

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, January 6, 2026 in the City Hall Council Chambers at 22 E Main Street. Other members present were Austin Gotcher, Mark Hoose, Chip Winter, and Ryan Chapman. Present for the City were Ken Bryan, Director of Planning; Kristi McCone, Principal Planner; MaryAnn Blakely, Planning Admin Technician; Keith Beatty, Senior Development Engineer; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney.

2. Approval of meeting minutes, December 02, 2025.

Motion by Gotcher, seconded by Winter to approve minutes as written. Motion carried by a vote of 5-0 as follows:

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

3. Public Hearing Items:

- A. Case No. Case No. SP25-00001; Public Hearing and Consideration for a Site Plan application for Astoria Executive Park, located on the south side of Willowood Road, east of Coltrane Road. (Marsal Developments, LLC; Ward 2)

Applicant present.

Staff reported pertinent details about the case including, that the Subject Property for this Site Plan is approximately 1.2 acres. The specific location is on the south side of Willowood a little bit east of Coltrane. The proposed Site Plan includes the following details: One building approximately 6,200 sq ft; One point of access is proposed – a full-access drive on Willowood; The elevations show the building to be 30 feet tall at its highest point; and the façade will consist of brick and stone with wood accents. Staff recommends approval.

No questions or comments by Commissioners.

No public comment.

Motion by Hoose, seconded by Winter to approve. Motion carried by a vote of 5-0 as follows:

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

This item will not be heard by City Council.

- B. Case No. SP25-00019; Public Hearing and Consideration for a Site Plan application for 4009 East Covell office building, located at 4009 East Covell Road. (PQR Properties, LLC; Ward 2)

Applicant present.

Staff reported pertinent details about the case including, that the Subject Property for this Site Plan is approximately 12,200 sq ft. The specific location is at the northwest corner of Covell and Fairfax. The proposed Site Plan includes the following details: One building approximately 6,400 sq ft; The elevations show the building to be 28 feet tall at its highest point; The façade will consist of brick and stone. Staff recommends approval.

No questions or comments by Commissioners.

No public comment.

Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

This item will not be heard by City Council.

- C. Case No. SP25-00020; Public Hearing and Consideration for a Site Plan for Chick-fil-A #06106, located on the southwest corner of Covell and Sooner. (Greyden Engineering LLC; Ward 2)

Applicant present.

Staff reported pertinent details about the case including that the Subject Property for this Site Plan is approximately 1.7 acres. The map shows the specific location at the southwest corner of Covell and Sooner. The proposed Site Plan includes the following details: One building approximately 5,500 sq ft; The elevations show the building to be 23 feet tall at its highest point; The façade will consist of brick with metal accents. Staff recommends approval.

No questions or comments by Commissioners.

One citizen expressed concerns about the buffer behind her property including issues with the construction runoff/erosion and litter accumulation.

Motion by Hoose, seconded by Winter to approve. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

This item will not be heard by City Council.

- D. Case No. ES25-00006; Public Hearing and Consideration for an Easement Closing for 1700 S State Street Electrical Easement, located northeast of S State and W 18th Streets. (Mike Looney; Ward 3)

Applicant present.

Staff reported pertinent details about the case including that Edmond Electric does not have facilities located in this easement. The Engineering Department has no objection to the easement closing. No objections were received from franchise utilities. Staff recommends approval.

No questions or comments by Commissioners.

No public comment.

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

This item will be heard by City Council on January 26, 2026.

- E. Case No. Z22-00035; Public Hearing and Consideration for an Amended Planned Unit Development from “PUD Z22-00035” Kelly Corner to “PUD Z22-00035” Kelly Corner – Amendment, a mixed-use development located on the southeast corner of Covell and Kelly. (Rubenstein & Pitts; Ward 1)

Applicant was present.

Staff reported pertinent details about the case including the Subject Property for this PUD Amendment approximately 150 acres. The specific location is at the southeast corner of Covell and Kelly. Nearby zoning and uses include – east and south are zoned and developed with single family buildings; two public schools are to the southeast; to the west is zoned and developed with a variety of commercial structures; to the north is zoned and developed with commercial and residential structures, including a retirement community and a multifamily complex. Edmond’s current zoning code accommodates large-scale multiple use projects such as this by using the Planned Unit Development district. The PUD was first approved in April 2023. There are no changes to the development concept as a new urbanist community, however the amended PUD Design Statement includes the following key updates: References to the zoning districts have been removed; Increase the number of allowed units in the senior living area from 120 to 130; Residential area in the center portion (PA6) has added a unit cap of 300 units and allows for offices

incorporated into townhomes; Increases the amount of Common Area from 15.8 acres to 18.4 acres; Addition of a sensitive border along the east property boundary in the form of a buffer varying in width from 30 feet to 70 feet. The Edmond Plan categorizes the Subject Property as “Mixed Use Campus”. This Plan Category supports a variety of residential and commercial uses that are designed to complement each other and be closely connected. The amended PUD meets the intent of this plan category. Staff recommends approval.

Commission Winter asked for clarification of street width inside the development. The applicant stated that the twenty-four-foot streets are consistent with the new urbanism development. Keith Beatty stated that dedicating and striping eight feet of parking is a concern with the Engineering department.

There were public comments regarding traffic movement at Covell and Short Grass, and an ongoing litigation an oil and gas company.

Motion by Chapman, seconded by Gotcher to approve. Motion carried by a vote of 3 - 2 as follows:

AYES: Chapman, Winter, and Chair Blundell.

NAYS: Gotcher and Hoose.

This item will be heard by City Council on January 26, 2026.

- F. 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 was present.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment is approximately 2.7 acres. The specific location is at the southwest corner of Bryant and Locust Lane. Nearby zoning and uses include – to the north is zoned and developed as an office park; to east and west are zoned and developed with single family buildings; to the south is zoned Suburban Office and developed with a residential structure. Edmond’s current zoning code accommodates in-fill projects such as this by using the Planned Unit Development district. The PUD Design Statement includes the following details: Allowed uses include single family dwellings, parks, and community clubhouse; A maximum of 20 townhomes is allowed; A minimum lot width of 34 feet is allowed; A maximum building height of 40 feet is allowed; Landscaping & screening requirements including a landscaped buffer along the outer edges of the subject property and a 6 to 8 foot masonry wall along the outer boundary where it is adjacent to existing residential uses; Access to the project will be from a gated driveway on Locust Lane and will include private streets, including possible alleyways; Sidewalks will

be constructed or reconstructed along Locust Lane to connect with the sidewalks on Bryant. Internal walkways will be provided within the common area, but not required along the private streets. The Edmond Plan categorizes the Subject Property as "S1 Suburban 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 utilities and public services. 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. The proposed PUD conforms to the purpose and intent of the S1 Plan Category. Staff recommends approval.

Commissioner Blundell asked if Locust Lane was a public street, and Commissioner Gotcher asked about height of development. The applicant stated that yes Locust Lane is public and that the buildings are thirty-five feet with three stories and a garage on the first floor.

There was public concern from the Fisher Hills neighborhood regarding community meeting, safety, property value, quality of life, possible increase in density, increased traffic, ONG gas line, sidewalks, and consistency with nearby development.

Applicant, Dean Koleada, stated that the streets are standard width and that they worked with city staff to meet city standards. He stated that they will meet any safety regulations regarding the ONG gas line. He also stated that congestion issue should not be a problem due to the dedicated right turn lane.

Commissioner Gotcher asked if there are similar buildings in the area and Commissioner Blundell stated that the density and the height of the buildings may be an issue. Applicant, Dean Koleada, states that they would be willing to reduce to 15 units, which would be a twenty-five percent reduction, and they would be willing to drop height, if necessary.

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

AYES: Chapman

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

This item will be heard by City Council on January 26, 2026.

- G. Case No. Z25-00020; Public Hearing and Consideration of a Rezoning for the property that is located on the southeast corner of N Covell Road and N Sooner Road from "A" Single Family Dwelling District to "PUD Z25-00020" Planned Unit Development for the Shoppes at Covell (Kirk C. Niemeyer; Ward 2).

Applicant was present.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment is approximately 24 acres. The specific location is at the southeast corner of Covell and Sooner. The Subject Property is within the I-35 Corridor District Standards area. Nearby zoning and uses include – to the south and west are zoned and developed with residential structures; to east and northwest are zoned for and being developed with commercial uses; to the north is zoned as the Legacy at Covell PUD which is being developed as a high intensity urban center with both residential and commercial uses designed to be attractions and destinations for visitors. Edmond's current zoning code accommodates multi-use, high intensity projects such as this and ones nearby with the Planned Unit Development district. The PUD Design Statement includes the following details: Allowed uses include multi-family and live/work buildings and a variety of commercial, employment, and recreation activities, and structured parking; A maximum building height of 10 stories is allowed; Access to the Subject Property may be from Covell, Sooner, and/or Market St. The Edmond Plan categorizes the Subject Property as "Urban Center". This Plan Category encourages an intense mix of uses that not only support residents and employers but leverage their location to attract visitors from throughout the region. The PUD as proposed meets some of the criteria of this plan category by including both residential and commercial uses. Multistory buildings are allowed and will be expected in future development phases. The subject property is large enough to accommodate a 'park-once' site design, which would include ample development of pedestrian-focused access and circulation. Transit service is being planned for this area and this development should be able to effectively leverage that service. The proposed PUD largely conforms to the purpose of the Urban Center Plan Category. Staff recommends approval.

Commissioner Winter stated that his main concern is the max height – can they drop it to four stories? Applicant, David Box, says no.

There was public comment regarding the height of the buildings, not enough infrastructure to support this development, and the lack of green space.

Commissioner Gotcher states that he is also concerned about the height of the buildings and asked if there was a reasonable number, maybe six stories instead of ten. The applicant agreed to drop it to six stories.

Motion by Chapman, seconded by Hoose to approve with six stories instead of ten. Motion passed by a vote of 5-0 as follows:

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

NAYS: None.

This item will be heard by City Council on January 26, 2026.

- H. Case No. Z25-00030; Public Hearing and Consideration of a Rezoning property that is on 700 N Midwest Boulevard, from “G-A” General Agricultural to “A” Single Family Dwelling District (Austin Roberts; Ward 2).

Applicant was present.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment is approximately 5 acres. The specific location is on the east side of Midwest, approximately halfway between 2nd and Danforth. Nearby zoning and uses include – to the north is zoned and developed as large-lot residential; to the east is zoned and developed as General Agricultural; to the south is zoned and developed as residential buildings; to the west is zoned for large-lot residential uses and is undeveloped. This application is for a by-right zoning district which allows single family detached dwellings. The minimum lot size is 6,000 square feet and a minimum width of 50 feet. The Edmond Plan categorizes this area as S2 Suburban Neighborhood. The proposed use has continuity with the property to the south and aligns with the projected trends in the nearby area. Staff recommends approval.

Chair Blundell asked about minimum lot size in the area.

There was no public comment.

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

This item will be heard by City Council on January 26, 2026.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

6. Adjournment:

Motion by Gotcher, seconded by Hoose. Motion to adjourn carried by a vote of 5-0 as follows:

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

**Edmond Planning Commission Minutes
Tuesday, January 6, 2026**

5:30 P.M.

NAYS: None

The meeting was adjourned at 7:09 p.m.



Brian Blundell, Chair
Edmond Planning Commission



Ken Bryan, Secretary
Edmond Planning Commission