

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, April 22, 2025 in the City Council Chambers at 20 South Littler. Other members present were Chip Winter, Mark Hoose, 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. Commissioner Austin Gotcher was absent.

2. Approval of the minutes

The first item on the agenda was **the approval of April 8, 2025 minutes.**

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

AYES: Winter, Chapman, Hoose, and Chair Blundell

NAYS: None

3. Public Hearing Items

A. Discussion and Consideration of the City of Edmond Resiliency Plan.

Ken Bryan gave a presentation regarding the Edmond Resiliency Plan created by Lotus Engineering and City of Edmond Sustainability Coordinator, Phil Jones. Commissioner Ryan Chapman stated that the Central Edmond Urban District Board has concerns regarding how to fund plans of this nature.

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

AYES: Hoose, Winter, and Chair Blundell.

NAYS: Chapman

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

B. Case No. SP24-00016; Public Hearing and Consideration for a Site Plan application for Integris Edmond Medical Office, located at 4600 Integris Parkway. (Integris Medical Center; Ward 2)

Applicant was present.

Staff reported pertinent details about the case. The approximately 4.4-acre Subject Property is located on the south side of Integris Parkway, east of I-35. The Subject Property is zoned E-1 PUD and is located in the I-35 Corridor District. The Site Plan details include: a 58,000 sq. ft. office building. Access will be provided with 2 driveways onto Integris Parkway. The building will be between 50 and 59 ft tall and is designed to contribute to the other buildings on the campus. A variance has been requested to omit the required sidewalks along Integris

Parkway. Staff has no objection to this variance request since pedestrian connectivity is handled internally through the campus and there are no sidewalks along this street. A variance has been requested to allow for fee-in-lieu of stormwater detention – this variance was recommended for approval by the Stormwater Drainage Advisory Board in December 2024. Staff recommends approval of the Site Plan, subject to the variances.

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

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

NAYS: None

This item will be heard by City Council on May 12, 2025.

- C. Case No. SP24-00023; Public Hearing and Consideration for a Site Plan application for First Fidelity Bank, located at 1109 North Kelly (First Fidelity Bank; Ward 4)

Applicant was present.

Staff reported pertinent details about the case. The approximately 1.6-acre Subject Property is located on the west side of Kelly, south of Danforth. The Subject Property is zoned PUD “Edmond Town Center”. The Site Plan details include: a 5,000 sq. ft. office building with a covered drive-thru. Access is provided from existing driveways south and west of the subject property. The building will be 33 ft tall and features a pitched roof and a brick and stone façade. Staff recommends approval

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

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

NAYS: None

This item will not be heard by City Council.

- D. Case No. SP24-00024; Public Hearing and Consideration for a Site Plan application for Panda Express, located on the south side of Covell Road, west of Sooner Road (Panda Express Restaurant Group Inc.; Ward 2)

Applicant was present.

Staff reported pertinent details about the case. The approximately 1.2-acre Subject Property is located on the south side of Covell. Subject Property is zoned PUD “Covell Crossing”. Site Plan details include: a 2,800 sq. ft. building with a drive thru. Access is provided by driveways on the site itself. The overall development provides access to Covell and to Sooner. The building will be 23 ft tall with brick and composite cladding and metal accents. Staff recommends approval.

Motion to approve by Winter, seconder by Hoose. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: None.

This item will not be heard by City Council.

5. Discussion and Consideration Items:

None.

6. Citizen Comments:

None.

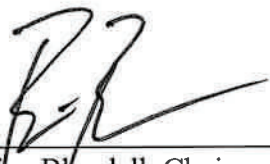
7. Adjournment:

Motion by Hoose, seconded by Winter to adjourn the meeting. **Motion carried** by a vote of 4 -0 as follows:

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

NAYS: None

The meeting was adjourned at 5:52 p.m.



Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission