

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Mark Hoose at 5:30 p.m., Tuesday, April 8, 2025 in the City Council Chambers at 20 South Littler. Other members present were Brian Blundell, Austin Gotcher, Chip Winter, and Ryan Chapman. Present for the City were Ken Bryan, Planning Director; Kristi McCone, City Planner; Keith Beatty, Senior Development Engineer; and Madeline Sawyer, City Attorney.

2. Approval of the minutes

The first item on the agenda was **the approval of March 4, 2025 minutes.**

Motion by Blundell, seconded by Chapman, to approve the minutes. **Motion carried** by a vote of 5-0 as follows:

AYES:	Blundell, Chapman, Winter, Gotcher and Chair Hoose
NAYS:	None

3. Public Hearing Items

- A. Case No. Z24-00022; Public Hearing and Consideration for a Rezoning from “D-3” Office Commercial to “PUD Z24-00022” Planned Unit Development for Edmond Calamar Development, located on the east side of Santa Fe Avenue, south of Mill Valley Boulevard. (800 S. Santa Fe, LLC; Ward 3)

The applicant asked to continue this item to the May 6th Planning Commission meeting.

Motion to continue by Blundell, seconded by Gotcher. **Motion carried** by a vote of 5-0 as follows:

AYES:	Blundell, Gotcher, Chapman, Winter and Chair Hoose.
NAYS:	None

This item will be heard at Planning Commission on May 6, 2025.

- B. Case No. SP24-00009; Public Hearing and Consideration for a Site plan for Monarch at Honeyfield, located east of Covell and Kelly. (Johnson and Associates; Ward 1)

Jessica Bloue with Johnson and Associates present for applicant.

Staff reported pertinent details about the case/application, including that the approximately 11-acre Subject Property is located on the south side of Covell a quarter mile east of Kelly. The Subject Property is zoned PUD “Kelly Comer Planned Unit Development”. The Site Plan includes the provision of 288 residential units distributed throughout 8 buildings. Access provided from Covell at 2 locations on either side of the subject property. Both 3 and 4 story buildings are included. The building facades feature a variety of materials and patterns using neutral tans, as well as light and dark gray colors. Utilities

and drainage will be constructed as part of the overall infrastructure improvements designed to serve the entire Honeyfield development, consistent with the Preliminary Plat approved in June 2024.

Brian Blundell and Chip Winter asked questions regarding the four-story building on the front of Covell. Jessica states that the buildings are four stories to activate the street frontage and create a stairstep into single family neighborhood to the south.

Ryan Chapman stepped out for this item and did not vote.

Motion to approve by Gotcher, seconded by Blundell. **Motion carried** by a vote of 4-0 as follows:

AYES: Gotcher, Blundell, Winter and Chair Hoose.

NAYS: None

- C. Case No. Z24-00016; Public Hearing and Consideration for a Rezoning from “A” Single-Family to “PUD” Planned Unit Development for 330 W 1st Street, located on the southeast corner of Walnut and 1st Street. (Castle Custom Homes; Ward 1)

Applicant was present.

Staff reported pertinent details about the case/application, including that the 7,000 sq. ft. subject property is located at 330 W 1st St, southeast corner of Walnut & 1st. Nearby zoning and uses include: East, South, and West zoned ‘A’ single family and developed with residential structures; North across 1st St is zoned and developed with a PUD that allows for 3 total residential units. The PUD Design Statement provides or allows the following key components: A maximum of 3 residential units configured in a single-family building and a duplex; A minimum lot size of 3,000 sq ft to allow 2 lots to be created if needed; Setbacks include 15 ft front (1st St), 3 ft rear (alley), 0 ft side (Walnut), and either 0 or 3 ft interior depending on future lot configuration; Access will occur from W 1st St, Walnut St, or the alley depending on resulting lot configuration. Edmond Plan, 2018 designates the area as Urban Neighborhood. Single, two, and low-density multi-family districts are all appropriate for this category which is designed to function as a transition from more intense downtown areas and less intense suburban areas. Development in this category should support active mobility and walkability.

Brian Blundell asked about the sidewalk requirements in the neighborhood. Mr. Bryan stated that sidewalks will need to be constructed or reconstructed where they front a public street.

Ryan Chapman stepped out for this item and did not vote.

Motion to approve by Winter, seconded by Blundell. **Motion carried** by a vote of 4-0 as follows:

AYES: Winter, Blundell, Gotcher and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

- D. Case No. Z24-00023; Public Hearing and Consideration for a Rezoning from “A” Single-Family to “Z24-00023” 124 W Wayne Planned Unit Development for 124 W Wayne Street, located east of Wayne Street and Santa Fe Street. (Ryjack Strategic Investments; Ward 1)

Applicant was present.

Staff reported pertinent details about the case/application, including that the 13,500 sq. ft. subject property is located at 124 W Wayne, on the south side of Wayne east of Santa Fe Street. Nearby zoning and uses include ‘A’ single family developed with residential structures, and a small PUD to the south that allows a duplex. The PUD Design Statement provides or allows the following key components: A maximum of 4 residential units configured in one, and only one, of the following: 2 duplexes; A quadplex; 1 single-family house; or 2 single-family houses; Setbacks include 20 ft front and rear and 5 ft side; Access will occur from Wayne. Edmond Plan, 2018 designates the area as Urban Neighborhood. Single, two, and low-density multi-family districts are all appropriate for this category which is designed to function as a transition from more intense downtown areas and less intense suburban areas. Development in this category should support active mobility and walkability.

There was discussion regarding sidewalks and if the garages on the front fit in with the surrounding neighborhood.

Motion to approve by Gotcher, seconded by Blundell. **Motion carried** by a vote of 4-1 as follows:

AYES: Gotcher, Blundell, Chapman and Chair Hoose.

NAYS: Winter

This item will be heard by City Council on April 28, 2025.

- E. Case No. Z25-00006; Public Hearing and Consideration for a Rezoning from “G-A” General Agricultural to “R-1” Rural Estate District for a portion of Caspian Lakes, located on the north side of East 33rd Street, approximately one-half mile east of Post Road. (Caspian Lakes Addition, LLC; Ward 2)

Applicant was present.

Staff reported pertinent details about the case/application, including that the approximately 17.7-acre subject property is located along the west side of Caspian Lakes Dr, north of 33rd St and half a mile east of Post Rd. Nearby zoning and uses include: North and east is zoned ‘R-1’ with both undeveloped lots and large-lot residential uses; West is zoned ‘G-A’ and ‘R-1’ and developed with large-lot residential uses; South is Oklahoma City and developed

with large-lot residential uses. The by-right 'R-1' zoning district allows single family detached residential dwellings with relatively large setbacks. The minimum lot size is 90,000 square feet. Edmond Plan, 2018 designates this area as Rural Neighborhood and the "R-1" district is appropriate.

Motion to approve by Chapman, seconded by Blundell. **Motion carried** by a vote of 5-0 as follows:

AYES: Chapman, Blundell, Gotcher, Winter and Chair Hoose.
NAYS: None

This item will be heard by City Council on April 28, 2025.

- F. Case No. PR25-00002 Public Hearing and Consideration of a Preliminary Plat for The Replat of Astoria Executive Park Common Area, located on the east side of Coltrane Road, on the south side of Willowood Road. (Marsal Developments, LLC; Ward 2)

Applicant was present.

Staff reported pertinent details about the case/application, including that the approximately 1.9-acre Subject Property is located on the south side of Willowood Rd, east of Coltrane. Subject Property zoned PUD which allows a variety of office and service uses; PUD approved Oct 2024 and is currently undeveloped. The proposed preliminary plat includes two Tracts – 1 for development and 1 to remain common area detention. Staff finds that the Preliminary Plat is substantially similar to approved PUD and conforms to standards regarding access, utilities, and drainage.

Commissioners asked for clarification about the floodplain and staff responded that significant stormwater infrastructure work had been completed which resulted in a modification of the floodplain.

