

1. Call to order

The Edmond Planning Commission Meeting was called to order by Vice-Chair Chip Winter at 5:30 p.m., Tuesday, August 19, 2025 in the City Hall Council Chambers at 22 E Main Street. Other members present were Austin Gotcher, Mark Hoose, and Ryan Chapman. Present for the City were Ken Bryan, Planning Director; Avery Geist, Associate Planner; Keith Beatty, Senior Development Engineer; MaryAnn Blakely, Admin Technician; and Madeline Sawyer, City Attorney. Chair Brian Blundell was absent.

2. General Consent Items:

- A. Approval of August 5, 2025 minutes.
- B. Case No. Z22-00017; Public Hearing and Consideration for an Amended Planned Unit Development Rezoning for “PUD Z22-00017” The Square, located on the northeast corner of W. Main and N. Story. (Castle Custom Homes LLC; Ward 1) To be continued to September 2, 2025 Planning Commission Meeting.
- C. Case No. PR24-00024; Consideration for a Final Plat of Bison Ridge Phase 2, located southeast of Danforth and Air Depot. (Johnson & Associates; Ward 2)

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

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

3. Public Hearing Items:

- A. Case No. SP24-00026; Public Hearing and Consideration for a Site Plan for Chase Bank, located on the northeast corner of Covell and Conference Drive. (Cumulus Design; Ward 2)

Matt Young, Cumulus Design, was present.

Staff reported on several key details associated with the application including, the Subject Property for this Site Plan is approximately 1.4 acres; specifically located southeast of the Hilton Garden Inn and Conference Center across from the intersection of Conference Dr and Heritage Park Dr. The Subject Property is zoned PUD - titled ‘Legacy at Covell’. Office is an allowed use in the PUD. The proposed Site Plan includes the following details: One 3,400 sq ft building, One point of access on Heritage Park Dr. The elevations show the building to be 35 feet high at its tallest point. The façade will consist of stone and fiber cement board with glass and metal accents.

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

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

Case will not be heard by city council.

- B. Case No. SP25-00007; Public Hearing and Consideration for a Site Plan application for Whole Foods Market at Legacy at Covell, located on the north side of Covell Road, east of Sooner Road. (Covell 35 Development, LLC; Ward 2)

Steven Cookson, Kimley Horn, was present.

Staff reported on several key details associated with the application including, the Subject Property for this Site Plan is approximately 7 acres, specifically located northeast across Conference Dr from the Hilton Garden Inn and Conference Center. The Subject Property is zoned PUD - titled 'Legacy at Covell'. Retail Sales and Service and Restaurants are allowed uses in the PUD. The proposed Site Plan includes the following details: 3 total buildings with shared walls – 10,000 sq ft; 12,400 sq ft; and 35,500 sq ft; Five points of access are proposed – 2 from Conference Dr; 1 from Heritage Park Dr; and 2 from Market St. A variance to the driveway separation is being requested for the Conference Dr access points, specifically a reduction to approximately 115 feet from the required 150 feet. This variance is supported to help maintain alignment with the driveway on the west side of Conference Dr. The elevations show the buildings to be approximately 35 feet high with the tallest point being 42 feet. The façade will consist of brick, masonry and stucco.

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

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

Case will be heard by city council on September 8, 2025.

- C. Case No. Z25-00007; Public Hearing and Consideration for a Rezoning from "A" Single Family Dwelling District to "PUD Z25-00007" Planned Unit Development, located on the east side of Thomas Drive, south of Covell Road. (Simple Storage, LLC; Ward 1)

Kendall Dillon with Crafton Tull and David Lambeth were present.

Staff reported on several key details associated with the application including, the Subject Property for this zoning map amendment request is approximately 17 acres, specifically located northeast of Edmond North High School across Thomas Dr. Nearby zoning and uses include: North is zoned PUD and E-3 Restricted Light Industrial PUD and is being developed with a variety of commercial uses; West, across Thomas Dr, is zoned A Single Family and Single Family PUD and developed as an elementary school and a single family residential

subdivision. South is zoned A Single Family and is developed as Edmond North High School, East across the BNSF rail corridor is the Gracelawn Cemetery. The proposed PUD Design Statement includes the following details: Allowed uses are residential in nature including townhomes or apartments; A maximum of 204 townhomes or 306 apartment units; Maximum heights of 35 feet for townhomes and 45 feet for apartments; Access will be provided from Thomas Dr. Edmond Plan, 2018 categorizes the Subject Property as Suburban Infill. This category supports a wide variety of housing types, including those proposed in this PUD, as they help to create a graceful transition between the railroad and the existing development to the west.

Mr. Dillon spoke about how the project works with the Edmond Plan 2018. He stated that they have agreed to commercial landscaping, ten foot buffer on Thomas Drive, and two trees for every six thousand square feet of open space. He also stated that a TIA was complete and given to staff.

Mark Livingston, citizen, was concerned about traffic on Danforth Road. He stated that there is no left turn lane when going east and he feels like that is very dangerous.

Mr. Dillon states that the left turn lane was addressed in the TIA.

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

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

NAYS: None.

Case will be heard by city council on September 8, 2025.

- D. Case No. Z25-00003; Public Hearing and Consideration for a Rezoning from "G-A" General Agricultural to "PUD Z25-00003" Planned Unit Development, located on the east side of Air Depot Boulevard, south of Danforth Road. (Landmark Fine Homes; Ward 2)

Jessica Bloye with Johnson and Associates was present.

Staff reported on several key details associated with the application including, the Subject Property for this zoning map amendment request is approximately 16 1/2 acres; specifically located at the SE/C of Danforth and Air Depot. Nearby zoning and uses include: North across Danforth is zoned E-1 Retail General Commercial and contains a single residence and a private natural surface track or trail; West, across Air Depot, is zoned R-1 Rural Estate and G-A General Ag and developed with residential structures on large lots; South is zoned G-A General Ag and developed with a single residence; East is zoned PUD and is currently being developed as a single family subdivision ('Bison Ridge'). The proposed PUD Design Statement includes the following details: Tract One is approximately 2.3 acres at the arterial intersection and would allow commercial and civic uses such as retail, restaurant, medical, childcare, and several others; Tract Two is the southern portion of the Subject Property, approximately 14

acres, and would allow residential uses such duplexes and townhomes as well as supportive neighborhood facilities such as parks or schools. A maximum of 68 units would be allowed. Maximum height in Tract One is 3 stories; Maximum height in Tract Two is 35-feet. Access to Tract Two will from Air Depot. Edmond Plan, 2018 categories the subject property as S2 Suburban Neighborhood. The PUD district is classified as 'yellow' signaling that the district may be appropriate but is expected to require more intense review. After such review, noting that the proposed uses and intensities include commercial activity on the hard corner, a significant tree preservation area as a buffer, transitioning to moderate intensity residential; the proposed zoning map amendment appears to meet the intent of city's comprehensive plan.

Ryan Walker, citizen, had concerns regarding increased traffic due to the growth in the area.

Mark Livingston, citizen, stated that Danforth Road needs to be addressed. He stated that the road is all torn up due to construction vehicles, most likely those working on the City's treatment plant.

Keith Beatty, Senior Development Engineer, stated that there is a consultant expected to look at Danforth Road to address a drainage issue and that field services are working with the county to address some of the damage.

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

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

NAYS: Gotcher.

Case will be heard by city council on September 8, 2025.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

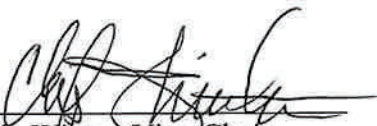
6. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 6:07 p.m.



Chip Winter, Vice Chair
Edmond Planning Commission



Ken Bryan, Secretary
Edmond Planning Commission