

PLANNING COMMISSION MEETING AGENDA

JULY 15, 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 Map Amendment (MA25-05) to rezone from Small Lot Single-Family Residential (RSS) and Agriculture (A) to Agriculture (A) property addressed as 624 W. 22nd Avenue.	Henry Bibelheimer
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3. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is August 5th, 2025.
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4. Adjourn

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

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

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

Date of Meeting: July 15, 2025

Subject: Map Amendment: 624 W. 22nd Avenue

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone the property addressed as 624 W. 22nd Avenue from Small lot Single Family Residential (RSS) & Agriculture (A) to Agriculture (A) only.

Background: The subject property is located on the south side of town between South Main Street and South Washington Street along West 22nd Avenue. The tract is currently vacant and used for agricultural purposes. The tract currently has split zoning with the frontage along 22nd Avenue being zoned RSS and the remainder of the tract being zoned A. The applicant is requesting rezoning the entire property to A to allow for the construction of a new barn with the possibility of adding a residential dwelling in the future.

Application Processing Information:

Owner/Applicant – Scott Larson

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

Processing Track:

Submittal Date – June 10, 2025

Planning Commission – July 15, 2025

City Council – August 18, 2025

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential District (RSS), Section 23-137 & Agriculture (A) Section 23-170

Proposed Zoning – Agriculture (A), Section 23-170

Existing Use – Vacant/Agriculture

Proposed Use – Agriculture

Total Lot size – ~ 15 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access to West 22nd Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: There are no sidewalks or OSU bus routes located in this area.
- 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 south side of the tract

and Agriculture (10-3) on the north side. The comprehensive plan describes low density residential and agriculture 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"

"The agriculture land use contains establishments that are primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats. These establishments are often described as farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries."

Discussion: The applicant requests review and approval of a Map Amendment to rezone the subject property from RSS to A, to allow for the construction of a new barn. Building a barn as an accessory structure would be allowed with the current RSS zoning. However, the applicant wishes to build the barn now before a residential structure is built. RSS does not have an allowed use in line with the sole purpose of a barn. With A zoning the applicant would be able to build the barn and add a residential structure at their convenience. The current zoning of the property is RSS and A. RSS zoning is also located to the west, east, and southeast, with Large Lot Single-Family (RSL) to the south. The proposed A zoning is prevalent in the area located to the west, north, and east, including most of subject property.

Findings:

1. The Land Development Code allows for the rezoning of land via Map Amendments.
2. A is located in the vicinity to the west, north, and east of the property which also has A zoning on it already.
3. The applicant's desire to build a barn now before a residential structure is only allowed in the A zoning district.

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:	Josh Brown, Development Coordinator
Reviewed by:	David Barth, Development Services Director Cindy Gibson, Administrative Services Manager
Date of Preparation:	July 3, 2025
Attachments:	Application, Area Map, Zoning Comparison Table
Map Designation:	SW

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
☐ 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: _____

Owner(s) of Property: SCOTT M. LARSON

Owner(s) Address: 621 W. 22ND AVE. STILLWATER, OK 74074

Owner(s) Phone/Fax/Email: 405-780-5074, guerty404@yahoo.com

Applicant/Developer of Property: Samit

Applicant/Developer Address: _____

Applicant/Developer Phone/Fax/Email: _____

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

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

Address or Description of Property to be Subdivided/Developed: 624 W. 22ND AVE. STILLWATER, OK 74074

Original Tract Deed Book and Page Number: _____

Number of Acres in Development: 15 ACRES

Number of Lots Created: _____

Current Zoning/Requested Zoning: RSS AD A TO A

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

TO REZONE THE ENTIRE LOT FOR AGRICULTURE

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.

Applicant/Preparer _____ Date _____

Samit 6/10/25
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 6.25, PC 7.15, CC 8.18

Approval Date: _____

Fees: _____ Number of Copies: _____

RECEIVED

By alexandria.maged at 2:57 pm, Jun 10, 2025

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

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

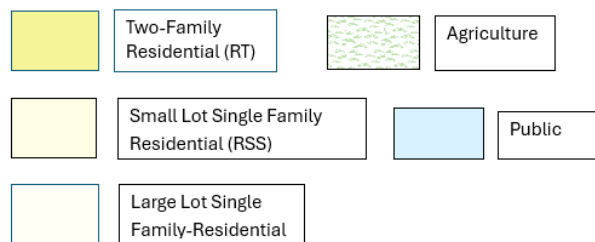
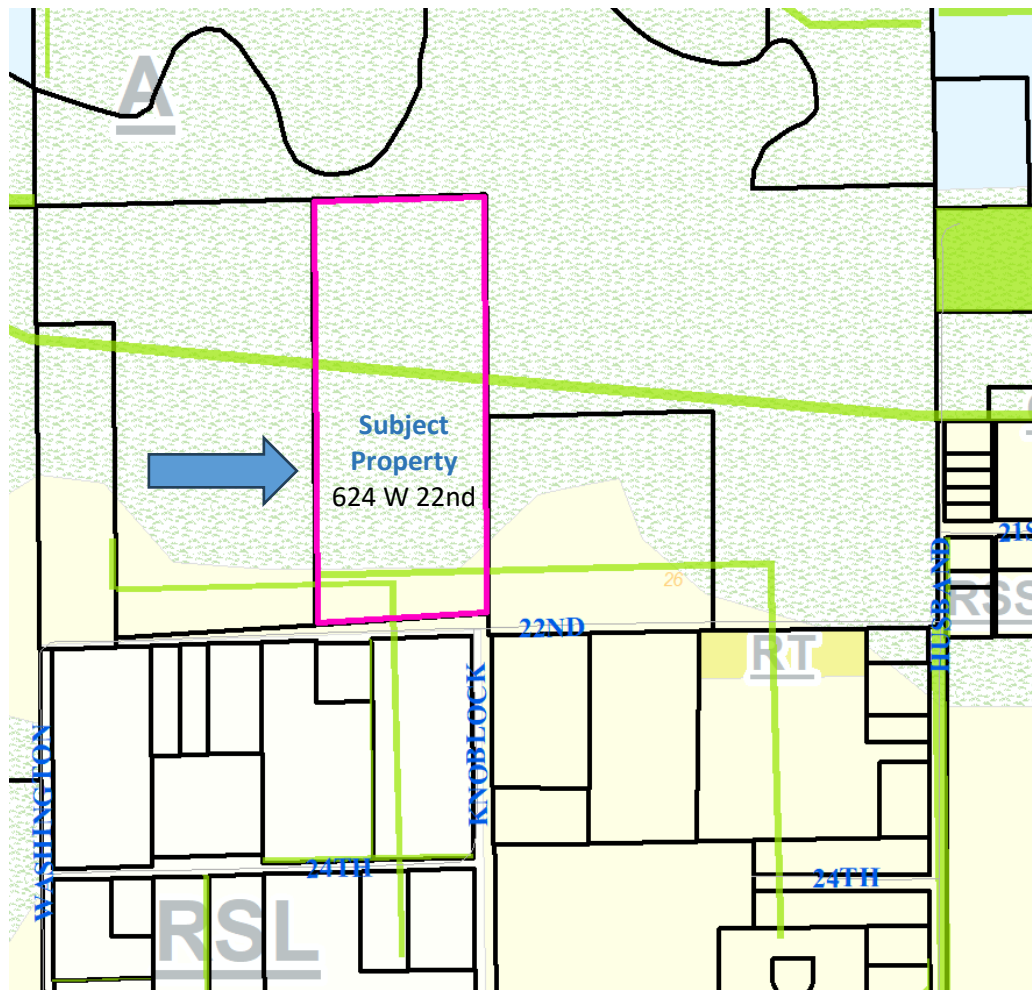
Zoning district boundaries created under the authority of the City of Stillwater may be amended to change the zoning classification on one or more properties by the City Council. This **CHECKLIST** identifies the items needed. All items indicated as **SUCH** are required for the submittal to be considered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

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

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



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: Map Amendment (MA25-01)
Request: Rezone from Small Lot Single-Family Residential (RSS) and Agriculture (A) to Agriculture (A)
Address: 624 W 22nd Ave.

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	A (Agriculture)
Lot Size	5000 square feet	5 acres
Min Lot Width/Depth	50/100 feet	200/300 feet
Max Structure Height	35 feet	No max limit
Min Front Yard	20 feet/10 feet from alley	50 feet
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	30 feet
Commercial district	15 feet	30 feet
Industrial district	15 feet	30 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	50 feet
Any other district	20 feet	50 feet
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 homes</i>	• Agriculture, Forestry, Fishing, Hunting • Animal and Pet Keeping Facility • <i>Conventional single-family</i> (accessory to principal use) • Mobile Home, (accessory to principal use) • Mobile Home Park • <i>Residential design manufactured home</i> (accessory to principal use) • Telecommunications Tower • Utilities