

PLANNING COMMISSION MEETING AGENDA
JULY 7, 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 (MA26-06) to rezone property addressed as 524 W. 10th Avenue from Two-Family and Multi-Family (RTM) to Small Lot Single-Family Residential (RSS) zoning district.	Henry Bibelheimer
b.	Receive public comment regarding a request for a Map Amendment (MA26-07) to rezone property addressed as 799 E. Mercury Avenue from Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ) to Two-Family Residential (RT) zoning district.	Henry Bibelheimer
c.	Receive public comment regarding a petition to annex (ANX26-01) approximately 33.64 acres generally located one-quarter mile south of 19th Avenue and one-quarter mile east of Range Road and addressed as 5599 W 19th Avenue.	Henry Bibelheimer

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

a.	Next regular meeting is July 21st, 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.

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: July 7, 2026

Subject: Map Amendment

Title of Subdivision/Plan/Use:	Stillwater Original Town
Address or Description of Property to be Subdivided/Developed:	524 W 10 th Avenue
Number of Acres in Development:	0.09
Number of Lots Created:	0
Current Zoning/Requested Zoning:	Two-Family and Multi-Family (RTM) to Small Lot Single-Family Residential (RSS) District

Application Request / Project Description:

To request review and approval of a Map Amendment to rezone approximately 0.09 acres addressed as 524 W 10th Avenue from Two-Family and Multi-Family (RTM) to Small Lot Single-Family Residential (RSS) District.

Background: The subject property is located on the northeast corner of 10th Avenue and Knoblock Street. The parcel is a 4,000 square foot lot (.09 acres) and contains a single-family house. The applicant is requesting to tear down the existing home and rebuild a new single-family house. A single-family house is not allowed in Two-Family and Multi-Family (RTM), so the applicant is requesting to rezone to the Small Lot Single-Family Residential (RSS) district to accommodate the proposed redevelopment.

The minimum lot size in the RSS district is 5,000 square feet, with a 50 feet minimum width, and 100 feet minimum depth.

The minimum lot size in the RTM district is 20,000 square feet, with a minimum lot width of 100 feet, and a minimum depth of 130 feet.

This parcel is ~ 50 x 80 and 4,000 square foot. This means that the parcel is an existing non-conformity. Section 23-243.a of the Land Development Code states that *"no person may engage in any activity that causes an increase in the extent of any existing nonconformity"*. The requested Map Amendment would not bring the parcel into compliance, but it would bring the property closer to compliance.

Notice Requirement:

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

Processing Track:

Submittal Date – May 15, 2026
Planning Commission – July 7, 2026

City Council – July 20, 2026

Project/Site Design Data/Details:

Zoning – Two-Family and Multi-Family (RTM) to Small Lot Single-Family Residential (RSS)

Existing Use – Single-Family Residential

Proposed Use – Single-Family Residential

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access to 10th Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – The scarlet route serves this area and passes one block away on 9th and Hester. Sidewalks are currently available on 10th Avenue and Knoblock St.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available

Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 designates this property for Moderate Density Residential. Single Family homes are considered appropriate on small lots. ED-08 from the implementation table of Envision Stillwater encourages the City to prioritize infill development.

Findings:

