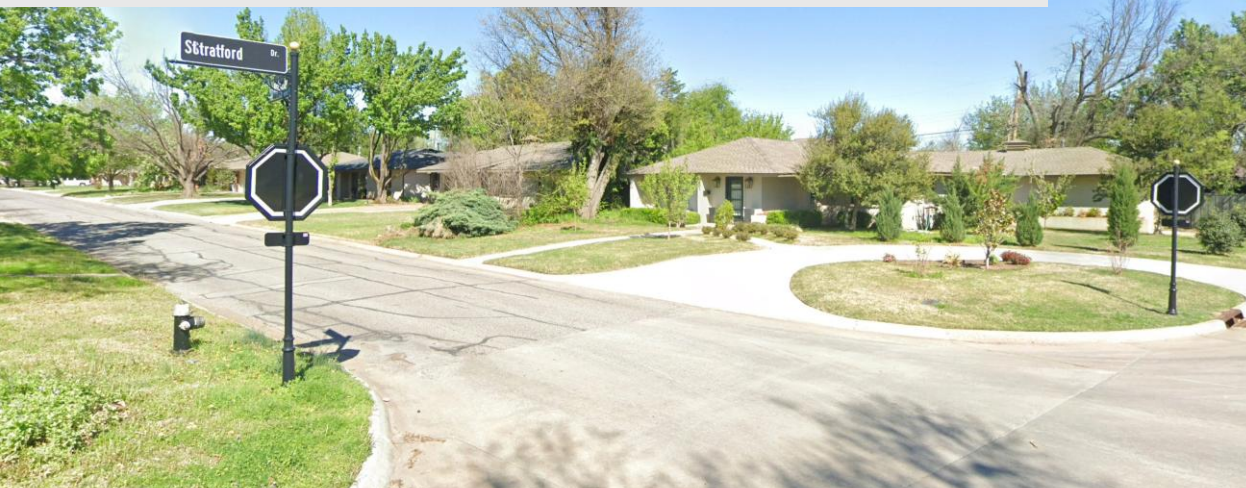
CONTEXT MAP



Legend

- City Boundary
- Subject Site

CURRENT SITE CONDITIONS



Entrance to Westminster Place



No housing variety



Street view at Westminster Place



Deeper front setbacks with wide driveways

CURRENT SITE CONDITIONS

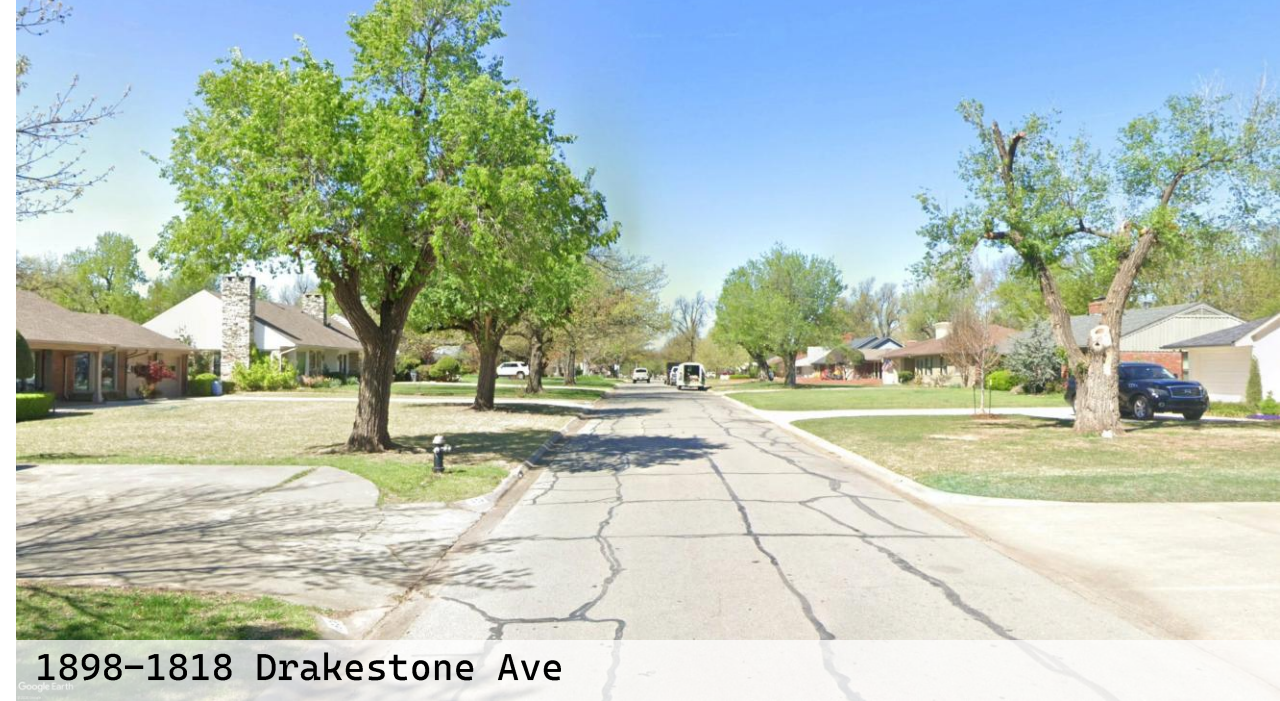
Typical Lot Configuration		
1	Lot Size	
	Width	55'–65'
	Depth	130'–160'
2	House Size	
	Width	45'–50'
	Depth	50'–65'
3	Setbacks	
	Front-yard Setback	25'–40'
	Side-yard Setback	6'
	Back-yard Setback	25'
4	Driveway width	15'
5	Sidewalks	None
6	Building Height	15'



NEIGHBORHOOD CONTEXT



Houses on Westchester Drive



1898-1818 Drakestone Ave

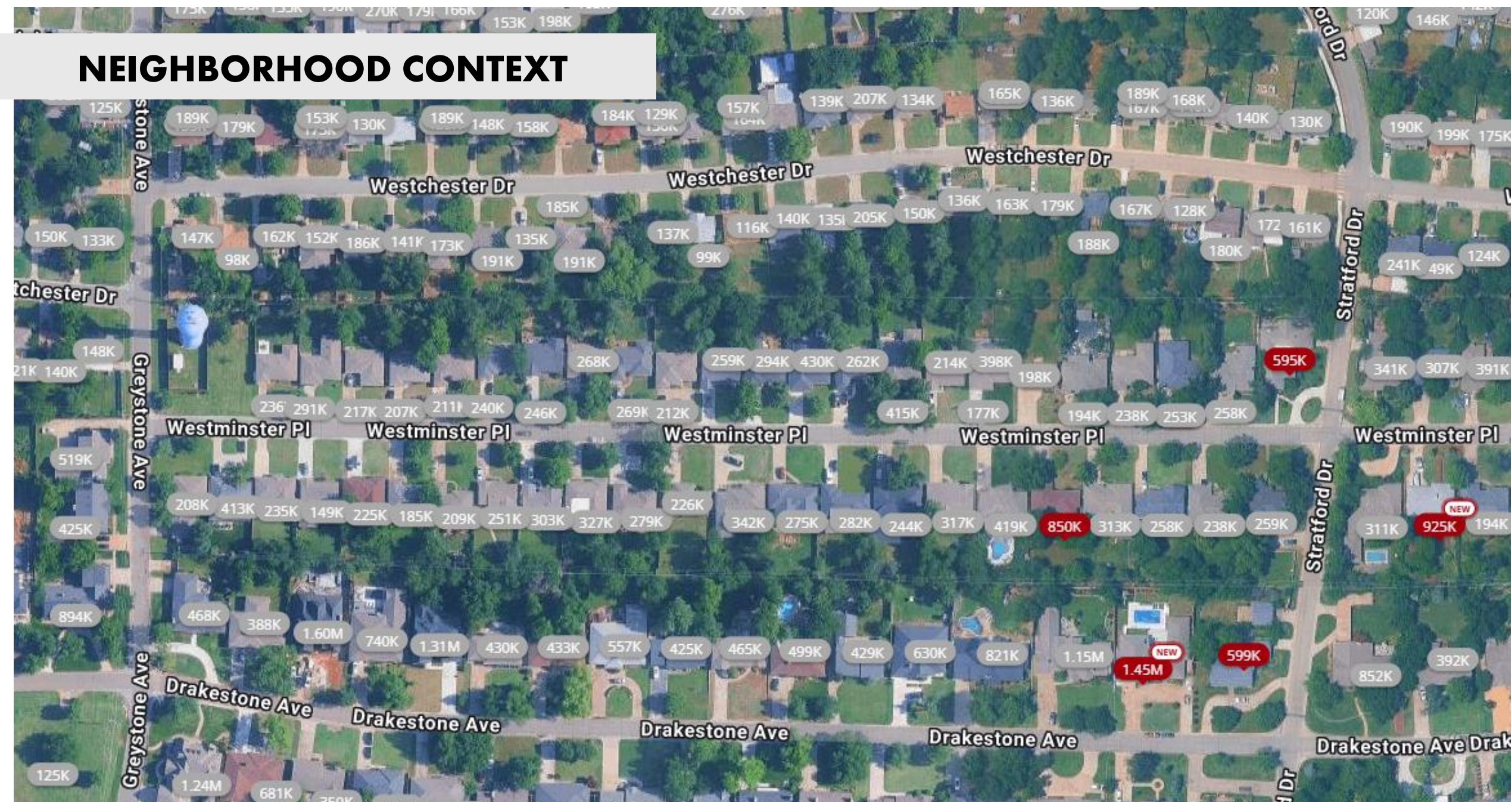


1801-1299 Westchester Drive



1834 Drakestone Ave

NEIGHBORHOOD CONTEXT



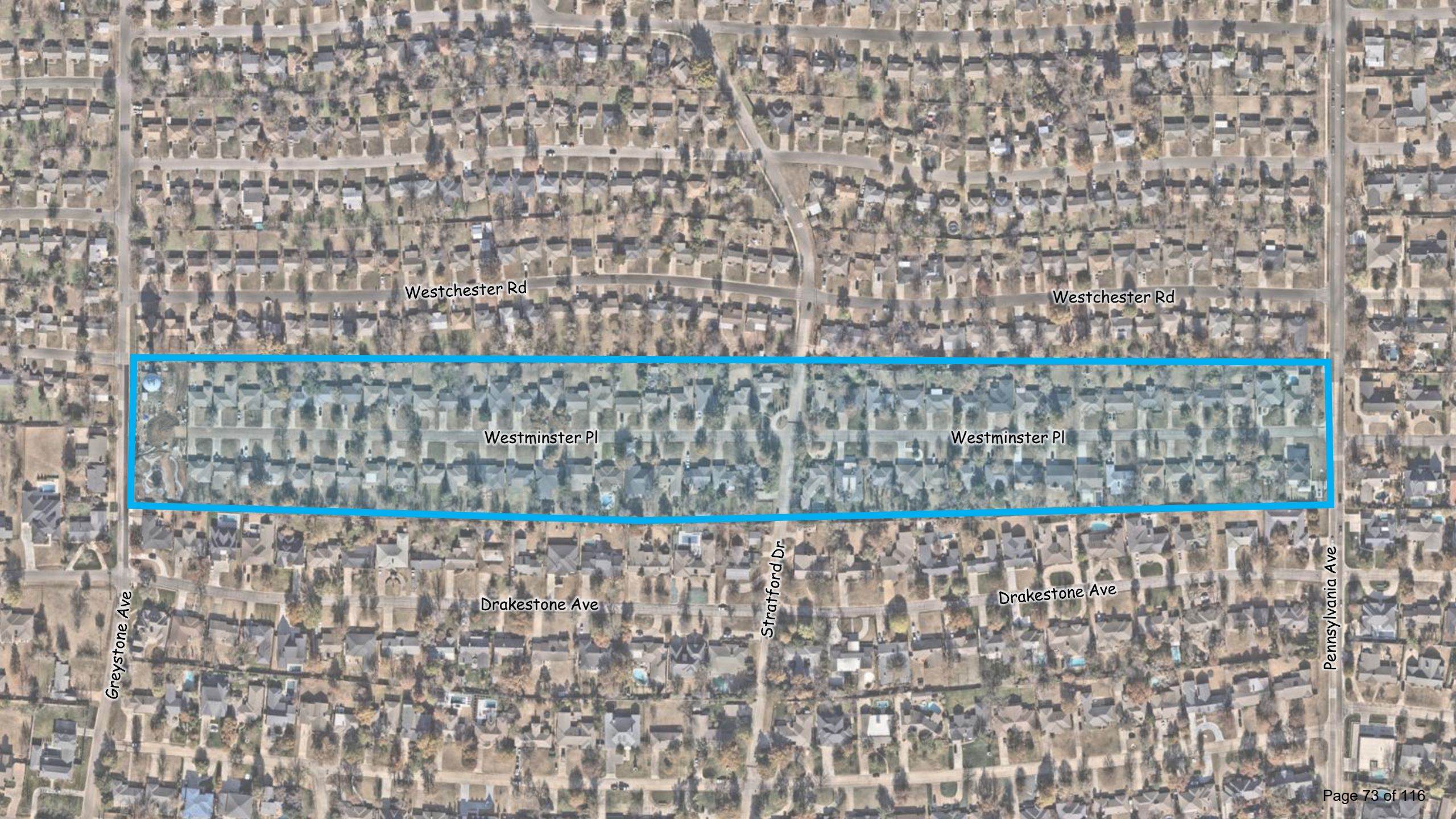
PROPOSED WESTMINSTER OVERLAY DISTRICT

Current Zoning: R-1-60 Single Family Residential

Permitted Uses: Single-Family Dwelling, Park or open space owned by the City

Purpose: To establish building and architectural regulations for the overlay district while encouraging flexibility in building design and site development within this particular area of City of Nichols Hills.





Westchester Rd

Westchester Rd

Westminster Pl

Westminster Pl

Drakestone Ave

Drakestone Ave

Greystone Ave

Stratford Dr

Pennsylvania Ave

INTENT OF OVERLAY DISTRICT

1

Promote predictable outcomes through pre-approved building and architectural standards.

2

Preserve the high-quality residential character of City of Nichols Hills through a choice of preferred architectural styles and typologies.

3

Allow for compact building-to-lot layout in the district.

4

Allow flexibility and variety in architectural style of new buildings.

5

Allow flexibility in combining two or more lots.

6

Reduce delay in architectural review.

An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and scattered trees. The image is slightly faded to serve as a background for the text.

PREFERRED ARCHITECTURAL STYLES

Historic and Contemporary

APPROVED ARCHITECTURAL STYLES

1

CLASSICAL OR MODERN TUDORS



Classical Tudor



Modern Tudor

2

NEO-CLASSICAL AND COLONIAL STYLE



Neo-classical Style



Colonial Style

3

SPANISH COTTAGES



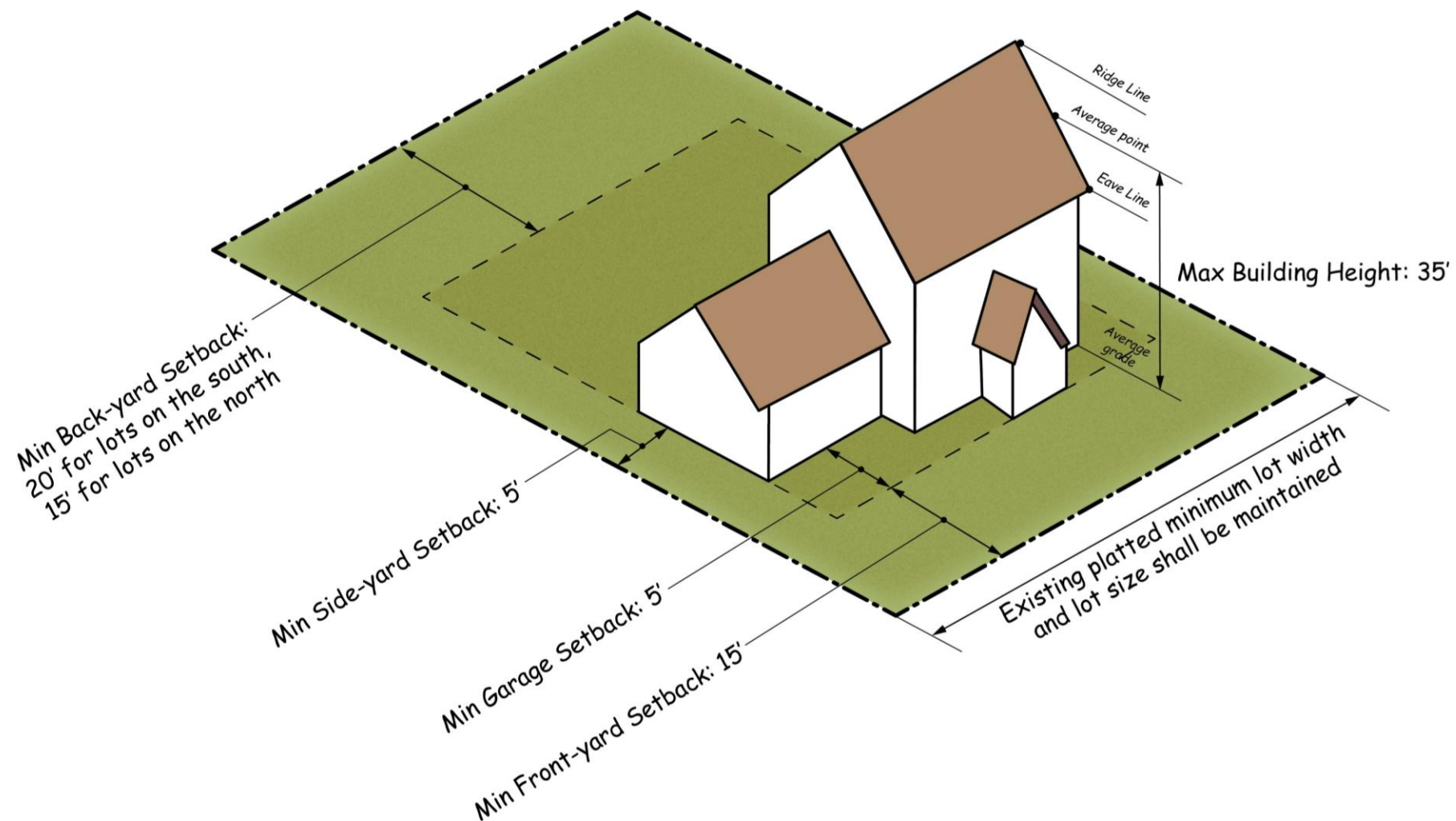
An aerial photograph of a suburban neighborhood, showing rows of houses with varying roof colors (grey, brown, blue) and green lawns. Trees are scattered throughout the landscape, and a few streets are visible. The image is slightly faded to serve as a background for the text.

CODE RECOMMENDATIONS

Proposed Development Regulations

1

AREA & BULK REGULATIONS



EXISTING VS PROPOSED CODE

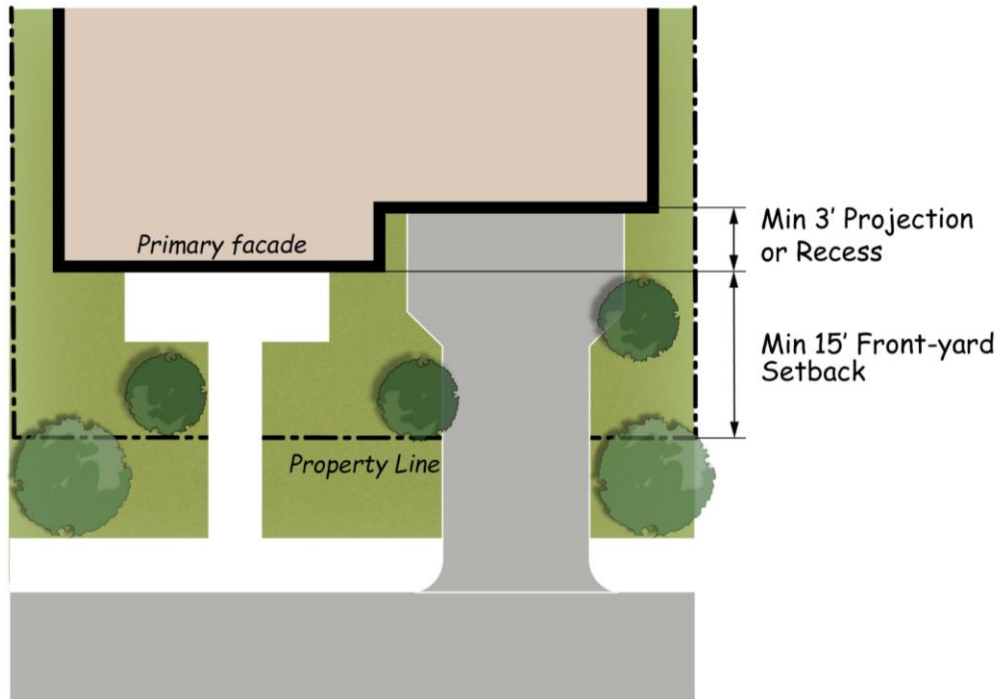
Area & Bulk Regulations	Existing	Proposed
1 Lot Width	Min 60' to Max. 100'	Existing platted minimum lot width shall be maintained
2 Building to Lot Coverage	Max 65% of lot area	Max 70% of lot area
3 Floor Area Ratio	Max 0.7	Max 0.7
4 Setbacks		
Front-yard Setback	Min 25', porches can extend not more than 10' within the setback	Min 15', porches can extend not more than 5' within the setback
Side-yard Setback	Min 6' or 10% of lot width whichever is greater	Min 5' from property line, Min 15' side-yard setback for corner lots abutting the street
Back-yard Setback	Min 25'	• Lots on South: Min. 20' • Lots on North: 15'
5 Building Height	Max 30' and shall not exceed 16' in height within 40' from rear property line except on corner lots	• Lots on South: Max. 35' and shall not exceed 16' in height within 40' from rear property line • Lots on north: Max. 35' with no step back requirement
6 No-Build Vertical Envelopes	Single step-back or double step-back required	Not applicable

