



Office of Community of Development
**NOTICE OF A MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, June 14, 2022, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, consideration and possible action to approve the Minutes from the May 10th, 2022
- b. Public hearing to discuss and consider the request for an oversized building at 1702 Todd Estate Drive for applicant David Wright.
- c. Discussion, Consideration and possible action to approve the request for an oversized building at 1702 Todd Estate for Applicant David Wright.
- d. Public hearing for a request to amend the zoning ordinance to allow congregate living facilities in R-1 Zoning.
- e. Discussion, Consideration and possible action to amend the zoning ordinance Section 54-33 (c)(13)
- f. Public hearing to discuss and consider Use on Review Permit for the Sales of Alcohol at 117 W Chickasha Ave for Applicant Bret Kappus.
- g. Discussion, consideration and possible action to approve the Use on Review Permit for the Sales of Alcohol at 117 W Chickasha Ave for Applicant Bret Kappus.
- h. Public hearing to discuss and consider the Use on Review Permit for the Sales of Alcohol at 101 W Chickasha for Applicant Kristi Cagle.
- i. Discussion, consideration and possible action to approve the Use on Review Permit for the Sales of Alcohol at 101 W Chickasha for Applicant Kristi Cagle.
- j. Public hearing to discuss and consider changes to the Red Bud Ridge Final Plat.
- k. Discussion, consideration and possible to approve the changes to the Final Plat of Red Bud Ridge.

3 Motion to Adjourn.



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration and possible action to approve the Minutes from the May 10th, 2022

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:

1. PLANNING COMMISSION 5-10-22(minutes)

PLANNING COMMISSION MEETING

5-10-2022 4:00 p.m.

1. Call meeting to order: 4:02pm.

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, James Schoppa, Jeff McClure (alternate), Joe Hutmacher (alternate)

Present: Mike Mosley, John Grote, Glenn Snedeker, James Schoppa

Absent: Tim Smith

Staff Present: Rachel Bernish Community Development Director, Kara Taylor Permit Technician

Citizens Present: Scott Vaughn

2. Meeting Items

- a. **Discussion, Consideration and Possible action to approve the minutes of the March 8, 2022 meeting.**

*Motion by **Snedeker** and second by **Schoppa** to approve minutes of March 8, 2022 Planning Commission meeting.

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, James Schoppa, Jeff McClure (alternate), Joe Hutmacher (alternate)

Ayes: Mike Mosley, John Grote, Glenn Snedeker, James Schoppa

Nays:

Abstain:

Motion Carries

- b. **Public hearing** to discuss and consider Land development code.

Hearing opened: 4:05p.m.

Staff and Scott Vaughn Spoke

Hearing closed: 4:53 p.m.



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public hearing to discuss and consider the request for an oversized building at 1702 Todd Estate Drive for applicant David Wright.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration and possible action to approve the request for an oversized building at 1702 Todd Estate for Applicant David Wright.

I. BACKGROUND/DESCRIPTION:

Property Owner David Wright requests a 30 x 40 shop building which will be 1200 square feet
He is under the allowed lot coverage

II. RECOMMENDED ACTION:

Staff recommends to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:

- 20220606104202605

PROOF OF PUBLICATION

In the District Court of Grady County,
State of Oklahoma

1702 Todd Estate
Drive

Affidavit of Publication

Legal Publication
(Published in The
Express-Star May 19th,
2022)

From: Community Develop-
ment

Applicant: David Wright

Re: A request for an over-
sized building.

Location: 1702 Todd Es-
tate Drive

Legal: Lot Four (4) in Block
Two (2) in the Country Vil-
lage Addition to the City of
Chickasha, Grady County,
Oklahoma, according to the
recorded plat thereof.

When: Planning Commis-
sion June 14, 2022 at 4 pm
in the City of Chickasha
City Council Chambers
Please contact Community
Development with ques-
tions or concerns.
405-222-6010; rachel.ber-
nish@chickasha.org

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent
of the Express Star, do solemnly swear that the
attached advertisement was published in said paper as
follows:

1st Publication 5-19-22

2nd Publication _____

3rd Publication _____

4th Publication _____

That said newspaper is Weekly, in the city of
Chickasha, Grady County, Oklahoma, a Daily
newspaper qualified to publish legal notices,
advertisements and publications as provided in
Section 106 of Title 25, Oklahoma Statutes 1971, as
amended, and complies with all other requirements of
the laws of Oklahoma with reference to legal
publications.

That said Notice, a true copy of which is attached
hereto, was published in the regular edition of said
newspaper during the period and time of publications
and not in a supplement, on the above noted dates.

Afton Stevenson
Afton Stevenson

Signature

Subscribed and sworn before me on the 19 day of May
2022.

Dina Anderson

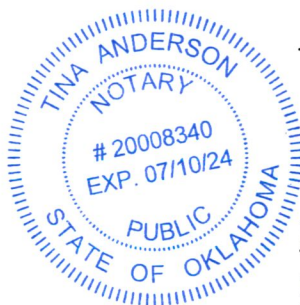
My commission expires
07-10-24

Notary Public
Commission #
20008340

Cost of Publication \$ 13.00

PAY TO:
The Express-Star
P.O. Drawer E
Chickasha, OK 73023

Ad 00507153





To: Property Owners within 300 feet of 1702 Todd Estates Drive.

Legal Description: Lot Four (4) in Block Two (2) in the COUNTRY VILLAGE ADDITION to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Location: 1702 Todd Estates Drive.

From: Community Development

Date: May 20, 2022

Applicant: David Wright

Re: Oversized Building

Public hearings have been scheduled regarding the request for an oversized building

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **June 14, 2022 at 4:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at rachel.bernish@chickasha.org

Sincerely

A handwritten signature in black ink that reads "Rachel Bernish". The signature is written in a cursive, flowing style.

Rachel Bernish
Community Development Director
Emergency Manager
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018



City of

Chickasha

117 North 4th Street
Chickasha, OK 73018

Community Development

Due On: _____

Planning Commission Meeting Date: _____

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 5/13/22

1. Applicant(s) Name: DAVE WRIGHT
Address: 1702 TODD ESTATE DR
Phone: 405-245-0563
2. Legal Description of subject property: LOT(4) IN BLOCK TWO(2) IN THE COUNTRY VILLAGE ADDITION
3. Address of subject property: 1702 TODD ESTATE DR
4. Present zoning of subject property: _____
5. Physical Characteristics of Subject Property:
Frontage on Street: _____
Lot Depth: _____
Drawing Attached: _____ YES _____ NO
6. Proposed Use for the Property: PERSONAL / STORAGE / VEHICLE PARKING
7. Public Utilities Which Serve the Property:
Street, Surface Material: _____
City Water: ✓ YES _____ NO, then list source of water _____
City Sanitary Sewer: _____ YES ✓ NO, then list provider SEPTIC
8. Number of Off-Street Parking Spaces: _____
Surface Material of Parking Spaces: _____
9. Abstractors Certified Property Owners List Provided: ✓ YES _____ NO
10. Owner of Record: _____
Address: _____ Phone Number: _____
11. \$330.00 Application Fee Paid: _____ YES _____ NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: [Signature] Date: 5/13/22

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015

E-mail: rachel.bernish@chickasha.org

COUNTY ASSESSOR TAX ROLLS

[Help with printing problems](#)

PERSONAL INFORMATION

REAL PROPERTY INFORMATION

WRIGHT, DAVID D. & TINA M.
1702 TODD ESTATES DRIVE

Parcel C190-00-002-004-0-000-00
Add/Sec/Twn/Rge C190 00 002 004
Acres/Ag Acres/Use 0.00/0 UrbanRes
Property 1702 TODD ESTATES
Location CHICKASHA
Book & Page 5974 380
Doc Stamps \$390.00

CHICKASHA OK 73018

GROSS ASSESSED VALUE

Land Market Value	\$34,596.00	Total Market Value	\$125,214.00
Land Assessed Value	\$3,806.00	Total Assessed Value	\$13,774.00
Improvements Market Value	\$85,000.00	Total Exemption	\$1,000.00
Improvements Assessed Value	\$9,350.00	Net Assessed Value	\$12,774.00
Misc. Market Value	\$5,618.00	School District	9001 Chick City
Misc. Assessed Value	\$618.00	Voting District	
Mobile Home Market Value	\$0.00		
Mobile Home Assessed Value	\$0.00		

PHOTOS



LEGAL DESCRIPTION

32-07-07-00700 ALL LOT 4 BLK 2 COUNTRY VILLAGE

Lot 37,000[±]

PROVIDED BY:

Bari Firestone
Grady County Assessor

DATA LAST UPDATED:

05-11-2022
12:26:02

326 Choctaw
Chickasha, OK 73018
(405) 224-4361

The data contained on this web site are generated from computerized records maintained by the County Assessor. These records are provided as a public service. While every effort is made to insure the data is accurate and current, it must be accepted and used by the recipient with the understanding that no warranties, expressed or implied, concerning the accuracy, reliability or suitability of this data have been made. In order to obtain the most current and accurate information, you may contact the County Assessor. Furthermore, the legal description obtained for this site cannot be used for legal documents. For legal document use, obtain a copy of the last recorded deed from the County Clerk.

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GRADY COUNTY ASSESSOR

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PARCEL C190-00-002-004-0-000-00

STORIES/STYLE: one story
 OCCUPANCY: single family
 DESIGN: traditional
 TOTAL ROOMS: 006
 BEDROOMS: 003
 BATHROOMS: 2
 QUALITY: C+
 INTERIOR FINISH: average
 FLOOR COVERING: average
 HEATING: forced air
 AIR CONDITIONING: forced air
 ROOF TYPE: gable
 ROOF MATERIAL: composition
 EXTERIOR WALL 1: brick veneer
 EXTERIOR WALL 2:
 FOUNDATION: slab
 PRIMARY GARAGE: att. masonry
 PRIMARY PORCH: open porch
 BASEMENT:

YEAR BUILT: 1979
 YEAR REMODELED: 0000
 EFFECTIVE YEAR: 0000
 CONDITION: average

SQUARE FOOTAGE

SECONDARY OPEN PORCH 00000200
 ATTACHED GARAGE 00000440
 STORAGE BUILDING 00000160
 BASE 00002515
 OPEN PORCH 00000149
 CONCRETE PAVING 00001323
 0
 0
 0
 0

MISCELLANEOUS BUILDINGS

DESCRIPTION	UNITS	VALUE
OpnPorch Cls C	200	\$800.00
Storage	160	\$450.00
Concrete Paving	1323	\$4,250.00

CPT Wright 211 @ sbc global.
net

L. L. RIDGWAY ENT., INC. certifies that this reproduced copy meets the permanency requirement of the State of Oklahoma statute, section 1.11 O. 1971, section 518 amended Sept.

COUNTY TREASURER CERTIFICATE

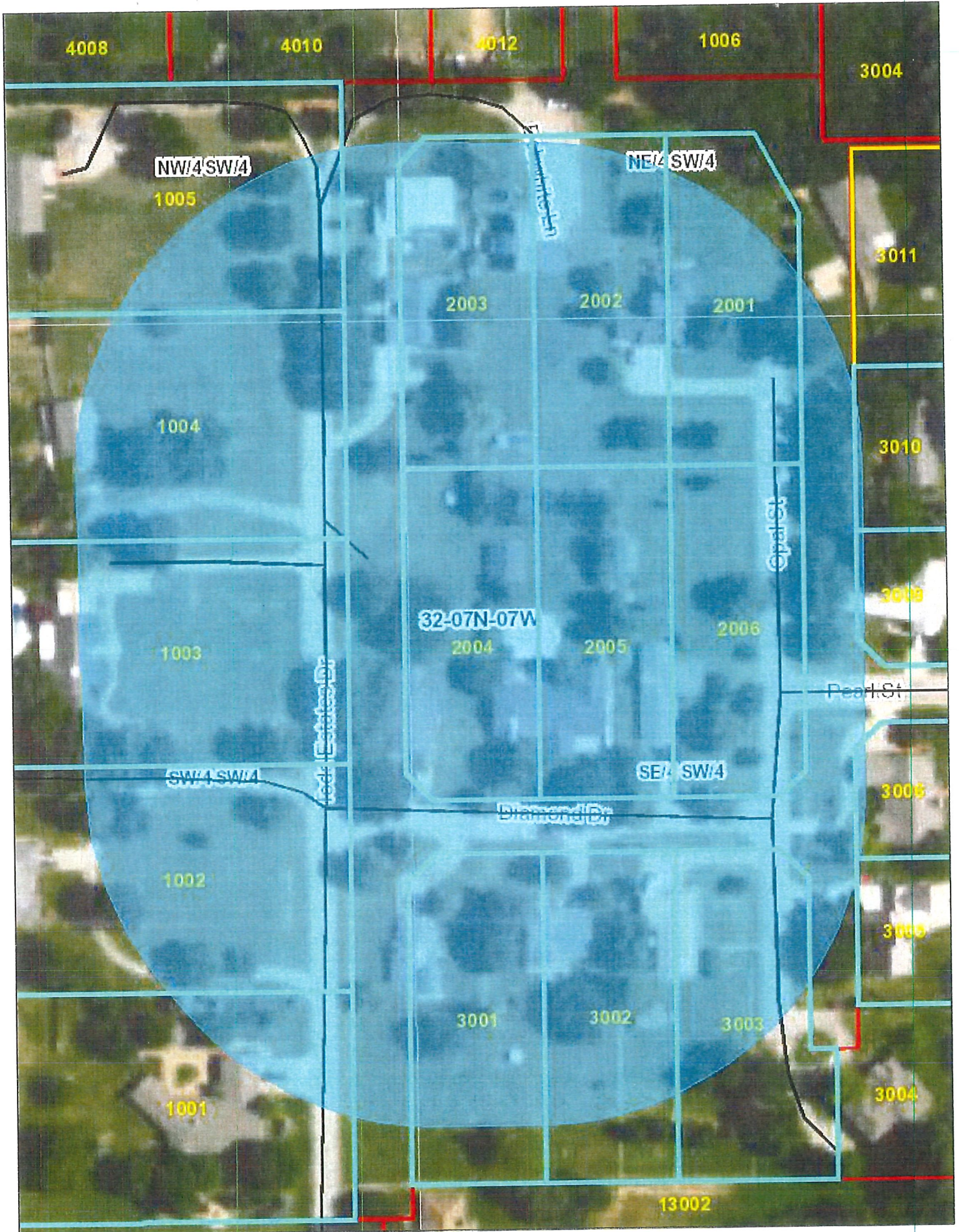
I, E. E. Massey, do hereby certify that I am the duly elected, qualified and acting County Treasurer of the County of Gentry, State of Oklahoma, for the term of four years, commencing on the 1st day of January, 1935, and ending on the 31st day of December, 1938, and that I have taken the oath of office and qualification required by law.

Witness my hand and the seal of said County, at the County Seat of Gentry, Oklahoma, this 1st day of January, 1935.

E. E. Massey, County Treasurer.

Noted and attested to by me, the County Clerk of said County, Oklahoma, this 1st day of January, 1935.

_____, County Clerk.



0 0.015 0.03 0.06 mi



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Chickasha, Oklahoma, 2021

C190-00-003-001-0-000-00
PARRISH, JUDITH ANN

32-07-07-00850 ALL LOT 1
COUNTRY VILLAGE

BLK 3

REVOCABLE TRUST
1805 TODD ESTATES

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	3659	1805 TODD ESTATES DR

C190-00-003-009-0-000-00
UPCHURCH, ROSEMARY JAYME
2420 PEARL ST

32-07-07-01300 ALL LOT 9
COUNTRY VILLAGE

BLK 3

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	5838	2420 PEARL DR

C190-00-002-006-0-000-00
JACOBSON, J. LARRY & SARA L.
1710 OPAL DRIVE

32-07-07-00800 ALL LOT 6
COUNTRY VILLAGE

BLK 2

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	3374	1710 OPAL DR

C190-00-003-003-0-000-00
SHINGLEDECKER, THOMAS &
DORIS
1806 OPAL DR

32-07-07-00950 ALL LOT 3
COUNTRY VILLAGE

BLK 3

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	5370	1806 OPAL DR

C190-00-001-004-0-000-00
ESSEX, THOMAS WAYNE
101 TODD ESTATES DR

32-07-07-00450 ALL LOTS 4
COUNTRY VILLAGE

BLK 1

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	3634	101 TODD ESTATES DR

C190-00-002-001-0-000-00
HESS, DON R. &

32-07-07-00550 ALL LOT 1
COUNTRY VILLAGE

BLK 2

HEIDI LARK CO-TRUSTEES OF HESS REV TR
1602 OPAL STREET

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	5056	1602 OPAL DR

C190-00-001-003-0-000-00 32-07-07-00400 ALL LOT 3 BLK 1
 RICHARDSON, MICHELLE DIANE & COUNTRY VILLAGE
 STEVEN LEE
 99 TODD ESTATES DRIVE

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	5043	99 TODD ESTATES DR

C190-00-001-002-0-000-00 32-07-07-00350 ALL LOT 2 BLK 1
 EPPERSON, BYRON D. & ROXANNE COUNTRY VILLAGE
 88 TODD ESTATES DR

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	3270	88 TODD ESTATES DR

C190-00-002-002-0-000-00 32-07-07 ALL LOT 2 BLK 2
 PHILLIPS, PATRICK G & COUNTRY VILLAGE
 AMANDA ANN
 2144 COUNTY STREET 2820

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	4663	2511 BOBWHITE LN

C190-00-003-006-0-000-00 32-07-07-01150 ALL LOT 6 BLK 3
 MCCAULEY, STEPHEN & MICHELLE COUNTRY VILLAGE
 1715 OPAL STREET

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	4363	1715 OPAL DR

C190-00-001-001-0-000-00 32-07-07-00300 ALL LOT 1 BLK 1
 GERDES, STEVEN ST. CLAIR COUNTRY VILLAGE
 BOX 368

	School	Acres	Book-Page	Situs
CHICKASHA OK 73023	9001 Chick City	0		77 TODD ESTATES DR

C190-00-002-004-0-000-00 32-07-07-00700 ALL LOT 4 BLK 2
 PACE, KENNETH E. REVOCABLE TR. COUNTRY VILLAGE
 %ROBERT C. PACE, TRUSTEE
 124 BOWERWOOD DR.

