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TO: The Edmond Planning Commission Members

FROM: Ken Bryan, City Planner

DATE: June 2, 2026

RE: Case No. PR26-00004; Public Hearing and Consideration of Approval for a Preliminary Plat for Liberty Creek, located on the northwest and southwest corners of Coffee Creek and Sooner. (LTS Engineering Services LLC; Ward 2)

Background: The applicant is requesting approval of a 113-acre Preliminary Plat for Liberty Creek, located both on the northwest – identified as Tracts 3 and 4 in the PUD – and partially on the southwest corner – a portion of the floodplain in Tracts 1 and 2 – of Coffee Creek and Sooner. The property was rezoned in 2023 for the large-scale mixed-use eastern portion of the Liberty Park development. This proposed Liberty Creek Preliminary Plat shows 620 single-family lots, of all approximately the same size (4,400 sq ft) and width (40 ft). Per the PUD Design Statement’s Project Description/Concept (page 7):

“The concept for this planned unit development is to establish the currently identified unplatted land as a vibrant, human-scale, mixed-use neighborhood that incorporates a variety of housing types along with supporting mixed-use development including commercial, office, live-work units as well as open space recreational areas while maintaining a majority of the open space along the Coffee Creek Tributary T running through the site.”

As proposed, the Preliminary Plat does not show an integrated variety of lot sizes or housing types, even accounting for a small portion of the lots in the far southwest portion of the plat identified as being appropriate for duplexes (~25 lots) or triplexes (~11 lots). Additionally, these duplex and triplex lots are not accounted for on the plat detail itself which identifies only the 620 single-family residential lots. The Preliminary Plat shows outlines of Townhome and Mixed-Use structures, however these are not included as part of the preliminary plat as no lot or block information are included. Within the Development Standards section of the PUD (page 8), it states:

“This district is intended to provide for a greater flexibility in the design of buildings, yards, courts, and circulation than would otherwise be possible through the strict application of the regulations in this Ordinance...”

The lack of lot size differentiation proposed on the plat does not fulfill the flexibility required in the above excerpt.

As proposed, the Preliminary Plat does not meet the intent of the PUD designated Tract 3 “Urban Commercial” or Tract 4 “Urban Neighborhood”. According to the Tract Layout of the Liberty Park East PUD, found in the attachments portion of the Design Statement,

the entirety of this proposed Preliminary Plat falls within those two Tracts, which abide by uses in the by-right zoning districts of “CBD” Central Business District and “DRD” Downtown Residential District, respectively. Each of these Tracts limit the dwelling units per acre to sixteen (16) and twelve (12), respectively, which is substantially different than the 5.46 dwelling units per acre proposed on the plat. Though the proposed density is within the maximum allowed, the intent for the development within the two Tracts to be higher-density urban-style is highly relevant to meeting the intent of the PUD. Additionally, Tracts 3 and 4 together allow a maximum of 478 residential lots, the Preliminary Plat shows 620. This exceeds the allowable number of residential lots by 142. The specific requirements are found in the Design Statement:

“Tract 3, north of Coffee Creek Road, will consist of 230 residential lots and 26 commercial retail properties with an approximate total of 228,650 square feet. Tract 4 is located just north of Tract 3 and will include 248 residential lots.”
(page 4)

As proposed, the Preliminary Plat does not incorporate amenities such as open space and recreational areas throughout the development. While two large, recreation areas are designated, this does not conform with the intent of the PUD Design Statement, as seen in the Tract Layout attachment and stated in the Open Space/Recreation Area section (page 22). The proposed detention ponds shown throughout the Preliminary Plat are not considered open space recreation areas.

Staff held multiple meetings regarding this proposed Preliminary Plat with the Applicant, beginning in summer 2025, to which it was communicated what was required by the Liberty Park East PUD. The Applicant has been reluctant to make meaningful changes to more closely achieve the intent of PUD and adhere to its entitlements, incorporate Staff recommendations, or attempt to apply for a Zoning Map Amendment from the current designation. Staff recommends denial of the Liberty Creek Preliminary Plat as proposed.

Planning Department:

1. Existing zoning – [“PUD Z23-00015” Liberty Park East](#)
2. Number and size of lots – The proposed plat does not meet the standards established in the PUD for number or size.

Number: The proposed plat contains 620 lots. Per the Project Description section (page 4) of “PUD Z23-00015” Liberty Park East, the lot count exceeds the maximum number of residential lots allowed by 142 within the designated Tracts. This Plat is located within Tract 3 and Tract 4. Tract 3 allows 230 residential lots and twenty-six (26) commercial properties. Tract 4 allows 248 residential lots. Resulting in a combined total of 478 residential lots. The 620 single family residential lots are not compliant with the current zoning requirements.

Size: The average lot size is 4,400 square feet, with the overwhelming number of the lots being 40 feet by 110 feet. While the lots meet the minimum established in the PUD for size, the over use of one lot size does not meet the PUD requirements or intent of integrating a variety of lot sizes and housing types. This deficiency of the plat also negatively impacts the urban-style, mixed-use description of the

project included in the PUD and described in public meetings related to the zoning approval process.

3. Setback requirements – There are no required minimum setbacks stated in the PUD. The plat proposes twenty (20) foot front yard setbacks.

Engineering Department:

4. Access – The proposed development will be accessed by three driveways from North Sooner Road and three driveways from East Coffee Creek Road.
5. Water & Wastewater – The proposed development will extend public water and sanitary sewer lines to serve the development.
6. Drainage – The applicant is proposing several detention ponds throughout the site to meet Title 23 requirements.

Edmond Electric:

7. Electric – Edmond Electric supports the Preliminary Plat as submitted, subject to compliance with Edmond Electric development requirements and continued coordination during the Final Plat phase to finalize electric distribution infrastructure design and related easement locations.

Fire Code Services:

8. Fire Code – Fire Code Services has reviewed the project and finds no concerns.

Landscaping/Urban Forestry:

9. Landscaping – Tree Preservation has been provided to meet the requirements of Title 21. A pre-construction meeting with Urban Forestry to discuss Tree Preservation Areas will be required prior to tree removal or land disturbance.

Staff Recommendation: Staff recommends denial of the application for PR26-00004 for the following reasons:

- The Preliminary Plat exceeds the allowed number of lots by 142.
- The Preliminary Plat does not integrate a variety of lot sizes as required by the PUD.
- The Preliminary Plat does not meet the intent of the urban-style higher-density nature required by the PUD.
- The Preliminary Plat does not incorporate open space recreational areas throughout the development.

Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.