



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: ADAcordinator@edmondok.gov or phone: 405-359-4518.

**Development Impact Review Committee
Special Meeting Agenda
North Timbers Room 121, 2824 Progressive Dr., Edmond, Oklahoma
8:00 a.m., Thursday, September 17, 2026**

Notice to the Public

Official action can only be taken on items which appear on the agenda. The Development Impact Review Committee 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 Development Impact Review Committee may refer the matter to the City of Edmond staff 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. Presentation and Discussion of the New Unified Development Code.
3. Adjournment.

**Development Impact Review Committee -
Special Meeting**

2.

Meeting Date: 09/17/2026

Ward :

Information

Item

Presentation and Discussion of the New Unified Development Code.

Attachments

Staff Memo

UDC Slides



OFFICE OF THE CITY PLANNER

🌐 EdmondOK.gov/Planning

✉ Current.Planning@EdmondOK.gov

☎ (405) 359-4790

TO: Development Impact Review Committee

FROM: Ken Bryan, Director of Planning

DATE: September 17, 2026

RE: Presentation and Discussion of 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.

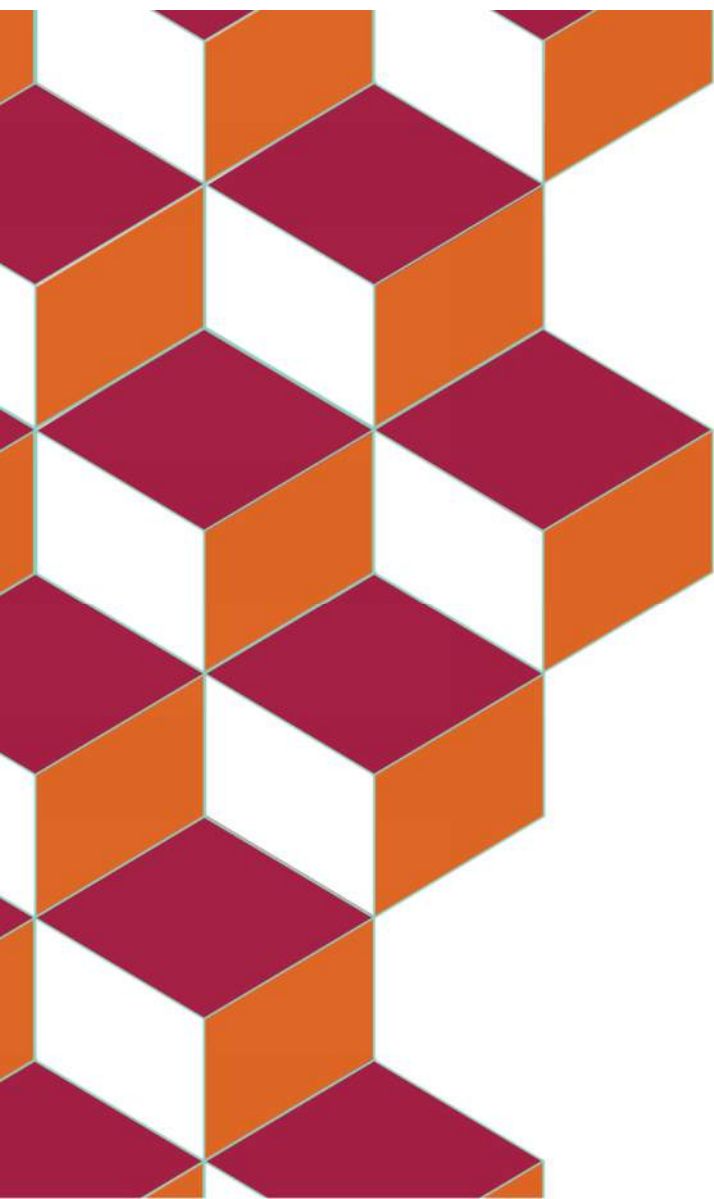
Public/stakeholder involvement is a vital part of the code creation process. Using the detailed public engagement outcomes from the East Edmond 2050 Plan as a starting point, the UDC included engagement with community stakeholders, most recently (March 2026) a detailed review of the draft code at a series 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.



Unified Development Code — DIRC Update

September 2026

Overview

Introduction



Big Ideas and Major Changes



Next Steps and Timeline



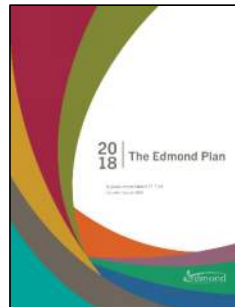
Project Purpose



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*

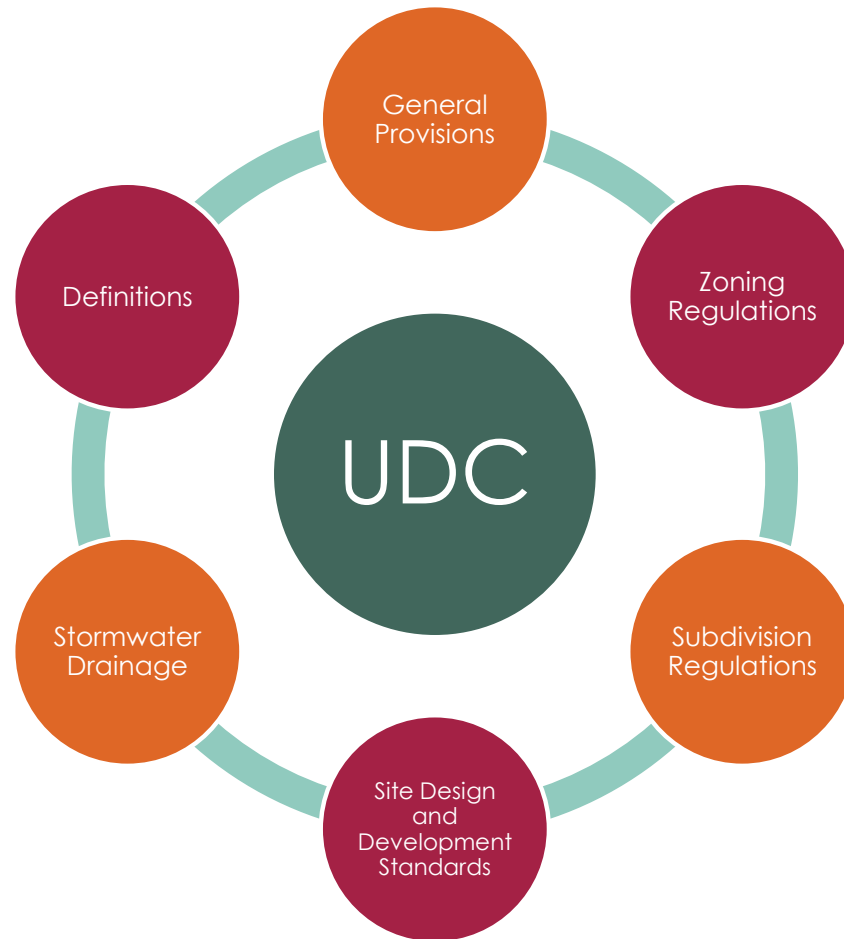
Phase 4
Adoption

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**



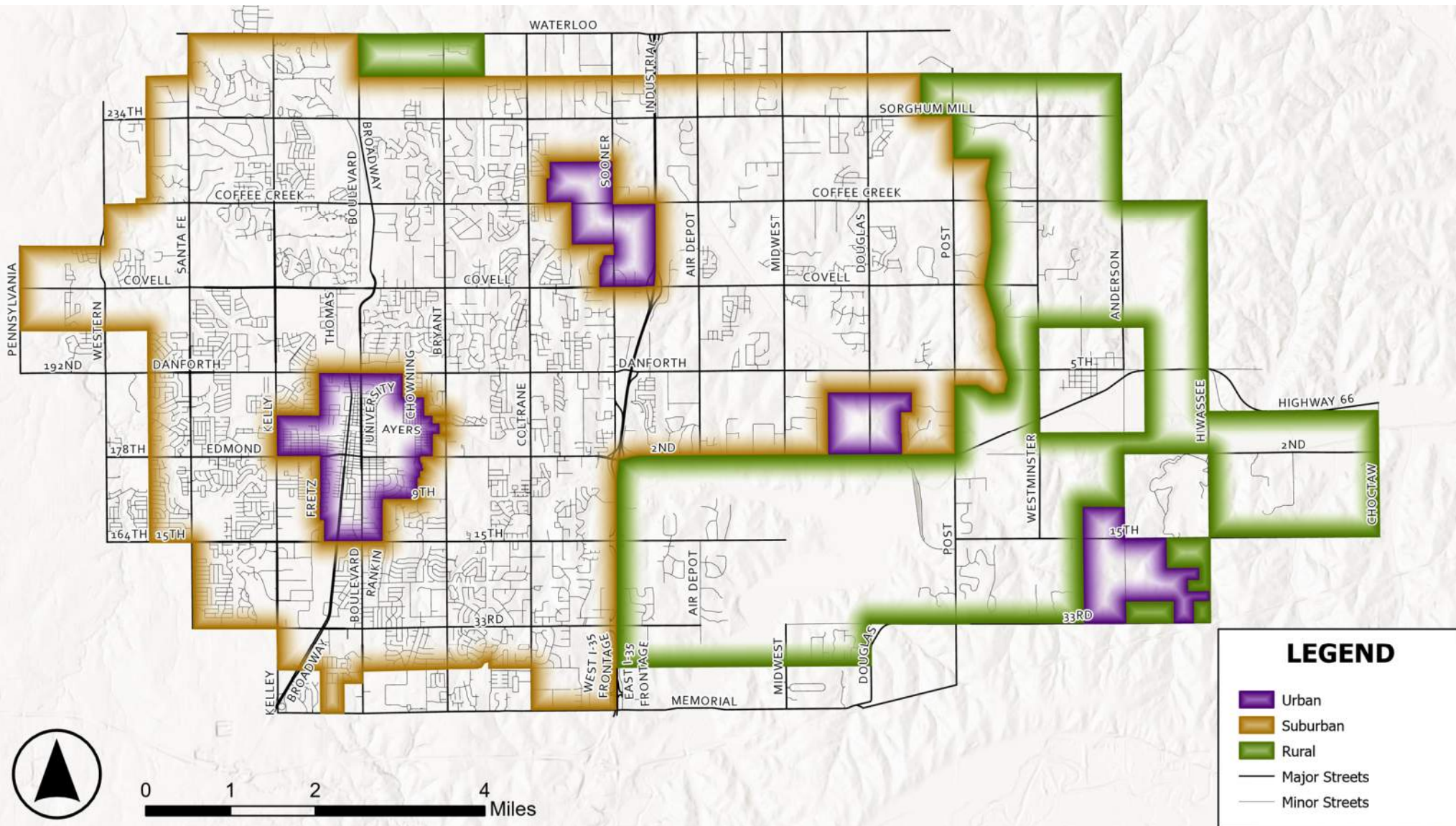
Zoning Approach

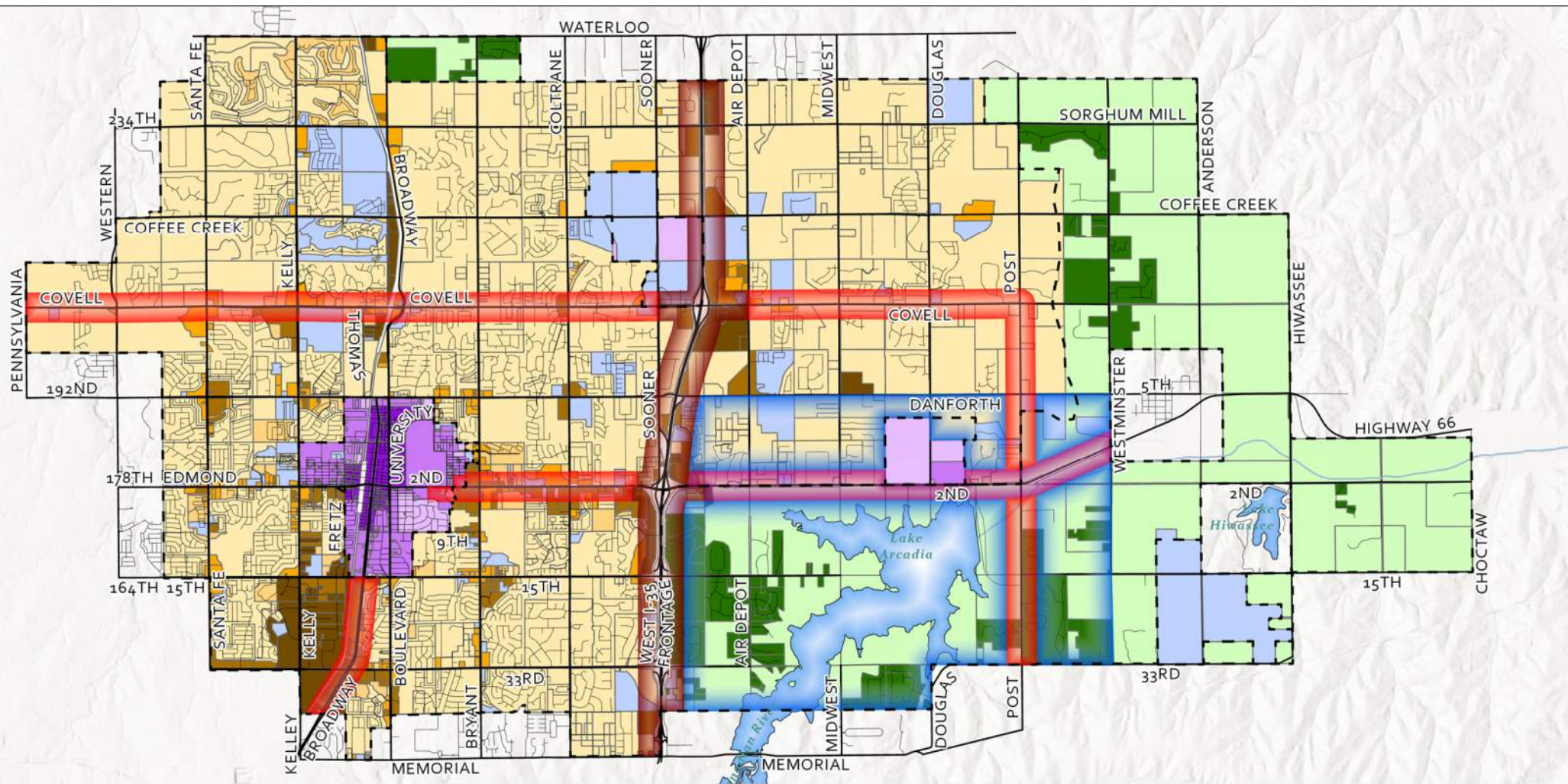
Current

- ☐ 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





0 0.75 1.5 3 Miles

Context Area
Major Streets
Minor Streets
Area Lakes
Rivers

Zoning Overlay

Lake Arcadia
Route 66
I-35

Proposed Zoning District

Rural Agricultural Preservation (R-AG)

Legend

Rural Neighborhood (R-NH)
Suburban Residential (S-RE)

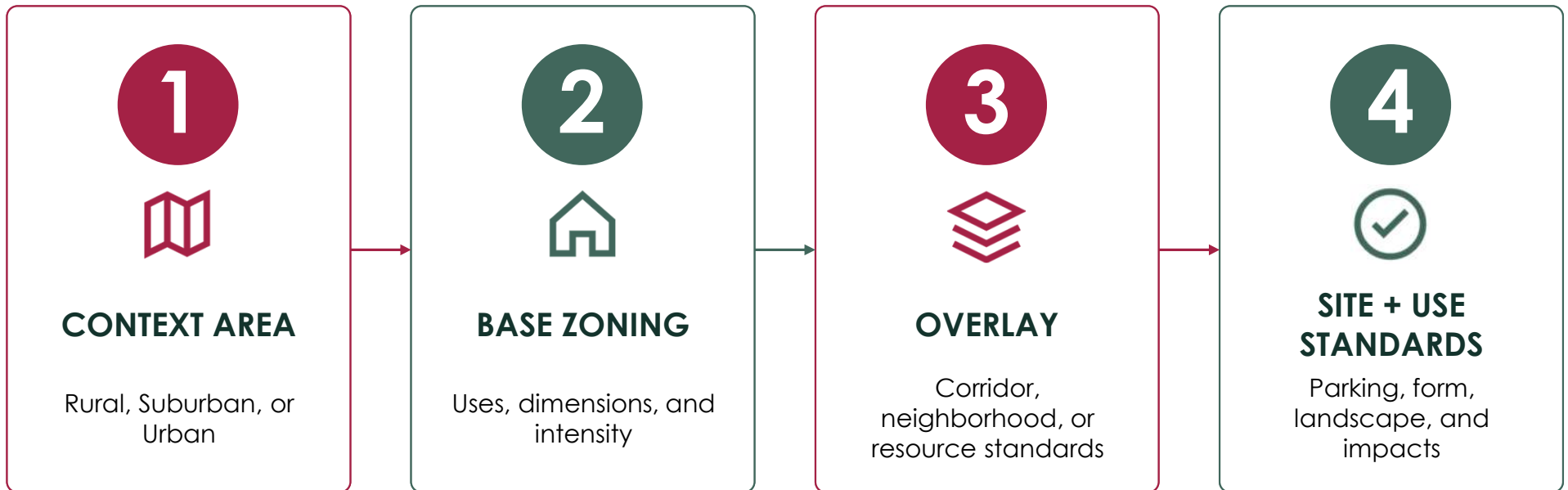
Suburban Neighborhood (S-NH)
Suburban Local Commercial (S-LC)

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)

How it Comes Together

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



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

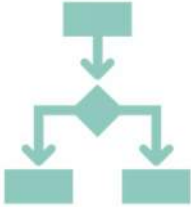
Cohesive development along primary multimodal corridors

CONNECTED

Lake Arcadia Protection

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





Procedural Approach



Clarity for Applicants and Future Decision Makers

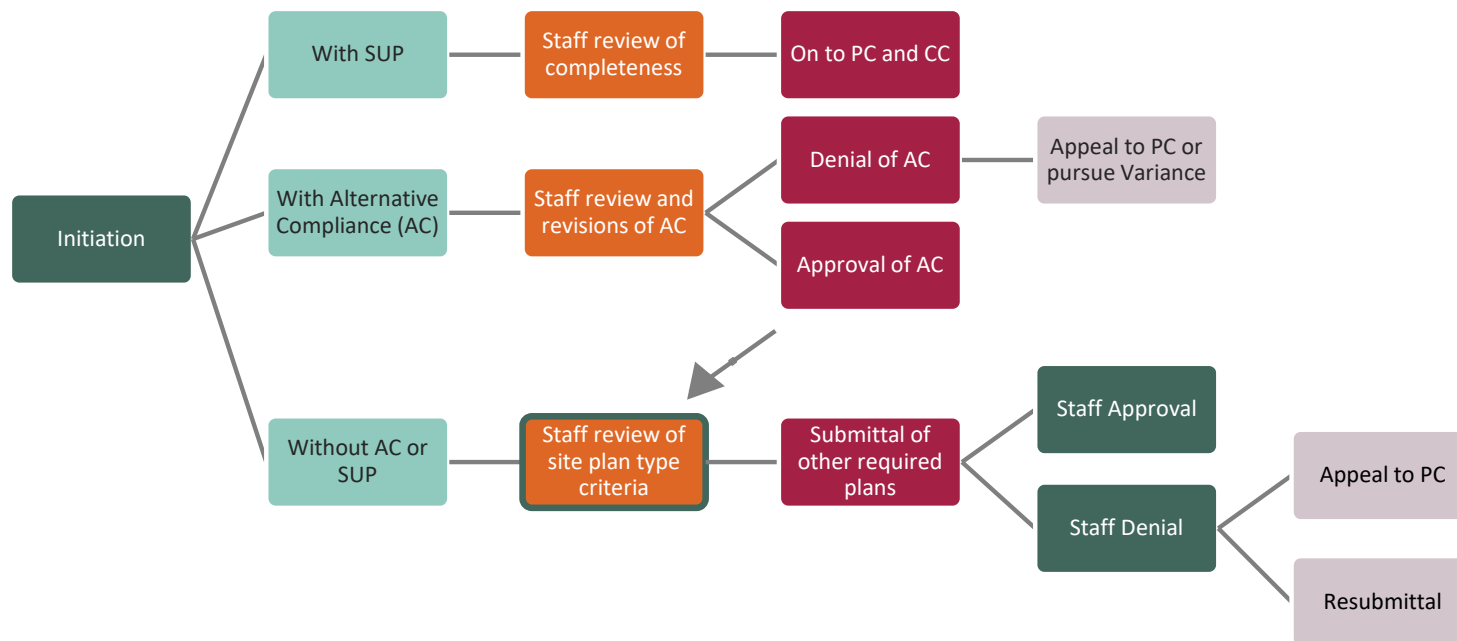


Consistency, Predictability, Fairness, Legal Soundness



Leverage Staff Expertise, Sustain Community Oversight

Site Plans



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

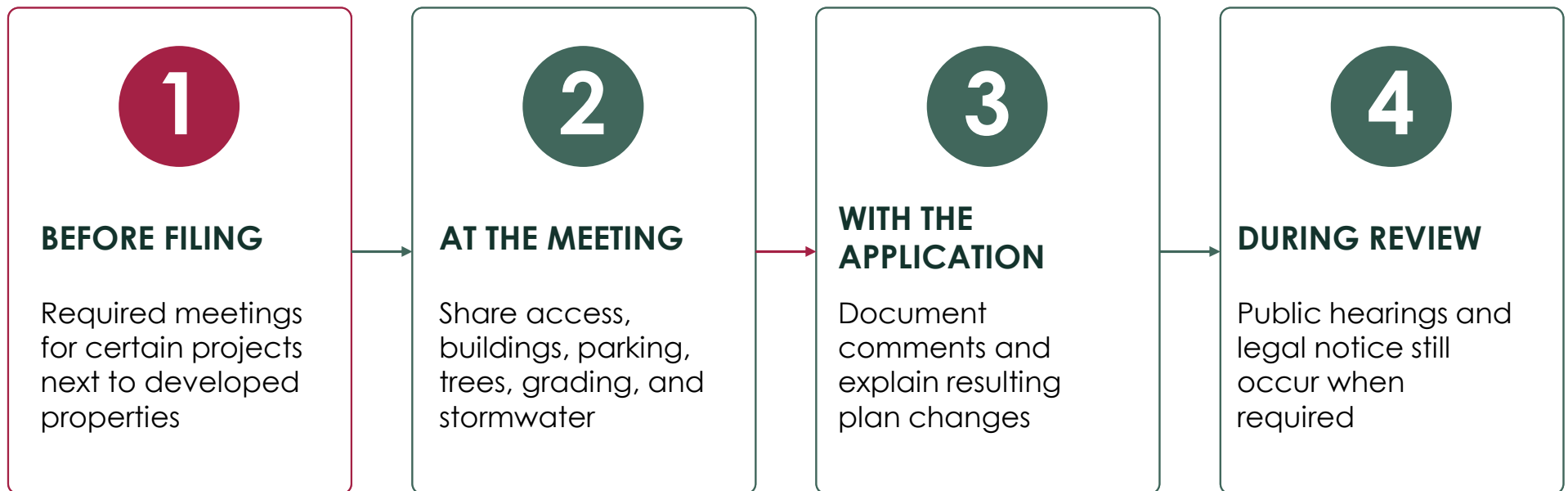
Site Plan Types – Alterations

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



Uses

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



PERMITTED

Allowed when applicable standards are met



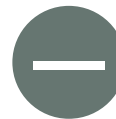
LIMITED

Allowed when use-specific standards are met



SPECIFIC USE

Requires public review and approval



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

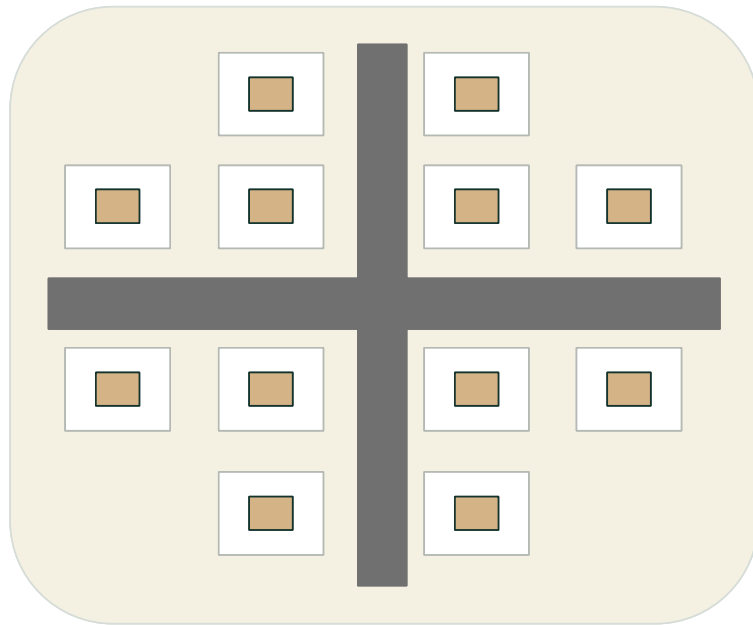
- Separate municipal account
- Public reporting
- Funds limited to urban forestry purposes

Long-Term Results

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

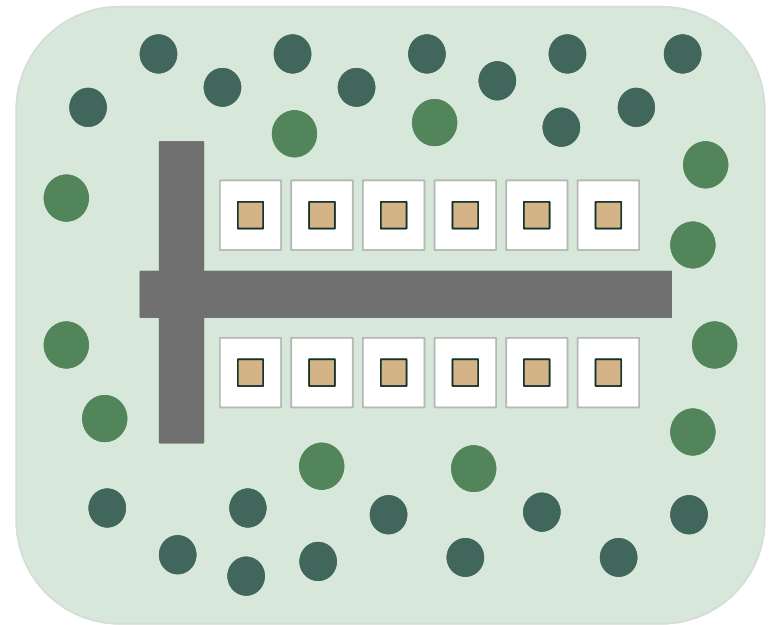
Conservation Subdivisions

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

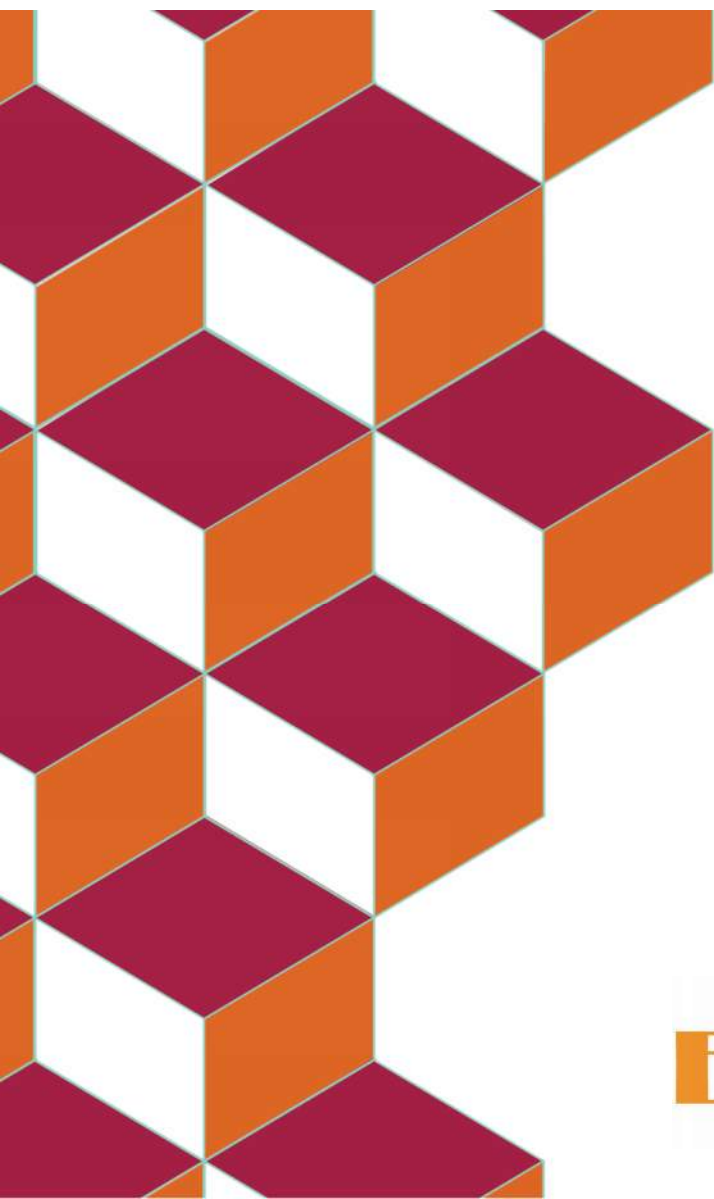
Project-specific measures addressing identified impacts

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