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	2857	1702 TODD ESTATES DR

C190-00-003-010-0-000-00 32-07-07-01350 PART OF LOT 10 IN BLK 3
 IRENE LEHEW RENTAL, LLC COUNTRY VILLAGE ADD. DESCRIBED AS FOLLOWS:
 1615 OPAL DR BEG AT THE NW/C OF SAID LOT 10 TH E 165', S 55

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	4424	1615 OPAL DR

C190-00-002-003-0-000-00 32-07-07-00650 ALL LOT 3 BLK 2
 SUTTERFIELD, MICHAEL DEE & COUNTRY VILLAGE
 DEBORA ANN
 1609 TODD ESTATES

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	5875	1609 TODD ESTATES DR

C190-00-002-005-0-000-00 32-07-07-00750 ALL LOT 5 BLK 2
 GEARHART, JOHN R. & SUSAN A. COUNTRY VILLAGE
 REVOCABLE LIVING TRUST
 2510 DIAMOND DRIVE

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	3720	2510 DIAMOND ST

C190-00-003-002-0-000-00 32-07-07 ALL LOT 2 BLK 3
 CLARK REVOCABLE LIVING TRUST COUNTRY VILLAGE
 HAROLD & MARCY A CLARK, CO-TRUSTEES
 2511 DIAMOND DRIVE

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0	3894	2511 DIAMOND DR

C190-00-001-005-0-000-00 32-07-07-00500 ALL LOT 5 BLK 1
 PHILLIPS, THOMAS LEE & COUNTRY VILLAGE
 RHONDA LEA
 108 TODD ESTATES DR

	School	Acres	Book-Page	Situs
CHICKASHA OK 73018	9001 Chick City	0		108 TODD ESTATES DR

C190-00-003-005-0-000-00 32-07-07-01100 ALL LOT 5 BLK 3
 DAVIS FAMILY TRUST COUNTRY VILLAGE
 501 SW 160TH ST

	School	Acres	Book-Page	Situs
OKLAHOMA CITY OK 73170	9001 Chick City	0	4222	1805 OPAL DR



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public hearing for a request to amend the zoning ordinance to allow congregate living facilities in R-1 Zoning.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, Consideration and possible action to amend the zoning ordinance Section 54-33 (c)(13)

I. BACKGROUND/DESCRIPTION:

Josh Woods made a petition to the City Council to change the zoning ordinance to allow this use based on a use on review.

II. RECOMMENDED ACTION:

Staff recommends to approve.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:

1. 20220606105259759
2. Council Petition Change 5.16.22

PROOF OF PUBLICATION

In the District Court of Grady County,
State of Oklahoma

All R-1 Single
family zoning
Affidavit of Publication

Legal Publication
(Published in The
Express-Star May 19th,
2022)

From: Community Develop-
ment

Re: Petition to Amend the
Zoning Ordinance to allow
for Congregate Living Fa-
cilities in R-1 Residential
Zoning by Use on Review.

Location: All R-1 Single
Family Zoning.

When: Planning Commis-
sion June 14, 2022 at 4 pm
in the City of Chickasha
City Council Chambers,
City Council hearing on
July 5th, 2022.

Please contact Community
Development with ques-
tions or concerns.
405-222-6010; rachel.ber-
nish@chickasha.org

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent
of the Express Star, do solemnly swear that the
attached advertisement was published in said paper as
follows:

1st Publication 5-19-22

2nd Publication _____

3rd Publication _____

4th Publication _____

That said newspaper is Weekly, in the city of
Chickasha, Grady County, Oklahoma, a Daily
newspaper qualified to publish legal notices,
advertisements and publications as provided in
Section 106 of Title 25, Oklahoma Statutes 1971, as
amended, and complies with all other requirements of
the laws of Oklahoma with reference to legal
publications.

That said Notice, a true copy of which is attached
hereto, was published in the regular edition of said
newspaper during the period and time of publications
and not in a supplement, on the above noted dates.

Afton Stevenson
Afton Stevenson

Subscribed and sworn before me on the 19 day of May
2022.

Tina Anderson
My commission expires 07-10-24 Notary Public
Commission # 20008340



Cost of Publication \$ 12.40

PAY TO:
The Express-Star
P.O. Drawer E
Chickasha, OK 73023

Ad 00507155

Sec. 54-33. R-1, Single-Family Residential District.

- (a) *General description.* This is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.
- (b) *Uses permitted.* Property and buildings in an R-1 Single-Family Dwelling District shall be used only for the following purposes:
 - (1) Single-family dwelling.
 - (2) General purpose farm or garden, but not the raising of livestock except as otherwise provided in this Code.
 - (3) Accessory buildings that are not a part of the main building, including a private garage.
- (c) *Uses permitted on review.* The following uses may be permissible on review by the city planning commission in accordance with provisions contained in article VII of this chapter, provided that structures incidental to these uses are located ten feet from a property line:
 - (1) Municipal or public recreation.
 - (2) Public school or school offering general educational courses of the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
 - (3) Cemeteries to include funeral and interment services may be located in residential and commercial districts but may not be located in industrial districts provided:
 - a. The proposed site must contain at least two acres.
 - b. Any structure, permitted as part of the use, including columbariums, crematoriums, mausoleums, markers, monuments, funeral homes, and accessory buildings shall be required to meet applicable setback restrictions but in no case shall any structure be permitted closer than 20 feet to a public street right-of-way.
 - c. Any interment area to be used as public burial ground must comply with the following subdivision regulations prior to conveying ownership of any plot:
 - 1. A final plat shall be considered by the planning commission and approved by the city council prior to being filed at the county clerk's office.
 - 2. The final plat shall consist of a reproducible 24-inch by 36-inch document and shall contain the following information:
 - (i) Name of the cemetery, name of the owner, and certification of the engineer or land surveyor.
 - (ii) Date, north arrow, and scale.
 - (iii) Boundaries of the area with accurate distances and bearings.
 - (iv) The names, width, or dimensions of all proposed streets. Streets shall be and shall remain private roadways and the city shall not have responsibility for their maintenance or repair. The plat shall contain a notice that all streets are privately owned and maintained and do not meet city street standards.

-
- (v) Numbered designation of all lots, blocks, plots, etc., with their lot lines and dimensions accurately shown.
 - (vi) All certifications and acknowledgments as required by state statutes for filing of plats generally.
 - (vii) Any additional data, such as drainage plans, parking plans, etc. as may be reasonably required.
 - d. The city may impose special landscaping, screening, fencing, or other requirements on an as-needed basis.
 - (4) Municipal use, public building, and public utility
 - (5) Plant nursery in which no building or structure is maintained in connection therewith.
 - (6) Golf club.
 - (7) Church.
 - (8) Library.
 - (9) Childcare center.
 - (10) Home beauty shops or home barber shops may be located in dwellings provided:
 - a. Such shop is conducted within the main dwelling and operated by the inhabitant thereof and does not exceed one operator;
 - b. The use shall be conditioned in such way as is clearly incidental to dwelling use and shall not change the character thereof; and
 - c. No sign shall be permitted excluding one non-illuminated nameplate not to exceed two square feet in area, attached to the main building
 - (11) Home occupation.
 - (12) Bed and breakfast home stay.
 - (13) Congregate Living Facility**
 - (d) *Uses permitted as zoning special exceptions.* Livestock, miniature animals, fowls and rodents as permitted elsewhere in this Code provided they shall meet all applicable license requirements.
 - (e) *Area regulations.*
 - (1) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:
 - a. The minimum depth of the front yard shall be 25 feet.
 - b. If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than 25 feet, and no building varies more than five feet from the average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than 40 feet.
 - c. If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of less than 25 feet, and no building varies more than five feet from the average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not allow a front yard of less than 20 feet.

-
- d. When a yard has double frontage, the yard requirements shall be provided on both streets.
- (2) *Side yard.*
- a. Except as hereinafter provided in this section and in article III of this chapter, there shall be a side yard on each side of a main building which shall have a width of not less than five feet.
- b. On any corner lot a building shall set back from the street line of the intersecting street a distance of 15 feet in case such lot is back with another corner lot, and 20 feet in every other case.
- (3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller.
- (4) *Lot width.* There shall be a minimum lot width of 50 feet at the building line, and such lot shall abut on a street for a distance of not less than 35 feet.
- (5) *Intensity of use.*
- a. There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required and all the boundary lines of the lot touch lands under other ownership on the effective date of the ordinance from which this article is derived that lot may be used only for single-family purposes.
- b. Main and accessory buildings shall not cover more than 35 percent of the lot area on interior lots, and on corner lots.
- c. Not more than one main dwelling shall be constructed on each 6,000 square feet of area.
- (f) *Height regulations.* Except as provided in article III of this chapter, no building shall exceed 2½ stories or 35 feet in height.
- (Code 2012, § 16-4-8; Ord. No. 1529, § 1; Ord. No. 95-21, 12-18-1995; Ord. No. 2012-07, 4-2-2012; Ord. No. 2013-04, 1-22-2013; Ord. No. 2013-17, 8-5-2013)



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public hearing to discuss and consider Use on Review Permit for the Sales of Alcohol at 117 W Chickasha Ave for Applicant Bret Kappus.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: June 14, 2022	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, consideration and possible action to approve the Use on Review Permit for the Sales of Alcohol at 117 W Chickasha Ave for Applicant Bret Kappus.

I. BACKGROUND/DESCRIPTION:

Sales of Alcohol at the Flower Shop Winery and Pizza.

II. RECOMMENDED ACTION:

Staff recommends to approve.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: June 14, 2022	(From)		

V. ATTACHMENTS:

1. 20220606175132974



City of

Chickasha

117 North 4th Street
Chickasha, OK 73018

Community Development

Due On: _____

Planning Commission Meeting Date: _____

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 4/13/2022

1. Applicant(s) Name: Bret Kappus
Address: 15200 Kyles Ct 21840, OK 73036
Phone: 405-626-7176
2. Legal Description of subject property: Lot 4 Block 44
3. Address of subject property: 117 W Chickasha Ave
4. Present zoning of subject property: _____
5. Physical Characteristics of Subject Property:
Frontage on Street: 25'
Lot Depth: 165'
Drawing Attached: _____ YES _____ NO
6. Proposed Use for the Property: winery/restaurant
7. Public Utilities Which Serve the Property:
Street, Surface Material: _____
City Water: X YES _____ NO, then list source of water _____
City Sanitary Sewer: X YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: _____
Surface Material of Parking Spaces: asphalt
9. Abstractors Certified Property Owners List Provided: X YES _____ NO
10. Owner of Record: Chickasha Today, LLC
Address: PO Box 1130, Chickasha, OK 73023 Phone Number: 405-420-2700
11. \$330.00 Application Fee Paid: _____ YES X NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: [Signature] Date: 4/13/2022

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015
E-mail: rachel.bernish@chickasha.org



To: Property Owners within 300 feet of 117 W Chickasha Ave.

Legal Description: Lot Four (4) in Block Forty-four (44) in the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Location: 117 W Chickasha Ave.

From: Community Development

Date: May 20, 2022

Applicant: Brett Kappus

Re: Use on Review for the Sales of Alcohol

Public hearings have been scheduled regarding the request for a Use on Review Permit for the Sales of Alcohol at 117 W Chickasha Ave.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **June 14, 2022 at 4:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

and the **City Council** meeting on **July 5, 2022 at 6:30 PM** in the City Council Chambers Room. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma. Written comments, if received prior to the meetings, may be entered into the record.

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at rachel.bernish@chickasha.org

Sincerely

Rachel Bernish
Community Development Director
Emergency Manager
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Chickasha Housing Partners, L.P., an Oklahoma Limited Partnership, party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto **Chickasha Today, LLC**, an **Oklahoma Limited Liability Company**, of 302 Chickasha Avenue, Chickasha, Oklahoma 73018, party of the second part, all of the first party's right, title, and interest in and to the following described property situated in Grady County, State of Oklahoma, to-wit:

SURFACE RIGHTS ONLY IN AND TO Lots Four (4), Five (5), and Six (6) of Block Forty-Four (44) to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof LESS AND EXCEPT all of the oil, gas, and other minerals which are reserved and excepted from this conveyance;

together with all the improvements thereon and the appurtenances thereunto belonging, subject to restrictive covenants, rights-of-way, easements, conditions and judgments of record, and zoning ordinances, and party of the first part warrants the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 19th day of October, 2018.

CHICKASHA HOUSING PARTNERS, L.P.

By: **CHICKASHA GP LLC, General Partner**

2018-020398 Book 5497 Page 69
10/19/2018 1:24 PM Pg 69-70
Fee: \$15.00 Doc: \$168.75
Jill Locke- Grady County Clerk
State of Oklahoma Page 1 of 2



By: **Construction Mgt Specialist, LLC**
Managing Member

Cary DeHart
Cary DeHart, Managing Member

By: **TMD Consulting, LLC**
Managing Member

Jan Durkin
Jan Durkin, Managing Member

STATE OF OKLAHOMA)
)
COUNTY OF GRADY)

ss.

Before me, a Notary Public in and for said County and State, on this 19th day of October, 2018, personally appeared Cary DeHart, Managing Member of Construction Mgt Specialist LLC, which is a Managing Member of Chickasha GP LLC, the General Partner of Chickasha Housing Partners, L.P., to me known to be the identical person who signed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her 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: 07-09-19

Alison Patel
NOTARY PUBLIC



STATE OF OKLAHOMA)
)
COUNTY OF GRADY)

ss.

Before me, a Notary Public in and for said County and State, on this 19th day of October, 2018, personally appeared Jan Dunkin, Managing Member of TMD Consulting LLC, which is a Managing Member of Chickasha GP LLC, the General Partner of Chickasha Housing Partners, L.P., to me known to be the identical person who signed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her 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: 07-09-2019

Alison Patel
NOTARY PUBLIC



PLEASE RETURN TO:

Stephen R. (Dick) McCalla
McCALLA BROWN PATEL LLP
P.O. Box 2220
Chickasha, OK 73023

2018-020398 Book 5497 Page 70
10/19/2018 1:24 PM Pg 69-70
Fee: \$15.00 Doc: \$168.75
Jill Locke- Grady County Clerk
State of Oklahoma Page 2 of 2

I the undersigned County Clerk in and for Grady County State of Oklahoma, hereby certify that this is a true and correct copy of Warranty Deed, as recorded in Book 5497 Page 69 together with all the endorsements thereon, Dated at Chickasha, Grady County, Oklahoma this 13 day of April 20 22
Jill Locke, County Clerk
By Phyllis Holding, Deputy



Washita Valley

Abstract Co.
317 Choctaw
Chickasha, OK 73018
Phn: 405/224-6111
Fax: 405/222-4429

P.O. Box 458
Chickasha, Oklahoma 73023

Closing Co.
319 Choctaw
Chickasha, OK 73018
Phn: 405/224-1184
Fax: 405/574-7091

Members American Land Title Association and Oklahoma Land Title Association

INVOICE

BILL TO	DATE	INVOICE #
	4/27/2022	33269
Bret Kappus 15700 Kyles Court El Reno OK 73036 ATTN: Ref #:		

ORDER INFORMATION		
Buyer/Seller:	Kappus, Bret	Title#: 152410
Escrow #:		
Closing Date:	/ /	
Property:	OK	
Parcel #'s:	C001-00-044-004-0-000-00	

Date	Description	Liability	Charge
4/27/2022	Abstract/Title Search REZONING		\$200.00
Balance:			\$200.00

Customer Copy - Original

SPECIAL CERTIFICATE
152410

RE:

Lot 4 in Block 44 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:

Owners:

Chickasha Housing Partners
PO Box 750
Chickasha, OK 73023

Description:

Lots 6 thru 12 Block 43 Chickasha LESS the East 24 feet of the South 100 feet of
Lot 10 & the South 100 feet of Lots 11 & 12

Owners:

Harroz Investments, LLC & SMN Investments, LLC
PO Box 722760
Norman, OK 73070

Description:

Lots 1 thru 7 & Lots 21 thru 28 Block 45 Chickasha

Owners:

Chickasha Municipal Authority
117 N. 4th Street
Chickasha, OK 73018

Description:

A tract of land out of the SW/4 NW/4 and the NW/4 SW/4 of Section 27, Township 7
North, Range 7 West of the I.M., Grady County, Oklahoma, described as follows:
Beginning at a point 82.3 feet East of the NE/corner of Block 44, City of Chickasha,
Grady County, Oklahoma; thence S13°27'E 142.8 feet; thence N76°33'E 275 feet,
said point being 25 feet from the centerline of main track; thence N13°27'W 554.9
feet; thence S76°33'W 275 feet to the West right-of-way line of the railroad; thence
S13°27'E 412.1 feet to the point of beginning.

Owners:

Chickasha Today, LLC
302 Chickasha Avenue
Chickasha, OK 73018

Description:

The East 24 feet of the South 10 feet of Lot 10 & the South 100 feet of Lots 11 & 12
Block 43 Chickasha

Owners:

Donnell & Joan Brown Revocable Trust
2427 W. Georgia Avenue
Chickasha, OK 73018

Description:

The West 15 feet of Lot 7 & All Lots 8 thru 9 Block 59 Chickasha

Owners:
Chickasha Municipal Authority
117 N. 4th Street
Chickasha, OK 73018

Description:
A parcel of land in the NW/4 SW/4 of Section 27, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma, more particularly described as follows:
Commencing at the NW/c of the SW/4 of Section 27; thence East along the North line of the SW/4 for a distance of 590 feet to a point on the West right-of-way line of Chicago, Rock Island and Pacific Railroad Company, also being the East line of Railroad Street as presently evidenced, monumented and recorded in Chickasha, Oklahoma; thence S14°W along Chicago, Rock Island and Pacific Railroad's West property line, being the East line of Railroad Street for a distance of 260 feet to the point of beginning; thence N76°E at a right angle to the last described line for a distance of 275 feet to a point 25 feet westerly of the Chicago, Rock Island and Pacific Railroad Company's main track centerline; thence S14°E along a line 25 feet westerly of and parallel with said main track for a distance of 880 feet; thence West at a right angle to the last described line for a distance of 385 feet to the SW/corner of Lot 4 Block 60B, Chickasha, Oklahoma; thence northeasterly along the West line of Block 60B and the East line of Railroad Street for a distance of 415 feet; thence N13°W for a distance of 450 feet to the point of beginning.

Owners:
Larry A. & Rosalind K. Schlegel Family Revocable Trust
2401 E. South Lake View Lane
Mustang, OK 73064

Description:
Lot 9 Block 44 Chickasha

Owners:
Chickasha Today, LLC
PO Box 1130
Chickasha, OK 73018

Description:
Lots 7 & 8 Block 44 Chickasha

Owners:
Airgas USA, LLC
ATTN: Real Estate Department
110 W. 7th Street
Suite 1400
Tulsa, OK 74119

Description:
Lots 15 Thru 18 Block 44 Chickasha

Owners:
Donnell & Joan Brown Revocable Trust
2427 W. Georgia
Chickasha, OK 73018

Description:
Lots 19 & 20 Block 44 Chickasha

Owners:
Donnell & Joan Brown Revocable Trust
2427 W. Georgia
Chickasha, OK 73018

Description:
Lots 1 thru 4 Block 59 Chickasha

Owners:
Chickasha Today, LLC
PO Box 1130
Chickasha, OK 73018

Description:
Lots 4 thru 6 Block 44 Chickasha

Owners:
Donnell & Joan Brown Revocable Trust
2427 W. Georgia
Chickasha, OK 73018

Description:
Lots 5, 6 & the East 10 feet of Lot 7 Block 59 Chickasha

Owners:
Sanjuana Avila
208 W. Chickasha Avenue
Chickasha, OK 73018

Description:
Lots 25 & 26 Block 42 Chickasha

Owners:
Chickasha Housing Partners
PO Box 750
Chickasha, OK 73023

Description:
Lots 27 & 28 Block 42 Chickasha

Owners:
Raymond J. Myers
120 N. 2nd Street
Chickasha, OK 73018

Description:
A strip piece or parcel of land lying in Lots 1 thru 5 inclusive Block 43 original townsite of Chickasha, Grady County, Oklahoma, said parcel of land being described as follows: Beginning at a point where the permanent south right-of-way line of US Hwy 62 intersects the West line of said Block 43 a distance of 80 feet South of the NW/c of said Lot 5; thence N51°15'50"E along said right-of-way line a distance of 32.01 feet; thence S75°01'56"E a distance of 106.07 feet to a point on the East line of said Lot 1; thence South along said East line a distance of 79.95 feet to the SE/corner of said Lot 1; thence West along the South line of said Lots 1 thru 5 inclusive a distance of 146.03 feet to the SW/corner of said Lot 5; thence North along the West line of said Lot 5 a distance of 85 feet to the point of beginning.

Owners:
Dr. Pepper-Royal Crown Bottling Company
PO Box 368
Chickasha, OK 73023

Description:
Lots 10 thru 14 Block 59 Chickasha

Owners:
Chickasha Today, LLC
PO Box 1130
Chickasha, OK 73023

Description:
Lots 1 thru 3 Block 44 Chickasha

Owners:
Airgas USA, LLC
ATTN: Real Estate Department
110 W. 7th Street
Suite 1400
Tulsa, OK 74119

Description:
Lots 10 thru 14 Block 44 Chickahsa

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

1. City of Chickasha
2. Centerpoint Energy
3. Public Service Company
4. Sudden Link
5. A T & T

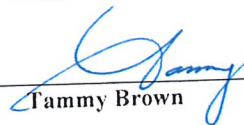
STATE OF OKLAHOMA
SS
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2021.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$200.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 27th day of April, 2022 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By


Tammy Brown

Rachel Bernish

From: bret landrunwinery.com <bret@landrunwinery.com>
Sent: Wednesday, April 27, 2022 10:29 AM
To: Rachel Bernish
Subject: Re: Application for use review - Flower Shop Winery & Pizzeria
Attachments: 117 W. Chickasha Ave 300 ft doc.pdf

Good Morning,

Below is a brief description of Flower Shop Winery & Pizzeria as well as attached 300' radius from 117 W. Chickasha Ave.

We are a Winery & Pizzeria that got our start in a converted flower shop located in the heart of downtown Yukon. With a second location in Chickasha, set to open in fall 2022. We make all of our wines in house and craft our pizzas from scratch at both locations. If you are looking for an area to bring your family, friends, or fido we have the place for you! Chickasha & Yukon both sport incredible patio spaces that sometimes play host to local musicians and artists. We also offer a large selection of local craft beers, which is always a refreshing hit!

Thanks,

Bret Kappus
405-626-7176

From: bret landrunwinery.com
Sent: Thursday, April 14, 2022 9:27 AM
To: rachel.bernish@chickasha.org <rachel.bernish@chickasha.org>
Subject: Application for use review - Flower Shop Winery & Pizzeria

Rachel,

Attached is the Application for Use Review for 117 W. Chickasha Ave. This location will be a winery & pizzeria called Flower Shop Winery & Pizzeria. Our first and current location is in Yukon, OK, see website for more information. www.flowershopwinery.com

If you need anything else, you can email me or call me at 405-626-7176.

Bret Kappus

PROOF OF PUBLICATION

In the District Court of Grady County,
State of Oklahoma

117 W. Chickasha Ave

Affidavit of Publication

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent
of the Express Star, do solemnly swear that the
attached advertisement was published in said paper as
follows:

Legal Publication
(Published in The
Express-Star May 19th,
2022)

From: Community Develop-
ment

Applicant: Bret Kappus

Re: A request for an Use
on review permit for the
Sales of Alcohol

Location: 117 W Chicka-
sha Ave

Legal: Lot 4 Block 44 to the
City of Chickasha, Grady
County, Oklahoma, accord-
ing to the recorded plat
thereof.

When: Planning Commis-
sion June 14, 2022 at 4 pm
in the City of Chickasha
City Council Chambers,
City Council hearing
City council will be held
July 5th, 2022 at 6:30 pm.
Please contact Community
Development with ques-
tions or concerns.
405-222-6010;
rachel.bernish@chickasha.
org

1st Publication 5-19-22

2nd Publication _____

3rd Publication _____

4th Publication _____

That said newspaper is Weekly, in the city of
Chickasha, Grady County, Oklahoma, a Daily
newspaper qualified to publish legal notices,
advertisements and publications as provided in
Section 106 of Title 25, Oklahoma Statutes 1971, as
amended, and complies with all other requirements of
the laws of Oklahoma with reference to legal
publications.

That said Notice, a true copy of which is attached
hereto, was published in the regular edition of said
newspaper during the period and time of publications
and not in a supplement, on the above noted dates.

Afton Stevenson
Afton Stevenson

Signature

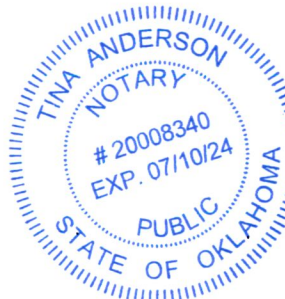
Subscribed and sworn before me on the 19 day of May
2022.

Sina Anderson
My commission expires 07-10-24 Notary Public
Commission # 20008340

Cost of Publication \$ 15.55

PAY TO:
The Express-Star
P.O. Drawer E
Chickasha, OK 73023

Ad 00507027





City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.h.

AGENDA ITEM: Public hearing to discuss and consider the Use on Review Permit for the Sales of Alcohol at 101 W Chickasha for Applicant Kristi Cagle.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.i.

AGENDA ITEM: Discussion, consideration and possible action to approve the Use on Review Permit for the Sales of Alcohol at 101 W Chickasha for Applicant Kristi Cagle.

I. BACKGROUND/DESCRIPTION:

New restaurant wanting to sell alcohol at 101 W Chickasha
They plan to sell burgers and have a margarita bar.

II. RECOMMENDED ACTION:

staff recommends to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
June 14, 2022

V. ATTACHMENTS:

1. 20220606143553145



City of

Chickasha

117 North 4th Street
Chickasha, OK 73018

Due On: _____
Planning Commission Meeting Date: _____

Community Development

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 4/19/22

1. Applicant(s) Name: Kristi Cagle
Address: 421 Eastview Drive Yukon, OK 73099
Phone: 405-205-9142
2. Legal Description of subject property: 27-07-07-06300 All Lots 1-2-3 A1K 44
Chickasha-OT
3. Address of subject property: 101 W. Chickasha, OK 73018
4. Present zoning of subject property: DHD Historic Downtown Urban Center
5. Physical Characteristics of Subject Property:
Frontage on Street: Yes
Lot Depth: _____
Drawing Attached: X YES NO
6. Proposed Use for the Property: Restaurant/Bar
7. Public Utilities Which Serve the Property:
Street, Surface Material: _____
City Water: ✓ YES _____ NO, then list source of water _____
City Sanitary Sewer: ✓ YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: None
Surface Material of Parking Spaces: Asphalt
9. Abstractors Certified Property Owners List Provided: ✓ YES _____ NO
10. Owner of Record: Chs Willobrook Brandi Whitehead
Address: 3100 S. 9th Phone Number: 405-409-0583
11. \$330.00 Application Fee Paid: ✓ YES _____ NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Kristi Cagle Date: 4/19/22

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015

E-mail: rachel.bernish@chickasha.org

PROOF OF PUBLICATION

In the District Court of Grady County,
State of Oklahoma

101 Chickasha

Affidavit of Publication

Legal Publication
(Published in The
Express-Star May 19th,
2022)

From: Community Develop-
ment

Applicant: Kristi Cagle

Re: A request for an Use
on review permit for the
Sales of Alcohol

Location: 101 W Chicka-
sha Ave

Legal: All of Lots 1, 2, and
3 in Block 44 to the City of
Chickasha, Grady County,
Oklahoma, according to the
recorded plat thereof.

When: Planning Commis-
sion June 14, 2022 at 4 pm
in the City of Chickasha
City Council Chambers,
City Council hearing
City council will be held
July 5th, 2022 at 6:30 pm.
Please contact Community
Development with ques-
tions or concerns.
405-222-6010;
rachel.bernish@chickasha.
org

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent
of the Express Star, do solemnly swear that the
attached advertisement was published in said paper as
follows:

1st Publication 5-19-22

2nd Publication _____

3rd Publication _____

4th Publication _____

That said newspaper is Weekly, in the city of
Chickasha, Grady County, Oklahoma, a Daily
newspaper qualified to publish legal notices,
advertisements and publications as provided in
Section 106 of Title 25, Oklahoma Statutes 1971, as
amended, and complies with all other requirements of
the laws of Oklahoma with reference to legal
publications.

That said Notice, a true copy of which is attached
hereto, was published in the regular edition of said
newspaper during the period and time of publications
and not in a supplement, on the above noted dates.

Alym Stevenson
Alym Stevenson

Subscribed and sworn before me on the 19 day of May
2022.

Tina Anderson
My commission expires 07-10-24 Notary Public
Commission # 20008340

Cost of Publication \$ 16.45

PAY TO:
The Express-Star
P.O. Drawer E
Chickasha, OK 73023

Ad 00507028





To: Property Owners within 300 feet of 101 W Chickasha Ave.

Legal Description: All of Lots One (1), Two (2) and Three (3) in Block Forty-four (44) in the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Location: 101 W Chickasha Ave.

From: Community Development

Date: May 20, 2022

Applicant: Kristi Cagle

Re: Use on Review for the Sales of Alcohol

Public hearings have been scheduled regarding the request for a Use on Review Permit for the Sales of Alcohol at 101 W Chickasha Ave.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **June 14, 2022 at 4:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

and the **City Council** meeting on **July 5, 2022 at 6:30 PM** in the City Council Chambers Room. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma. Written comments, if received prior to the meetings, may be entered into the record.

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at rachel.bernish@chickasha.org

Sincerely

Rachel Bernish
Community Development Director
Emergency Manager
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.j.

AGENDA ITEM: Public hearing to discuss and consider changes to the Red Bud Ridge Final Plat.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: June 14, 2022	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission

Meeting Date: 6/14/2022

Department: Community Development

Agenda Item No. 2.k.

AGENDA ITEM: Discussion, consideration and possible to approve the changes to the Final Plat of Red Bud Ridge.

I. BACKGROUND/DESCRIPTION:

Changes made to Final Plat required to file plat at County Clerks office.

Final Plat for Redbud Ridge Addition Changes:

As to the 1st page with the Dedication, acceptance and certificates:

1. The plat shows "Shayla Crawford" is the owner of the property being platted. However, the title owner of the property is "Redbud Ridge Development, LLC" according to the Warranty Deed filed in Book 5925 at Page 110.
2. Within the title of the Final Plat there is a reference that the document is "... A PARTIAL RE-PLAT OF CONRAD HEIGHTS ADDITION AND CONRAD HEIGHTS ADDITION PART 2...". Was not an actually replatting of Part 2.
3. Within the first paragraph directly under "LEGAL DESCRIPTION", it references the tract of land being a part of CONRAD HEIGHTS ADDITION PART 2 (See note on number 2 above).
4. Also within the first paragraph it references the "Canadian County Clerk". I believe it to be a scrivener's error, but it should be corrected when the other issues are addressed.
5. In the first legal call it references "COMMENCING at the Northeast corner of said Section 6;". I believe it should be Section 8.
6. In the following call, it also references Section 6.

7. In the call that starts with 6., it states the point of beginning is the "Southeast corner of said Lot 18". I believe that is the Southwest corner of Lot 18.

As to the 2nd page showing the Final Plat:

8. Same issue as above with the reference to Conrad Heights Addition Part 2 in the title.

9. The plat references "S.W. COR. LOT 16, BLK 7 CONRAD HEIGHTS ADDITION". I think it should read "...LOT 16, BLK 9..."

10. The plat shows the area just west of Block 1 of Redbud Ridge to be "Conrad Heights Addition", but I believe that area would be Brookmor 3rd Add.

II. RECOMMENDED ACTION:

Staff Recommends to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: June 14, 2022	(From)		

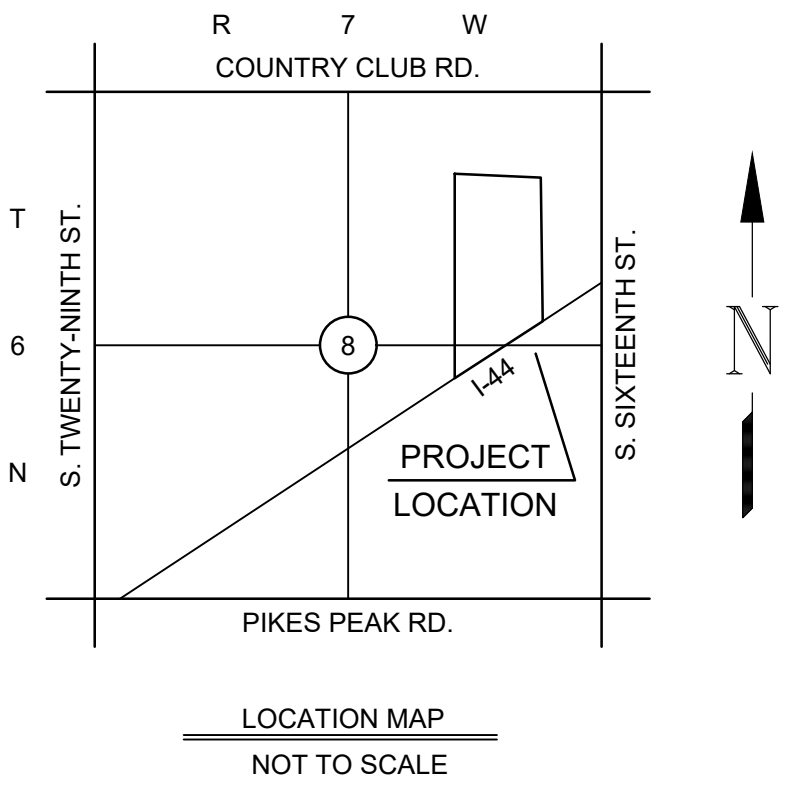
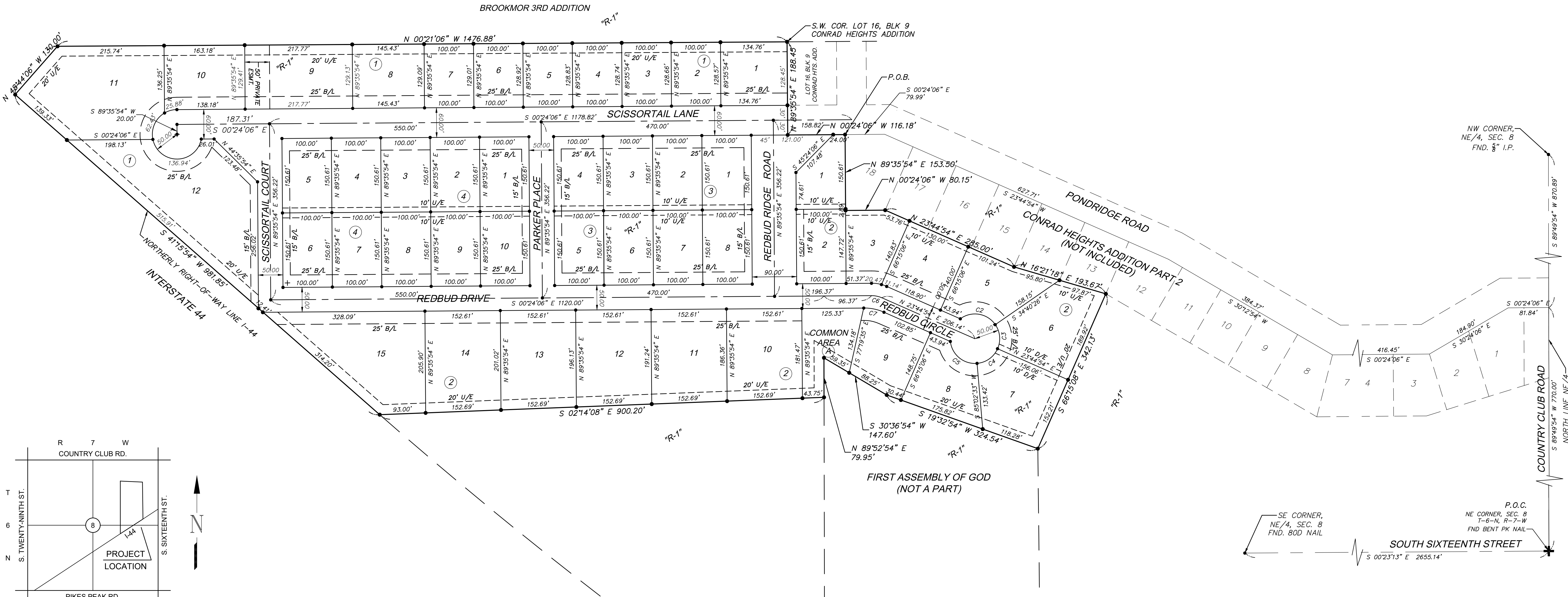
V. ATTACHMENTS:

1. Redbud Ridge Addition Final Plat
2. Redbud Ridge Final Plat

FINAL PLAT REDBUD RIDGE ADDITION

BEING A PART OF THE E/2, OF SECTION 8, T-6-N, R-7-W, I.M.
AND A RE-PLAT OF A PART OF LOT 5 AND ALL OF LOTS 6 -15,
BLOCK 9, CONRAD HEIGHTS ADDITION CITY OF CHICKASHA,
GRADY COUNTY, OKLAHOMA

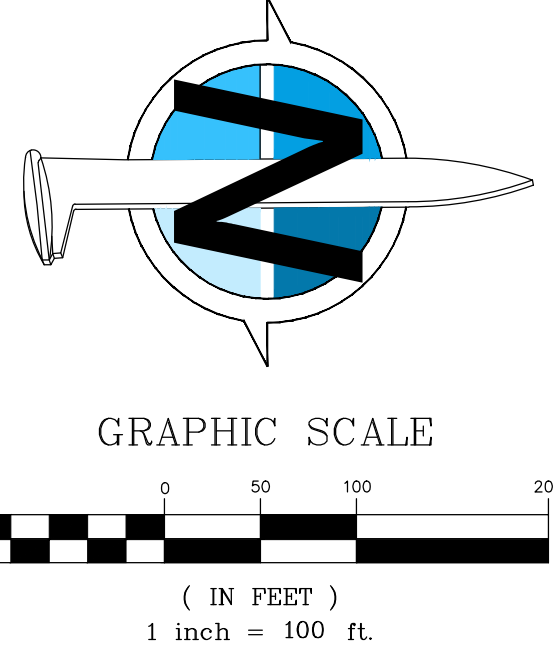
Curve Table					
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C5	77.41'	50.00'	88°42'21"	N 39°23'44" E	69.91'
C6	21.07'	50.00'	24°09'00"	S 11°40'24" W	20.92'
C7	42.15'	100.00'	24°09'00"	S 11°40'24" W	41.84'



LEGEND	
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.P.	IRON PIN
REC.	RECORD
U/E	UTILITY EASEMENT
•	SET 1/2" I.P. W/CA 3949 CAP OR MAG. NAIL WITH 3949 SHINER UNLESS OTHERWISE NOTED

Said described property is located within an area having a Zone Designation "X" (Unshaded) (Non Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40051C0290 E, with a date of identification of April 3, 2012, for Community No. 400234, in Grady County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

GROSS AREA = 26.1384 AC.
STREET R-O-W = 5.0388 AC.
COMMON AREA/PARK = 0.3630 AC.
NET AREA = 20.7366 AC.
TOTAL LOTS = 45
GROSS DWELLING UNITS PER AC = 1.72
NET DWELLING UNITS PER AC = 2.1701
PRIVATE LOCAL STREET = 3,768 L.F.



SE CORNER, NE/4, SEC. 8 FND. 80D NAIL
SOUTH SIXTEENTH STREET
S 00°23'13" E 2655.14'
P.O.C. NE CORNER, SEC. 8 T-6-N, R-7-W FND BENT PK NAIL
COUNTRY CLUB ROAD
S 89°49'54" W 770.00'
NORTH LINE NE/4

REDBUD RIDGE ADDITION (SRB #116380) SHEET 2 OF 2

SMITH ROBERTS
ENGINEERING
SURVEYING
PLANNING

OKLAHOMA CITY
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Oklahoma City, Oklahoma 73104
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F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive, Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2023

The bearing of South 89°49'54" West as shown on the north line of Section Eight (8), Township Six (6) North, Range Seven (7) West, I.M., was used as the basis of bearing for this survey.

FINAL PLAT
REDBUD RIDGE ADDITION
BEING A PART OF THE E/2, OF SECTION 8, T-6-N, R-7-W, I.M.
AND A RE-PLAT OF A PART OF LOT 5 AND ALL OF LOTS 6 -15,
BLOCK 9, CONRAD HEIGHTS ADDITION CITY OF CHICKASHA,
GRADY COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That REDBUD RIDGE DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, does hereby certify that they are the owners of and the only persons, firms or corporations having any rights, title, or interest in and to the land shown on the annexed plat of REDBUD RIDGE ADDITION, an Addition to the CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, 20____. Covenants, reservations, and restrictions for this addition may be filed under separate instrument.

_____, Manager
STATE OF OKLAHOMA)
COUNTY OF GRADY)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, 20____, personally appeared _____, MANAGER of REDBUD RIDGE DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF CHICKASHA PLANNING COMMISSION APPROVAL

I, _____, Chairman of the Planning Commission for the CITY of CHICKASHA, STATE OF OKLAHOMA, hereby certify that said Commission duly approved the annexed plat of REDBUD RIDGE ADDITION, an Addition to the CITY OF CHICKASHA on this _____ day of _____, 20____.

CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the CITY of CHICKASHA, GRADY COUNTY, STATE of OKLAHOMA, that the dedications shown on the annexed plat of REDBUD RIDGE ADDITION, an Addition to the CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, are hereby accepted. ADOPTED by the Council of the CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA this _____ day of _____, 20____.

ATTEST:

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the CITY of CHICKASHA, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturred installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, 20____.

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of GRADY COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed this _____ day of _____, 20____.

COUNTY TREASURER

LEGAL DESCRIPTION

Tract of land being a part of Lot Five (5) and all of Lots Six through Fifteen (6-15), Block Nine (9), CONRAD HEIGHTS ADDITION, according to the Final Plat recorded in Book Black 1 of Plats, Page 41, (partially vacated in ORDER VACATING PORTION OF PLAT IN CONRAD HEIGHTS ADDITION recorded in Book 2600, Page 25) Grady County Clerk's office, also lying in the East Half (E/2) of Section Eight (8), Township Six (6) North, Range Seven (7) West of the Indian Meridian, City of Chickasha, Grady County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8;

THENCE South 89°49'54" West, along the north line of the NE/4 of said Section 8, a distance of 770.00 feet;

THENCE South 00°24'06" East a distance of 50.00 feet to the south right-of-way line for Country Club Road;

THENCE Southerly, along the west line of Lots 1 - 18, Block 1, of said CONRAD HEIGHTS ADDITION PART 2, the following Six (6) courses:

1. South 00°24'06" East a distance of 31.84 feet;
2. South 30°24'06" East a distance of 184.90 feet;
3. South 00°24'06" East a distance of 416.45 feet;
4. South 30°12'54" West a distance of 384.37 feet;
5. South 23°44'54" West a distance of 627.71 feet;
6. South 00°24'06" East a distance of 79.99 feet to the Southwest corner of said Lot 18, also being the POINT OF BEGINNING;

THENCE North 89°35'54" East a distance of 153.50 feet;

THENCE North 00°24'06" West a distance of 80.15 feet;

THENCE North 23°44'54" East a distance of 285.00 feet;

THENCE North 16°21'18" East a distance of 193.67 feet;

THENCE South 66°15'08" East a distance of 342.13 feet to a point on the easterly right-of-way line for Interstate 44;

1. South 19°32'54" West a distance of 324.54 feet;
2. South 30°36'54" West a distance of 147.60 feet;
3. North 89°52'54" East a distance of 79.95 feet;

THENCE South 02°14'08" East a distance of 900.20 feet to a point on the northerly right-of-way line for Interstate 44;

THENCE South 41°15'54" West, along said northerly right-of-way line, a distance of 981.85 feet to the most southerly point of said CONRAD HEIGHTS ADDITION;

THENCE Northwesterly, along the westerly line of said CONRAD HEIGHTS ADDITION, the following Two (2) courses:

1. North 48°44'06" West a distance of 130.00 feet;
2. North 00°21'06" West a distance of 1,476.88 feet to the southwest corner of Lot 16, Block 9, CONRAD HEIGHTS ADDITION;

THENCE North 89°35'54" East, along the south line of said Lot 16 extended, a distance of 188.45 feet;

THENCE North 00°24'06" West a distance of 116.18 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,138,591 square feet or 26.1384 acres, more or less.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for GRADY COUNTY, STATE OF OKLAHOMA, hereby certifies that the records of said County show that the title to the land on the annexed plat is vested in REDBUD RIDGE DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, that on the _____ day of _____, 20____ there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, 20____.

ABSTRACT & TITLE COMPANY

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, TAYLOR DENNISTON do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma; and that the annexed plat of REDBUD RIDGE ADDITION, an Addition to the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, consisting of two (2) sheets, represents a survey made under my direct supervision, and that the monuments noted hereon actually exist and their positions are correctly shown; and this original survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said final plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OK 73104
CERTIFICATE OF AUTHENTICITY C.A. #3949

TAYLOR DENNISTON, PLS No. 1787

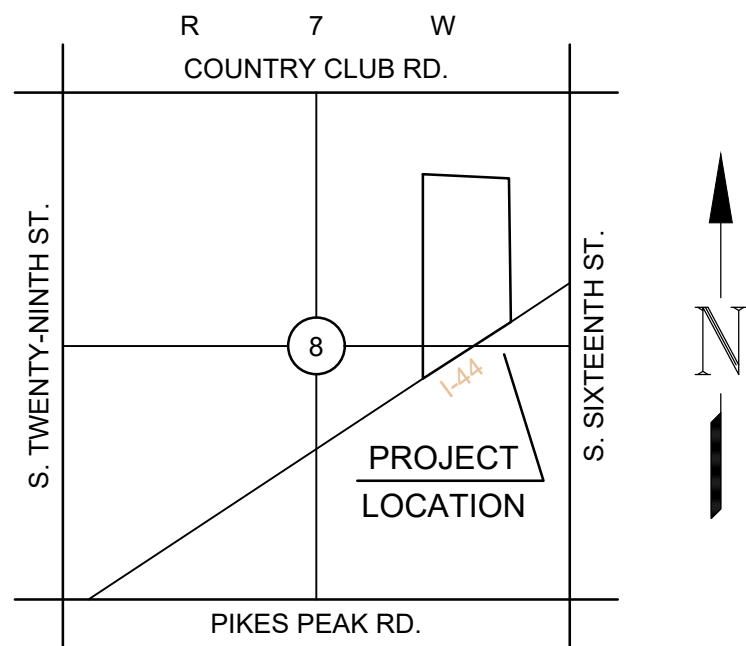
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS:

Before me, the undersigned Notary Public, in and for said County and State personally appeared TAYLOR DENNISTON, to me known to be the identical person who executed the above instrument and acknowledge to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this _____ day of _____, 20____.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



LOCATION MAP
NOT TO SCALE

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID SHORT FORM PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

OWNER:
REDBUD RIDGE DEVELOPMENT, LLC,
an Oklahoma Limited Liability Company
701 PIKES PEAK RD.
CHICKASHA, OK 73018

SURVEYOR:
TAYLOR DENNISTON, PLS No. 1787
SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY OK 73104

REDBUD RIDGE ADDITION (SRB #116380)



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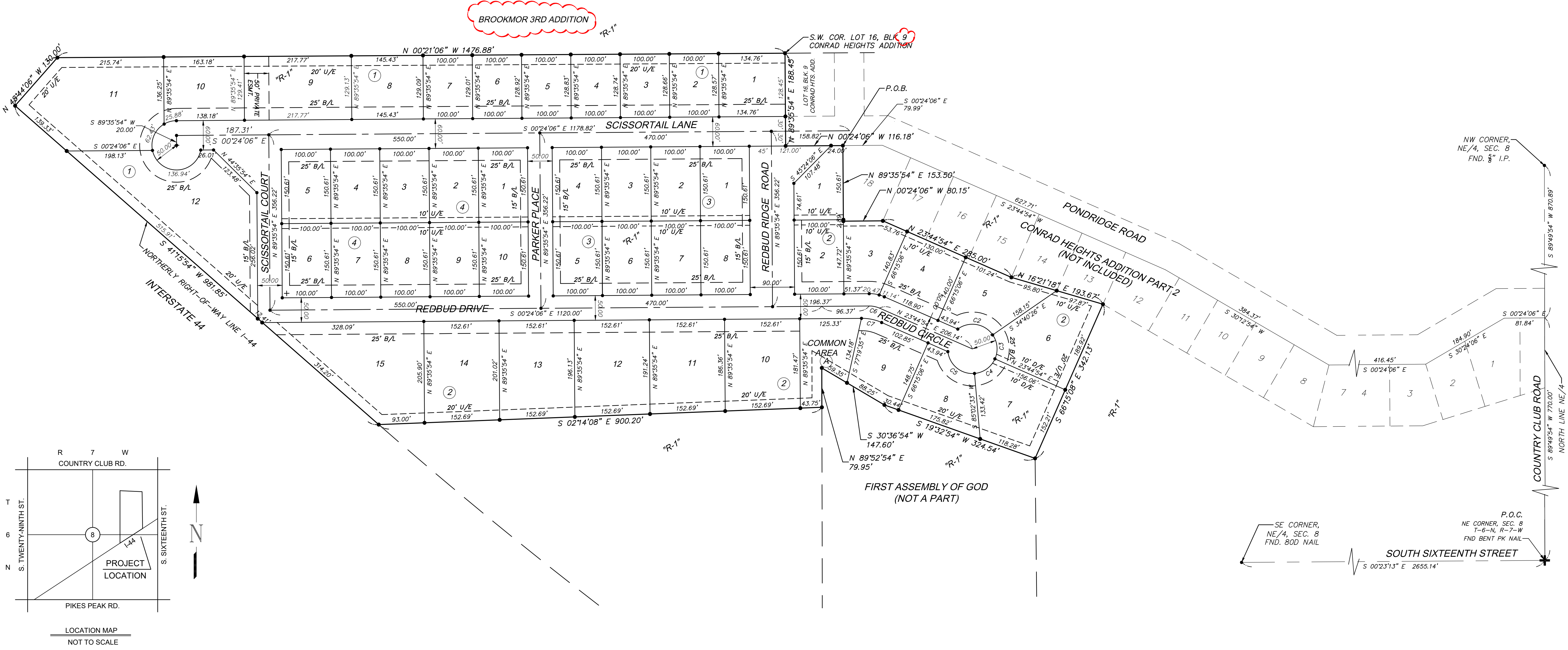
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SHEET 1 OF 2

FINAL PLAT REDBUD RIDGE ADDITION

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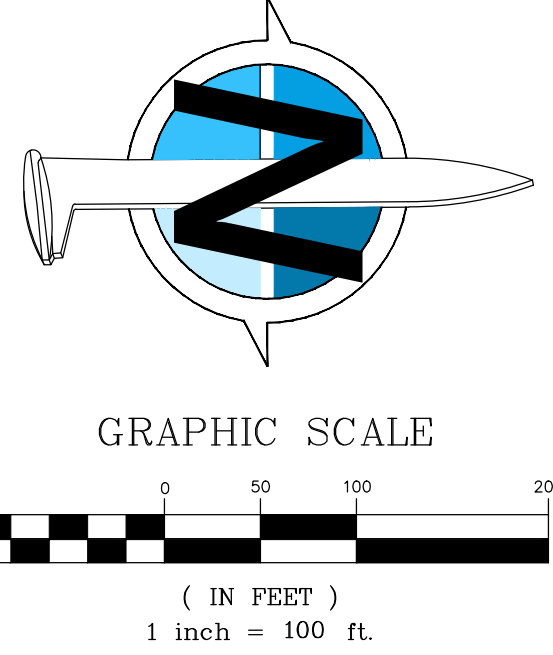
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REDBUD RIDGE ADDITION (SRB #116380) SHEET 2 OF 2

SMITH ROBERTS
BUDSHWILER, LLC

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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2023