

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:32 p.m., Tuesday, July 22, 2025 in the City Hall Council Chambers at 22 E Main Street. Other members present were Vice-Chair Chip Winter, Austin Gotcher, Mark Hoose, and Ryan Chapman. Present for the City were Kristi McCone, Principal Planner; Becca Patrick, Planner; Avery Geist, Associate 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 June 17, 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, Winter, and Chair Blundell
NAYS: None

3. General Consent Items:

- A. Case No. Z25-00015; Public Hearing and Consideration for a Rezoning from "D-2" Neighborhood Commercial to "PUD Z25-00015" Planned Unit Development, located on the north side of Memorial Road, on the west side of I-35 Frontage Road. (Kalidy, LLC; Ward 3) ** This item was continued **

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

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

- B. Case No. DD25-00005; Consideration for a Lot Split for 1700 S State Street, located on the north and east sides of State Street and W 18th Street. (Mike Looney; Ward 3)
- C. Case No. PR24-00026 Consideration of the Final Plat for 7 Brew, located on the northeast corner of West Edmond Road and Kelly Avenue. (7 Brew; Ward 1)

Motion to approve Items 3.B, and 3.C by Hoose, seconded by Gotcher. Motion carried by a vote of 5-0 as follows:

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

Case 3B and 3C will be heard by City Council on August 11, 2025.

4. Discussion and Consideration Items:

A. Discussion and Consideration of the University District Plan.

AJ Kirkpatrick, with ADG Blatt, presented the University District Plan and their hopes for that area in the future. There was a discussion regarding current and future residents and if this will help or hinder UCO enrollment numbers. Kevin Freeman, UCO President, stated that number are on the rise since 2023 and he feels as though the students and residents in the University District are excited and looking forward to this project.

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

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

Will be heard by City Council on August 11, 2025.

B. Case No. VA25-00006; Discussion and Consideration of a Request to locate a ground sign in the right-of-way, located at 2101 North Santa Fe Avenue. (R Ted Leslie; Ward 4)

The applicant is requesting approval for a variance to the sign code to allow for a ground sign to be located in the right-of-way, on the property located at 2101 N Santa Fe, on the west side of Santa Fe Ave, north of Danforth Road. Due to the amount of ROW at this location, placing the sign outside of the ROW would significantly impact visibility due to surrounding trees and structures. The sign meets code size and height requirements.

The applicant was present.

Vice-Chair Chip Winter asked if the Planning Commission could designate a distance for the future in relation to line of sight.

Kristi McCone stated that the applicant will continue to work with city staff to determine the best placement for the sign.

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

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

Will be heard by City Council on August 11, 2025.

5. Public Hearing Items:

A. Public Hearing and Consideration of the update to the City of Edmond's Comprehensive Plan, known as The Edmond Plan.

Hannah Nolen, Long Range Planner, gave a presentation regarding the updates to The Edmond Plan. Taylor Wilson, citizen, requested that a plan for autonomous vehicles be included in the Edmond Plan.

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

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

NAYS: None

- B. Case No. SP24-00014; Public Hearing and Consideration for a Site Plan for Crossings Community Church – East Edmond, located on the northwest corner of Covell and Air Depot. (Orion Group; Ward 2)

The applicant is requesting approval of a site plan for Crossings Community Church, located on the northwest corner of Covell Road and Air Depot Boulevard. The subject property contains one, 81,326 square foot structure on 11.20 acres of land. The site is currently zoned by the Crossings Community Church East Edmond Planned Unit Development.

The structure will be predominately red brick with natural stone veneer and architectural metal panel accents and is 74 feet tall at the highest point. The site plan contains 877 parking spaces.

Access to the proposed development will be provided by two driveways, one on Covell Road on the west side of the site and one on Air Depot Boulevard on the north side of the site.

Staff recommends approval.

David Jones was present for the applicant.

Austin Gotcher noted that the neighborhood, Hampton Hollow, had concerns about the lighting.

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

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

NAYS: None

- C. Case No. Z25-00016; Public Hearing and Consideration of a Rezoning for a property that is between 2nd Street and 15th Street on Hiwassee Road, east of Lake Hiwassee, from “G-A” General Agriculture to “R-1” Rural Estate District (Caleb Ring; Ward 2)

The applicant is requesting to rezone the property located at 648 Hiawassee Road, located south of East 2nd street, on the east side of Hiawassee Road, east of Lake Hiawassee, from “G-A” General Agricultural to “R-1” Rural Estate Dwelling District. The subject property is 4.95 acres. The R-1 zoning allows for residential development at 90,000 square feet in size. The rezoning of this property will allow for the parcel to be split in the

future into two lots. The area surrounding the subject property is currently zoned "G-A" is mostly undeveloped with some large lot residential.

The Edmond Plan 2018 categorizes the subject property as Agricultural. In this category, R-1 zoning is shown in the yellow meaning that it may be acceptable under certain conditions and the application required additional scrutiny. The proposed use for the site appears to be consistent with the development pattern in the nearby area.

The applicant was present.

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

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

Will be heard by City Council on August 11, 2025.

- D. Case No. SP24-00021; Public Hearing and Consideration for a Site Plan application for 7 Brew, located on the northeast corner of West Edmond Road and Kelly Avenue. (7 Brew; Ward 1)

The applicant is requesting site plan approval for 7 Brew, a drive thru only coffee shop, located on the northeast corner of Kelly Ave. & Edmond Rd. The proposed building is 510 square feet in size, 19 feet at the highest point and consists of fiber cement siding, masonry wall panels, architectural metal and a standing seam metal roof. Two drive-through lanes are proposed and six parking spaces. Access to the site will be by a driveway from West Edmond Road and a driveway from West 2nd Street. A six-foot site proof fence will be provided along the northern portion of the east property line.

Due to the unique site conditions, several variances are requested:

- The applicant is requesting a setback variance along Edmond Road to the south at 31 feet and along Kelly Avenue to the west, at 36 feet; the requirement is 50 feet. Placing the building in this location aligns with the Sonic restaurant to the east and creates further distance from the single family to the north. A remote cooler on the northern portion of the site will be setback 57 feet from the east property line rather than the required 60 feet.
- Two variances to the landscaping code are being requested: Two terminal parking islands with a tree have not been provided and a ten-foot perimeter buffer along the west side of the site has not been provided. To mitigate these variances, the applicant has provided 4,800 square feet of landscape area vs. the required 1,900 square feet and 416 total plant units vs. the required 157 units.
- The applicant is requesting a variance for the driveway separation requirement along Edmond Road. The proposal shows 130 feet of driveway separation that restricts left turns, making it a right-in/right-out drive by including a 'pork chop'.
- The applicant is proposing 80 feet of ROW along West Edmond Road and Kelly Avenue instead of the required 100 feet along these sections. This is consistent with the

bank to the west across Kelly Avenue and there are no foreseeable conflicts with the future Kelly Avenue and Edmond Rd intersection improvements. The applicant has worked with staff to minimize all requested variances. Staff supports the application as presented.

Randy Hill was present for the applicant.

There were questions regarding landscaping requirements and whether the entrance/exit would cause increased accidents in the area.

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

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

NAYS: None

Will be heard by City Council on August 11, 2025.

- E. Case No. SP24-00012; Public Hearing and Consideration of a Site Plan application for the Rod Whitson Office Building, located north of Covell Road, east of Kelly Avenue. (Rod Whitson; Ward 1)

The applicant is requesting site plan approval for the Rod Whitson Office building, located on the north side of Covell Road, east of Kelly Avenue, in the Austin 2 Business Park. The 4,143 square foot lot is currently zoned D-1 PUD restricted commercial planned unit development. The proposed building is 1,422 square feet in size, will be residential style with façade materials including brick, stone, fiber cement siding and wood accents. Parking is existing to the site. Access will be provided through existing driveways and shared parking areas within the Austin 2 Business Park. Staff recommends approval.

The applicant was present.

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

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

NAYS: None

- F. Case No. PR2-00027; Public Hearing and Consideration for a Preliminary Plat for Liberty Park, located northeast of Coffee Creek and Coltrane. (Parkhill; Ward 2)

The applicant is requesting approval of a Preliminary Plat for Liberty Park, which contains 86.3 acres located on the north side of Coffee Creek Road between Coltrane Road and Sooner Road. The subject property was previously zoned with a Planned Unit Development in 2023. In this PUD design statement, the development captures a unique design concept containing a variety of residential and commercial uses, along with a mixture of streets, alleys, trails, and sidewalks. The preliminary plat proposes 705 lots.

Access to the site will be provided by four streets on Coffee Creek Road along with multiple connections to adjacent properties to the east, north, and west. The streets will be private.

Due to the uniqueness of the proposed development, several variances are requested regarding street and alley configuration and easement widths. Item 6F in the staff memo, regarding the driveway separation distance, is no longer needed. Staff recommends approval of the plat subject to the variances. The applicant has a presentation and additional information regarding the project details and variance requests.

Jonathan Huesel and David Box were present to represent the applicant.

Chip Winter asked for clarification on widening the south side of Coffee Creek Road and not the north side of Coffee Creek Road. He stated that he is hesitant regarding variance A. David Box, present for applicant, responded that they are willing to withdraw that specific variance, if needed.

Brian Blundell asked if the streets will always be private. Jonathan Huesel, project engineer, stated that yes, they will be private.

Austin Gotcher stated that he has concerns regarding structure heights due to the fact that there is an elementary school close by that his children attend he would like to recuse himself. The developers responded that there will be two story homes and a walking path between the school and the development.

Mark Hoose stated that he generally tends to follow the city staff's lead regarding variances and how to vote.

John Cane, who lives at 3208 Wind Call Lane, requested a buffer along his property line.

Variance A was stricken by David Box.

Commissioner Austin Gotcher left the room.

Motion to approve with variances by Chapman, seconded by Hoose. Motion carried by a vote of 3-1 as follows:

AYES: Chapman, Winter, and Chair Blundell.

NAYS: Hoose

Will be heard by City Council on August 11, 2025.

Commissioner Austin Gotcher returned to the meeting.

6. Citizen Comments:

None.

7. Comments from the Planning Commission Chair and Members.

None.

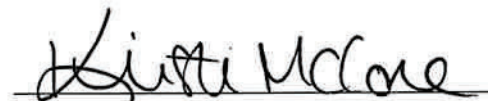
8. Adjournment:

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

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

The meeting was adjourned at 7:16p.m.



Brian Blundell, Chair
Edmond Planning Commission

Kristi McCone, Principal Planner
Edmond Planning Commission