

PLANNING COMMISSION MEETING AGENDA
MARCH 26, 2024



723 S. Lewis Street, Room 1122 B
Stillwater, OK 74074
5:30 PM

Chair Jana Phillips, Vice-Chair Mark Prather, Commissioner Mike Shanahan, Commissioner Riley Williams, and Commissioner Andrew Van Leuven.

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 including a vote or series of votes on each item unless otherwise indicated.

- a. Independent School District #16 for Stillwater Schools, **MAP** Jacquelyn Porter
AMENDMENT (MA23- 07), consideration, discussion and possible
action, including recommending approval or denial to rezone
property currently addressed as 1515 N Boomer Rd and 1120 N
Husband St. currently zoned as Commercial Shopping (CS) and
Commercial General (CG) to Public (P).

3. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion
and Possible Action:

- a. Next regular meeting is April 2nd, 2024.

4. Adjourn

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

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 Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)

- Official minutes are archived in the Office of Community Development.

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION

ZONING:

☒ Map Amendment
☐ Planned Unit Development
☐ Preliminary
☐ Final
☐ Subdivision
☐ Amendment
☐ Specific Use Permit
☐ Annexation

SITE PLANS:

☐ Minor Amendment

SUBDIVISION:

☐ Lot Split
☐ Commercial Minor Subdivision
☐ Minor Subdivision
☐ Preliminary Plat
☐ Final Plat

OTHER:

☐ Closing
☐ Improvement Plans
☐ Drainage Plans/Study

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application AND Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: SPS High School
Owner(s) of Property: Independent School District No. 16 / Stillwater National Bank (lease-purchase)
Owner(s) Address: 314 S. Lewis St, Stillwater, OK 74074
Owner(s) Phone/Fax/Email: Bo Gamble / 405.707.5035, bgamble@stillwaterschools.com
Applicant/Developer of Property: same as owner
Applicant/Developer Address: _____
Applicant/Developer Phone/Fax/Email: _____
Design Engineer address/phone/fax/email & Registration No.: Gose & Associates (CA 1640)
Stephen C. Gose, P.E. (22808) 113 E. 8th, Stillwater, OK 74074 / 405.743.4907 / stephen@gose-associates.com
Surveyor address/phone/fax/email & Registration No.: n/a

Address or Description of Property to be Subdivided/Developed: 1515 N Boomer Rd & 1120 N Husband St

Original Tract Deed Book and Page Number: see attached

Number of Acres in Development: 32.6

Number of Lots Created: no new lots created

Current Zoning/Requested Zoning: Commercial Shopping / Commercial General -> Public

Reason for zoning request/use permit/map amendment:
rezone commercial districts to public for use as public school

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

[Signature] 12/20/2023
Applicant/Preparer Date

Applicant/Preparer Date

[Signature] 12-14-23
Owner/Agent (with documentation) Date
[Signature] 12-20-23
Owner/Agent (with documentation) Date

For City of Stillwater Use Only:

CASE NO: MA93-07

Submission Date: 12/27/2023
Approval Date: _____

Processing Tract: IRC 1/17/24, PC 2/6/24, CC 3/4/24
Fees: _____ Number of Copies: _____

Application for Review/Action

Form Date: 04/15/2008
Revised: 04/2908; 05/02/08

RECEIVED
12/27/23

**City of Stillwater
Map Amendment Checklist
Chapter 23, Article 3**

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Zoning district boundaries created under the authority of the City of Stillwater may be amended to change the zoning classification on one or more properties by the City Council. This **CHECKLIST** identifies the items needed. All items indicated as **SUCH** are required for the submittal to be considered complete.

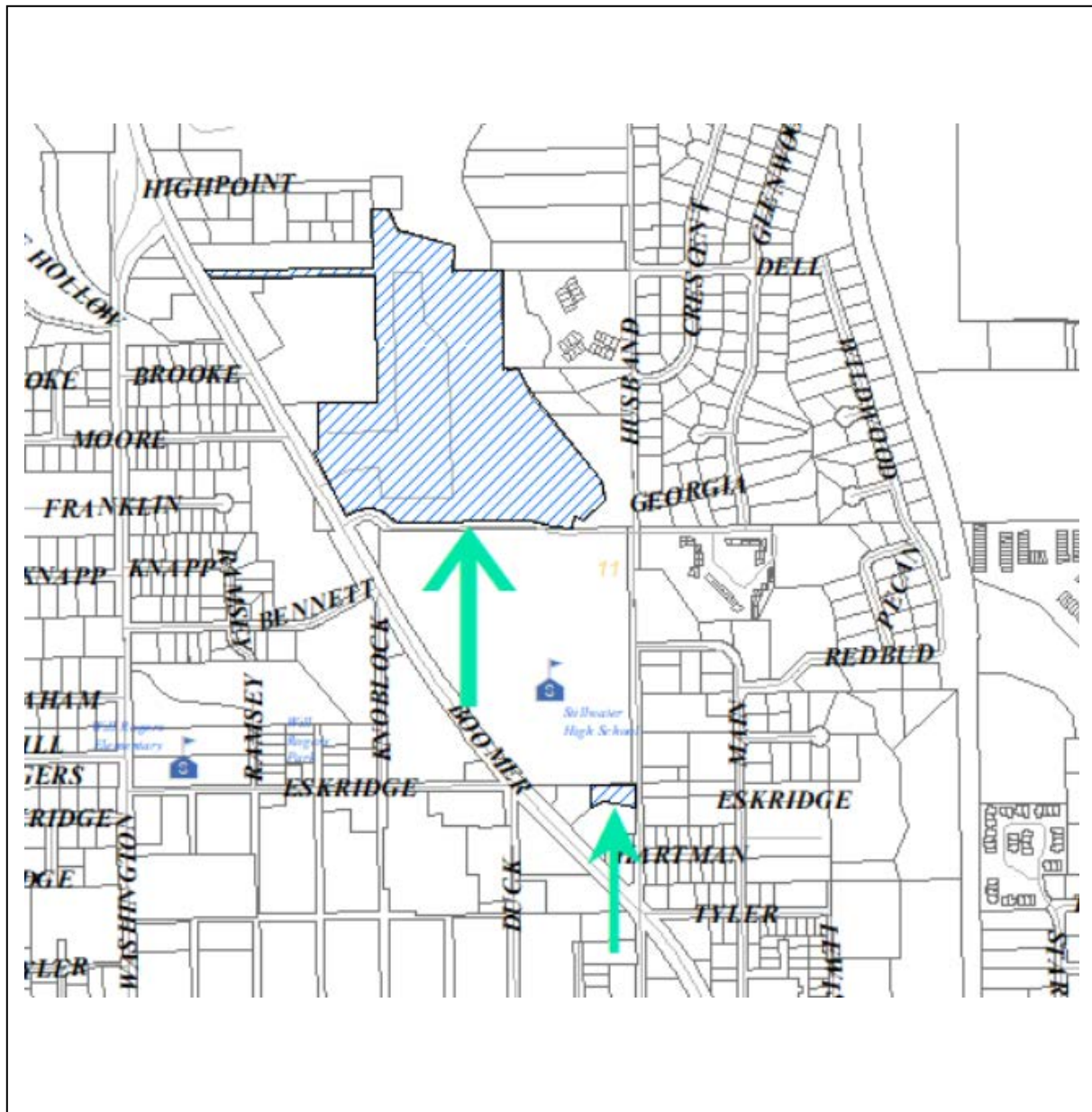
APPLICANT	REQUIREMENTS	CITY
	Section 23.58	
☒	COMPLETED APPLICATION FORM AND CHECKLIST	qjg
☒	TYPED LEGAL DESCRIPTION SENT TO DIGITALS@STILLWATER.ORG	qjg
\$316.00	FILING FEE OF \$250.00 PLUS \$2.00/ACRE	
☒	A TYPEWRITTEN LIST AND ELECTRONIC/DIGITAL COPY, CERTIFIED BY THE PAYNE COUNTY ASSESSOR, LICENSED ABSTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT, OF ALL PROPERTY OWNERS WITHIN THREE HUNDRED (300) FEET OF THE SUBJECT PROPERTY. THE OWNERSHIP LIST SHALL HAVE BEEN PREPARED NO MORE THAN THIRTY (30) DAYS PRIOR TO SUBMISSION.	qjg

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.


Preparer's Signature

12/20/2023

Date



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: MA23-07
Request: Rezone 1515 N. Boomer Road and 1120 N. Husband Street from Commercial Shopping/Commercial General to Public
Address: 1515 N. Boomer Road *AND* 1120 N. Husband Street.
Applicant: Gose & Associates on behalf of Independent School District No. 16 & Stillwater National Bank



I-2021-1256148 Book: 2671 pg: 910
12/29/2021 11:17 AM pgs: 910 - 912
Fees: \$22.00 Doc: \$0.00
Glenna Craig, Payne County Clerk
Payne County - State of Oklahoma

DEED OF GIFT

EXEMPT DOCUMENTARY STAMP TAX OS TITLE 68, ARTICLE 32 SECTION 3201,
PARAGRAPH 11.

November 19, 2021

SC Retail Management, LLC ("Donor") as the sole owner of the property described below hereby gives, transfers, and delivers to Independent School District No. 16, Payne County, Oklahoma ("Donee") located at 314 S Lewis Street, Stillwater, OK 74074, all ownership, legal title, and property rights to that certain property (the "Property") described below:

A TRACT OF LAND IN PART OF THE SOUTHEAST QUARTER (SE/4), OF THE SOUTHWEST QUARTER (SW/4), OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN BASE AND MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4), OF THE SOUTHWEST QUARTER (SW/4); THENCE SOUTH 00°57'15" EAST ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER (SE/4), OF THE SOUTHWEST QUARTER (SW/4), FOR 120.87 FEET; THENCE NORTH 85°39'08" WEST FOR 167.21 FEET; THENCE SOUTH 00°57'15" EAST FOR 4.18 FEET; THENCE SOUTH 78°56'47" WEST FOR 79.53 FEET; THENCE NORTH 00°49'08" WEST 124.13 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER (SE/4), OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 89°10'52" EAST ALONG SAID NORTHERLY LINE FOR 244.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

TRACT OF LAND CONTAINING 28,019.07 SQ. FT. OR 0.643 ACRES MORE OR LESS

The Fair Market Value of this Property is limited to the taxes, maintenance, and insurance, if any, to maintain the Property as it has no market value (\$0) due to the perpetual Drainage and Detention Easement that encumbers the Property, as determined by Walman Commercial Real Estate Services, 7060 S. Yale Ave., Ste. 900, Tulsa, OK 74136.

To have and to hold the same to Donee and their assigns, forever.

WHEN RECORDED, RETURN TO:
Eldridge Brooks, PLLC
ATTN: Tyler McKay
5100 West JB Hunt Drive
Suite 840
Rogers, AR 72758

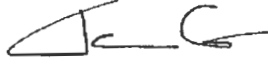
for 1120 N. Husband

MA23-07
RECEIVED
12/27/23

IN TESTIMONY WHEREOF, the name of Grantor and Grantee is hereunto affixed by their undersigned officers as of the date hereof.

DONOR:

SC RETAIL MANAGEMENT, LLC
an Arkansas limited liability company

By: 

Tom Gordon, Manager

DONEE:

INDEPENDENT SCHOOL DISTRICT NO. 16
Payne County, Oklahoma

By: _____

Name: _____

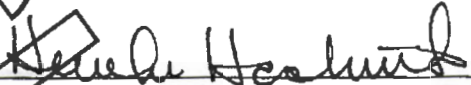
Title: _____

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF Washington)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named TOM GORDON, to me personally well known, who stated that he was the Manager of SC RETAIL MANAGEMENT, LLC, an Arkansas limited liability company, and was duly authorized in that capacity to execute the foregoing instrument for and in the name and on behalf of SC RETAIL MANAGEMENT, LLC, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 19 day of November, 2021.


NOTARY PUBLIC

My Commission Expires:

04/04/2028

[SEAL]

Heather Hackworth
Notary Public
Washington County, Arkansas
Commission No. 12365455
Comm. Exp. 04/04/2028

2024 0432

I-2012-008135 06/07/2012 2:45 pm
Book 2024 Page(s) 0432-0435
Fee: \$ 19.00 Doc: \$ 6,450.00
Linda Hatfield - Payne County Clerk
State of Oklahoma

After recording Return to:
Community Escrow & Title Co.
622 S. Lewis
Stillwater, OK 74074

Warranty Deed



KNOW ALL PERSONS BY THESE PRESENTS:

THAT **CIMARRON TEX-AG PARTNERS, LP**, a Texas Limited Partnership, party of the first part, in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto **STILLWATER NATIONAL BANK AND Trust Company**, 608 S. Main, Stillwater, OK 74074, party of the second part, the following described real property and premises situated in Payne County, State of Oklahoma, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors 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, subject to easements, rights-of-way and restrictions of record, if any, and except all oil, gas and other minerals previously reserved or conveyed of record, if any.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its General Partner this the 4th day of May 2012.

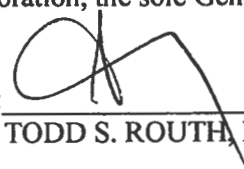
STATE OF OKLAHOMA

Payne County

Documentary Stamps: \$ 6,450.00

CIMARRON TEX-AG PARTNERS, LP, a Texas Limited Partnership

By: CIMARRON TEX-AG GP, INC., a Texas corporation, the sole General Partner

BY: 
TODD S. ROUTH, President

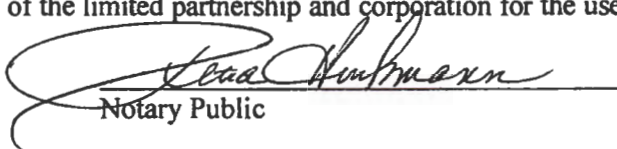
for 1515 N. Boomer

MA23-07
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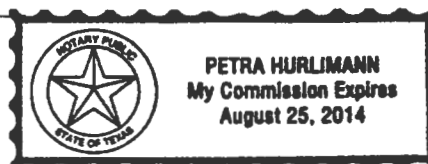
STATE OF TEXAS)
) SS:
COUNTY OF TRAVIS)

~~May~~ ^{June} Before me, the undersigned, a Notary Public in and for this State on this the 4th day of ~~May~~ 2012, personally appeared TODD S. ROUTH, President of CIMARRON TEX-AG GP, INC., a Texas corporation, the sole General Partner of CIMARRON TEX-AG PARTNERS, LP, a Texas Limited Partnership, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and the free and voluntary act and deed of the limited partnership and corporation for the uses and purposes therein set forth.


Notary Public

My commission expires: 8/25/14

SW120412422



2024 0434

EXHIBIT "A"

Legal Description

A tract of land lying in the Northwest Quarter (NW/4) of Section Eleven (11), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, being more particularly described as follows: COMMENCING from the Southeast Corner (SE/cor) of said Northwest Quarter (NW/4); THENCE, South 89°53'00" West along the South line of said Northwest Quarter (NW/4) a distance of 320.25 feet to the POINT OF BEGINNING; THENCE, continuing South 89°53'00" West a distance of 73.91 feet to a point non-tangent curve, said point being on the Northerly right-of-way line for Franklin Street, as created by Warranty Deed in Book 349, Page 248, Payne County, Oklahoma; THENCE, along said Northerly right-of-way line Northwesterly on a curve to the right, having a radius of 170.00 feet and an arc length of 35.41 feet, also having a chord bearing of North 75°21'02" West and a chord length of 35.35 feet; THENCE, North 69°23'00" West a distance of 45.46 feet to a point of curvature; THENCE, Northwesterly on a curve to the left, having a radius of 230.00 feet an arc length of 83.23 feet, also having a chord bearing of North 79°45'00" West and a chord length of 82.78 feet; THENCE, South 89°53'00" West and parallel with and 40 foot Northerly of the South line of said Northwest Quarter (NW/4) a distance of 657.10 feet to a point of curvature; THENCE, Northwesterly on a curve to the right, having a radius of 70.00 feet and an arc length of 64.47 feet, also having a chord bearing of North 63°43'29" West and chord length of 62.22 feet to a point of reverse curvature; THENCE, Westerly on a curve to the left, having a radius of 135.00 feet and an arc length of 193.31 feet, also having a chord bearing of North 78°21'42" West and a chord length of 177.21 feet; THENCE, South 60°37'00" West a distance of 42.67 feet to the Easterly right-of-way line of Boomer Drive (Highway 177), as created by Easement for Right-of-way in favor of the State of Oklahoma, recorded in Book 54 Misc., Page 342, Payne County, Oklahoma; THENCE, North 29°23'00" West along said Easterly Right-of-way line created by said Easement for Right-of-way and also the Easement for Right-of-way in favor of the State of Oklahoma recorded in Book 54 Misc., Page 344, a distance of 363.85 feet; THENCE, North 63°47'12" East a distance of 43.03 feet; THENCE, North 00°10'00" East a distance of 240.87 feet to a point on the North line of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the said Northwest Quarter (NW/4); THENCE, North 89°52'00" East, along said North line, a distance of 300.74 feet to the Northeast Corner (NE/cor) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of said Northwest Quarter (NW/4); THENCE, North 00°10'00" West, along the East line of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of said Northwest Quarter (NW/4), a distance of 660.81 feet to the Northeast Corner (NE/cor) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of said Northwest Quarter (NW/4); THENCE,

2024 0435

South 89°53'00" West, along the North line of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of said Northwest Quarter (NW/4), a distance of 854.57 feet to the Easterly right-of-way line of Boomer Drive (Highway 177) as created by the Easement for Right-of-way in favor of the State of Oklahoma recorded in Book 54 Misc., Page 347 Payne County, Oklahoma; THENCE, North 39°23'00" West along said Easterly Right-of-way line a distance of 28.66 feet; THENCE, North 89°53'00" East, parallel with and 25 foot North of the South line of the Northwest Quarter (NW/4) of said Northwest Quarter (NW/4) a distance of 868.55 feet to a point being 25 foot North of the Southwest Corner (SW/cor) of the Northeast Quarter (NE/4) of said Northwest Quarter (NW/4); THENCE, North 00°10'00" West along the West line a distance of 311.00 feet; THENCE, North 89°53'00" East a distance of 74.68 feet; THENCE, South 24°30'00" East a distance of 123.13 feet; THENCE, South 75°23'00" East a distance of 303.85 feet; THENCE, South 02°09'00" West a distance of 146.67 feet; THENCE, North 89°53'00" East a distance of 241.26 feet; THENCE, South 00°53'00" East a distance of 494.52 feet; THENCE, South 89°49'00" East a distance of 56.12 feet; THENCE, South 27°31'00" East a distance of 198.58 feet; THENCE, South 39°50'00" East a distance of 545.01 feet; THENCE, South 06°11'00" East a distance of 89.20 feet; THENCE, South 44°14'00" West a distance of 150.77 feet; THENCE, North 69°05'00" West a distance of 54.20 feet; THENCE, South 14°28'00" West a distance of 57.39 feet to the POINT OF BEGINNING. LESS AND EXCEPT a tract of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, being more particularly described as follows: Commencing at the intersection of the South line of said Northwest Quarter (NW/4) of Section Eleven (11) and the East right-of-way line of Boomer Road which is the POINT OF BEGINNING; THENCE, North 29°23' West along said right-of-way line a distance of 25.00 feet to the South right-of-way line of Franklin Street THENCE, N 60°37' East along said right-way-of line 42.67 feet; THENCE, on a curve to the right having a radius of 65 feet, a length of 90.50 feet, THENCE, on a curve to the left having a radius of 130 feet a length of 41.52 feet to a point on the South line of the Northwest Quarter (NW/4); THENCE, South 89°53' West along said South line 137.97 feet to the POINT OF BEGINNING.