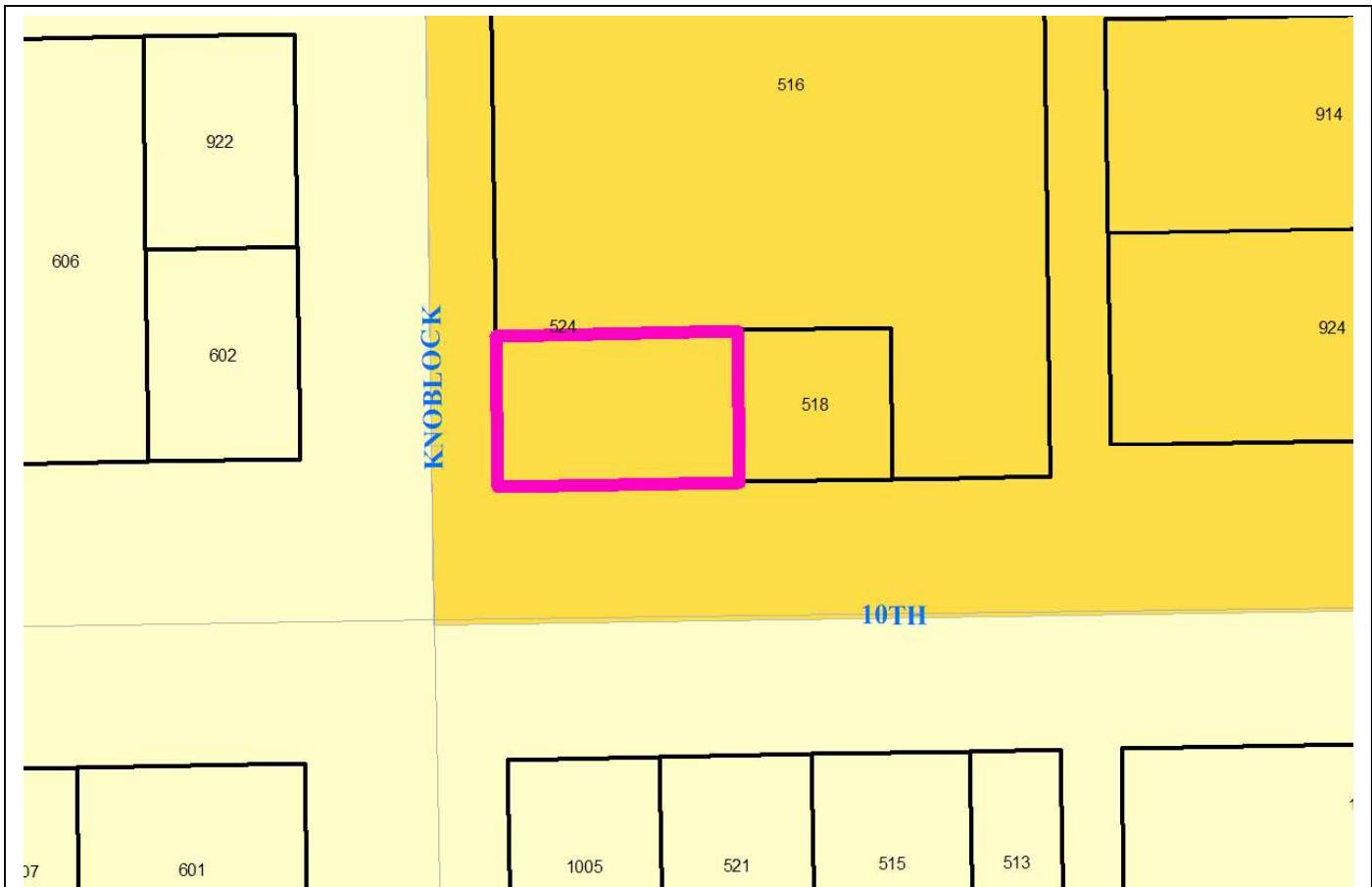
1. Envision Stillwater 2045 calls for Moderate Density Residential at this location.
2. This parcel does not meet the minimum dimensional requirements for the RSS district, but the requested Map Amendment would bring the property closer to compliance.
3. RSS zoning abuts this property to the west and south.

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's Recommendation: Alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Cindy Gibson, Administrative Services Manager
Date of Preparation: June 17, 2026
Attachments: Area Map, Zoning Comparison Chart
Map Designation: SW



Two Family and Multi Family Residential (RTM)

Small Lot Single Family Residential (RSS)



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Map Amendment (MA26-06)
Request: RTM to RSS
Address: 524 W 10th Ave.

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	RTM (Residential Two-family and Multi-family)
Min Lot Size	5000 square feet	20,000 square feet
Min Lot Width/Depth	50/100 feet	100/130 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	Required for parking lots only
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> • Conventional single-family • Residential design manufactured homes 	<ul style="list-style-type: none"> • Boarding House/Rooming House • Church and Religions Institutions • Multiple-family with a maximum gross density of 20 units per acre • Townhome • Two-family (duplex)

Date of Meeting: July 7, 2026

Subject: Map Amendment:

Title of Subdivision/Plan/Use:	Unplatted
Address or Description of Property to be Subdivided/Developed:	799 E Mercury Avenue
Number of Acres in Development:	21.5 acres
Number of Lots Created:	0
Current Zoning/Requested Zoning:	Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ) to Two-Family Residential (RT)

Application Request / Project Description:

To request review and approval of a Map Amendment to rezone approximately 21.5 acres addressed as 799 E Mercury Avenue from Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ) to Two-Family Residential (RT).

Background: The subject property is located one quarter mile east of Perkins Road, and one quarter mile north of Lakeview Road, and is addressed as 799 E Mercury Road. The property is currently vacant and unplatted.

The property is currently zoned Commercial Shopping (CS), and Neighborhood Transition Zone (NTZ) to support a low intensity commercial development, with a residential buffer for the neighborhood to the south, which could include conventional single family, two-family, and/or townhomes. The applicant is proposing to rezone the property to Two-Family residential (RT). This would remove the commercial component, and the need for a transition zone, as the allowed uses in NTZ are similar to those allowed in RT.

A minor subdivision of the property has been administratively approved, which creates three new tracts accessed from Mercury Avenue. The applicant is requesting to rezone the new eastern two tracts, and the western tract is proposed to remain zoned Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ).

Notice Requirement:

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

Processing Track:

Submittal Date – May 15, 2026
Planning Commission – July 7, 2026
City Council – July 20, 2026

Project/Site Design Data/Details:

Zoning – Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ) to Two-Family Residential (RT)

Existing Use – Vacant

Proposed Use – Two-Family Residential Development

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off Mercury Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – The gray route serves this area, and passes along Perkins, approximately one-quarter mile west of the property. Sidewalks are currently available on the north side of Mercury and will be required on the south side of Mercury when the site develops.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available

Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 designates this property for Moderate Density Residential. A duplex development is considered missing middle homes, which is appropriate in Moderate Density Residential. HN-03 and HN-04 from the implementation table of Envision Stillwater 2045 encourage the City to enable the expansion of total housing supply in all price ranges.

Findings:

