

**NOTICE OF PLANNING COMMISSION CONSIDERATION OF POSSIBLE
MODIFICATION OF REGULATIONS APPLICABLE TO E-1 ESTATE
DISTRICT AND THE E-2 URBAN ESTATE DISTRICT.**

The Planning Commission of the City of Nichols Hills will consider possible modification to the regulations in the E-1 Estate District and the E-2 Urban Estate District at its meeting of Tuesday, September 7, 2010 at 5:30 PM in the Council Chambers at Town Hall. The Planning Commission will consider a broad range of possible modifications of these regulations, which may include the following alternatives.

Alternative A, which is an amendment of Sections 25-21 and 25-22 of the Nichols Hills City Code appearing as a part of this website, and which includes the following features:

E-1 District: FAR of 0.35.

E-2 District: FAR of 0.35 or 110% of the Gross Floor Area of the Main Building existing on October 1, 2010, as determined by the records of the County Assessor of Oklahoma County as of October 1, 2010.

The following Alternatives B, C, and D can be accomplished by the Planning Commission directing at its meeting of September 7, 2010 that the attached *NH-E District Ord. Amend 2.1* be modified in accordance with its wishes:

Alternative B, including the following features:

E-1 District: FAR of 0.35.

E-2 District: FAR of 0.35 or 110% of the Gross Floor Area of the Main Building existing on October 1, 2010, as determined by the records of the County Assessor of Oklahoma County as of October 1, 2010, with this 110% expansion feature limited to 28 lots to be identified in the Ordinance.

Alternative C, including the following features:

E-1 District: FAR of 0.35.

E-2 District: FAR of 0.35 or 110% of the Gross Floor Area of the Main Building existing on October 1, 2010, as determined by the records of the County Assessor of Oklahoma County as of October 1, 2010, with this 110% expansion feature limited to 28 lots to be identified in the Ordinance, but with the 110% expansion feature not applicable to 2 lots currently in violation of existing ordinances, with these two lots to be identified in the ordinance.

Alternative D, including the following features:

E-1 and E-2 Districts: An FAR other than 0.35

Alternative E, which is the maximum building size ordinance presented to the Planning Commission on July 26, 2010, which is a proposed amendment to Section 25-21.050 G. of the Nichols Hills City Code and which appears as a part of this website.