

PLANNING COMMISSION MEETING AGENDA

JUNE 3, 2025



723 S. Lewis Street, Room 1122

Stillwater, OK 74074

5:30 PM

Chair Jana Phillips, Vice-Chair Riley Williams, Commissioner Mike Shanahan, Commissioner Mark Prather, 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.	Receive public comment to establish a Planned Unit Development (PUD25-02) in Small Lot Single-Family Residential (RSS) zoning at property addressed as 1924 and 2002 E. McElroy Road.	Henry Bibelheimer
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3. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of May 6th, 2025.
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4. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is June 24th, 2025.
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5. 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: June 3, 2025

Subject: Planned Unit Development: Cowboy Landing

Purpose of Report: The applicant requests the review and approval of a Planned Unit Development (PUD) in the Small Lot Single Family Residential (RSS) zoning district at the properties addressed as 1924 and 2002 East McElroy Road.

Background: The 4.2 acre property is located in the Northeast portion of Stillwater. The applicant and property owner would like to build a small lot single family residential neighborhood "Cowboy Landing". PUD-25-02 is proposing approximately 42 houses on individual lots, within a gated community. Cowboy Landing is proposed to be built following the regulations of the Land Development Code, except where modified below:

Category	Current Code Requirement	Proposed PUD Standard
Gross Density	8 Units Per Acre	10.2 Units Per Acre (12 allowed by 23.306.k)
Lot Size Requirements Sec 23-137 (c)		
Minimum Lot Area	5000 SF	2400 SF
Minimum Lot Width	50 FT	30 FT
Minimum Lot Depth	100 FT	80 FT
Bulk Regulations Sec 23-137 (d)		
Front Yard Setback (abutting ROW)	20 FT	20 FT (McElroy Road)
Front Yard Setback (abutting road/access easement)	20 FT	20 FT
Side Yard Setback	5 FT (1 story) 8ft (2 story)	5 FT internal
Rear Yard Setback	20 FT	20 FT
Parking Sec. 23-200. Table 4.2. Required Motor Vehicle and Bicycle Spaces		
Residential single family, 2 & 3 Bedroom	1 Spaces per Bed	2 Space per Unit

A conceptual landscape plan is included on the PUD site plan. The applicant is proposing to preserve some of the existing trees, and proposing new trees to be planted where required. There is a proposed 6' opaque fence on the east, and west boundaries, and a composite wood material or decorative metal railing fence proposed for the southern boundary abutting McElroy.

The applicant is also proposing two different options for the northern boundary. If the applicant can preserve at least 5 existing trees as a natural buffer, then no fence or trees will be planted/installed.

If the applicant cannot preserve at least 5 trees, the applicant is proposing a 6' chain-link fence and trees being planted every 40'-50'.

A Community meeting was held on May 7th, where two neighbors attended and shared concerns with the proposed project. The invitation was sent out without adequate time, so some of the neighbors told staff that they received the invitation to the community meeting after the meeting was held. The applicant then held a second community meeting on May 22nd, 2025, where 6 residents attended and shared concerns.

Access:

This neighborhood is proposed to be a gated neighborhood with private streets, to be maintained by the Homeowners Association (HOA), or a management company that the HOA hires. Cowboy Landing is proposing to build 24' wide streets, which requires the entire street to be a fire lane. This means that no on-street parking will be allowed and will need to be strictly enforced by the HOA or the management company that the HOA hires. PUD-25-02 is also requesting not to provide internal sidewalks, and the applicant is proposing to use the private streets for pedestrian movement.

This neighborhood will be accessed from two connections onto East McElroy Road. The eastern proposed drive will be for ingress and egress, with the western gate being proposed to be limited to egress and emergency access.

Purpose of a Planned Unit Development (SEC. 23-295):

The regulations for the planned unit development zoning district are designed to:

1. Encourage diversified living environments, and accommodate a mixture of land uses that otherwise would not be allowed together on the same site;
2. Permit flexibility within the development with respect to area and bulk standards to best utilize the physical features of a particular tract of land that would not be allowed under other circumstances;
3. Provide and preserve meaningful open space, particularly where it is necessary or desirable for such common areas to be shared by more than one owner;
4. Encourage a more efficient use of land, public services, and natural resources than is generally achieved through conventional development;
5. Provide a smooth transition from surrounding densities, intensities, and uses with those proposed in the PUD;
6. Encourage the provision of amenities beyond the minimum requirements of conventional development;
7. Encourage accessible and affordable housing.

It is staffs position that *Cowboy Landing* meets item 1, 4, 6, and 7. Staff has some concerns with *Cowboy Landing* as it relates to the provision for a smooth transition (item 5) to the RSL (Large Lot Single-Family Residential District) zoned property to the north.

Application Processing Information:

Owner– Thana and Fahtima Alusi

Applicant – Hawk Development Holdings

Engineer – Gose and Associates

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

Processing Track:

Submittal Date – March 31, 2025
Planning Commission – June 3, 2025
City Council – June 16, 2025

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential District (RSS) via MA22-04, which was approved in August of 2022

Existing Use – Single family home

Proposed Use – Single Family Home Subdivision

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is proposing two access points off East McElroy Road
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Internal sidewalks are not being proposed. There are existing sidewalks on the south side of East McElroy Street, and a sidewalk on the north side of McElroy is proposed. OSU Transit Services – The Green and Gray Route has stops to the east near the intersection of Jardot Road and McElroy Road.
- 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 Commercial (10-3).

Discussion: The applicant is requesting a Planned Unit Development to accommodate the proposed community. The subject property was rezoned to RSS in 2022, which does allow for small lot single family residential. The property to the east is zoned Commercial Shopping (CS). The property to the west and north are zoned Large Lot Single-Family Residential (RSL), and the property on the south side of McElroy Road is zoned Small Lot Single-Family Residential (RSS).

Findings:

1. The proposed use of Conventional Single-Family is allowed by right in the RSS zoning district.
2. PUD-25-02 requests significant variations to the lot size requirements, to facilitate the increased density.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Planned Unit Development.
2. Accept findings and recommend that the City Council approve the proposed Planned Unit Development subject to specific conditions being met.
3. Find that the Planned Unit Development 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 request.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Recommendation: Based on the surrounding land uses, staff recommends approval of the proposed Planned Unit Development for Cowboy Landing.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Joshua Brown, Development Coordinator
Cindy Gibson, Administrative Services Manager
Date of Preparation: May 23, 2025
Attachments: Application, Statement of Intent, Site Plan, Preliminary Drainage Study, and
Neighborhood Meeting Minutes.
Map Designation: NE

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: COWBOY LANDING
Owner(s) of Property: THANA & FAHTIMA ALUSI
Owner(s) Address: P.O. BOX 701894 TULSA, OK 74170
Owner(s) Phone/Fax/Email: 949-887-1309
Applicant/Developer of Property: HAWK DEVELOPMENT HOLDINGS, LLC - SAFE ALUSI
Applicant/Developer Address: P.O. BOX 701894 TULSA, OK 74170
Applicant/Developer Phone/Fax/Email: 949-887-1309/salusi@gmail.com
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.: Crossroads Survey Company (CA 6841)
Clayton Cantrell, LPLS (1802) P.O. Box 1772, Cushing, OK 74023 / 918.225.0345 / crossroadssurveycompany@gmail.com

Address or Description of Property to be Subdivided/Developed: 1924 & 2002 East McElroy Road
see attached legal descriptions

Original Tract Deed Book and Page Number: Book 2803 Page 722 & Book 2686 Page 739
Number of Acres in Development: 4.2
Number of Lots Created: 49 Residential Lots, 2 outlots as detention and common space.
Current Zoning/Requested Zoning: RSS (small lot single family) to RSS-PUD (small lot single family)
Reason for zoning request/use permit/map amendment:
RSS-PUD to allow for 49 Residential Lots and 2 Outlots

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.

Katelynn Purdy 03/31/25
Applicant/Preparer Date

[Signature]
Owner/Agent (with documentation) Date

Applicant/Preparer Date

[Signature]
Owner/Agent (with documentation) Date

For City of Stillwater Use Only:

CASE NO#: _____

Submission Date: _____
Approval Date: _____

Processing Tract: IRC 4/23, PC TBD, CC _____
Fees: _____ Number of Copies: _____

Application for Review/Action

City of Stillwater
Preliminary Planned Unit Development (PUD)
Chapter 23, Article 15

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

A PUD application shall consist of the following documents which, if approved, shall be evidence of conformance with the requirements described in these regulations, as well as serve as the basis for review and approval of the final PUD plan, all subsequent subdivision plats, and building permits within the PUD. The intent of this CHECKLIST is to assist in expediting the process and outlining the procedures for approval of the PUD application. All items indicated as **SUCH** are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23-307	
X	COMPLETED APPLICATION FORM AND CHECKLIST	JCS
TBD	FILING FEE OF \$425.00 PLUS \$0.01/SQ FOOT OF BUILDING(S).	
X	A TYPEWRITTEN LIST, CERTIFIED BY THE PAYNE COUNTY ASSESSOR, A LICENSED ABSTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY AND AN ELECTRONIC/DIGITAL COPY CAPABLE OF BEING REPRODUCED AS MAILING LABELS. THE OWNERSHIP LIST SHALL NOT HAVE BEEN PREPARED MORE THAN 30 DAYS PRIOR TO SUBMISSION OF APPLICATION.	JCS
X	TYPED LEGAL DESCRIPTION EMAILED TO DIGITALS@STILLWATER.ORG	JCS
X	PRELIMINARY DRAINAGE STUDY (ARTICLE 15)	JCS
X	PROOF OF OWNERSHIP	JCS
1 COPY	6 COPIES OF FULL-SIZED PLANS, 1 (8.5x11) COPY, AND ONE DIGITAL SUBMISSION EMAILED TO DIGITALS@STILLWATER.ORG and shall show the following:	JCS
X	(a) Name of the Planned Unit Development;	
X	(b) Name and address of property owner of record and developer, if different;	
X	(c) Graphic scale drawn at a scale no smaller than 1:100, north point, date, and legend;	
X	(d) A typewritten and electronic/digital copy of the legal description of the subject property, which shall also indicate the size of the property in acres;	
X	(e) Length of boundaries of the tract measured to the nearest foot;	
X	(f) Location and identification of abutting subdivisions, and relationship with airport approach zone, flood hazard area, or city limits if applicable;	
X	(g) Existing physiographical characteristics including contour lines at two-foot intervals and identification of natural water courses, flood plains, and wooded areas;	
X	(h) Location and size of existing and proposed easements, utilities, and public rights-of-way;	
X	(i) Classification of every public street in accordance with the intended use and proposed design;	
X	(j) Location of all public/private streets;	
X	(k) Proposed grading, where different from existing contours;	
N/A	(l) Location, orientation, area, and height of existing and proposed buildings and other structures to include typical elevation drawings;	
X	(m) Location and dimensions of proposed lot lines;	
X	(n) A preliminary drainage study;	
X	(o) Approximate density of residential uses, if any, expressed by number of dwelling units allocated to each identifiable segment of the P.D.;	
X	(p) General location, identification, and amount of all land uses shall be established in the PUD and identification of land use types, including	

City of Stillwater
Preliminary Planned Unit Development (PUD)
Chapter 23, Article 15

	common areas and facilities that are to be owned and maintained by an association of individual property owners in the PUD;	
X	(q) Table indicating the comparison between the requirements of the underlying zoning district and the proposed PUD;	
X	(r) Location, arrangement, and dimensions of off-street parking and loading spaces, and access drives;	
X	(s) Location, dimensions, and materials of fences and pedestrian walkways;	
X	(y) Landscape plan as required for common areas and as required based on the underlying zoning;	
X	(u) Location, area, height, and orientation of any signs not attached to buildings;	
N/A	(v) Typical elevation drawings and construction materials – not applicable for single-or two-family residential applications;	
X	(w) Identification of phase area boundaries, if development is to occur in phases;	
X	(x) Certification by any owner(s), Planning Commission, and City Council; and	
N/A	(y) A separate written request, as applicable, for any of the foregoing items to be waived or amended, with necessary explanation to justify such request.	
	STATEMENT OF INTENT	JB
X	(a) Proposed name of the Planned Unit Development;	
X	(b) Name, address, and telephone number of the property owner(s) of record, and developer, if different;	
X	(c) Statement of the general concept of the proposed PUD, the special considerations which require the PUD zoning classification rather than a conventional district designation, and why, in the applicant's opinion, the proposed district would be in the public interest and is consistent with the stated objectives of the City with regard to the Planned Unit Development District classification;	
X	(d) A statement of the substance of existing or proposed covenants, future ownership within the development; property owner's association contract, or other restrictions imposed upon the use of the land, buildings, and structures; and any other provisions which set forth mechanisms for ownership and maintenance of property within the PUD;	
X	(e) The anticipated development time schedule for completion of proposed phases or stages of construction;	
X	(f) A statement regarding the compatibility of the proposed development with the surrounding neighborhood to include such things as use of buffer or transition zones, projected range of value of structures, type of materials to be used, square footage of structures, hours of operation, etc.; and,	
X	(g) Typical building elevations for determination of compatibility.	
	STANDARDS	
	Permitted uses. A PUD may be considered for any use or combination of uses allowed in a district as a use permitted-by-right, specific use, or accessory use. Any such use or combination of uses is subject to approval by the Planning Commission and City Council for compatibility and design. The amount, type, and location of all land uses shall be established on the PUD plan in tabular format, and reviewed with respect to compliance with the Comprehensive Plan and compatibility with adjacent development.	

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	Area and bulk standards. The design of the PUD may necessitate modification of conventional zoning requirements such as lot size, yards, lot coverage, parking, landscaping/screening, and building height on individual lots.	
	Screening. The PUD application shall show graphically the transitional treatment, where required, between residential and commercial zoning districts and between single-family residential and multi-family residential zoning districts, that will be employed to separate the PUD from abutting properties, including commitments to fencing, vegetation, earth berms, landscape screening, or similar techniques.	
	Access and circulation. The traffic circulation system within the PUD shall provide for the safe, convenient, and efficient movement of goods and people with a minimum of conflict between various modes of movement. Sidewalks or pedestrian trails shall be provided for pedestrian movement within the development and shall connect with existing pedestrian systems or allow for future extensions to activity centers such as schools and shopping areas outside the development. Shared parking facilities shall be encouraged with common access driveways within the development and abutting arterial streets.	
	Open space. Open space shall be provided for the common use of the residents or users of the PUD. Such open space and other common use facilities shall be located so as to be convenient and visually attractive to all of the intended users, as well as to protect flood hazard areas and natural wild life habitats. Open space areas shall be left in their natural state or landscaped and maintained in accordance with the approved plans for environmental amenity, recreational, or park use.	
	Signs. Signs shall be regulated for all uses as follows: 1. All signs shall be accessory to the identified uses within the PUD. 2. Monument signs, wall signs, and marquee signs are permitted by right. 3. Pole signs are permitted as based on the underlying zoning district requirements of Article 7, Division 3 (Signs). 4. Signs shall identify only the uses within the PUD 5. Monument signs shall not exceed four (4) feet in height if placed between the right-of-way line and the front setback and shall not exceed ten (10) feet in height when meeting the front setback.	
	Common facilities. Privately owned common areas may be established where certain facilities are shared by several adjacent property owners within the PUD, or are available to the general public for use in connection with visiting individual properties in the PUD. Such common facilities may include private streets, off-street parking and access drives, service areas, recreational facilities, plazas and other open space, provided however, at least fifteen (15) percent of the area of any common open space shall be used for landscaping and/or pedestrian amenities. Common areas are to be shown on the plat/plan	
	Improvements. <i>Public:</i> All structures and subdivision improvements within a PUD shall be constructed to City standards. The standards and requirements of the subdivision regulations for paving of public streets shall be observed for all publicly dedicated streets within or adjacent to a PUD, regardless of whether or not it is being subdivided. A hard-surfaced pedestrian system, constructed to City standards and meeting ADA compliance, which may, but not necessarily, be conventional curb-line or property-line sidewalks shall be provided connecting all building areas, parking areas, and common facilities	

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Preliminary Planned Unit Development (PUD)
Chapter 23, Article 15

	on the site, and that of the City as existing or planned. If it is not to be located in the public right-of-way, such pedestrian system shall be designated on the final PUD plan and the PUD plat as a pedestrian easement. <i>Private:</i> Private local streets may be permitted in a PUD but shall be constructed and inspected to City standards with the following exceptions: (1) private streets may be reduced in width to twenty-two (22) feet back of curb to back of curb with no on-street parking or another design as approved by Development Engineering; and, (2) private streets may provide an alternate design to curb and gutter. Private streets shall be contained within the PUD and within private roadway easements unless utilities are installed in combination with the development of streets. All utilities shall be placed in publicly dedicated easements. All easements for private local street use shall be identified and labeled as an outlot. Sidewalks or pedestrian trails not located in the public right-of-way shall be designated on the final PUD plan and the PUD final plat as a pedestrian easement. <i>Maintenance of Private Streets:</i> It is the developer's responsibility to provide for continued maintenance of all improvements and open space not dedicated to and accepted by the City.	
	Bicycle paths. The PUD shall designate hard-surfaced routes for bicycles within the PUD and shall connect to the existing city bike route system where applicable.	
	NEIGHBORHOOD MEETING noticed at least ten (10) days prior to Planning Commission meeting; held at least seven (7) days prior to Planning Commission meeting.	

INFORMATIONAL
Required fire flows. Appendix B (2009 IFC)
The minimum turn radii to be in accordance with Section 503.2.4 (2009 IFC) as amended
Dead end apparatus access roads in excess of 150 feet shall meet width and turnaround provisions Section 503.2.5 (2009 IFC) and Appendix D
Hydrant spacing Section 507.5 and Appendix C (2009 IFC)
Sprinkler requirements, Section 903 (2009 IFC)

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.

Katelynn Purdy 3/27/2025
 Preparer's Signature Date



Planned Unit Development – Statement of Intent

Proposed Project: Cowboy Landing - 42-Unit Micro House Gated Community
Location: 1924 & 2002 East McElroy Road

May 28, 2025

David Barth, Community Development Director
Development Services Department, City of Stillwater
723 South Lewis Street Stillwater, Oklahoma 74074

Dear Mr. Barth,

As the developer, Hawk Development Holdings LLC is pleased to propose Cowboy Landing, a thoughtfully designed 42-unit micro house gated community located on two tracts of land addressed as 1924 and 2002 East McElroy Road. Hawk Development Holdings LLC's mailing address is P.O. Box 701894, Tulsa, OK 74170. Safe Alusi, Managing Member and site project manager, can be reached at 949-887-1309.

The property is currently zoned (RSS) Small Lot Single Family Residential District. This PUD is requesting to seek variances to the lot size requirements and the bulk regulations of RSS zoning district to accommodate a modern, innovative housing development. The project features approximately 978 feet of frontage along East McElroy Road near the intersection of North Jardot Road. This community is designed to enhance resident privacy and security while fostering a strong sense of community through shared amenities and efficient use of land. The C3 plan envisioned this property as commercial.

A legally established management company will oversee the maintenance of shared infrastructure, including private roads, gated access, communal amenities, and emergency access routes, ensuring long-term quality and consistency for residents. The management company will be hired by the Homeowners Association established by this project and it is intended to make the hiring of a professional management company a condition of the covenants. It is envisioned that some of these units may be used as short-term rental properties in the future. A statement ensuring all short-term rentals must comply with local, state, and federal laws, including any applicable permits, licenses, and taxes will be included in the covenants.

General Concept

The Cowboy Landing development will include 42 micro houses within a gated community. Each unit is designed to maximize space efficiency and comfort, catering to individuals and small families. Communal spaces and amenities will promote a vibrant and sustainable living environment. The PUD is seeking variances to the density, lot size requirements, bulk regulations, and parking requirements.



Community Features

- Controlled gated entry will ensure resident security and privacy and comply with fire safety and emergency access standards. The west entrance is secondary and is intended to be for resident exit only.
- Multiple common areas, landscaping to be maintained by the management company.
- Energy-efficient designs with unit sizes ranging from 800 to 1600 sq. ft.
- A responsible management company to manage private infrastructure and communal areas.
- Enclosed trash facilities, composed of CMU walls with composite wood cladding gates coordinating with the housing aesthetic.

Zoning Adjustments

Category	Current Code Requirement	Proposed PUD Standard
Gross Density	8 Units Per Acre	10.2 Units Per Acre (12 allowed by 23.306.k)
Lot Size Requirements Sec 23-137 (c)		
Minimum Lot Area	5000 SF	2400 SF
Minimum Lot Width	50 FT	30 FT
Minimum Lot Depth	100 FT	80 FT
Bulk Regulations Sec 23-137 (d)		
Front Yard Setback (abutting ROW)	20 FT	20 FT (McElroy Road)
Front Yard Setback (abutting road/access easement)	20 FT	20 FT
Side Yard Setback	5 FT	5 FT internal
Buffer	n/a	20-FT along all exterior boundaries
Rear Yard Setback	20 FT	20 FT
Parking Sec. 23-200. Table 4.2. Required Motor Vehicle and Bicycle Spaces		
Residential single family, 2 & 3 Bedroom	1 Spaces per Bed	2 Space per Unit



Layout Justifications

- **Parking** - The site plan provides one dedicated off-street parking space and one single car garage per unit. All parking is located adjacent to or directly in front of each unit, minimizing the need for shared or street parking. Additionally, guest parking spaces are strategically located near the common areas. This configuration ensures accessibility, prevents congestion, and supports enforcement by the professional management company. No on-street parking is allowed due to designated fire lanes.
- **Density** - This PUD reflects an efficient use of in-fill land within city limits and supports Stillwater's goals for compact residential development. The proposal provides a range of housing sizes within a professionally maintained private community. This structure enhances long-term livability while minimizing public infrastructure burdens.
- **Sidewalk** - Given the compact scale and private drive layout, internal sidewalks are not proposed. The development will include ADA-accessible walkways to mailboxes and common areas. The private street design ensures low speed vehicular traffic, making internal pedestrian movement safe without additional sidewalks.

Landscaping & Signage

Two monument entry signs are proposed—one on each side of the entrance/exit. Each will be 6 feet wide and 4 feet tall, constructed of stone and stained wood, and externally lit. Placement will respect sightline requirements and comply with Section 23-306(f) of the Land Subdivision Code.

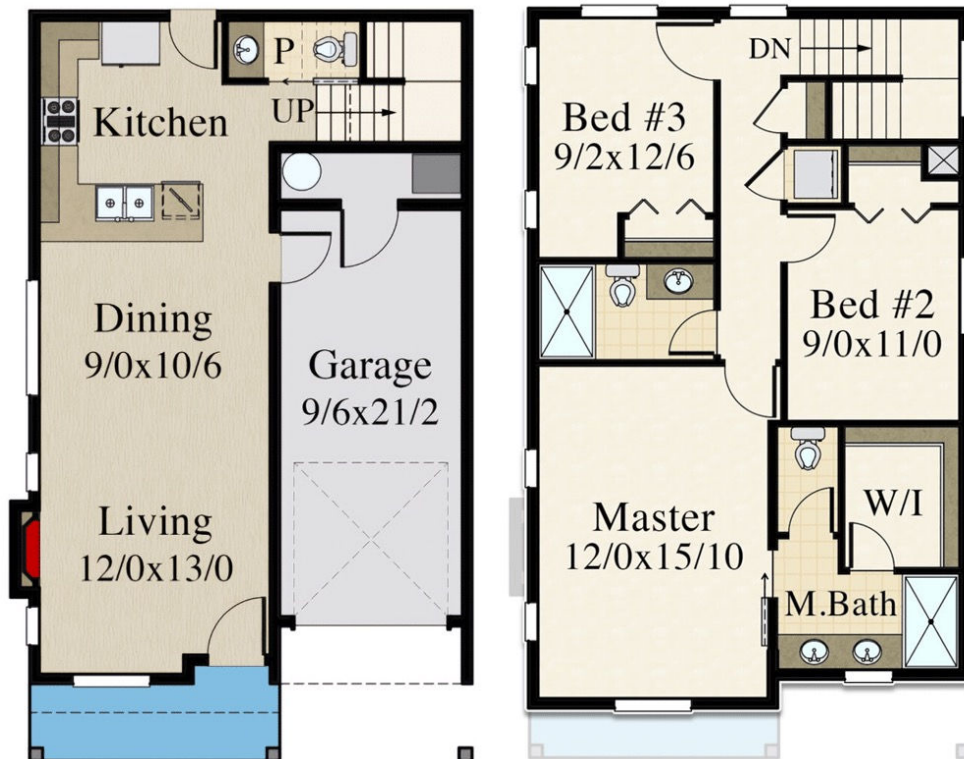
The landscape plan will include turf, low-maintenance shrubs, and ornamental trees. Along the arterial frontage, a 6-foot fence using composite wood material or decorative metal railing will be installed to enhance aesthetics and maintain cohesion with the surrounding context. A row of approximately eight (8) trees and shrubs will also be planted along the arterial street to provide a visual buffer. All landscaping will be maintained by the management company, and final species will comply with any utility clearance requirements.

Along the northern boundary it is proposed to leave 5-10 of the existing trees for a natural buffer of mature trees. If this is not able to be accomplished, a 6-foot black vinyl-coated chain-link fence will be installed to mark property limits without obstructing views of the undeveloped adjacent areas, in addition trees will be planted every 40- to 50-feet within the 20-foot buffer provided between the property line and new buildings.

Along the western and eastern boundaries, a 6-foot wood fence is proposed where there are no existing trees to act as a natural buffer. This is in effort to preserve the existing trees. If additional trees are removed in the future the fence will be installed by the developer along with trees every 30- to 40-feet. The buildings in both of these areas are at least 20-feet from the exterior property line to provide an additional buffer.



This attractive floor plan design features three well-designed bedrooms and two and a half bathrooms.





Traffic and Infrastructure

1. Units will be designed to have a single-car garage and one surface space, eliminating the need for excess on-street parking.
2. Entry and exit points are designed to integrate seamlessly with East McElroy Road. Internal roads will be privately constructed and maintained to city standards, reducing strain on city resources.
3. City of Stillwater will provide water, sewer, and electricity connections to all units.
4. A comprehensive drainage plan will manage runoff and mitigate environmental impacts.
5. Internal roadways will act as areas for pedestrian movement.
6. Internal roads will function as fire lanes. Therefore, no on-street parking will be allowed, and this will be documented in lease/ownership agreements and enforced by the management company.

Community Benefits

- Affordable Housing: Provides high-quality, affordable options for individuals and families.
- Tax Revenue: Boosts the local tax base through increased property values.
- Sustainability: Compact design reduces environmental footprint while offering modern housing solutions.
- Aesthetic Enhancement: Modern architecture and landscaping improve neighborhood appeal.
- New Construction: Our project will assist with solving the housing shortage that Envision Stillwater projected between 2025-2045.

Proposed Timeline

Cowboy Landing is planned as a phased development over a 24–36 month period to align with market demand and responsible construction practices.

Phase 1 will consist of approximately 13 micro units and the initial stage of site development.

The remaining 29 units will be constructed in one or two subsequent phases, depending on market absorption, financing availability, and seasonal construction conditions. Full build-out of the 42-unit gated community is anticipated between late 2026 and early 2028, with flexibility to adapt to changing conditions while maintaining consistent quality throughout the project.

Phase	Date	Details
Site Preparation	3-4 Months	Clearing, grading, and infrastructure setup.
Construction Phase 1	12 Months	Initial 13 units and shared amenities.
Construction Phase 2	12 Months	7 units and shared amenities.
Construction Phase 3	9 Months	Remaining 22 units and site final touches.
Project Completion	2028	Community ready for occupancy.



Conclusion

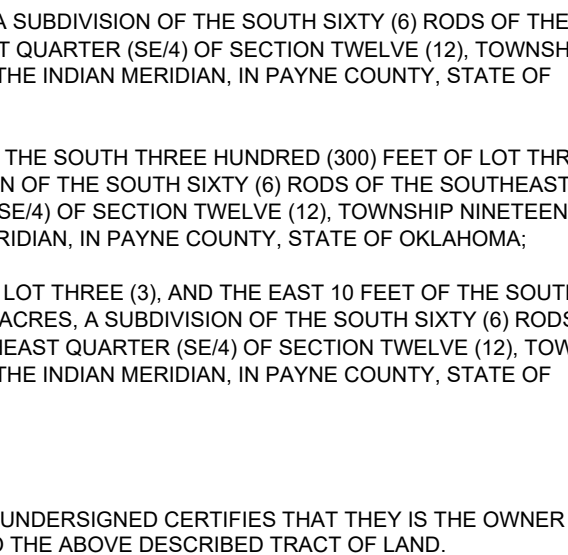
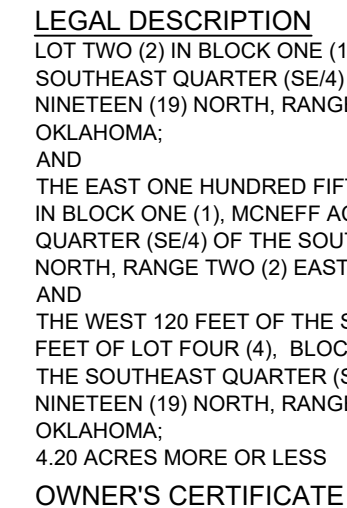
Cowboy Landing represents a forward-thinking approach to addressing Stillwater's housing needs and those being identified by Envision Stillwater. By utilizing the PUD process, this project will deliver affordable, innovative housing while fostering community interaction and environmental sustainability.

Should you have any questions, please contact Safe Alusi at 949-887-1309 or via email at salusi@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Safe Alusi".

Safe Alusi
Managing Member
Hawk Development Holdings LLC



PLANNING COMMISSION'S CERTIFICATE

CITY COUNCIL'S CERTIFICATE

ACCEPTED BY CITY COUNCIL THIS _____ DAY OF _____, 2025.

WILLIAM H. JOYCE, MAYOR

1. SUBJECT PROPERTY IS LOCATED IN ZONE X BASED ON FEMA FIRM MAP# 40149C0068E, DATED: 05/16/2004.

3. PRIVATE INTERNAL ROADS ARE TO BE BUILT TO CITY STANDARDS PER DETAIL 3701 AND ACT AS PEDESTRIAN WALKWAYS. PRIVATE ROADS TO BE DEDICATED AS 25 FOOT PEDESTRIAN, ROADWAY AND

4. PRIVATE STREETS WILL BE MAINTAINED TO CITY STANDARDS.

7. ENTRY DRIVES TO BE BUILT TO COMMERCIAL DRIVEWAY PER DETAIL 3707, WITH GATED ACCESS.

ZONING COMPARISON TABLE

USES	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
------	---------------------------	---------------------------

MINIMUM LOT AREA	5000 SF	2400 SF
------------------	---------	---------

BULK REGULATIONS SEC 23-137 (D)

EASEMENT)		
SIDE YARD	5 FT	5 FT

LOT COVERAGE	N/A	N/A
--------------	-----	-----

(1 - 3 BEDROOM)		ONE SURFACE)

OWNER/DEVELOPER
HAWK DEVELOPMENT HOLDINGS, LLC



**Gose &
Associates**
ENGINEERING • PLANNING • LAND SERVICES

113 E. 8th Avenue Stillwater, OK 74074 PH (405) 433-4907 CA 1640
www.gose-associates.com

JOB NUMBER 1394.01
DATE 05/30/2025
SCALE: AS SHOWN
CREATED BY: KRP
DRAWN BY: KRP
CHECKED BY: SCG

COWBOY LANDING
1924 & 2002 E MCELROY RD
STILLWATER, OKLAHOMA



**Gose &
Associates**

ENGINEERING • PLANNING • LAND SERVICES

**PRELIMINARY DRAINAGE STUDY
COWBOY LANDING
1924 & 2002 EAST MCELROY ROAD
STILLWATER, OK 74074**

**PREPARED FOR:
HAWK DEVELOPMENT HOLDINGS, LLC
SAFE ALUSI
P.O. BOX 701894
TULSA, OK 74170**

**PREPARED BY:
GOSE & ASSOCIATES
113 E 8TH AVENUE
STILLWATER, OKLAHOMA 74074
405-743-4907
CA #1604**



Stephen C. Gose, P.E.
Project Manager
03/28/2025



Background

The project is in the southeast quarter (SE/4) of Section 12, Township 19 North, Range 2 East on a portion of land to the north of the intersection of McElroy Road and Wedgewood Drive. There are residential properties surrounding the project on all four sides. The 4.2 acre site is platted.

There are two existing single family residential homes located on the property with an approximate impervious area of 10,250 SF. The existing soils are Type D soils.

It is proposed to construct a 49 unit micro house gated community. This report describes the preliminary drainage and detention facilities proposed for the site.

There are no blue line creeks on the site and no FEMA floodplains on or near the site. FEMA map number 40119C0068F, dated 05/16/2007.

Existing Hydrology Conditions

A map of existing drainage patterns is attached. Runoff is generally from southwest to northeast and runoff leaves the site by overland flow at the north property lines. Minimal offsite runoff enters the property.

Proposed Hydrology Conditions

A map of the proposed preliminary drainage area is attached. All the drainage areas offsite are unchanged as a result of this project. Land use for this site is residential with an average of 12 units per acre. The SCS method was used for preliminary drainage calculation and shows an increase in runoff based off an assumed 50% impervious cover. A detention pond has been preliminarily sized and location at the northeast corner of the property.

Conclusion

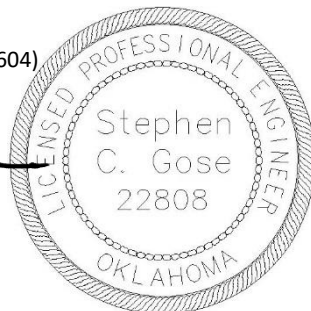
Due to the increase in the impervious area a detention pond will be required at the northeast corner of the property. The detention pond and outfall will be designed to accommodate the runoff in all storm events.

Sincerely,

Gose & Associates (CA #1604)


Stephen C. Gose, P.E.
Project Manager

03/28/2025





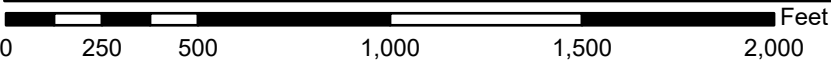
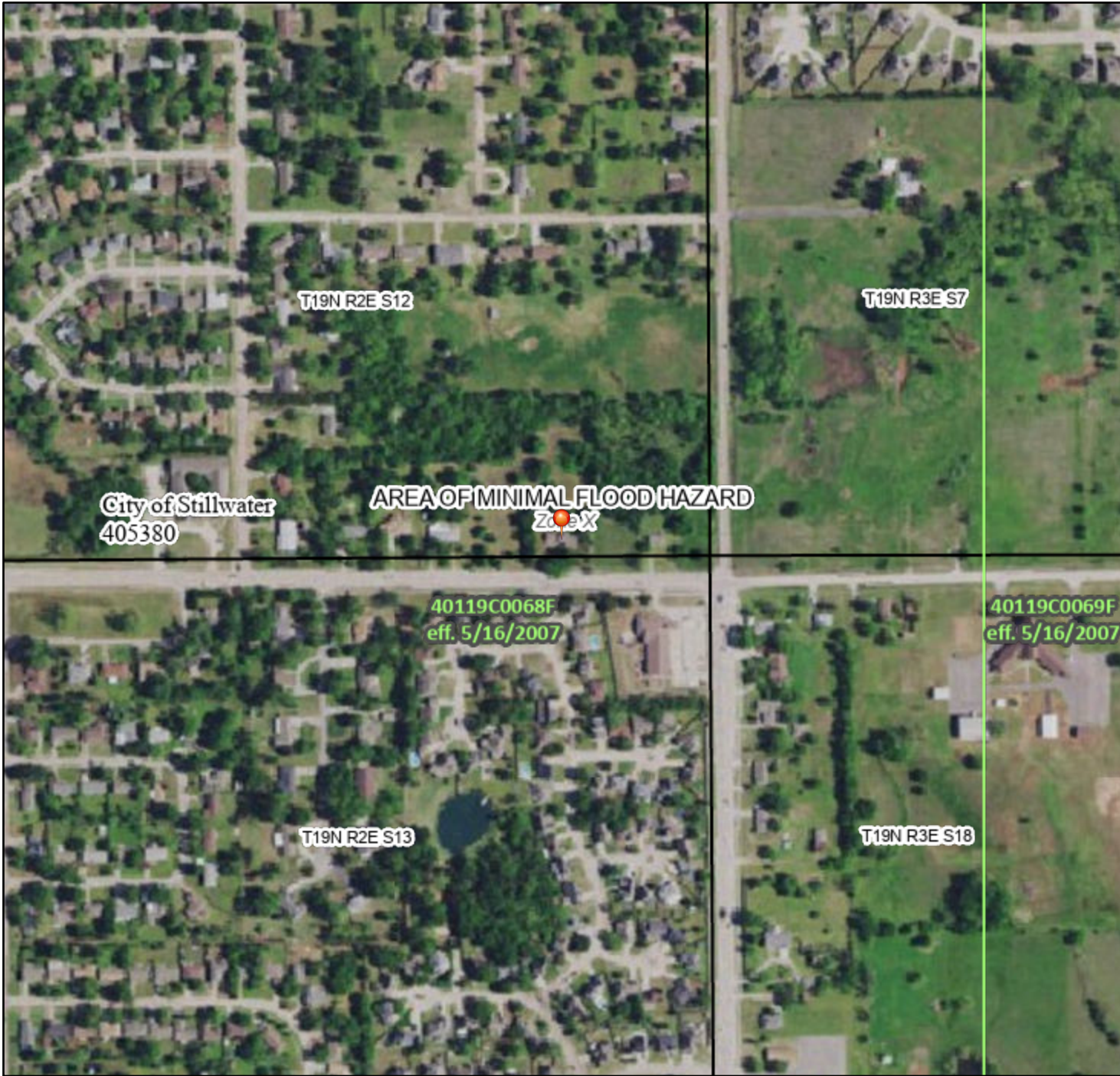
Appendices

Page 4.....	FEMA Flood Map
Page 5.....	USDA – NRCS Soil Map
Page 9.....	Preliminary Drainage Area Maps
Page 11.....	Preliminary SCS Calculations

National Flood Hazard Layer FIRMMette



97°2'25"W 36°8'5"N



1:6,000

97°1'48"W 36°7'36"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/8/2025 at 4:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

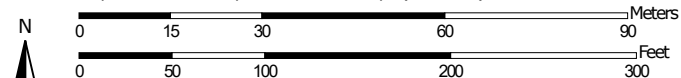
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—Payne County, Oklahoma



Soil Map may not be valid at this scale.

Map Scale: 1:1,240 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Payne County, Oklahoma
 Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 11, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
47	Renfrow loam, 3 to 5 percent slopes, eroded	D	0.2	4.7%
GrLE	Grainola-Lucien complex, 5 to 12 percent slopes	D	4.3	95.3%
Totals for Area of Interest			4.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

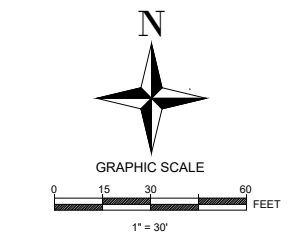
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher





TBM#2
DESCRIPTION
NORTHING=XX
EASTING=XX
ELEVATION=XX



- DA BOUNDARY
- DA FLOW PATH
- PROPOSED CONTOUR
- EXISTING CONTOUR

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

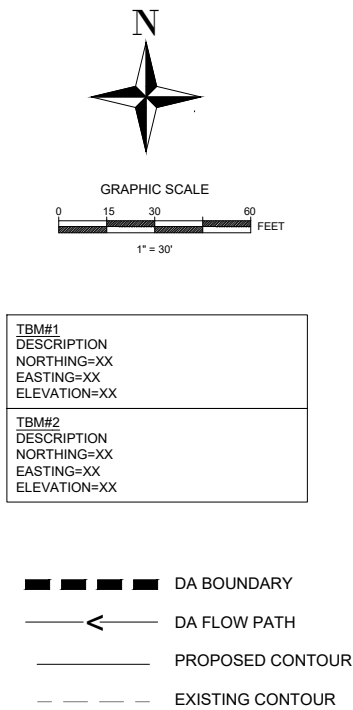
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FINAL, SIGNED AND
SEALED DOCUMENT.
PREPARED UNDER THE
SUPERVISION OF:
STEPHEN C. GOSE
OK P/E #: 22808
DATE: 03/28/2025

1394.01
DATE 03/28/2025
SCALE: AS SHOWN
CREATED BY: KRP
DRAWN BY: KRP
CHECKED BY: SCG

EXISTING DRAINAGE AREA MAP

1924 & 2002 E MCELROY RD
STILLWATER, OKLAHOMA

EET NUMBER
C6.0



TBM#2
DESCRIPTION
NORTHING=XX
EASTING=XX
ELEVATION=XX

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JOB NUMBER	1394.01
DATE	03/28/2025
SCALE:	AS SHOWN
CREATED BY:	KRP
DRAWN BY:	KRP
CHECKED BY:	SCG

PROPOSED DRAINAGE AREA MAP

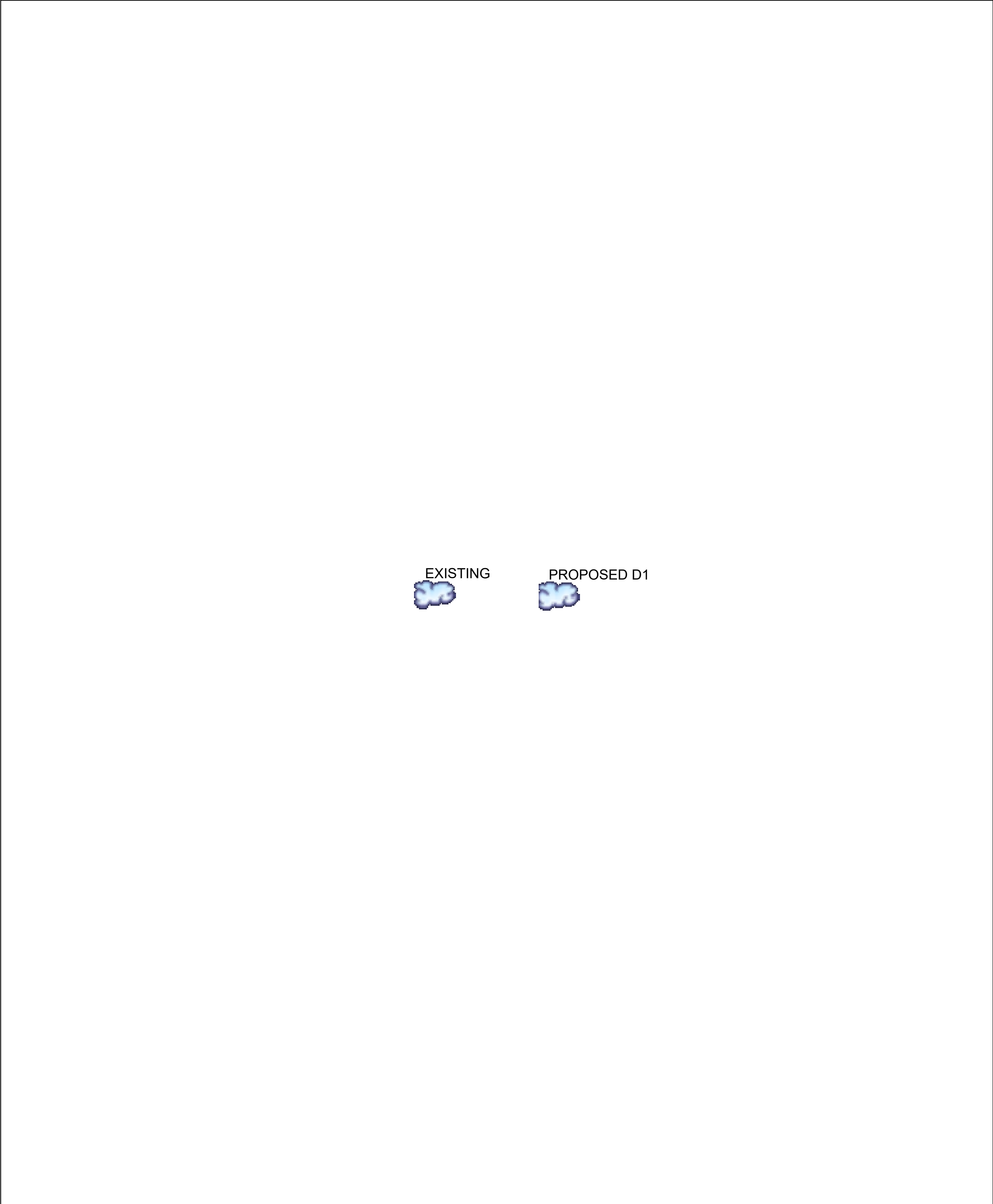
COWBOY LANDING
1924 & 2002 E MCELROY RD
STILLWATER, OKLAHOMA

SHEET NUMBER
C6.1



Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025



EXISTING PROPOSED D1

Two blue, cloud-like icons are positioned below the text labels. The first icon is under the word 'EXISTING' and the second is under 'PROPOSED D1'. These icons likely represent the spatial extent of the watershed models being compared.

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	11.81	14.54	-----	19.37	23.90	30.62	36.18	42.17	EXISTING
2	SCS Runoff	-----	13.77	16.55	-----	21.42	25.93	32.61	38.10	44.01	PROPOSED D1
Proj. file: SCSMethod.gpw									Wednesday, 03 / 26 / 2025		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.81	1	719	26,797	-----	-----	-----	EXISTING
2	SCS Runoff	13.77	1	719	31,735	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 1 Year			Wednesday, 03 / 26 / 2025	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	14.54	1	719	33,144	-----	-----	-----	EXISTING
2	SCS Runoff	16.55	1	719	38,482	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 2 Year			Wednesday, 03 / 26 / 2025	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	19.37	1	719	44,630	-----	-----	-----	EXISTING
2	SCS Runoff	21.42	1	719	50,528	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 5 Year			Wednesday, 03 / 26 / 2025	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	23.90	1	719	55,592	-----	-----	-----	EXISTING
2	SCS Runoff	25.93	1	719	61,895	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 10 Year			Wednesday, 03 / 26 / 2025	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	30.62	1	719	72,235	-----	-----	-----	EXISTING
2	SCS Runoff	32.61	1	719	79,004	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 25 Year			Wednesday, 03 / 26 / 2025	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	36.18	1	719	86,216	-----	-----	-----	EXISTING
2	SCS Runoff	38.10	1	719	93,283	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 50 Year			Wednesday, 03 / 26 / 2025	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	42.17	1	719	101,505	-----	-----	-----	EXISTING
2	SCS Runoff	44.01	1	719	108,834	-----	-----	-----	PROPOSED D1
SCSMethod.gpw					Return Period: 100 Year			Wednesday, 03 / 26 / 2025	

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	46.0000	10.0000	0.7900	-----
3	0.0000	0.0000	0.0000	-----
5	59.0000	11.0000	0.7800	-----
10	69.0000	12.0000	0.7800	-----
25	81.0000	12.0000	0.7800	-----
50	106.0000	15.0000	0.8000	-----
100	116.0000	15.0000	0.8000	-----

File name: StillwaterIDF.IDF

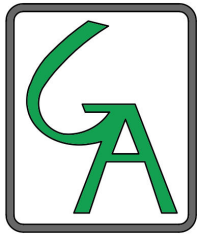
Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.42	4.31	3.62	3.13	2.77	2.50	2.27	2.09	1.94	1.81	1.70	1.60
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.79	5.49	4.65	4.05	3.61	3.26	2.98	2.75	2.55	2.39	2.25	2.12
10	7.57	6.19	5.28	4.62	4.13	3.74	3.42	3.16	2.95	2.76	2.60	2.46
25	8.89	7.27	6.19	5.43	4.84	4.39	4.02	3.72	3.46	3.24	3.05	2.88
50	9.65	8.07	6.98	6.17	5.54	5.04	4.64	4.30	4.01	3.76	3.54	3.35
100	10.56	8.83	7.63	6.75	6.06	5.52	5.07	4.70	4.38	4.11	3.88	3.67

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	3.20	3.68	0.00	4.52	5.30	6.46	7.42	8.46
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Memo

To: City of Stillwater, Development Services Department

From: Stephen C. Gose, P.E. & Katie Purdy, P.E.

Date: May 27, 2025

Re: Cowboy Landing PUD Neighborhood Meeting

As part of the requirements of the Planned Unit Development (23-307(e)) for the Cowboy Landing development, Hawk Development Holdings, LLC hosted a neighborhood meeting on Wednesday May 7th, 2025, at 5:30pm in the Chamber of Commerce conference room. At this meeting 2 neighbors were able to attend and ask questions regarding the project. Due to the notices getting to neighbors slower than expected and at the request of city staff, a second neighborhood meeting was held Thursday May 22nd, 2025, at 5:30 pm, also in the Chamber of Commerce conference room. Six (6) neighbors were able to be present at this meeting and ask questions about the development. Also, in attendance for both neighborhood meetings were three (3) members of Development Services with the City, two (2) members from the engineering design firm Gose & Associates, and one (1) representative from Hawk Development Holdings, LLC. Below is a summary of the topics discussed during the meetings.

1. Density – Density is 10.2 units per acre which is below the RSS PUD allowed of 12 units per acre. Base RSS zoning allows for up to 8 units per acre.
2. Driveway locations – the east drive is lined up with the Wedgewood addition, the west drive meets the 150-foot spacing required by city code from adjacent driveways.
3. This will be a Gated community – the east drive will be the main entrance with a call box and the west drive will be exit only along with emergency access.
4. Landscaping – it is the developers' intent to keep as many of the existing trees on the property lines as possible as a natural buffer zone. Language has been added to the Statement of Intent to clarify how these areas will be preserved and how to mitigate for any removal necessary during construction.
5. Drainage – The detention facility will be built with Phase 1 of the project and will be designed to release at or below existing conditions in all design storm events. This will be designed and reviewed with the improvement plans. Swales will be utilized along the side property lines to mitigate any on-site water from flowing onto adjacent parcels.
6. Units are proposed to be two-story, 1,300 square feet, in the upper \$200,00 price range. One single car garage and one surface space per unit. No parking will be allowed on the street due to fire lane access. Approximately 7 common parking spaces are provided in phase 1.

Should you have any questions please feel free to contact us at 405.743.4907.

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF MAY 6TH, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED May 2nd, 2025 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Mark Prather, Vice Chair
Mike Shanahan, Member
Riley Williams, Member
David Peters, Member

MEMBERS ABSENT

STAFF PRESENT

Kim Payne, City Attorney
David Barth, Development Services Director
Henry Bibelheimer, Senior City Planner
Joshua Brown, Development Coordinator
Alexandria Maged, Administrative Assistant

Staff Absent

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting of the Stillwater Planning Commission to order at 5:30 p.m. and introduction and welcome for the new City Senior Planner, Mr. Henry Biblehimer. Mr. Bibelheimer introduces himself as the City's new Senior Planner; has a degree in sustainable development; has built a shipping container home; and has been the Planner for Broken Arrow.

2. GENERAL ORDERS

- a. Consider a Form Based Code Alternative Compliance request for a material design alternative use of cement board for siding, in the Form Based Code Transect 5 (T5) zoning at property addressed as 231 N. Husband Street.

Chair Phillips introduces the item and invites staff up to present.

Mr. Joshua Brown, Development Coordinator, presents the staff's report; and explains the property and location; that the applicant is requesting to use fiber cement board siding as a facade material for the buildings; and shows example images of the surrounding properties facades.

Vice Chair Williams asks for clarification that this material was allowed on the 2025 code but was taken off on the 2019 code update but was not put as a prohibited material and asks if staff knows why it was taken off.

Mrs. Kim Payne, Sr. Assistant City Attorney, states that he was correct regauging the timeline but they were unable to locate minutes that showed the reason it was removed.

Chair Phillips asks for the applicant or their representative to come forward.

Mr. Stephen Gose of Gose & Associates, 113 E 8th Ave., comes to speak on the following:

- Referenced points from the Alternative Compliance Letter included in the Agenda Packet.
- Explained challenges faced are limited access to materials, labor shortages and tight time frames

- Shared findings from personal research regarding removal of specific building materials (fiber cement siding) from the approved list. Changes were approved in title only during one meeting; full text was brought back and accepted at a subsequent meeting; his notes from a Builder Relations Committee Meeting (before the Planning Commission) still listed fiber cement siding as allowed. Could not determine the reason for its removal.
- Pointed out that none of the current planning staff or commissioners were involved at that time, making clarification difficult.
- Justified the request for the material by described fiber cement siding as a durable material.
- Material complied with previous code.
- Stated its use would allow construction to continue without delay.

Commissioner Prather asked Mr. Gose, if he had to speculate why a city might choose to remove a material from the approved list. Mr. Gose responded that it could be due to a variety of reasons, such as an effort to control the appearance of building facades or desire to build to a specific standard as well as the aesthetic preferences based on the city's goals at that time.

Mr. Gose mentioned that the builder was present if the Commissioners had any questions for them.

Commissioner Prather then asked Mr. Gose to explain how using the requested material would be beneficial.

Mr. Gose explained that, due to the number of major projects currently underway in Stillwater, the largest bricklayer in town, who is capable of handling a project of this scale, is currently backed up; and added that ongoing weather issues have further delayed construction timelines, making alternative materials like fiber cement siding more practical for keeping the project on track.

Commissioner Prather summarized that the requested material would be easier and faster to install. Mr. Gose confirmed this, adding that they have contacted local bricklayers as well as those in Oklahoma City, Tulsa, and northwest Arkansas, and no one is currently available to complete the amount of brickwork required within the next several months.

Commissioner Prather also noted that many residents still have not begun rebuilding homes damaged in the Stillwater fires.

Mr. Gose acknowledged that permits may have been submitted, but agreed that rebuilding has not yet begun and further emphasized that the volume of brick required to cover all four sides of the proposed buildings is significant.

Vice Chair Williams asked why they are requesting a material not currently allowed by code when other siding option, besides brick are permitted.

Mr. Gose explained that materials like stone or cast stone would still require the same skilled masons, who are currently unavailable; added that the client does not want to use EIFS (Exterior Insulation and Finish System) or stucco; and does not believe those materials would complement the neighborhood or match the residential aesthetic that siding provides. Mr. Gose continues by referencing staff photos showing surrounding homes, pointing out that siding is a common material in the area; and added that architectural metal would present a much more modern and contrasting look, which they feel would be out of place.

Chair Phillips noted that the current code allows for "other high-quality, long-lasting masonry materials" while acknowledging that calling fiber cement board "masonry" may be a stretch, she emphasized that it is very long-lasting and extremely durable.

Chair Phillips added that if the goal is durability, fiber cement siding aligns more closely with the intent of the code than materials like EIFS (Exterior Insulation and Finish System) or stucco.

Chair Phillips listed materials that are explicitly prohibited by the code, such as plain concrete block and corrugated fiberglass, and noted that these materials appear to be much further removed in quality and appearance from fiber cement board and emphasized that fiber cement siding is more in aligned with the intent of the code due to its durability and visual appeal.

Chair Phillips commented that the images of the proposed building design appear to be more in character with the surrounding residential neighborhood. Mr. Gose agreed, noting that the design helps to break up the building's façade and visually reduce the scale of the structures. Chair Phillips added that, since the buildings are slightly taller than surrounding structures, the chosen materials contribute to a more pedestrian-friendly feel and help maintain the spirit of the neighborhood.

David Barth, Development Services Director, provided clarification on the 2019 code update; explained that the update was not specifically focused on building materials, but rather on revising the form-based code to address public realm improvements, such as streetscapes and sidewalks; the removal of certain materials was likely a minor part of a broader update; and acknowledged that the reason for removing fiber cement siding is unclear.

Commissioner Prather asked whether there would be any benefit to adding fiber cement siding back into the code. Mr. Barth responded that this is a great question and suggested it's worth considering whether the code should be updated to avoid specifying materials altogether; explained that under the current code, if a building owner needs to repair or replace siding, they are required to bring the exterior up to code; however, many buildings do not have a foundation capable of supporting brick, limiting their options; and emphasized that, if the City plans to reassess the Form-Based Code more broadly, they will take a comprehensive look at what materials should and should not be included.

Joshua Brown, Developmental Coordinator, comes back up to present findings and alternatives, which are:

Findings:

1. Section 23-449 allows the planning commission to allow alternative materials in the Form Based Code area.
2. The original Form Based Codes adopted in 2015 allowed cement fiber board as façade material. The Form Based Code update in 2019 no longer included cement fiber board in the list of approved façade materials.
3. Cement fiber board is not listed in the code as a prohibited material.
4. Buildings adjacent to this project include various facade materials including brick, wood siding, and EIFS.

Alternatives:

1. Accept findings and approve the use of fiber cement board siding as presented for alternative compliance to the Form Based Code.
2. Deny the request to use fiber cement siding.
3. Table the request to a future meeting.

Commissioner Prather asks if this process has slowed the builder down.

Mr. Dakota Riggins, Riggins Development, comes to the podium and responds that yes, they have been ready to put up siding and are waiting for the decision from this meeting tonight.

Commissioner Prather says given that he would advise that the City do something to modify the code so this does not happen in the future.

Commissioner Prather motions to approve as presented, Commissioner Shanahan seconds.

Roll Call:	Phillips	Williams	Prather	Shanahan	Peters
	Yes	Yes	Yes	Yes	Yes

Time: 15 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION

- a. Regular meeting Summary of April 15, 2025

Legal notes that 'advises' should be changed to 'requested' on the first item.

Commissioner Prather notes that he should not be listed in the attendance as he was absent.

Vice Chair Williams motions to approve the minutes with the modification, Commissioner Peters seconds.

Roll Call:	Phillips	Williams	Prather	Shanahan	Peters
	Yes	Yes	Yes	Yes	Yes

Time: 15 minutes

2. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Regular Meeting is May 20th 2025
- b. Chair Phillips invites Henry Bibelheimer to come up and introduce himself to the Commission.

3. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Prather at approximately 5:52 PM on May 6th, 2025

the next regularly scheduled meeting will be held Tuesday, May 20th 2025 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 South Lewis Street.

Prepared by – Alexandria Holle Maged, Administrative Assistant
Reviewed by – Cindy Gibson, Administrative Services Manager

Approved by - _____
Stillwater Planning Commission

DRAFT