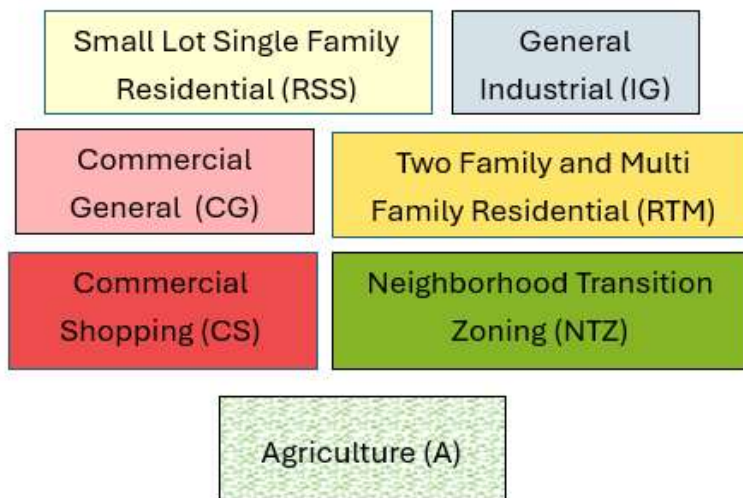
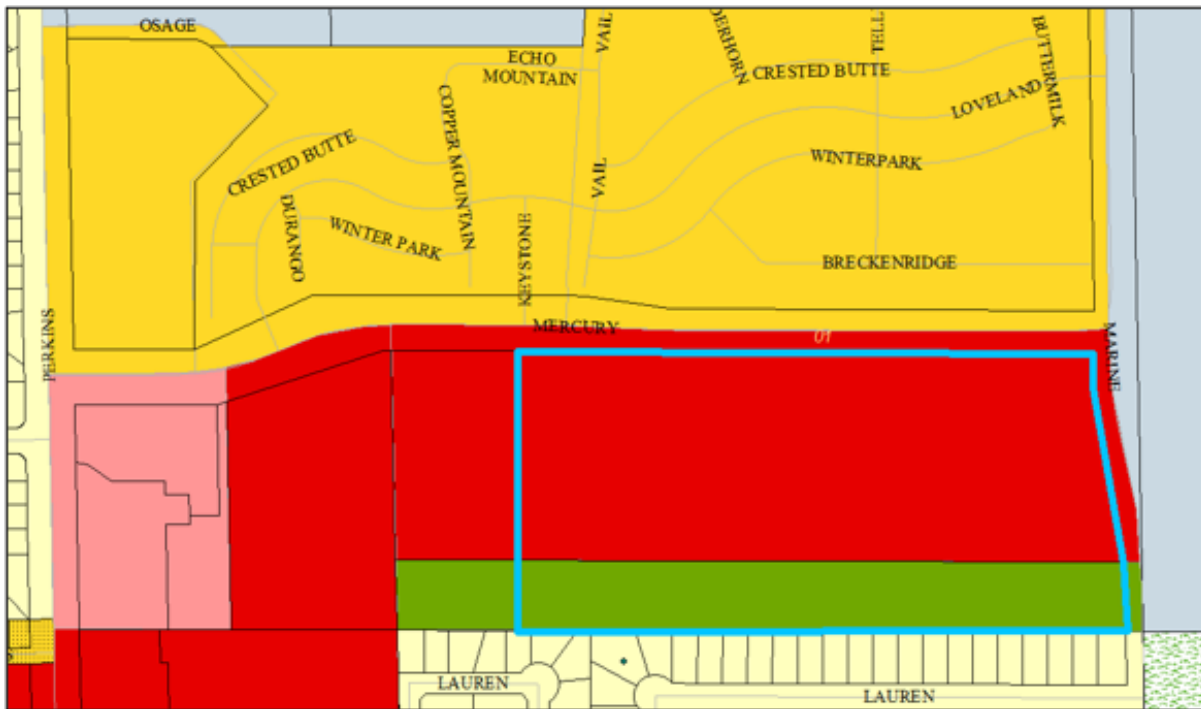
1. The proposed Map Amendment aligns with Envision Stillwater 2045.
2. The RT zoning district provides an appropriate buffer between the RTM zoned property on the north side of Mercury, and the single-family residential neighborhood abutting the southern edge of the property.

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's Recommendation: Alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Cindy Gibson, Administrative Services Manager
Date of Preparation: June 17, 2026
Attachments: Area Map, Zoning Comparison Chart
Map Designation: NE



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Map Amendment (MA26-07)
Request: CS and NTZ to RT
Address: 799 E Mercury Ave

ZONING COMPARISON CHART		
	RT (Residential Two-family)	CS (Commercial Shopping)
Min Lot Size	7,500 square feet	No min requirements
Min Lot Width/Depth	60/100 feet	No min requirements
Max Structure Height	35 feet	No min requirements
Min Front Yard	20 feet/10 feet from alley	20 feet/10 feet from alley
Min Side Yard - boundary with:		
Residential district	5 feet	15 feet
Commercial district	15 feet	15 feet
Industrial district	15 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	25 feet
Any other district	20 feet	25 feet
Max Lot Coverage	40 percent	40 percent
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; 1+ story structure requires 6-foot high landscape buffer when adjacent to residential district
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> • Conventional single-family • Residential design manufactured home • Two-family (duplex) 	<ul style="list-style-type: none"> • Bed and Breakfast, Hotel, Motel • Beverage Services • Educational Services • Financial Institutions and Services • Food Services • Free-Standing Self Service Facilities • Information • Mixed Use • Personal and Laundry Services • Personal Storage and Warehousing • Professional and Administrative Office and Services • Retail Trade

Date of Meeting: July 7, 2026

Subject: Annexation

Title of Subdivision/Plan/Use:	Unplatted
Address or Description of Property to be Subdivided/Developed:	5599 W 19 th Avenue
Number of Acres in Development:	33.64 acres
Number of Lots Created:	1
Current Zoning/Requested Zoning:	Small Lot Single-Family Residential District (RSS)

Application Request / Project Description:

To request review and approval of a Petition to Annex approximately 33.64 acres addressed as 5599 W. 19th Avenue and zone the property as Small Lot Single-Family Residential (RSS) district.

Background: The subject property owner is petitioning to annex approximately 33.64 acres, generally located one-quarter mile south of 19th Avenue and one-quarter mile east of Range Road and is addressed as 5599 W 19th Avenue. The property owner, Stillwater West Property LLC, is also the property owner of the development to the north of this parcel, Golden Oaks Village. The requested property to be annexed into the City of Stillwater is to support the expansion of Golden Oaks Village.

Golden Oaks Village is zoned Small Lot Single-Family Residential (RSS) district, with a Planned Unit Development. The applicant is requesting the subject property be annexed into the City of Stillwater and be zoned Small Lot Single-Family Residential (RSS) district. If a Planned Unit Development is required for the proposed expansion, a separate PUD submittal would be required.

The property is contiguous to and abuts the present corporate limits of the City of Stillwater along the north, south, and eastern boundaries.

Notice Requirement:

Notice –Notice in the NewsPress

Processing Track:

Submittal Date – February 12, 2026
Planning Commission – July 7, 2026
City Council – July 20, 2026

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential (RSS) District
Existing Use – Vacant
Proposed Use – Residential

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is currently landlocked, and is proposed to take access from 19th Avenue, through the property to the north.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – this property is not served by OSU Transit Services. The closest bus route is the brown route, which has a bus stop on 19th Avenue, one mile east of the subject property. Sidewalks are not available for this property but are available on 19th Avenue.
- Police/Fire Protection: City will extend services upon annexation. No cost has been identified.
- Water Service: City water service is available. The developer will be responsible for extending water to the property when development occurs.
- Sanitary Sewer Service: City sewer service is available. The developer will be responsible for extending sewer to the property when development occurs.
- Electric: Electric service is available.
- Solid Waste: City will extend services upon annexation. No cost has been identified.

Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 does not provide a Future Land Use Designation for property outside city limits. The properties to the north, south, and east are designated as Low-Density Residential, with a portion of the property abutting the southeast corner being designated as Agriculture by the Future Land Use Map of Envision Stillwater 2045. If this petition to annex is approved, Low-Density Residential will be assigned to the subject property as the Future Land Use Designation in the Comprehensive Plan – Envision Stillwater 2045.

Findings:

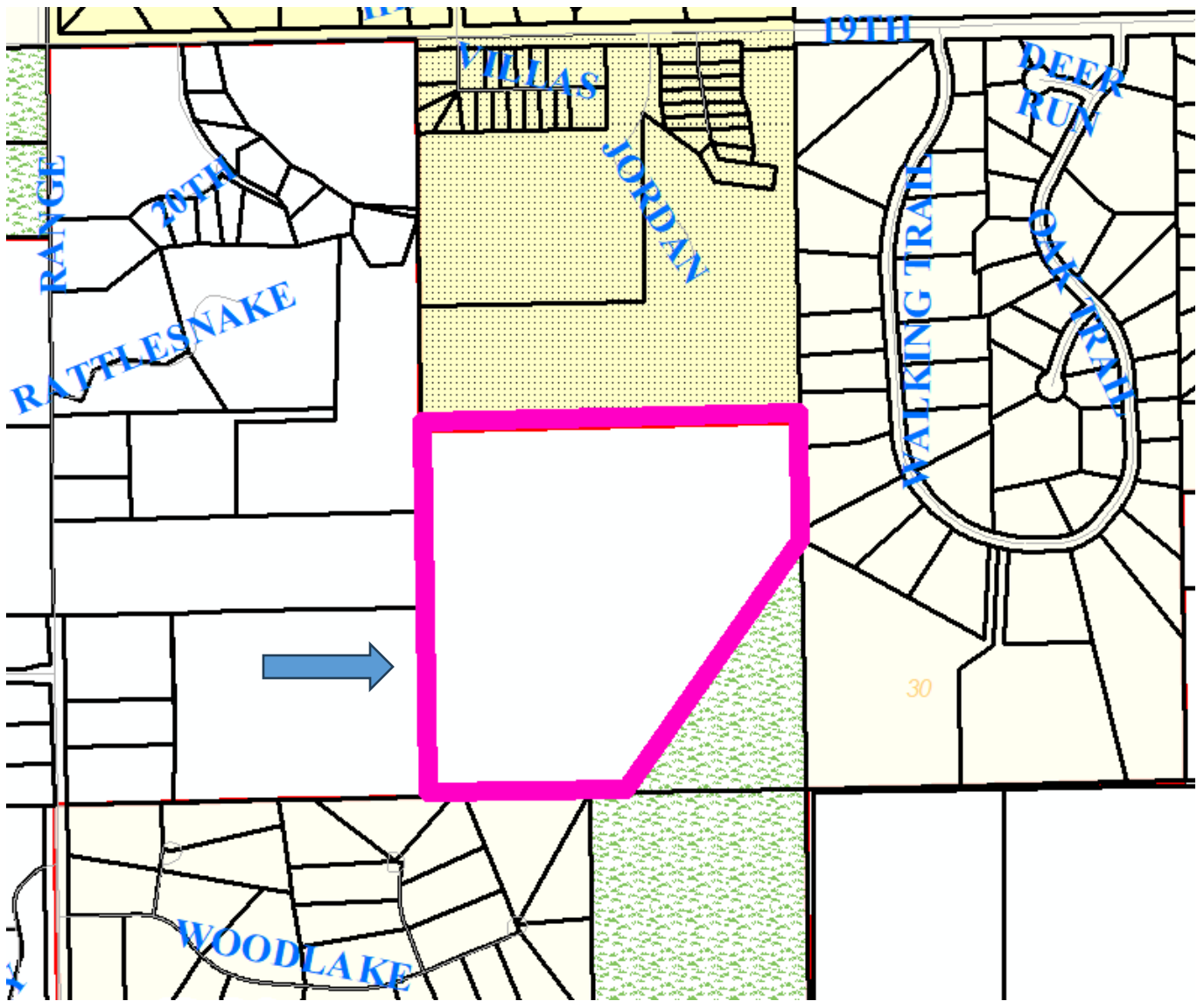
1. The petition to annex includes 33.64 acres, which abuts the city limits on three (3) sides.
2. The applicant is requesting the subject property be zoned Small Lot Single-Family Residential (RSS), to align with the zoning north of the subject property.
3. If annexed, the Future Land Use Map of the Envision Stillwater 2045 will be updated to designate this property as Low-Density Residential.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed annexation 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 annexation of the subject property is not needed and do not recommend that the City Council approve the request.

Staff's Recommendation: Alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Cindy Gibson, Administrative Services Manager
Date of Preparation: June 17, 2026
Attachments: Area Map, Petition
Map Designation: SW



Small Lot Single Family Residential (RSS)	Small Lot Single Family Residential with a Planned Unit Development (RSS-PUD)
Large Lot Single Family Residential (RSL)	Outside City Limits
	Agriculture (A)



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Annexation (ANX26-01)
Request: Annex for Golden Oaks PUD expansion.
Address: 5599 W 19TH AVE.

PETITION FOR ANNEXATION

Pursuant to 11 O.S. 21-105, the undersigned Petitioners do hereby petition for the annexation of certain real property into the corporate limits of the City of Stillwater. The certain real property to be annexed is described in Exhibit A, attached hereto and fully incorporated herein (the "subject property"). The subject property is adjacent and contiguous with the City of Stillwater in accordance with 11 O.S. 21-105.

The undersigned hereby state that they constitute at least three-fourths (3/4) of the registered voters and the owners of at least three-quarters (3/4) in value of the subject property in accordance with 11 O.S. 21-105. The warranty deed/s showing ownership of the subject property is/are attached hereto as Exhibit B and fully incorporated herein.

A list of voters with addresses located within the subject property is attached hereto as Exhibit C.

The undersigned hereby state that they will give notice of the presentation of this petition for annexation of the subject property by publication at least once each week for two (2) successive weeks in a newspaper of general circulation in the City of Stillwater in accordance with 11 O.S. 21-105.

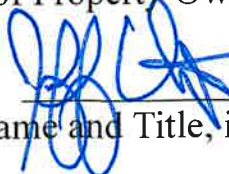
Signed this 22nd day of May, 2024.

Name of Property Owner (as shown on deed)

By: Stillwater West Property, LLC
Name and Title, if owner is corporate entity

Signed this 22nd day of May, 2024.

Name of Property Owner (as shown on deed)

By:  manager
Name and Title, if owner is corporate entity

NOTICE OF ANNEXATION PETITION(ANX26-01)

(Note to Publisher: Per 11 OS 21-105, notice must be published at least once each week for two (2) consecutive weeks in a newspaper in general circulation in Stillwater.)

Please take notice that a petition has been presented to the Stillwater City Clerk requesting annexation of approximately 33.64 acres generally located one-quarter mile south of 19th avenue and one-quarter mile east of Range Road and is addressed as 5599 W 19th Avenue. This property is more particularly described as follows:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP NINETEEN NORTH, RANGE TWO EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTH 89°17'40" WEST A DISTANCE OF 620 FEET, THENCE NORTH 35°54'37" EAST A DISTANCE OF 1052.71 FEET, THENCE SOUTH 00°10'18", A DISTANCE OF 845 FEET TO THE POINT OF BEGINNING.

1652 0164

QUIT CLAIM DEED

I-2006-010385 07/13/2006 4:23 pm
Book 1652 Page(s) 0164-0165
Fee: \$ 15.00 Doc: \$ 0.00
Sherri Schieffel - Payne County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT GOLDEN OAKS VILLAGE OF STILLWATER, L.L.C., an Oklahoma Limited Liability Company, Party of the First Part, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto STILLWATER WEST PROPERTY, L.L.C., an Oklahoma Limited Liability Company, Party of the Second Part, the following described real property and premises, situated in Payne County, State of Oklahoma, to-wit:

Units 101, 102, 103, 104, 105, 106, 116, 117, 118, 120, 121, 126, 127, 128, 129-134, 149, 150, 151, 152-154, 201-207, 215-217, 218, 219-221, 226-234, 239, 246, 250 and 252-254 in WOODRIDGE VILLAGE, and the common elements appertaining thereto; ALL according to the Declaration of Unit Ownership Estate for WOODRIDGE VILLAGE, and the building plans attached thereto, recorded in Book 733, Page 103, inclusive, in the office of the County Clerk of Payne County, State of Oklahoma, and

Tract No. 1

The Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Thirty (30), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, LESS AND EXCEPT the following tract beginning at the Southeast Corner (SE/cor) of the Northwest Quarter (NW/4), thence South 89°17'40" West a distance of 620 feet, thence North 35°54'37" East a distance of 1052.71 feet, thence South 00°10'18" a distance of 845 feet to the point of beginning, and

Tract No. 2

A tract of land in Section Thirty (30), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, more particularly described as follows: Beginning 40 feet South and 534.69 feet West of the Northeast Corner (NE/cor) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4), thence South 889.09 feet, thence West 784.29 feet, thence North 600 feet, thence East 659.55 feet, thence North 289.13 feet, thence East 125 feet to the point of beginning, containing 11.65 acres more or less, and

Tract No. 3

A tract of land in Section Thirty (30), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, more particularly described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) less the North 40 feet and the South 15 acres of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) LESS AND EXCEPT a tract of land beginning 40 feet South and 534.69 feet West of the Northeast Corner (NE/cor) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4), thence South 889.09 feet, West 784.29 feet, North 600.00 feet, East 659.55 feet, North 289.13 feet, East 125 feet to the point of beginning, containing 22.74 acres, more or less.

together with all the improvements thereon and the appurtenances thereunto belonging.



10.00
5.00

Signed this _____ day of _____, _____.

Exhibit C

Name of Registered Voter

By: _____

Name

Address: _____

Signed this _____ day of _____, _____.

Name of Registered Voter

By: _____

Name

Address: _____