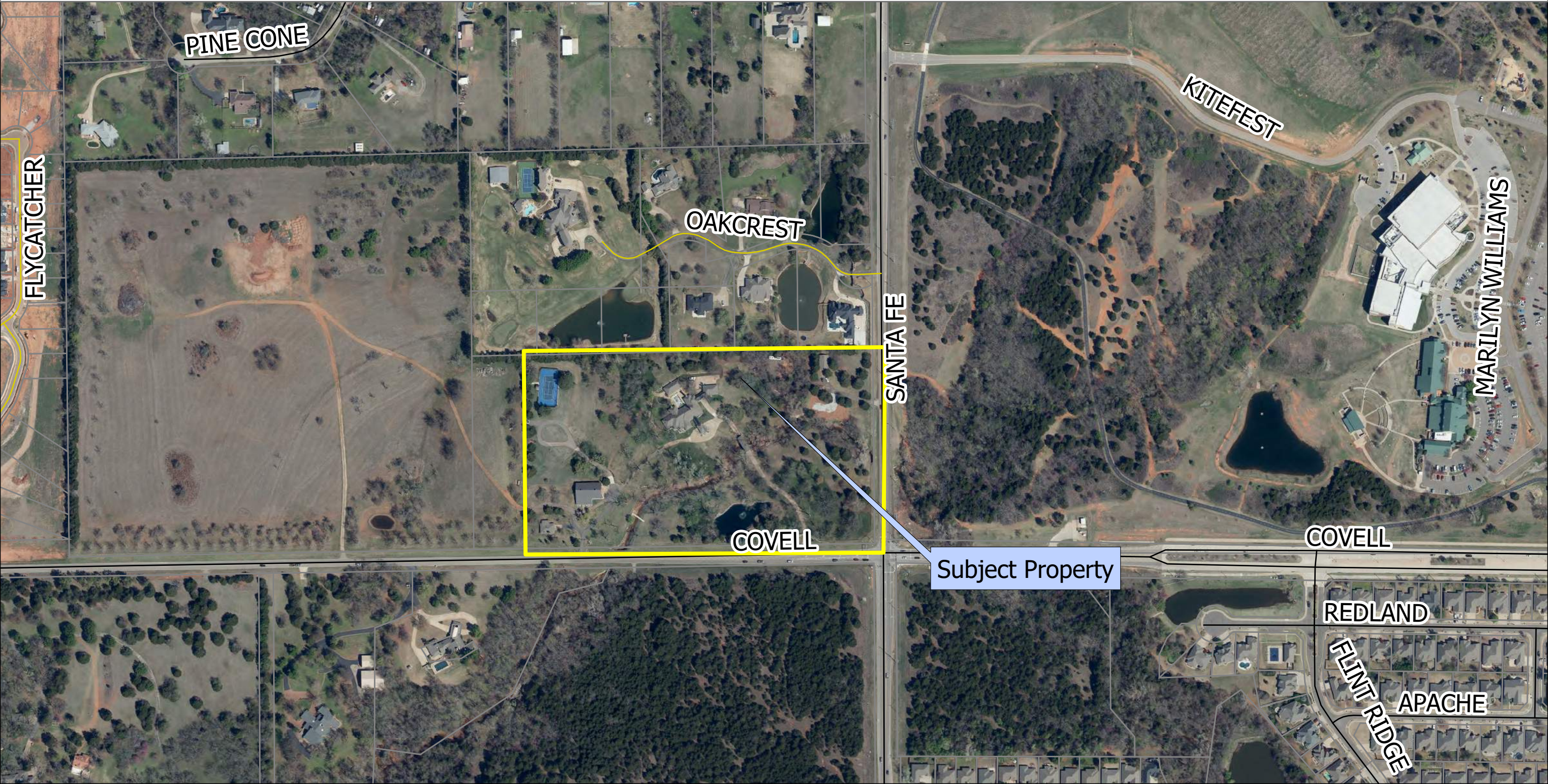


Location Map

Z25-00017 2525 W Covell PUD

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.



