

**PLANNING COMMISSION MEETING AGENDA**  
**MARCH 3, 2026**



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 listed as presented or as amended by the Planning Commission unless the agenda entry specifically states that no action will be taken.

a.	Receive public comment regarding a request for a Map Amendment (MA25-17) to rezone property addressed as 3398 N. Jardot Road from General Industrial (IG) to Small Lot Single Family Residential (RSS).	Henry Bibelheimer
b.	Receive public comment regarding a request for a Map Amendment (MA25-18) to rezone property addressed as 3020 N. Jardot Road from General Industrial (IG) to Two-Family and Multi-Family District (RTM).	Henry Bibelheimer
c.	Receive public comment regarding a request for a Specific Use Permit (SUP26-01) for property addressed as 4115 N. Perkins Road to operate a chemical manufacturing facility in the Industrial General (IG) district.	Henry Bibelheimer
d.	Receive public comment regarding a Text Amendment (TXT26-02) Chapter 23, Land Development Code, by repealing Article XV, Planned Unit Developments, in its entirety; and creating and adopting Chapter 23, Land Development Code, Article XV, Planned Unit Developments; Division 1; Planned Unit Development, Section 23-294, Planned Unit Developments General Description; Section 23-295, Purpose of Planned Unit Developments; Section 23-296, Core Objectives and Compliance Standards Goals; Section 23-297, Design and Development Guidelines; Section 23-298, PUD Submittal; Section 23-299, Review and Approval Process; Section 23-300, Amendments;	Henry Bibelheimer

	Division 2, Small Planned Unit Developments; Section 23-301, Small Planned Unit Development General Description; Section 23-302, Statement of Purpose and Applicability; Section 23-303, Small Planned Unit Development (SPUD) Requirements; Section 23-304, Review and Approval Process; Section 23-305, Design and Development Guidelines; Section 23-306, Application and Submission Requirements; Section 23-307, Amendments. Repealing all ordinances to the contrary; and providing for severability.	
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3. Reports from Officers and Boards

a.	Next regular meeting is March 23, 2026.
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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.

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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 Development Services 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 Development Services.

**Date of Meeting:** March 3, 2026

**Subject:** Map Amendment: 3398 N Jardot Road

**Purpose of Report:** The applicant, Quail Village Investments, LLC, requests review and approval of a Map Amendment to rezone the parcel located at 3398 N Jardot Road from General Industrial (IG) to Small Lot Single-Family (RSS).

**Background:** The subject property is located south of the southwest corner of East Airport Road and North Jardot Road, at 3398 North Jardot Road. The property is approximately 36.92 acres and is currently vacant and unplatted. The applicant is requesting review and approval of a Map Amendment to rezone the parcel from General Industrial (IG) to Small Lot Single-Family (RSS).

The subject property is one of two adjacent parcels where the owner is proposing a 57-acre residential development. The proposed development includes single family houses, duplexes, and townhouses.

**Application Processing Information:**

Owner – Quail Village Investments, LLC

Applicant – Crafton Tull and Associates

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

**Processing Track:**

Submittal Date – December 24, 2025

Planning Commission – March 3, 2026

City Council – April 6, 2026

**Project/Site Design Data/Details:**

Zoning – General Industrial (IG) to Small Lot Single-Family (RSS)

Existing Use – Vacant

Proposed Use – Single-family residential

Total Lot size – ~36.92 acres

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property currently has access on Jardot Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks will be required on the West side of Jardot, when the property is platted. OSU Transit Services – the gray route runs along Perkins, and has a stop one mile west of the proposed property.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Electric: City electric is available

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone the parcel located at 3398 N Jardot Road from General Industrial (IG) to Small Lot Single-Family (RSS) to facilitate a residential development. The property has General Industrial to the north and west, Agriculture and Residential Two-Family to the south. East of the property is outside of city limits.

The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 shows Moderate Density Residential at this location. Envision Stillwater 2045 identifies single family homes as appropriate in moderate density residential, which supports this rezoning request.

**Findings:**

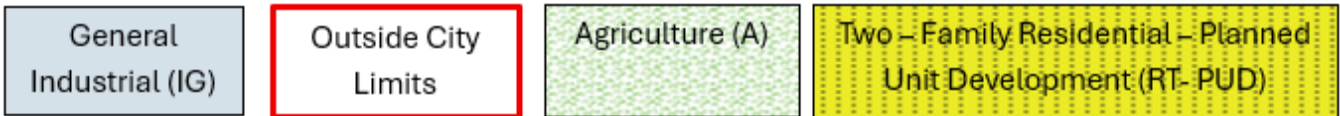
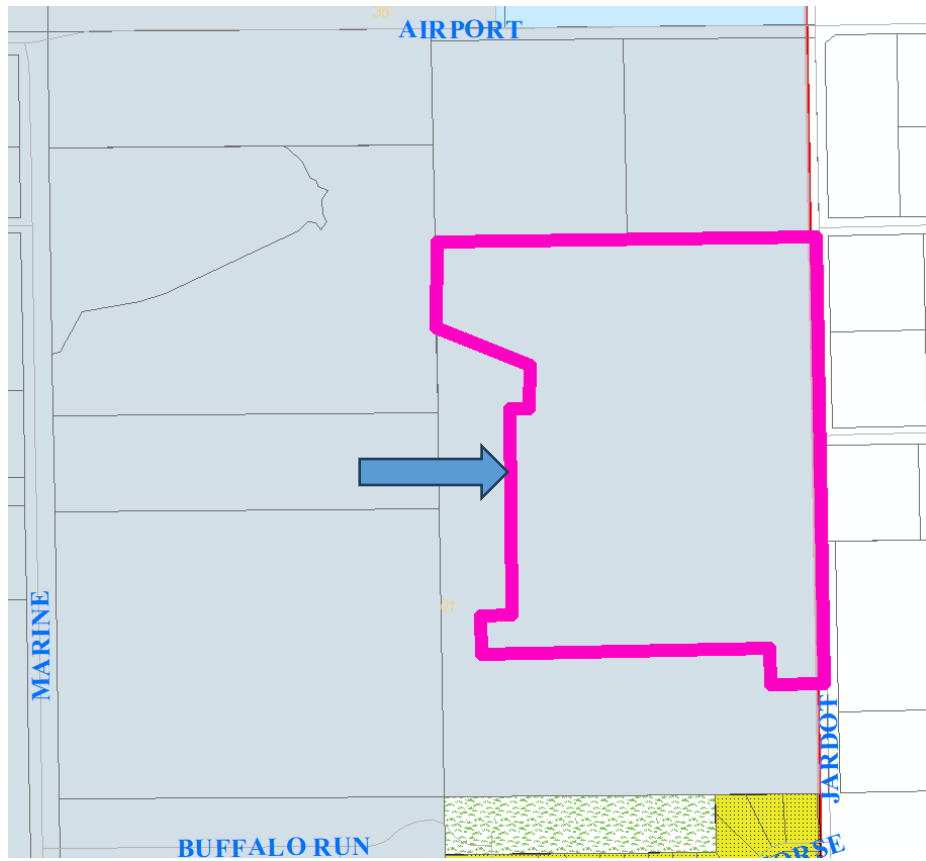
1. The proposed Map Amendment aligns with Envision Stillwater 2045.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Map Amendment is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

