



**MEETING AGENDA  
STILLWATER PLANNING COMMISSION**

**July 18, 2023 at 5:30 p.m.**

**Planning Commission Hearing Room (Room 1122), Stillwater Municipal Building  
723 S. Lewis Street, Stillwater, OK**

**Chair Jana Phillips, Vice-Chair Stephen Hallgren, Commissioner Mike Shanahan, Commissioner Mark Prather, and Commissioner Riley Williams.**

***NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.***

1. CALL MEETING TO ORDER.

2. PUBLIC HEARING:

*The Planning Commission will hear public comments, discuss, and take action at this meeting (including a vote or series of votes on each item listed under Public Hearings unless otherwise indicated.)*

- a. Gose & Associates on behalf of Stillwater Medical Center Authority, **MAP AMENDMENT (MA23-03)**, consideration, discussion, and possible action, including recommending approval or denial to rezone approximately 53 acres of property located East of 12<sup>th</sup> and Blakely and North of Stillwater Creek, including property more commonly described as 1201 S. Adams Street and 1200 S. Adams Street, from Office (O) and Agriculture (A) to Public (P).

3. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION: *Announcements, appointments and remarks about matters of general interest may be made by Staff, Commissioners, or the City Attorney at this time. Items of City business that may require discussion or action (including a vote or series of votes) are listed below.*

- a. Next Planning Commission Meeting is August 1, 2023.

4. ADJOURN.



**Planning Commission Regular Meeting Agenda**

**July 18, 2023**

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On \_\_\_\_\_ at \_\_\_\_\_ a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S Lewis Street, Stillwater, OK.

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NOTE: The Planning Commission may take action including a vote or series of votes on all items listed on the agenda unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Suddenlink channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Community Development.

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**REPORT TO:**

STILLWATER PLANNING COMMISSION

No.

MA23-03

ISSUED BY THE CDEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** July 18, 2023**Subject:** Map Amendment: 1201 South Adams Street

**Purpose of Report:** The applicant requests review and approval of a Map Amendment to rezone the property addressed as 1201 South Adams Street from Office (O) & Agriculture (A) to Public (P).

**Background:** The subject property is located on the southwest side of Stillwater, on the south side of West 12<sup>th</sup> Avenue. This is the location where Stillwater Medical Center Authority has a few clinics. The southern portion of the property is vacant land with a portion located in the floodplain. The Stillwater Medical Center Authority would like to rezone the property to reflect the same Public zoning district as the Stillwater Medical Center Authority's facilities on West 6<sup>th</sup> Avenue and allow the opportunity for future use of public ball field(s) on a portion of the land.

**Application Processing Information:**

Applicant – City of Stillwater

Notice – Letters mailed to property owners within 300 feet, notice in the NewsPress and posted signage

**Processing Track:**

Submittal Date – June 26, 2023

Planning Commission – July 18, 2023

City Council – July 24, 2023

**Project/Site Design Data/Details:**

Zoning –Office (O), Section 23-150 &amp; Agriculture (A), Section 23-170

Proposed Zoning – Public (P), Section 23-171

Existing Use – Vacant Land and Stillwater Medical Center Authority Clinics

Total Lot size – 53.06 acres

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property currently has access off of West 12<sup>th</sup> Avenue, S Blakeley, West 14<sup>th</sup> Ave and S Adams St.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently located on the north and south side of West 12<sup>th</sup> Avenue, and on the east and west side of S Blakeley St. OSU Transit Services – Scarlet Route currently runs along 12<sup>th</sup> between the Stillwater Library and the intersection of South Adams Street with a couple of stops on near the clinic on both side West 12<sup>th</sup> Avenue.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Electric: City electric is available

**Applicable City Plans/Policies:**

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is Public (10-4).