2

BUILDING MASSING

A

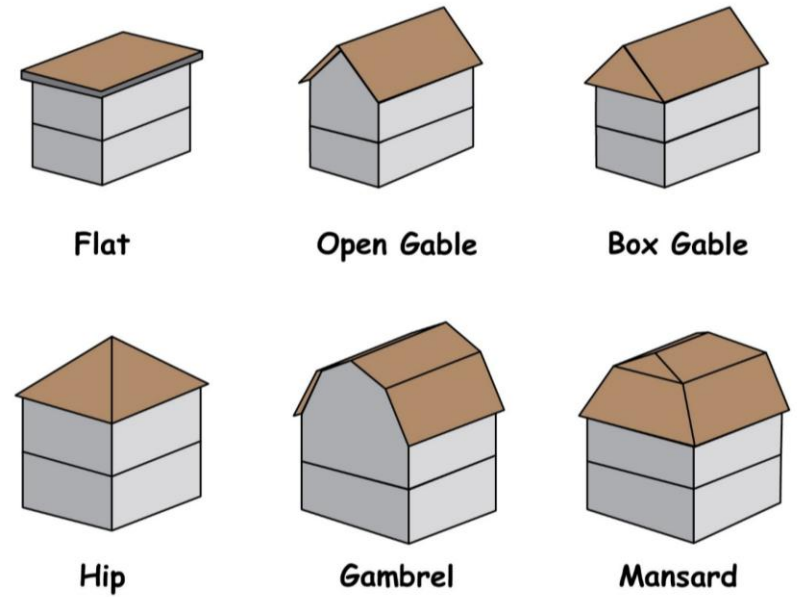
Facade Composition

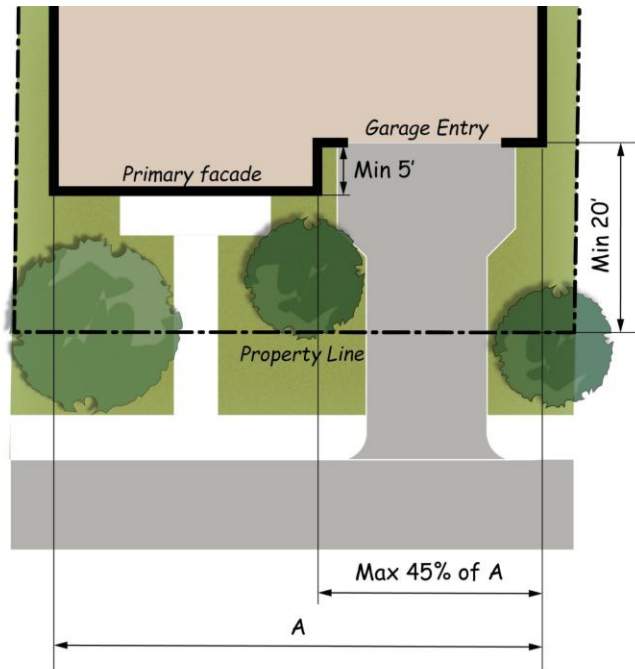


Wall to Window Ratio: Minimum 15%
 Architectural Articulation: Every 20 feet in length

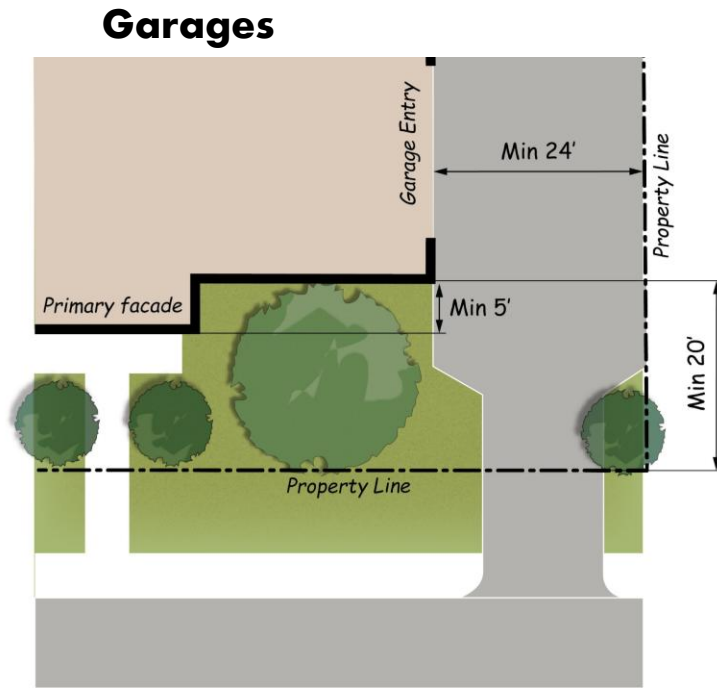
B

Allowed Roof Type

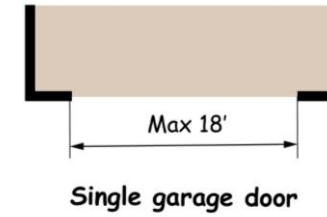




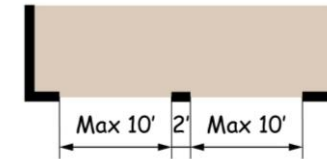
Front loaded garage



Side loaded garage

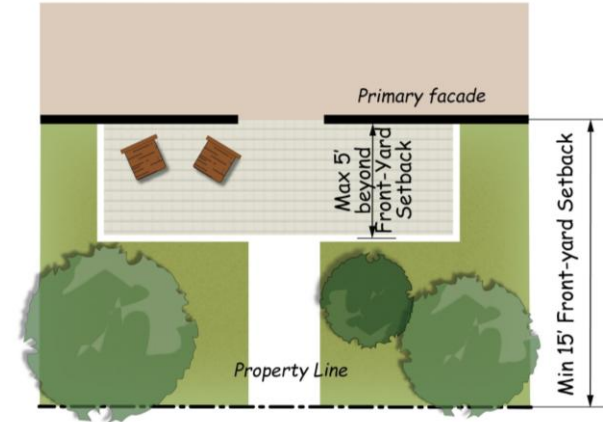


Single garage door

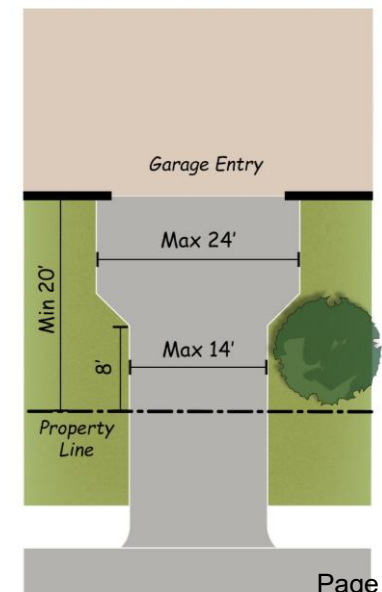


Two-single garage doors

Porches



Driveway



Privacy Requirement

- The city manager or designee may require screening or landscaping in all parts of the project to address privacy concerns on adjacent properties.
- All second-floor window openings facing the side property line must utilize opaque glass or maintain a minimum sill height of sixty inches above the finished floor level to maintain privacy. On the south side of Westminster, all second-floor rear-facing windows must utilize a similar opaque glass or sixty inches minimum sill height with clear glass is desired.
- All applicants are required to follow landscaping and screening regulations as per Chapter 50 Article II Division 8 of code of ordinances in City of Nichols Hills.

3

MATERIAL AND FINISHES



Permitted Materials : Limited to long-lasting and high-quality materials such as brick, stone, stucco, high-quality cementitious board, glass, or other materials approved by the city manager or their designee.



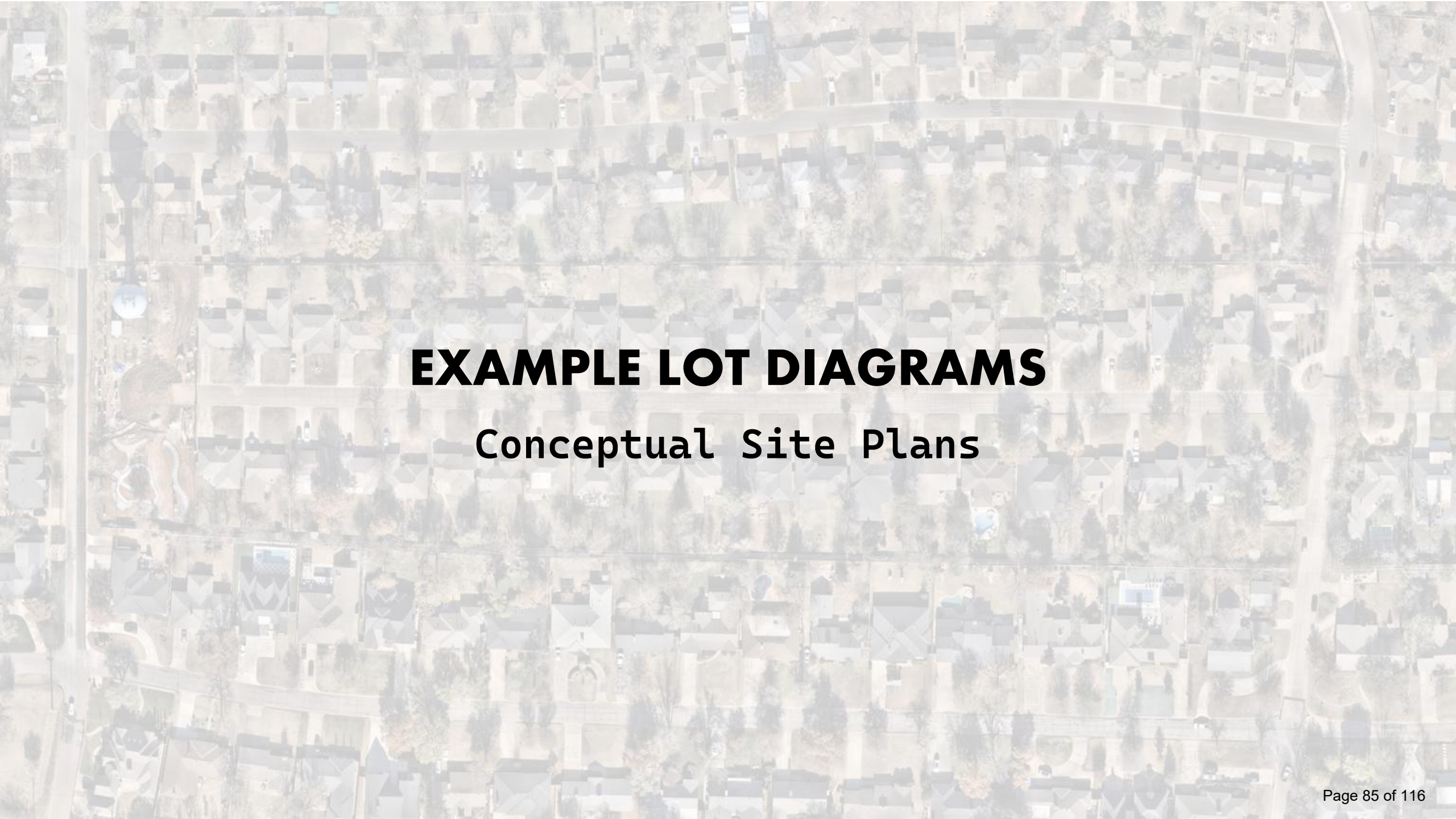
Limited Materials : Wood and architectural metal for up to 30 percent of the façade's finish material. In case of Tudors, wood can be used up to 50% of the façade. Engineered woods like Smart Side Trim and AZTEK Trim are permitted as an alternative to natural wood. If metal is used in the facade, flat roof is not permitted.



Prohibited Materials : Plain or painted concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, corrugated metal siding or exterior insulation and finish system (EFIS)



Masonry Requirement : A minimum of 65 percent of the primary front facade

An aerial photograph of a suburban neighborhood, showing a grid of streets and numerous houses with varying roof colors and styles. Trees are scattered throughout the landscape, particularly along the streets and in larger lots. The overall scene is a typical residential area.

EXAMPLE LOT DIAGRAMS

Conceptual Site Plans

INDIVIDUAL LOT: TYPE A

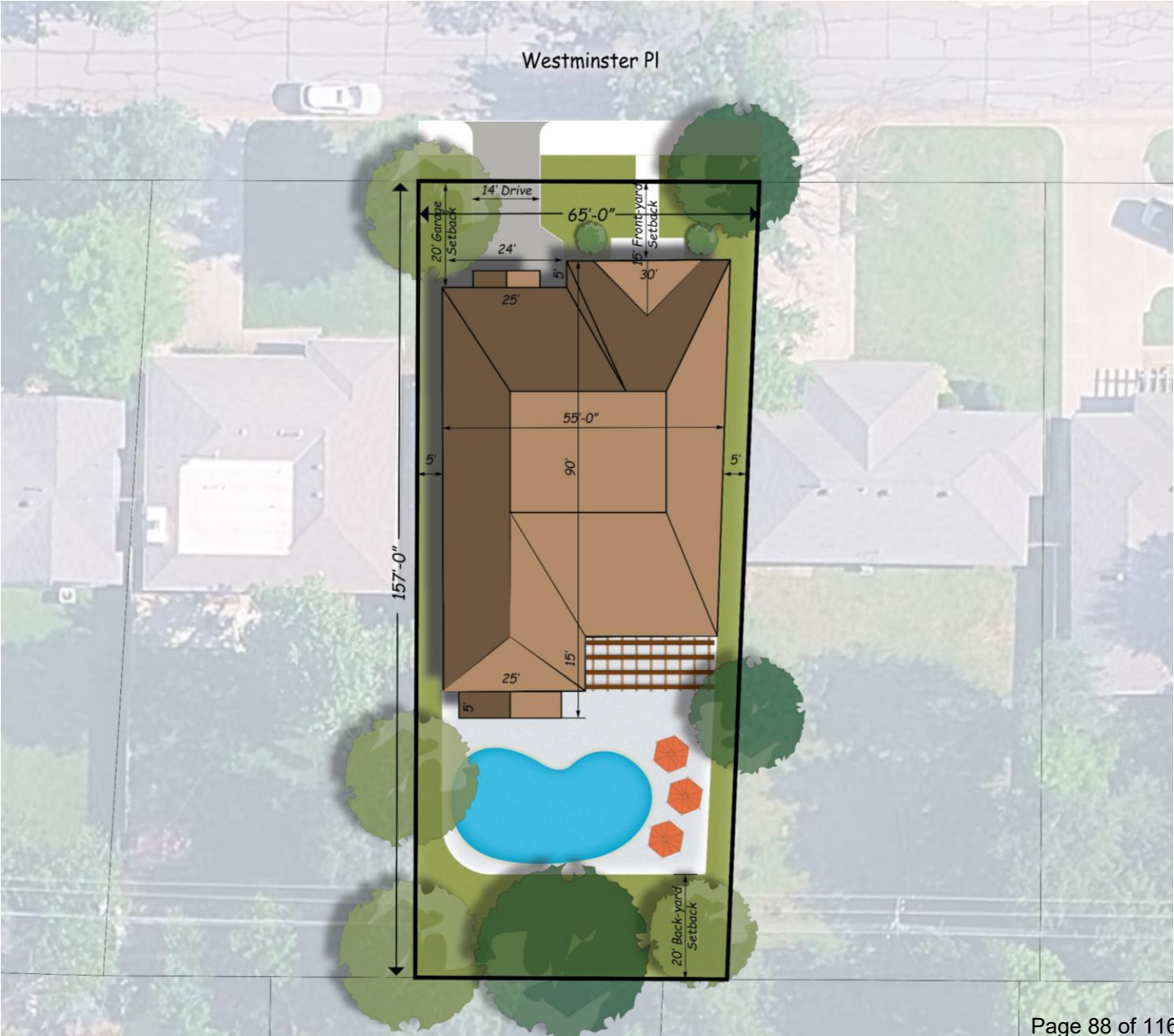


LOT CONFIGURATION

1	Lot Size	8,645 SF
	Width	65'
	Depth	133'
2	Total Lot Coverage	63.74%
3	House Size	4,750 SF
	Building Coverage	54.95%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 15'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	5' from primary facade line, 20' from front property line
9	Max Building Height	35'

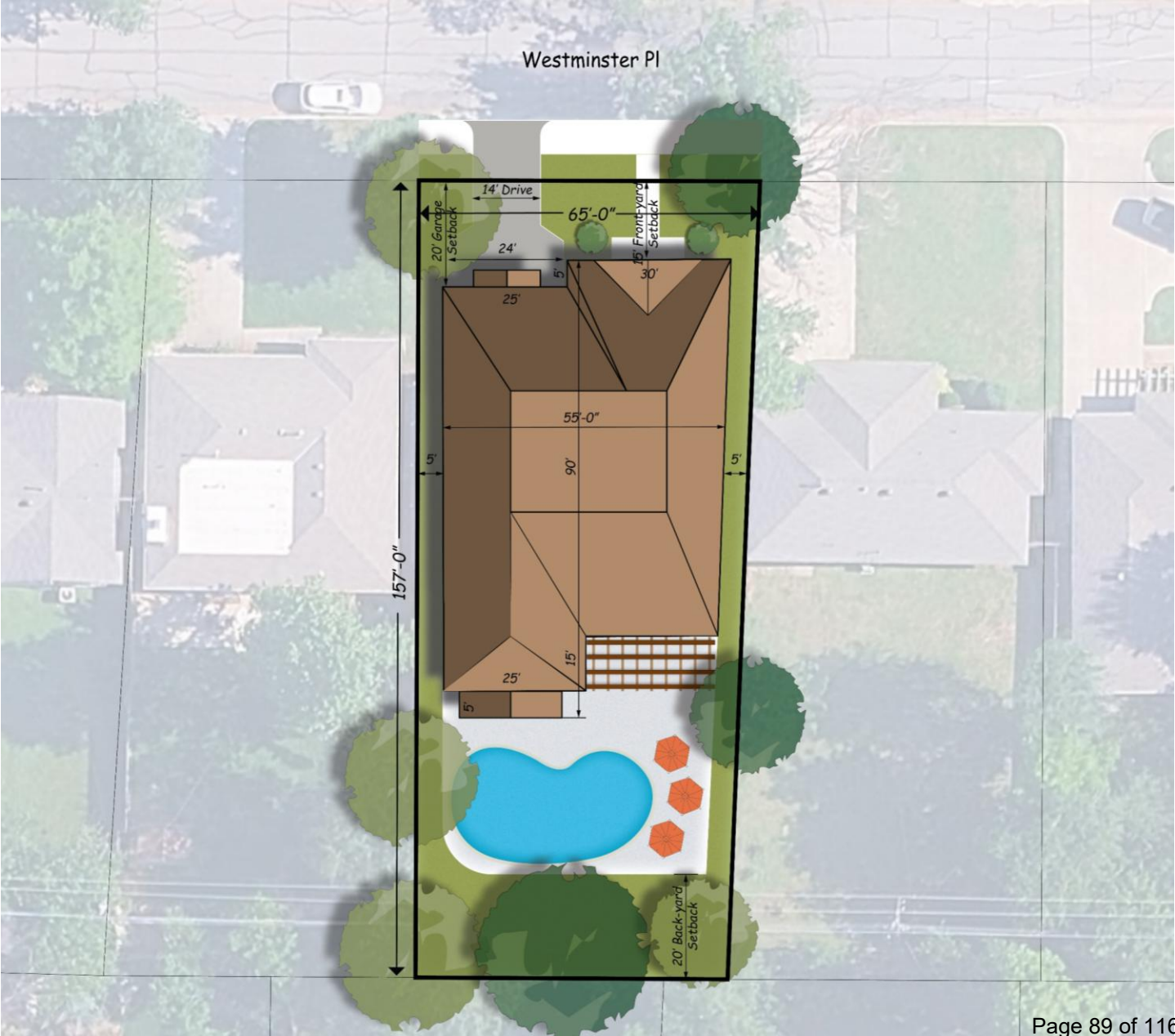


INDIVIDUAL LOT: TYPE B



LOT CONFIGURATION

1	Lot Size	10,205 SF
	Width	65'
	Depth	157'
2	Total Lot Coverage	66.63%
3	House Size	4,500 SF
	Building Coverage	44.10%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 20'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	5' from primary facade line, 20' from front property line
9	Max Building Height	35'



COMBINED LOT- TYPE C



LOT CONFIGURATION

1	Lot Size	21,320 SF
	Width	130'
	Depth	164'
2	Total Lot Coverage	60.98%
3	House Size	9,000 SF
	Building Coverage	42.21%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 20'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	15' from primary facade line, 30' from front property line
9	Max Building Height	35'



An aerial photograph of a suburban neighborhood, showing a grid of streets and numerous houses with varying roof colors and styles. Trees are scattered throughout the yards. The image is slightly faded to allow the text to stand out.

APPROVAL PROCESS

ADMINISTRATIVE APPROVAL CRITERIA



The proposed development complies with the development regulations outlined for the Westminster Overlay District

AND



All required supporting information outlined in eligibility requirements are submitted with the application for review.

ISSUANCE OF APPROVAL

1

The city manager or designee may review the application and
(a) issue approval, OR,
(b) provide minor revisions or adjustments for approval, OR,
(c) deny the application

2

All approved applications shall not be required to undergo additional Building Commission Review.

3

If the application doesn't meet the requirements of the Westminster overlay district, city manager or designee may deny or forward cases to the Building Commission, and they shall be subject to the standard review and approval process.

4

The city manager or designee reserves the right to send any application to the Building Commission as deemed appropriate by said city representative.



THANK YOU



WESTMINSTER OVERLAY DISTRICT

PURPOSE AND INTENT

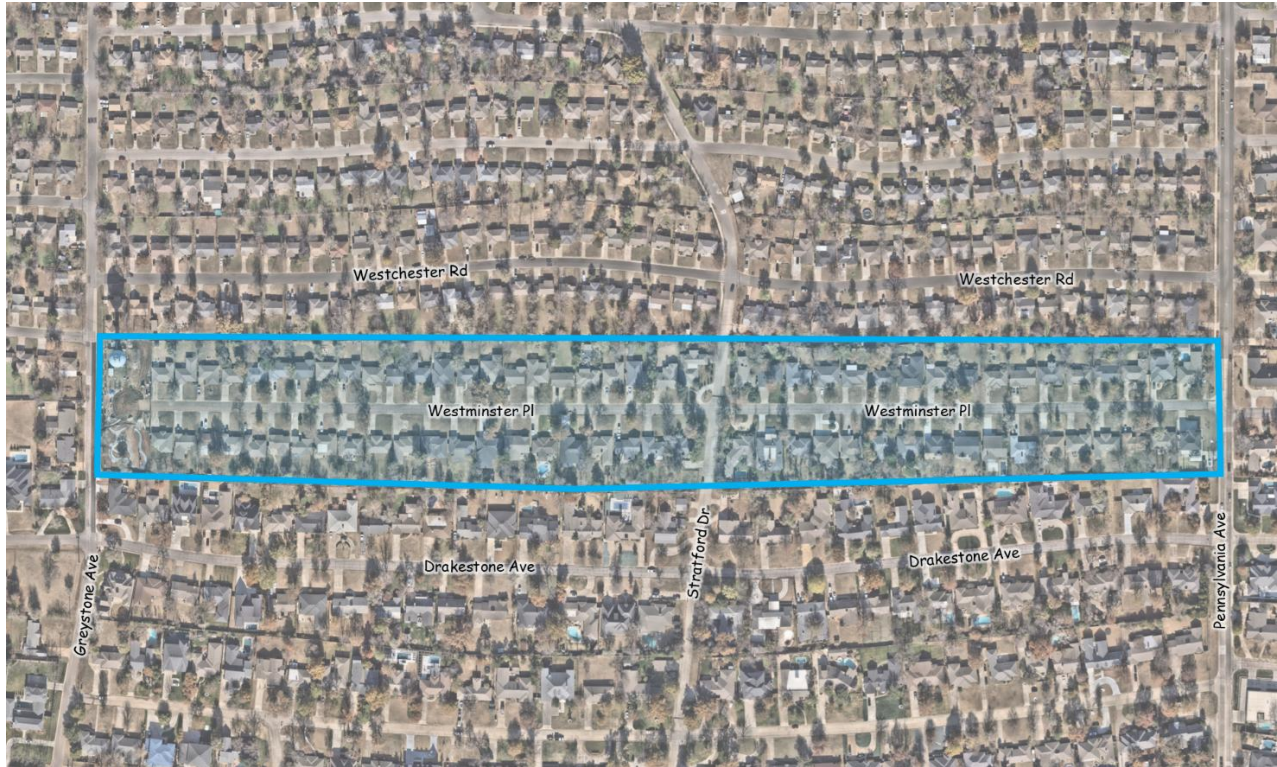


Figure 1: Aerial Map showing the boundary of Westminster Overlay District

The purpose of the Westminster Overlay District is to amend current development regulations and establish building and architectural standards and regulations for the overlay district while encouraging flexibility in building design and site development within this particular area of City of Nichols Hills. It is the intent of this ordinance to:

1. Promote predictable outcomes through pre-approved building and architectural standards.
2. Preserve the high-quality residential character of City of Nichols Hills through a choice of preferred architectural styles and typologies.
3. Allow for compact building-to-lot layout in the district.
4. Allow flexibility and variety in architectural style of new buildings.
5. Allow flexibility in combining two or more lots.
6. Reduce delay in architectural review.

I. Preferred Architectural Styles

The architecture of City of Nichols Hills can be best described as traditional low-density, high-quality single-family community regulated by suburban residential development. Even though the controlled and restricted regulations create order and visual harmony in the city, the area needs to cater to the evolving design styles and aesthetics of the present. This section proposes architectural styles favored by the city so that the new developments in the overlay district can preserve the historic and high-end residential character of City of Nichols Hills. Any modern variations to the historic architecture style will be acceptable once approved by the city manager or designee.

1. Classical and Modern Tudor Style



Classical Tudors are inspired by English architecture of the 16th century. They evoke medieval aesthetic with formal symmetry in building elements. The prominent features consist of steeply pitched gable roofs, brick or stone masonry with decorative timbers, tall narrow windows with small panes, arched doorways and prominent chimneys.



Modern Tudors are contemporary adaptations of Tudor motifs. This style retains the signature high pitched roofs and masonry but uses simplified ornamentation and larger opening sizes. The materials may include modern substitutes like cementitious boards, stucco or plaster while keeping the traditional proportions intact.

2. Neo- Classical and Colonial Style



Neo-Classical style is inspired from classical Greek and Roman architecture often used for high-end residential buildings. The houses feature symmetry, grandeur in scale and proportion using ornamented capitals, pediments, and cornices on exposed brick and stucco exterior finishes.



Colonial style like classical style emphasizes formality, scale and proportion. The main features include symmetrical facades made of exposed bricks and stucco finish, central entryway, double-hung windows with shutters, and gabled roofs.

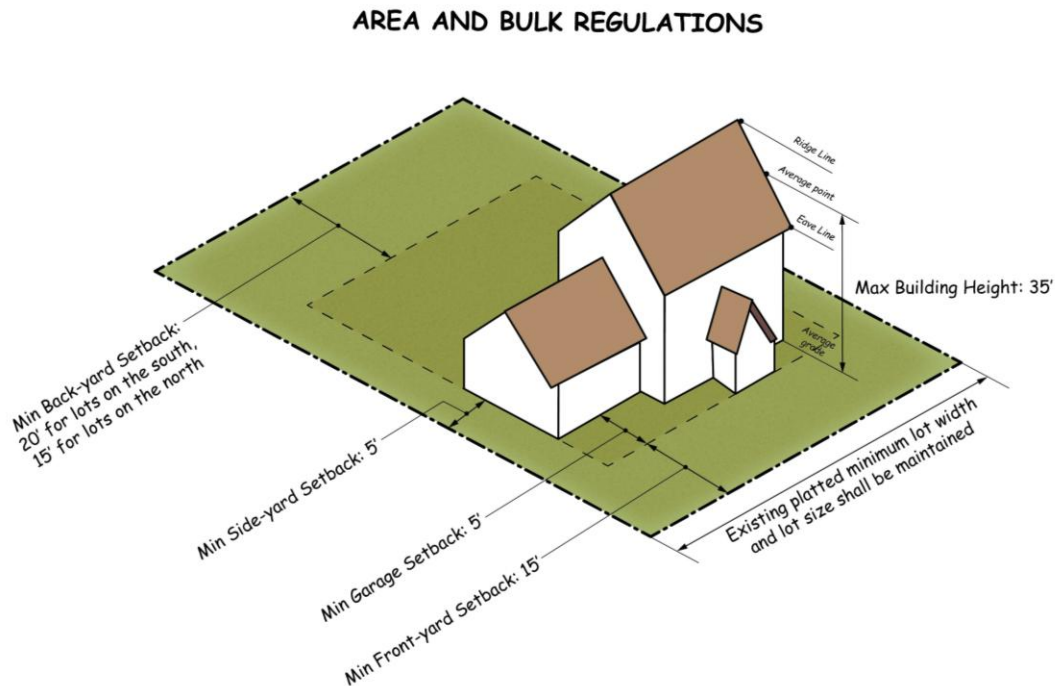
3. Spanish Cottages



Spanish cottages are influenced by Mediterranean architecture with houses that feature stucco walls, red tiled roofs, arched windows and doorways, wrought iron details with courtyards or patios.

II. BUILDING AND ARCHITECTURAL STANDARDS

1. Area and Bulk Regulations



a. Lot Requirements and Building Height

- i. Minimum Lot Width: Existing platted minimum lot width shall be maintained.
- ii. Minimum Lot Size: Existing platted minimum lot size shall be maintained.
- iii. Residential Footprint to Lot Area Coverage: Maximum 60% of lot area (without garage)
- iv. Total Building Footprint to Lot Area Coverage: Maximum 70% of lot area (includes garages, porches, patios, pools and pergolas)
- v. Floor Area Ration (FAR): Maximum 0.7
- vi. Maximum Building Height: No primary structure shall exceed 35 feet in height nor exceed 2.5 stories, measured from average grade to the average point of the roof. The average point of the roof can be calculated by finding the midpoint between the ridge line and the eave line of the roof (shown in the illustration above). Lots south of Westminster Place shall have a step-back requirement such that built structures shall not exceed 16 feet in height within 40 feet of the rear property line.

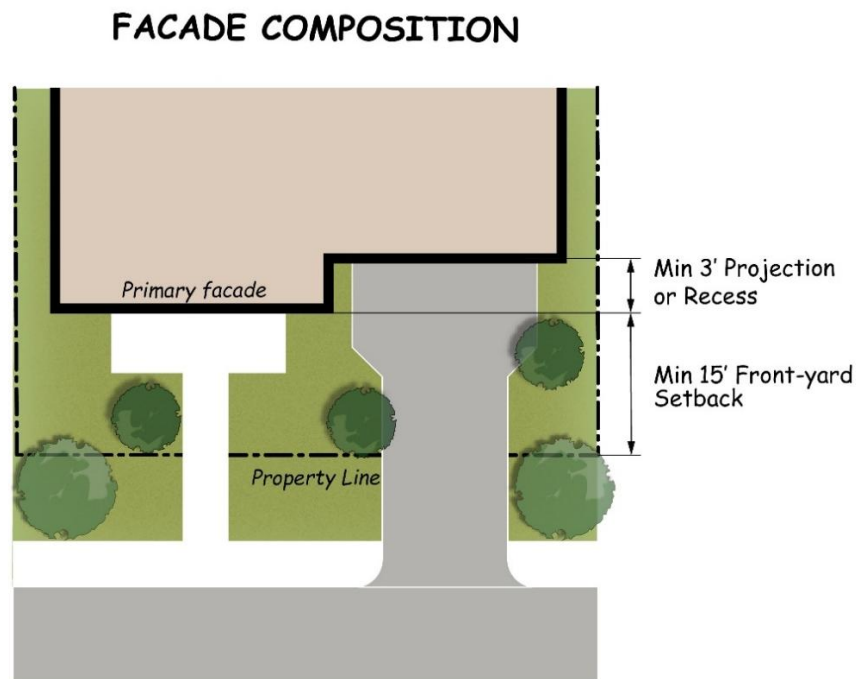
***Note:** Any accessory dwelling units may not exceed 20 feet in height or the height of the primary structure whichever is less.

b. Setbacks

- i. Front-yard Setback: Minimum 15 feet from property line. Garages shall be set back at a minimum of 20 feet from the property line and a minimum 5 feet from the primary facade.
- ii. Side-yard Setback: Minimum 5 feet from property line. For corner lots, the side abutting the street shall have a minimum of 15 feet side-yard setback from the property line.
- iii. Rear-yard Setback: For lots on the south, the rear-yard setback shall be a minimum of 20 feet from the property line. For lots on the north, it shall be a minimum of 15 feet from the property line.

2. Building Massing

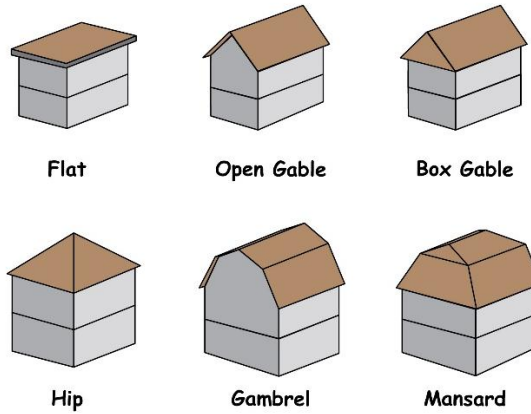
a. Facade Composition



- i. Any street-facing facade shall incorporate a minimum 3-foot projection or recess.
- ii. No uninterrupted wall plane shall exceed 20 feet in length without architectural articulation.
- iii. The primary street-facing facade shall maintain a minimum window-to-wall ratio of 15 percent.

b. Roof Standards

ROOF TYPES

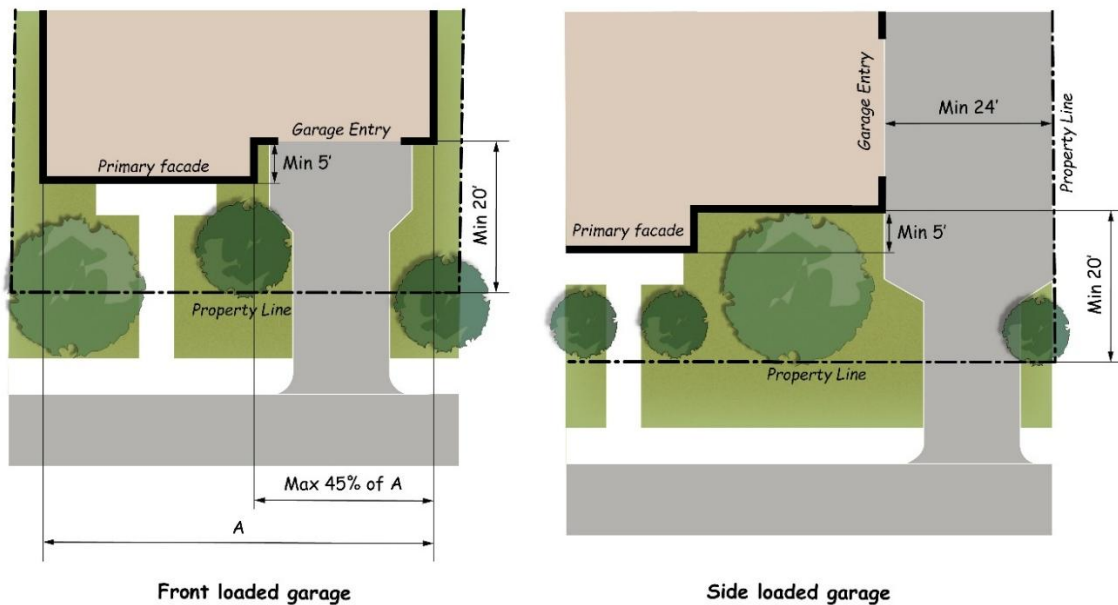


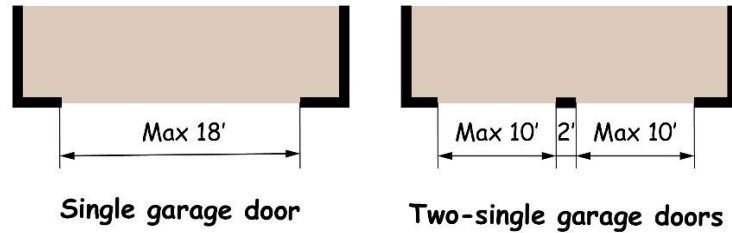
- i. Permitted primary roof forms include flat, gable, hip, gambrel, and mansard.
- ii. All rooftop mechanical equipment shall be fully screened from view from public rights-of-way.

c. Standards for new residential construction

i. Garages

STANDARDS FOR GARAGE

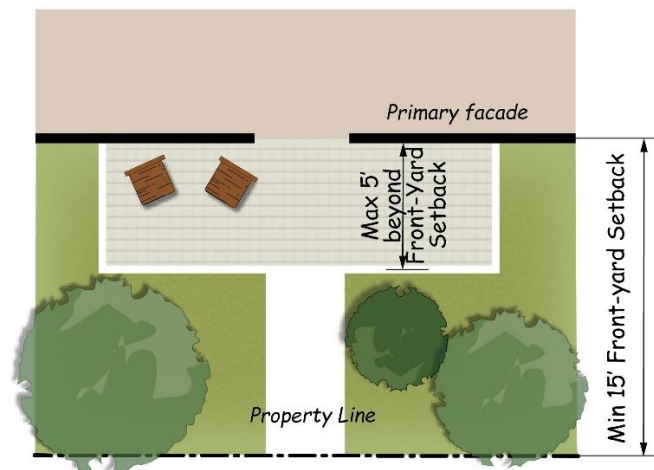




- Garages shall be subordinate to the primary structure in both scale and visual prominence. They shall not occupy more than 45 percent of the width of the primary front elevation.
- Front-facing garages shall be set back at a minimum of 20 feet from the property line and a minimum of 5 feet behind the primary front facade.
- Garages are limited to one single door with an opening width of not more than 18 feet or two single doors each with opening widths of not more than 10 feet.
- Side facing garages shall be set back at a minimum of 24 feet from the property line.
- Detached or attached garages shall not exceed 22 feet in height.

ii. Porch

STANDARDS FOR PORCHES

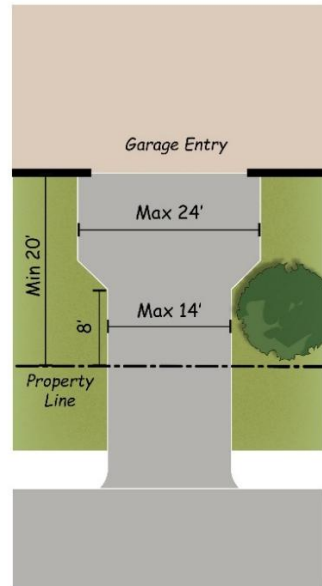


- Residential structures may include a primary entrance featuring a porch, portico, recessed entry, or comparable architectural element. These features can only extend to a maximum of 5 foot beyond the front-yard setback line.

- If an entryway porch or patio is provided, the length must be at least one-fourth the length of the primary facade facing the street. In case of corner lots, the porch shall be placed on the primary facade.
- Porch depth shall be not less than 5 feet.

iii. Driveway Width

STANDARDS FOR DRIVEWAY



- The maximum width shall not exceed 14 feet within the first 8 feet from the property line. Beyond this 8-foot limit, the maximum permitted width shall increase to maximum 24 feet.

iv. Privacy Requirement

- The city manager or designee may require screening or landscaping in all parts of the project to address privacy concerns on adjacent properties.
- All second-floor window openings facing the side property line must utilize opaque glass or maintain a minimum sill height of sixty inches above the finished floor level to maintain privacy. On the south side of Westminster, all second-floor rear-facing windows must utilize a similar opaque glass or sixty inches minimum sill height with clear glass is desired.
- All applicants are required to follow landscaping and screening regulations as per Chapter 50 Article II Division 8 of code of ordinances in City of Nichols Hills.
- While structures are under construction, fences along the property line are required to minimize the risk of nuisances to residents from construction sites.