Motion to approve by Winter, seconded by Chapman. **Motion carried** by a vote of 5-0 as follows:

AYES: Winter, Chapman, Gotcher, Blundell and Chair Hoose.
NAYS: None

Items 3. G. – L.

For the following series of Plat Amendments/Corrections, staff reported that the process was initiated by Edmond citizens and officials to allow local jurisdictions to strike illegal discriminatory language from historic plat restrictions. Since late 2024, Edmond has been taking plat amendments through the prescribed process. These six (6) items constitute the final batch of plats that require this revision.

- G. Case No. EPC24-00020; Public Hearing and Consideration of an amended Final Plat for Amend's Subdivision, located southwest of Boulevard and Danforth. (City of Edmond; Ward 1)

Motion to approve by Blundell, seconded by Gotcher. **Motion carried** by a vote of 5-0 as follows:

AYES: Blundell, Gotcher, Winter, Chapman and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

- H. Case No. EPC24-00021; Public Hearing and Consideration of an amended Final Plat for Bigbee's Santa Fe Addition, located northeast of Fretz and Thatcher. (City of Edmond; Ward 1)

Motion to approve by Gotcher, seconded by Blundell. Motion carried by a vote of 5-0 as follows:

AYES: Gotcher, Blundell, Chapman, Winter and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

- I. Case No. EPC24-00022; Public Hearing and Consideration of an amended Final Plat for Bigbee's 2nd Santa Fe Addition, located between Fretz Ave and Bigbee Dr, and between Clegern Ave and Wayne St. (City of Edmond; Ward 1)

Motion to approve by Blundell, seconded by Gotcher. Motion carried by a vote of 4-0 as follows:

AYES: Blundell, Gotcher, Winter, Chapman and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

- J. Case No. EPC24-00023; Public Hearing and Consideration of an amended Final Plat for Kale Sub, located north of 8th St along Littler Place. (City of Edmond; Ward 1)

Motion to approve by Gotcher, seconded by Blundell. Motion carried by a vote of 4-0 as follows:

AYES: Gotcher, Blundell, Chapman Winter and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

- K. Case No. EPC24-00024; Public Hearing and Consideration of an amended Final Plat for Shaefer's Subdivision, located northeast of Broadway and 9th. (City of Edmond; Ward 1)

Motion to approve by Blundell, seconded by Gotcher. Motion carried by a vote of 5-0 as follows:

AYES: Blundell, Gotcher, Chapman, Winter and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

- L. Case No. EPC24-00025; Public Hearing and Consideration of an amended Final Plat for South Park Addition, located northwest of Boulevard and 8th. (City of Edmond; Ward 1)

Motion to approve by Blundell, seconded by Gotcher. Motion carried by a vote of 5-0 as follows:

AYES: Blundell, Gotcher, Chapman, Winter and Chair Hoose.

NAYS: None

This item will be heard by City Council on April 28, 2025.

5. Discussion and Consideration Items:

- A. Nomination and Election of Planning Commission Chair
Chip Winter nominated Brian Blundell as Chair.

Motion to approve by Winter, seconded by Gotcher. Motion carried by a vote of 5-0 as follows:

AYES: Winter, Gotcher, Chapman, Hoose and Blundell

NAYS: None

- B. Nomination and Election of Planning Commission Vice-Chair
Austin Gotcher nominated Chip Winter as Vice-Chair.

Motion to approve by Blundell, seconded by Gotcher. Motion carried by a vote of 5-0 as follows:

AYES: Gotcher, Blundell, Chapman, Hoose and Winter.

NAYS: None

6. Citizen Comments:

None.

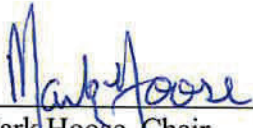
7. Adjournment:

Motion by Gotcher, seconded by Blundell to adjourn the meeting. **Motion carried** by a vote of 5 -0 as follows:

AYES: Gotcher, Blundell, Winter, Chapman and Hoose.

NAYS: None

The meeting was adjourned at 5:58 p.m.



Mark Hoose, Chair
Edmond Planning Commission



Ken Bryan, Secretary
Edmond Planning Commission