

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, February 17, 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 Department; Keith Beatty, Senior Development Engineer; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney.

2. General Consent Items:

A. Approval of meeting minutes, February 03, 2026.

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

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

B. Case No. PR25-00008; Consideration of Approval of a Final Plat of Liberty Park Phase 1, located northeast of Coffee Creek and Coltrane. (Parkhill; Ward 2) The applicant is proposing two additional variances to the approved Liberty Park PUD and Preliminary Plat:

1. The applicant is requesting a variance to 21.03.040 for street improvements by providing an alley detail which includes mountable curb within the alley. Staff is not opposed to this variance since the applicant has agreed to remove the responsibility of City Maintenance to replace the non-City standard alley when utility line maintenance needs to occur and the applicant is showing no water meters located underneath vehicle-traversing pavement.
2. The applicant is requesting a variance to 21.02.030(C) for the minor street Right-Of-Way requirement of 50-ft of Right-Of-Way dedication by instead providing three private streets with 35-ft of private Right-Of-Way, private drainage easement, and public utility easement with two 6.5-ft strips of landscaping Common Area and two 6-ft strips of Oklahoma Natural Gas and public utility easement. The applicant's reasoning for the variance is to have landscaping areas that will not get torn up by utility companies. Staff is not opposed to this variance since adequate space for maintenance of public and private utilities is provided and the applicant has agreed to not place future water meters underneath vehicle-traversing pavement.

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

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

Item 2.B. will be heard by City Council on March 09, 2026.

3. Public Hearing Items:

- A. Case No. SP24-00018; Public Hearing and Consideration of approval of a Site Plan application for Edmond U-Haul Storage Building, located at 913 South Broadway. (Amerco Real Estate Company; Ward 3)

*****This item is being continued to the March 3, 2026 Planning Commission hearing by request of the applicant *****

Motion by Chapman, seconded by Winter to continue to March 3, 2026. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

- B. Case No. SP25-00028; Public Hearing and Consideration of Approval of a Site Plan for the Edmond Fire Maintenance Building, located southwest of Covell and Air Depot. (GH2 Architects; Ward 2)

Applicant was present.

Staff reported pertinent details about the case including that the Subject Property for this Site Plan is approximately 1 acre. The map shows the specific location just south and west of Covell and Air Depot at the City's Fire Training Center. The proposed Site Plan includes the following details: One building approximately 5,000 sq ft; One new point of access is proposed – an exit-only drive onto southbound Air Depot, most of the access will occur via the existing internal drives; The elevations show the building to be 35 feet tall at its highest point; and The façade will be brick. Staff recommends approval.

No questions from commissioners.

No public comments.

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

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

NAYS: None

This item is approved and will not be heard by City Council.

Commissioner Mark Hoose left the Chambers.

- C. Case No. Z25-00009; Public Hearing and Consideration of Approval of a Rezoning from "A" Single-Family to "PUD Z25-00009" Lexi's Cottage on 4th Street Planned

Unit Development located on the northeast corner of Boulevard and 4th Street.
(Sunny Lemon LLC; Ward 1)

Todd McKinnis was present for the applicant.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment request is approximately 7,000 sq ft. The map shows the specific location at the northeast corner of 4th and Boulevard. Nearby zoning and uses include – to the north, east, and south are zoned and developed as residential; and to the west, across Boulevard is zoned as Central Business District and is developed with a place of worship. To help bring this existing development into conformance, the applicant has applied for a Planned Unit Development, which includes the following details: Allowed uses would be restricted to duplex and an accessory dwelling unit; A maximum of 3 dwelling units would be allowed in the configuration restricted by the uses just stated, and; The goal is to modify the existing main structure to reduce its number of units from 3 to 2 and to renovate the existing accessory unit located in the detached structure on the north portion of the lot. The Edmond Plan, the city's comprehensive plan, categorizes the Subject Property as "Urban Neighborhood" and the proposed use is appropriate in this Category. Staff recommends approval.

Applicant stated that they are wanting to bring this property into conformance with the code, including the zoning and building code.

No questions from Commissioners.

Leroy Cartwright, a property owner in the area, asked that the applicant state in the PUD that this is not setting the precedent for future rezonings.

Motion by Gotcher, seconded by Chapman to approve. Motion carried by vote of 4-0 as follows:

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

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

- D. Case No. Z25-00024; Public Hearing and Consideration of Approval of a Rezoning from "A" Single Family Dwelling District to "PUD Z25-00024" Colon Holdings Planned Unit Development property that is on the southwest corner of East 2nd Street and South University Drive (Colon Holdings, LLC, Ward 1).

Todd McKinnis was present for the applicant.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment is approximately 1/2-acre. The map shows the specific location at the southwest corner of 2nd and University. Nearby zoning and uses

include – to the north, across 2nd Street, is zoned “Downtown Residential” and is developed with a commercial structure; to east is zoned neighborhood commercial and is developed with residential structures; to the south and west are zoned for and developed with residential structures. To accommodate in-fill development, Edmond’s code often requires a Planned Unit Development district such as the one being proposed. The PUD Design Statement includes the following details: Allowed uses would be restricted to residential townhomes; A maximum of 6 attached residential units would be allowed; Minimum lot size would be 2,496 square feet, especially to accommodate a narrower lot on the far east side of the property; Maximum height would be 2 stories and 35 feet; Access will be from the existing public alley south of the Subject Property, and; At least one tree per dwelling will be planted in the front yard. The Edmond Plan, the city’s comprehensive plan, categorizes the Subject Property as “Urban Neighborhood”. The proposed use is appropriate in this Category which functions as a transition between more intense downtown and university areas and less intense suburban areas. The Category contains and accommodates an interesting variety of building footprints and lot sizes all designed to support each other and take advantage of the easy access to high quality civic services. Thoughtful attention to urban design and integration with the nearby area are key components to continuing successful development of this area. By paying attention to these details, proposing an appropriate use, and providing a continuous frontage along a busy street, the proposed PUD appears to conform to the purpose and intent of the Urban Neighborhood Plan Category. Staff recommends approval.

The applicant presented additional details about the character of the nearby area, including some example imagery of how their proposed development would enhance and contribute to this area and the 2nd Street corridor.

Chair Blundell asked about commercial uses in the PUD, applicant stated that there are zero commercial uses allowed in PUD, as written it only allows residential townhomes.

BJ Rice, a property owner in the area, shared concerns about this type of project changing the character of the area.

Motion by Winter, seconded by Chapman to approve. Motion carried by vote of 4-0 as follows:

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

NAYS: None

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

Commissioner Mark Hoose returned to the Chambers.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

6. Adjournment:

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

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

The meeting was adjourned at 5:52 p.m.



Brian Blundell, Chair
Edmond Planning Commission



Ken Bryan, Secretary
Edmond Planning Commission