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone the property addressed as 1201 South Adams Street from Office (O) & Agriculture (A) to Public (P). The current zoning of the property is Office (O) & Agriculture with Public (P) located near to the northeast is Southern Woods Park and to the east Brooker T, Washington School. Directly to the north there is Baymere Addition which is zoned commercial PUD and RSS zoning. Properties to the west are zoned RSS and RTM, and the properties directly to the east is O and RSS.

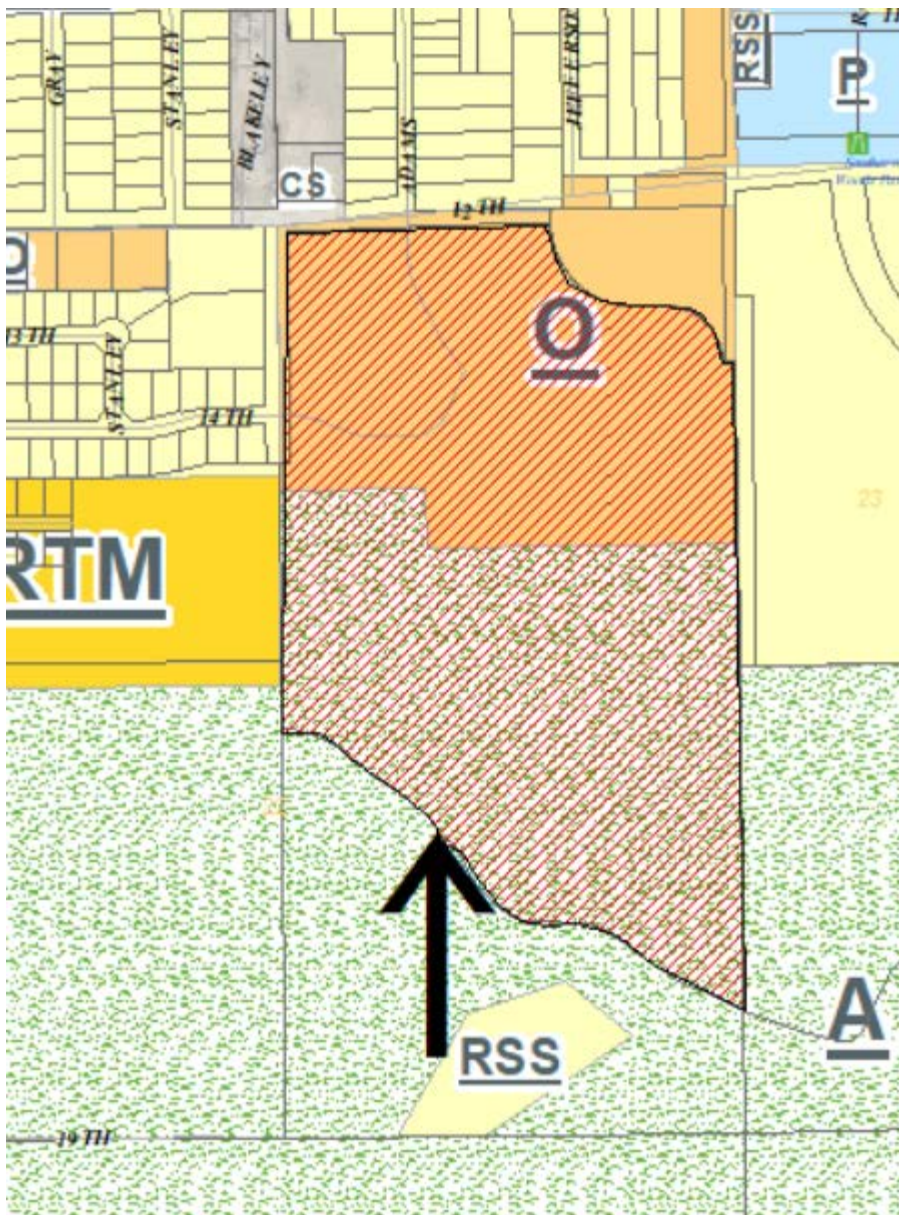
**Findings:**

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Public zoning is located in the surrounding area.
3. The Comprehensive Plan calls for Public use at the property's location.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

|                             |                                   |
|-----------------------------|-----------------------------------|
| <b>Prepared by:</b>         | Jacquelyn Porter, City Planner    |
| <b>Reviewed by:</b>         | Josh Brown, Project Manager       |
| <b>Date of Preparation:</b> | June 29, 2023                     |
| <b>Attachments:</b>         | Area Map, Zoning Comparison Table |
| <b>Map Designation:</b>     | SW                                |



The City of  
*Stillwater*  
 OKLAHOMA

**Project Type:** MA23-03 – Map Amendment  
**Request:** Rezone from Office (O) and Agriculture (A) to Public (P)  
**Address:** 1201 S. Adams Street  
**Applicant:** Gose & Associates on behalf of Stillwater Medical Center

| ZONING COMPARISON CHART                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                            | O (Office)                                                                                                                                                                                                                                                                                                                                                                                                                                     | A (Agriculture)                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Min Lot Size                                                                               | No min requirements                                                                                                                                                                                                                                                                                                                                                                                                                            | 5 acres                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Min Lot Width/Depth                                                                        | No min requirements                                                                                                                                                                                                                                                                                                                                                                                                                            | 200/300 feet                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Max Structure Height                                                                       | 50 feet                                                                                                                                                                                                                                                                                                                                                                                                                                        | No max limit                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Min Front Yard                                                                             | 25 feet/10 feet from alley                                                                                                                                                                                                                                                                                                                                                                                                                     | 50 feet                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Min Side Yard - boundary with:                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Residential district                                                                       | 15 feet                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30 feet                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Commercial district                                                                        | 10 feet                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30 feet                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Industrial district                                                                        | 10 feet                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30 feet                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Min Rear Yard - boundary with:                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Residential district                                                                       | 15 feet                                                                                                                                                                                                                                                                                                                                                                                                                                        | 50 feet                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Any other district                                                                         | 10 feet                                                                                                                                                                                                                                                                                                                                                                                                                                        | 50 feet                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Max Lot Coverage                                                                           | 40 percent                                                                                                                                                                                                                                                                                                                                                                                                                                     | 40 percent                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscaping/Screening<br>(earth berms, shrubs, fences,<br>man-made materials, trees)       | Required                                                                                                                                                                                                                                                                                                                                                                                                                                       | No requirements                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Permitted Uses by Right<br>(Uses in <i>italic</i> are allowed in both<br>zoning districts) | <ul style="list-style-type: none"> <li>• Child and Adult Care Services</li> <li>• Churches and Religions Institutions</li> <li>• Educational Services</li> <li>• Financial Institutions and Services</li> <li>• Free-Standing Self Service Facilities</li> <li>• Health Care and Social Assistance</li> <li>• Mixed Use</li> <li>• Professional and Administrative Office and Services</li> <li>• Public Administration and Service</li> </ul> | <ul style="list-style-type: none"> <li>• Agriculture, Forestry, Fishing, Hunting</li> <li>• Animal and Pet Keeping Facility</li> <li>• Conventional single-family (accessory to principal use)</li> <li>• Mobile Home, (accessory to principal use)</li> <li>• Mobile Home Park</li> <li>• Residential design manufactured home (accessory to principal use)</li> <li>• Telecommunications Tower</li> <li>• Utilities</li> </ul> |

| P (Public)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The P Public District identifies properties owned by the city and any other municipal, county, state or federal government agency and operated for the use and benefit of the general public. The city adopts regulations for general application throughout the city. All uses, lands, and structures in the P district shall comply with the general regulations as set forth in this chapter, except as it pertains to the construction and maintenance of streets and permanent infrastructure. Development activity on city property shall not require approval by the planning commission and/or city council as set forth in this chapter.</p> |
| <p>Landscaping/Screening<br/>(earth berms, shrubs, fences, man-made materials, trees:<br/>Required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |