

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, October 07, 2025 in the City Hall Council Chambers at 22 E Main Street. Other members present were Chip Winter and Ryan Chapman. Present for the City were Ken Bryan, Planning Director; Kristi McCone, Principal Planner; Avery Geist, Associate Planner; Keith Beatty, Senior Development Engineer; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney. Mark Hoose and Austin Gotcher were absent.

2. General Consent Items:

- A. Approval of September 16, 2025 minutes.
- B. Case No. DD25-00008; Consideration of Deed Approval for the property located at 2521 Valley View Road. (Mark Hustis; Ward 2)
- C. Case No. DD25-00010; Consideration of Deed Approval for the property that is, precisely located at 2701 S Air Depot Boulevard. (Blake Gatewood; Ward 2)
- D. Case No. PR24-00016; Consideration for a Final Plat of Sovereign Bank, located south and east of 33rd and Boulevard. (Smith and Pickel; Ward 3)

Item 2.B. pulled for separate discussion and public comment.

Motion by Winter, seconded by Chapman to approve the items A, C and D under General Consent. Motion carried by a vote of 3-0 as follows:

AYES: Winter, Chapman, and Chair Blundell.

NAYS: None

3. Discussion and Consideration Items:

- A. Case No. DD25-00008; Consideration of Deed Approval for the property located at 2521 Valley View Road. (Mark Hustis; Ward 2)

Applicant was present.

Staff reported pertinent facts about the case. The Subject Property is approximately 4.8 acres. The specific location is just south of Covell on the west side of Valley View Road. Subject Property is zoned “A Single Family Dwelling District” which has a minimum lot size of 6,000 sq ft and a minimum lot width of 50 feet. This application proposes to divide the existing parcel into 2 parcels – Tract 1 will be 66,000 sq ft and 200 feet wide; Tract 2 will be approximately 152,000 sq ft with a minimum width of 129 feet.

Staff recommends approval.

There were concerns from several members of the public regarding urbanization of the area, property values, character of the community, and utilities.

Motion by Winter, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

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

4. Public Hearing Items:

- A. Case No. SP25-00006; Public Hearing and Consideration for a Site Plan application for Chipotle at Legacy at Covell, located on the north side of Covell Road, east of Sooner Road. (Covell 35 Development, LLC; Ward 2)

Applicant was present.

Staff reported pertinent facts about the case. The Subject Property for this Site Plan is approximately 1 acre. The specific location is at the northwest corner of Covell and Market Street. The proposed Site Plan includes the following details: One building approximately 2,300 sq ft; Two points of access are proposed – a full-access drive on Heritage Park Drive; and a right-turn only drive on Market Street. A variance to the driveway separation standard is being requested for the Heritage Park Drive access point. The request is for a reduction from the required 150 feet to approximately 105 feet. This variance is supported because it balances a variety of constraints related to stacking, circulation, loading, unloading, solid waste service, and the signalized intersection at Covell. The elevations show the building to be 21 feet tall at its highest point. The façade will consist of brick with metal canopies.

Staff recommends approval, including the requested driveway separation variance.

No questions or discussion from Commissioners. No public comment.

Motion by Winter, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

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

This item will be heard by City Council on October 27, 2025.

- B. Case No. SP25-00003; Public Hearing and Consideration for a Site Plan application for Cooper's Hawk at Legacy at Covell, located on the north side of Covell Road, east of Sooner Road. (Covell 35 Development, LLC; Ward 2)

Applicant was present.

Staff reported pertinent facts about the case. The Subject Property for this Site Plan is approximately 2.2 acres. The specific location is at the northwest corner of Covell and Conference Drive. The proposed Site Plan includes the following details: One building

approximately 9,800 sq ft; Two full-access drives on Heritage Park are proposed. A variance to the driveway separation standard is being requested for the access nearest Conference Drive. The request is for a reduction from the required 150 feet to approximately 80 feet. This variance is supported because this spacing allows separation between the new drives and creates favorable alignment with the existing drive on the north side of Heritage Park. The elevations show the building to be 24 feet tall at its highest point. The façade will consist of brick, fiber cement board, and plaster finish with accent metal.

Staff recommends approval, including the requested driveway separation variance.

Commissioner Chapman questioned if there was a stop sign or stop light on Conference Drive.

No public comments.

Motion by Winter, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Winter, Chapman, and Chair Blundell.

NAYS: None

This item will be heard by City Council on October 27, 2025.

- C. Case No. Z25-00005; Public Hearing and Consideration for a Rezoning from “PUD Z14-00018” Memorial Pointe Senior Apartments Planned Unit Development to “PUD Z25-00005” Ostovar Plaza on Memorial Planned Unit Development, located on the northwest corner of Memorial and Rhode Island. (Allen Engineering Services LLC; Ward 3)

Applicant was present.

Staff reported pertinent facts about the case. The Subject Property for this zoning map amendment request is approximately 3.3 acres. The map shows the specific location at the northwest corner of Memorial Road and Rhode Island Avenue. Nearby zoning and uses include a commercial PUD to the east for Frost Auto Accessories; to the north is zoned A Single Family and is developed with residential and accessory buildings; to the west is zoned D-1 commercial and is being developed with a medical office; to the south across Memorial Road is the City of Oklahoma City and is developed with residential buildings. Edmond’s current zoning code accommodates mixed use projects such as this by using the Planned Unit Development district. The proposed PUD Design Statement includes the following key details: The allowed uses include two-family dwelling, office, restaurant, and retail; A maximum of 10 residential units would be allowed; A maximum of 20,000 square feet of non-residential uses would be allowed; A maximum building height of 35 feet would be established; Access will most likely be from Memorial Road and Rhode Island Avenue. Edmond Plan, 2018 categorizes the Subject Property as Suburban 1 Neighborhood. This Plan Category is primarily residential and reflects the development pattern that was common in 1960s, 70s, and 80s. These areas tend to have easy access to

the full complement of public services and utilities. Due to their development life cycle and desirability, these areas often attract infill or redevelopment opportunities. To help ensure that these opportunities contribute to the area, the Plan calls for designs to be sensitive to nearby development by making efficient use of 2 or 3 story buildings to line arterials, minimize surface parking lots, and providing ample landscaping and screening. In the proposed PUD this is accomplished by a combination of small-scale commercial structures along Memorial and residential structures, including the sight-proof fence, serving as both a transition and a buffer on the north portion of the Subject Property.

Staff recommends approval.

Commissioners had questions about north side elevation, height of duplexes, landscaping review and buffers.

Charles Allen, Engineer and Applicant, states that he does have an updated site plan, landscape plan, and shown connectivity with medical offices.

Public comments expressed concerns about traffic, walkability/sidewalk availability, light spillover, and frustrated customers.

Motion by Winter, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Winter, Chapman, and Chair Blundell.

NAYS: None

This item will be heard by City Council on October 27, 2025.

- D. Case No. VA25-00011; Public Hearing and Consideration of a Request to allow an extra sign panel on the existing University Plaza ground sign, located on the south side of East 2nd Street, west of Bryant Avenue. (Jack Chamberlain, Ward 1)

Applicant was present.

Staff reported pertinent facts about the case. The applicant is requesting approval for a variance to the sign code to allow an additional panel on the existing tenant panel sign for the University Plaza located on the south side of East 2nd Street, west of Bryant Avenue. The code allows for signs to be 75 square feet per side, the additional panel would bring the total square footage from its current area of 72 square feet to 99 square feet.

No questions or discussion from Commissioners. No public comment.

Motion by Winter, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Winter, Chapman, and Chair Blundell.

NAYS: None

This item will be heard by City Council on October 27, 2025.

5. Citizen Comments:

None.

6. Comments from the Planning Commission Chair and Members.

- A. Ken Bryan, Planning Director, reminded the Commissioners of the upcoming Unified Development Code joint workshop with City Council on October 27, 2025 at 3:00pm in Council Chambers.

7. Adjournment:

Motion by Chapman, seconded by Winter. Motion to adjourn carried by a vote of 3-0 as follows:

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

The meeting was adjourned at 6:20 p.m.

Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission