

1. Call to order

The Edmond Planning Commission Meeting was called to order by Vice-Chair Chip Winter at 5:30 p.m., Tuesday, June 3, 2025 in the City Council Chambers at 20 South Littler. Other members present were Austin Gotcher, Mark Hoose, and Ryan Chapman. Present for the City were Ken Bryan, Planning Director; Kristi McCone, Principal Planner; Keith Beatty, Senior Development Engineer; and Madeline Sawyer, City Attorney. Chair Brian Blundell was absent.

2. Approval of the minutes

The first item on the agenda was the approval of June 3, 2025 minutes.

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

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

3. General Consent Items:

- A. Case No. PR24-00031; Consideration for a Final Plat of Echo Ranch Phase 2, located on the NW corner of Coffee Creek and Boulevard. (Crafton Tull; Ward 4)
- B. Case No. PR23-00003; Consideration for a Final Plat of Sandstone Hills, located southwest of Coffee Creek and Post. (MacArthur Associated Consultants; Ward 2)

Motion to approve Items 3.A. and 3.B. by Hoose, seconded by Gotcher. Motion carried by a vote of 4-0 as follows:

AYES: Hoose, Gotcher, Chapman, and Vice-Chair Winter
NAYS: None

Case 3A and 3B will be heard by City Council on July 14, 2025.

4. Public Hearing Items:

- A. Case No. Case No. PR20-00027; Public Hearing and Consideration for a Revised Preliminary Plat for Wild Rose Ranch, located northwest of Sorghum Mill and Bryant. (Premium Land, LLC; Ward 4)

The applicant was present

Staff reported pertinent details about the case. The requested revision adds 7 lots in the southwest portion of Section II, bringing the total to 196. The Subject Property is zoned 'A' Single Family Dwelling and the additional lots are in conformance. The additional lots are supported by updated sanitary sewer capacity

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

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

NAYS: None

This item will not be heard by City Council.

- B. Case No. SP25-00008; Public Hearing and Consideration for a Site Plan application for Wal-Mart Neighborhood Market, located on the northwest corner of Coltrane Road & Covell Road. (The Tapp Companies; Ward 2)

The applicant was present.

Staff reported pertinent details about the case. The approximately 9.6-acre Subject Property is located at the northwest corner of Coltrane and Covell. Subject Property is zoned "E-2 PUD (titled 'Asheforde Oaks')". Site Plan details include: one 44,000 sq. ft. building; Access will be provided with 2 driveways, one each on Covell and Coltrane; The building will be approximately 27 feet tall at its highest point; The façade will consist of architectural masonry and concrete masonry units with metal accents and canopies; Screening, including a fence and landscaping, will be installed along the north and west sides of the Subject Property.

Staff further noted that in order for the development to proceed the site must also be platted. This is a separate and additional step that will include details about the arterial roadway and intersection rights-of-way and their improvements that will be constructed by the applicant. And there is additional engineering design work to do related to the driveway on Coltrane to ensure that it meets all drainage requirements.

After hearing from the applicant regarding a previous court case on this site, the following concerns were noted by the Commissioners:

Commissioner Winter expressed concern regarding the overall mass and footprint of the building.

Commissioner Gotcher referred to Section 12 of the PUD and expressed concerns regarding compatibility with the surrounding area, specifically inquiring into the change in color from the 2016 site plan (brick red) to the proposed site plan (gray). Counsel for the applicant advised the change in color was due to the Wal-Mart prototype and stated, "there's nothing stopping a neighbor from painting their house this exact color."

Commissioner Chapman expressed that his primary concern was ingress, egress, and traffic circulation as required by Section 22.3.5.D.5 of the Code. He further expressed that people cutting through this site is a safety issue for pedestrians; when a pedestrian is crossing the entrance to the site and somebody is entering or exiting by making a left turn, it does create a safety issue within the site that has nothing to do with Covell or Coltrane. Commissioner

Chapman also expressed concern with the visual compatibility of the building with the surrounding area required by Section 22.3.5.D.4 of the Code. Commissioner Chapman indicated “there are no other 12 by 6 or 8 gray cinder block buildings” in the area.

Commissioner Hoose did not express any concerns with the site plan.

Additionally, members of the public expressed the following concerns relevant to site plan review criteria:

James Carter expressed concern related to light pollution, use of LED lights on the site impacting the ability to see stars at night and stated a desire to limit store hours or lighting at night. Mr. Carter also expressed concerns with water discharge and adequate drainage on the site.

Anthony Tompkins expressed concerns related to the environmental impact of the site and associated displacement of animals.

Barry Black expressed concerns related to ingress and egress due to the proposed left turn lane, lack of a raised median, and an increase in commercial vehicles accessing the site.

Lydia Lee expressed concerns that the site plan was not consistent with the surrounding area as required by Section 12 of the PUD. Ms. Lee stated that “compatibility” is different than “consistency.” She stated that consistency is defined as “acting or done in the same way.” She went on to indicate that this site plan is neither compatible nor consistent with the surrounding area, in part due to the gray color of the building.

Matt Farley expressed concerns regarding the architectural consistency of the site with the surrounding area. Mr. Farley stated the nearest commercial structure at Fairfax business park is less than one mile to the East. There, all buildings feature brick and stone construction with pitched roofs, which is architecturally consistent with its neighbors. Mr. Farley also expressed concerns with the roof of the proposed building, explaining that his five-year-old son’s second-story bedroom window looks directly onto the Wal-Mart site, which is at a lower elevation and is proposed to have a flat roof. Mr. Farley stated that Title 22 requires buildings to be designed with consideration of perspective from higher areas and any new construction adjacent to preexisting roof structures shall make use of all architectural treatments of all sides to achieve compatibility with the surrounding area. Mr. Farley also expressed concerns regarding tree removal; noise pollution; and excessive lighting.

Chris Coddington reiterated the sentiment that “consistent” and “compatible” have different meanings and expressed that the site plan does not demonstrate consistency as required by Section 12 of the PUD. Mr. Coddington stated that, contrary to the statement made by the applicant’s representative, there is something stopping him from painting his home that color (gray) – the architectural requirements of the HOA. Mr. Coddington stated he does not believe a reasonable person would deem this site plan as consistent with the area.

Mary Ann Sontag explained that the property is part of a remnant forest and the Cross Timbers ecosystem, which is a hundred year old ecosystem that could be harmed by this development.

Lugene Jones expressed concern regarding the impact of this site plan on the Cross Timbers canopy and remnant forest, which, according to the landscape architect's evaluation, is an ancient ecological community containing native flora that has not ever been significantly disturbed.

Allen Van Horn expressed concern with the lack of median and left-hand turn lane allowing for ingress and egress to the site. Mr. Van Horn stated there is a direct correlation between left hand turns, increased congestion, and increased accidents. Mr. Van Horn expressed concern that insufficient traffic circulation, ingress, and egress to this site would cause an increase in cut-through traffic in nearby neighborhoods.

Latasha Granillo expressed concerns related to the impact of this development on the nearby green belt area, which she and her family currently use for exercise and outdoor recreation. Ms. Granillo also expressed concerns related to traffic and congestion; air pollution; and stated that other nearby commercial buildings have been designed in a much more organic way in keeping with the local community.

Parker Wilson stated that he believes there are inconsistencies in the claim that commercial CMU block is compatible with residential brick construction. Mr. Wilson stated he builds commercial buildings for a living and went on to explain the difference in the types of building materials and the standards relevant each. Mr. Wilson stated that the proposed materials are incompatible with the surrounding area due to a inconsistencies in purpose, strength, structural performance, and fire safety.

Dan Barth expressed concerns regarding noise pollution related to commercial activities. Specifically, sounds associated with large vehicles and dumpsters.

Karen Bryce expressed concern with commercial vehicles entering and exiting the site.

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

AYES: Hoose

NAYS: Gotcher, Chapman and Vice Chair Winter

This item will not be heard by City Council.

- C. Case No. PA25-00001; Public Hearing and Consideration for a Comprehensive Plan Amendment to the Edmond Plan 2018 from Rural Neighborhood to Suburban Infill for the property located at 1421 E Covell on the northwest corner of Bryant and Covell. (Red Plains Professional; Ward 2)

The applicant was present.

Staff reported pertinent details about the case. The Subject Property is approximately 1.5 acres. The site is zoned 'A' Single Family Dwelling. Nearby Plan Categories include – Suburban Commercial to the east; Suburban 2 (S2) Neighborhood, Open Space, and Suburban 1 (S1) Neighborhood to the south; and Rural Neighborhood to the north and west. The potential availability of public water and sewer support a wider variety of Plan Categories, including Suburban Infill. This category is designed to provide items that might be missing or under-represented in nearby developed areas – such as additional housing types. The applicant's proposal can be considered appropriate based on the site size and in support of city-wide goals related to housing variety.

The applicant shared additional details about their concept for additional housing units and access.

Members of the public expressed concern about traffic, property values, and safety.

After hearing from the public, commissioners expressed concern about access and density.

Motion to approve by Hoose, seconded by Chapman. Motion denied by a vote of 2-2 as follows:

AYES: Hoose and Chapman

NAYS: Gotcher and Vice Chair Winter

This item will be heard by City Council on July 14, 2025.

- D. Case No. PR24-00027; Public Hearing and Consideration for a Preliminary Plat for Liberty Park, located northeast of Coffee Creek and Coltrane. (Parkhill; Ward 2)

Applicant asked for continuance.

Motion to continue by Hoose, seconded by Gotcher. Motion approved by a vote of 4-0 as follows:

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

NAYS: None.

This item will be continued to July 22, 2025 Planning Commission Meeting.

5. Discussion and Consideration Items:

None.

6. Citizen Comments:

None.

7. Comments from the Planning Commission Chair and Members.

None.

8. Adjournment:

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

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

The meeting was adjourned at 7:44p.m.



Chip Winter, Vice-Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission