

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, January 20, 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; Avery Geist, Associate 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, January 06, 2025.

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

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

3. Public Hearing Items:

- A. Case No. SP25-00021; Public Hearing and Consideration for a Site Plan for Kuykendall Dermatology, located at 1135 E 9th Street, just west of Bryant. (Red Prairie Design Group; Ward 1)

Applicant was present and noted that the original site plan application had four variances but has been changed to two variances after working with engineering staff on access points.

Staff reported pertinent details about the case including, that the Subject Property for this Site Plan is approximately 1.2 acres. The map shows the specific location on the north side of 9th Street about halfway between Bryant to the east and Pine Oak Dr to the west. The proposed Site Plan includes the following details: one building approximately 6,000 sq ft; One point of access is proposed – a full-access drive on 9th; the elevations show the building to be almost 21 feet tall at its highest point; and the façade will consist of stone veneer and EIFS. The site plan includes the following variance requests: a variance to reduce the driveway separation from the 150-foot standard to approximately 105 feet on the east and approximately 125 feet on the west. This configuration is required based on the existing constraints and site dimensions; and a variance to reduce the width of the perimeter landscape buffer from the 10-foot standard to approximately 6 1/2 feet. The 2 variances related to parking lot islands, numbered '3' and '4' on the agenda, are no longer needed. Three votes are required – a recommendation for each variance and for the site plan itself. Staff recommends approval, subject to the variances.

Commissioners had questions regarding the driveways and the congestion at school drop-off and pick up times.

No public comment.

Variance Votes:

- A Variance to Section 22.6.1(E)(4)(b) which requires 150 feet between points of access

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

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

NAYS: None

- A Variance to Section 22.6.1.C(8)(a) which requires a 10 foot perimeter buffer when parking is located in a street yard;

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

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

NAYS: None

Motion by Hoose, seconded by Gotcher to approve the site plan, Case No. SP25-00021. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

This item will be heard by City Council on February 09, 2026.

- B. Case No. Z25-00017; Public Hearing and Consideration for a Rezoning from "A" Single Family Dwelling District to "PUD Z25-00017" Planned Unit Development, located at 2525 West Covell Road. (First & Last Trust, LLC; Ward 4)

Applicant was present.

Staff reported pertinent details about the case including, that the Subject Property for this zoning map amendment is approximately 17.7 acres. The map shows the specific location at the northwest corner of Covell and Santa Fe. Nearby zoning and uses include – to the north is zoned and developed as single-family residential; to east across Santa Fe is Mitch Park; to the south is zoned "D-1" Restricted Commercial and is undeveloped; and to the west is zoned for residential and is undeveloped. In order to include new non-residential uses along with the existing residential uses, a Planned Unit Development district is being proposed. The PUD Design Statement includes the following details: allowed uses would be expanded beyond what's currently allowed to include counseling, office, and community service; lot and building dimensional standards are unchanged from what is currently allowed; and if any new construction is proposed, it would be required to

meet the city's codes in place at the time of development. The Edmond Plan categorizes the Subject Property as "S2 Suburban Neighborhood". This Plan Category can accommodate small-scale, low-impact commercial and civic activities that support nearby areas. The proposed PUD conforms to the purpose and intent of the S2 Plan Category. Staff recommends approval.

No questions from Commissioners.

Citizens expressed concern about the word "intent" in the PUD design statement, the type of counseling, and if it was an inpatient or outpatient facility.

Mark Zitzow stated that they can change the PUD language and remove or change the word "intent" and it will be outpatient services only.

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

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

NAYS: None

This item will be heard by City Council on February 09, 2026.

- C. Case No. Z25-00026; Public Hearing and Consideration for a Rezoning from "G-A" General Agricultural to "PUD Z25-00026" Planned Unit Development, located on the east side of Air Depot Boulevard, south of Danforth Road. (HPS Investments, LLC; Ward 2)

Staff reported pertinent details about the case including, that the Subject Property for this zoning map amendment request is approximately 16 1/2 acres. The map shows the specific location at the SE/C of Danforth and Air Depot. Nearby zoning and uses include – North across Danforth is zoned E-1 Retail General Commercial and contains a single residence and a private natural surface track or trail; East is zoned for primarily residential buildings and is currently being developed as a single family subdivision ('Bison Ridge'); South is zoned G-A General Ag and developed with a single residence; and West, across Air Depot, is zoned for and developed with residential buildings. Edmond's current development code accommodates multi-use projects such as this with the Planned Unit Development district. The proposed PUD Design Statement includes the following details: Tract One is approximately 2.3 acres directly at the arterial intersection and would allow commercial and civic uses such as retail, restaurant, medical, childcare, hotel, and several others. Lumber yard and Medical Marijuana commercial grower would be explicitly prohibited; Tract Two is the southern portion of the Subject Property, approximately 14 acres, and would allow single-family residential uses and supportive neighborhood facilities such as parks or schools; The minimum lot size in Tract 2 is 2,000 square feet, with a minimum width of 20 feet; Maximum height in Tract One is 3 stories; Maximum height in Tract Two is 35-feet; Each tract may have up to 2 points of access. The Edmond Plan categorizes the Subject Property as

S2 Suburban Neighborhood. Based on the proposed uses and intensities including commercial activity on the hard corner, a significant tree preservation area as a buffer, and a transition to moderate intensity residential; the proposed zoning map amendment appears to meet the intent of city's comprehensive plan. Staff recommends approval.

Applicant was present and stated that they intended for Tract One to have a maximum height of 1 story, not 3 stories. This detail should be updated in Section 2.2.2 of the PUD Design Statement.

Commissioner Winter asked if they would strike hotel/motel out of the language on page four, applicant agreed.

Commissioners had questions regarding tree preservation and lot size.

No public comment.

Motion by Hoose, seconded by Gotcher to approve with the conditions/clarification that the maximum height in Tract One be changed to 1-story and that 'Hotel or motel' be removed from the allowed uses. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

This item will be heard by City Council on February 09, 2026.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

6. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 5:59 p.m.

Edmond Planning Commission Minutes
Tuesday, January 20, 2026

5:30 P.M.



Brian Blundell, Chair
Edmond Planning Commission



Ken Bryan, Secretary
Edmond Planning Commission