3. Materials and Finishes

a. Permitted Materials

Primary facade materials shall be limited to long-lasting and high-quality materials such as brick, stone, stucco, high-quality cementitious board¹, glass, or other materials approved by the city manager or their designee.

b. Limited Materials

Wood and architectural metal² may be used as decorative or detail elements for up to 30 percent of the facade's finish material. Wooden finish materials may comprise up to 50 percent of the total facade in case of Tudor-style structures. Engineered wood such as Smart Side Trim and AZEK Trim are permitted as alternatives to natural wood as an exterior finish. If metal is used in the facade, flat roof is not permitted.

c. Prohibited Materials

Plain or painted concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, corrugated metal siding or exterior insulation and finish system (EFIS)³ are prohibited as exterior finish material.

d. Masonry Requirement

A minimum of 65 percent of the primary front facade shall consist of masonry materials or other materials approved by the city manager or their designee.

III. EXAMPLE LOT DIAGRAMS

Examples of lot diagrams given below are intended to illustrate acceptable house size, lot coverage and bulk standards for existing individual lots and new combined lots. Each lot diagram shows the building footprint, placement and orientation, driveway access, sidewalks and garage placements in compliance with the building and architectural standards in Section II.

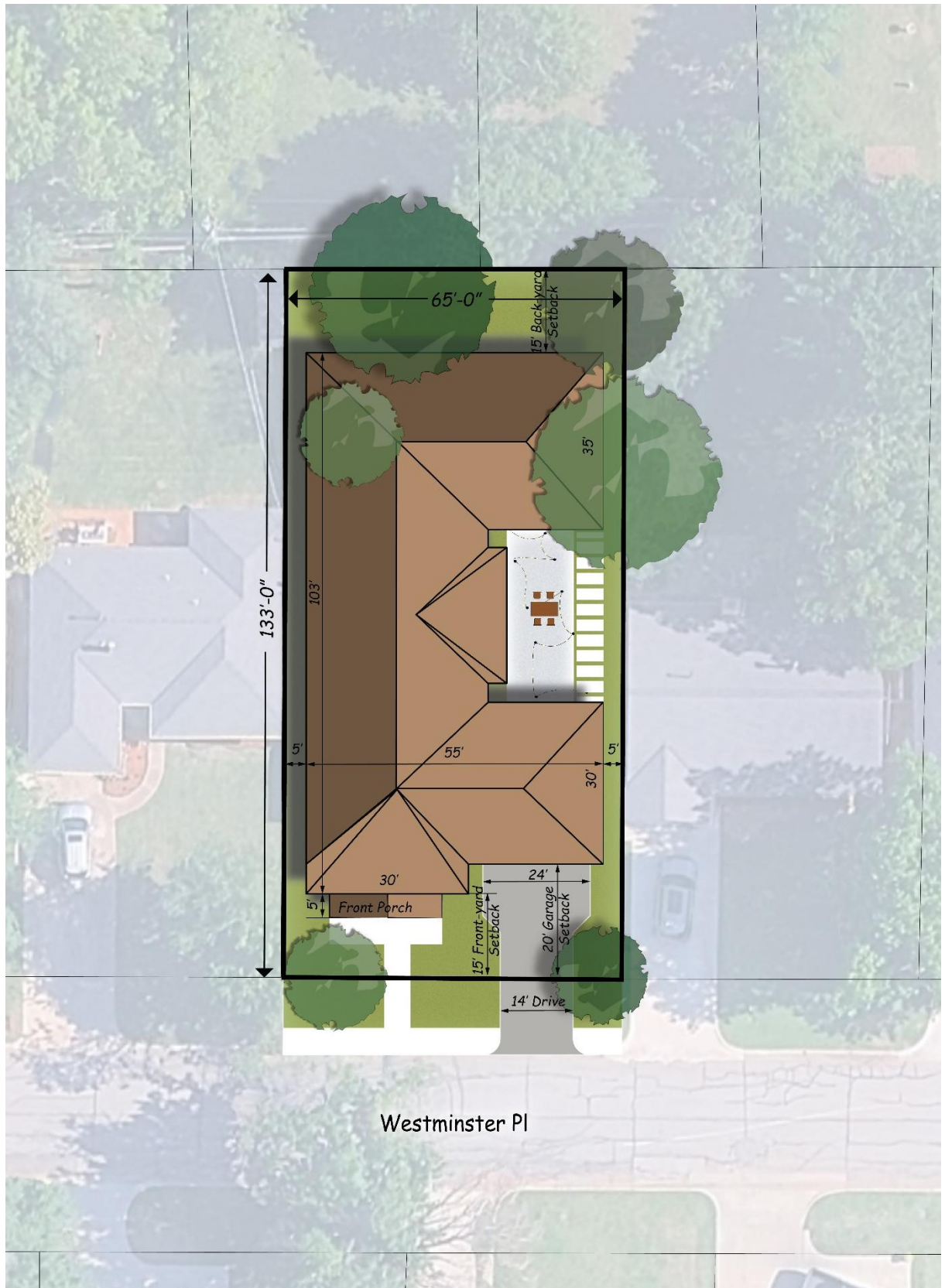
¹ *High quality cementitious* board refers to a cement-based panel complying with American Society for Testing and Materials (ASTM) C1325 (or equivalent) made of a mixture of Portland cement, aggregate, and reinforcing fibers (typically fiberglass mesh or cellulose). They come in a range of thicknesses but ½" thickness is required for walls to ensure rigidity. It exhibits high durability, moisture resistance, and dimensional stability, and intended for exterior cladding or similar applications.

² *Architectural metal* refers to a range of materials specifically designed for functional and aesthetical purpose in residential buildings. This includes metals such as aluminum, steel, brass, and copper, as well as pre-manufactured items such as metal frames, railings, and decorative features.

³EFIS refers to non-load bearing, lightweight synthetic exterior wall cladding that consists of foam plastic insulation and thin synthetic coatings, used for insulation and water resistance.

INDIVIDUAL LOT TYPE A

Type A: Lot Configuration		
1	Lot Size	8,645 SF
	Width	65'
	Depth	133'
2	Total Lot Coverage	63.74%
3	House Size	4,750 SF
	Building Coverage	54.95%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 15'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	5' from primary facade line, 20' from front property line
9	Max Building Height	35'



Westminster Pl

Figure 2: Conceptual Site Plan for Individual Lot Type A

INDIVIDUAL LOT TYPE B

Type B: Lot Configuration		
1	Lot Size	10,205 SF
	Width	65'
	Depth	157'
2	Total Lot Coverage	66.63%
3	House Size	4,500 SF
	Building Coverage	44.10%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 20'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	5' from primary facade line, 20' from front property line
9	Max Building Height	35'

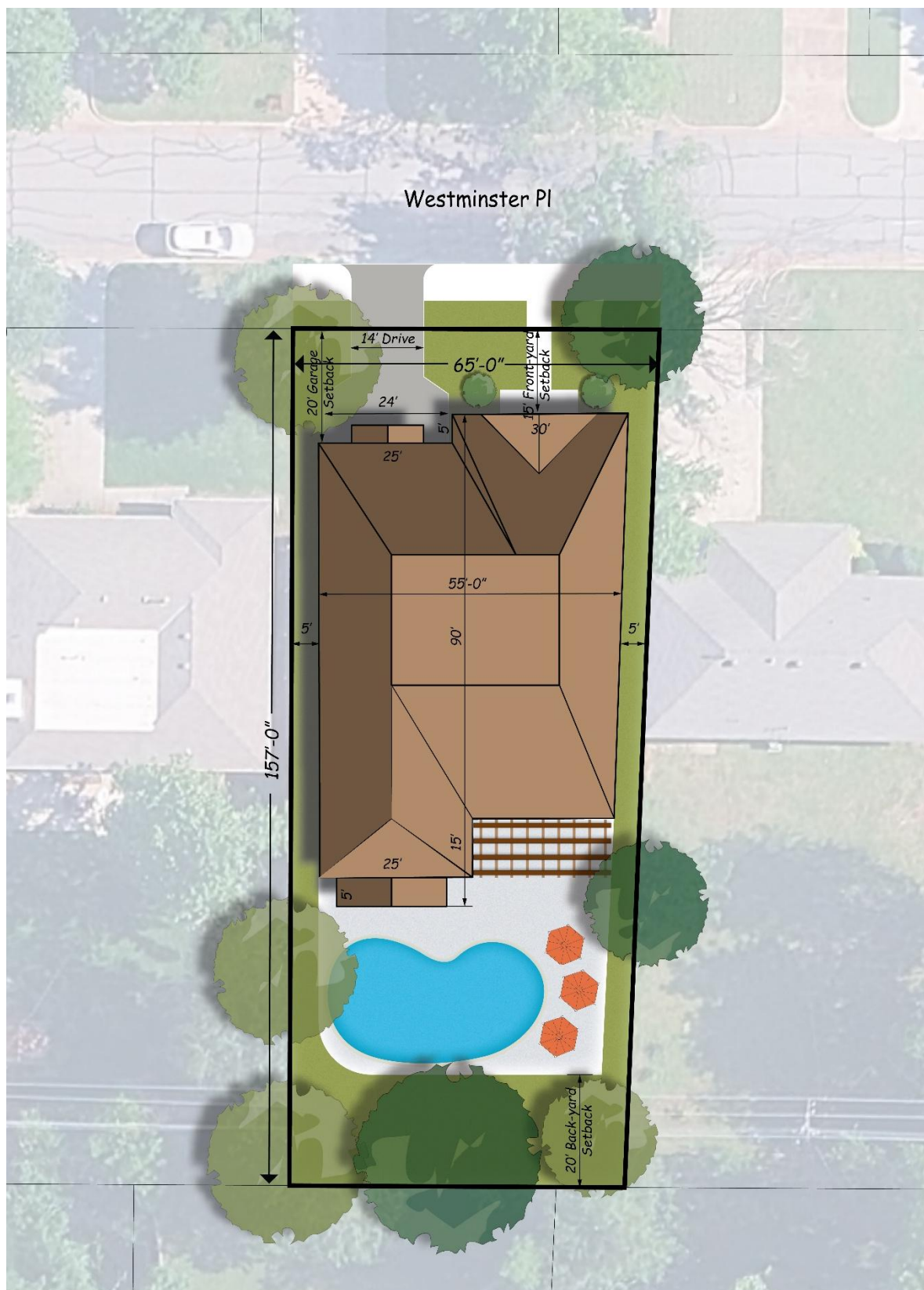


Figure 3: Conceptual Site Plan for Individual Lot Type B

COMBINED LOT TYPE C

Type C: Lot Configuration		
1	Combined Lot Size	21,320 SF
	Width	130'
	Depth	164'
2	Total Lot Coverage	60.98%
3	House Size	9,000 SF
	Building Coverage	42.21%
4	Setbacks	
	Front-yard Setback	Min 15'
	Side-yard Setback	Min 5'
	Back-yard Setback	Min 20'
5	Driveway width	14' wide within 8' from the front property line and 24' maximum beyond it
6	Sidewalks	5' wide
7	Parking	Attached garage, front loaded
8	Garage Setback	15' from primary facade line, 30' from front property line
9	Max Building Height	35'



IV. ADMINISTRATIVE APPROVAL PROCESS

1. Applicability

Any applications for new developments within the Westminster Overlay District shall fully comply with the proposed building and architectural standards in conjunction to the regulations set forth in the code for City of Nichols Hills. Should any conflict exist between the general development regulations and the development regulations for the overlay district, the overlay district regulations shall control.

2. Eligibility Requirements

Administrative review of the application shall begin upon submittal of the complete application and the required application fee. Applications shall be considered for administrative approval if:

- i. The proposed development complies with the development regulations outlined for the Westminster Overlay District, **and**,
- ii. Following supporting information are provided for review:
 - Application letter
 - A 300-foot radius ownership report (Only required if public hearing is required)
 - Narrative describing the project
 - A survey of the lot, prepared by a licensed surveyor registered in the State
 - Renderings of all sides of the building
 - Site plan drawn to scale showing the building placement, setbacks, driveways, garages and other site improvements and calculations of building lot coverage and floor area ratio (FAR)
 - Detailed floor plans including basement and roof plans
 - Elevations of all four sides showing the total height of the structures and material finishes
 - Detailed section cut through an exterior wall from footing to roofing
 - Drainage plan and drainage information as detailed in Article V subsection 5 of code of ordinances in City of Nichols Hills
 - Landscape Plan and Residential Landscape Plan Landscape Point Calculation

3. Issuance of approval

- i. The city manager or designee may review the application and (a)issue approval, (b)provide minor revisions or adjustments for approval or (c)deny the application.
- ii. All approved applications shall not be required to undergo additional Building Commission Review.

- iii. If the application doesn't meet the requirements of the Westminster overlay district, city manager or designee may deny or forward cases to the Building Commission, and they shall be subject to the standard review and approval process.
- iv. The city manager or designee reserves the right to send any application to the Building Commission as deemed appropriate by said city representative.

LEGAL DESCRIPTION

Westminster Place, Nichols Hills

June 4, 2026

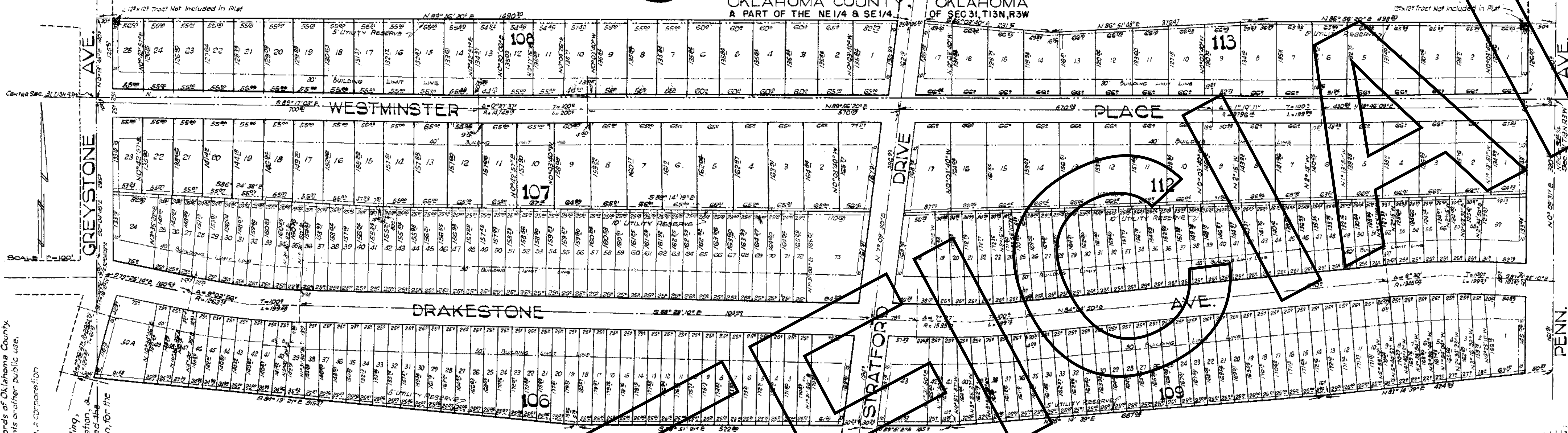
A tract of land being a part of the Northeast Quarter (NE/4) and the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of Lots One (1) through Twenty-three (23) of Block One Hundred and Seven (107), all of Lots One (1) through Twenty-five (25) of Block One Hundred and Eight (108), all of Lots One (1) through Seventeen (17) of Block One Hundred and Twelve (112), and all of Lots One (1) through Seventeen (17) of Block One Hundred and Thirteen (113) as shown on the Plat NICHOLS HILLS WILSHIRE SECTION BLOCKS 106-109 & 112-113 recorded in Book 29, page 81.

WILSHIRE SECTION

NICHOLS HILLS

OKLAHOMA COUNTY, OKLAHOMA
A PART OF THE NE 1/4 & SE 1/4 OF SEC 31, T33N, R33W



Book 29
PAGE 81
Fee \$1300

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned WILSHIRE DEVELOPMENT COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Oklahoma, owner of the property shown on the annexed plat does hereby certify:

1. That it is the owner of the land shown and described on the annexed plat of Blocks 106 to 109 inclusive and Blocks 112 and 113, WILSHIRE SECTION, an addition in Oklahoma County, Oklahoma and that it is the only entity who has any legal right, title or interest in said land; that said map or plat is a correct survey of said property, made with the consent of the undersigned; that the undersigned hereby dedicates all streets and avenues shown on said map or plat for the use of the public; that it for itself, its successors and assigns, guarantees a clear title to the land, and has caused the same to be released of all encumbrances so that the title is clear.

2. EASEMENTS RESERVED. The areas indicated on said map or plat as UTILITY RESERVE are hereby reserved for the purpose of locating, erecting, constructing, maintaining, conducting and performing any public or quasi-public utility or utility function or service, above or beneath the surface of the ground, with the right of ingress or egress at any time for the purpose of installation, repair, maintenance and removal of any such public or quasi-public utility.

3. RESTRICTIONS AND COVENANTS. The property covered by said map or plat and this dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument consisting of 12 legal sized sheets which are filed separately.

WITNESS our hands and official seal this 15th day of Sept., 1950.

WILSHIRE DEVELOPMENT COMPANY

[Signature]
President

STATE OF OKLAHOMA, OKLAHOMA COUNTY: SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 15th day of Sept., 1950, personally appeared J. J. Coates, to me known to be the identical person who signed the name of the maker thereof, WILSHIRE DEVELOPMENT COMPANY, to the within and foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and official seal this day and year last above written.

My Commission expires June 3, 1954.

[Signature]
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of the proper officials of said County show that title to the land included in the annexed plat of Blocks 106 to 109 inclusive and Blocks 112 and 113, WILSHIRE SECTION, Oklahoma County, Oklahoma, is vested in WILSHIRE DEVELOPMENT COMPANY and that on the 15th day of Sept., 1950, there are no actions pending or judgments of any nature in any court, or any file with the clerk of any court in said County and State against said land or the owner thereof; that the taxes are paid for the year 1949 and all prior years; that no outstanding tax sale certificates are against said land, and that no tax deeds are issued to any person; and that there are no liens or mortgages or other encumbrances of any kind against the land included within said annexed plat except as shown on said plat.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma, on this 15th day of Sept., 1950.

COATES ABSTRACT COMPANY, A Sole Proprietorship composed of JOHN J. COATES.

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: SS

Before me the undersigned, a Notary Public in and for said County and State on this 15th day of Sept., 1950, personally appeared JOHN J. COATES, to me known to be the identical person who subscribed the name of the maker to the within and foregoing Bonded Abstracter's Certificate, as sole proprietor, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said sole proprietorship for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission expires July 6, 1953.

[Signature]
Notary Public

ENGINEER'S CERTIFICATE

I, Ross Phillips, do hereby certify that I am by profession a Land Surveyor and Civil Engineer, and that the Annexed Plat of Blocks 106 to 109 inclusive and Blocks 112 and 113, WILSHIRE SECTION, an addition in Oklahoma County, Oklahoma, consisting of one sheet, correctly represents a survey made under my supervision on the 10th day of July, 1950, and that all the monuments shown thereon actually exist and their positions are correctly shown.

[Signature]
Ross Phillips

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of July, 1950, personally appeared Ross Phillips, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission expires July 28, 1952.

[Signature]
Notary Public

TOWN PLANNING COMMISSION APPROVAL

I, G. R. [Signature], Secretary for the Town Planning Commission for the town of Nichols Hills, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of Blocks 106 to 109 inclusive and Blocks 112 and 113, WILSHIRE SECTION, an addition in Oklahoma County, Oklahoma, on the 31st day of August, 1950.

TOWN BOARD OF TRUSTEES

I, G. R. [Signature], Town Clerk of the Town of Nichols Hills, Oklahoma County, Oklahoma, hereby certify that the annexed plat of Blocks 106 to 109 inclusive and Blocks 112 and 113, WILSHIRE SECTION, an addition in Oklahoma County, Oklahoma, was duly approved by the Board of Trustees of the Town of Nichols Hills on the 31st day of August, 1950, and that I was authorized to endorse hereon the approval of said Board and the acceptance of all land dedicated to public use as shown on said plat, and that I have examined the records of said town and that all deferred payments of unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land, as shown on the annexed plat on this 6th day of November, 1950.

[Signature]
Town Clerk



RELEASE OF MORTGAGE

In consideration of the platting of the property shown on the annexed map of Blocks 106 to 109 inclusive and Blocks 112 and 113 WILSHIRE SECTION, an addition in Oklahoma County, Oklahoma, and other good and valuable considerations, receipt of which is hereby acknowledged, Oklahoma City Federal Savings & Loan Association, a corporation, do hereby release, relinquish and forever discharge a certain mortgage made by Wilshire Development Co., and dated the 31st day of October, 1950, which is recorded in Book 116 of Mortgages at Records of Oklahoma County, State of Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks, boulevards, easements or other public use, as shown on said map. Witness our hand and seal this 6th day of November, 1950.

By *[Signature]* Federal Savings & Loan Association, a corporation
Vice President

By *[Signature]* Federal Savings & Loan Association, a corporation
Vice President

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. J. Spradling, to me known to be the identical person who subscribed the name of Oklahoma City Federal Savings & Loan Association, a corporation, to the within and foregoing instrument as its Vice President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal this day and year last above written.

My Commission Expires Dec. 1953.

[Signature]
Notary Public