

ORDINANCE NO. 1048  
(PUD-7)

AN ORDINANCE AMENDING SECTION 50-26 OF THE NICHOLS HILLS CITY CODE AND THE OFFICIAL ZONING DISTRICT MAP TO REZONE, REDISTRICIT AND INCLUDE ADDITIONAL TERRITORY WITHIN THE "PUD" PLANNED UNIT DEVELOPMENT DISTRICT AND ADOPTING AND APPROVING THE PLANNED UNIT DEVELOPMENT OF *NICHOLS HILLS EXECUTIVE CENTER* FOR PROPERTY AT 6403 N.W. GRAND BOULEVARD, NICHOLS HILLS, OKLAHOMA; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

**EMERGENCY ORDINANCE**

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

Section 1. Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map referred to therein are hereby amended to include the following described property at 6403 N.W. Grand Boulevard within the "PUD" Planned Unit Development District, to be controlled by the provisions and requirements of the Planned Unit Development of *Nichols Hills Executive Center* (PUD-7):

A portion of Lots Twelve (12) and Fourteen (14), and all of Lots Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Twenty-six (26) of the amended plat of Blocks A,B,C,D,E,1,2,3 and 26, NICHOLS HILLS, Oklahoma County, Oklahoma, and a portion of the Street and Alley adjacent thereto, according to the recorded plat thereof, and more particularly described as follows:

BEGINNING at the Southeast corner of Lot Eighteen (18), Block Twenty-six (26);

Thence North 0°12'00" West along the East line of Lot Eighteen (18) a distance of 123.60 feet to a point in the center line of an alley;

Thence North 89°38'00" East a distance of 21.00 feet (21.44 feet measured);

Thence North 00°12'00" West parallel to and 4.00 feet West of the East line of Lot Twelve (12) extended a distance of 85.00 feet (84.70 feet measured) to a point 65.00 feet North of the South line of Lot Twelve (12);

Thence North 00°12'00" West parallel to and 4.00 feet West of the East line of Lot Twelve (12) extended a distance of 85.00 feet (84.70 feet measured) to a point 65.00 feet North of the South line of Lot Twelve (12);

Thence South 89°38'00" West parallel to and 11.40 feet North of the South line of Lot Fourteen (14) extended a distance of 178.43 feet (178.84 feet measured) to a point on the East right-of-way line of Grand Boulevard;

Thence South 24°11'00" East parallel to and 27.00 feet West of the West line of Block Twenty-six (26) a distance of 228.02 feet (227.95 feet measured) to a point of intersection of the East right-of-way line of Grand Boulevard and the South line of Block Twenty-Six (26) extended West;

Thence North 89°38'00" East along the South line of Block Twenty-six (26) a distance of 64.75 feet (64.42 feet measured) to the Point or Place of Beginning.

And

A part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian; Oklahoma County, Oklahoma, also being a part of Block Twenty-six (26), of the Amended plat of Blocks A, B, C, D, E, 1, 2, 3 AND 26, NICHOLS HILLS, Oklahoma County, Oklahoma, recorded in Plat Book 23, Page 49, and more particularly described as follows:

Commencing at the Southwest corner of Lot 14 of said Block 26;

Thence North 24°11'00" West along the West line of said Lot 14 a distance of 12.46 feet to the Point of Beginning;

Thence from said Point of Beginning North 89°38'00" East a distance of 11.40 feet North of and parallel to the North line of said Lot 14 a distance of 148.92 feet to a point 4.00 feet West of the East line of Lot 12 of said Block 26;

Thence North 00°12'00" West a distance of 18.32 feet;

Thence South 89°19'54" West a distance of 119.95 feet;

Thence South 58°16'07" West a distance of 33.99 feet to the Point of Beginning.

*Said tract of land containing a total of 27,367 square feet or 0.6283 acres, more or less*

Section 2. The Planned Unit Development of *Nichols Hills Executive Center* (herein called and named for future filing and reference as the "PUD-7") is hereby adopted and

approved as a Planned Unit Development as provided for by Section 50-105 of the Code, which PUD-7 is composed of (i) its Design Statement, (ii) its Master Development Plan and (iii) supplements thereto, each of which shall after approval be marked as approved by the City Clerk and initialed by the Mayor or Vice Mayor. For purposes of interpretation of PUD-7, the phrase "we propose" or similar phrases or words contained in PUD-7 shall be interpreted as mandatory requirements of PUD-7.

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 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 8<sup>th</sup> day of September, 2015.

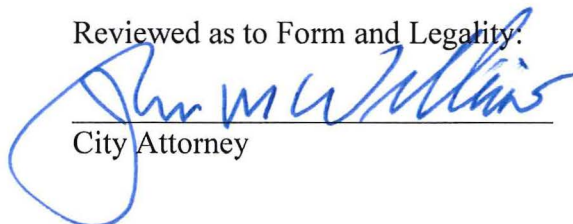
SIGNED by the Mayor the City of Nichols Hills, Oklahoma, on the 8<sup>th</sup> day of September, 2015.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

Reviewed as to Form and Legality:

  
\_\_\_\_\_  
City Attorney