City of Edmond

Notice of Public Meeting

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please contact the ADA Coordinator at least 48 hours prior to a scheduled meeting. The ADA Coordinator can be contacted by email: ADAcoordinator@edmondok.gov or phone: 405-359-4518.

Central Edmond Urban District Board
Regular Meeting Agenda
City Hall Council Chamber, 22 E. Main Street, Edmond, Oklahoma
6:00 p.m., Tuesday, September 15, 2026

Notice to the Public

Official action can only be taken on items which appear on the agenda. The Central Edmond Urban District Board may discuss, adopt, approve, amend, reject, deny, strike or continue any item listed on the agenda. When more information is needed to act on an item, the Central Edmond Urban District Board may refer the matter to the Central Edmond Urban District Board staff. The Central Edmond Urban District Board may also refer items to the standing committees of the Board for additional study. Under certain circumstances, items are deferred/continued to a specific later date or stricken from the agenda entirely.

1. **Call to Order.**

2. Consideration of Approval of Meeting Minutes: May 09 2026.

3. **Public Hearing Items:**

   A. Case No. U26-00002; Public Hearing and Consideration of Approval of a Specific Use Permit for Cypress Spa, located at 24 E 4th Street. (Yang; Ward 1)

   B. Case No. U26-00019; Public Hearing and Consideration of Approval of a Specific Use Permit for Mona Lisa Massage, located at 613 South Broadway. (Kiely; Ward 3)

   C. Discussion and Consideration of a Recommendation to Adopt a Unified Development Code Which Would Replace Municipal Codes for: Zoning; Subdivisions; Site Design and Development Standards; Stormwater Drainage; and Other General Regulatory Matters Related Thereto in the City of Edmond. (City of Edmond; Citywide)

4. Citizen Comments.

This is an opportunity for residents and non-residents to address the Central Edmond Urban District Board on Central Edmond Urban District Board related matters not on the agenda or scheduled for a public hearing. All remarks must be directed to the Chair of the meeting, are limited to three minutes or less, and must otherwise be made in accordance with Section I of the City Council / Public Works Authority rules, available here and upon request at City Hall.

Please note that members of the Central Edmond Urban District Board cannot respond to issues brought up in Citizen Comments if they are not on the agenda, in accordance with state law.

5. Comments from the Central Edmond Urban District Board Chair and Members.

6. Adjournment.

Central Edmond Urban District Board **2.**

Meeting Date: 09/15/2026

Department: Planning

Information

Item Information

Consideration of Approval of Meeting Minutes: May 09 2026.

Attachments

Minutes

Central Edmond Urban District Board

Tuesday, May 12, 2026 **5:30 P.M.**

1. **Call to Order.**
   The May 2026 meeting of the Central Edmond Urban District Board was called to order by Vice - Chair Chase Henninger at 5:30 p.m., Tuesday, May 12, 2026 in the City Hall Council Chambers at 22 E Main St Edmond, Ok. Other members present were Ryan Dawson, Austin Gotcher, Kathryn Maxson, Lori Dickinson-Black, Mark Gandy, Amanda Orrell, and Bob Weiss. Ken Bryan, Planning Director, Becca Smith, Staff Liaison, Avery Geist, Associate Planner and Austin Smith, Development Engineer, were present representing the City of Edmond.

2. **Approval of the minutes of the December 09, 2025 meeting.**

   Motion by Dawson, seconded by Gandy, to recommend approval of the December 09, 2025 Meeting Minutes. The motion carried as follows:

   AYES: Dawson, Gandy, Dickinson-Black, Gotcher, Maxson, Orrell, Weiss, Henninger
   NAYS: None

3. **Presentation and Discussion of the role of the CEUDB within the Unified Development Code.**

   Becca Patrick and Ken Bryan, Planning Department, gave a detailed overview of the Central Edmond Urban District Board's new roles and responsibilities within the Unified Development Code. There were comments and questions from the board regarding new urban context areas and the changes to the site plan process.

4. **Citizen Comments.**

   None.

5. **Comments from the Board.**

   None.

6. **Adjournment.**

Motion by Gotcher, Maxson to adjourn.

AYES: Gotcher, Maxson, Dickinson-Black, Henninger, Gandy, Orell, Weiss, and Dawson
NAYS: None

The meeting was adjourned at 6:17 PM.

Chase Henninger, Vice Chair	Becca Smith, Staff Liaison

Central Edmond Urban District Board **3.**

Meeting Date: 09/15/2026

Department: Planning

Information

Item Information

Public Hearing Items:

Attachments

No file(s) attached.

Central Edmond Urban District Board **3. A.**

Meeting Date: 09/15/2026

Department: Planning

Information

Item Information

Case No. U26-00002; Public Hearing and Consideration of Approval of a Specific Use Permit for Cypress Spa, located at 24 E 4th Street. (Yang; Ward 1)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Central Edmond Urban District Board

FROM: Ken Bryan, City Planner

DATE: September 15, 2026

RE: Case No. U26-00002; Public Hearing and Consideration of Approval of a Specific Use Permit for Cypress Spa, located at 24 E 4th Street. (Yang; Ward 1)

Background: The applicant is requesting approval of a Specific Use Permit for a massage business that currently exists at this location.

Compliance with Ordinance: The Edmond City Council recently established requirements that massage therapy businesses obtain permission to operate within our city limits. The business listed above has demonstrated compliance with the applicable city ordinance, including providing evidence that the therapist(s) hold the applicable license from the State Board of Cosmetology and Barbering and that the façade requirements are met.

Staff Recommendation: Staff recommends approval of the application for U26-00002. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.

Location Map
U26-00002 Cypress Spa

Disclaimer
The City of Edmond disclaims any warranty or merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.

USE THIS
IDENTIFICATION CARD
WHEN CONDUCTING
BUSINESS

Expiration Date
March 31, 2027

OKLAHOMA STATE BOARD OF
COSMETOLOGY AND BARBERING

205090

Sarah Yang

LICENSE CARD

MiMi Casebolt
Interim Executive Director

OKLAHOMA STATE BOARD OF COSMETOLOGY & BARBERING

2401 NW 23RD ST SUITE 74 | OKLAHOMA CITY, OK 73107-2453 | 405-521-2441 | OKLAHOMA.GOV/COSMO

THE PERSON, FIRMS, OR CORPORATION WHOSE NAME APPEARS ON THIS LICENSE HAS COMPLIED WITH THE PROVISIONS OF THE OKLAHOMA STATUTES AND OR RULES AND REGULATIONS, AND IS HEREBY AUTHORIZED TO ENGAGE IN THE ACTIVITY LISTED BELOW

Massage Therapy
License

Sarah Yang

File/License #:
205090

MiMi Casebolt
Interim Executive Director

Expiration Date
March 31, 2027

KEEP LICENSE POSTED

FOLD TO BACK

REMOVE AT RENEWAL TIME

FOLD TO BACK

LICENSE RENEWAL APPLICATION- DETATCH ONLY FOR RENEWAL. THIS IS THE ONLY NOTICE YOU WILL RECEIVE!

IETOLOGY AND BARBERING BOARD

NW 23RD ST SUITE 74
HOMA CITY, OK 73107-2453
21-2441 OKLAHOMA.GOV/COSMO

PENALTY OF $10 PER LICENSE IS ASSESSED TWO MONTHS AFTER EXPIRATION DATE

- PERSONAL CHECKS ARE NOT ACCEPTED. SUBMIT MONEY ORDERS OR CASHIERS CHECK
- If your name has cha[illegible] EGAL DOCUMENTATION IS REQUIRED
- Non-citizens must [illegible] Verifying Lawful Presence (Form 399)

ou been convicted of a felony within the past year ☐ YES ☐ NO

ck box if you are on State or Federal assistance or at 140% or less of poverty level. Documentation is required.

Massage
CYPRESS SPA
Massage
open
OPEN
24E4TH

Central Edmond Urban District Board **3. B.**

Meeting Date: 09/15/2026

Department: Planning

Information

Item Information

Case No. U26-00019; Public Hearing and Consideration of Approval of a Specific Use Permit for Mona Lisa Massage, located at 613 South Broadway. (Kiely; Ward 3)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Central Edmond Urban District Board

FROM: Ken Bryan, City Planner

DATE: September 15, 2026

RE: Case No. U26-00019; Public Hearing and Consideration of Approval of a Specific Use Permit for Mona Lisa Massage, located at 613 South Broadway. (Kiely; Ward 3)

Background: The applicant is requesting approval of a Specific Use Permit for a massage business that currently exists at this location.

Compliance with Ordinance: The Edmond City Council recently established requirements that massage therapy businesses obtain permission to operate within our city limits. The business listed above has demonstrated compliance with the applicable city ordinance, including providing evidence that the therapist(s) hold the applicable license from the State Board of Cosmetology and Barbering and that the façade requirements are met.

Staff Recommendation: Staff recommends approval of the application for U26-00019. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.

Location Map
U26-00019 Mona Lisa Massage SUP

Disclaimer
The City of Edmond disclaims any warranty or merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.

total
wireless
MASSAGE
Dan's Barber Stop
LOANS
H&R BLOCK
Cafe De Taipei
OPEN
FREE
697-5588
CASH
EXPRESS

USE THIS IDENTIFICATION CARD WHEN CONDUCTING BUSINESS

Expiration Date
July 31, 2028

OKLAHOMA STATE BOARD OF COSMETOLOGY AND BARBERING

172657

Qing Li

LICENSE CARD

MiMi Casebolt
Interim Executive Director

OKLAHOMA STATE BOARD OF COSMETOLOGY & BARBERING

2401 NW 23RD ST SUITE 74|OKLAHOMA CITY, OK 73107-2453|405-521-2441|OKLAHOMA.GOV/COSMO

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Qing Li

Massage Therapy License

File/License #:
172657

MiMi Casebolt
Interim Executive Director

Expiration Date
July 31, 2028

KEEP LICENSE POSTED

FOLD TO BACK **REMOVE AT RENEWAL TIME** **FOLD TO BACK**

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COSMETOLOGY AND BARBERING BOARD

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OKLAHOMA CITY, OK 73107-2453
405-521-2441 OKLAHOMA.GOV/COSMO

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- **If your name has changed, LEGAL DOCUMENTATION IS REQUIRED**
- **Non-citizens must file Affidavit Verifying Lawful Presence (Form 399)**

Have you been convicted of a felony within the past year ☐ **YES** ☐ **NO**

☐ **Check box if you are on State or Federal assistance or at 140% or less of poverty level. Documentation is required.**

Home Address **Street/Apt.** **City** **State** **Zip** **Home Phone**

RESIDENCE ADDRESS IS REQUIRED BY LAW. (§59-199.3-B-3) PO BOX IS ACCEPTABLE

Cosmetologist, Barber, Cosmetician, Manicurist,Facialist, Advanced Operator $40

Master Cosmetology Instructor $65
Master Barber Instructor $65
Manicurist Instructor $45
Demonstrator $20
Establishment and Cosmetic Studio $45
Dulicate License $10

Email **Licensee Signature**

DETACH ONLY FOR RENEWAL

Central Edmond Urban District Board **3. C.**

Meeting Date: 09/15/2026

Department: Planning

Information

Item Information

Discussion and Consideration of a Recommendation to Adopt a Unified Development Code Which Would Replace Municipal Codes for: Zoning; Subdivisions; Site Design and Development Standards; Stormwater Drainage; and Other General Regulatory Matters Related Thereto in the City of Edmond. (City of Edmond; Citywide)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: Central Edmond Urban District Board

FROM: Ken Bryan, Director of Planning

DATE: September 15, 2026

RE: Discussion and Consideration of a Recommendation to Adopt a Unified Development Code Which Would Replace Municipal Codes for: Zoning; Subdivisions; Site Design and Development Standards; Stormwater Drainage; and Other General Regulatory Matters Related Thereto in the City of Edmond. (City of Edmond; Citywide)

Background

In October 2022, the City of Edmond engaged Freese and Nichols, Inc. to prepare a comprehensive update to the City's development code and processes. The project, now often referred to as Edmond's Unified Development Code or "UDC', includes four (4) major phases - Phase 1: Diagnostic Report (completed); Phase 2: Code Development (ongoing); Phase 3: Mapping (ongoing); and Phase 4: Adoption (recently initiated).

The UDC is designed to replace Title 21 (Subdivision Regulations), Title 22 (Zoning) and Title 23 (Stormwater/Drainage) of the City of Edmond's ordinance with a new title of the municipal code (Title 26) with the goal of modernizing, clarifying, and integrating the development-focused provisions of the code.

Phase 1: Diagnostic Report was completed in August 2023 and identified several opportunities for Edmond to make significant improvements in its development codes. Some of these key findings included components of the current code are no longer strongly aligned with the community's vision as captured in adopted plans especially The Edmond Plan, the East Edmond 2050 Plan, and the EdmondShift Long-Range Mobility Plan; simpler language and more graphics would help make the code easier to use; the current structure can be unnecessarily cumbersome to navigate and update; and the code lacks sufficient provisions associated with redevelopment and infill. These as well as others result in overly long approval timelines, an overuse or over-reliance on Planned Unit Developments, and difficulty in obtaining desirable outcomes, for example, with regard to housing, landscaping, mobility, and corridor revitalization.

The UDC features simpler language paired with more graphics, and higher standards paired with simpler processes.

The Diagnostic Report can be found here: 08.14.2023_FINAL_Diagnostic_Report.pdf

Phases 2 and 3, the code preparation and its associated mapping, are mostly complete except any feedback or changes resulting from the adoption process.

Public/stakeholder involvement is a vital part of the code creation process. Using the detailed public engagement outcomes from the East Edmond 2050 Plan as a starting point, the UDC included engagement with community stakeholders, most recently (March 2026) a detailed review of the draft code at a series of Open Houses and Office Hours opportunities. The public engagement process also includes review by appointed boards and commissions at their public meetings, mostly being accomplished in September 2026, with subsequent review and consideration by City Council.

The UDC includes several updates that are designed to both build on components that are working well such as landscaping, special districts, community engagement, and access while at the same time significantly improving the predictability of the development process for applicants, residents, and officials.

The current version of the draft code can be found here:
2026.09.02_Edmond_UDC_Draft_Revised.pdf

This presentation will include a brief overview of the UDC process, describe key components and tradeoffs, and provide an opportunity for feedback and questions.

EDMOND

Development Code Update

Unified Development Code
–
CEUDB Update

September 15, 2026

FREESE AND NICHOLS

Overview

Introduction

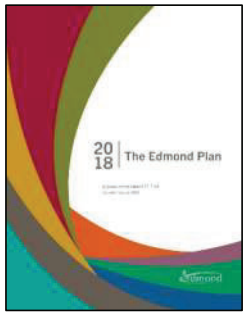
Big Ideas and Major Changes

Next Steps and Timeline

Project Purpose

Clarify and Streamline Development Procedures

Ensure High-Quality Development Outcomes



Implement and Realize the Edmond Plan

PROJECT SCHEDULE

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Nov 2022	Aug 2023	June 2025	Fall 2026

Phase 1
Diagnostic Report

Phase 2
Update Development Codes

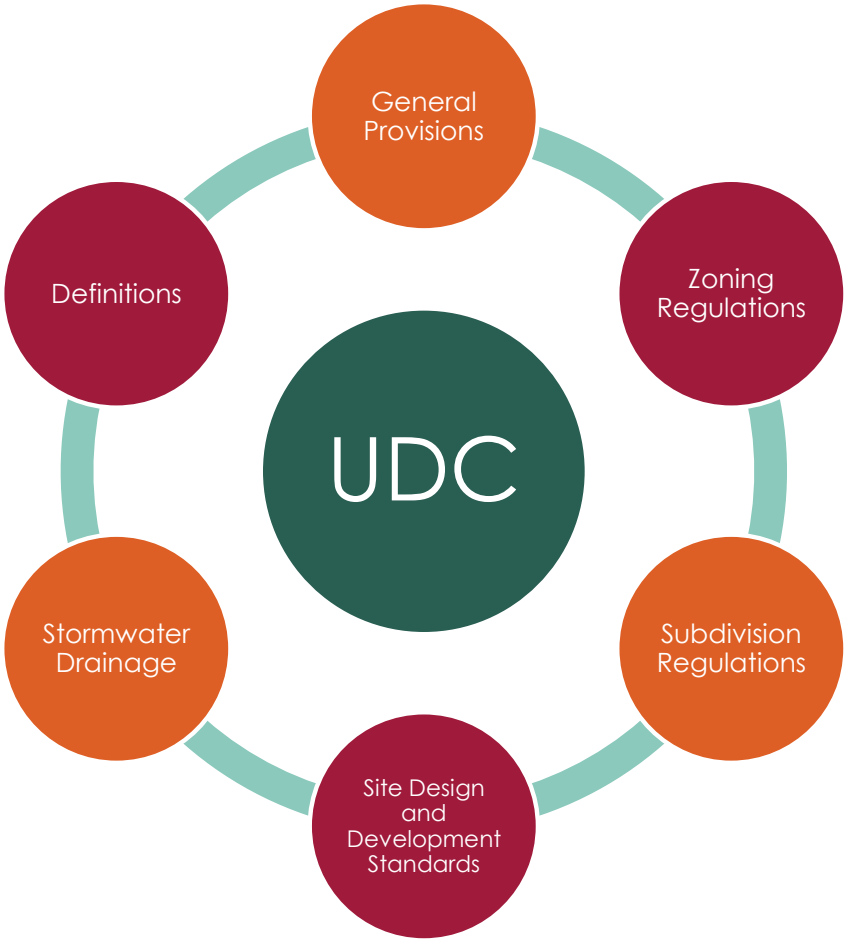
Phase 3
Mapping Updates and Code Refinement

Phase 4
Adoption

Outreach & Engagement

- Building from extensive engagement as part of the East Edmond 2050 Plan…
- Project website (Edmond UDC | FNI live in early 2023)
- 7 Advisory Committee Meetings
- 3 Downtown Advisory Committee Meetings
- Updates and Check-ins
  - 4 City Council (Aug 24; Oct 25; Jan 26; Jul 26)
  - 2 PC (Sep 24; Oct 25)
  - 1 EEDA (Feb 26)
  - 2 EUFC (Aug 24; Apr 26)
  - 1 TIF (May 26)
  - 3 CEUDB (Sep 24; Oct 25; May 26)
  - 1 CPC (Feb 25)
  - 3 DIRC (Aug 24; Feb 25; Dec 25)
- 3 Public Open Houses (Feb-Mar 2026)
- 3 Office Hours (Feb-Mar 2026)
- 1 Neighborhood Summit (Apr 2026)
- 1 Developer's Alliance (Apr 2026)
- 9 Public Hearings (Sept 2026)

UDC Organization



Legibility and Usability

Use of Graphics, Diagrams, and Illustrations

Use of Hyperlinks in Digital Formats

Use of Common Language, Reduction of Jargon

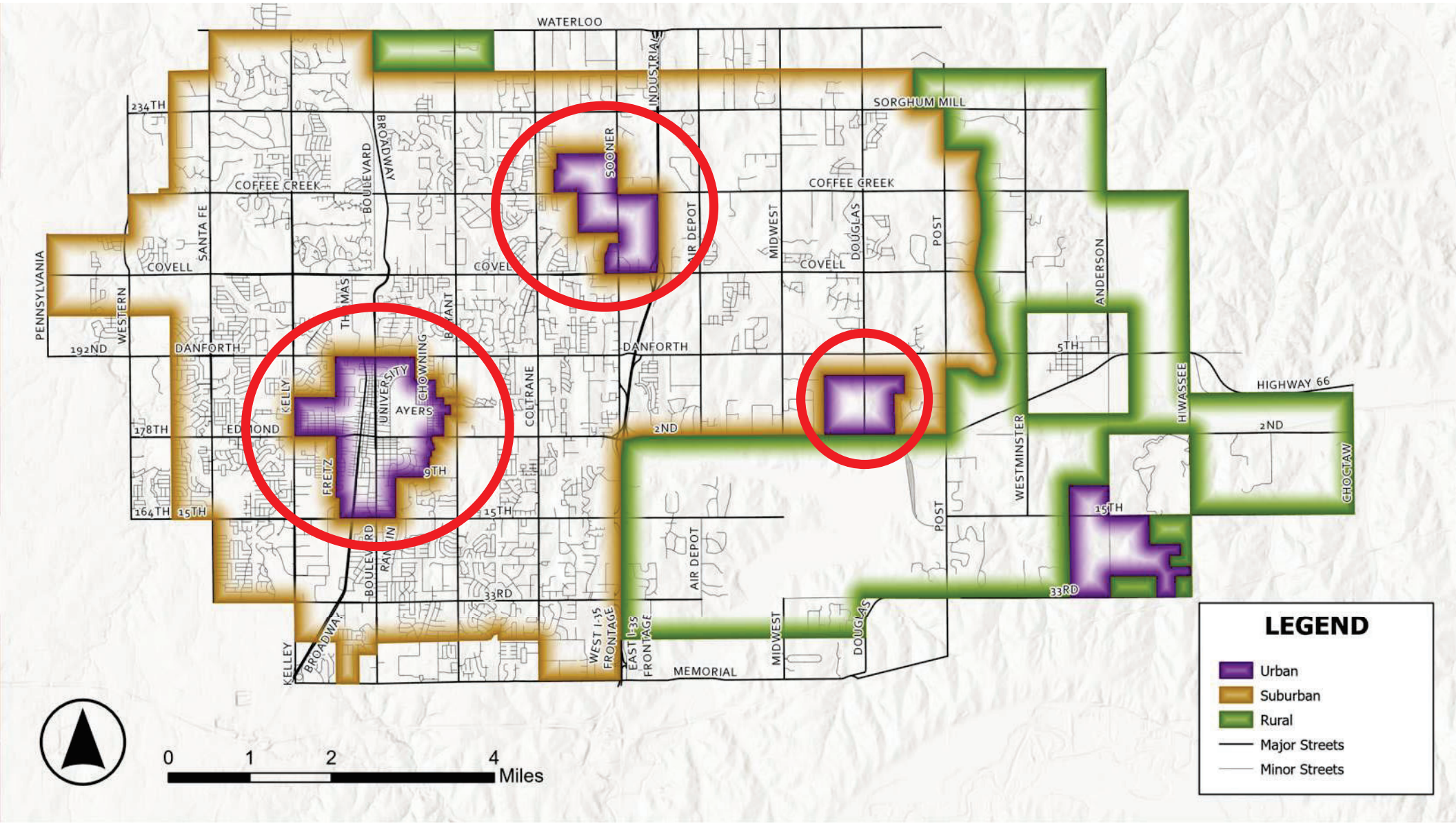
Zoning Approach

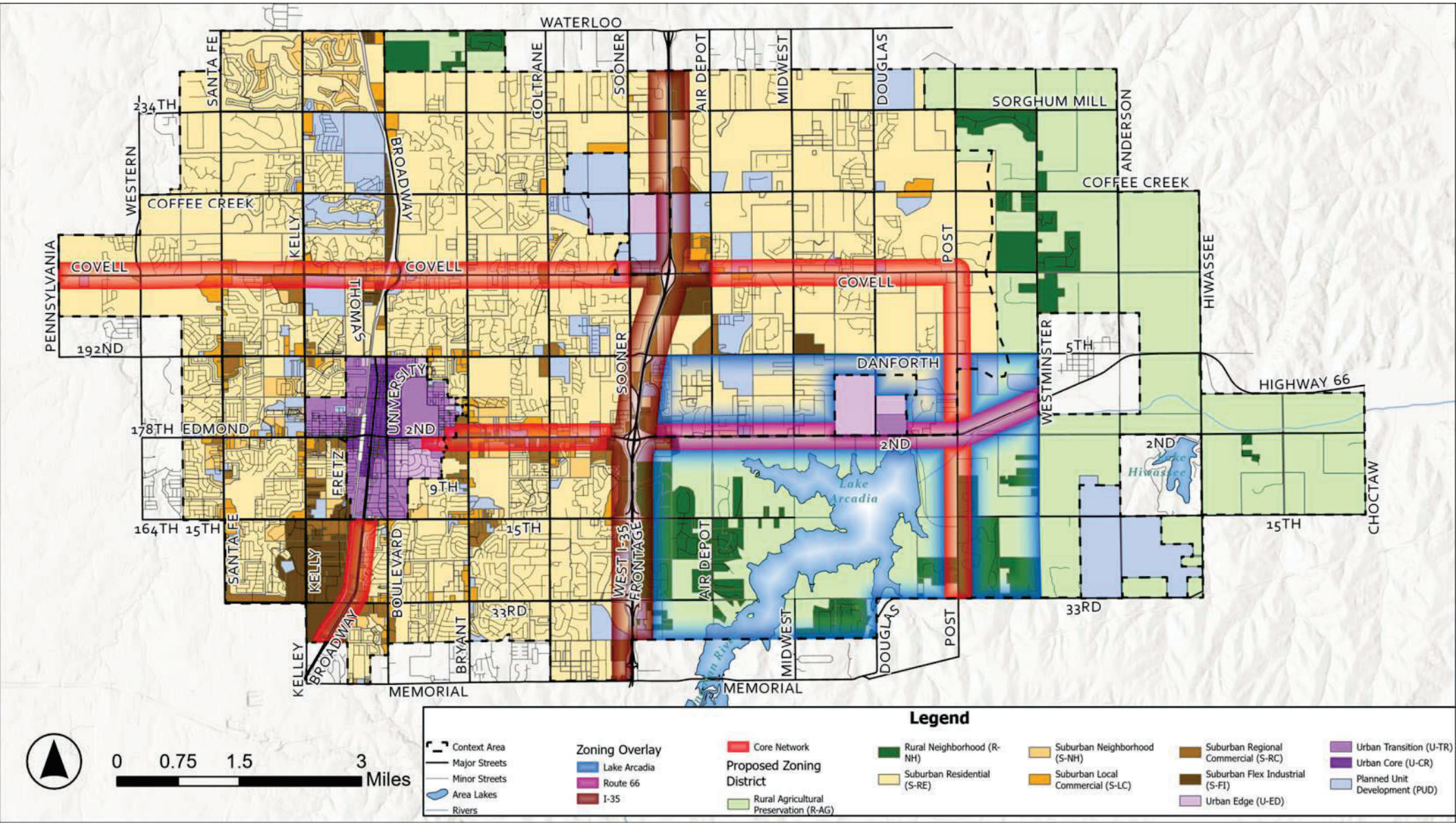
Current

- 32 Districts
- Many underutilized
- Minute differences between Districts

Proposed

- 3 Contexts
- 10 Zoning Districts (+5 Overlays)
- PUDs may be maintained
- Equivalencies established
- Relation to Comp Plan established


WATERLOO
234TH
SORGHUM MILL
COFFEE CREEK
COFFEE CREEK
COVELL
COVELL
COVELL
PENNSYLVANIA
WESTERN
192ND
DANFORTH
DANFORTH
178TH
164TH
15TH
15TH
15TH
33RD
33RD
5TH
2ND
2ND
9TH
SANTA FE
BROADWAY
BOULEVARD
SOONER
INDUSTRIAL
AIR DEPOT
MIDWEST
DOUGLAS
POST
ANDERSON
HIWASSEE
HIGHWAY 66
CHOCTAW
WESTMINSTER
KELLY
FREITZ
UNIVERSITY
AYERS
CHOWNING
COLTRANE
WEST I-35 FRONTAGE
EAST I-35 FRONTAGE
MEMORIAL
0
1
2
4
Miles
LEGEND
Urban
Suburban
Rural
Major Streets
Minor Streets


WATERLOO
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COFFEE CREEK
BROADWAY
KELLY
PENNSYLVANIA
COVELL
THOMAS
POST
HIWASSEE
192ND
5TH
DANFORTH
WESTMINSTER
HIGHWAY 66
UNIVERSITY
178TH
EDMOND
2ND
ERETZ
9TH
Lake Arcadia
Lake Hiwassee
CHOCTAW
164TH
15TH
BOULEVARD
WEST I-35 FRONTAGE
33RD
BRYANT
MEMORIAL
Legend
Context Area
Major Streets
Minor Streets
Area Lakes
Rivers
Zoning Overlay
Lake Arcadia
Route 66
I-35
Core Network
Proposed Zoning District
Rural Agricultural Preservation (R-AG)
Rural Neighborhood (R-NH)
Suburban Residential (S-RE)
Suburban Neighborhood (S-NH)
Suburban Local Commercial (S-LC)
Suburban Regional Commercial (S-RC)
Suburban Flex Industrial (S-FI)
Urban Edge (U-ED)
Urban Transition (U-TR)
Urban Core (U-CR)
Planned Unit Development (PUD)
0
0.75
1.5
3
Miles

How it Comes Together

Context describes the place. Zoning and development standards establish the rules.

1

CONTEXT AREA

Rural, Suburban, or Urban

2

BASE ZONING

Uses, dimensions, and intensity

3

OVERLAY

Corridor, neighborhood, or resource standards

4

SITE + USE STANDARDS

Parking, form, landscape, and impacts

Corridor Overlay Standards

INTERSTATE 35

Regional commerce, employment, entertainment, and greater intensity

CATALYTIC

ROUTE 66

Historic character, quality design, frontage types, and neon signage

CHARACTER

CORE NETWORK

Cohesive development along primary multimodal corridors

CONNECTED

Lake Arcadia Protection

The overlay connects development decisions to long-term water quality and watershed protection.

20% maximum impervious coverage

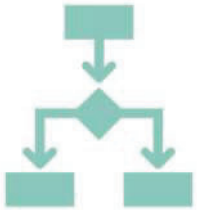
Landscape and tree preservation

Larger lots and lower intensity

First 2" of stormwater managed with LID

Public sewer connection required

Conservation subdivision option



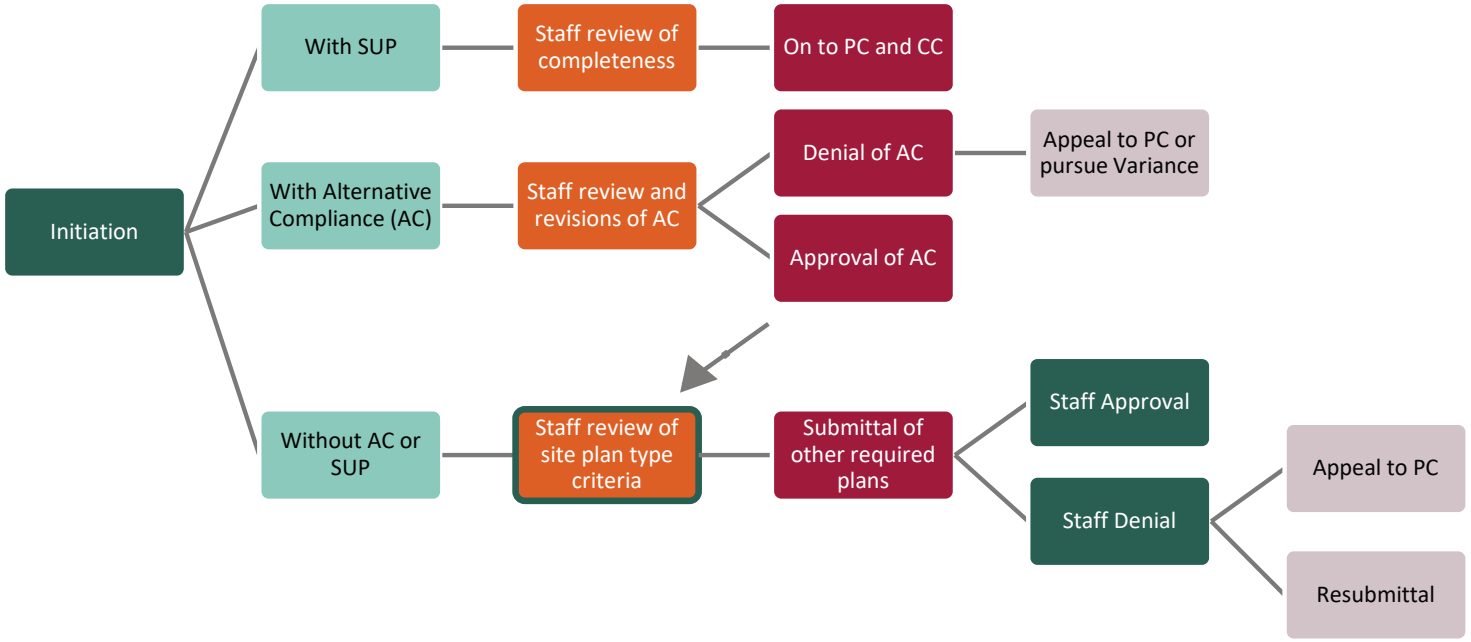
Procedural Approach

Clarity for Applicants and Future Decision Makers

Consistency, Predictability, Fairness, Legal Soundness

Leverage Staff Expertise, Sustain Community Oversight

Site Plans


Initiation
With SUP
Staff review of completeness
On to PC and CC
With Alternative Compliance (AC)
Staff review and revisions of AC
Denial of AC
Appeal to PC or pursue Variance
Approval of AC
Without AC or SUP
Staff review of site plan type criteria
Submittal of other required plans
Staff Approval
Staff Denial
Appeal to PC
Resubmittal

Site Plan Types – New Construction

Type	Use Subcategory
0	Low-Density Living
I	High-Density Living | Group Living Agricultural | Child Care Facilities
II	Artisan Industry | Office and Professional Services | Retail Sales Public and Civic Uses | Overnight Accommodations
III	Light Industrial | Heavy Industrial Vehicle/Equipment Sales/Service | Marijuana Uses Entertainment and Recreation

Site Plan Types – Alterations

Type	Building Criteria	Site Criteria
0	Any addition/alteration	5-9% site disturbance
I	0-10% increase in GFA or height	10-20% site disturbance; 0-10% impervious surface increase; local street access; 1,000 ft.+ from Residential property line
II	11-30% increase in GFA or height Structure(s) 15-24 years old	21-30% site disturbance; 11-30% impervious surface increase; collector/arterial access; 501-999 ft. from Residential property line
III	31%+ increase in GFA or height Structure(s) 25+ years old	31%+ site disturbance; 31%+ impervious surface increase; collector/arterial access; 0-500 ft. from Residential property line

Site Plan Submittals

Type	Submittal Requirements
0	Landscape Plan Grading and Stormwater Plan
I	Landscape Plan | Parking Plan Grading and Stormwater Plan | Façade Plan | Utility Plan
II	Landscape Plan | Parking Plan Grading and Stormwater Plan | Façade Plan | Utility Plan
III	Landscape Plan | Parking Plan Grading and Stormwater Plan | Façade Plan Lighting Plan | Utility Plan

Earlier and More Structured Neighbor Input

1

BEFORE FILING

Required meetings for certain projects next to developed properties

2

AT THE MEETING

Share access, buildings, parking, trees, grading, and stormwater

3

WITH THE APPLICATION

Document comments and explain resulting plan changes

4

DURING REVIEW

Public hearings and legal notice still occur when required

Uses

ONE TABLE CONNECTS

USE	DISTRICT	PERMISSION	STANDARD	PARKING
Restaurant	S-LC	L	§26.02.040.C	1 / 200 SF

P — **PERMITTED**
Allowed when applicable standards are met

S — **SPECIFIC USE**
Requires public review and approval

L — **LIMITED**
Allowed when use-specific standards are met

— — **NOT PERMITTED**
Not allowed in the district

More Housing Options

- Detached
- Duplex + Triplex
- Fourplex
- Cottage Court
- Multifamily
- Accessory Unit

District location + lot and building standards + site design + compatibility requirements

Development Standards

Robust Architectural and Design Standards

Protection for Neighbors from Adverse Impacts of New Development

Standards to Support Infill Development; Maintain Neighborhood Character

Landscape

Measurable Requirements

- 15% minimum landscape area
- 30 plant units per 250 square feet
- At least 50% of plant units are trees

Context Areas

- Suburban nonresidential development adds a 10-foot street buffer
- Urban districts use downtown streetscape and frontage-based street trees

Better Parking-Lot Shade

- 12-foot front parking buffer
- Landscape island every 12 spaces
- 12-foot median between every three double rows

Existing Trees

- Preserved trees earn plant-unit credit based on tree diameter and forest priority
- Additional credit for native trees and trees preserved in buffers
- Preservation can reduce new planting while retaining mature canopy

High Standards

- At least 50% native to the Cross Timbers ecosystem
- At least 25% evergreen
- Species diversity required on larger planting plans
- Utility, soil, mulch, and long-term maintenance requirements are clarified for each context

Tree Preservation

EARLY RECOGNITION

- Natural Resource Evaluation required before Type I, II, or III site plans and preliminary plats
- Tree canopy and preservation areas identified before development design is finalized
- Priority reflects context, tract size, and forest composition

PROTECTION REQUIREMENTS

- Platted areas provide Forest Area, with preservation tied to existing canopy
- Tree Preservation Areas placed in common areas and shown on the final plat
- Contiguous areas and perimeter preservation reduce fragmentation

FOLLOW THROUGH

- Tree protection installed before grading or land disturbance
- Impacts to preserved trees require replacement preservation or a revised plan
- Preservation areas actively managed for long-term forest health

Urban Forest Replenishment Fund

1

PRESERVE

Minimum 20% preservation requirement met or maximized. Tree removal avoided.

2

CALCULATE

For unavoidable removal, UFRF calculations completed.

3

RESTORE

Funds support planting, establishment care, stewardship, grants, canopy restoration, and related public projects.

CALCULATION = ACRES REMOVED × PRESERVATION MULTIPLIER × UNIT COST

Guardrails

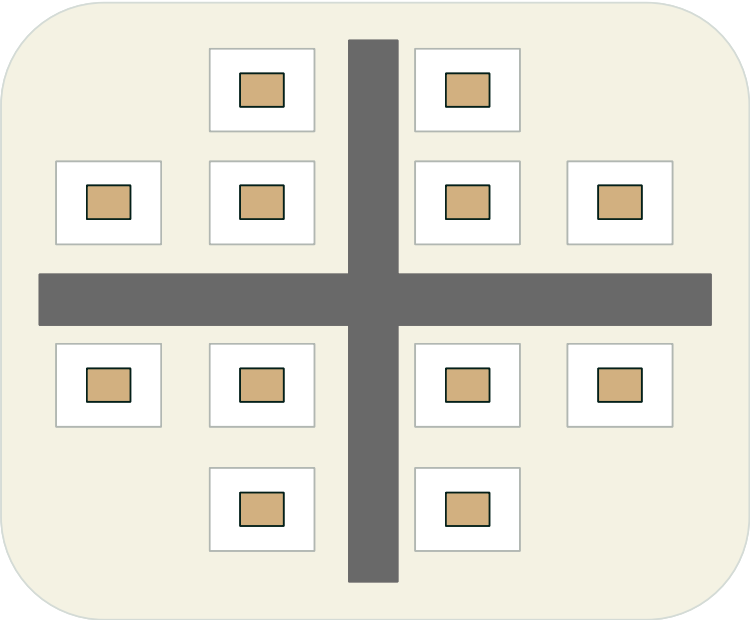
- Separate municipal account
- Public reporting
- Funds limited to urban forestry purposes

Long-Term Results

- Permanent protection
- Five-year monitoring
- 80% survival requirement

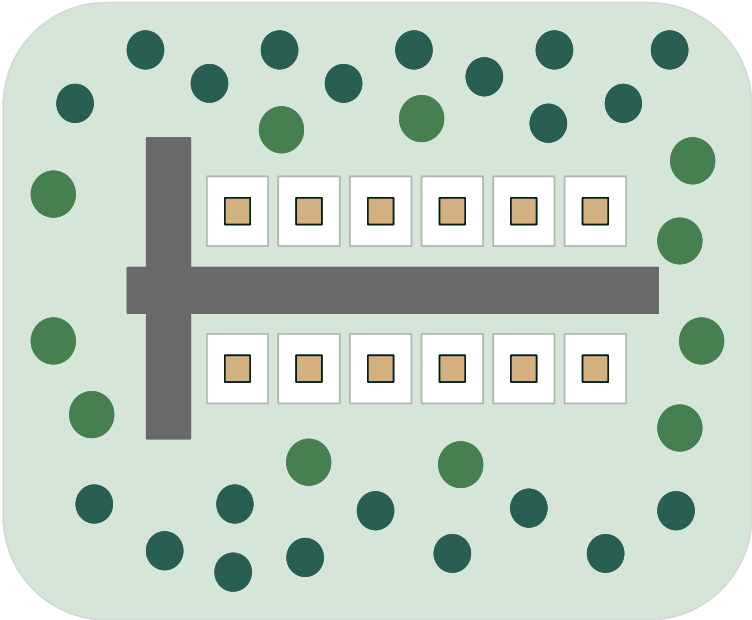
Conservation Subdivisions

CONVENTIONAL PATTERN



Larger lots | More streets | More land disturbed

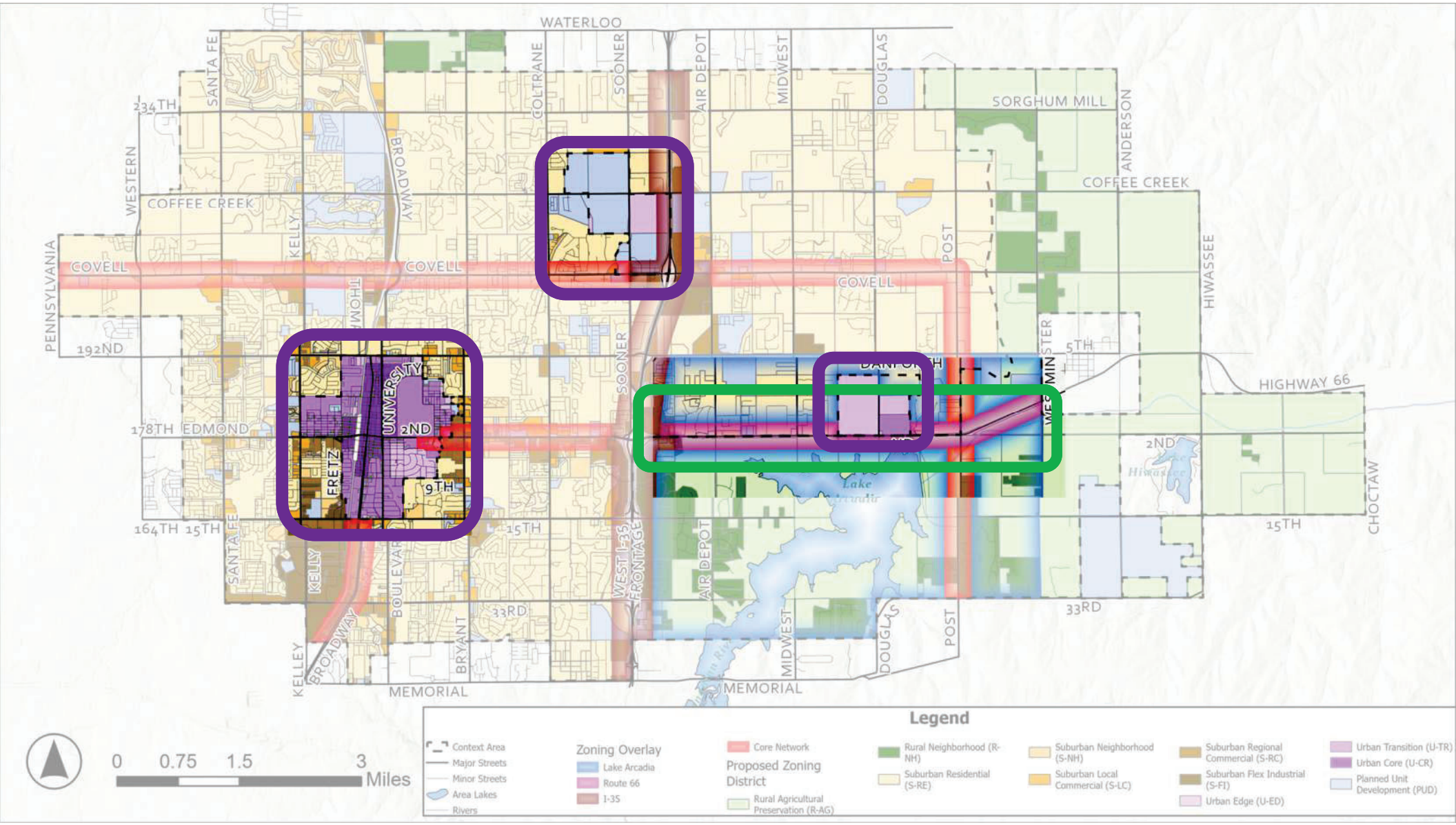
CONSERVATION PATTERN



Smaller clustered lots | 50%+ permanent conservation area

Flexibility with Higher Standards

ALTERNATIVE COMPLIANCE	A different design that meets or exceeds the standard's intent
PLANNED UNIT DEVELOPMENT	A coordinated framework for innovative or unique development
VARIANCE	Limited relief based on qualifying property hardship
SUBDIVISION WAIVER	Relief when strict compliance is impractical in defined circumstances
CONDITIONS OF APPROVAL	Project-specific measures addressing identified impacts


WATERLOO
SANTA FE
COLTRANE
SOONER
AIR DEPOT
MIDWEST
DOUGLAS
SORGHUM MILL
ANDERSON
234TH
WESTERN
COFFEE CREEK
KELLY
BROADWAY
COFFEE CREEK
PENNSYLVANIA
COVELL
COVELL
COVELL
POST
HIWASSEE
192ND
UNIVERSITY
2ND
FRETZ
9TH
SOONER
5TH
HIGHWAY 66
178TH EDMOND
2ND
Lake Arcadia
164TH 15TH
15TH
15TH
CHOCTAW
SANTA FE
KELLY
BOULEVARD
WEST I-35 FRONTAGE
AIR DEPOT
33RD
33RD
BROADWAY
BRYANT
MIDWEST
DOUGLAS
POST
KELLY
MEMORIAL
MEMORIAL
0 0.75 1.5 3 Miles
Legend
Context Area
Major Streets
Minor Streets
Area Lakes
Rivers
Zoning Overlay
Lake Arcadia
Route 66
I-35
Core Network
Proposed Zoning District
Rural Agricultural Preservation (R-AG)
Rural Neighborhood (R-NH)
Suburban Residential (S-RE)
Suburban Neighborhood (S-NH)
Suburban Local Commercial (S-LC)
Suburban Regional Commercial (S-RC)
Suburban Flex Industrial (S-FI)
Urban Edge (U-ED)
Urban Transition (U-TR)
Urban Core (U-CR)
Planned Unit Development (PUD)

Edmond Design Review Board

Composition

- 7 voting members
- 5 appointed by Mayor and Council
- 1 Chamber rep
- 1 UCO rep (?)

Powers / Duties

- Review Type I, II, III site plans in special districts/overlays
  - Urban Context
  - Route 66
  - I-35 (?)
  - Neighborhood Character Overlay

Powers / Duties, con'd

- Approve 'Concept Reviews'
- Approve with Conditions

Neighborhood Character Overlay

Establishment

- Initiated by property owner(s), an organization (HOA)
- Staff review of application
- EDRB reviews and makes a recommendation
- Planning Commission reviews and recommends
- Council decision

Purpose & Applicability

- Preserve & enhance historic significant structures & areas
- New building permits
- Alterations to existing buildings or sites that require permit/CO, or changes to approved site plans or plats

Standards

- Demolition of primary structure
- Replacement of 10% façade or roof
- Removal, alteration, or construction of any porches, balconies, etc. >50 sf
- Consolidation of multiple lots prohibited
- Other architectural standards that are part of the overlay

Concept Review

Purpose & Applicability

- Enables EDRB to assess site plan proposals against the special provisions and purposes of each Overlay District
- Aims to consider the special provisions, historic character, and unique development opportunities of the Context Areas.

Submittal Requirements

- Color renderings
  - Façade color & Materials
- Visuals of adjacent structures
- Site layout
  - Access & Circulation
  - Landscape / Streetscape

Timeline Example

- Site Plans
  - Preapp meeting
  - EDRB Concept Review and action.
  - Application may return to EDRB if modifications to concept are necessary.
  - Site Plan Application and Staff Review

Next/Ongoing Steps

Public Hearings – Boards and Commissions

- *Sept 8: Planning Commission*
- *Sept 9: Urban Forestry Commission*
- *Sept 15: Edmond Economic Development Authority Board*
- *Sept 15: Central Edmond Urban District Board*
- *Sept 17: Parks and Recreation Advisory Board*
- *Sept 17: Development Impact Review Committee*
- *Sept 21: Stormwater Drainage Advisory Board*
- *Sept 22: Planning Commission*
- *Oct 1: Development Impact Review Committee*

City Council Workshops and Hearings – October

Thank You

Discussion

EDMOND
Development Code Update

FREESE AND NICHOLS