

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, March 03, 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; Avery Geist, Associate Planner; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney.

2. General Consent Items:

- A. Approval of meeting minutes, February 17, 2026.
- B. Case No. DD26-00001; Consideration of Approval for a Deed Certification for a property that is addressed 700 N Midwest Boulevard (Austin Roberts; Ward 2)

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

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

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 April 07, 2026 Planning Commission hearing by request of the applicant *****

Motion by Gotcher, seconded by Hoose to continue to April 07, 2026. Motion carried by a vote of 5-0 as follows:

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

- B. Case No. DD24-00007; Public Hearing and Consideration of Approval for a Lot Split for 330 W 1st Street, located on the southeast corner of 1st and Walnut. (Castle Custom Homes LLC; Ward 1)

Commissioner Chapman left the Chambers.

Applicant was present.

Staff reported pertinent details about the case including that the Subject Property for this zoning map amendment is approximately 7,500 sq ft. The map shows the location at the SE/C of 5th and Boulevard. Nearby zoning and uses include – to the north, east, and south are zoned for and developed with residential structures; to the west is zoned for residential uses and is currently used as overflow parking for businesses across the street to the west. This application is for a by-right zoning district which allows residential structures, including two-family dwelling units. The lot is currently occupied by a duplex and this zoning map amendment will eliminate the existing nonconformity. The Edmond Plan categorizes this area as Urban Neighborhood and the requested district is appropriate.

No questions or comments from Commissioners.

No public comments.

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

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

NAYS: None

This item will be heard by City Council on March 23, 2026.

- E. Case No. SP26-00003; Public Hearing and Consideration of Site Plan approval for Gardenia Apartments, located on the north side of Ayers Avenue, west of Bryant Avenue. (DAP Ventures, LLC; Ward 1)

Applicant was present.

Staff reported pertinent details about the case including that the Subject Property for this Site Plan is approximately 4.3 acres. The map shows the location on the north side of Ayers, just east of Blackwelder. The Subject Property is zoned to allow both the use and the density by-right. The proposed Site Plan includes the following details: Three buildings approximately 30,400 sq ft each; with a total of 69 dwelling units; Access will be from Ayers; The elevations show the buildings to be just under 35 feet tall at their highest point; The façade will consist of brick and cement board. In addition to Edmond's adopted site plan standards, this application also includes design details agreed to by the previous owner – specifically: Detention will be located on the east or west portion of the site; Dumpster enclosures will be located on the east or west portion of the site; Access will be only taken from Ayers; A 30-foot buffer will be provided on the north property line; An 8-foot tall masonry fence will be provided along the north property line; Additional trees will be provided along the north property line in a manner to ensure sustained screening; Exterior materials will be consistent with surrounding neighborhoods; No HVAC facilities will be allowed on

Staff reported pertinent details about the case including that the Subject Property for this Site Plan is approximately 13.6 acres. The map shows the location near Danforth and Midwest. The proposed Site Plan includes the following details: One building approximately 12,400 sq ft and one building approximately 300 sq ft; Access will be from the existing drive on Danforth; The elevations show the larger building to be 29 feet tall at its highest point, and the smaller building to be 15 feet tall at its highest point; The façade will consist of brick and prefinished metal panels.

No questions or comments from Commissioners.

No public comments.

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

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

NAYS: None

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

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

Ken Bryan reminded the public and Commissioners about the Unified Development Code Open House on Wednesday, March 11, 2026 from 8am to 1pm in City Hall Main Street Conference Room.

6. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 5:48 p.m.



Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission