



COMMUNITY 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, August 12, 2025, 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 13th, 2025 meeting
 - b. Public Hearing to discuss and consider the petition by Earthly Dwellings for a Planned Unit Development (PUD).
 - c. Discussion, consideration and possible action to approve the petition by Earthly Dwellings for a Planned Unit Development (PUD).
- 3 Motion to Adjourn.**

Rachel Bernish, Community Development Director

CHICKASHA

Meeting Type: Planning Commission 8/12/25

Meeting Date: 8/12/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the May 13th, 2025 meeting

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:
August 12, 2025

V. ATTACHMENTS:

1. 5.13.25 minutes

**NOTICE OF MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

PLANNING COMMISSION MEETING

May 13th, 2025

1. Call meeting to order: 4:01PM

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Present: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Absent: Nita Ladd

Staff Present: Danielle Charles, Darren Martin, Nick Alexander

Citizens: Sheldon Glass

2. Meeting Items:

A. Discussion, Consideration and Possible action to approve the minutes from the April 8th, 2025 meeting

***Motion by: Anderson and second by Johnson to approve minutes from the April 8th, 2025 meeting.**

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

B. Public Hearing to discuss and consider the petition by Cynthia Teague requesting a Use on Review for sales of alcohol at 422 W. Grand Ave.

- **Public Hearing Opened: 4:03**
- **Public Hearing Closed: 4:04**

C. Discussion, consideration and possible action to approve the petition by Cynthia Teague requesting a Use on Review for sales of alcohol at 422 W. Grand Ave.

***Motion by: Johnson seconded by Anderson to approve the petition by Cynthia Teague for a Use on Review for sales of alcohol.**

Roll Call: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

D. Public hearing to discuss and consider the petition by Sheldon Glass requesting a Use on review for sales of alcohol at 1928 S. 4th St

- **Public Hearing Opened: 4:04**
- **Public Hearing Closed: 4:05**

E. Discussion, consideration, and possible action to approve the petition by Sheldon Glass requesting a Use on review for sales of alcohol at 1928 S. 4th St

***Motion by: Moore seconded by Johnson to approve the petition by Sheldon Glass requesting a Use on review for sales of alcohol**

Roll Call: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

3. Motion to Adjourn.

***Motion by: Anderson seconded by Mosley to adjourn.**

Roll Call: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

CHICKASHA

Meeting Type: Planning Commission 8/12/25

Meeting Date: 8/12/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Earthly Dwellings for a Planned Unit Development (PUD).

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:
August 12, 2025

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 8/12/25

Meeting Date: 8/12/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration and possible action to approve the petition by Earthly Dwellings for a Planned Unit Development (PUD).

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted a Planned Unit Development for the property stated above. The proposed PUD will allow for 8 Tiny Homes consisting of 400 square foot one bed room detached units on one parcel of land.

II. RECOMMENDED ACTION:

City recommends requiring parking for this development per the currently adopted Land Development code, two parking spaces per unit. Using city public parking for this requirement is not allowed.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Rachel Bernish

Meeting Date:

August, 12th 2025

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

V. ATTACHMENTS:

1. Earthly Dwellings Mailer
2. Earthly Dwellings addresses
3. Earthly Dwellings abstractors list
4. iTy PUD MASTER PLAN 07062025



**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
REQUEST FOR PLANNED UNIT DEVELOPMENT (PUD)**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday August 12, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Earthly Dwellings for a Planned Unit Development (PUD).

Located at 227 S 6th Street

Parcel Number: C001-00-055-010-0-000-00 28-07-07-35600 ALL LOTS 10-14 BLK 55 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a Planned Unit Development for the property stated above. The proposed PUD will allow for 8 Tiny Homes consisting of 400 square foot one bed room detached units on one parcel of land.

There will also be a public hearing on this petition at the September 2nd, 2025, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.



Any person supporting or having any objections to this petition may appear at the meeting.

Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickahsa.org should you have any questions regarding this petition.

Sincerely,

Rachel Bernish,

Assistant City Manager

Shelly Snyder, Vera Savage,
Monica Kelley, & Sonya Parson
314 S 5th St
Chickasha, OK 73018

Marland Murphy, Ruby & Katrna
Coots, & Teresa Phelps
318 S 6th St
Chickasha, OK 73018

Tamara Beth Elston
318 S 5th St
Chickasha, OK 73018

United Pentecostal Church of
Chickasha
428 W Colorado Ave
Chickasha, OK 73018

Dell J Williams
2627 S 19th St
Chickasha, OK 73018

Craig William Bayless
311 S 6th St
Chickasha, OK 73018

Johnson Commercial Rentals LLC
3602 S 4th St STE C
Chickasha, OK 73018

Fannie Mae
PO BOX 650043
Dallas, TX 75265

Patrick & Patricia Cannon
228 S 6th St
Chickasha, OK 73018

Elliot Cousins Limited Partnership
PO BOX 460
Chickasha, OK 73023

Betty Jo Carpenter Rev Trust
3705 Hickory Stick
Chickasha, OK 73018

JAHM! Investments, LLC
12205 SW 27th
Yukon, OK 73099

BCP, LLC
602 S 4th St
Chickasha, OK 73018

Terry F Palmer
216 1/6 S 6th St
Chickasha, OK 73018

Elliot Cousins Limited Partnership
PO BOX 460
Chickasha, OK 730023

Johnson Commercial Rentals LLC
3602 S 4th St STE C
Chickasha, OK 73018

United Pentecostal Church of
Chickasha
428 W Colorado Ave
Chickasha, OK 73018

First Chirstian Church (disciples of
Christ)
202 S 6th St
Chickasha, OK 73018

Elliot Cousins Limited Partnership
PO BOX 460
Chickasha, OK 73023

Earthly Dwellings, INC
1869 County Road 1350
Chickasha, OK 73018

Earthly Dwellings, INC
1869 County Road 1350
Chickasha, OK 73018

MD & KS Development, LLC
PO BOX 188
Verden, OK 73092

Roger Allen Jr Everett, & Jacie
Lanette
PO BOX 10185
Terra Bella, CA 93270

Johnson Commercial Rentals LLC
3602 S 4th Street STE C
Chickasha, OK 73018

Min Song Yi & Kevin Lee
124 SE 27th St
Moore, OK 73160

Dana Jo Elley & Byron Ray
617 Colorado
Chickasha, OK 73018

First Christian Church
205 S 6th St
Chickasha, OK 73018

Epworth United Methodist Church
of Chickasha, INC
420 W Iowa Ave
Chickasha, OK 73018

First Christian Church
202 S 6th St
Chickasha, OK 73018

Dell & Rick L Williams
2627 S 19th St
Chickasha, OK 73018

Ernest Chasenah & Lorene
Conpatick & Diane Cannon
226 S 6th St
Chickasha, OK 73018

Cochran Abstract Company

314 West Choctaw Avenue
Chickasha, OK 73018

Invoice

63880

Date 3/28/2025

Bill To

David Lewis/Earthly Dwellings
405-593-4745

Ship To

Abstract #	Order #
	71973

Customer Ref #

Owner	Description	Qty	Price	Amount
Owner's List	Lots 10 & 11 Block 55 and Lots 12-14 Block 55 Chickasha		75.00	75.00
WE ARE A NO BUST ABSTRACT COMPANY. ABSTRACTS MAY BE RETURNED WITH \$150.00 CANCELLATION FEE.				

Cochran Abstract Company
orders@cochranabstract.com

Phone 405-224-6360
Fax 405-222-4350

Total \$75.00
Payments/Credits \$0.00
Balance Due \$75.00



C001-00-064-018-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-38400 64	N 65' LOTS 18-19-20 CHICKASHA-OT	BLK
CHICKASHA OK 73018-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4624 Situs 5TH		
C001-00-064-019-0-000-00 SAVAGE, VERA & SHELLY SNYDER MONICA KELLEY & SONYA PARSON 314 S. 5TH STREET	28-07-07-38450 BLK 64	N 50' OF S 100' LOTS 18-19-20 CHICKASHA-OT	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5510 Situs 5TH		
C001-00-065-009-0-000-00 MURPHY, MARLAND & RUBY & KATR NA COOTS & TERESA PHELPS 318 S. 6TH STREET	28-07-07-38950 65	ALL LOTS 9-10 CHICKASHA-OT	BLK
CHICKASHA OK 73018-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3976 Situs 6TH		
C001-00-064-020-0-000-00 ELSTON, TAMARA BETH 318 S 5TH ST	28-07-07-38500 64	S 50' LOTS 18-19-20 CHICKASHA-OT	BLK
CHICKASHA OK 73018-	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3488 Situs 5TH		
C125-00-056-001-0-000-00 UNITED PENTECOSTAL CHURCH OF HICKASHA 428 W. COLORADO AVE	28-07-07-36100 CLOUD'S SUB-DIV	ALL LOT 1	BLK 56
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4246 Situs 5TH ST		
C001-00-054-009-0-000-00 WILLIAMS, DELL J. 2627 S. 19TH STREET	28-07-07-34650 54	E 1/2 LOTS 9-10 CHICKASHA-OT	BLK
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3317 Situs 6TH		

C001-00-064-005-0-000-00 BAYLESS, WILLIAM CRAIG 311 S. 6TH STREET	28-07-07-38100 BLK 64	W 100' LOTS 5-6 CHICKASHA-OT
School: 9001 CHICK CITY - 1 CHICKASHA		
CHICKASHA OK 73018-0000	Acres 0	Book-Page 3534 Situs 6TH
C001-00-055-006-0-000-00 JOHNSON COMMERCIAL RENTALS LL 3602 S. 4TH STREET, STE. C	28-07-07-35450 CHICKASHA-OT	ALL LOTS 6-7 BLK 55
School: 9001 CHICK CITY - 1 CHICKASHA		
CHICKASHA OK 73018-0000	Acres 0	Book-Page 4015 Situs 6TH
C001-00-065-001-0-000-00 FANNIE MAE P.O. BOX 650043	28-07-07-38800 65 CHICKASHA-OT	ALL LOTS 1-2-3-4 BLK
School: 9001 CHICK CITY - 1 CHICKASHA		
DALLAS TX 75265-0043	Acres 0	Book-Page 5849 Situs 6TH
C001-00-054-014-0-000-00 CANNON, PATRICK & PATRICIA 228 S. 6TH	28-07-07-34850 CHICKASHA-OT	E 100' LOTS 13-14 BLK 54
School: 9001 CHICK CITY - 1 CHICKASHA		
CHICKASHA OK 73018-0000	Acres 0	Book-Page 3265 Situs 6TH
C001-00-064-001-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-37950 5 & 6 IN BLK 64 OT CHICKASHA	LOTS 1-4 AND THE E 65' OF LOTS
School: 9001 CHICK CITY - 1 CHICKASHA		
CHICKASHA OK 73023-0000	Acres 0	Book-Page 4413 Situs 6TH
C001-00-065-005-0-000-00 CARPENTER, BETTY JO REV TRST 3705 HICKORY STICK	28-07-07-38850 CHICKASHA-OT	ALL LOTS 5-6 BLK 65
School: 9001 CHICK CITY - 1 CHICKASHA		
CHICKASHA OK 73018-0	Acres 0	Book-Page 5471 Situs 6TH

C001-00-065-007-0-000-00 JAMHI INVESTMENTS, LLC 12205 SW 27TH	28-07-07-38900 CHICKASHA-OT	ALL LOTS 7-8	BLK 65
School: 9001 CHICK CITY - 1 CHICKASHA			
YUKON	OK 73099-0	Acres 0 Book-Page 47378 Situs 6TH	
C001-00-054-013-0-000-00 BCP, L.L.C. 602 S 4TH ST	28-07-07-34800 LOTS 12-13-14 CHICKASHA-OT	S 15'OF W 50'LOT 11 & W 50'OF BLK 54	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 2711 Situs COLORADO	
C001-00-054-010-0-000-00 PALMER, TERRY F. 216 1/2 S. 6TH STREET	28-07-07-34700 50' LOT 11 CHICKASHA-OT	W 1/2 LOTS 9-10 & N 10'OF W BLK 54	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 3773 Situs 6TH	
C001-00-064-023-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-38700 BLK 64 OT	ALL LOTS 23-24 CHICKASHA-	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73023-0000	Acres 0 Book-Page 4560 Situs IOWA	
C001-00-055-008-0-000-00 JOHNSON COMMERCIAL RENTALS LL 3602 S. 4TH STREET, STE. C	28-07-07-35500 CHICKASHA-OT	ALL LOTS 8-9	BLK 55
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 4067 Situs 6TH	
C125-00-056-002-0-000-00 UNITED PENTECOSTAL CHURCH OF HICKASHA 428 W. COLORADO AVE	28-07-07-36150 BLK 56	ALL LOTS 2-5 CLOUD'S SUB-DIV	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 4246 Situs COLORADO AVE	

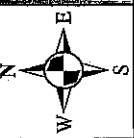
C001-00-054-007-0-000-00 FIRST CHRISTIAN CHURCH (DISC LES OF CHRIST) 202 S. 6TH STREET	28-07-07-34600 CHICKASHA-OT	ALL LOTS 7-8	BLK 54
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 2804	Situs
C001-00-064-007-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-38150 LOT 26	ALL LOTS 7-17 & LOT 25 & BLOCK 64	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73023-0000	Acres 0	Book-Page 3787	Situs IOWA
C001-00-055-010-0-000-00 EARTHLY DWELLINGS, INC. 1859 COUNTY ROAD 1350	28-07-07-35550 55	ALL LOTS 10-11 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-	Acres 0	Book-Page 3611	Situs 6TH
C001-00-055-012-0-000-00 EARTHLY DWELLINGS, INC. 1859 COUNTY ROAD 1350	28-07-07-35600 55	ALL LOTS 12-13-14 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-	Acres 0	Book-Page 3611	Situs 6TH
C001-00-056-013-0-000-00 MD & KS DEVELOPMENT, LLC P.O. BOX 188	28-07-07-36050 CHICKASHA-OT	ALL LOTS 13-14	BLK 56
School: 9001 CHICK CITY - 1 CHICKASHA			
VERDEN OK 73092-	Acres 0	Book-Page 3648	Situs 5TH
C001-00-064-021-0-000-00 EVERETT, ROGER ALLEN JR. & JA CIE LANETTE P.O. BOX 10185	28-07-07-38550 64	N 50' LOTS 21-22 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
TERRA BELLA CA 93270-0000	Acres 0	Book-Page 6165	Situs 5TH

C001-00-055-005-0-000-00 JOHNSON COMMERCIAL RENTALS LL	28-07-07-35400 55	E 70' LOTS 1-2-3-4-5 CHICKASHA-OT	BLK
3602 S. 4TH STREET, STE. C			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4773 Situs KANSAS		
C001-00-055-001-0-000-00 YI, MIN SONG & KEVIN LEE	28-07-07-35300 CHICKASHA-OT	W 95' LOTS 1-2-3-4-5	BLK 55
124 SE 27TH STREET			
MOORE OK 73160-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0.16 Book-Page 4305 Situs KANSAS		
C001-00-055-015-0-000-00 WILLIAMS GROCERY, INC	28-07-07-35650 20'ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKAS HA-OT	ALL LOTS 15-26 & E 165'OF	
P.O. BOX 480			
TUTTLE OK 73089-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5696 Situs 5TH		
C001-00-065-015-0-000-00 ELLEY, DANA JO & BYRON RAY	28-07-07-39200 CHICKASHA-OT	ALL LOTS 15-16	BLK 65
617 COLORADO			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs COLORADO		
C001-00-054-001-0-000-00 FIRST CHRISTIAN CHURCH	28-07-07-34550 54 CHICKASHA-OT	ALL LOTS 1 THRU 6	BLK
202 S 6TH STREET			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs		
C001-00-063-014-0-000-00 EPWORTH UNITED METHODIST CHUR H OF CHICKASHA, INC. 420 W. IOWA AVE	28-07-07-37800 63 CHICKASHA-OT	N 140' LOTS 13-14	BLK
CHICKASHA OK 73018-3444	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs		

C001-00-054-015-0-000-00 FIRST CHRISTIAN CHURCH 202 S 6TH STREET	28-07-07-34900 54 CHICKASHA-OT	ALL LOTS 15-16-17	BLK 54
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 4253	Situs
C001-00-054-025-0-000-00 WILLIAMS, DELL & RICK L. 2627 S. 19TH ST.	28-07-07-35250 ALL LOTS 25-26 CHICKASHA-OT	BLK 54	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 3447	Situs COLORADO
C001-00-054-012-0-000-00 CHASENAH, ERNEST & LORENE CON PATICK & DIANE CANNON 226 S. 6TH STREET	28-07-07-34750 W 65'OF LOTS 13-14 CHICKASHA-OT	E 115'OF LOTS 11-12 & E 15'OF BLK 54	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 6194	Situs 6TH



The map is for assessment purposes only, and is not intended for use in conveyances or for preparing legal descriptions. Copyrighted by the GRADY COUNTY ASSESSOR, Chickasha, Oklahoma, 2021.



at Earthstar

0.007 0.15 0.03 0.045 0.06 mi

C001-00-064-018-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-38400 64	N 65' LOTS 18-19-20 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0	Acres 0	Book-Page 4624	Situs 5TH
C001-00-064-019-0-000-00 SAVAGE, VERA & SHELLY SNYDER MONICA KELLEY & SONYA PARSON 314 S. 5TH STREET	28-07-07-38450 BLK 64	N 50' OF S 100' LOTS 18-19-20 CHICKASHA-OT	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 5510	Situs 5TH
C001-00-065-009-0-000-00 MURPHY, MARLAND & RUBY & KATR NA COOTS & TERESA PHELPS 318 S. 6TH STREET	28-07-07-38950 65	ALL LOTS 9-10 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0	Acres 0	Book-Page 3976	Situs 6TH
C001-00-064-020-0-000-00 ELSTON, TAMARA BETH 318 S 5TH ST	28-07-07-38500 64	S 50' LOTS 18-19-20 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-	Acres 0	Book-Page 3488	Situs 5TH
C125-00-056-001-0-000-00 UNITED PENTECOSTAL CHURCH OF HICKASHA 428 W. COLORADO AVE	28-07-07-36100 CLOUD'S SUB-DIV	ALL LOT 1	BLK 56
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 4246	Situs 5TH ST
C001-00-054-009-0-000-00 WILLIAMS, DELL J. 2627 S. 19TH STREET	28-07-07-34650 54	E 1/2 LOTS 9-10 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 3317	Situs 6TH

C001-00-064-005-0-000-00 BAYLESS, WILLIAM CRAIG 311 S. 6TH STREET	28-07-07-38100 BLK 64	W 100' LOTS 5-6 CHICKASHA-OT
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3534 Situs 6TH	
C001-00-055-006-0-000-00 JOHNSON COMMERCIAL RENTALS LL 3602 S. 4TH STREET, STE. C	28-07-07-35450 CHICKASHA-OT	ALL LOTS 6-7 BLK 55
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4015 Situs 6TH	
C001-00-065-001-0-000-00 FANNIE MAE P.O. BOX 650043	28-07-07-38800 65 CHICKASHA-OT	ALL LOTS 1-2-3-4 BLK
DALLAS TX 75265-0043	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5849 Situs 6TH	
C001-00-054-014-0-000-00 CANNON, PATRICK & PATRICIA 228 S. 6TH	28-07-07-34850 CHICKASHA-OT	E 100' LOTS 13-14 BLK 54
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3265 Situs 6TH	
C001-00-064-001-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-37950 5 & 6 IN BLK 64 OT CHICKASHA	LOTS 1-4 AND THE E 65' OF LOTS
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4413 Situs 6TH	
C001-00-065-005-0-000-00 CARPENTER, BETTY JO REV TRST 3705 HICKORY STICK	28-07-07-38850 CHICKASHA-OT	ALL LOTS 5-6 BLK 65
CHICKASHA OK 73018-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5471 Situs 6TH	

C001-00-065-007-0-000-00 JAMHI INVESTMENTS, LLC 12205 SW 27TH	28-07-07-38900 CHICKASHA-OT	ALL LOTS 7-8	BLK 65
School: 9001 CHICK CITY - 1 CHICKASHA			
YUKON	OK 73099-0	Acres 0 Book-Page 47378 Situs 6TH	
C001-00-054-013-0-000-00 BCP, L.L.C. 602 S 4TH ST	28-07-07-34800 LOTS 12-13-14 CHICKASHA-OT	S 15'OF W 50'LOT 11 & W 50'OF BLK 54	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 2711 Situs COLORADO	
C001-00-054-010-0-000-00 PALMER, TERRY F. 216 1/2 S. 6TH STREET	28-07-07-34700 50' LOT 11 CHICKASHA-OT	W 1/2 LOTS 9-10 & N 10'OF W BLK 54	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 3773 Situs 6TH	
C001-00-064-023-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-38700 BLK 64 OT	ALL LOTS 23-24 CHICKASHA-	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73023-0000	Acres 0 Book-Page 4560 Situs IOWA	
C001-00-055-008-0-000-00 JOHNSON COMMERCIAL RENTALS LL 3602 S. 4TH STREET, STE. C	28-07-07-35500 CHICKASHA-OT	ALL LOTS 8-9	BLK 55
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 4067 Situs 6TH	
C125-00-056-002-0-000-00 UNITED PENTECOSTAL CHURCH OF HICKASHA 428 W. COLORADO AVE	28-07-07-36150 BLK 56	ALL LOTS 2-5 CLOUD'S SUB-DIV	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK 73018-0000	Acres 0 Book-Page 4246 Situs COLORADO AVE	

C001-00-054-007-0-000-00 FIRST CHRISTIAN CHURCH (DISC LES OF CHRIST) 202 S. 6TH STREET	28-07-07-34600 CHICKASHA-OT	ALL LOTS 7-8	BLK 54
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page 2804	Situs
C001-00-064-007-0-000-00 ELLIOTT COUSINS LIMITED PARTN RSHIP P.O. BOX 460	28-07-07-38150 LOT 26	ALL LOTS 7-17 & LOT 25 & BLOCK 64	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73023-0000	Acres 0	Book-Page 3787	Situs IOWA
C001-00-055-010-0-000-00 EARTHLY DWELLINGS, INC.	28-07-07-35550 55	ALL LOTS 10-11 CHICKASHA-OT	BLK
1859 COUNTY ROAD 1350			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-	Acres 0	Book-Page 3611	Situs 6TH
C001-00-055-012-0-000-00 EARTHLY DWELLINGS, INC.	28-07-07-35600 55	ALL LOTS 12-13-14 CHICKASHA-OT	BLK
1859 COUNTY ROAD 1350			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-	Acres 0	Book-Page 3611	Situs 6TH
C001-00-056-013-0-000-00 MD & KS DEVELOPMENT, LLC	28-07-07-36050 CHICKASHA-OT	ALL LOTS 13-14	BLK 56
P.O. BOX 188			
School: 9001 CHICK CITY - 1 CHICKASHA			
VERDEN OK 73092-	Acres 0	Book-Page 3648	Situs 5TH
C001-00-064-021-0-000-00 EVERETT, ROGER ALLEN JR. & JA CIE LANETTE P.O. BOX 10185	28-07-07-38550 64	N 50' LOTS 21-22 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
TERRA BELLA CA 93270-0000	Acres 0	Book-Page 6165	Situs 5TH

C001-00-055-005-0-000-00 JOHNSON COMMERCIAL RENTALS LL	28-07-07-35400 55	E 70' LOTS 1-2-3-4-5 CHICKASHA-OT	BLK
3602 S. 4TH STREET, STE. C			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4773 Situs KANSAS		
C001-00-055-001-0-000-00 YI, MIN SONG & KEVIN LEE	28-07-07-35300 CHICKASHA-OT	W 95' LOTS 1-2-3-4-5	BLK 55
124 SE 27TH STREET			
MOORE OK 73160-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0.16 Book-Page 4305 Situs KANSAS		
C001-00-055-015-0-000-00 WILLIAMS GROCERY, INC	28-07-07-35650 20' ALLEY EXTENDING E & W THRU BLK 55 BLK 55 CHICKAS HA-OT	ALL LOTS 15-26 & E 165' OF	
P.O. BOX 480			
TUTTLE OK 73089-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 5696 Situs 5TH		
C001-00-065-015-0-000-00 ELLEY, DANA JO & BYRON RAY	28-07-07-39200 CHICKASHA-OT	ALL LOTS 15-16	BLK 65
617 COLORADO			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs COLORADO		
C001-00-054-001-0-000-00 FIRST CHRISTIAN CHURCH	28-07-07-34550 54 CHICKASHA-OT	ALL LOTS 1 THRU 6	BLK
202 S 6TH STREET			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs		
C001-00-063-014-0-000-00 EPWORTH UNITED METHODIST CHUR H OF CHICKASHA, INC.	28-07-07-37800 63 CHICKASHA-OT	N 140' LOTS 13-14	BLK
420 W. IOWA AVE			
CHICKASHA OK 73018-3444	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs		

C001-00-054-015-0-000-00 FIRST CHRISTIAN CHURCH	28-07-07-34900 54	ALL LOTS 15-16-17 CHICKASHA-OT	BLK
202 S 6TH STREET			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 4253 Situs		
C001-00-054-025-0-000-00 WILLIAMS, DELL & RICK L.	28-07-07-35250	ALL LOTS 25-26 CHICKASHA-OT	BLK 54
2627 S. 19TH ST.			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 3447 Situs COLORADO		
C001-00-054-012-0-000-00 CHASENAH, ERNEST & LORENE CON PATICK & DIANE CANNON	28-07-07-34750	E 115'OF LOTS 11-12 & E 15'OF W 65'OF LOTS 13-14 CHICKASHA-OT	BLK 54
226 S. 6TH STREET			
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page 6194 Situs 6TH		

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:
 }

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

Lots 10 and 11 in Block 55 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof;

AND

Lots 12, 13 and 14 in Block 55 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof;

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 28th day of March, A.D. 2025
at 8:00 A.M.

COCHRAN ABSTRACT COMPANY

By Hal Lee

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

HAL LEE, Manager

THE CITY OF CHICKASHA, OKLAHOMA

PLANNED UNIT DEVELOPMENT

**PUD Design Statement
July 6th, 2025**

**PUD
DESIGN STATEMENT**

FOR

iTy COMMUNITY

NE Corner lots on 6th & Colorado Street

A Residential Housing Development Project

Developer/Owner: Earthly Dwellings, Inc.

PREPARED BY:

David Lewis, Earthly Dwellings, Inc.

1859 CR 1350

Chickasha, Oklahoma 73018

Phone: 405.593.4745

E-mail: david@earthlydwellings.org

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT AND NEED STATEMENT	6.0
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
SERVICE AVAILABILITY	7.0
USE AND DEVELOPMENT REGULATIONS	8.0
LANDSCAPING	9.0
DRAINAGE	9.1
DUMPSTER	9.2
ACCESS	9.3
PARKING	9.4
SIGNAGE	9.5
SIDEWALK	9.6
FENCING	9.7
EXHIBITS	10.0

EXHIBITS LIST

- Exhibit A – Survey/Legal Description
- Exhibit B – Pre-Development Condition
- Exhibit C – Master Plan Rendering
- Exhibit D – Master Plan Layout
- Exhibit E – House Plans
- Exhibit F – Elevations
- Exhibit G – Home Exterior Design
- Exhibit H – PSO Underground Service
- Exhibit I – Letter of Support from State Representative Brad Boles
- Exhibit J – Letter of Support from USAO
- Exhibit K – Article on the Need for More Housing

SECTION 1.0 INTRODUCTION

This Planned Unit Development (PUD) **iTy COMMUNITY**, consists of approximately 21,000 s.f. of real property located at 219-227 S. 6th St. and 516-518 W. Colorado, identified as Lots 10-14, Block 55, Chickasha, OK, Grady County, Oklahoma.

This PUD sets the guidelines for developing iTy COMMUNITY. It allows for more creative development than current zoning permits.

The current zoning for the property is General Commercial. This PUD will allow for higher density in multi-family dwellings with reduced number of required parking spots. These adjustments support small-scale, walkable housing while ensuring compatibility with the surrounding neighborhood.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property that will make up the proposed iTy Community is as follows: 1 Parcel described as:

All lots 10 thru 14 in Block 55 (219 S 6th Street Chickasha, OK)
Parcel Number: C001-00-055-010-0-000-00
School District: 9001 CHICK CITY
Deed Book/Page: 6391/50
Parcel Key: 21596

SECTION 3.0 OWNER/DEVELOPER

Earthly Dwellings, Inc. (“Earthly Dwellings”) is both the current owner and developer of the property described in Section 2.0.

David Lewis Founder/President
Earthly Dwellings, Inc.
1859, CR 1350
Chickasha, OK 73018

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property zoned C-2 is presently vacant and cleared.
Surrounding properties are zoned and used for:

North: Historic Downtown Urban Center C2 General Commercial
South: Residential Office
East: General Commercial
West: Residential Office

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped. Prior to demolition after purchase by Earthly Dwellings, the property had 8 structures being used for cash only rental properties. These 8 structures were dilapidated and a nuisance to the neighbors and the city. The property is not located within the 100-year floodplain and has adequate water drainage.

The development is named “iTy Community” due to several factors, including its visibility from the main road through Chickasha. It also offers residents walkability to essential services such as a grocery store, library, local churches, YMCA, dining establishments, and City Hall, and is developed for residents who either do not own or choose not to use automobiles for transportation, whether on a temporary or permanent basis.

SECTION 6.0 CONCEPT AND NEED

Earthly Dwellings tackles Oklahoma's rural housing challenges by providing innovative and cost-effective solutions centered on localized, sustainable development, independent of federal funding. The "iTy Community" initiative comprises eight 400-450 s.f. cottages within an enclosed property that features shared green spaces and walkways. This design promotes community interaction while ensuring security.

“iTy Community” is situated near the downtown area, among various housing types and sizes. The combination of residential with nonresidential elements aims to develop a compact, pedestrian-

friendly urban environment that facilitates walking and biking while supporting local businesses important to the city. This approach aligns with Onward Chickasha Comprehensive Plan.

Our rental management company will conduct comprehensive vetting of applicants, including income verification, prior rental history, criminal background checks, and more. Earthly Dwellings staff will complete reference checks for final decisions.

The target monthly rental rate per unit is to be less than or equal to the HUD annual FMR (fair monthly rent) for one-bedroom units in Grady County zip code 73018, as adjusted annually.

SECTION 7.0 CONSTRUCTION FINANCING

In 2023, the Oklahoma Legislature established the \$215 million Oklahoma Housing Stability Program (HSP) through House Bill 1031X to support the development of for-sale and rental housing, as well as down payment assistance. For rental housing, HSP provides gap financing through 0% interest, 24-month construction loans, with 75% of funds designated for rural areas like Chickasha. Rural communities face great housing needs but have more difficulty securing traditional financing, making programs like HSP essential. The program includes a competitive application process requiring detailed documentation of local housing needs and project plans. Earthly Dwellings submitted a comprehensive 200-page application and expects award announcements from the OHFA Board of Trustees on July 16.

SECTION 8.0 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the City of Chickasha Chapter 46 Land Development Code

- **Parking requirements:** Current parking requirements are two spaces per house. Given these are small 1-bedroom homes and walkability is a major focus for this development, One parking spot in the off-alley parking area per house will be provided to each home. Additional street parking is available to the public on the west side (6th Street).
- **Setbacks:** This PUD will meet setback requirements of 25' from the street, 15' from neighbors' fences, and maintain at least 10' for fire safety between structures.
- **Land Requirements:** While existing regulations stipulate 6,000 s.f. per residence, this Planned Unit Development permits the construction of eight cottage homes (each comprising approximately 416 s.f. but within 400-450 s.f.) on an aggregate site area of approximately 20,611 s.f.

SECTION 8.1 SERVICE AVAILABILITY

a. SANITARY SEWER:

The property currently has two sewer connections at the east alley right-of-way between 5th and 6th Streets. An additional sewer tap for each house will be installed for each home in compliance with the city code, ensuring the mitigation of any sewage backup.

b. WATER:

Water meters for this property are located at the south and west property lines of the site. As part of this development, individual meters will be installed for each house.

c. FIRE PROTECTIONS:

The nearest fire station to this property is located at 1700 Harly Day Drive in Chickasha. There is a fire hydrant located on the corner of the property at the cross streets of 6th and Colorado. This hydrant has been tested and marked to be in good order by the CFD (3/7/25).

d. UTILITY SERVICES:

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

- Gas services have been discontinued and will not be available at this development.
- Electric Service: Electric will be underground service from the alley transformer pole to maintain a clean, uncluttered view of the development. (See Exhibit J.)
- No telephone service will be provided.

e. PUBLIC TRANSPORTATION

There are no bus stops planned within or for this Planned Unit Development. The Washita Valley Transit System, however, makes frequent stops at the Williams Grocery Market next door to the property.

f. STREETS

The nearest street to the South is Colorado Street which has a 31' right of way. The nearest street to the west is 6th Street, which has a 73' right-of-way. To the east of the property is a concrete Alley with a 22' right of way that backs up to Williams Grocery parking lot. The site can easily be accessed from either of these two roads and alleyway.

SECTION 9.0 USE AND DEVELOPMENT

The "iTy COMMUNITY" PUD for multi-family homes, with flexible setbacks, parking, and high-density use.

SECTION 9.1 LANDSCAPING

a. Overview

The iTy COMMUNITY is designed to foster a walkable, attractive, and cohesive residential neighborhood. Landscaping plays a key role in creating visual appeal, defining pedestrian circulation, improving stormwater management, and contributing to environmental sustainability.

The Landscape Plan is consistent with the City of Chickasha's landscaping ordinance and supports the unified design vision of the PUD.

b. Planting Strategy

Landscaping will consist of a mix of native and drought-tolerant trees, shrubs, ornamental grasses, and flowering perennials selected for their seasonal interest, low maintenance, and habitat benefits. Species have been chosen for resilience to Oklahoma's climate, support for pollinators, and minimal irrigation needs after establishment. Approx. 15,000 s.f. of Bermuda sod will be placed across the remaining open space.

c. Maintenance Plan

This Maintenance Plan outlines the responsibilities for maintaining and preserving the common areas, landscaping, infrastructure, and shared amenities within the iTy COMMUNITY. The purpose is to ensure long-term property value, community appearance, and resident satisfaction while meeting the City of Chickasha's maintenance standards.

d. Responsible Party

All maintenance responsibilities shall be managed by Earthly Dwellings or a property management entity. The managing entity will be responsible for contracting and overseeing routine and seasonal maintenance services.

e. Scope of Maintenance

The following common areas shall be regularly maintained:

- Mowing, edging, and general upkeep of lawns and open spaces
- Seasonal clean-up, mulching, and plant replacement in community gardens and landscaped beds
- Trash and debris removal from all shared spaces
- Cleaning and repairs of benches, walkways, bike racks, and community gathering areas

f. Landscaping

- Replacement of dead or diseased plant material as needed
- Pruning of trees and shrubs to maintain health and appearance
- Compliance with city landscape codes and visibility standards

g. Infrastructure

- Pavement and sidewalk maintenance, including crack sealing and repair

h. Fencing and Screening

- Maintenance and repair of perimeter fencing
- Upkeep of screening around the dumpster area

i. Solid Waste Collection

- The community dumpster will be serviced regularly through a contracted waste hauler.
- Screening around the dumpster will be maintained and repaired as necessary to ensure compliance with the City's visual standards.

j. Emergency and Safety Inspections

- Annual inspection of fire lane access and hydrants
- Semi-annual review of lighting for visibility and safety
- Prompt response to hazards such as storm damage, downed limbs, or damaged sidewalks

k. Resident Responsibilities

Residents will be responsible for maintaining the interior and exterior appearance of their individual homes, including private patios and porches, in accordance with community standards set by Earthly Dwellings Inc.

l. Funding and Enforcement

Maintenance activities will be funded through rental income. Non-compliance by residents with maintenance guidelines may be addressed through written notices and, if necessary, corrective action taken by the managing entity.

SECTION 9.2 DRAINAGE

The property is situated outside the 100-year floodplain. The existing city drainage system, which has successfully supported previous homes in the area, will accommodate new, smaller-sized residences as well. The under-roof area has been reduced from 6,312 s.f. to 3,200 - 3,600 s.f., thereby enhancing soil water absorption and improving overall drainage.

SECTION 9.3 DUMPSTER SERVICES

A communal dumpster for waste collection will be situated in the alleyway adjacent to the parking lot within a designated enclosure, thereby removing the clutter caused by individual trash containers.

SECTION 9.4 ACCESS POINTS

Proposed Access points into the homes will be from east, south and west side of the property and have sidewalk entrances to each home as illustrated on the Master Development Plan (See Exhibit C).

SECTION 9.5 PARKING REQUIREMENTS

A paved parking area accommodating 8 cars (one per house) will be constructed on the east side, along the alley, with an additional 2 handicapped spaces centrally located. Each residence will be assigned one space in this newly constructed lot. Visitor parking will utilize the 8 public spaces situated on the west side along 6th Street as available.

SECTION 9.6 SIGNAGE REGULATIONS

The developer may install signs at the property entrance displaying "iTy Community" and "No Trespassing-Private Residences."

Billboard signs are prohibited within this PUD.

SECTION 9.7 SIDEWALK REGULATIONS

Sidewalks along the street sides will be 5' to meet City Regulations, and sidewalks to each front door will be 4'. Bike racks will be installed inside the property.

SECTION 9.8 FENCING REGULATIONS

The property will be enclosed with a fence. A 6-foot privacy fence will be installed on the North side (next to the neighboring property) and the East side (bordering the parking lot). In front of the southernmost home, the fence will decrease to 4 feet and transition into a 4-foot picket fence with 50% visibility along Colorado Street (south) and 6th Street (west). The dumpster area near the parking lot will be enclosed on three sides for aesthetics. There will be multiple gated entrances from three sides.

EXHIBITS

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

EXHIBIT A Survey

Real property located at 219-227 S. 6th St. and 516-518 W. Colorado, identified as Lots 10-14, Block 55, Chickasha Ok

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block Fifty-five (55) in the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

There is 20,611 sq. ft. in Lots 10 thru 14, Block 55 Chickasha, Oklahoma

There is 1537 sq. ft. under gravel

There is 493 sq. ft. under asphalt

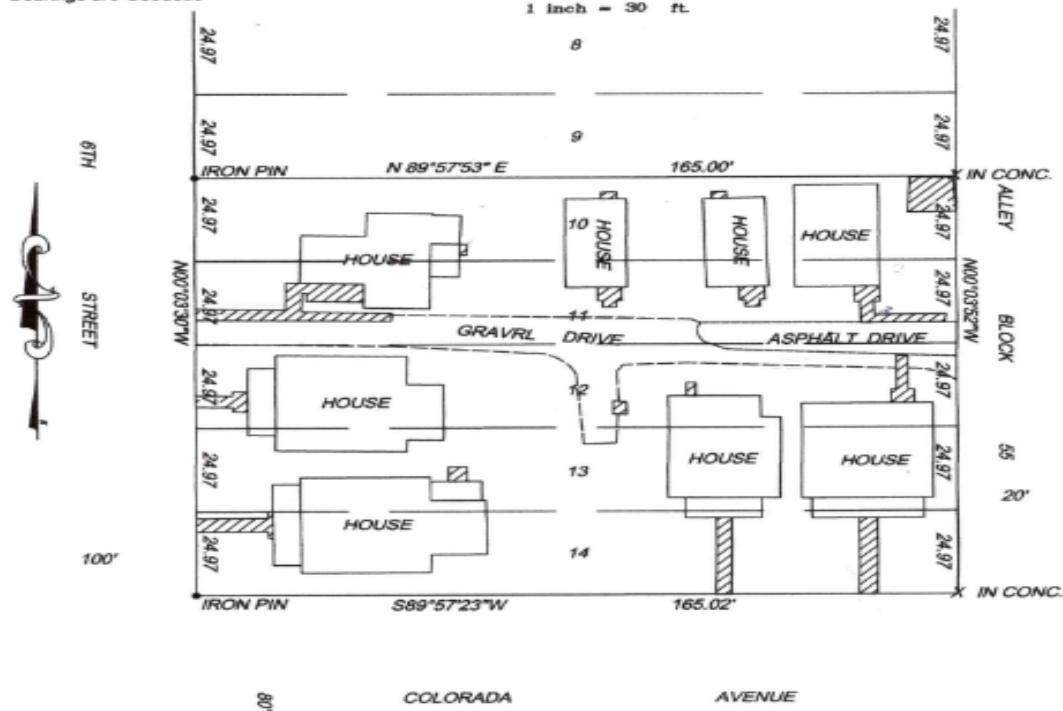
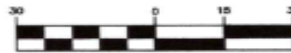
There is 837 sq. ft. under concrete

There is 6312 sq. ft. under roof

 = CONCRETE

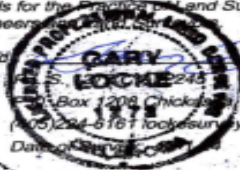
Bearings are Geodetic

GRAPHIC SCALE



This Plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Surveyors.

Signed



12-9-24

Box 1206 Chickasha, Okla. 73023
(405) 224-5161 lockesurveying@gmail.com

Date of Survey 12-9-24

EXHIBIT B Pre Development Condition of Property



EXHIBIT C Master Plan Rendering



EXHIBIT D

PROPOSED DEVELOPMENT LAYOUT

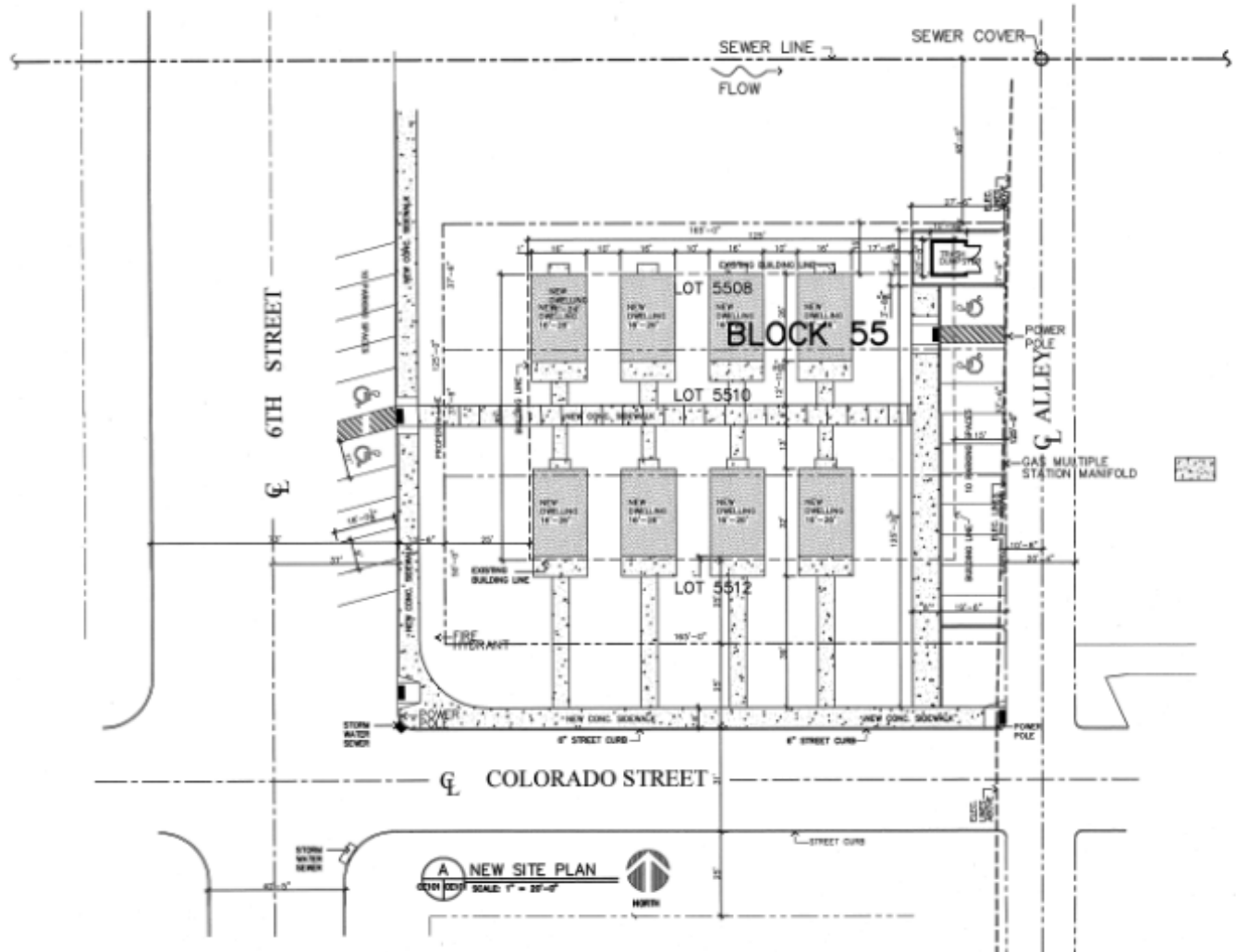
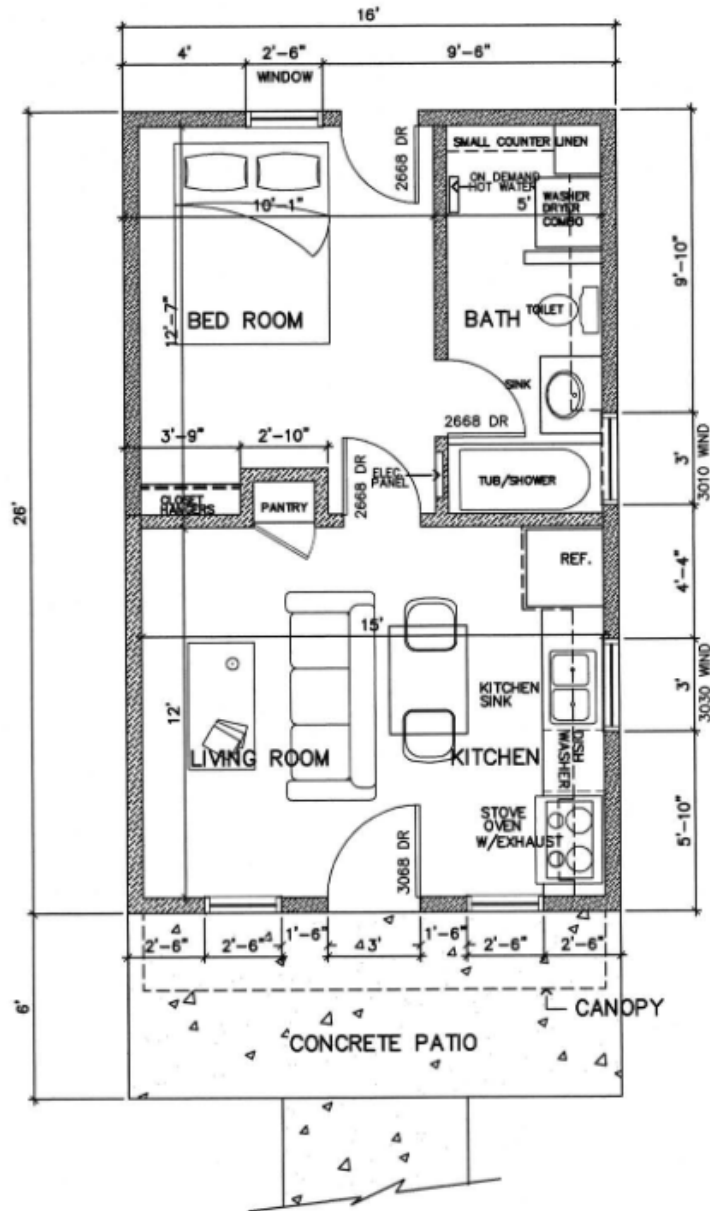


EXHIBIT E

CONCEPTUAL HOUSE PLANS



A NON H.C. FLOOR PLAN
 A100A100 SCALE: 1/4" = 1'-0"

EXHIBIT F

CONCEPTUAL ELEVATIONS

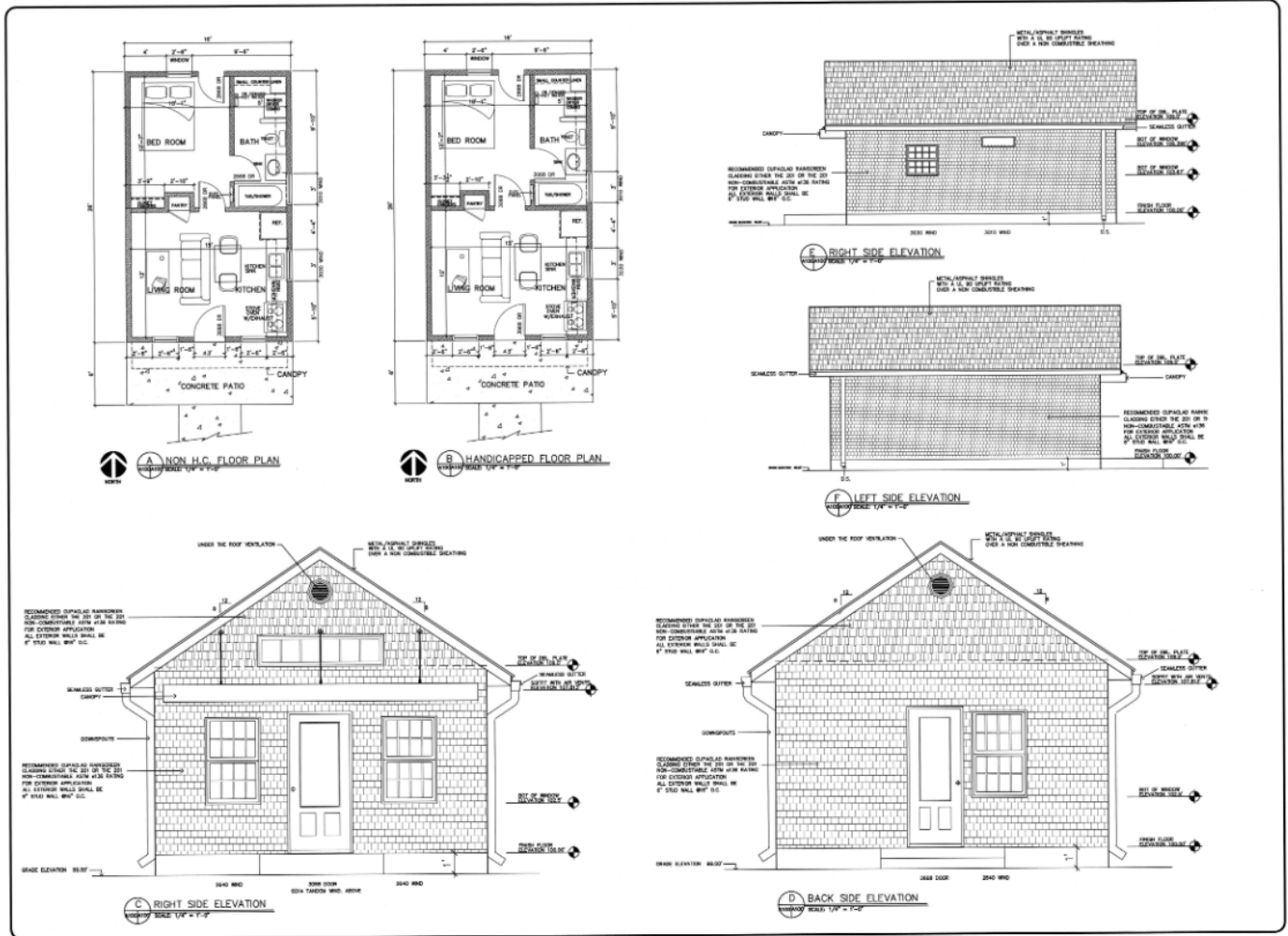


EXHIBIT G – **CONCEPTUAL EXTERIOR DESIGN**



PSO UNDERGROUND ELECTRIC SERVICE PROPOSAL

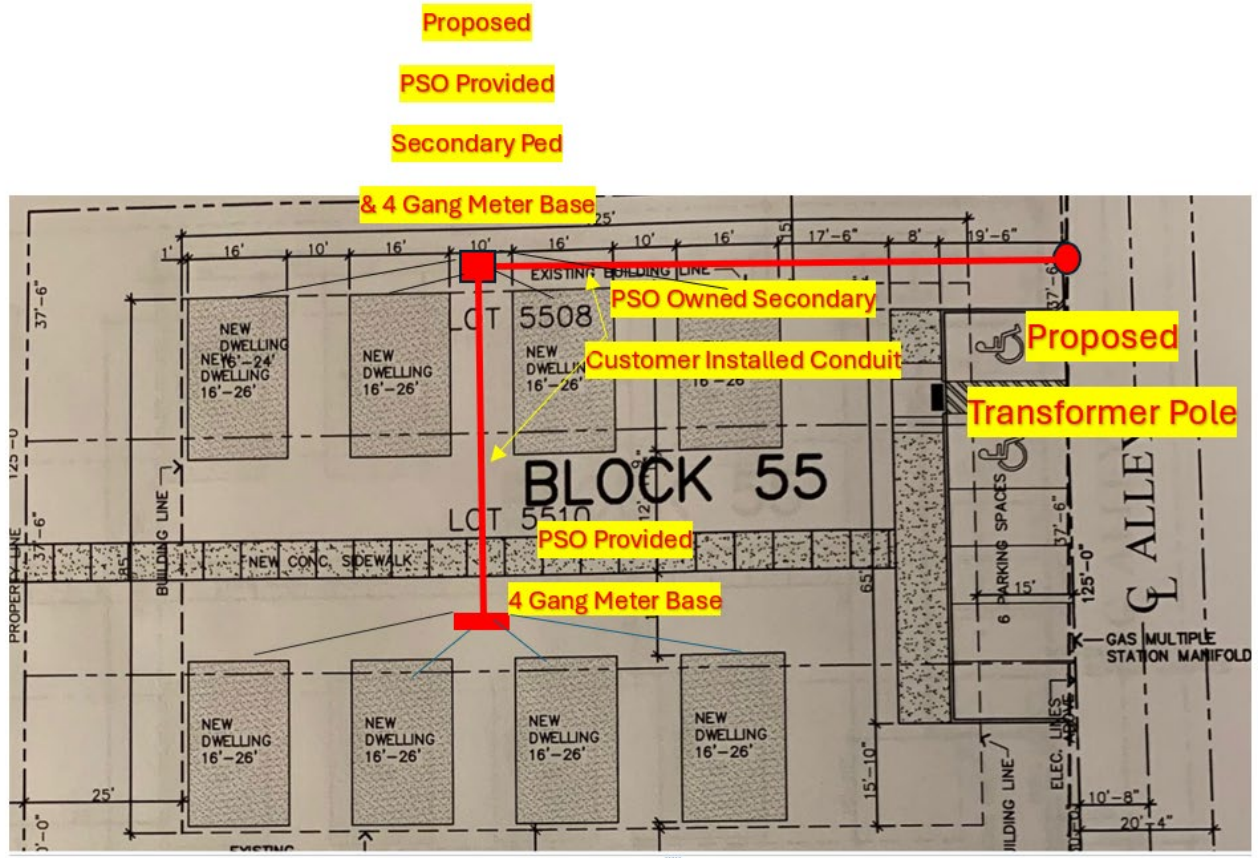


EXHIBIT I STATE REPRESENTATIVE BRAD BOLES LETTER OF SUPPORT

Innovative plan for addressing the future housing needs in Chickasha

Affordable housing is no longer a mere buzzword but a critical necessity. The growing population, coupled with rising living costs, has created an urgent need for more accessible and reasonably priced homes. To ensure our city thrives in the coming years, we must embrace a modern, inclusive approach to housing development.

This means revisiting zoning laws that often hinder the construction of diverse housing types, such as tiny homes, duplexes, townhomes, and mixed-use developments. By allowing for greater density and variety in our housing options, we can create vibrant, sustainable neighborhoods that cater to residents of all income levels.

The future of Chickasha's housing landscape depends on bold decisions made today. By embracing inclusive zoning, innovative design, and sustainable growth, we can create a city that meets the needs of all residents. The time for action is now. Let's build a Chickasha that is forward-thinking, accessible, and vibrant, and where communities thrive through smart, intentional development.

Earthly Dwellings is committed to addressing Oklahoma's rural housing crisis through innovative, cost-effective, and community-driven solutions. By prioritizing localized, sustainable development and bypassing federal funding constraints, we empower communities to create practical housing solutions.

Brad Boles
State Representative
House District 51

EXHIBIT J USAO LETTER OF SUPPORT



University of Science and Arts of Oklahoma

1727 W. Alabama, Chickasha, Oklahoma 73018-5322 • Phone 405-224-3140 • Fax 405-574-1220 • www.usao.edu

June 19, 2025

To Whom It May Concern,

I am writing this letter in support of *iTy Community* and *Earthly Dwellings* as they move forward with their plans to construct affordable housing in our community. I believe this initiative presents a wealth of opportunities for meaningful engagement and connection—particularly with both current and former students of the University of Science and Arts of Oklahoma.

Recently, David Lewis, owner of *Earthly Dwellings*, and I have discussed the development of an *Artist in Residency Program*. This initiative would meet a growing need at the university by providing housing for resident artists and practitioners who could significantly enrich the institution's academic and cultural programming. Beyond meeting this need, such a program has the potential to serve as a dynamic bridge between the university and the broader Chickasha community.

It is my hope that strategic connections between *Earthly Dwellings* and the student and alumni base can help catalyze economic development in the area. By introducing more members of the university population to the downtown Chickasha community, we can foster stronger local engagement, encourage support of small businesses, and build mutual awareness. Furthermore, this collaboration may stimulate workforce development and employment opportunities that align with city, regional, and state-wide goals.

I fully support this forward-thinking vision and encourage others to consider the long-term impact such partnerships can have on our community's vitality and growth.

Sincerely,

Jordan Vinyard

Dean of Visual and Performing Arts

Director of Art Wrecker

Professor of Art

Davis Hall, room 135

[University of Science and Arts of Oklahoma](http://www.usao.edu)

1727 W. Alabama Ave

Chickasha, OK 73018

[\(405\) 574-1301](tel:4055741301) (direct)

[\(405\) 574-1220](tel:4055741220) (fax)

jvinyard@usao.edu

EXHIBIT K

THE NEED FOR MORE DIVERSE HOUSING

CHICKASHA - The biggest private investment in the city's history is expected to bring thousands of new jobs to Chickasha and inject approximately \$3.5 billion into the local economy.

Entrepreneur and business owner Chet Hitt - who moved to Chickasha in 2023 and has been investing in the revitalization of downtown - will develop an industrial park next to the Chickasha Municipal Airport that has been vacant since the land was developed with power and water 25 years ago.

Hitt said the step marks the beginning of a new chapter for growth and prosperity in Chickasha.

The Chickasha Airport Industrial Park development will comprise more than 1.5 million square feet of industrial and aerospace manufacturing. The development will have opportunities for small manufacturing companies that employ up to 100 people.

Gov. Kevin Stitt joined local leaders Thursday to unveil plans for the industrial park and a joint power generation venture by Citizen Capital and Lightfield Energy to meet the energy demands of the industries coming to the park. Stitt called the industrial park and innovative energy partnership a transformative moment for Chickasha and for the state.

"It's an exciting time in Chickasha. It's an historic time," said Jim Cowan, executive director of the Chickasha Economic Development Council. There is a "Yes we can" feeling, he said.

Mayor Zach Grayson agreed the city is "oozing positivity."

The industrial park development will generate 3,000 to 4,500 new jobs in the next decade, Grayson said.

"That's huge for our community," he said. "If even half of what I've been told is possible happens it will change Chickasha's trajectory as a community."

Cowan said another major job-creation development at 4th Street and Grand Avenue is on the horizon. Officials are set to announce in July that four big national chains retailers have been recruited for that development.

A growing trade area - 122,000 people shopping in Chickasha monthly - has allowed the city to attract companies that wouldn't come for 16,000 shoppers, Cowan said.

"For the first time in our town's history, we have surpassed 17,000 in population," he said. "With the housing development we have underway and the amount in the planning stages, I believe Chickasha is headed towards 20,000 within the next three to five years."