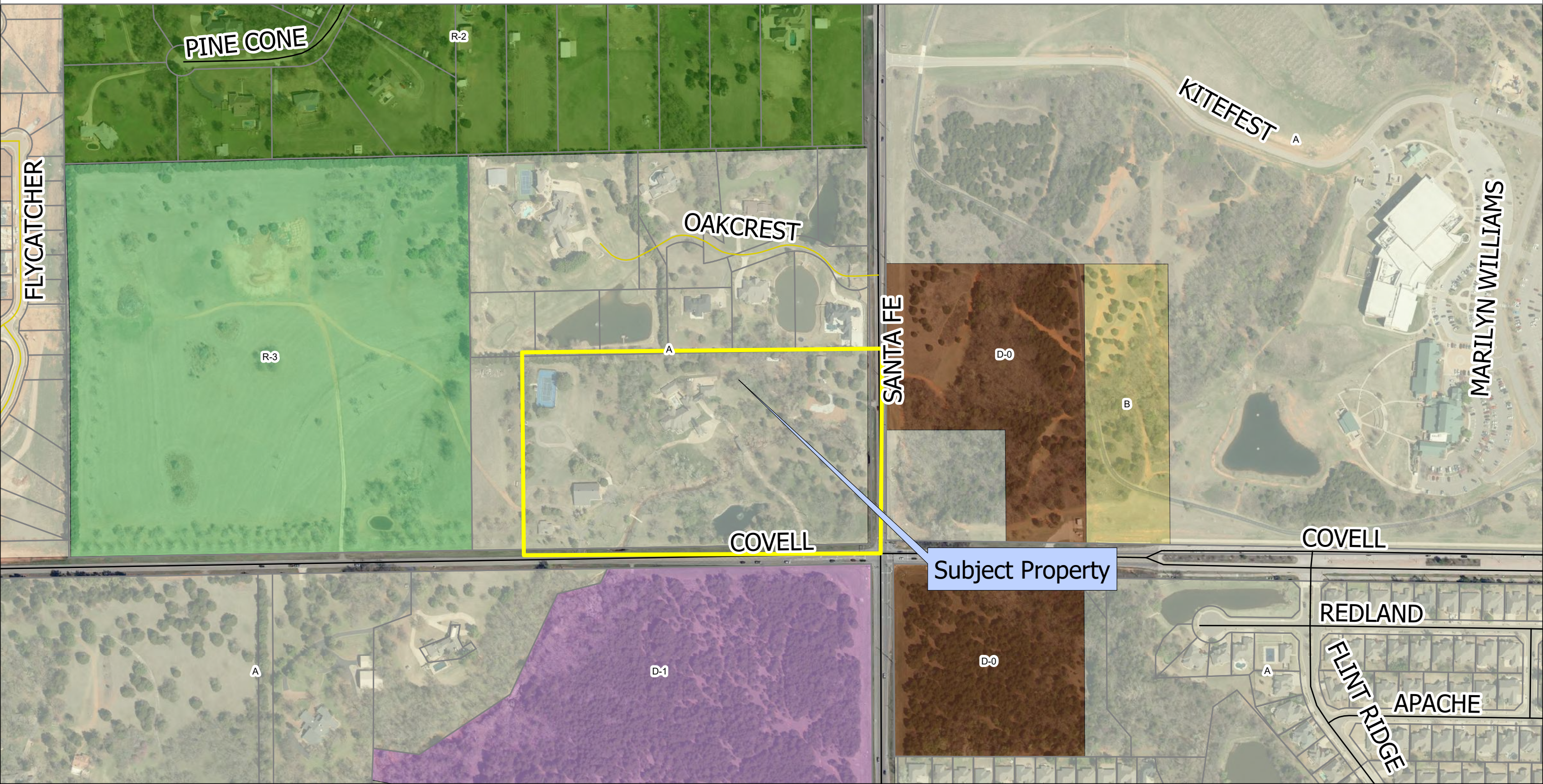
Current Zoning

Z25-00017 2525 W Covell PUD



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Planned Unit
DevelopmentDesign
Statement
City of Edmond

2525 W Covell Rd PUD

Project Information:

Owner/Developer:

First and Last Trust
2525 W Covell Rd.
Edmond, OK 73012

Prepared by:

Johnson & Associates
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Oklahoma City, OK 73104
(405) 235-8075
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General Location: At the northwest corner of N Santa Fe Ave. and W Covell Rd.

Date: June 5, 2025

Revised: September 17, 2025

Revised: November 21, 2025

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1.0 Project Description:

1.1 Project Name: 2525 W Covell Rd.

1.2 Project Owner: First and Last Trust

1.3 General Location of PUD: At the northwest corner of N Santa Fe Ave. and W Covell Rd.

1.4 Current Zoning: A, Single-Family Dwelling

1.5 Edmond Plan Designation: Suburban 2 (S2) Neighborhood

1.6 Project Description/Concept:

Through the creation of this PUD, it is the property owner's intent to convert one of the current ancillary structures onsite into a small office/counseling building on the existing land. While a small addition to the structure may occur, it is not the owner's intent to build any new buildings at this time. This PUD will allow the use of the barn for individual and group counseling.

1.7 Site and Surrounding Area:

The subject property is located at the northwest corner of N Santa Fe Ave. and W Covell Rd in west Edmond. The property is currently zoned as A, Single-Family Dwelling. The current site is developed as a single-family home with sport courts and ancillary structures throughout the site.

North: Immediately north of the subject site are additional lots zoned and developed as A, Single-Family Dwellings.

East: East of the subject site is N Santa Fe Ave. Beyond N Santa Fe Ave. are parcels zoned as A, Single-Family Dwelling and D-O, Suburban Office. Neither tract appears to be developed.

South: South of the subject property is W Covell Rd. Beyond W Covell Rd. are parcels zoned as A, Single-Family Dwelling and D-1, Restricted Retail, Commercial.

West: West of the subject property is zoned as R-3, Private Street Dwelling and appears to be undeveloped.

1.7.2 Physical Characteristics:

The subject site is approximately 17.69 acres. The property features mature vegetation, of which most will be preserved, a single-family home, a tennis court, a pond, and several ancillary structures. FEMA floodplain and floodway, a COE blue line stream, and wetland do exist throughout the site. The owner does not intend on constructing within or disturbing these areas of the property.

2.0 Development Standards:

2.1 Uses:

The following uses shall be permitted on site.

- Single-Family, Detached Dwelling
- Library
- Park
- Public, private or charter elementary or secondary school
- Metaphysical Counseling
- Professional or administrative office
- Community Service

2.2 Design Regulations:

2.2.1 Building Setbacks:

Major Street Yard:	50-feet
Minor Street Yard:	25-feet
Rear Yard:	20-feet
Side Yard:	5-feet
Street Side Yard:	15-feet

2.2.2 Building Height:

The maximum building height shall be 35-feet.

2.3 Lot Regulations:

Lot Size: Minimum lot size shall be 6,000 square feet

Minimum Lot Width: Minimum lot width shall be 50 feet

2.4 Utility Service:

2.4.1 Water:

Water is present to the east of the site and will be provided by an extension of the City of Edmond Water line system if necessary.

2.4.2 Sewer:

Sewer is present on the southern edge of the property and will be provided through an extension of public infrastructure if necessary.

2.4.3 Electric:

Electric is available to the site and will be provided by Edmond Electric.

3.0 Special Conditions:

3.1 Façade Regulations:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 55% brick veneer, rock or stone masonry. No more than 45% Engineered Composite wood products, Engineer Wood Products (EWP) Smartside, cement based, or solid wood types shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

3.2 Landscaping Regulations:

The landscaping in this PUD shall be in accordance with the City of Edmond requirements in place at the time of development.

3.3 Lighting Regulations:

The site lighting in this PUD shall be in accordance with the City of Edmond requirements.

To minimize light spillover on adjacent residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

Wall packs shall be prohibited on any exterior façade along the east PUD boundary to limit the possibility of any light spillover onto adjacent properties.

3.4 Screening Regulations:

Screening shall be in accordance with the City of Edmond Code requirements.

3.5 Sensitive Border:

The subject PUD contains no sensitive borders.

3.6 Street and Access Regulations:

Any future development of the property is subject to all regulations in place at the time of development.

3.7 Parking Regulations:

Parking shall follow code requirements in place at the time of development of the site. Garage spaces may count toward the parking requirement.

3.8 Sidewalk Regulations:

Sidewalks shall be constructed per City of Edmond code.

3.9 Signage Regulations:

Signage within this PUD shall be in accordance with the City of Edmond Code, except as noted in Section 3.14 of this PUD.

3.10 Tree Preservation Areas:

Tree preservation shall be in accordance with the City of Edmond Code requirements.

3.11 Drainage Regulations:

Drainage improvements shall be in accordance with applicable sections of the Edmond Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Title 23 of the Edmond Municipal Code. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

3.12 Description of Project Scheduling and Elements of Each Phase:

Developmental phasing shall be permitted as a part of the development of this PUD.

3.13 Platting Requirements:

Platting shall be per code.

3.14 Use Regulations:

Occupations shall be allowed within this PUD, pursuant to the following regulations.

The occupation shall be conducted entirely within an ancillary building located on the subject property.

Should the occupation take place in the accessory unit on site, the building shall comply with Section R101.2 of the IRC.

Should the occupation take place within an accessory new commercial structure on site, said structure will be converted into a commercial use structure and will be reviewed as a commercial structure via the IBC.

The occupation shall be clearly incidental and secondary to the principal use of the dwelling.

Business shall be conducted by no more than 4 employees at a time that do not reside on site.

The occupation shall not affect the residential character of the property.

One non-illuminated identification sign is permitted provided the sign is physically attached to the exterior wall of the dwelling or ancillary structure and has a sign area no bigger than two square feet.

No deliveries by commercial vehicles shall occur between the hours of 7 p.m. and 7 a.m. (only applies to the ancillary structure housing the business and not to the main house).

The occupation shall not result in the off-street or on-street parking of more than 8 non-resident vehicles at any one time.

The occupation shall involve no on-site retail sales or services.

