

PLANNING COMMISSION MEETING AGENDA

JULY 9, 2024



723 S. Lewis Street, Room 1122

Stillwater, OK 74074

5:30 PM

Chair Jana Phillips, Vice-Chair Mark Prather, Commissioner Mike Shanahan, Commissioner Riley Williams, and Commissioner David Peters.

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.	Gose & Associates on behalf of Jon Vaught & Danny Wick, PRELIMINARY PLAT (SUB24-03) , consideration, discussion and possible action, including approval or denial of a preliminary plat to create an industrial subdivision of sixteen (16) lots with one (1) outlot, to be named North Airport Industrial Park, on property currently addressed as 4099 N. Land Run Drive in the Light Industrial (IL) district.	Jacquelyn Porter
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3. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is July 16, 2024.
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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.

Date of Meeting: July 9, 2024

Subject: Preliminary Plat: North Airport Industrial Park

Purpose of Report: The applicant requests review and approval of a preliminary plat to be known as North Airport Industrial Park, addressed at 4099 N Land Run Dr.

Background:

Located on the northwest side of Stillwater, the property is zoned Light Industrial (IL) The applicant is proposing 16 industrial lots and 1 outlot for detention that will have access off of West Wright Drive and North Land Run Road by connecting the two roads with a dedicated public Right-of-Way and a private street off West Wright Road with a hammer head to provide access to the six southeast lots of the subdivision.

Application Processing Information:

Applicant/Owner – Jon Vaught & Danny Wick

Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – March 13, 2024

Planning Commission – July 9, 2024

Project/Site Design Data/Details:

Zoning – Light Industrial, Sec. 23-137 and Agriculture, Sec. 23-170

Existing Use –Vacant land

Proposed Use – 16 Industrial Lots and 1 outlot for detention

Lot – 16.74 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to North Land Run Drive and West Wright Drive
- Transit Facilities/Bike Lanes or Trails/Sidewalks: No sidewalks are located in the area. The Blue Route, that runs every 30 minutes, has a stop at the intersection of West Airport Road and West Wright Drive.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.
- Drainage: Drainage Study is still under review.

Applicable City Plans/Policies:

The C³ Plan: Industrial (Page 10-4)

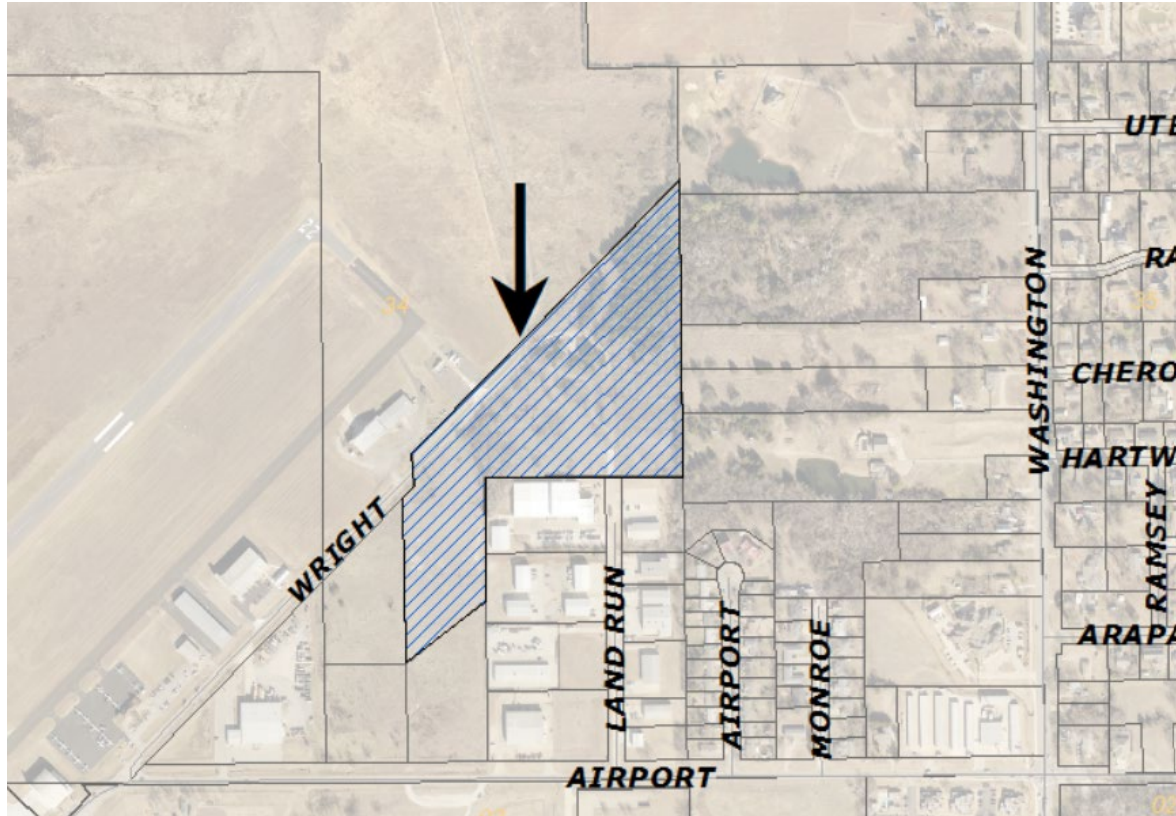
Findings:

1. The proposed preliminary plat meets the subdivision and zoning requirements.
2. The C3 Plan recommends Industrial uses at this location.
3. The proposed density is in alignment with the IL zoning requirements.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
2. Approve the proposed preliminary plat with conditions, noting what conditions should be met for the approval of the final plat.
3. Reject findings and deny the proposed preliminary plat as presented.
4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date noting that action must be taken within 60 days of the public hearing.

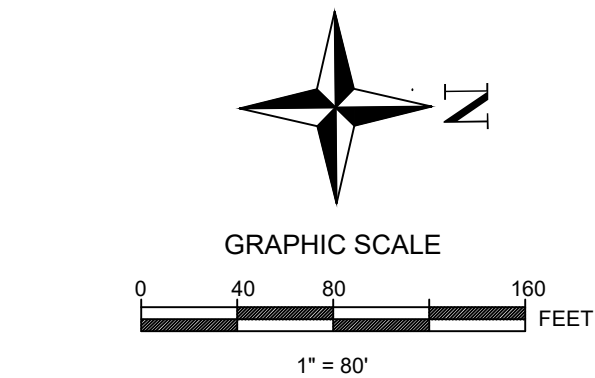
Prepared by:	Jacquelyn Porter, City Planner
Reviewed by:	Joshua Brown, Project Manager Jeff Mathews, Community Development Director
Date of Preparation:	July 2, 2024
Attachments:	Area Map, Preliminary Plat, Lot Area Table
Map Designation:	NW



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: SUB24-03
Request: Preliminary Plat for North Airport Industrial Park
Address: 4099 N. Land Run Drive
Applicant: Gose & Associates on behalf of Jon Vaught and Danny Wick

PRELIMINARY PLAT
NORTH AIRPORT INDUSTRIAL PARK
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 34, T. 20 N., R. 2 E., I.M.
CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA



ABBREVIATIONS

ROW RIGHT OF WAY
U/E UTILITY EASEMENT
BSL BUILDING SETBACK LINE
D/E DRAINAGE EASEMENT
W/E WATER EASEMENT
FH FIRE HYDRANT
E/E ELECTRIC EASEMENT
A/E ACCESS EASEMENT

FLOOD STATEMENT:
SUBJECT PROPERTY LIES WITHIN ZONE X AS
IDENTIFIED BY F.E.M.A. MAPS
#40119C062F DATED: 05/16/2007

BASE ZONING: IL

Block	LOT AREA TABLE		
	Lot	SQ. FT.	ACRE
1	1	34,518	0.79
	2	34,516	0.79
	3	34,900	0.80
	4	42,552	0.98
	5	74,552	1.71
	6	42,931	0.99
	7	32,301	0.74
	8	32,158	0.74
	9	59,318	1.36
	10	56,544	1.30
	11	28,586	0.66
	12	27,000	0.62
	13	24,767	0.57
	14	33,910	0.78
	15	24,673	0.57
	16	29,920	0.69
	OUTLOT	32,537	0.75
	ROW	56,615	1.30
	TOTAL	702,298	16.12

SURVEYOR
CROSSROADS SURVEYING COMPANY, LLC.
PO BOX 1772
CUSHING, OK 74023
PHONE: (918) 225-0345

DEVELOPER / OWNER
JON VAUGHT & DANNY WICK
3502 NORTH STAR DRIVE
STILLWATER, OK 74075-5285

ENGINEER
GOSE & ASSOCIATES
113 E 8TH AVE
STILLWATER, OK 74074
PHONE: (405) 743-4907

PREPARED BY

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER,
CERTIFY THAT I AM FAMILIAR WITH THE COMPREHENSIVE PLAN
FROM THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF
OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY
APPROVED THE ABOVE PRELIMINARY PLAT AT A MEETING OF THE
COMMISSION ON THE ____ DAY OF MARCH, 2024.

PLANNING COMMISSION APPROVAL

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION
OF THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF
OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY
APPROVED THE ABOVE PRELIMINARY PLAT AT A MEETING OF THE
COMMISSION ON THE ____ DAY OF MARCH, 2024.

CHAIRPERSON

DATE

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF
STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S.
GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER (NE/COR) OF LOT NINE (9), BLOCK ONE (1),
AIRPORT INDUSTRIAL OFFICE PARK, FIRST SECTION, AN ADDITION TO THE CITY OF
STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF,
THENCE ON A BEARING OF NORTH 89°32'32" WEST, A DISTANCE OF 735.43 FEET;
PREVIOUSLY DESCRIBED AS NORTH 89°28'00" WEST, 735 FEET; THENCE ON A BEARING OF
SOUTH 00°03'49" EAST, A DISTANCE OF 449.69 FEET, PREVIOUSLY DESCRIBED AS SOUTH, A
DISTANCE OF 450.00 FEET; THENCE ON A BEARING OF SOUTH 52°14'22" WEST, A DISTANCE
OF 378.87 FEET, PREVIOUSLY DESCRIBED AS SOUTH 52°15'20" WEST, 379.36 FEET; THENCE
ON A BEARING OF NORTH 00°01'39" WEST, A DISTANCE OF 611.58 FEET; THENCE ON A
BEARING OF NORTH 44°53'21" EAST, PREVIOUSLY DESCRIBED AS NORTH 44°01'00" EAST, A
DISTANCE OF 127.17 FEET, PREVIOUSLY DESCRIBED AS NORTH 127.20 FEET; THENCE ON A
BEARING OF NORTH 44°57'49" EAST, A DISTANCE OF 1411.99 FEET, PREVIOUSLY DESCRIBED
AS NORTH 45°01'00" EAST, 1411.00 FEET; THENCE ON A BEARING OF SOUTH A DISTANCE OF
1099.02 FEET, PREVIOUSLY DESCRIBED AS 1098.30 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT

FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, AIRPORT INDUSTRIAL/OFFICE PARK,
FIRST SECTION AN ADDITION TO THE CITY OF STILLWATER, ACCORDING TO THE RECORDED
PLAT THEREOF, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD;
A DISTANCE OF 668.60 FEET, NORTH 89 DEGREES, 28 MINUTES, 00 SECONDS WEST, ALONG
SAID NORTH RIGHT-OF-WAY LINE, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF
WRIGHT DRIVE, AND A DISTANCE OF 1421.70 FEET, NORTH 45 DEGREES 01 MINUTE 00
SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING;
THENCE, CONTINUING, NORTH 45 DEGREES 01 MINUTE 00 SECONDS EAST, A DISTANCE OF
408.25 FEET, THENCE, NORTH 44 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF
90.00 FEET; THENCE, SOUTH 45 DEGREES 01 MINUTE 00 SECONDS WEST, A DISTANCE OF
318.30 FEET, TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF WRIGHT DRIVE;
THENCE, ON A BEARING OF SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 127.20 FEET TO THE POINT OF BEGINNING (BOOK 1065, PAGE 528)

AND LESS AND EXCEPT

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 2
EAST, OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, AIRPORT INDUSTRIAL/OFFICE PARK,
FIRST SECTION, AN ADDITION TO THE CITY OF STILLWATER, ACCORDING TO THE RECORDED
PLAT THEREOF, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD;
A DISTANCE OF 668.60 FEET, NORTH 89 DEGREES, 28 MINUTES, 00 SECONDS WEST, ALONG
SAID NORTH-RIGHT-OF-WAY LINE, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF
WRIGHT DRIVE, AND A DISTANCE OF 1421.70 FEET, NORTH 45 DEGREES 01 MINUTES 00
SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING;
THENCE, CONTINUING, A DISTANCE OF 300.00 FEET, NORTH 45°01'00" EAST, THENCE A
DISTANCE OF 90.00 FEET NORTH 44°59'00" WEST; THENCE 300 FEET SOUTH 45°01'00" WEST;
THENCE 90.00 FEET SOUTH 45°01'00" EAST, TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 27,000 SQUARE FEET (0.6198 ACRES) MORE OR LESS



11/01/2024 11:57:03 CAD/MS/STREET/CP PRE-PLAT #219
THIS DOCUMENT IS PREPARED FOR THE CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
IF ANY PART OF THIS DOCUMENT IS USED FOR ANY OTHER PURPOSE, THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS.
THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE, AND THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS.

PRELIMINARY PLAT

NORTH AIRPORT
INDUSTRIAL PARK
4099 N LAND RUN DR
STILLWATER, OKLAHOMA

SHEET NUMBER
C2.0

Gose & Associates
ENGINEERING • PLANNING • LAND SERVICES
113 E. 8th Avenue Stillwater, OK 74074 PH (405) 743-4907 CA 1640
www.gose-associates.com

THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT.
PREPARED UNDER THE
SUPERVISION OF:
STEPHEN C. GOSE
OK P.E. #: 22808
DATE: 04/10/2024

JOB NUMBER
115703
DATE
04/10/2024
SCALE: AS SHOWN
CREATED BY: CB
DRAWN BY: KRP
CHECKED BY: SCG

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NORTH AIRPORT
INDUSTRIAL PARK
4099 N LAND RUN DR
STILLWATER, OKLAHOMA

SHEET NUMBER
C2.0

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	16	29,920	0.69
	OUTLOT	32,537	0.75
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TOTAL		702,298	16.12

SUB24-03

RECEIVED
By CGibson at 3:32 pm, Mar 13, 2024