<b>Prepared by:</b>	Henry Bibelheimer, Senior Planner
<b>Reviewed by:</b>	David Barth, Development Services Director Josh Brown, Development Coordinator Cindy Gibson, Administrative Services Manager
<b>Date of Preparation:</b>	February 19, 2026
<b>Attachments:</b>	Area Map, Application, Zoning Comparison Table



*Stillwater* OKLAHOMA  
stillwaterok.gov

**Project Type:** Map Amendment (MA25-17)  
**Request:** IG to RSS  
**Address:** 3398 N JARDOT RD. Tract 1  
**Applicant:** Crafton Tull & Associates

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

**ZONING:**

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

**SUBDIVISION:**

       Lot Split  
       Commercial Minor Subdivision  
       Minor Subdivision  
       Preliminary Plat  
       Final Plat

**OTHER:**

       Closing  
       Improvement Plans  
       Drainage Plans/Study  
       Drilling Permit

**SITE PLANS:**

       Minor Amendment  
       Final Drill Site Development Plan

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

Title of Subdivision/Plan/Use: 3398 N. Jardot Road -Tract 1  
 Owner(s) of Property: Quail Village Investments, LLC.  
 Owner(s) Address: PO BOX 6718 Edmond, OK 73083  
 Owner(s) Phone/Fax/Email: \_\_\_\_\_  
 Applicant/Developer of Property: Quail Village Investments, LLC & Agent for Owner: Kendall W. Dillon PE, Sr VP Crafton Tull  
 Applicant/Developer Address: Crafton Tull & Associates 300 Pointe Parkway Blvd. Yukon OK 73099  
 Applicant/Developer Phone/Fax/Email: Zach@premiumlandok.com and Kendall.Dillon@craftontull.com  
 Design Engineer address/phone/fax/email & Registration No.: Crafton Tull & Associates 300 Pointe Parkway Blvd. Yukon OK 73099  
Engineer: Kendall W. Dillon PE #21515, Sr VP Crafton Tull Email: Kendall.Dillon@craftontull.com, & also Caleb.Smith@craftontull.com  
 Surveyor address/phone/fax/email & Registration No.: Crafton Tull & Associates 300 Pointe Parkway Blvd. Yukon OK 73099  
Surveyor: Lee Allen Schroeder, PLS #1502 Email: Lee.Schroeder@craftontull.com

Address or Description of Property to be Subdivided/Developed: A tract of land situated within the Northeast Quarter (NE/4)  
of Section One (1), Township Nineteen North (T19N), Range Two East (R2E) of the Indian Meridian (I.M.), Stillwater, Payne County, Oklahoma

Original Tract Deed Book and Page Number: BK 1802, PG 723  
 Number of Acres in Development: 36.92 acres ±  
 Number of Lots Created: \_\_\_\_\_  
 Current Zoning/Requested Zoning: Current: IG, General Industrial / Proposed: RSS, Small Lot Single Family  
 Reason for zoning request/use permit/map amendment (describe project):  
Single Family residential development

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	 Owner/Agent (with documentation) Date Kendall W. Dillon, P.E., Agent for Owner	<u>12/23/2025</u>
_____ 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: \_\_\_\_\_

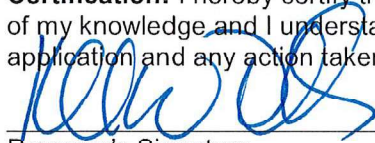
**City of Stillwater  
Map Amendment Checklist  
Chapter 23, Article 3**

**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
	<b>Section 23.58</b>	
	COMPLETED APPLICATION FORM AND CHECKLIST	<i>cjg</i>
	TYPED LEGAL DESCRIPTION SENT TO <u>DIGITALS@STILLWATER.ORG</u>	<i>cjg</i>
	FILING FEE OF \$250.00 PLUS \$2.00/ACRE	
	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.	<i>cjg</i>

**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.



12/23/2025

Preparer's Signature

Date

Kendall W. Dillon, P.E., Crafton Tull, Agent for Owner

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	IG (Industrial General)
Lot Size	5000 square feet	No min requirements
Min Lot Width/Depth	50/100 feet	No min Requirements
Max Structure Height	35 feet	No max limit
Min Front Yard	20 feet/10 feet from alley	75 feet
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	75 feet
Commercial district	15 feet	40 feet
Industrial district	15 feet	40 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	75 feet
Any other district	20 feet	40 feet
Lot Coverage	No max limit	No max limit
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	Required when abutting RSS, RSL, RMH, RT or RM; 70% opaque up to 3- feet tall and 40% opaque up to 5-feet tall
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> <li>• Conventional single-family</li> <li>• Residential design manufactured homes</li> </ul>	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Food, Beverage &amp; Tobacco Product Manufacturing</li> <li>• Leather &amp; Allied Products Manufacturing</li> <li>• Machinery Part Manufacturing</li> <li>• Miscellaneous Manufacturing</li> <li>• Nonmetallic Mineral Product Manufacturing</li> <li>• Oil &amp; Gas Industry Services</li> <li>• Paper Manufacturing</li> <li>• Parking lots/Garages</li> <li>• Plastics &amp; Rubber Products Manufacturing</li> <li>• Public Administration &amp; Service</li> <li>• Research and Development</li> <li>• Telecommunications Tower</li> <li>• Transportation Activities</li> <li>• Transportation &amp; Equipment Manufacturing</li> <li>• Utilities</li> </ul>

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|--|--|
|  | <ul style="list-style-type: none"><li>• Warehousing &amp; Storage</li><li>• Waste Management &amp; Remediation Services</li><li>• Wood Product Manufacturing</li></ul> |
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**Date of Meeting:** March 3, 2026

**Subject:** Map Amendment: 3020 N Jardot Road

**Purpose of Report:** The applicant, Quail Village Investments, LLC, requests review and approval of a Map Amendment to rezone the parcel located at 3020 N Jardot Road from General Industrial (IG) to Two-Family and Multi-Family District (RTM).

**Background:** The subject property is located half a mile south of the southwest corner of East Airport Road and North Jardot Road, at 3020 North Jardot Road. The property is approximately 20.17 acres and is currently vacant and unplatted. The applicant is requesting review and approval of a Map Amendment to rezone the parcel from General Industrial (IG) to Two-Family and Multi-Family District (RTM).

The subject property is one of two parcels where the owner is proposing a 57-acre residential development. The proposed development includes single family houses, duplexes, and townhouses.

**Application Processing Information:**

Owner – Quail Village Investments, LLC

Applicant – Crafton Tull and Associates

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

**Processing Track:**

Submittal Date – December 24, 2025

Planning Commission – March 3, 2026

City Council – April 6, 2026

**Project/Site Design Data/Details:**

Zoning – General Industrial (IG) to Two-Family and Multi-Family District (RTM)

Existing Use – Vacant

Proposed Use – Two-Family & Multi-Family residential development

Total Lot size – ~20.17 acres

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property currently has access on Jardot Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – the gray route runs along Perkins and has a stop one mile west of the proposed property.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Electric: City electric is available

**Discussion:** The applicant requests review and approval of a Map Amendment to rezone the parcel located at 3020 N Jardot Road from General Industrial (IG) to Two-Family and Multi-Family District (RTM) to facilitate a residential development. The property has General Industrial to the north and west, Agriculture and Residential Two-Family to the south. East of the property is outside of the city limits.

The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 shows Moderate Density Residential at this location. Envision Stillwater 2045 identifies duplexes and townhomes as part of the “Missing Middle” housing, which is appropriate in moderate density residential.

**Findings:**

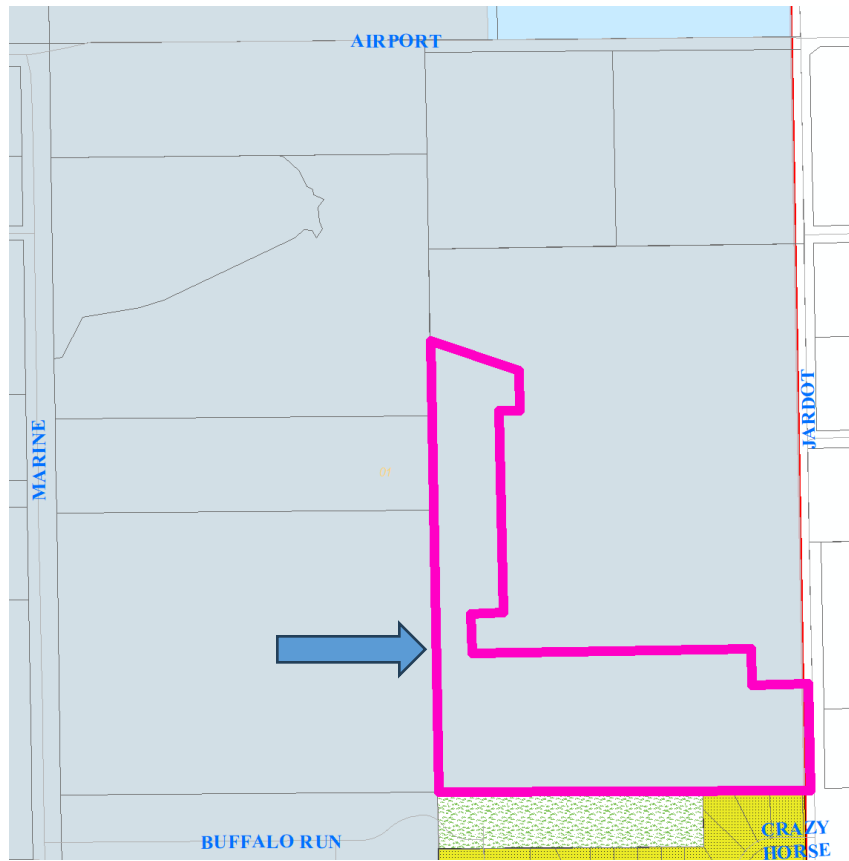
1. The proposed Map Amendment aligns with Envision Stillwater 2045.

**Alternatives:**

1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Map Amendment is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

<b>Prepared by:</b>	Henry Bibelheimer, Senior Planner
<b>Reviewed by:</b>	David Barth Development Services Director Josh Brown, Development Coordinator Cindy Gibson, Administrative Services Manager
<b>Date of Preparation:</b>	February 19, 2026
<b>Attachments:</b>	Area Map, Application, Zoning Comparison Table



General Industrial (IG)

Outside City Limits

Agriculture (A)

Two – Family Residential – Planned Unit Development (RT- PUD)



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stillwaterok.gov

**Project Type:** Map Amendment (MA25-18)  
**Request:** IG to RTM  
**Address:** 3398 N JARDOT RD. Tract 2  
**Applicant:** Crafton Tull & Associates

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

**ZONING:**

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

**SUBDIVISION:**

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

**OTHER:**

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

**SITE PLANS:**

- Minor Amendment
- Final Drill Site Development Plan

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

Title of Subdivision/Plan/Use: 3398 N. Jardot Road -Tract 2  
 Owner(s) of Property: Quail Village Investments, LLC.  
 Owner(s) Address: PO BOX 6718 Edmond, OK 73083  
 Owner(s) Phone/Fax/Email: \_\_\_\_\_  
 Applicant/Developer of Property: Quail Village Investments, LLC & Agent for Owner: Kendall W. Dillon PE, Sr VP Crafton Tull  
 Applicant/Developer Address: Crafton Tull & Associates 300 Pointe Parkway Blvd, Yukon OK 73099  
 Applicant/Developer Phone/Fax/Email: Zach@premiumlandok.com and Kendall.Dillon@craftontull.com  
 Design Engineer address/phone/fax/email & Registration No.: Crafton Tull & Associates 300 Pointe Parkway Blvd, Yukon OK 73099  
 Engineer: Kendall W. Dillon PE #21515, Sr VP Crafton Tull Email: Kendall.Dillon@craftontull.com, & also Caleb.Smith@craftontull.com

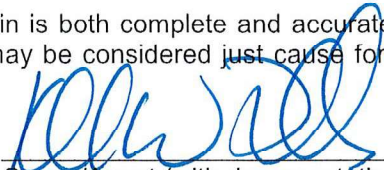
Surveyor address/phone/fax/email & Registration No.: Crafton Tull & Associates 300 Pointe Parkway Blvd, Yukon OK 73099  
 Surveyor: Lee Allen Schroeder, PLS #1502 Email: Lee.Schroeder@craftontull.com

Address or Description of Property to be Subdivided/Developed: A tract of land situated within the Northeast Quarter (NE/4) of Section One (1), Township Nineteen North (T19N), Range Two East (R2E) of the Indian Meridian (I.M.), Stillwater, Payne County, Oklahoma

Original Tract Deed Book and Page Number: BK 1802, PG 723  
 Number of Acres in Development: 20.17 acres ±  
 Number of Lots Created: \_\_\_\_\_  
 Current Zoning/Requested Zoning: Current: IG, General Industrial / Proposed: RTM, Two-Family and Multi-Family District  
 Reason for zoning request/use permit/map amendment (describe project):  
Townhome residential development

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.

_____	_____		12/23/2025
Applicant/Preparer	Date	Owner/Agent (with documentation)	Date
		Kendall W. Dillon, P.E., Agent for Owner	
_____	_____	_____	_____
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: \_\_\_\_\_



ZONING COMPARISON CHART		
	IG (Industrial General)	RTM (Residential Two-family and Multi-family)
Min Lot Size	No min requirements	20,000 square feet
Min Lot Width/Depth	No min Requirements	100/130 feet
Max Structure Height	No max limit	35 feet
Min Front Yard	75 feet	20 feet/10 feet from alley
Min Side Yard - boundary with:		
Residential district	75 feet	5 feet
Commercial district	40 feet	15 feet
Industrial district	40 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	75 feet	20 feet
Any other district	40 feet	20 feet
Max Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees) Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	Required when abutting RSS, RSL, RMH, RT or RM; 70% opaque up to 3-feet tall and 40% opaque up to 5-feet tall <ul style="list-style-type: none"> <li>• Construction</li> <li>• Food, Beverage &amp; Tobacco Product Manufacturing</li> <li>• Leather &amp; Allied Products Manufacturing</li> <li>• Machinery Part Manufacturing</li> <li>• Miscellaneous Manufacturing</li> <li>• Nonmetallic Mineral Product Manufacturing</li> <li>• Oil &amp; Gas Industry Services</li> <li>• Paper Manufacturing</li> <li>• Parking lots/Garages</li> <li>• Plastics &amp; Rubber Products Manufacturing</li> <li>• Public Administration &amp; Service</li> <li>• Research and Development</li> <li>• Telecommunications Tower</li> <li>• Transportation Activities</li> <li>• Transportation &amp; Equipment Manufacturing</li> <li>• Utilities</li> <li>• Warehousing &amp; Storage</li> <li>• Waste Management &amp;</li> </ul>	Required for parking lots only  <ul style="list-style-type: none"> <li>• Boarding House/Rooming House</li> <li>• Church and Religions Institutions</li> <li>• Multiple-family with a maximum gross density of 20 units per acre</li> <li>• Townhome</li> <li>• Two-family (duplex)</li> </ul>

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|  | Remediation Services <ul style="list-style-type: none"><li>• Wood Product Manufacturing</li></ul> |  |
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**Date of Meeting:** March 3, 2026

**Subject:** Specific Use Permit to allow Chemical Manufacturing in the General Industrial zoning district(IG) located at 4115 N Perkins Road

**Purpose of Report:** The applicant, Synthesia Technology, requests review and approval of a Specific Use Permit to allow Chemical Manufacturing in the General Industrial zoning district (IG) located at 4115 N Perkins Road.

**Background:** The subject property is located on the northeast corner of Perkins and Airport Road at 4115 N Perkins Road. The property is approximately 97.75 acres and is currently being used for miscellaneous manufacturing and is unplatted. The applicant is requesting review and approval of a Specific Use Permit to allow Chemical Manufacturing in the General Industrial zoning district (IG) located at 4115 N Perkins Road.

The property is currently owned by Kingspan Roofing and Waterproofing, Inc, who uses the property for manufacturing. Synthesia Technology desires to develop a portion of this parcel in partnership with Kingspan to allow Chemical Manufacturing. The parcel is proposed to be developed as shown on the attached site plan, with new structures for the chemical manufacturing and warehouses on the north side of the site.

**Application Processing Information:**

Owner – Kingspan Roofing + Waterproofing, Inc

Applicant – Synthesia Technology

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

**Processing Track:**

Submittal Date – January 26, 2026

Planning Commission – March 3, 2026

City Council – March 23, 2026

**Project/Site Design Data/Details:**

Zoning – General Industrial (IG)

Existing Use – Manufacturing

Proposed Use – Manufacturing and Chemical Manufacturing

Total Lot size – ~97.75 acres

**Adequate Public Facilities Findings/Improvements:**

- Streets/Traffic: The property currently has access on Perkins Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: There are no existing sidewalks on the property. OSU Transit Services – the gray route runs along Perkins and has a stop along the western edge of the property.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Electric: City electric is available

**Discussion:** The applicant, Synthesia Technology, requests review and approval of a Specific Use Permit to allow Chemical Manufacturing in the General Industrial zoning district (IG) located at 4115 N Perkins Road. The site has IG zoning surrounding the property with some Public (P) zoned property to the west, and Commercial General (CG) zoned property to the south. There is a single-family neighborhood northwest of the site, on the west side of Perkins.

The Kingspan facility is currently configuring the existing facilities on site to manufacture roofing materials and Synthesia is proposing to manufacture a chemical component to be used in Kingspan's manufacturing process. Section 23-356 of the City Code requires 6-foot sidewalks along arterial roads when development occurs. This requirement has always been applied to the entire frontage of a parcel. Synthesia and Kingspan will be located on the same parcel. Recent development (Data Center and The Hub II Entertainment Center) has occurred both north and south of the Kingspan property which will include construction of new sidewalks. Although the Synthesia facility is only occupying a portion of the Kingspan property, staff is requesting that a 6-foot sidewalk along Perkins Road be required for the full length of the Kingspan property as a condition of approval of the specific use permit.

Section 23-220 of the Land Development Code requires one parking space for every 1.5 employees on the largest working shift or one parking space per 2,000 square foot, whichever is greater for a warehouse and 1 parking space per 1,200 square feet for an industrial/manufacturing use. Based on these requirements and the size of their facility, the existing Kingspan facility would be required to have a total of 360 parking spaces. The applicant has provided a parking calculation letter, attached, and is requesting the parking requirement be based upon the number of employees rather than the size of the building. Staff supports this request to hopefully minimize unnecessary impervious area on the site. There is sufficient open space that will allow for the construction of additional parking in the future if it is needed.

The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045, calls for Industrial and Skilled Trades at this location. Manufacturing is appropriate in the Industrial and Skilled Trades use category. Additionally, in the Implementation table of Envision Stillwater 2045, ED-04 encourages the City to increase the supply of industrial space.

**Findings:**

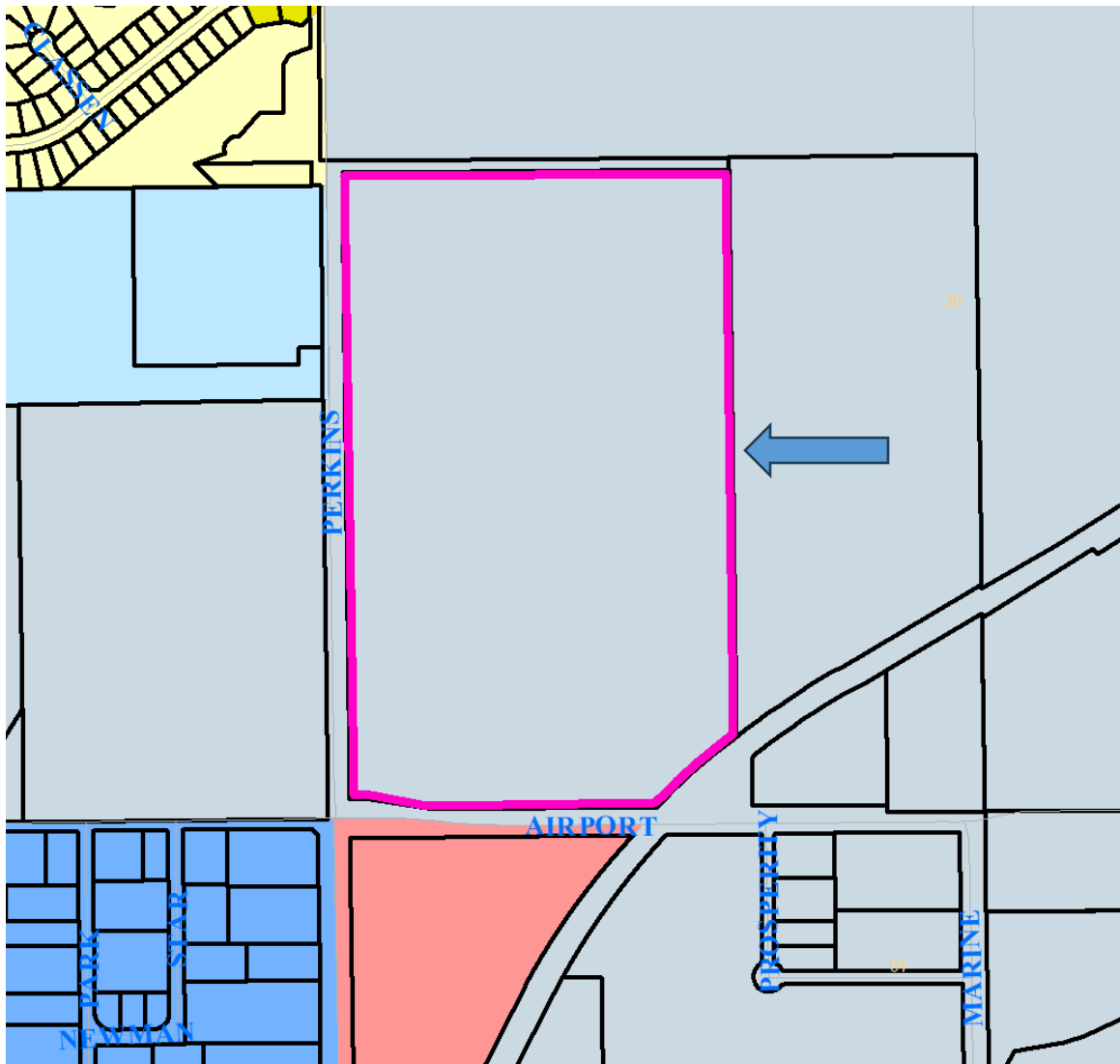
1. The Land Development Code allows for Chemical Manufacturing in the General Industrial District with a specific use permit.
2. The proposed specific use permit for chemical manufacturing aligns with Envision Stillwater 2045

**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:
  - a. Construction of a 6-foot sidewalk for the full parcel length along the Perkins Road frontage.
  - b. The parking requirement being based on 1.5 parking space per employee on the largest working shift.
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

Staff recommends alternative number 2.

**Prepared by:** Henry Bibelheimer, Senior Planner  
**Reviewed by:** David Barth Development Services Director  
Josh Brown, Development Coordinator  
Cindy Gibson, Administrative Services Manager  
**Date of Preparation:** February 20, 2026  
**Attachments:** Area Map, Application, SUP Site Plan, Noise Study, Conceptual  
Renderings, and Elevations, Parking Calculation Memo



Small Lot Single Family Residential (RSS)	General Industrial (IG)	
Public (P)	Light Industrial (IL)	Commercial General (CG)



*Stillwater* OKLAHOMA  
stillwaterok.gov

**Project Type:** Specific Use Permit (SUP26-01)  
**Request:** Chemical Manufacturing Facility in General Industrial (IG)  
**Address:** 4115 N PERKINS RD.  
**Applicant:** Gose & Associates

**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:**

- Commercial Minor Subdivision
- Minor Subdivision &/Or Lot Combination
- Preliminary Plat
- Final Plat

**OTHER:**

- Closing
- Improvement Plans
- Drainage Plans/Study
- Drilling Permit
- Encroachment Agreement

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

Title of Subdivision/Plan/Use: Synthesia Technology  
 Owner(s) of Property: Kingspan Roofing + Waterproofing, Inc (James Clarke)  
 Owner(s) Address: 4115 North Perkins Road, Stillwater, OK 74075  
 Owner(s) Phone/Fax/Email: 240.278.4171 / james.r.clarke@kingspan.com  
 Applicant/Developer of Property: Synthesia Technology c/o Gleeds America  
 Applicant/Developer Address: 115 Perimeter Center Place, Suite 800, Atlanta, GA 30346  
 Applicant/Developer Phone/Fax/Email: 737.680.4860 / justin.sam@gleeds.com  
 Design Engineer address/phone/fax/email & Registration No.: Gose & Associates, 113 E 8th Avenue  
Stillwater, Ok. 74074. PH:405-743-4907. Gose@gose-associates.com CA#1640

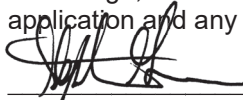
Surveyor address/phone/fax/email & Registration No.: n/a


Address or Description of Property to be Subdivided/Developed: 4115 North Perkins Road

Original Tract Deed Book and Page Number: B:2805 P:148  
 Number of Acres in Development: 97.75  
 Number of Lots Created: N/A  
 Current Zoning/Requested Zoning: Industrial General  
 Reason for zoning request/use permit/map amendment (describe project):  
Request SUP for Chemical Manufacturing in industrial general zoning

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  
 Stephen C. Gose 01/26/2026  
 \_\_\_\_\_  
 Applicant/Preparer Date

  
 \_\_\_\_\_  
 Owner/Agent (with documentation) Date  
 James Clarke - VP Finance 1/26/2026  
 \_\_\_\_\_  
 Owner/Agent (with documentation) Date

**For City of Stillwater Use Only:** CASE NO#: \_\_\_\_\_

Submission Date: \_\_\_\_\_

**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
	<b>Section 23-180</b>	
X	COMPLETED APPLICATION FORM AND CHECKLIST	JB
\$950.00	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.	
X	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.	JB
X	TYPED LEGAL DESCRIPTION EMAILED TO <a href="mailto:DIGITALS@STILLWATER.ORG">DIGITALS@STILLWATER.ORG</a>	JB
N/A	COPY OF EXISTING OR PROPOSED RESTRICTIVE COVENANTS	N/A
N/A	BUILDING ELEVATION DRAWINGS AND CONSTRUCTION MATERIALS WHEN ABUTTING A RESIDENTIAL DISTRICT.	N/A
X	ELECTRONIC PDF DRAWING, EMAILED TO <a href="mailto:DIGITALS@STILLWATER.ORG">DIGITALS@STILLWATER.ORG</a> shall show the following:	JB
X	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;	
X	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;	
N/A	e. Number of residential dwelling units, if any, per structure;	
X	f. Any other physical features or characteristics which may be unique to the property or particular use proposed;	
X	g. Existing use of abutting/adjoining properties	
X	h. Existing zoning of the subject property and the abutting/adjoining properties;	
X	i. Location of existing and proposed public utilities	
n/a	j. Distance from any public place as defined in Oklahoma Administrative Code Title 310, Chapter 681 (Per Ordinance No. 3416)	
N/A	COPY OF OKLAHOMA STATE DEPARTMENT OF HEALTH MEDICAL MARIJUANA LICENSE FOR <input type="checkbox"/> COMMERCIAL GROWER <input type="checkbox"/> PROCESSING/MANUFACTURING <input type="checkbox"/> DISPENSARY/RETAIL (PER ORDINANCE NO. 3416)	N/A
Preliminary	FINAL DRAINAGE STUDY AND FINAL DRAINAGE PLAN (ARTICLE 19)	Prelim. Final will be required with the building permit

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

<b>INFORMATIONAL</b>
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

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**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.



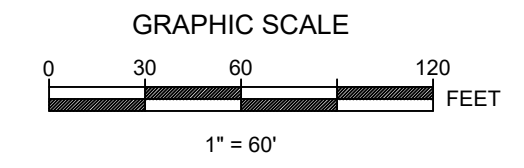
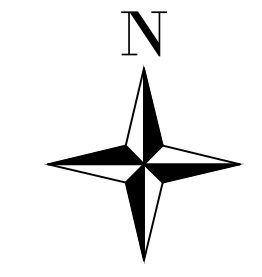
Stephen C. Gose, P.E.

Preparer's Signature

01/23/2026

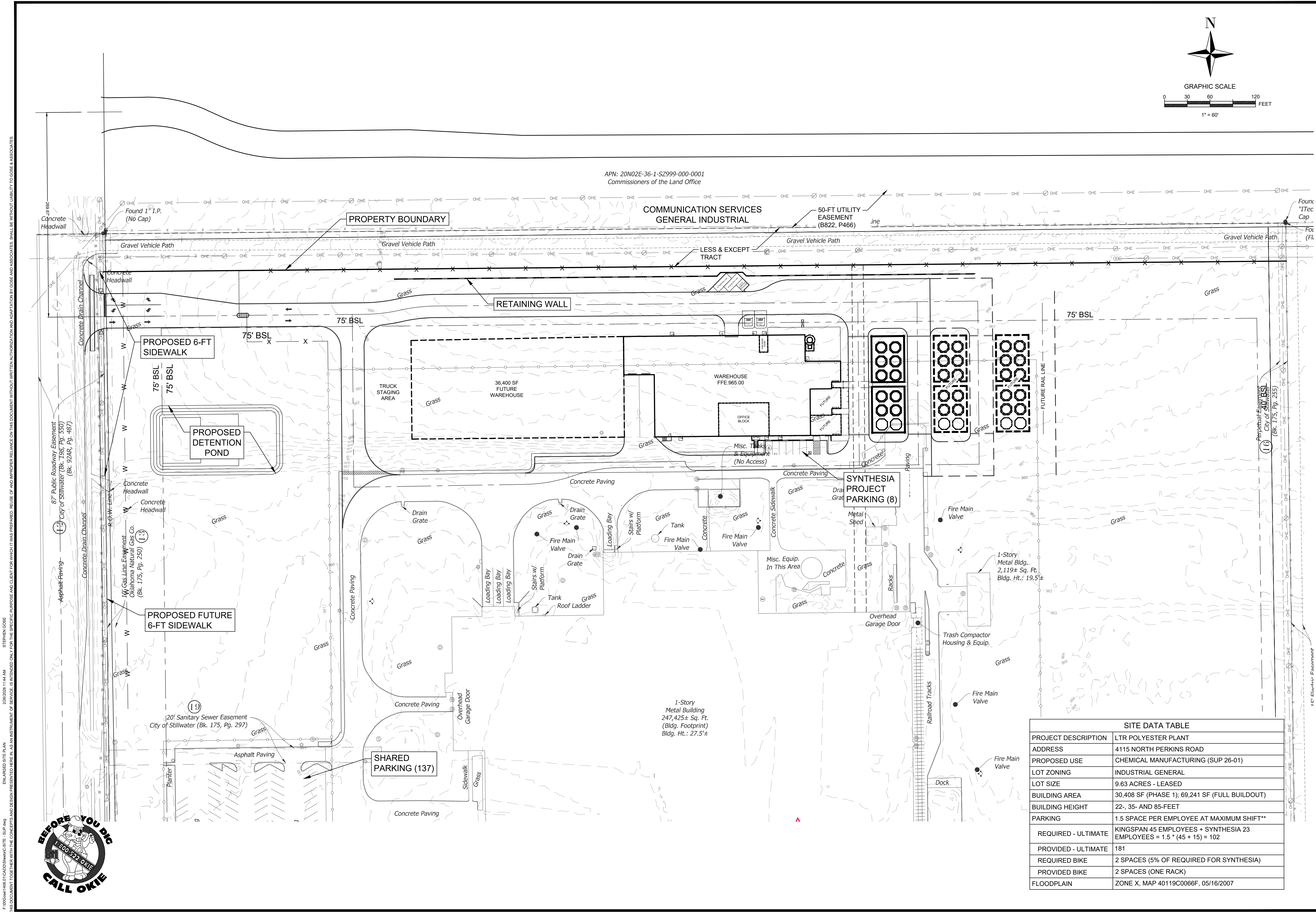
Date





APN: 20N02E-36-1-SZ999-000-0001  
Commissioners of the Land Office

COMMUNICATION SERVICES  
GENERAL INDUSTRIAL



SITE DATA TABLE	
PROJECT DESCRIPTION	LTR POLYESTER PLANT
ADDRESS	4115 NORTH PERKINS ROAD
PROPOSED USE	CHEMICAL MANUFACTURING (SUP 26-01)
LOT ZONING	INDUSTRIAL GENERAL
LOT SIZE	9.63 ACRES - LEASED
BUILDING AREA	30,408 SF (PHASE 1); 69,241 SF (FULL BUILDOUT)
BUILDING HEIGHT	22-, 35- AND 85- FEET
PARKING	1.5 SPACE PER EMPLOYEE AT MAXIMUM SHIFT**
REQUIRED - ULTIMATE	KINGSPAN 45 EMPLOYEES + SYNTHESIA 23 EMPLOYEES = 1.5 * (45 + 15) = 102
PROVIDED - ULTIMATE	181
REQUIRED BIKE	2 SPACES (5% OF REQUIRED FOR SYNTHESIA)
PROVIDED BIKE	2 SPACES (ONE RACK)
FLOODPLAIN	ZONE X, MAP 40119C0066F, 05/16/2007

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

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT. PREPARED UNDER THE SUPERVISION OF:  
**STEPHEN C. GOSE**  
OK P.E. #: 22808  
DATE: 02/26/2026

JOB NUMBER	1406.01
DATE	02/26/2026
SCALE	AS SHOWN
CREATED BY	COWB
DRAWN BY	COWB
CHECKED BY	SCG

**ENLARGED SITE PLAN**

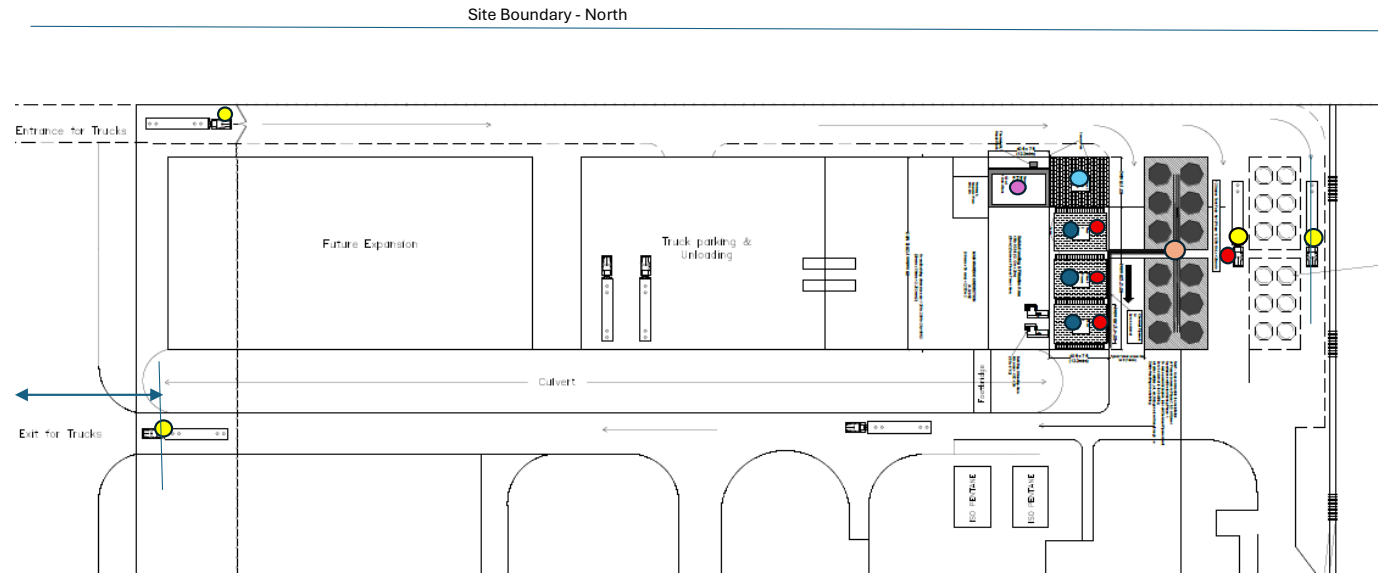
**SYNTHESIA LTR  
POLYESTER PLANT**  
4115 NORTH PERKINS ROAD

SHEET NUMBER  
**SP102**

2/26/2026 11:44 AM  
 ENLARGED SITE PLAN  
 F:\060616\160110\02\Drawings\SP102.dwg  
 THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN IS AN INSTRUMENT OF SERVICE AS PROVIDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION OR ASSOCIATES SHALL BE WITHOUT LIABILITY TO GOSE & ASSOCIATES.



# Noise Pollution



Item No	Source of Noise	Internal/External	dB(A)at Source	Dba at 165ft (50 mtrs)	Dba at closest Boundary		Dba at Neighbourhood	
					Distance	Dba	Distance	Dba Impact
1	Delivery Trucks	External	90 -96	62	85 ft at entrance	80	700 ft at entrance	Not Measurable
2	Vacuum Pumps	Internal	73	39	185 ft	>35dB(A)	1,300 ft	Not Measurable
3	Refrigeration Cooling	External	53	20	153 feet	>35dB(A)	1,300 ft	Not Measurable
4	Air Compressors	Internal	67	33	140 ft	>35dB(A)	1,200 ft	Not Measurable
5	Process Pumps	Internal	80	46	185 ft	>35dB(A)	1,300 ft	Not Measurable
6	Tank Farm Pumps	External	80	46	210 ft	>40dB(A)	1,400 ft	Not Measurable

Notes: External building cladding will reduce external noise emissions by 40>50db from the point of source.

It is generally accepted that for every 165ft, sound in free air will reduce by 34.74db.









# Gose & Associates

ENGINEERING • PLANNING • LAND SERVICES

February 27, 2026

Henry Bibelheimer, Senior Planner  
Department of Community Development  
City of Stillwater  
723 South Lewis Street  
Stillwater, Oklahoma 74074

## **RE: Overall Parking Calculations – 4115 North Perkins Road**

Dear Mr. Bibelheimer,

As part of the Specific Use Permit process, we are required to show the parking for the Synthesia project being proposed on the northside of the existing Kingspan Roofing + Waterproofing building. The existing Kingspan building has 247,425 square feet of manufacturing space, 164,507 square feet of warehouse and 4,854 square feet of office space. The proposed Synthesia site will have approximately 10,800 square feet of manufacturing, 55,880 square feet of warehouse and 5,800 square feet of office. The two companies are proposing to share the 161 parking spaces in the large parking lot near the entrance. Kingspan would retain sole use of its 12 spaces outside their office building and Synthesia would construct 8 spaces outside its office area.

Kingspan will have a maximum shift size of 45 employees, including 30 in manufacturing and 15 in the office. Synthesia will have a maximum shift size of 23 employees, including 15 employees in manufacturing and 8 in the office.

Current code, Section 23-220, Table 4.2, has the following parking requirements:

Industrial/manufacturing use - One space per 1,200 sq. ft.

Warehouse - One space for every 1.5 employees on the largest working shift, or one space per 2,000 sq. ft. of floor area, whichever is greater

Office – One space per 300 sq. ft.

**These two users are requesting to use 1.5 spaces per employee on the largest working shift** since current manufacturing and warehouse parking needs are much less than what is envisioned by the current code. The City of Bartlesville has a similar 1.5 space requirement.

On this project, 102 spaces would be required using the 1.5 spaces per employee at maximum shift. There are 161 spaces in the large parking lot, 12 adjacent to the Kingspan office, and 8 are proposed at the Synthesia building for a total of 181.



# Gose & Associates

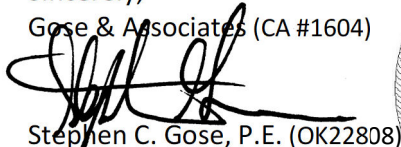
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Page 2

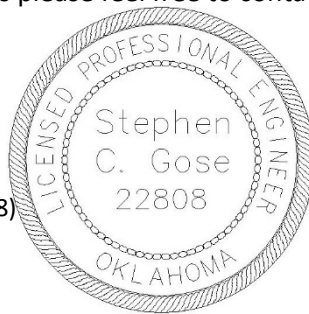
Using the City minimum parking requirements there would be 361 total parking spaces required for the two uses: 305 for Kingspan and 56 for Synthesia. This is approximately twice the needed parking based on how the users will staff and operate their facilities, and equates to approximately 2.1 acres of additional paved surface that would not be utilized. Adding this pavement would create the need for additional on-site detention and land area that would be paved instead of grass or other landscaping.

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



	Manufacturing	Warehouse	Office	Employee Max Shift	
Kingspan Roofing + Waterproofing	247,425	164,507		4,854	45
Synthesia	10,797	55,879		5,793	23
Parking Requirements					
COS Standards	1 per 1,200 sf	1 per 2,000 sf	1 per 300 sf		
Kingspan	206	82		16	305
Synthesia	9	28		19	56
Total	215	110		35	361
		1.5 per employee			102
Proposed Parking					
Kingspan Existing	161			12	
Synthesia Proposed	8				181

## MEMORANDUM

DATE: February 27, 2026  
TO: Stillwater Planning Commission  
FROM: David Barth, Development Services Director  
SUBJECT: Text Amendment for Article XV Planned Unit Development  
(PUD) TXT26-02

Staff is requesting to table the requested text amendment until the March 24, 2026 Planning Commission meeting. Additional modifications were required; therefore, staff is requesting additional time to ensure that all modifications are made correctly before presenting them to Planning Commission.