

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, December 02, 2025 in the City Hall Council Chambers at 22 E Main Street. Other members present were Austin Gotcher, Mark Hoose, and Chip Winter. Present for the City were Becca Patrick, City Planner; Avery Geist, Associate Planner; MaryAnn Blakely, Planning Admin Technician; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney. Commissioner Ryan Chapman was absent.

2. General Consent Items:

- A. Consideration of Approval of Planning Commission Regular Meeting Minutes from November 18, 2025.**
- B. Case No. PR25-00017; Consideration for a Final Plat of Kelly Hollow Apartments, located northwest of Kelly Ave and W Edmond Road. (SMC Consulting Engineers; Ward 4)**

Motion by Winter, seconded by Hoose to approve General Consent Items. Motion carried by a vote of 4-0 as follows:

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

Item 2B will be heard by City Council on January 12, 2026.

3. Discussion and Consideration Items:

- A. Case No. DD24-00008; Consideration of a Deed Certification for Caspian Lakes, located on the north side of East 33rd Street, east of Post Road. (Caspian Lakes, LLC; Ward 2)**

Staff presented pertinent details about the case. The applicant is requesting approval of a deed certification for Caspian Lakes, located on the north side of East 33rd Street, east of Post Road. The property was originally divided into multiple parcels of at least five (5) acres each, which does not require City approval and was completed at the County. The applicant is now requesting each of those parcels be divided further, into six (6) total parcels ranging in size from 2.07 acres to 3.46 acres. A zoning map amendment is not required, as the property is zoned "R-1" Rural Estate, with a minimum lot size of 90,000 square feet or approximately 2.06 acres. The City Council approved a variance to Title 23.20.04 and other applicable sections to allow for fee-in-lieu of detention during their November 10, 2025 meeting. The applicant is requesting a variance to Titles 21.03.070 and 21.03.080 requiring connection to the city water supply if it is located in the right-of-way of a street within 1/4th mile in any direction. Development Engineering staff do not support this variance.

Andres Becker was present for the applicant. The Applicant and Chair asked why the water variances were not supported by staff. Austin Smith, Development Engineer, said that distance to the public water main was the reason.

1. Variance to Title 21.03.070 – Water Lines.

Motion: Hoose

2nd: Gotcher

Ayes: Gotcher

Nays: Hoose, Winter, and Chair Blundell.

2. Variance to Title 21.03.080 - Water Lines in Residential Acreage Subdivisions.

Motion: Hoose

2nd: Gotcher

Ayes: Gotcher

Nays: Hoose, Winter, and Chair Blundell.

Motion by Gotcher, seconded by Hoose to approve item without the variances. Motion carried by a vote of 4-0 as follows:

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

NAYS: None

Item will be heard by City Council on January 12, 2026.

4. Public Hearing Items:

A. Case No. SP24-00022; Public Hearing and Consideration for a Site Plan for Take 5 Oil Change, located at 1800 E 2nd Street. (Altar Group PLLC; Ward 1)

Staff presented pertinent details about the case. The applicant is requesting approval of a site plan for a 1,682 square foot Take 5 Oil Change, located at 1800 E 2nd Street. Previously a fuel station and car wash, the site is now vacant as all structures have been removed. The 1.37-acre property is zoned “E-2” Open Display Commercial, which allows automotive service by-right. An accompanying final plat is currently in the development review process. The property abuts the multi-family development, Avista of Edmond, to the south, and the existing site proof fence between the properties shall remain in place. The applicant is requesting a variance to Title 21.02.030(A) requiring ninety (90) feet of right-of-way on 2nd street. The applicant is proposing to dedicate seventy (70) feet with an adjacent twenty (20) foot utility easement. Development Engineering staff support the request. Staff mentioned there was a minor change on the site plan shown on the screen versus the site plan in the packet regarding parking spaces. The applicant corrected the number on the south side of the property to bring the total number of spaces to nine (9), which does not affect the overall parking space count. Staff recommends approval.

Toan Vu was present for the applicant.

No questions or comments from the Commissioners.

No public comment.

1. Variance to Title 21.02.030(A) requiring 90 feet right of way on 2nd Street.

Motion: Gotcher

2nd: Hoose

Ayes: Gotcher, Hoose, and Chair Blundell.

Nays: Winter.

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

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

NAYS: None

This item will be heard by City Council on January 12, 2026.

B. Case No. SP23-00036; Public Hearing and Consideration of a Site Plan for Gardenia Apartments, located on the north side of Ayers Avenue, west of Bryant Avenue. (DAP Ventures, LLC; Ward 1)

Staff presented pertinent details about the case. The applicant is requesting approval of a site plan for Gardenia Apartments, located on the north side of Ayers, just west of Bryant Ave. The 4.3-acre vacant property is zoned "C-3" High Density Multi-Family Residential and Community Services, which allows apartments by-right. The site plan proposes three (3) 30,441 square foot structures and a total of sixty-nine (69) units. A sensitive border exists on the north side, and all standards have been met. The site plan reflects all commitments made by the applicant within the agreement they made during 2018 with City Council. This agreement and the City Council meeting minutes are a part of the attached documents within the agenda packet. Staff recommends approval.

The applicant and Caleb Morgan with Johnson and Associates were present.

There were questions from the Commissioners regarding the height requirement, the number of buildings, windows on the back of the building, façade, and possible differences from the 2018 original site plan.

There were concerns from the neighbors regarding façade, height of buildings, water redirections, retaining wall, differences between this site plan and the original site plan, and the amenities in the northeast corner of the property.

Motion by Hoose, seconded by Gotcher to approve. Motion failed by a vote of 2-2:

AYES: Hoose and Chair Blundell.

NAYS: Gotcher and Winter

This item will not be heard by City Council.

C. Case No. SP24-00005; Public Hearing and Consideration of a Site Plan application for Graves Golf Academy – Entry Drive & Parking Lot, located on the south side of Coffee Creek Road, east of Kelly Avenue. (Graves Golf; Ward 1)

Staff presented pertinent details about the case. The applicant is requesting approval of a site plan for an entry drive and parking lot for the Graves Golf Academy, located on the south side of Coffee Creek Road, east of Kelly Avenue. The 2.05-acre area is a part of the Graves Golf School and Training Facility Planned Unit Development approved in 2021. This application is only for the drive and parking lot, not for the existing building or any other vertical structure. There is a sensitive border along the entry drive with the existing Coffee Creek neighborhood, and all standards have been met. Staff recommends approval.

Brian Durbin was present for applicant.

No Comments from Commissioners.

No Public Comment.

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

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

NAYS: None.

This item will not be heard by City Council.

D. Case No. ES25-00005; Public Hearing and Consideration of a Utility Easement Closing located at 5908 Calcutta Lane. (Christopher Rodriguez; Ward 4)

Staff presented pertinent details about the case. The applicant is requesting approval of an Easement Closing located in the rear yard of the property located at 5908 Calcutta Lane. The applicant would like to close the ten (10) foot unused utility easement in order to construct a pool. No objections were received from franchise utilities.

Maxwell Pester was present.

No Comments from Commissioners.

Tammi Wehr, neighbor, asked if this would affect her property. Applicant stated no, it will not.

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

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

NAYS: None.

This item will be heard by City Council on January 12, 2026.

E. Case No. Z25-00019; Public Hearing and Consideration for a Rezoning from “D-0” Suburban Office to “PUD Z25-00019” Bryant Brownstones Planned Unit Development, located on the southwest corner of Bryant Ave and Locust Lane. (CEC, Inc; Ward 3)

Applicant requested that this item be continued before the meeting was called to order.

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

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

NAYS: None.

This item will be continued to a future Planning Commission Meeting.

5. Citizen Comments:

None.

6. Comments from the Planning Commission Chair and Members.

None.

7. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 6:18 p.m.



Brian Blundell, Chair
Edmond Planning Commission



Becca Patrick Smith, City Planner
Edmond Planning Commission

