

PLANNING COMMISSION MEETING AGENDA

JULY 8, 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 regarding a request for a Specific Use Permit (SUP24-01) for a medical marijuana dispensary in the Commercial Shopping (CS) district at property addressed as 209 N. Perkins Road.	Joshua Brown
b.	Receive public comment regarding a Preliminary Plat (SUB25-10) in the Small Lot Single-Family Residential zoning district with a Planned Unit Development overlay (RSS_PUD) at property addressed as 505 E. 18th Avenue.	Joshua Brown
c.	Receive public comment regarding a request for a Map Amendment (MA25-04) to rezone property addressed as 320 S. Walnut Street from Small Lot Single-Family Residential (RSS) to Two-Family Residential (RT). <i>(Tabled from the June 24th, 2025 meeting.)</i>	Joshua Brown
d.	Receive public comment regarding a request for a Specific Use Permit (SUP25-03) for property addressed as 320 S. Walnut Street to allow townhomes in the Two-Family Residential (RT) district. <i>(Tabled from the June 24th, 2025 meeting.)</i>	Joshua Brown

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

a.	Next regular meeting is July 15th, 2025.
----	--

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 8, 2025

Subject: Specific Use Permit: 209 South Perkins Road

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow a medical marijuana dispensary in the Commercial Shopping (CS) zoning district at the property addressed as 209 South Perkins Road.

Background: The property is located in the Northeast portion of Stillwater, in the Frontier Plaza Shopping Mall. The subject property has frontage on South Perkins Road. Medical Marijuana Dispensary is an allowed use in the CS district with a Specific Use Permit (Sec. 23-151.b).

This application was received in January of 2024 and has been held pending for Oklahoma Medical Marijuana Authority (OMMA) to approve the applicant's license. The license was approved in May of 2025, therefore, the applicant came to the city to continue the Specific Use Permit process. Signage has already been reviewed and approved by staff and installed on the building at this location.

Application Processing Information:

Owner/Applicant – Zachary Kirby

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

Processing Track:

Submittal Date – January 24, 2024

Planning Commission – July 8, 2025

City Council – July 21, 2025

Project/Site Design Data/Details:

Zoning – Commercial Shopping, Section 23-151

Existing Use – Commercial

Proposed Use – Medical Marijuana Dispensary

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off South Perkins Road
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently available along the east side of South Perkins Road. The Green Route has stops to the north and south near the property.
- Electric: City electric is available

Applicable City Plans/Policies:

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

Discussion: The applicant is requesting a Specific Use Permit to allow for a new medical marijuana dispensary. The subject property is located along a commercial corridor and is zoned Commercial

Shopping (CS). This same zoning extends to the north and south of the subject property. Small Lot Single Family Residential (RSS) zoning is located behind the shopping plaza to the east, and Public (P) zoning is located to the west across South Perkins Road.

Findings:

1. The Land Development Code allows medical marijuana dispensaries in the Commercial Shopping (CS) zoning district with a Specific Use Permit.
2. The Comprehensive Plan calls for Commercial uses at the property's location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed specific use permit.
2. Accept findings and recommend that the City Council conditionally approve the proposed specific use permit subject to conditions being met which can include, but are not limited to:
3. Find that the specific use permit 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: Staff recommends approval of this Specific Use Permit.

Prepared by:

Josh Brown, Development Coordinator

Reviewed by:

David Barth, Development Services Director

Henry Bibelheimer, Senior Planner

Cindy Gibson, Administrative Services Manager

Date of Preparation:

June 26, 2025

Attachments:

Application with OMMA License and Floor Plan, Area Map

Map Designation:

NE

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

ZONING:

- ☐ Map Amendment
☐ Planned Unit Dev.
 ☐ Preliminary
 ☐ Final
 ☐ Subdivision
 ☐ Amendment
☒ Specific Use Permit
☐ Annexation

SUBDIVISION:

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

OTHER:

- ☐ Closing
☐ Drainage Plans/Study
☐ Drilling Permit
☐ Improvement Plans
☐ Right-of-Way Agreement
☐ Small Business Permit
☐ Text Amendment

SITE PLANS:

- ☐ Minor Amendment
☐ Final Drill Site Dev. Plan

Title of Subdivision/Plan/Use: Memorial Addition / Medical Marijuana Dispensary
Owner(s) of Property: Michael L. Brown and Catherine A. Brown
Owner(s) Address: 1414 Old Wirt Rd., Marshfield, MO 65076
Owner(s) Phone/Fax/Email: _____
Applicant/Developer of Property: Zachary Kirby
Applicant/Developer Address: 4781 E. Prospect Ave. Ponca City, OK 74604
Applicant/Developer Phone/Fax/Email: (580) 789-0884
Design Engineer address/phone/fax/email & Registration No.: _____

Surveyor address/phone/fax/email & Registration No.: _____

Address or Description of Property to be Subdivided/Developed: see attached Deed

Original Tract Deed Book and Page Number: Book 2174 Page 230
Number of Acres in Development: _____
Number of Lots Created: _____
Current Zoning/Requested Zoning: _____
Reason for zoning request/use permit/map amendment (describe project): _____

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.

Jeri Stuffed 1-15-2025
Applicant/Preparer Date

[Signature] 1-15-2025
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only: CASE NO#: _____

Submission Date: _____ Processing Tract: IRC _____, PC _____, CC _____

Approval Date: _____ Fees: _____ Number of Copies: _____

City of Stillwater
Specific Use Permit (SUP)
Chapter 23, Article 6, Division 7

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

Because the uses identified as requiring specific use permits are more intense or have a greater impact than those permitted by right, such uses shall be evaluated based upon their ability to locate next to less intensive uses. This CHECKLIST identifies the items needed. All items indicated as SUCH are required for the submittal to be considered complete.

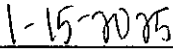
APPLICANT	REQUIREMENTS	CITY
	Section 23-180	
	COMPLETED APPLICATION FORM AND CHECKLIST	✓ <i>cjg</i>
	FILING FEE: NEW CONSTRUCTION @ \$350.00 PLUS \$0.01/SQ FOOT OF BUILDING OR EXISTING BUILDING @ \$250.00 SHALL BE PAID UPON VERIFICATION OF COMPLETE SUBMITTAL.	
	A TYPEWRITTEN LIST, CERTIFIED BY A LICENSED ABTRACTOR, 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.	✓
	TYPED LEGAL DESCRIPTION EMAILED TO DIGITALS@STILLWATER.ORG	✓
	COPY OF EXISTING OR PROPOSED RESTRICTIVE COVENANTS	
	BUILDING ELEVATION DRAWINGS AND CONSTRUCTION MATERIALS WHEN ABUTTING A RESIDENTIAL DISTRICT.	✓
	ELECTRONIC PDF DRAWING, EMAILED TO DIGITALS@STILLWATER.ORG shall show the following:	✓
	a. Dimensions of the site, including easements and rights-of-way, and location with respect to streets and adjacent properties;	
	b. Dimension of buildings and location with respect to property boundaries;	
	c. Location and type of existing and proposed outdoor features such as signs, fences, landscaping, or outdoor light fixtures;	
	d. Location, arrangement, and dimensions of off-street parking and loading spaces and access drives;	
	e. Number of residential dwelling units, if any, per structure;	
	f. Any other physical features or characteristics which may be unique to the property or particular use proposed;	
	g. Existing use of abutting/adjoining properties	
	h. Existing zoning of the subject property and the abutting/adjoining properties;	
	i. Location of existing and proposed public utilities	
	j. Distance from any public place as defined in Oklahoma Administrative Code Title 310, Chapter 681 (Per Ordinance No. 3416)	
	COPY OF OKLAHOMA STATE DEPARTMENT OF HEALTH MEDICAL MARIJUANA LICENSE FOR ☐ COMMERCIAL GROWER ☐ PROCESSING/MANUFACTURING ☒ DISPENSARY/RETAIL (PER ORDINANCE No. 3416)	
	FINAL DRAINAGE STUDY AND FINAL DRAINAGE PLAN (ARTICLE 19)	N/R

**City of Stillwater
Specific Use Permit (SUP)
Chapter 23, Article 7, Division 7**

INFORMATIONAL	
Required fire flows. Appendix B (2009 IFC)	
Hydrant spacing Section 507.5 and Appendix C (2009 IFC)	
Sprinkler requirements, Section 903 (IFC)	
Annual Inspections will occur to verify continual compliance with the conditions of approval of the SUP	

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


Date



I-2014-006583 Book 2174 Pg: 230
04/17/2014 2:39 pm Pg 0230-0232
Fee: \$ 17.00 UDoc: \$ 0.00
Glenna Craig - Payne County Clerk
State of Oklahoma

WARRANTY DEED (INDIVIDUAL - CORPORATION - PARTNERSHIP)	WHEN RECORDED, RETURN TO:
	Grantee

THIS WARRANTY DEED is made this 20th day of March, 2014, between MICHAEL L. BROWN and CATHERINE A. BROWN, husband and wife ("Grantor" whether one or more), whose address is 1414 Old Wire Road, Marshfield MO 65706, and MICHAEL L. BROWN and CATHERINE A. BROWN, TRUSTEES OF THE MICHAEL L. BROWN and CATHERINE A. BROWN JOINT REVOCABLE TRUST U/T/A DATED March 20, 2014 ("Grantee" whether one or more, and which term shall be construed to include Grantee's successors and assigns) whose address is 1414 Old Wire Road, Marshfield, MO 65706.

GRANTOR, in consideration of the sum of One Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, do grant, bargain, sell and convey to Grantee, their heirs, successors and assigns, all the following described real property (the "Property") located in Payne County, State of Oklahoma:

Legal Description is Attached as Exhibit A.

TO HAVE AND TO HOLD the Property, together with all its tenements, hereditaments and appurtenances, to the Grantee, their heirs, successors and assigns, forever.

GRANTOR, for their heirs, executors and administrators, covenants, warrants, promises and agrees that at the time of delivery of this Warranty Deed, Grantor is lawfully seized of an absolute and indefeasible estate in fee simple all of the above granted and described Property; that the Property is free, clear and discharged from all former and other grants, titles, charges, estates, judgments, taxes, mortgages and liens of any kind, except:

GRANTOR, warrants to Grantee, their heirs, successors and assigns the title to the Property and the quiet and peaceable possession of the property, and will warrant and defend the Property against Grantor, Grantor's heirs, successors and assigns, and every person or entity who may lawfully claim the Property or any interest granted under this Warranty Deed, except those interests in the Property listed above.

Exemption Doc. Stamp Tax O.S. Title 68 Sec. 3202 (4)

Signed and Delivered on this Date:

Date: March 20, 2014

Michael L. Brown
MICHAEL L. BROWN

Catherine A. Brown
CATHERINE A. BROWN

sent
12-5

STATE OF MISSOURI)
) SS.
COUNTY OF GREENE)

The foregoing instrument was acknowledged before me on this 20th day of March, 2014, by MICHAEL L. BROWN and by CATHERINE A. BROWN, husband and wife.


Andrea Sandoval
Notary public in and for said County and State

ANDREA SANDOVAL
Commission #11384351
Notary Public - Notary Seal
STATE OF MISSOURI
Webster County
My Commission Expires: Nov. 20, 2015

RETURN TO:
Douglas R. Nickell
Lathrop & Gage LLP
910 E. St. Louis St., Ste. 100
Springfield, MO 65806

UNOFFICIAL

EXHIBIT A

A tract of land in the South Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirteen (13), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, more particularly de-scribed as follows: Beginning at a point 92.02 feet West of the Northwest corner of McPheeters' Addition to the City of Stillwater, according to the recorded plat thereof; thence West 469.9 feet, more or less, to the Northwest corner of the S/2 NW/4 SW/4 of said Section 13; thence South along the West line of said Section 13 a distance of 476.9 feet, more or less, to a point 187 feet North of the Southwest corner of the NW/4 SW/4 of said Section 13; thence Southeasterly toward a point 25 feet North and 300 feet East of the Southwest corner of the NW/4 SW/4 of said Section 13 a distance of 264.23 feet, more or less, to a point 78 feet Northwesterly from the point 25 feet North and 300 feet East of the Southwest corner of the NW/4 SW/4 of said Section 13; thence Northeasterly a distance of 42 feet, more or less, to a point 99 feet North and 1073 feet West of the Southeast corner of the NW/4 SW/4 of said Section 13; thence Northeasterly, Northerly and Northwesterly along a left curve of approximately 137 feet radius, a distance of 108.8 feet, more or less; thence Northwesterly and Northerly along a right curve of 488.2 feet radius, a distance of 154.58 feet to a point 308.25 feet South and 1085.75 feet West of the Northeast corner of the S/2 NW/4 SW/4 of said Section 13; thence Northerly and Northeasterly along a right curve of 305.75 feet radius a distance of 405.96 feet; thence Northwesterly perpendicular to said curve a distance of 11.83 feet to the point of beginning. Subject to 87 feet of Perkins Road right-of-way along the West Side.

Starting at the Southwest Corner (SW/Cor) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of said Section Thirteen (13); thence, North 89 degrees 52 minutes 57 seconds East along the South line of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of said Section Thirteen (13) a distance of 87.00 feet to a point on the East right-of-way line of Perkins Road; thence, South 00 degrees 48 minutes 43 seconds East, along the East right-of-way line of Perkins Road a distance of 60.98 feet to the Point of Beginning; thence, North 76 degrees 35 minutes 41 seconds East, 59.95 feet; thence, North 53 degrees 20 minutes 18 seconds East, 55.19 feet; thence, North 27 degrees 53 minutes 59 seconds East, 86.33 feet; thence, North 26 degrees 35 minutes 14 seconds East a distance of 9.45 feet; thence, North 61 degrees 54 minutes 22 seconds West a distance of 170.28 feet, to a point on the East right-of-way line of Perkins Road; thence, South 00 degrees 48 minutes 43 seconds East, along the East right-of-way line of Perkins Road a distance of 211.81 feet to the Point of Beginning, said tract containing 0.45 acres, more or less, and subject to all easements of record.



State of Oklahoma

License Certificate

NON-TRANSFERABLE

Commercial Dispensary License

HEREBY GRANTED TO

Ponca City Dispensary, Inc.

209 South Perkins Road, Stillwater, Oklahoma, 74074

The license issued by the Oklahoma Medical Marijuana Authority to certify the above has fulfilled the requirements of 63 O.S. §§ 420 et seq.; 63 O.S. §§ 427.1 et seq.; 63 O.S. §§ 428 et seq.; and the OKLAHOMA ADMINISTRATIVE CODE at Title § 442. The license is subject to the representations made on the application therefor and may be suspended or revoked for cause as provided by law and rule. The licensee shall observe and comply with all applicable laws, ordinances, rules, and regulations of the State of Oklahoma.

Adria A. Berry

Adria Berry
Executive Director
Oklahoma Medical Marijuana Authority



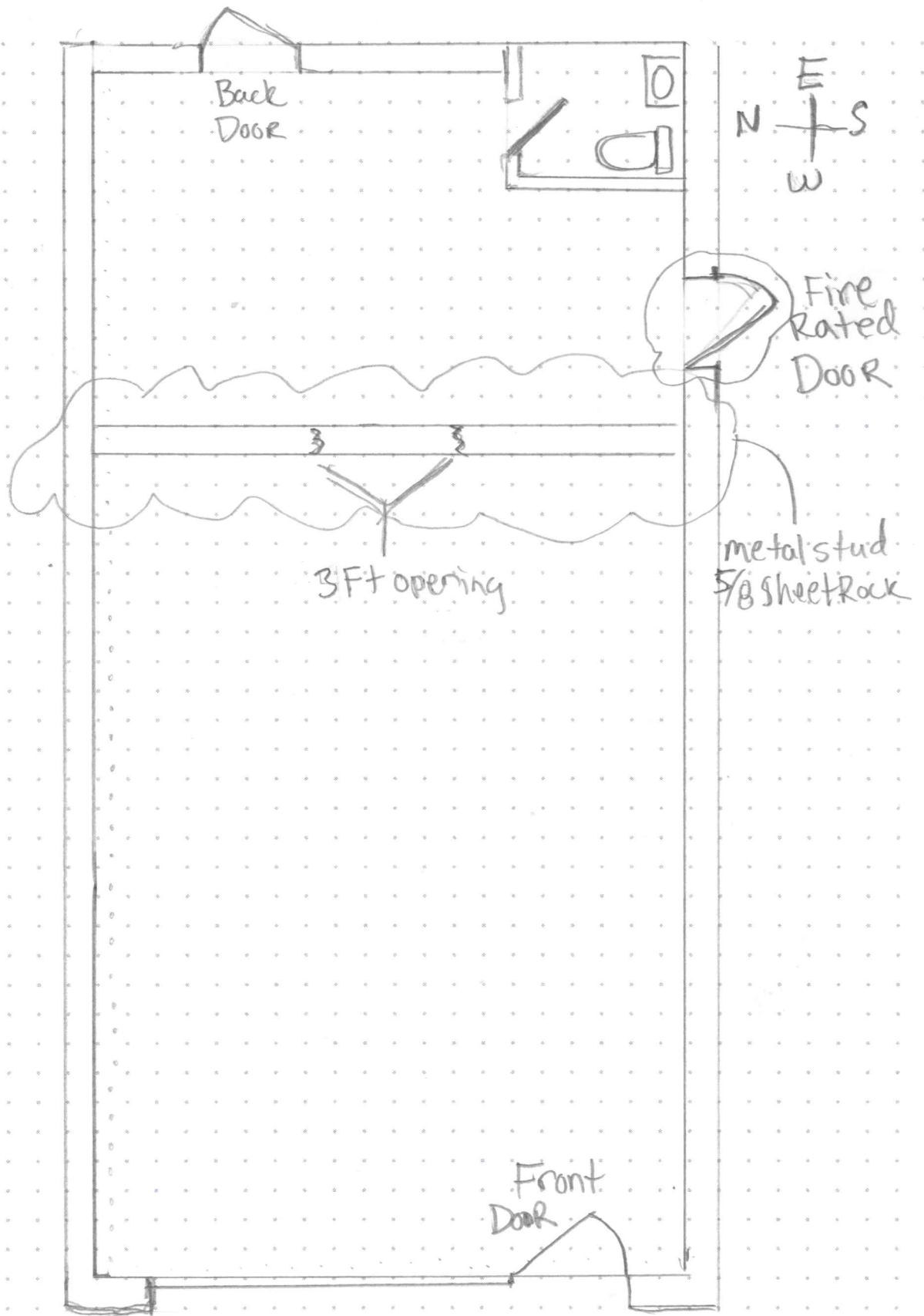
OKLAHOMA
Medical Marijuana Authority

License Number: **DAAA-6FP9-RB72**

Expiration Date: **05/04/2024**

RECEIVED

By alexandria.maged at 9:26 am, May 28, 2025



Proposed in this drawing, and circled, the addition of an 18' partition wall, to separate customer and employee spaces. Wall will have a 3ft opening. Installed a metal fire proof door on south wall.



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: SUP24-01
Request: Specific Use Permit for Medical Marijuana Dispensary
Address: 209 S. Perkins Road

Date of Meeting: July 8, 2025

Subject: Preliminary Plat: Fern Street Cottages

Purpose of Report: The applicant requests review and approval of a preliminary plat to be known as The Fern Street Cottages, addressed at 504 E 19th Avenue. This is the location for 14 proposed single family units, and one lot dedicated for open space.

Background:

Located on the southeast side of Stillwater, the property is zoned RSS (Small Lot Single-Family Residential), with a PUD (Planned Unit Development). In April of 2021, the Preliminary PUD for Fern Street Cottages was approved by Planning Commission as the preliminary PUD and the preliminary plat for the project. Section 23-308 states that “the approved Preliminary PUD may serve as the PUD Preliminary Plat”, which was the intent of the Fern Street Cottages Preliminary PUD. Fern Street Cottages Preliminary PUD was approved by City Council in May of 2021, and ordinance number 3473 was approved in June of 2021 officially rezoning the subject property from IL (Industrial Light) to RSS and incorporating Fern Street Cottages Planned Unit Development. Construction of public infrastructure is in progress but the preliminary plat had expired. Section 23-63(g)(1) of the Land Subdivision Code states that:

The final plat of any portion of the proposed subdivision shall be submitted to the planning commission and city council for final approval within two years of the date on which the preliminary plat was approved. If not submitted for final approval within such time, the preliminary plat shall be considered as having been disapproved unless the planning commission agrees to an extension of time prior to the expiration date, as requested by the subdivider.

For this reason, staff is bringing the Preliminary Plat for Fern Street Cottages before you for approval again.

Application Processing Information:

Applicant/Owner – Stillwater Habitat for Humanity, Inc.

Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – June 13, 2025

Planning Commission – July 8, 2025

Project/Site Design Data/Details:

Zoning –RSS, Sec. 23-137

Existing Use –warehouse

Proposed Use – 14 residential lots, and one common space

Lot – 1.88 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to South Fern Street.

- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located along the east side of Fern Street. The Scarlet Route has a stop that is one half mile to the north on 12th Street.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.

Applicable City Plans/Policies:

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use for the subject property is Low Density Residential.

Findings:

1. The proposed preliminary plat matches the preliminary plat/PUD which was approved in 2021.
2. The Comprehensive Plan recommends Low Density Residential uses at this location.
3. The proposed density is in alignment with the RSS-PUD 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.

Recommendation:

Staff recommends approval of the preliminary plat as presented.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Joshua Brown, Project Coordinator
Cindy Gibson, Administrative Services Manager

Date of Preparation: July 1, 2025

Attachments: Area Map, Preliminary Plat, Approved Statement of Intent

Map Designation: SE



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Preliminary Plat (SUB25-10)
Request: Preliminary Plat for Fern St Cottage PUD21-01
Address: 505 E 18th Ave
Applicant: Gose & Associates/ Habitat for Humanity

A map of the intersection of Washington Street and Perkins Road. The map shows a grid with Washington Street running north-south and Perkins Road running east-west. The intersection is marked with a circle containing the number 23. The map is labeled with 'R 2 E' at the top, '6th AVENUE (SH 51)' at the top, 'WASHINGTON STREET' on the left, 'PERKINS ROAD (US HWY 177)' on the right, and '19th AVENUE' at the bottom. A black square labeled 'PROPOSED SITE' is located in the southeast quadrant of the intersection.

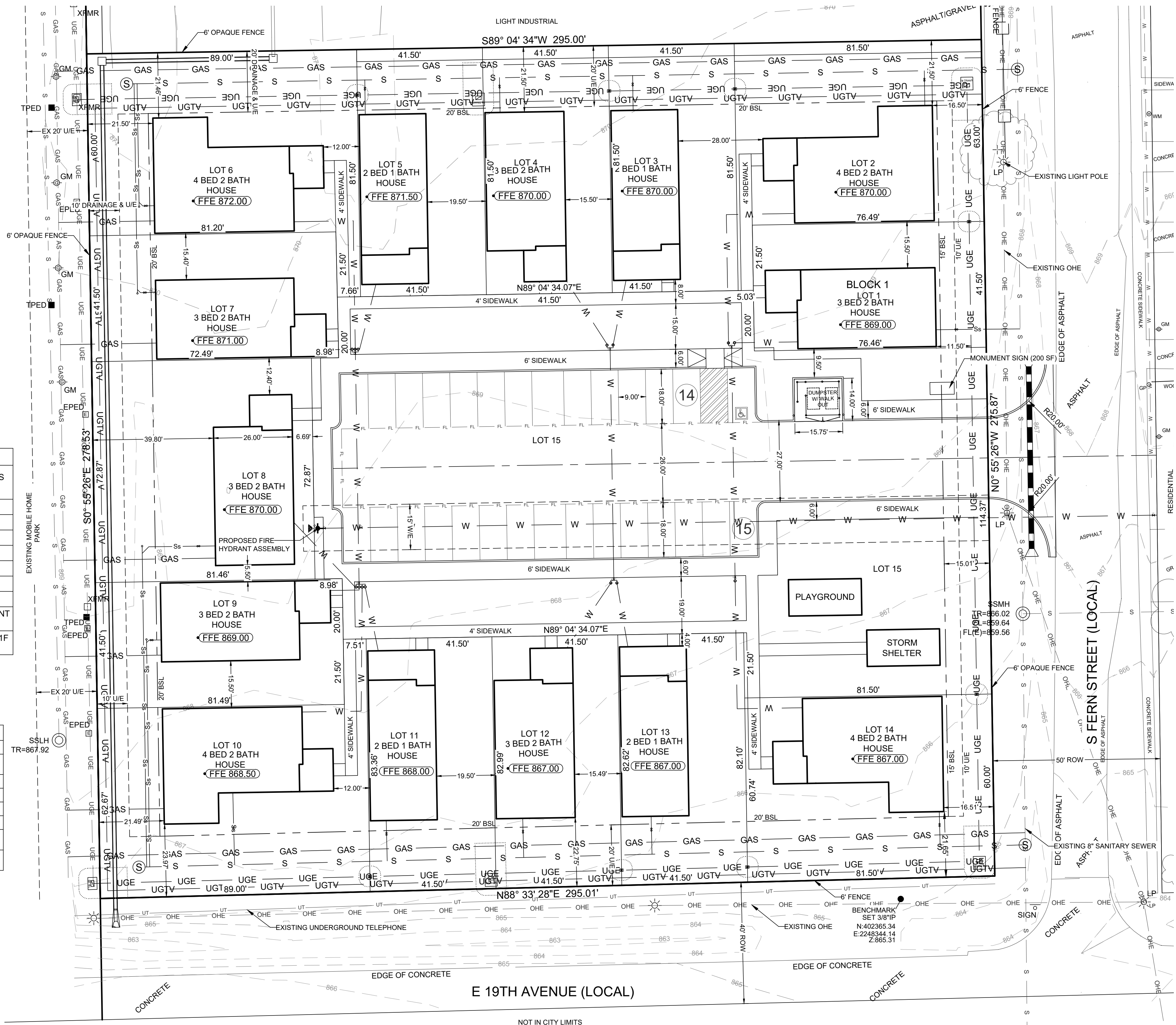
AREA TABLE		
	AREA (SF)	AREA (AC)
BLOCK 1		
LOT 1	3,174	0.07
LOT 2	4,998	0.11
LOT 3	3,382	0.08
LOT 4	3,382	0.08
LOT 5	3,382	0.08
LOT 6	5,506	0.13
LOT 7	3,375	0.08
LOT 8	5,282	0.12
LOT 9	3,381	0.08
LOT 10	5,703	0.13
LOT 11	3,452	0.08
LOT 12	3,436	0.08
LOT 13	3,421	0.08
LOT 14	4,920	0.11
LOT 15*	24,978	0.57
TOTAL	81,772	1.88

* LOT 15 TO BE OWNED BY FUTURE H.O.A. AND WILL SERVER AS PARKING, PEDESTRIAN, AND COMMON SPACE.

SITE DATA TABLE	
PROJECT DESCRIPTION	THE FERN STREET COTTAGES 14-SINGLE FAMILY UNITS
ADDRESS	504 E. 19TH AVE
LOT ZONING	RSS PUD
LOT SIZE	81,774 SF (1.88 AC)
BUILDING AREA	19,350 SF (0.44 AC)
BUILDING HEIGHT	18'-0" APPROXIMATELY
PARKING	ONE SPACE PER BEDROOM
REQUIRED	42
PROVIDED VEHICLE	28 *SEE STATEMENT OF INTENT FOR VARIANCE REQUEST
FLOODPLAIN	FEMA FLOOD MAP 40119C0231F 05/16/2007

ZONING COMPARISON TABLE		
	EXISTING	PROPOSED
ZONING	LIGHT INDUSTRIAL	RESIDENTIAL SINGLE FAMILY PUD
USES	INDUSTRIAL	SINGLE-FAMILY
DENSITY		8 UNITS/ACRE
SETBACKS		
FRONT	25-FT	15-FT
SIDE	30-FT BY RESIDENTIAL, 5-FT OTHERWISE	5-FT
REAR	50-FT BY RESIDENTIAL, 25-FT OTHERWISE	20-FT

PARKING TABLE		
	REQUIRED	PROPOSED
PARKING	42	28



TBM#1 3/8 IRON PIN NORTHING=402365.34 EASTING=2248344.14 ELEVATION=865.31
TBM#2 60 D NAIL NORTHING=402647.74 EASTING=2248331.22 ELEVATION=869.83

ABBREVIATIONS

ROW	RIGHT OF WAY	DEVELOPER / OWNER
U/E	UTILITY EASEMENT	STILLWATER HABITAT FOR HUMANITY
BSL	BUILDING SETBACK LINE	P.O. BOX 912
D/E	DRAINAGE EASEMENT	STILLWATER, OK 74076
W/E	WATER EASEMENT	<u>ENGINEER</u>
FH	FIRE HYDRANT	GOSE & ASSOCIATES
P/E	PRIVATE SANITARY SEWER EASEMENT	113 E 8TH AVENUE
PSE	PEDESTRIAN EASEMENT	STILLWATER, OK 74074
		PHONE: (405) 743-4907

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII SHOWN ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO MEP PLANS FOR SIGHT LIGHTING ELECTRICAL PLAN.

NOTES:

1. ALL FINISH FLOOR ELEVATIONS AND GRADING IS CONCEPTUAL IN NATURE AND NOT FINAL.
2. THE PROPOSED SEWER LINES ARE TO BE 8" SEWER LINES
3. THE PROPOSED WATER LINES ARE TO BE 6" WATER LINES
4. SIDEWALKS TO BE BUILT AS SHOWN ON PLAT

FLOOD STATEMENT:

SUBJECT PROPERTY LIES WITHIN
ZONE X AS IDENTIFIED BY F.E.M.A. MAPS.
40119C0231F DATED: 05/16/2007

LEGAL DESCRIPTION

STARTING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA; THENCE SOUTH 88°33'28" WEST ALONG THE NORTHEAST CORNER OF THE SE/4 FOR 367.22 FEET; THENCE NORTH 00°55'26" WEST FOR 40 FEET, TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 00°55'26" WEST A DISTANCE OF 276.87 FEET.

THENCE SOUTH 89°04'34" WEST A DISTANCE OF 296.00 FEET.

THENCE SOUTH 00°55'26" EAST A DISTANCE OF 276.83 FEET.

THENCE NORTH 88°33'28" EAST A DISTANCE OF 276.83 FEET, TO THE POINT OF BEGINNING.

Said TRACT OF LAND CONTAINS 1.88 ACRES, MORE OR LESS.

ENGINEER'S CERTIFICATE

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ACCOMPANYING SITE PLAN, TO THE BEST OF MY KNOWLEDGE AND ABILITY, IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF STILLWATER, THE COMPREHENSIVE PLAN, AND OTHER APPLICABLE ORDINANCES, LAWS, AND REGULATIONS GOVERNING THE DEVELOPMENT OF LAND WITHIN THE CITY OF STILLWATER OF WHICH I AM COMPLETELY FAMILIAR.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER AND HAS ALL RIGHTS, TITLE AND INTEREST IN AND TO THE ABOVE DESCRIBED TRACT OF LAND.

OWNER _____ DATE _____

PLANNING COMMISSION'S CERTIFICATE

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF OKLAHOMA, HERBY CERTIFY THAT SAID COMMISSION DULY RECOMMEND APPROVAL TO THE CITY COUNCIL OF THIS PRELIMINARY PUD SITE PLAN AT A MEETING OF THE COMMISSION ON THE ____ DAY OF _____, 2025

CITY COUNCIL'S CERTIFICATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STILLWATER THAT THE DEVELOPMENT SHOWN ON THIS PRELIMINARY PUD SITE PLAN IS HEREBY ACCEPTED

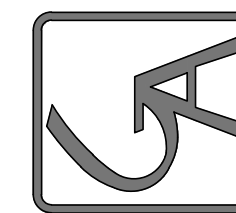
ACCEPTED BY CITY COUNCIL THIS _____ DAY OF _____ 2025.

WILL JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK

Gose & Associates



**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: 06/11/2025

JOB NUMBER
719-03
DATE
06/11/2025
SCALE: AS SHOWN
CREATED BY: KRP
DRAWN BY: KRP
CHECKED BY: SCG

PRELIMINARY PUD SITE
PLAN & PRELIMINARY PLAT

THE FERN STREET
COTTAGES

504 E. 19TH AVE.
STILLWATER, OKLAHOMA

SHEET NUMBER
C3.0

RECEIVED

By alexandria.maged at 11:00 am, Jun 13, 2025



March 8, 2021

Lanc Gross, Development Review Manager
Community Services Department
City of Stillwater
723 South Lewis Street
Stillwater, Oklahoma 74074

**RE: Planned Unit Development – Statement of Intent
Fern Street Cottages**

Mr. Gross,

Our Client, Stillwater Habitat for Humanity is proposing a pocket neighborhood inspired neighborhood on the south +/- 295 feet of the property they own on the west side of Fern Street between 18th and 19th Avenues. The proposed development will be called the “Fern Street Cottages”. Stillwater Habitat for Humanity, Inc., P.O. Box 912, Stillwater, Oklahoma 74076 is the owner and applicant. Hillary Hunt is the Executive Director and can be reached at 405.377.0403.

The general concept for the development is to construct 14 single-family homes on non-standard lots with a common space and parking along the middle east-west axis of the development. The homes will be grouped into two phases of seven (7) homes each. Each of those phases would have a common green space in the front yards that could contain a community garden, play area, or other common open space use. Each home site would have a 15-foot side yard for private use and a front porch that opens to the common space. The project is being processed as a Planned Unit Development (PUD) because the lots and associated setbacks are less than those allowed in the Small Lot Single Family Residential (RSS) zoning district; in addition, the parking is not provided on the platted lot. Pocket Neighborhoods such as this provide housing at a greater land area density than allowed in the RSS district. The increased density allows less infrastructure for the project, increasing the affordability and lessening the long-term maintenance costs to the homeowners and the City.

Covenants will be developed to ensure consistent development and maintenance of the community. This along with the fact that Habitat will build each home and hold a second mortgage, will create the control and oversight mechanism for the long-term success of the community. The parking area and common area lot will be maintained by the property owner’s association as established in the covenants.

Development of the first phase is anticipated to begin in the third quarter (Q3) of 2021 with the infrastructure for the entire development being installed in one phase. Homes will be built on each lot in groups of 2-4 homes at a time with an anticipated buildout of 3-4 years.

It is our belief that the proposed development is in general compliance with the intent of the Low-Density Residential land use category designated for this parcel on the 2030 Land Use Map within the



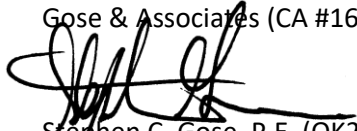
C³ Plan. This category includes multiple types of residential with densities up to 20 units per acre. The density of the proposed development is 7.4 units per acre. As a point of reference, the maximum allowable density in the RSS district is eight (8) units per acre. To the immediate east of this project is single family homes, to the west is a mobile home park, to the north is the Habitat office and ReStore building, and to the south is floodplain along Stillwater Creek. This project will seamlessly integrate into the neighborhood. To buffer the north, west, and south frontages, a 6-foot opaque fence will be installed. The entry into the development will face the single-family to the east.

The homes will be single family with a mix of three (3) and four (4) bedroom units. Roofs will be composition shingles and facades will be lap planks and brick. Proposed building elevations and materials along with floorplans are included with this submittal.

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

Sincerely,

Gose & Associates (CA #1604)



Stephen C. Gose, P.E. (OK22808)
Project Manager

Date of Meeting: July 8, 2025

Subject: Map Amendment: 320 South Walnut Street

Purpose of Report: The applicant, Series 7 of Gofourth Murray Properties, LLC., requests review and approval of a Map Amendment to rezone the property addressed as 320 South Walnut Street from Small lot Single Family Residential (RSS) to Two-Family Residential (RT) district.

Background: The subject property is just north of the northwest corner of South Walnut Street and West 4th Avenue. There is currently a single-family structure and accessory structure on the property. The applicant is requesting rezoning the property to RT to allow for the development of three townhomes on the property.

Townhomes are allowed with a Specific Use Permit in either the RSS or RT zoning district. The property is 0.31 acres and is currently zoned RSS. Per Sec. 23-132 of the Land Development Code, RSS zoning allows 8 units per acre and RT zoning allows 11 units per acre. Three townhomes on this property equates to 9.68 units per acre which is why the applicant is requesting to rezone the property from RSS to RT to increase the allowable density. The applicant is requesting a Specific Use Permit later on tonight's agenda that will potentially allow for townhomes on the property.

This Map Amendment was tabled on June 24th, 2025, so that the applicant could finalize some details on the Specific Use Permit site plan and for the specific use permit which is running concurrently with this Map Amendment.

Application Processing Information:

Owner/Applicant – Series 7 of Gofourth Murray Properties, LLC.

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

Processing Track:

Submittal Date – May 19, 2025

Planning Commission – June 24, 2025

Planning Commission – July 8, 2025

City Council – July 21, 2025

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential District (RSS), Section 23-137

Proposed Zoning – Two-Family Residential District (RT), Section 23-138

Existing Use – Single Family Structure with accessory structure

Proposed Use – Townhomes

Total Lot size – ~ 0.31 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access to South Walnut Street.

- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently available along the west side of South Walnut Street. The Purple Route currently runs along West 4th Avenue and has a stop at the intersection of South Walnut Street and West 4th Avenue.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Electric: City electric is available

Applicable City Plans/Policies:

The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is Low-Density Residential (10-3) on the west side of South Walnut Street and High-Density Residential (10-3) on the east side of South Walnut Street. The comprehensive plan describes low density residential as:

"Within the Low-Density Residential category, conventional single-family detached dwellings, two-family units, and low-density multi-family are found with single-family representing the primary use. The gross density is up to twenty (20) dwelling units per acre"

Discussion: The applicant requests review and approval of a Map Amendment to rezone the subject property from RSS to RT, and a Specific Use Permit to allow for townhomes. The current zoning of the property is RSS with similar zoning to the north, south, and west, with a Multi-Family Intermediate district (RMI) to the east. Westwood Overlay is located to the west of the subject property. Two-Family and Multi-Family (RTM) is located to the southeast of South Walnut Street and West 4th Avenue.

Findings:

1. The Land Development Code allows for the rezoning of land via Map Amendments.
2. RTM and RMI are located in the vicinity to the east and southeast with various high-density further east of the subject property.
3. The proposed townhomes align with the Comprehensive Plan, which calls for Low-Density Residential for the subject property location.

Alternatives:

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

Recommendation:

Staff recommends Alternative 1.

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:	July 8, 2025
Attachments:	Application, Area Map, Zoning Comparison Table
Map Designation:	SW

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

ZONING:

X Map Amendment
____ Planned Unit Development
____ Preliminary
____ Final
____ Subdivision
AF X Amendment
____ Specific Use Permit
____ Annexation

SITE PLANS:

____ Minor Amendment
____ Final Drill Site Development Plan

SUBDIVISION:

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

OTHER:

____ Closing
____ Improvement Plans
____ Drainage Plans/Study
____ Drilling Permit

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

Title of Subdivision/Plan/Use: ~~Future residential use~~ Townhomes

Owner(s) of Property: Series 7 of Gofourth Murray Properties, LLC

Owner(s) Address: 311 S Duck St, Stillwater OK 74074

Owner(s) Phone/Fax/Email: _____

Applicant/Developer of Property: Same as above

Applicant/Developer Address: _____

Applicant/Developer Phone/Fax/Email: _____

Design Engineer address/phone/fax/email & Registration No.: _____

Bancroft Design / 923 S Lowry St / 405-743-3355 / CA #9205

Surveyor address/phone/fax/email & Registration No.: _____

Address or Description of Property to be Subdivided/Developed: 320 S Walnut Street / Classen Heights Addition Block 4, Lots 22-25

Original Tract Deed Book and Page Number: Book 2756 Page 717

Number of Acres in Development: _____

Number of Lots Created: _____

Current Zoning/Requested Zoning: Current: RSS Requested: ~~RW~~ RT AF

Reason for zoning request/use permit/map amendment (describe project):

Future residential use An SUP is requested for townhomes in RT zoning

We understand that the lot does not meet the City Code lot size, but it does meet the lot dimension requirements. There is inconsistency in the code.

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.

Alan Ferguson 5/15/25
Applicant/Preparer Date

Alan Ferguson (Agent) 5/15/25
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only:

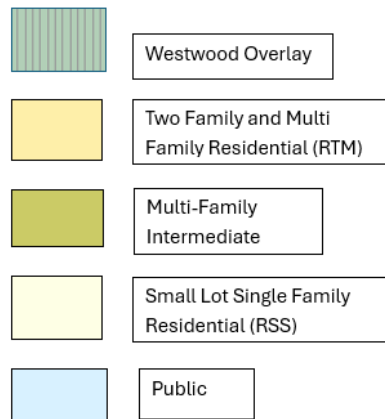
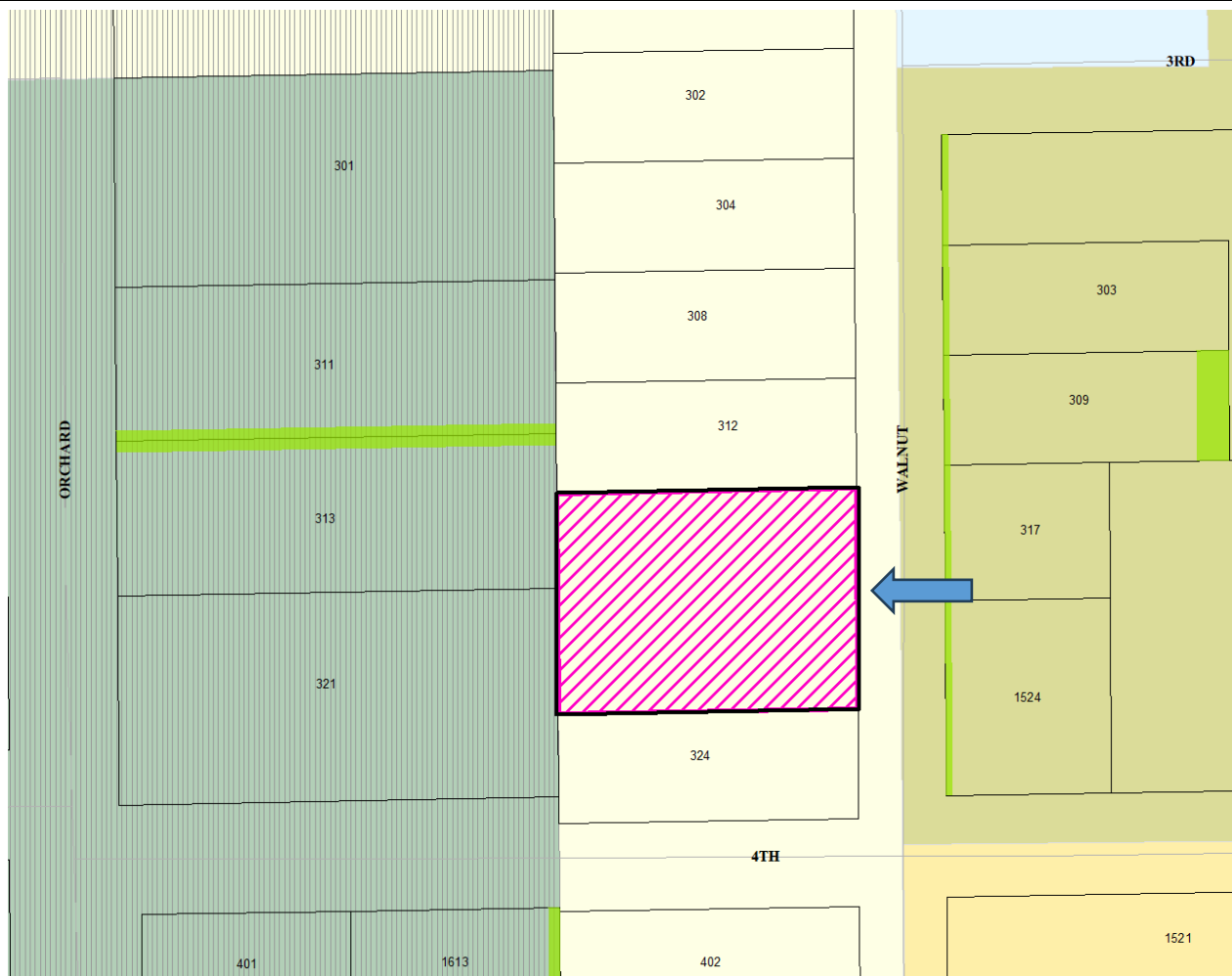
CASE NO#: _____

Submission Date: _____

Processing Tract: IRC _____, PC _____, CC _____

Approval Date: _____

Fees: _____ Number of Copies: _____



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Map Amendment (MA25-04)
Request: Rezone from Small Lot Single-Family Residential (RSS) to Two-Family Residential (RT)
Address: 320 S Walnut St.

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	RT (Residential Two-family)
Min Lot Size	5,000 square feet	7,500 square feet
Min Lot Width/Depth	50/100 feet	60/100 feet
Max Structure Height	35 feet	35 feet
Min Front Yard	20 feet/10 feet from alley	20 feet/10 feet from alley
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	5 feet
Commercial district	15 feet	15 feet
Industrial district	15 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
Any other district	20 feet	20 feet
Max Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	No requirements
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	• <i>Conventional single-family</i> • <i>Residential design manufactured home</i>	• <i>Conventional single-family</i> • <i>Residential design manufactured home</i> • Two-family (duplex)

Date of Meeting: July 8, 2025

Subject: Specific Use Permit: 320 South Walnut Street

Purpose of Report: The applicant, Series 7 of Gofourth Murray Properties, LLC., requests review and approval of a Specific Use Permit to allow townhomes at the property addressed as 320 South Walnut Street.

Background: The subject property is just north of the northwest corner of South Walnut Street and West 4th Avenue. There is currently a single-family structure and accessory structure on the property. The applicant is requesting a Specific Use Permit to allow townhomes at 320 South Walnut.

Townhomes are allowed with a Specific Use Permit in either the Small Lot Single-Family Residential (RSS) or Two-Family (RT) zoning district. The property is 0.31 acres, and the property owner is proposing three attached townhomes. The requested density is 9.68 units per acre.

The attached exhibits show the proposed townhomes, which are three attached dwelling units. The density limit will not allow more than three units on the property if the rezoning to RT is approved. The conceptual exhibits that were submitted for your consideration have not been through the review process, and if the Specific Use Permit is approved, the site will be required to meet all relevant city codes.

The applicant is proposing to build three townhomes, which in section 23-220 (table 4.2) will be classified as "Residential multifamily, four or more bedrooms", and will be required to have nine (9) parking spaces, and four (4) bike parking spaces. In the proposed site plan, there is eight (8) parking spaces in the rear, and seven (7) parking spaces in the front of the property. The spaces in front of the property are proposed to encroach into the right-of-way and will be public parking. The review of the proposed parking within the public right-of-way is in process and will not be approved with this Specific Use Permit.

Section 23-210(c) states that:

Any existing or proposed on-street public parking spaces adjacent to the property may count toward the minimum parking requirements at a rate of two public spaces equaling one required space.

This means that the proposed parking, if approved, will exceed the required parking spaces for the proposed townhomes. Staff has also provided comments on the location of the dumpster enclosure encroaching into Right-of-Way, which must be addressed, with all other code requirements, during the building permit review.

This Specific Use Permit was tabled on June 24th, 2025, so that the applicant could finalize some details on the Specific Use Permit site plan.

Application Processing Information:

Owner/Applicant – Series 7 of Gofourth Murray Properties, LLC.

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

Processing Track:

Submittal Date – May 19, 2025
Planning Commission – June 24, 2025
Planning Commission – July 8, 2025
City Council – July 21, 2025

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential District (RSS), Section 23-137
Existing Use –Single Family Structure with accessory structure
Proposed Use – Townhomes
Total Lot size – ~ 0.31 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access to South Walnut Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently available along the west side of South Walnut Street. OSU Transit Services – Purple Route currently runs along West 4th Avenue and has a stop at the intersection of South Walnut Street and West 4th Avenue.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Electric: City electric is available

Discussion: The applicant requested, under the prior agenda item, approval of a Map Amendment to rezone the subject property from RSS to RT and now seeks approval a Specific Use Permit to allow for townhomes.

Findings:

1. The Land Development Code allows Townhomes in the RSS or RT Districts.
2. Two-Family and Multi-Family District (RTM) and Multi-Family Intermediate (RMI) are located in the vicinity to the east and southeast along with various high-density further east of the subject property.
3. The proposed townhomes align with the Comprehensive Plan, which calls for Low-Density Residential for the subject property location.

Alternatives:

1. Accept findings and recommend that the City Council approve the specific use permit as presented.
2. Find that the specific use permit 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 specific use permit.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Recommendation:

Staff recommends Alternative 1.

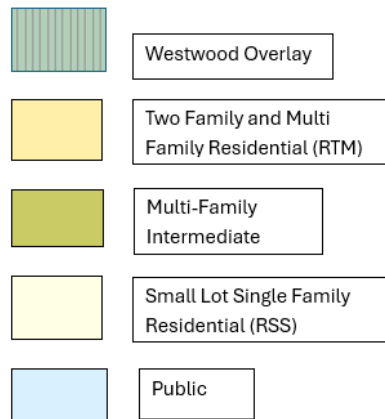
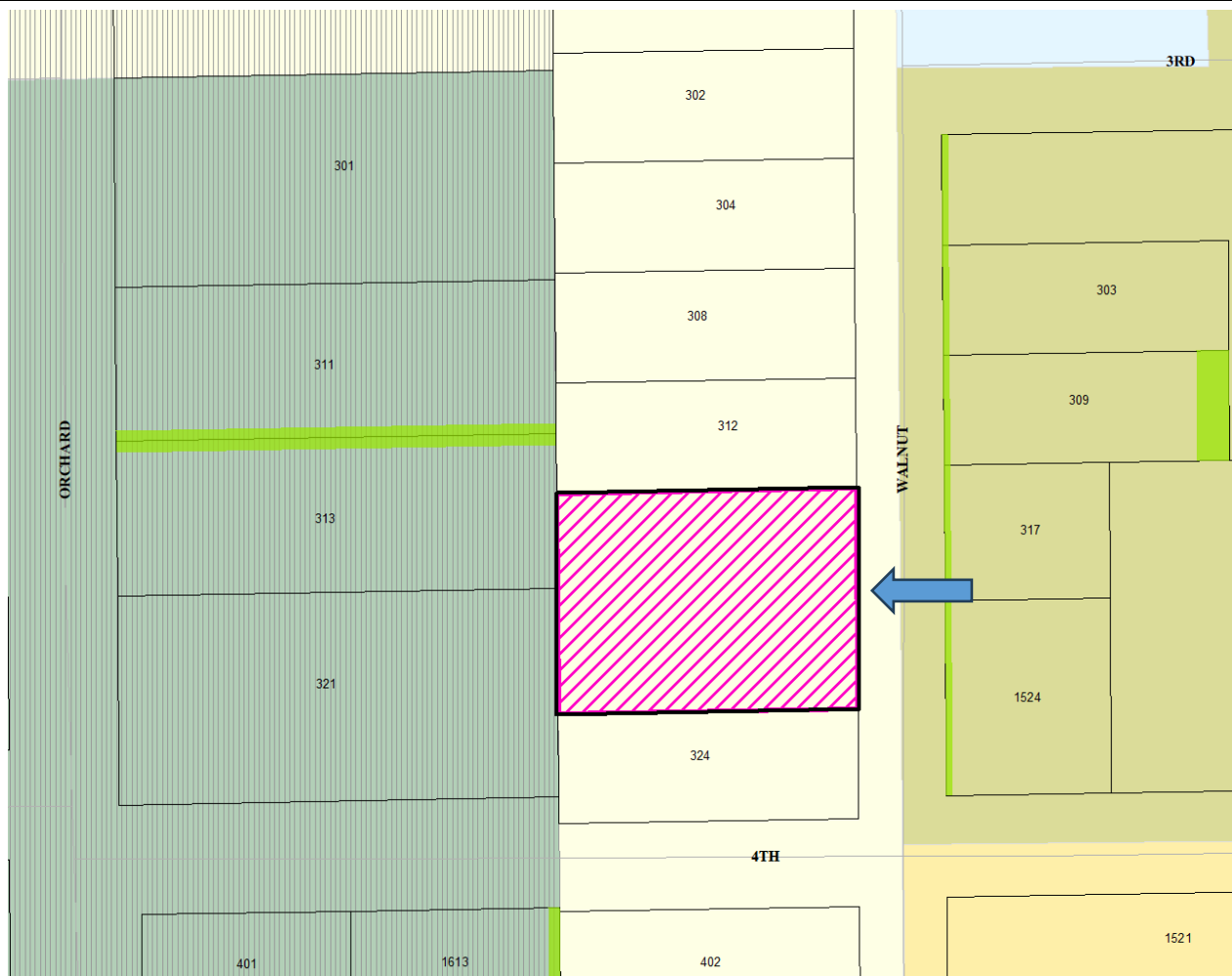
Prepared by: Henry Bibelheimer, Senior Planner

Reviewed by: David Barth, Development Services Director
Joshua Brown, Development Coordinator
Cindy Gibson, Administrative Services Manager

Date of Preparation: July 1, 2025

Attachments: Area Map, Application, Conceptual Exhibit, Conceptual Rendering

Map Designation: SW



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Specific Use Permit (SUP25-03)
Request: Allow Townhomes in the proposed Two-Family (RT) district.
Address: 320 S Walnut St.

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

ZONING:

X Map Amendment
Planned Unit Development
Preliminary
Final
Subdivision
Amendment
AF Specific Use Permit
Annexation

SITE PLANS:

Minor Amendment
Final Drill Site Development Plan

SUBDIVISION:

Lot Split
Commercial Minor Subdivision
Minor Subdivision
Preliminary Plat
Final Plat

OTHER:

Closing
Improvement Plans
Drainage Plans/Study
Drilling Permit

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

Title of Subdivision/Plan/Use: ~~Future residential use~~ Townhomes

Owner(s) of Property: Series 7 of Gofourth Murray Properties, LLC

Owner(s) Address: 311 S Duck St, Stillwater OK 74074

Owner(s) Phone/Fax/Email:

Applicant/Developer of Property: Same as above

Applicant/Developer Address:

Applicant/Developer Phone/Fax/Email:

Design Engineer address/phone/fax/email & Registration No.:

Bancroft Design / 923 S Lowry St / 405-743-3355 / CA #9205

Surveyor address/phone/fax/email & Registration No.:

Address or Description of Property to be Subdivided/Developed: 320 S Walnut Street / Classen Heights Addition Block 4, Lots 22-25

Original Tract Deed Book and Page Number: Book 2756 Page 717

Number of Acres in Development:

Number of Lots Created:

Current Zoning/Requested Zoning: Current: RSS Requested: ~~RW~~ RT AF

Reason for zoning request/use permit/map amendment (describe project):

~~Future residential use~~ An SUP is requested for townhomes in RT zoning

We understand that the lot does not meet the City Code lot size, but it does meet the lot dimension requirements. There is inconsistency in the code.

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.

Alan Ferguson 5/15/25
Applicant/Preparer Date

Alan Ferguson (Agent) 5/15/25
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only:

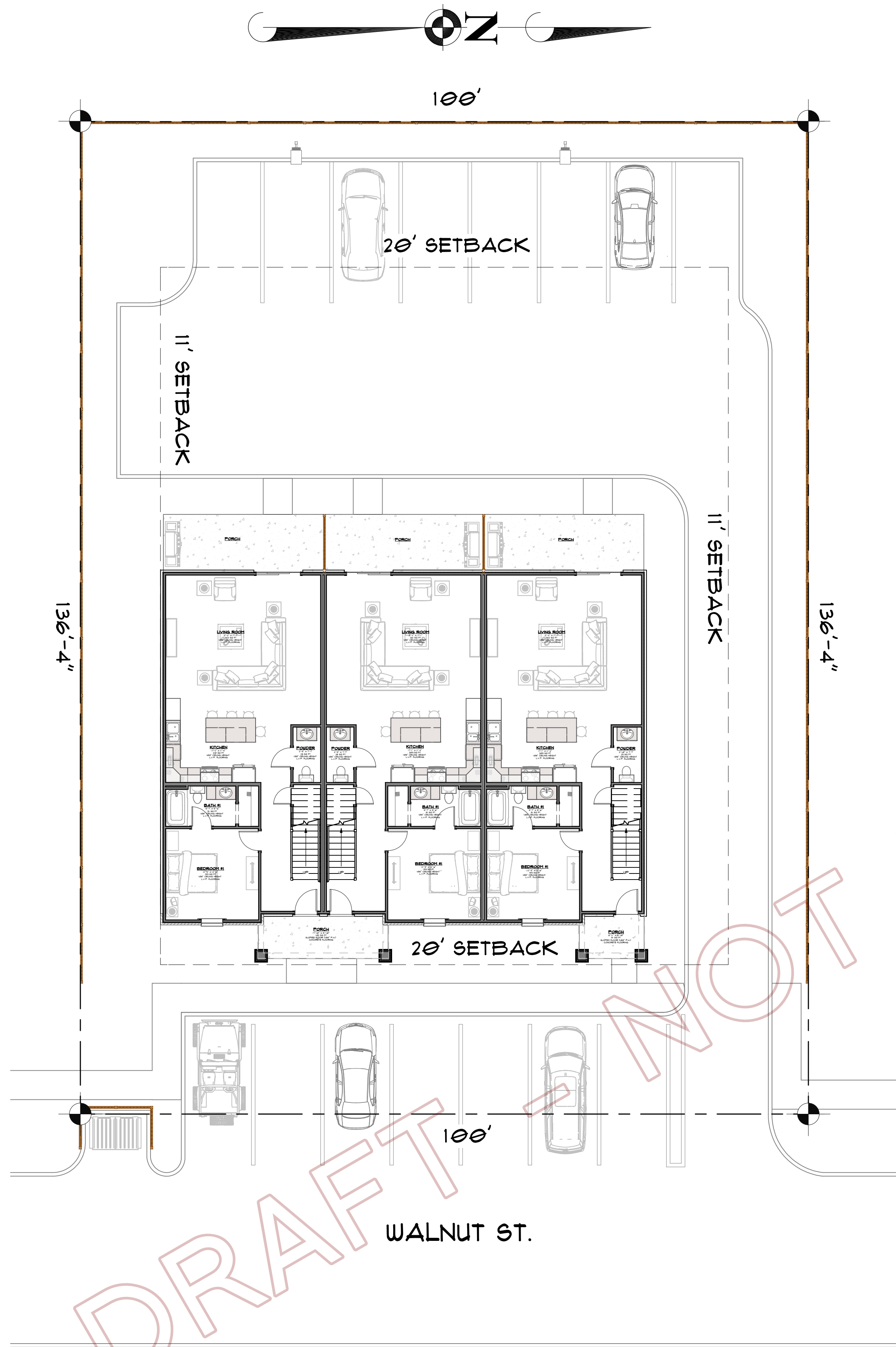
CASE NO#: _____

Submission Date: _____

Processing Tract: IRC _____, PC _____, CC _____

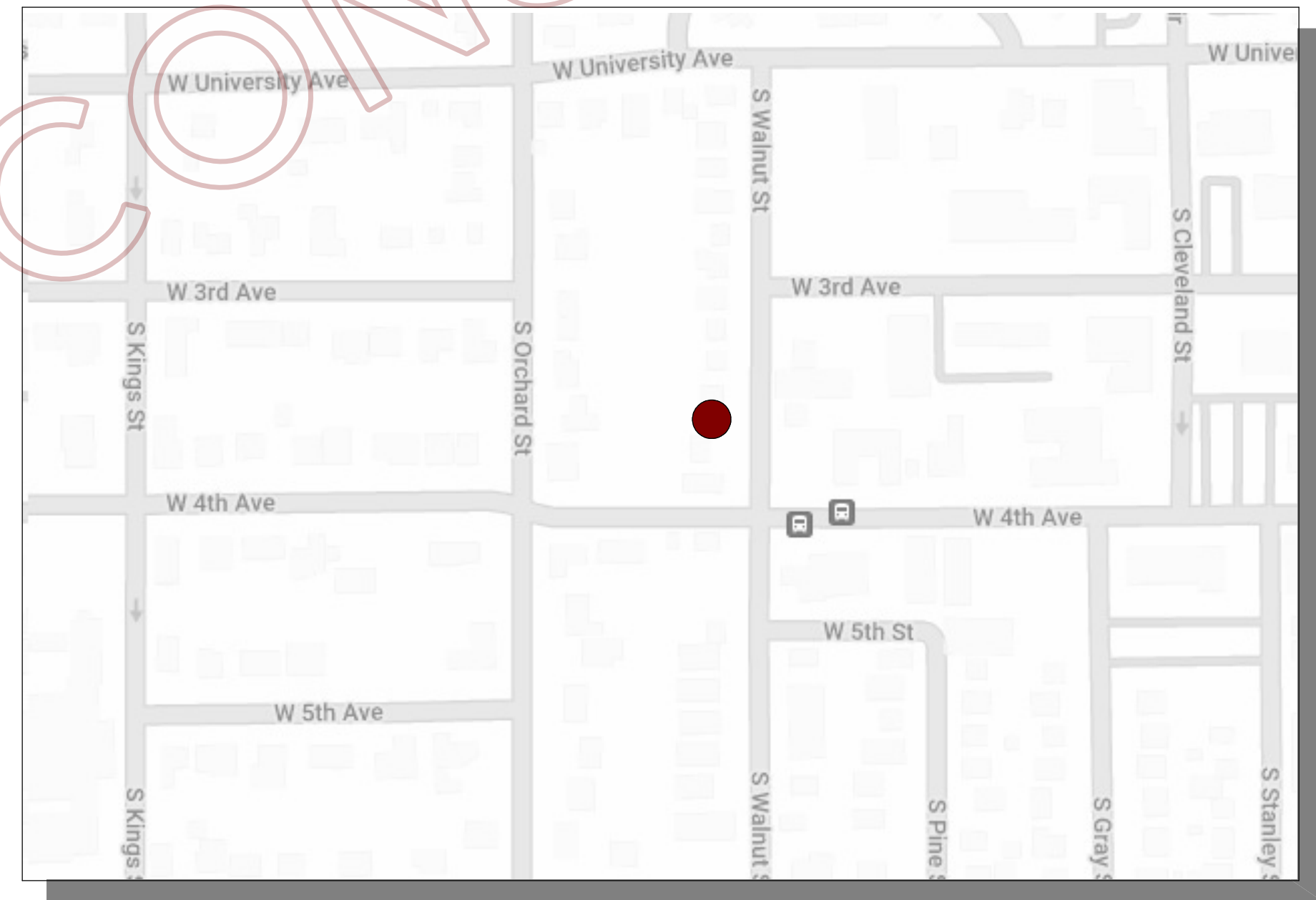
Approval Date: _____

Fees: _____ Number of Copies: _____



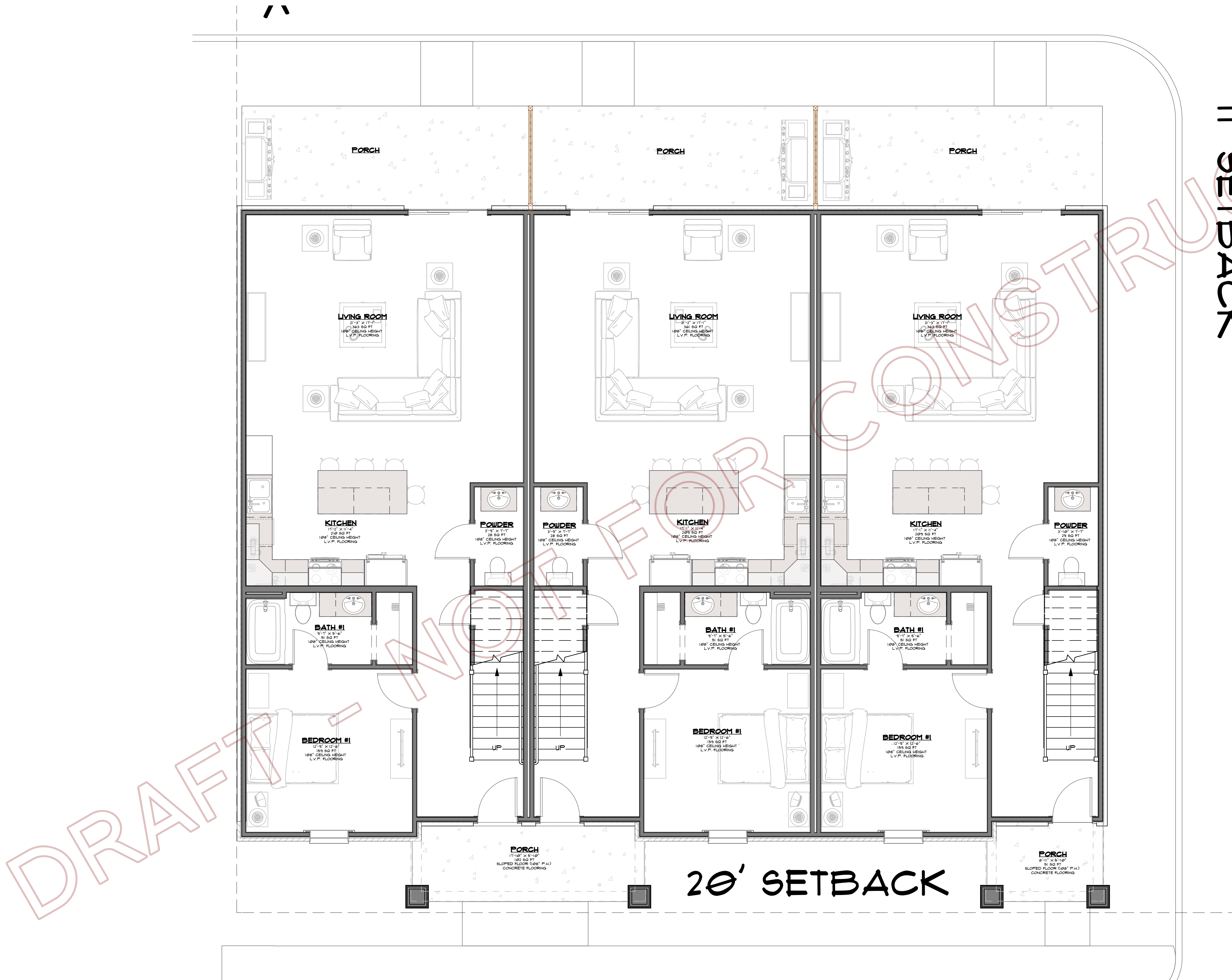
PLOT PLAN

SCALE: 1" = 10'-0"



VICINITY MAP

SCALE: N.T.S.



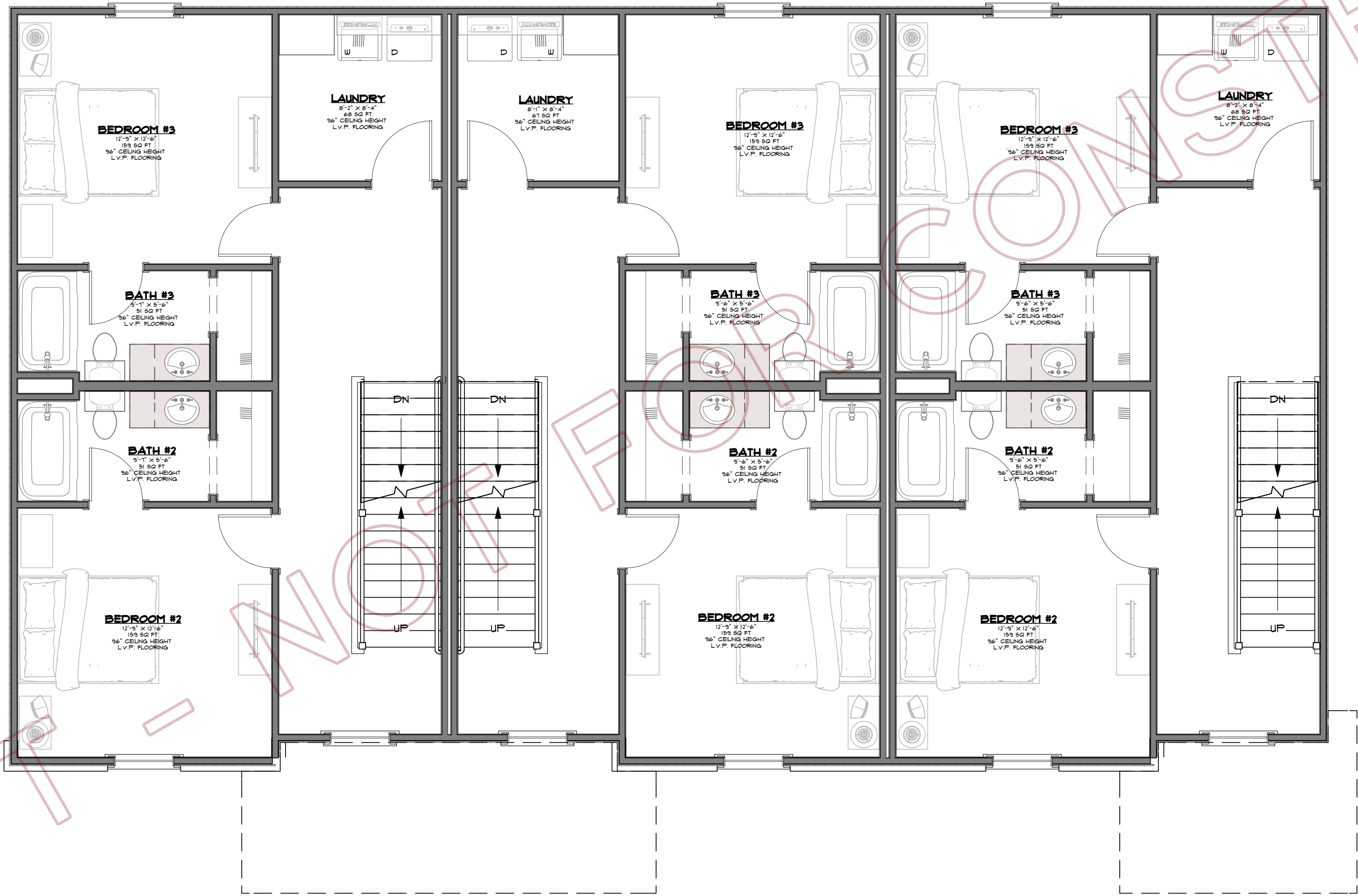
11
SEIDACK

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WWW.DESIGNERSINK.US

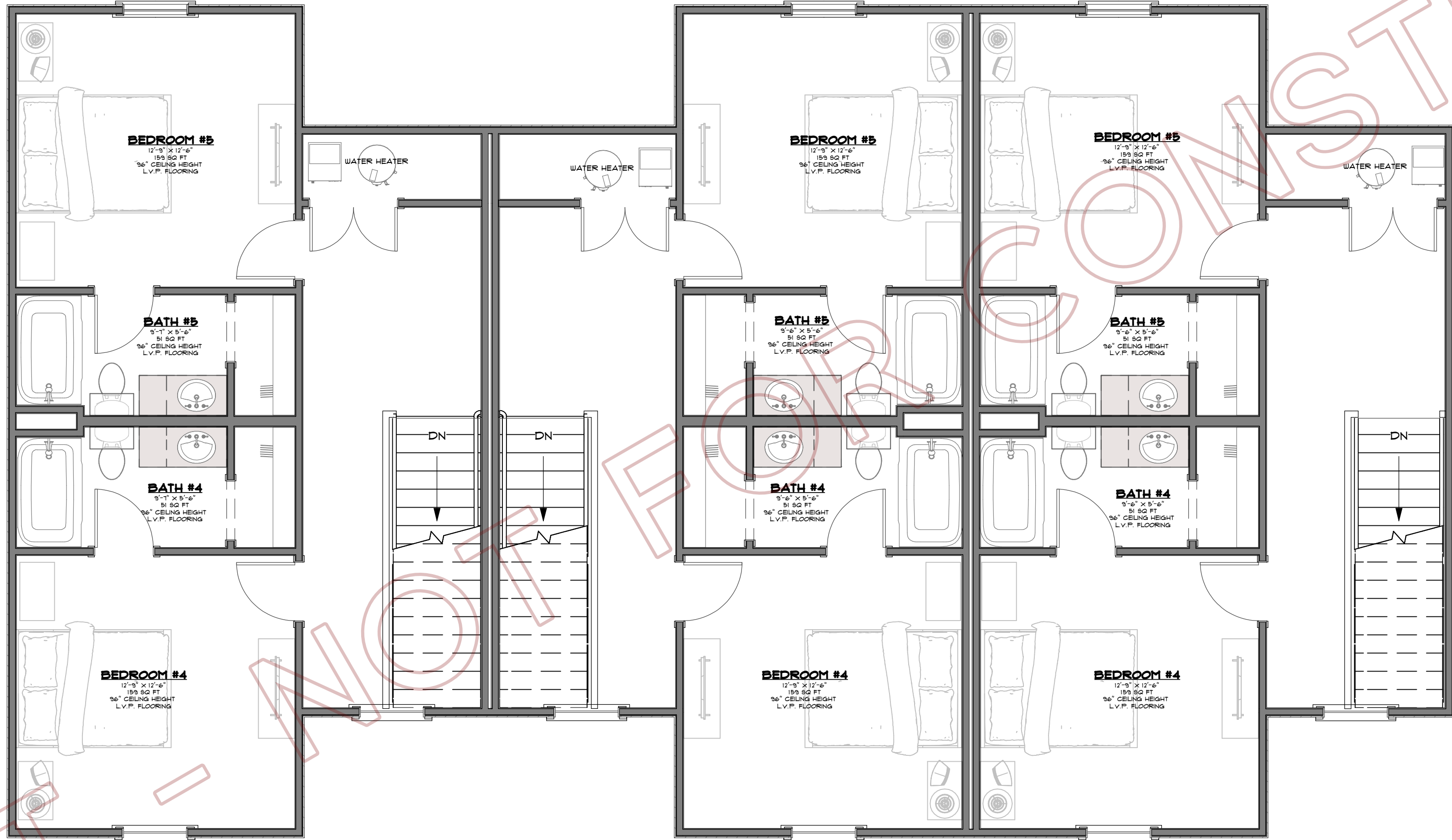
DRAFT - NOT FOR CONSTRUCTION



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION



3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

