

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, May 6, 2025 in the City Council Chambers at 20 South Littler. Other members present were Chip Winter, Austin Gotcher, 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 Mark Hoose was absent.

2. General Consent Items:

- A. Consideration of Approval of Planning Commission Regular Meeting Minutes: April 22, 2025.
- B. Case No. DD25-00003; Consideration of a Lot Split for Cross Timbers Office Park, located north of Covell Road, on the west side of Progressive Drive. (Cross Timbers Office Park, LLC; Ward 2)
- C. Case No. PR24-00021; Consideration of the Final Plat for Timber Crest Phase 2, located on the north side of Covell Road, west of Midwest Boulevard. (HBT Timbercrest, LLC; Ward 2)
- D. Case No. PR25-00003; Consideration for a Final Plat of Bradford at Lincoln, located on the north side of Lincoln Ave, east of Boulevard. (Wallace Design; Ward 1)
- E. 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) – Continued to June 3, 2025 Planning Commission Hearing.
- F. Case No. Z25-00008; Public Hearing and Consideration of a Rezoning of a property that is located north of 2nd Street and on the west side of Mountain View Lane. (Greg Massey; Ward 2) – Continued to May 20, 2025 Planning Commission Hearing.

Motion to approve Items 2.A. through 2.F. by Gotcher, seconded by Winter. Motion carried by a vote of 4-0 as follows:

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

3. Public Hearing Items:

- A. Case No. Z22-00019; Public Hearing and Consideration for an Amended Planned Unit Development Rezoning for “Z22-00019” The Kelly, located on the southeast corner of Kelly Ave & W 1st Street. (Castle Custom Homes LLC; Ward 1)

Applicant was present.

Staff reported pertinent details about the case. The approximately 20,000 sq. ft. subject property is located at the southeast corner of Kelly and W 1st St. Nearby zoning and uses include 'A' single family developed with residential structures to the north, east, and south. West across Kelly is a mixed-use PUD, that includes the existing car wash. The amendment to the PUD adds Restaurant including Drive-Thru/Drive-in as an allowed use. No other modifications are being requested.

Motion to approve by Gotcher, seconded by Winter. Motion carried by a vote of 3-1 as follows:

AYES: Gotcher, Winter, and Chair Blundell

NAYS: Chapman

4. Discussion and Consideration Items:

None.

5. Presentation of the update to the City of Edmond's Comprehensive Plan, known as The Edmond Plan:

Hannah Nolen, Long Range Planner, gave a presentation about the updates to The Edmond Plan.

Chip Winter asked who was invited to the upcoming Council Workshop. Mr. Bryan stated that it is a posted and public meeting.

6. Citizen Comments:

Dan O'Neil, an Edmond resident, asked about public engagement and the planning process.

Jessie, an Edmond resident, expressed concern about recent development activity.

Katherine Simpson, an Edmond resident, expressed concern about the zoning case that was continued to the May 20 meeting.

7. Comments from the Planning Commission Chair and Members.

None.

8. Adjournment:

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

Edmond Planning Commission Minutes
Tuesday, May 06, 2025

5:30 P.M.

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

The meeting was adjourned at 6:00p.m.



Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission