

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, August 5, 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 Becca Patrick, Planner; Ken Bryan, Planning Director; Avery Geist, Associate Planner; Brad Moery, Senior Civil Engineer; Audrey Plunkett, Stormwater Engineer; and Madeline Sawyer, City Attorney.

2. General Consent Items:

- A. Approval of July 22, 2025 minutes.
- B. Case No. PR24-00017; Consideration for a Final Plat of Wild Rose Ranch Section 2, located northwest of Sorghum Mill and Bryant. (Crafton Tull; Ward 4)

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

AYES: Hoose, Gotcher, Winter, and Chapman.

NAYS: None

Chair Brian Blundell recused himself and did not vote.

Case 2B will be heard by city council on August 25, 2025.

3. Public Hearing Items:

- A. Case No. Z24-00015; Public Hearing and Consideration for a Rezoning from “A” Single-Family Dwelling District to “PUD Z24-00015” Villas at Kickingbird Planned Unit Development, located at 2700 East Danforth Road. (Sun Properties; Ward 2)

David Box and the applicant were present.

Staff presented the case details. The applicant is requesting approval of a rezoning from “A” Single-Family to “PUD Z24-00015” Villas at Kickingbird, for the approximate 5-acre property located on the south side of Danforth, just west of Coltrane. The PUD proposes up to 49 townhouse units with the accompanying amenities such as a clubhouse, pool, park, etc. These are the only allowed uses specified in the design statement. The height is limited to two-story structures and/or 35 feet. A recent comprehensive plan amendment of the same name was approved for the property, which recategorized it to Suburban Infill, specifically to accommodate this development. Suburban Infill supports and encourages a wide variety of housing types and helps to create a graceful transition between commercial and residential properties. The proposed PUD meets the intent of this comprehensive plan category.

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

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

NAYS: None

Case will be heard by city council on August 25, 2025.

- A. Case No. Z25-00015; Public Hearing and Consideration for a Rezoning from “D-2” Neighborhood Commercial to “PUD Z25-00015” 4691 W. I-35 Frontage Road Planned Unit Development, located on the north side of Memorial Road, on the west side of I-35 Frontage Road. (Kalidy, LLC; Ward 3)

David Box and the applicants were present.

Staff presented the case details. The applicant is requesting approval of a rezoning from the repealed “D-2” Neighborhood Commercial district to “PUD Z25-00015” 4691 W I-35 Frontage Road for an approximate 1.5-acre property on the hard northwest corner of Memorial and West I-35 Frontage. The PUD proposes a single structure, not to exceed five stories, with up to 125 residential units, and ground level retail and amenity spaces. The design statement specifies a variety of uses including multi-family, household living, library, park, offices, and retail sales and service. The comprehensive plan designates this property within the I-35 plan category. The I-35 category requires high intense activity, including employment, retail, and high density residential. Proximity to I-35 allows for the category to encourage structures that are four stories or more and be designed to both be attractive and provide easy access. The proposed PUD meets the intent of this comprehensive plan category.

Applicant presented details, backstory, and some design elements pertaining to the project. Commissioners had questions about total height in feet and if the tenants were all retail. The applicant states that they will be sixty feet tall and they are willing to address/specify what type of tenant can take up space in the buildings.

Paula Burke had questions about density, traffic and road capacity, and asked for more retail.

Lori Strute wants future residents to have more outdoor amenities.

Andy Nelson has concerns about aesthetics and affordable housing in the area.

John Curtis asked about traffic and access.

Lisa Coy is concerned about schools in the area, traffic and environmental quality.

Eric Tucker asked how tall a multi-family building can be and how rooftop usage would work.

Motion to approve by Winter, seconded by Chapman. Motion carried by a vote of 4-1 as follows:

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

Case will be heard by city council on August 25, 2025.

4. Discussion and Consideration Items:

None.

5. Citizen Comments:

None.

6. Comments from the Planning Commission Chair and Members.

None.

7. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 6:08 p.m.



Brian Blundell, Chair
Edmond Planning Commission

Becca Patrick, City Planner
Edmond Planning Commission