4.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

A: Legal Description

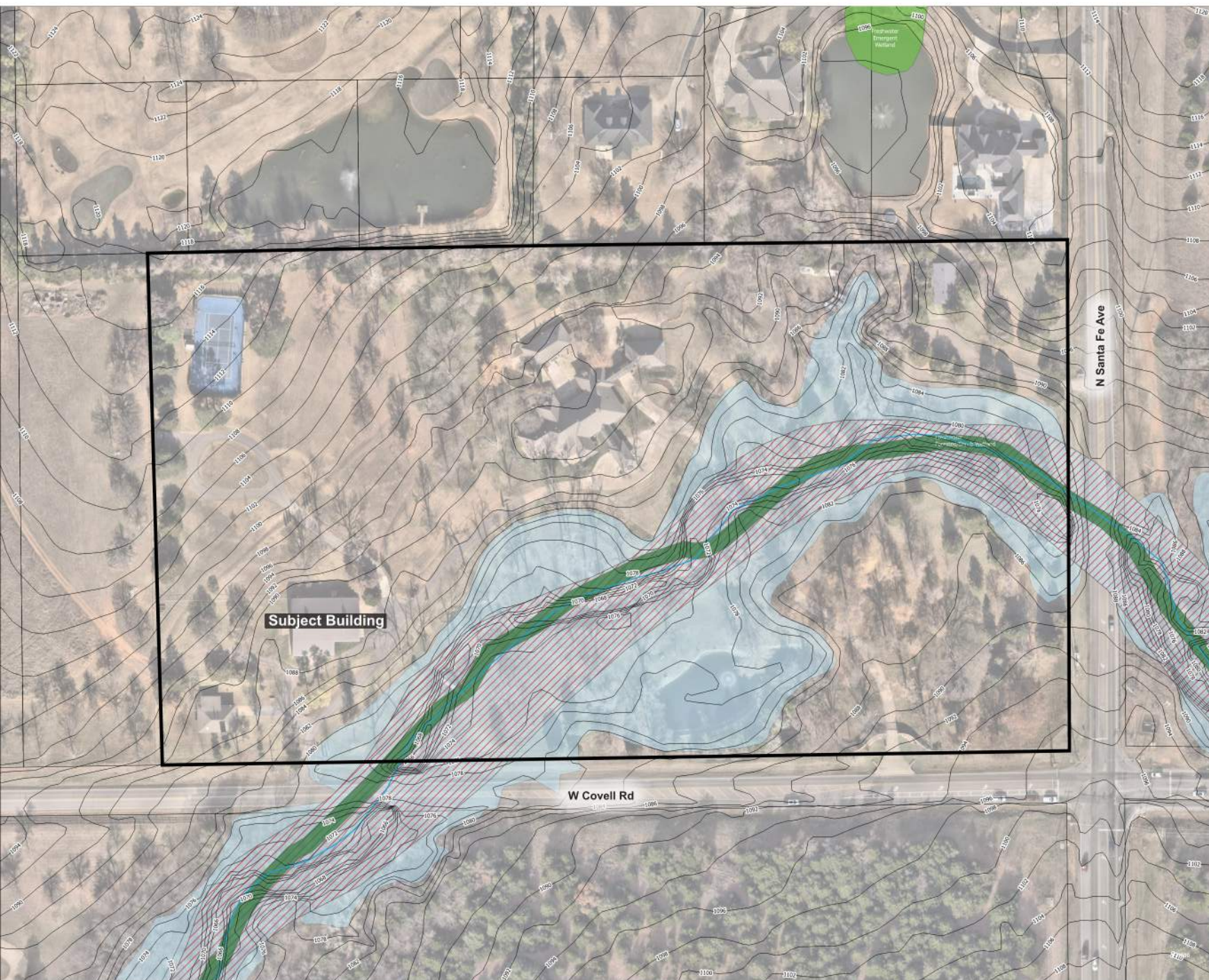
B: Conceptual Site Plan

LEGAL DESCRIPTION

2525 W Covell Rd.

A parcel or tract of land lying in the Southeast Quarter (SE/4) of Section Sixteen (16), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of the Southeast Quarter (SE/4) of Section 16; Thence South $89^{\circ}42'40''$ West a distance of 1158.72 Feet along the South line of said Southeast Quarter (SE/4); Thence North $00^{\circ}28'37''$ West a distance of 658.85 Feet; Thence North $89^{\circ}24'29''$ East a distance of 1168.94 Feet; Thence South $00^{\circ}24'15''$ West a distance of 665.08 Feet to the Point or Place of Beginning.

As shown in Book 13940, Page 763, Oklahoma County, Oklahoma.



2525 W Covell Rd

Site Plan Exhibit
+/-17.69 Acres



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ENGINEERS SURVEYORS PLANNERS
1/27/25