City of Edmond
Notice of Public Meeting

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please contact the ADA Coordinator at least 48 hours prior to a scheduled meeting. The ADA Coordinator can be contacted by email: ADAcoordinator@edmondok.gov or phone: 405-359-4518.

The agenda packet, containing additional details on agenda items, is available for review upon request at City Hall and on the City's website. Members of the public are encouraged to contact the Planning Department if they have questions regarding items on a Planning Commission meeting agenda. The Planning Department can be contacted by phone: 405-359-4790.

Planning Commission
Regular Meeting Agenda
City Hall Council Chamber, 22 E. Main Street, Edmond, Oklahoma
5:30 p.m., Tuesday, October 20, 2026

Notice to the Public

Official action can only be taken on items which appear on the agenda. The Planning Commission may discuss, adopt, approve, amend, reject, deny, strike or continue any item listed on the agenda. When more information is needed to act on an item, the Planning Commission may refer the matter to City of Edmond staff. Under certain circumstances, items are deferred/continued to a specific later date or stricken from the agenda entirely.

1. **Call to Order of the Edmond Planning Commission.**

2. **General Consent Items:**

Items listed under General Consent are usually approved as a group with the proper motion from a member of the Planning Commission. Members of the Planning Commission may pull any item under General Consent for separate discussion and/or action.

A. Consideration of Approval of Planning Commission Regular Meeting Minutes: October 06, 2026.

B. Case No. DD26-00007; Consideration of Approval of a Deed Certification for a property that is precisely located at 300 S Bryant (Zitzow; Ward 1).

3. Discussion and Consideration Items:

Items listed under Discussion and Consideration are usually discussed and considered individually by members of the Planning Commission.

A. Consideration of General Consent Agenda Items Pulled for Separate Discussion and/or Action.

4. Public Hearing Items:

Items listed under Public Hearings are usually discussed and considered individually by members of the Planning Commission. Each item provides an opportunity for members of the public to speak in accordance with the City Council / Public Works Authority rules, available here and in the City Hall lobby. Comments must be directed to the Chair of the meeting.

A. Case No. U26-00023; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1151 West 15th Street. (Willis; Ward 3)

B. Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

The applicant has requested that this item be continued to the Planning Commission meeting scheduled November 03, 2026.

C. Case No. PR26-00015; Public Hearing and Consideration of Approval for a Preliminary Plat for Honeyfield Phase II, located south and east of Covell and Kelly. (Broadway Development Group; Ward 1)

D. Case No. PR26-00018; Public Hearing and Consideration of Approval for a Preliminary Plat for Lincoln Development, located on the north side of 33rd, between Technology and Teakwood. (Nafa Engineering; Ward 3)

E. Case No. PR26-00026; Public Hearing and Consideration of Approval for a Preliminary Plat for Delaware Creek, located on the northwest side of Coffee Creek and Sooner and on the southwest side of Coffee Creek and Sooner. (LTS Engineering Services, LLC; Ward 2)

F. Case No. VA26-00012; Public Hearing and Consideration of Approval of a request for a ground sign to be located in an easement, on the property located on the east side of Sooner Road, on the north side of Conference Drive. (Legacy at Covell Shops, LLC; Ward 2)

G. Case No. VA26-00013; Public Hearing and Consideration of Approval of a request for a ground sign to be located in the right-of-way, on the property located at 2725 Market Street. (Legacy at Covell Shops, LLC; Ward 2)

H. Case No. SP26-00008; Public Hearing and Consideration of Approval for a Site Plan for 7 Brew Covell Crossing, located at 4016 East Covell Road. (Triangle Engineering, LLC; Ward 2)

I. Case No. SP26-00009; Public Hearing and Consideration of Approval for a Site Plan for Faith Bible Church expansion, located at 600 North Coltrane Road. (Faith Bible Church; Ward 2)

- Said Consideration to Include Consideration of Approval of an Exception to Title 22.6.1.E(6) which requires sidewalks along public rights-of-way.

J. Case No. SP26-00010; Public Hearing and Consideration of Approval for a Site Plan for OU Health FSED, located just northeast of the Santa Fe and 33rd intersection. (Wallace Design; Ward 3)

K. Case No. SP26-00011; Public Hearing and Consideration of Approval for a Site Plan for The Quarters at Kelly, located on Kelley Pointe Parkway, west of Kelly Ave. (CEC Inc; Ward 3)

L. Case No. SP25-00017; Public Hearing and Consideration of Approval for a Site Plan for OnCue #156, located on the southeast corner of Kelly and Covell. (Johnson & Associates; Ward 1)

- Said Consideration to Include Consideration of Approval of the Following: Variance to Title 21, Subdivisions, of the Edmond Municipal Code: A Variance to Section 21.02.010 which requires 325 Feet of Separation between Driveways

M. Case No. Z26-00021; Public Hearing and Consideration of Approval of a Zoning Map Amendment from "F-1" Light Industrial to "CBD" Central Business District for the property located north of W Hurd Street and west of the BNSF Railroad Line. (Canvas Development; Ward 1)

5. Citizen Comments.

This is an opportunity for residents and non-residents to address the Planning Commission on Planning Commission related matters not on the agenda or scheduled for a public hearing. All remarks must be directed to the Chair of the meeting, are limited to three minutes or less, and must otherwise be made in accordance with Section I of the City Council / Public Works Authority rules, available here and upon request at City Hall.

Please note that members of the Planning Commission cannot respond to issues brought up in Citizen Comments if they are not on the agenda, in accordance with state law.

6. Comments from the Planning Commission Chair and Members.

7. Adjournment.

Planning Commission **2. A.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Consideration of Approval of Planning Commission Regular Meeting Minutes: October 06, 2026.

Attachments

Minutes

Edmond Planning Commission Minutes
Tuesday, October 06, 2026 **5:30 P.M.**

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, October 06, 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, Admin Tech, and Austin Smith, Development Engineer.

2. General Consent Items

A. Approval of Planning Commission Regular Meeting Minutes: September 22, 2026

Motion by Winter, seconded by Winter to approve minutes as written. Motion carried by a vote of 3-0 as follows:

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

B. Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

Applicant has requested this case be continued to October 20, 2026 Planning Commission meeting.

Motion by Winter, seconded by Gotcher to continue to October 20, 2026. Motion carried by a vote of 5-0 as follows:

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

3. Discussion and Consideration Items

None

4. Public Hearing Items

A. Specific Use Permits:

Staff reported pertinent details about the following cases. These are for existing businesses working to come into compliance with our recently approved supplemental use standards. These standards require that therapists' licenses be posted onsite and prohibit opaque tint on windows and doors facing the public right of way. Businesses appearing on this agenda have demonstrated such compliance. Each case requires its own motion and vote by the Planning Commission, and they will each be heard by City Council on October 26, 2026.

1. Case No. U26-00016; Public Hearing and Consideration of Approval of a Specific Use Permit for Seven Suns massage therapy business located at 408 South Santa Fe Avenue. (Martin; Ward 4)

   Applicant was present.

   No questions or comments from Commissioners.

   No public comment.

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

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

   This item will be heard by City Council on October 26, 2026.

2. Case No. U26-00021; Public Hearing and Consideration of Approval of a Specific Use Permit for Medical Massage & Bodywork, located at 1601 Medical Center Drive. (Wiley; Ward 2)

   Applicant was present and spoke to the importance of the massage therapy business in the Edmond community.

   No questions or comments from Commissioners.

   No public comment.

   Motion by Chapman, seconded by Gotcher to approve. Motion carried by a 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 October 26, 2026.

3. Case No. U26-00010; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business named Massage 7 and located at 1333 N Santa Fe Ave, Suite 116. (Fang; Ward 4)

   Applicant was present.

   No questions or comments from Commissioners.

No public comment.

Motion by Chapman, seconded by Gotcher to approve. Motion carried by a 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 October 26, 2026.

B. Case No. ES26-00006; Public Hearing and Consideration of Approval for an Easement Closing for 3341 Sardinia Court, located on the north side of Sardinia Court at Loire Valley Drive. (McGregor Homes; Ward 2)

Applicant was not present.

Staff presentation: The applicant is requesting approval of a partial easement closing for the utility easement located in the front yard of the property at 3341 Sardinia Court. The request is to close only the northern five (5) feet of the easement, to allow for the single-family structure to fit on the lot. There are no City of Edmond facilities or utilities in this easement and no objections were received from franchise utilities.

No questions or comments from Commissioners.

No public comment.

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

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

This item will be heard by City Council on October 26, 2026.

C. Case No. ES26-00011; Public Hearing and Consideration of Approval for an Easement Closing for Covell Crossing, located on the SW corner of Sooner and Covell. (Grubbs Consulting LLC; Ward 2)

Staff presentation: The applicant is requesting approval of a full Easement Closing for a twenty (20) foot utility easement on the west side of the Covell Crossing development. The utility easement remains unused, and closing the easement allows existing vegetation and trees to remain intact. There are no City of Edmond facilities or utilities in this easement and no objections were received from franchise utilities.

Applicant was present and stated that the easement was needed to keep room for landscaping and tree preservation.

Commissioner Blundell asked if closing the easement would reduce the buffer that was previously approved. Austin Smith, Development Engineer, states that it would not reduce the buffer.

Taylor Wilson, Edmond Citizen, asked if the neighbor closest to the easement notified of the closing. Applicant states that they used the required notification distance, which is set on the state level, Ken Bryan, Planning Director, confirmed that easement closings require mailed notice to property owners within 300 feet of the subject property.

> Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 5-0 as follows:
>
> AYES: Chapman, Hoose, Gotcher, Winter, and Chair Blundell.
> NAYS: None
>
> This item will be heard by City Council on October 26, 2026.

5. Citizen Comments:

None.

6. Comments from the Planning Commission Chair and Members:

None.

7. Adjournment:

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

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

The meeting was adjourned at 5:47 p.m.

Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission

Planning Commission **2. B.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. DD26-00007; Consideration of Approval of a Deed Certification for a property that is precisely located at 300 S Bryant (Zitzow; Ward 1).

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, Planning Director

DATE: October 20, 2026

RE: Case No. DD26-00007 Consideration of Approval of a Deed Certification for a property that is precisely located at 300 S Bryant (Zitzow, Ward 1).

Background: The subject property aims to split the current lot into two lots to create a new developable commercial lot.

Planning Department:

1. Existing zoning – The subject property is zoned "E-1" Retail General Commercial.

2. Number and size of lots – The current lot is approximately 1.97 acres and aims to split into two lots. The proposed north lot would be approximately 1.07 acres, and the south lot would be approximately 0.90 acres.

3. Plat status – Platted as Chase Bank at Bryant Avenue.

4. Surrounding zones – The property to the north, east, and south are zoned "D-2" Neighborhood Commercial District and are developed as the Bryant Square Shopping Center. The property to the west is zoned "E-1" Retail General Commercial and is developed as the Hospital Heights Shopping Center.

Engineering Department:

5. Access: The proposed lots will be accessed by a shared private drive along the east side of the property which has direct access to South Bryant Avenue.

6. Utilities: Public water and sanitary sewer lines will serve the proposed development. A utility easement going through the north lot will allow the south lot to connect to the 8-inch water line north of the site.

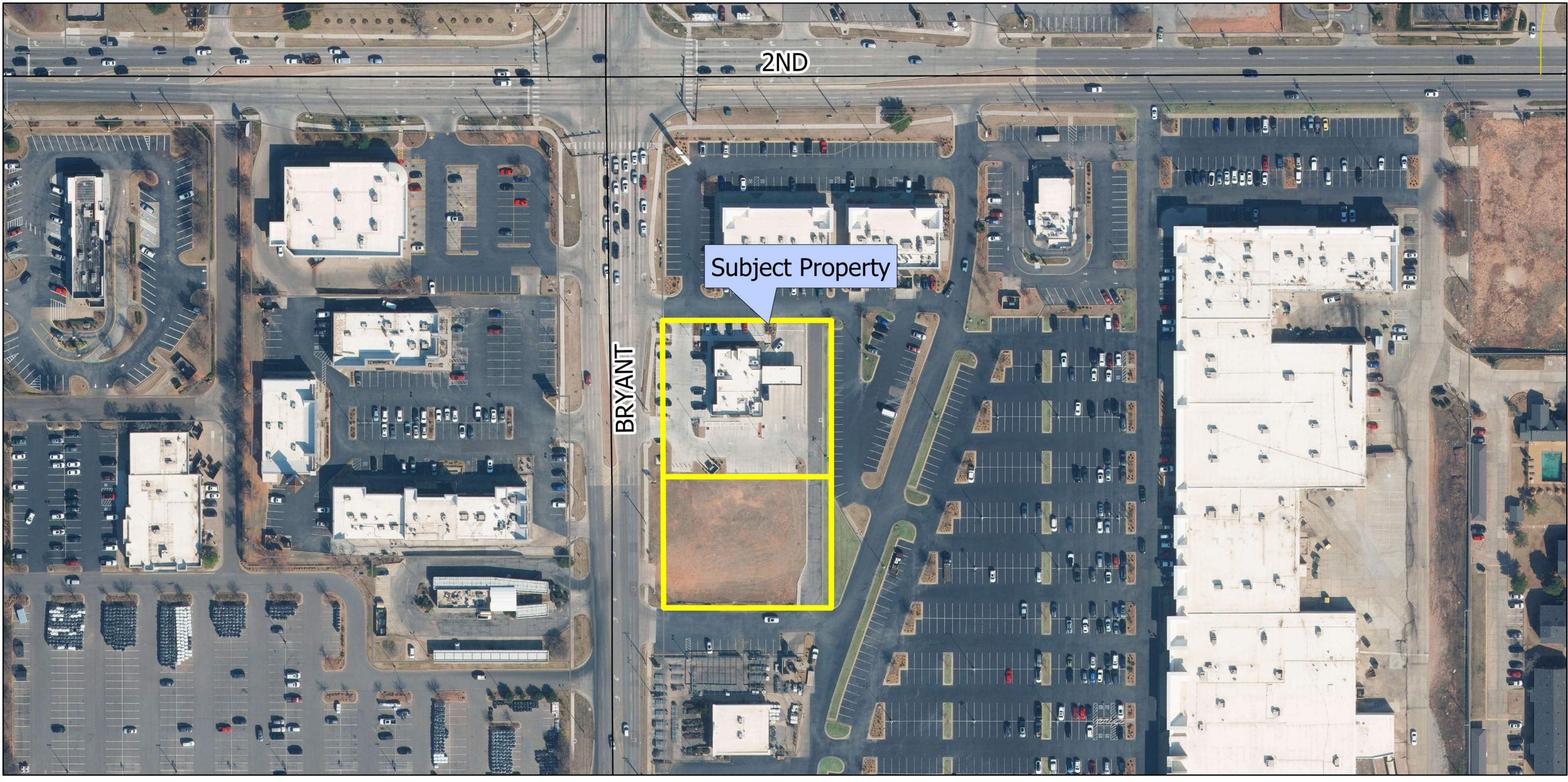
7. Drainage: Stormwater detention was historically provided for this site, and staff will work with the applicant to comply with Title 23.

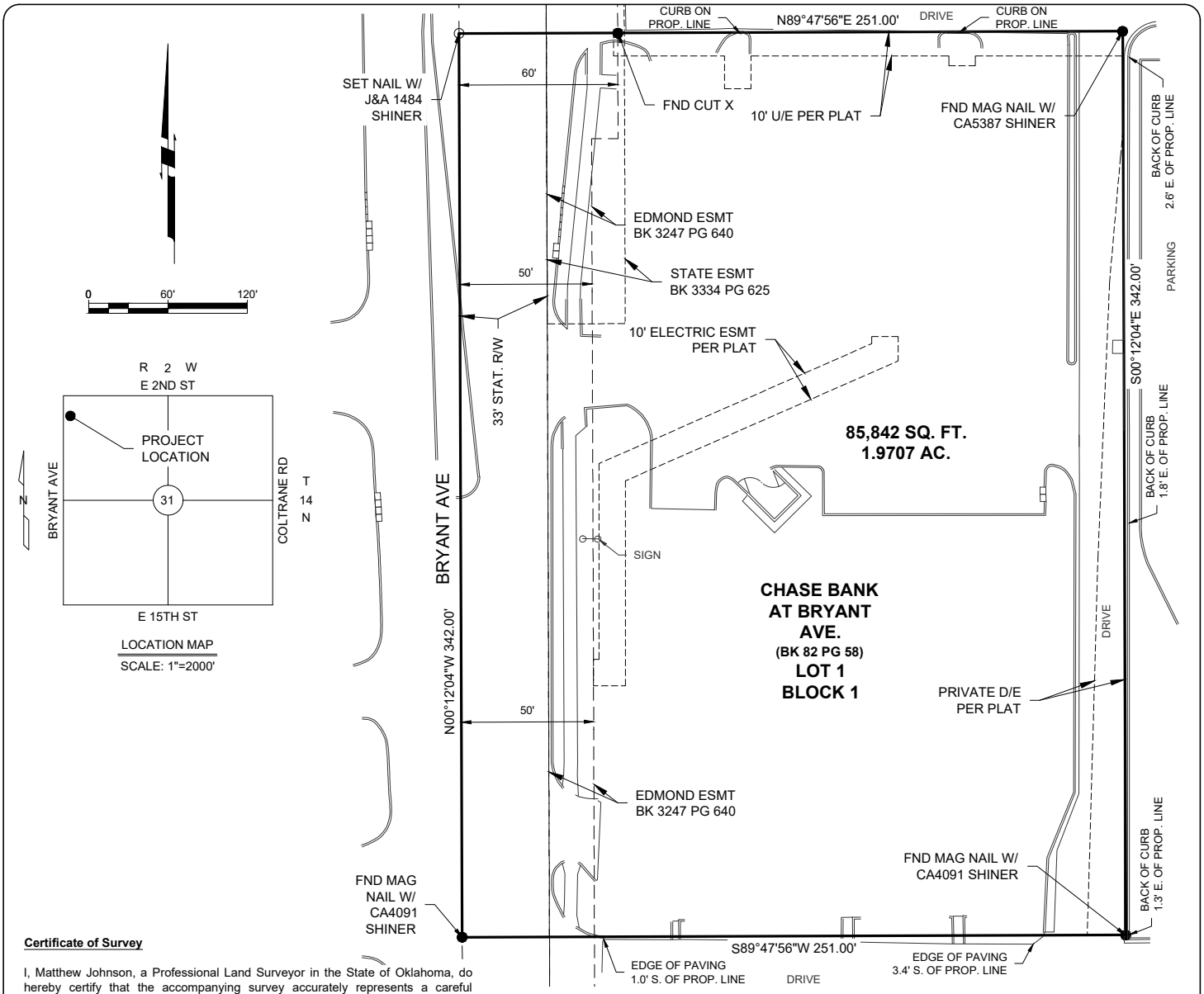
Edmond Electric

8. Electric – Edmond Electric has existing infrastructure in the vicinity of the proposed deed certification/lot split with adequate capacity available to provide service. Future development will be required to comply with all current Edmond Electric commercial construction requirements.

Location Map
DD26-00007 Lot Split at 300 S Bryant

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.





Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying survey accurately represents a careful survey performed under my supervision and that this plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date: April 22, 2026

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW JOHNSON
1807
OKLAHOMA

Matthew Johnson, P.L.S.
Registration No. 1807

Legal Description:
A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

All of Lot One (1) Block One (1) of CHASE BANK AT BRYANT AVE. recorded in Book 82, Page 58.

The subject tract has access to Bryant Ave. (a public street)
Basis of Bearing: The recorded Plat thereof
Date of Survey: April 22, 2026
Address: 300 S Bryant Avenue, Edmond, OK

Not all improvements are shown as a part of this survey.

ACAD FILE: S:\Civil 3D proj\6426\Working Folder\6426-Lot Pin Survey Oerall.dwg, 5/5/2026 1:45 PM, Matt Johnson
XREFS LOADED: 6426-bdy.dwg

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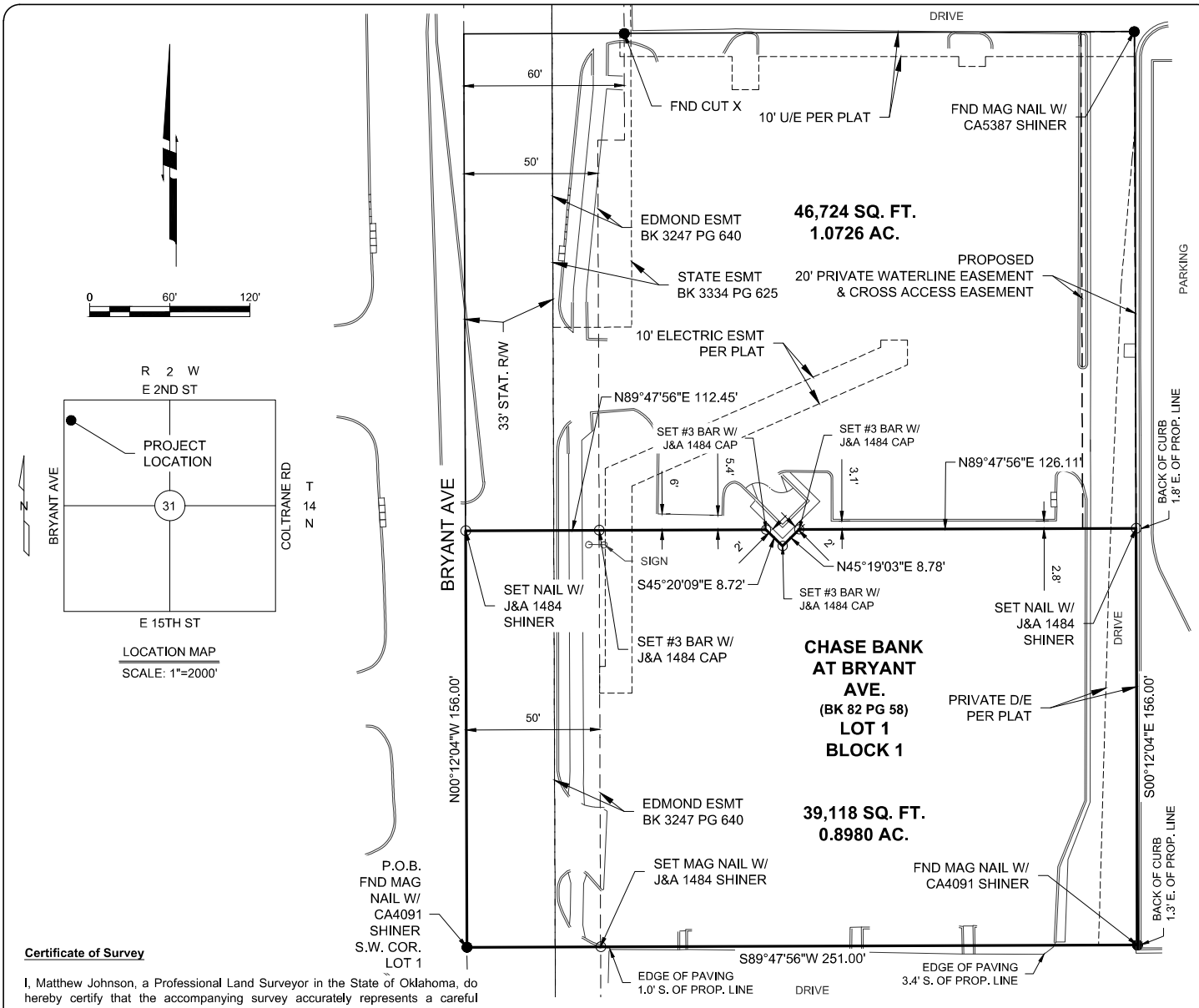
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Date: 4-22-26
Scale: 1"=60'

300 S BRYANT AVE

EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OVERALL TRACT LOT PIN SURVEY

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •



Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying survey accurately represents a careful survey performed under my supervision and that this plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date: September 8, 2026

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW JOHNSON
1807
OKLAHOMA

Matthew Johnson, P.L.S.
Registration No. 1807

Legal Description:
A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being a portion of Lot One (1) Block One (1) of CHASE BANK AT BRYANT AVE. recorded in Book 82, Page 58, being more particularly described as follows:
Beginning at the Southwest (SW) Corner of said Lot 1, said point being the POINT OF BEGINNING;
THENCE North 00°12'04" West, along and with the West line of said Lot 1, a distance of 156.00 feet;
THENCE North 89°47'56" East, departing said West line, a distance of 112.45 feet;
THENCE South 45°20'09" East, a distance of 8.72 feet;
THENCE North 45°19'03" East, a distance of 8.78 feet;
THENCE North 89°47'56" East, a distance of 126.11 feet to a point on the East line of said Lot 1;
THENCE South 00°12'04" East, along and with the East line of said Lot 1, a distance of 156.00 feet to the Southeast (SE) Corner of said Lot 1;
THENCE South 89°47'56" West, along and with the South line of said Lot 1, a distance of 251.00 feet to the POINT OF BEGINNING.
Containing 39,118 square feet or 0.8980 acres, more or less.
Basis of Bearing: Bearings as shown on the plat CHASE BANK AT BRYANT AVE. recorded in Book 82, Page 58.
The subject tract has access to Bryant Ave. (a public street)
Date of Survey: April 22, 2026
Address: 300 S Bryant Avenue, Edmond, OK
Not all improvements are shown as a part of this survey.

ACAD FILE: S:\Civil 3D proj\6426\Working Folder\6426-Lot Pin Survey South.dwg, 9/8/2026 3:39 PM, Matt Johnson
XREFS LOADED: 6426-bdy.dwg

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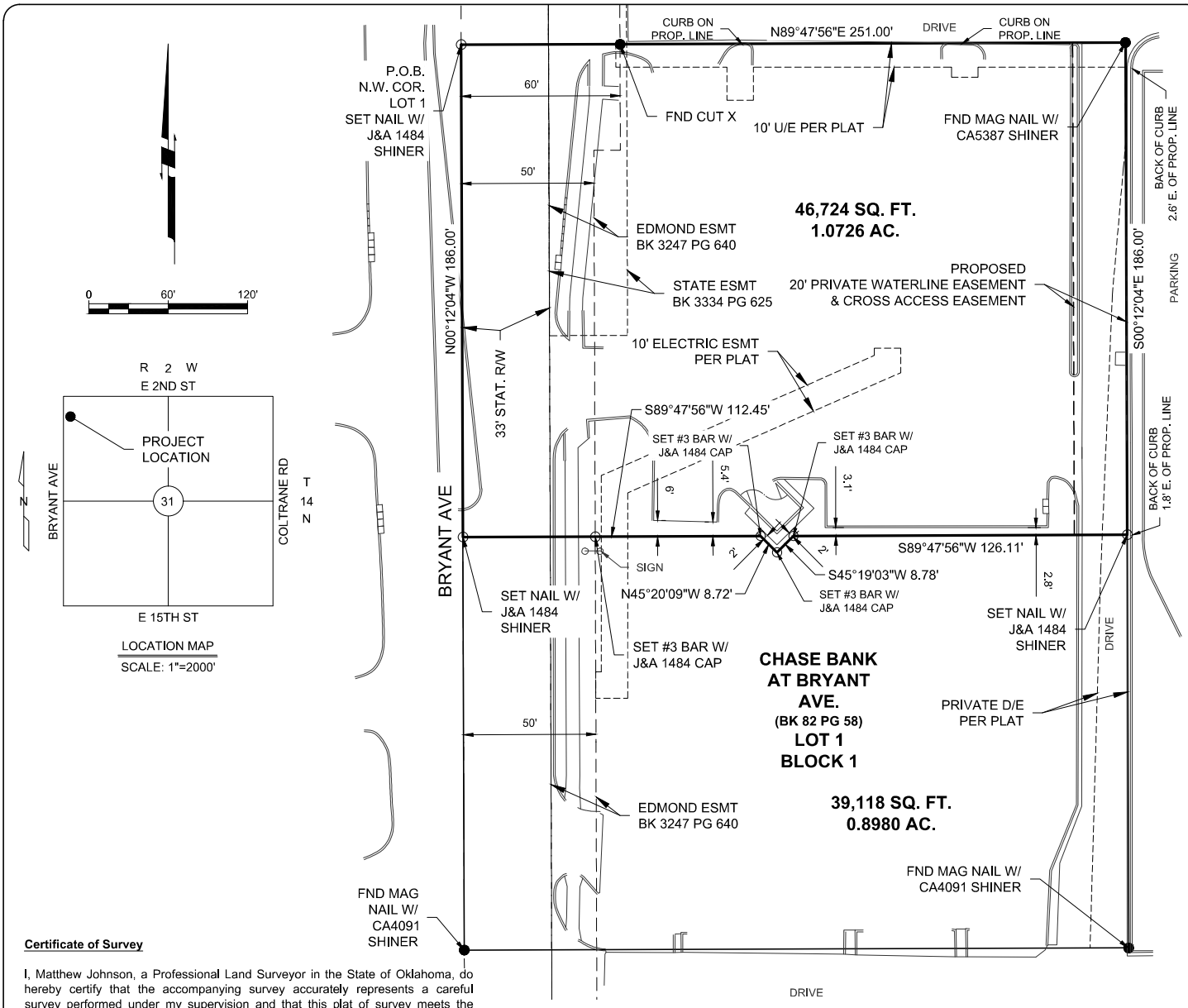
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Date: 4-22-26
Scale: 1"=60'
Revised 9-8-26

300 S BRYANT AVE

EDMOND, OKLAHOMA COUNTY, OKLAHOMA

SOUTH TRACT
LOT PIN SURVEY

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jackc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
• ENGINEERS • SURVEYORS • PLANNERS •



Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying survey accurately represents a careful survey performed under my supervision and that this plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date: September 8, 2026

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW JOHNSON
1807
OKLAHOMA

Matthew Johnson, P.L.S.
Registration No. 1807

Legal Description:
A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being a portion of Lot One (1) Block One (1) of CHASE BANK AT BRYANT AVE. recorded in Book 82, Page 58, being more particularly described as follows:
Beginning at the Northwest (NW) Corner of said Lot 1, said point being the POINT OF BEGINNING;
THENCE North 89°47'56" East, along and with the North line of said Lot 1, a distance of 251.00 feet to the Northeast (NE) Corner of said Lot 1;
THENCE South 00°12'04" East, along and with the East line of said Lot 1, a distance of 186.00 feet;
THENCE South 89°47'56" West, departing said East line, a distance of 126.11 feet;
THENCE South 45°19'03" West, a distance of 8.78 feet;
THENCE North 45°20'09" West, a distance of 8.72 feet;
THENCE South 89°47'56" West, a distance of 112.45 feet to a point on the West line of said Lot 1;
THENCE North 00°12'04" West, along and with the West line of said Lot 1, a distance of 186.00 feet to the POINT OF BEGINNING.
Containing 46,724 square feet or 1.0726 acres, more or less.
Basis of Bearing: Bearings as shown on the plat CHASE BANK AT BRYANT AVE. recorded in Book 82, Page 58.
The subject tract has access to Bryant Ave. (a public street)
Date of Survey: April 22, 2026
Address: 300 S Bryant Avenue, Edmond, OK
Not all improvements are shown as a part of this survey.

ACAD FILE: S:\Civil 3D proj\6426\Working Folder\6426-Lot Pin Survey North.dwg, 9/8/2026 3:39 PM, Matt Johnson
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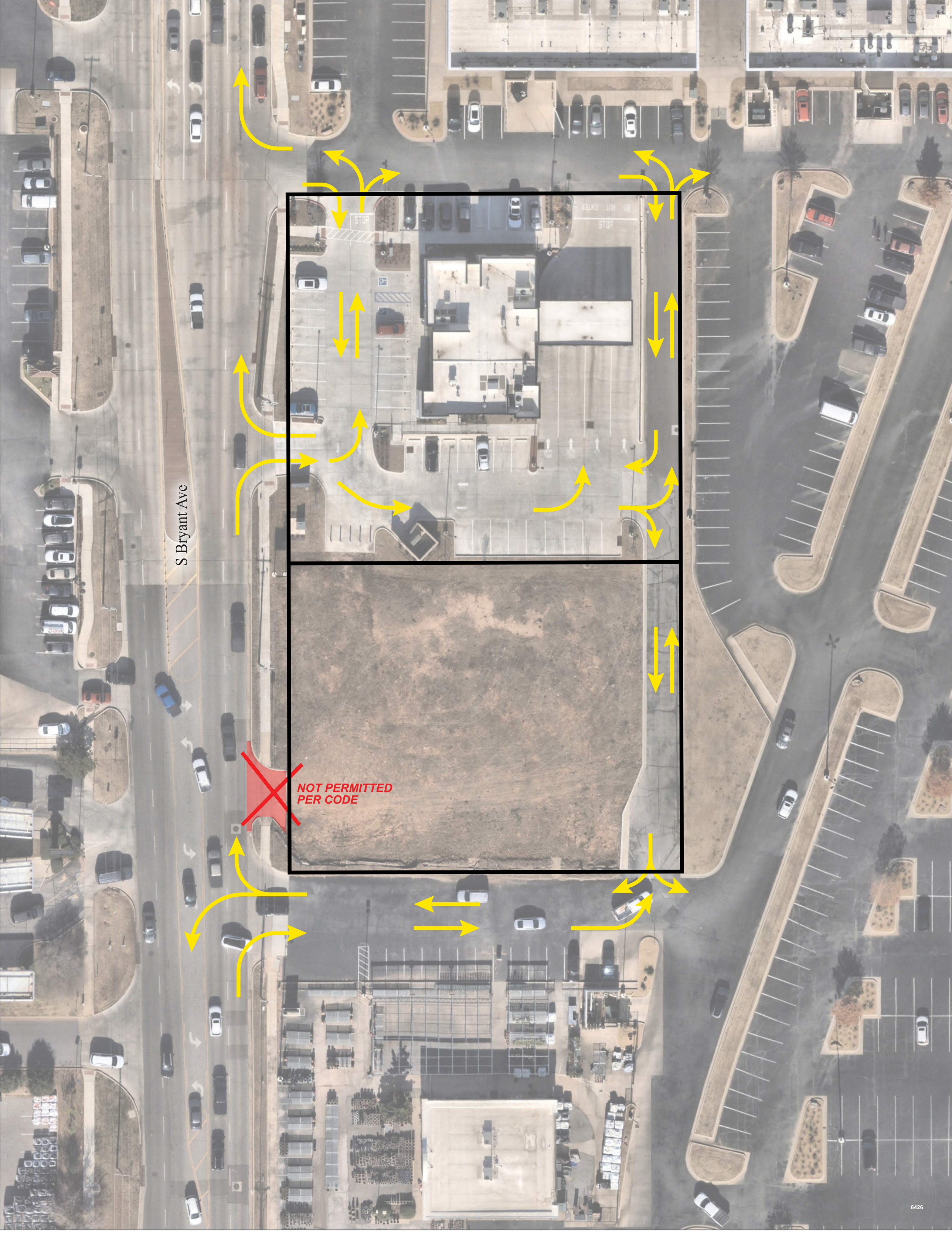
Revised 9-8-26

300 S BRYANT AVE

EDMOND, OKLAHOMA COUNTY, OKLAHOMA

NORTH TRACT LOT PIN SURVEY

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jackc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
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0 20' 40'

320 S Bryant Ave

Traffic Flow Exhibit

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 **FAX (405) 235-8078**

ENGINEERS **SURVEYORS** **PLANNERS**

9/2/26
Conceptual site plan showing feasible option permitted under proposed rezoning

Planning Commission **4. A.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. U26-00023; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1151 West 15th Street. (Willis; Ward 3)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: October 20, 2026

RE: Case No. U26-00023; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1151 West 15th Street. (Willis; Ward 3)

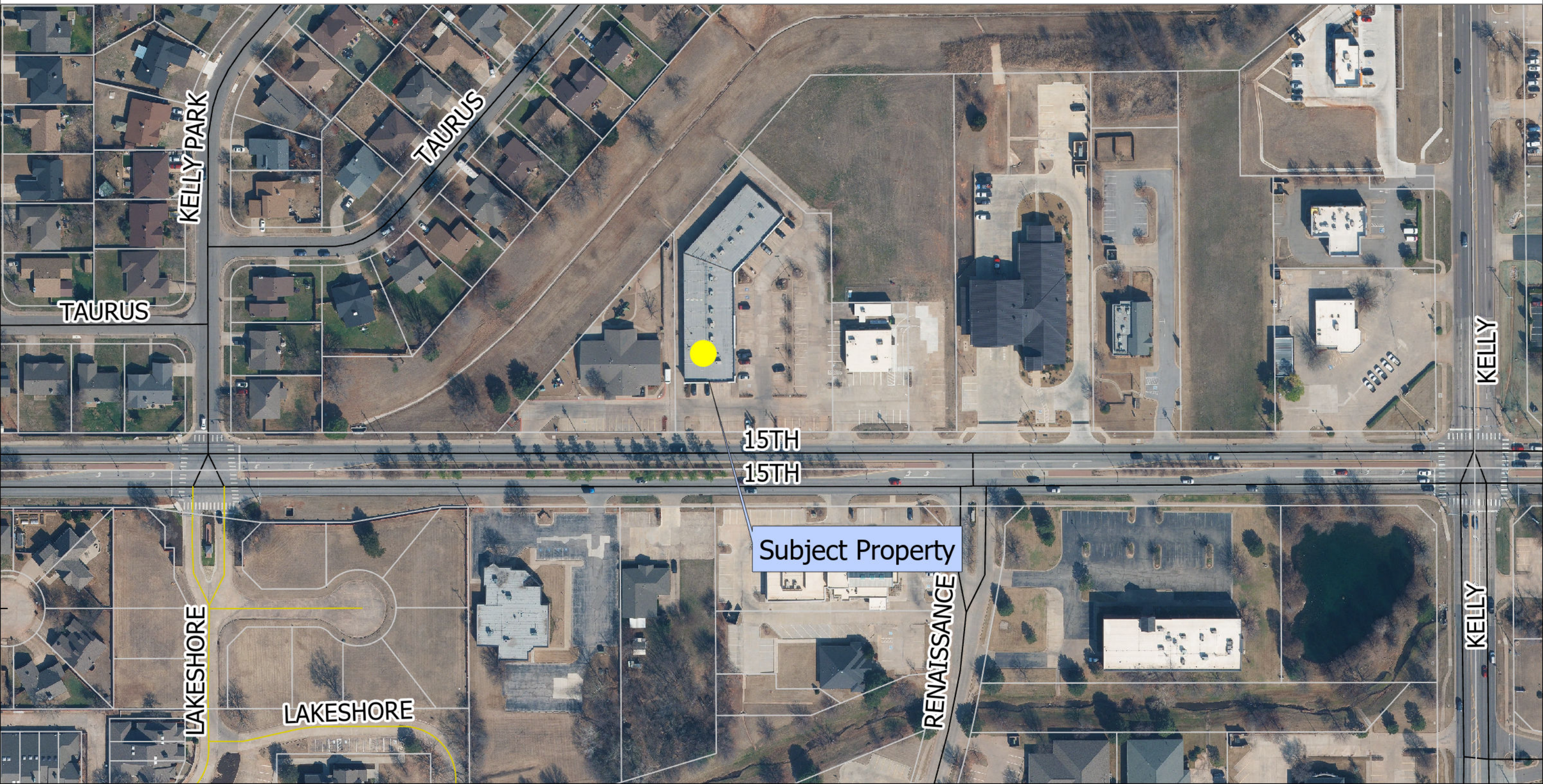
Background: The applicant is requesting approval of a Specific Use Permit for a massage business that currently exists at this location.

Compliance with Ordinance: The Edmond City Council recently established requirements that massage therapy businesses obtain permission to operate within our city limits. The business listed above has demonstrated compliance with the applicable city ordinance, including providing evidence that the therapist(s) hold the applicable license from the State Board of Cosmetology and Barbering and that the façade requirements are met.

Staff Recommendation: Staff recommends approval of the application for U26-00023. 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.

Location Map
U26-00023 1151 W 15th St SUP

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.



OKLAHOMA STATE BOARD OF COSMETOLOGY AND BARBERING

USE THIS IDENTIFICATION CARD WHEN CONDUCTING BUSINESS

190709

Megan Snyder

Expiration Date
December 31, 2027

LICENSE CARD

MiMi Casebolt
Interim Executive Director

OKLAHOMA STATE BOARD OF COSMETOLOGY & BARBERING

2401 NW 23RD ST SUITE 74|OKLAHOMA CITY, OK 73107-2453|405-521-2441|OKLAHOMA.GOV/COSMO

THE PERSON,FIRMS,OR CORPORATION WHOSE NAME APPEARS ON THIS LICENSE HAS COMPLIED WITH THE PROVISIONS OF THE OKLAHOMA STATUTES AND OR RULES AND REGULATIONS, AND IS HEREBY AUTHORIZED TO ENGAGE IN THE ACTIVITY LISTED BELOW



Massage Therapy License

Megan Snyder

File/License #:

190709

MiMi Casebolt
Interim Executive Director

Expiration Date

December 31, 2027

KEEP LICENSE POSTED

FOLD TO BACK **REMOVE AT RENEWAL TIME** **FOLD TO BACK**

LICENSE RENEWAL APPLICATION- DETATCH ONLY FOR RENEWAL. THIS IS THE ONLY NOTICE YOU WILL RECEIVE!

COSMETOLOGY AND BARBERING BOARD

2401 NW 23RD ST SUITE 74
OKLAHOMA CITY, OK 73107-2453
405-521-2441 OKLAHOMA.GOV/COSMO

PENALTY OF $10 PER LICENSE IS ASSESSED TWO MONTHS AFTER EXPIRATION DATE

- **PERSONAL CHECKS ARE NOT ACCEPTED. SUBMIT MONEY ORDERS OR CASHIERS CHECK**
- **If your name has changed, LEGAL DOCUMENTATION IS REQUIRED**
- **Non-citizens must file Affidavit Verifying Lawful Presence (Form 399)**

Have you been convicted of a felony within the past year ☐ **YES** ☐ **NO**

☐ Check box if you are on State or Federal assistance or at 140% or less of poverty level. Documentation is required.

Home Address Street/Apt. City State Zip Home Phone

RESIDENCE ADDRESS IS REQUIRED BY LAW. (§59-199.3-B-3) PO BOX IS ACCEPTABLE

SPECIAL PERMIT BUSINESS IDENTIFICATION

This Massage Therapy License (Megan Snyder, License #190709) is for:

Mae I Massage

1151 W. 15th St., Edmond, OK — located at Beauty Co-op

Provided to identify the business and location for the special permit.

Email **Licensee Signature**

DETACH ONLY FOR RENEWAL

Mindy's Massage

RELAX • REBALANCE • RESTORE

OKLAHOMA STATE BOARD OF COSMETOLOGY & BARBERING

2401 NW 23RD ST SUITE 74|OKLAHOMA CITY, OK 73107-2453|405-521-2441|OKLAHOMA.GOV/COSMO

THE PERSON, FIRMS, OR CORPORATION WHOSE NAME APPEARS ON THIS LICENSE HAS COMPLIED WITH THE PROVISIONS OF THE OKLAHOMA STATUTES AND OR RULES AND REGULATIONS, AND IS HEREBY AUTHORIZED TO ENGAGE IN THE ACTIVITY LISTED BELOW



Massage Therapy License

Mindy Farrington

MiMi Casebolt

File/License #:

173755

Interim Executive Director

Expiration Date

June 30, 2027

KEEP LICENSE POSTED

FOLD TO BACK REMOVE AT RENEWAL TIME FOLD TO BACK

LICENSE RENEWAL APPLICATION- DETACH ONLY FOR RENEWAL. THIS IS THE ONLY NOTICE YOU WILL RECEIVE!

LICENSED MASSAGE THERAPIST

Mindy Farrington

Located at BCSPALON / Beauty Co-op

1325 S. Broadway Ave., Edmond, OK 73034

MASSAGE THERAPY FOR A HEALTHIER, HAPPIER YOU


1/3
BCSPALON
1151
Spray Tan
Paris Beauty Co
Therapeutic Massage
Mindy's Massage
Holistic Esthetics
Men's Beards

Planning Commission **4. B.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

The applicant has requested that this item be continued to the Planning Commission meeting scheduled November 03, 2026.

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission Members

FROM: Ken Bryan, City Planner

DATE: October 20, 2026

RE: Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

Background: The applicant is requesting approval of a preliminary plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. The plat contains 102.44 acres.

Planning Department:

1. Existing zoning – "A" Single Family Dwelling District.

2. Number and size of lots – The plat contains 334 lots. Lot sizes range from 6,000 square feet to just over 10,000 square feet.

3. Setback requirements – The plat will follow the "A" dimensional standards which includes a 25-foot front yard setback; five-foot side yard setback; and 20-foot rear yard setback.

Engineering Department:

4. Access – The proposed development will be accessed from North Midwest Boulevard and will provide a full street connection to Timber Crest 2nd Addition to the south through an extension of Hunter Crest Drive.

5. Water & Wastewater – The proposed development will be served by extensions of 8-inch public water and sanitary sewer mains from Timber Crest 2nd Addition.

6. Drainage – The Coffee Creek floodplain divides the parcel into separate areas. Stormwater detention is proposed to be provided by two detention ponds located in the southern portion of the development. Subsequent final plat and construction plan review will ensure compliance with the City of Edmond's drainage requirements, including STD-400 and Title 23.

Edmond Electric:

7. Electric – The owner or project representative is required to submit a CAD file to Edmond Electric's Engineering/GIS Manager that contains the Final Plat, paving, and utilities as approved by the City's Engineering Department prior to design of the electric distribution plan. The electric distribution plan will be designed and provided to the owner or project representative for their use. Necessary easements are required to be provided on the Final Plat prior to City Council acceptance. This project is subject to the current municipal code "21.03.100 - Connection to Electrical System" effective on April 12, 2016.

Fire Code Services:

8. Fire Code – The Building and Fire Code Services Department has reviewed the project and finds no concerns that should prevent the approval of this project.

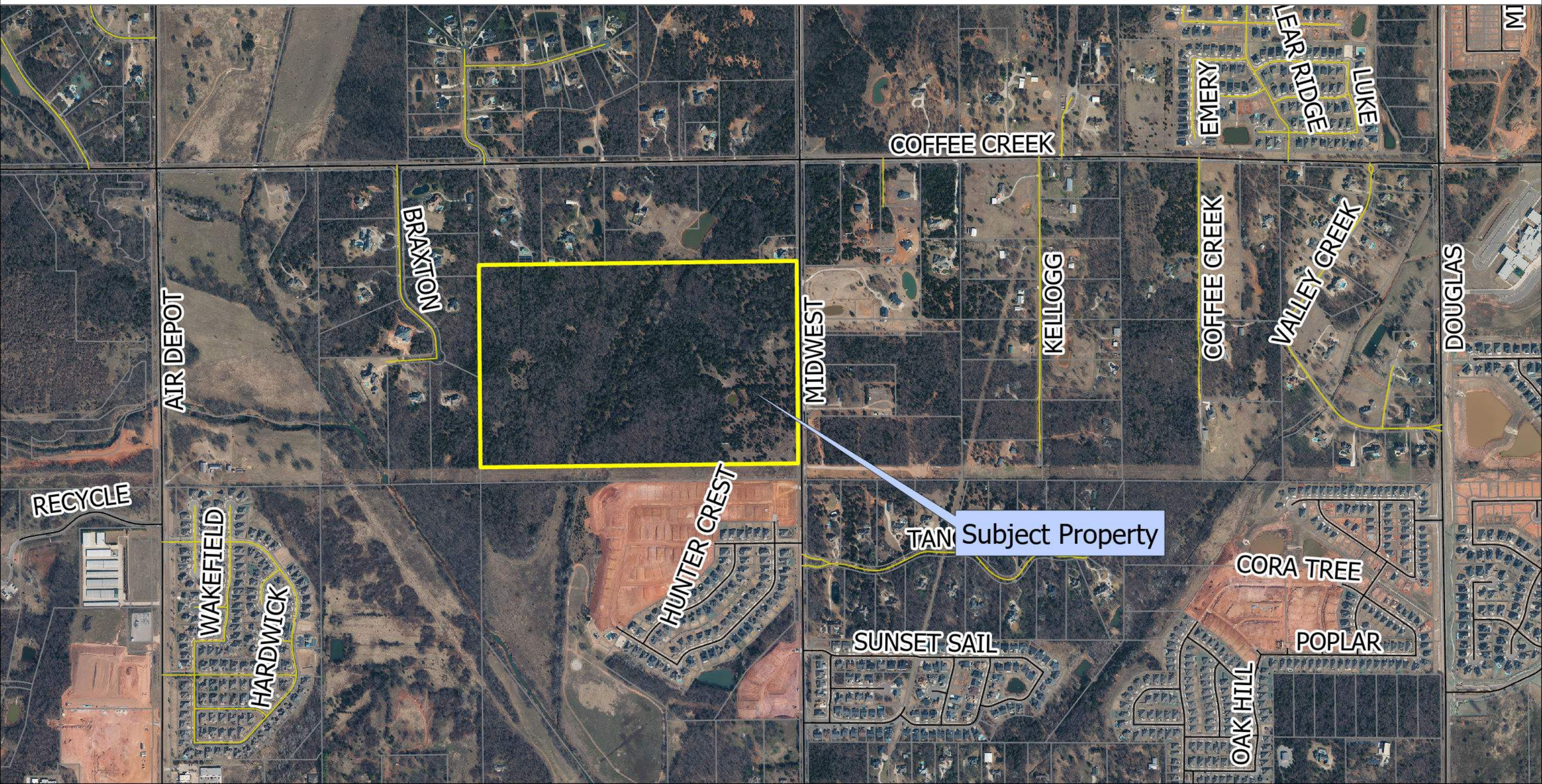
Landscaping/Urban Forestry:

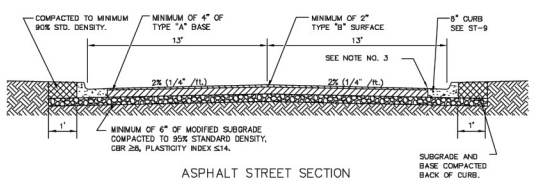
9. Landscaping – The applicant is requesting a variance to Titles 21.02.160 and 21.02.170 Tree Preservation Required to reduce the percentage of tree preservation below the 20% requirement. A portion of preservation is shown on easements on individual private lots, according to Edmond's code tree preservation areas must be placed in platted common area.

Staff Recommendation: Staff recommends approval of the application for PR25-00011, subject to the variance requested. 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.

Location Map
PR25-00011 Sierra Brook PP

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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.





ASPHALT STREET SECTION

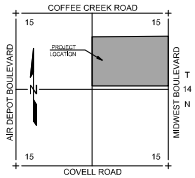
NOTES:
1. PAVING SECTION SHOWN IS MINIMUM ALLOWED. STREET PAVING SHALL BE DESIGNED IN ACCORDANCE WITH THE AASHTO METHOD
2. DOWELS REQUIRED FOR PCC PAVING 8" THICK, OR GREATER.
3. ASPHALT SURFACE SHALL BE 1/4 " ABOVE EDGE OF CONCRETE GUTTER.

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET
100 0 100

PRELIMINARY PLAT
OF
SIERRA BROOK

A PART OF THE NE/4 OF SEC. 15,T14N, R2W, I.M.
EDMOND, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

TREE PRESERVATION

ACRES REQUIRED:	20.488
ACRES PROVIDED:	20.64
TREE PRESERVATION AREA (C/A)	17.94
TREE PRESERVATION AREA (ESMT.)	2.70

TREE PRESERVATION AREA (C/A)
TREE PRESERVATION EASEMENT

NOTE:
SEE PRELIMINARY DRAINAGE MAP FOR DETAILED DRAINAGE AREAS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	67.30'	200.00'	019°16'47"	S80° 24' 30"E	66.98'
C2	68.26'	200.00'	019°33'15"	N80° 32' 44"W	67.93'
C3	148.53'	934.05'	009°06'39"	S85° 46' 02"E	148.37'
C4	151.63'	200.00'	043°26'23"	S59° 29' 31"E	148.03'
C5	275.15'	300.00'	052°33'02"	N64° 02' 51"W	265.61'
C6	56.81'	100.00'	032°32'52"	S74° 02' 56"E	56.05'
C7	34.74'	100.00'	019°54'23"	S80° 22' 10"E	34.57'
C8	34.74'	100.00'	019°54'23"	S80° 22' 10"E	34.57'
C9	191.82'	100.00'	109°54'23"	S35° 22' 10"E	163.74'
C10	56.53'	300.00'	010°47'44"	N14° 11' 09"E	56.44'
C11	81.81'	200.00'	023°26'13"	S20° 30' 24"W	81.24'
C12	73.57'	358.26'	011°45'54"	N26° 20' 33"E	73.44'
C13	58.80'	100.00'	033°41'24"	N72° 49' 56"E	57.96'
C14	157.08'	100.00'	090°00'00"	S45° 19' 22"E	141.42'
C15	58.80'	100.00'	033°41'24"	N72° 49' 56"E	57.96'
C16	51.49'	100.00'	029°30'02"	N14° 20' 33"E	50.92'
C17	51.34'	100.00'	029°24'56"	N75° 36' 54"W	50.78'

PROJECT OWNER AND DEVELOPER:

Farzaneh Development, LLLP
2252 N. Broadway
Moore, OK
73160

LEGEND

BL	BUILDING LIMIT LINE
PDE	PRIVATE DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
STS	STORM SEWER
●	SANITARY SEWER MANHOLE
⇔	FIRE HYDRANT
	TREE PRESERVATION AREA (C/A)
	TREE PRESERVATION EASEMENT

ZONING:	'A' SINGLE FAMILY
AREA:	102.44 ACRES
COMMON AREA:	20.94 ACRES
TOTAL NO. LOTS =	334
TREE PRESERVATION AREA REQUIRED	20.488 ACRES

NOTES

1. Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the property owners association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
2. Sidewalks within common areas to be constructed by developer, per city code. Sidewalk plat to be approved prior to construction.
3. Tree protection fencing and signage shall be installed along the edge of tree preservation areas prior to and throughout the site for the entire duration of construction.

LEGAL DESCRIPTION

The Northeast Quarter (NE/4) of Section Fifteen (15), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, State of Oklahoma.

LESS & EXCEPT:

The North 837 feet of the said NE/4 and the South 130 feet of said NE/4;

Said tract contains 4,462,325 Square Feet or 102.44 Acres, more or less.

PRELIMINARY PLAT
SIERRA BROOK

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 972 (PLS) CA 2193 (LA) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 12/23/25
PROJECT NO.: 25605600

Planning Commission **4. C.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. PR26-00015; Public Hearing and Consideration of Approval for a Preliminary Plat for Honeyfield Phase II, located south and east of Covell and Kelly. (Broadway Development Group; Ward 1)

Attachments

Memo

Attachments

Development Services
City of Edmond
405-359-4780
developmentservices@edmondok.gov
22 E. Main Street, Edmond OK

TO: The Edmond Planning Commission

FROM: Kirsten Ledington, Director of Development Services

CC: Becca Smith, Development Services Planner

DATE: October 20, 2026

RE: Case No. PR26-00015; Public Hearing and Consideration of Approval for a Preliminary Plat for Honeyfield Phase II, located south and east of Covell and Kelly. (Broadway Development Group; Ward 1)

Project Background: The applicant is requesting approval of a Preliminary Plat for Honeyfield Phase II, located within the Kelly Corner/Honeyfield development, on the southeast corner of Kelly and Covell. This plat includes Parcel Areas 7 and 8, as specified within the Planned Unit Development.

Planning Review:

1. Zoning & Setbacks – "PUD Z22-00035" Kelly Corner – Amended. The PUD specifies there are no setbacks required.

2. Proposed Lot Configuration – There are two (2) lots within this plat. Lot 1 Block 1 is 4.65 acres, and Lot 1 Block 2 is 18.12 acres.

Engineering Review:

3. Access – Access to the site will be from a new public road to be constructed with this development. The road will take access from Kelly Ave and shall align with Covell Village Drive to the west.

4. Water & Wastewater – Water access to the site will be extended from an existing main located on the west side of the site. Sewer access to the site will be extended from an existing line located on the southwest side of the site.

5. Drainage – Stormwater controls shall be in accordance with Title 23. An existing, off-site, detention pond has been evaluated for use. In addition, an existing on-site pond shall also be modified for use.

Edmond Electric:

6. Electric – Edmond Electric has existing facilities near the property with sufficient capacity to serve future development. An Electric Distribution Plan is required and must be included in the Civil and Electrical Site/Utility Plans. Coordination with Edmond Electric's Engineering Group is required. The plan must show the connection point to the existing system, primary conductor routing, transformer locations, and any above-grade equipment, and meet current commercial development standards. Any required easements must be documented and included in the Final Plat prior to City Council acceptance.

Fire Code Review:

7. Fire Code – Fire Code Services has reviewed the project and finds no concerns that should prevent approval.

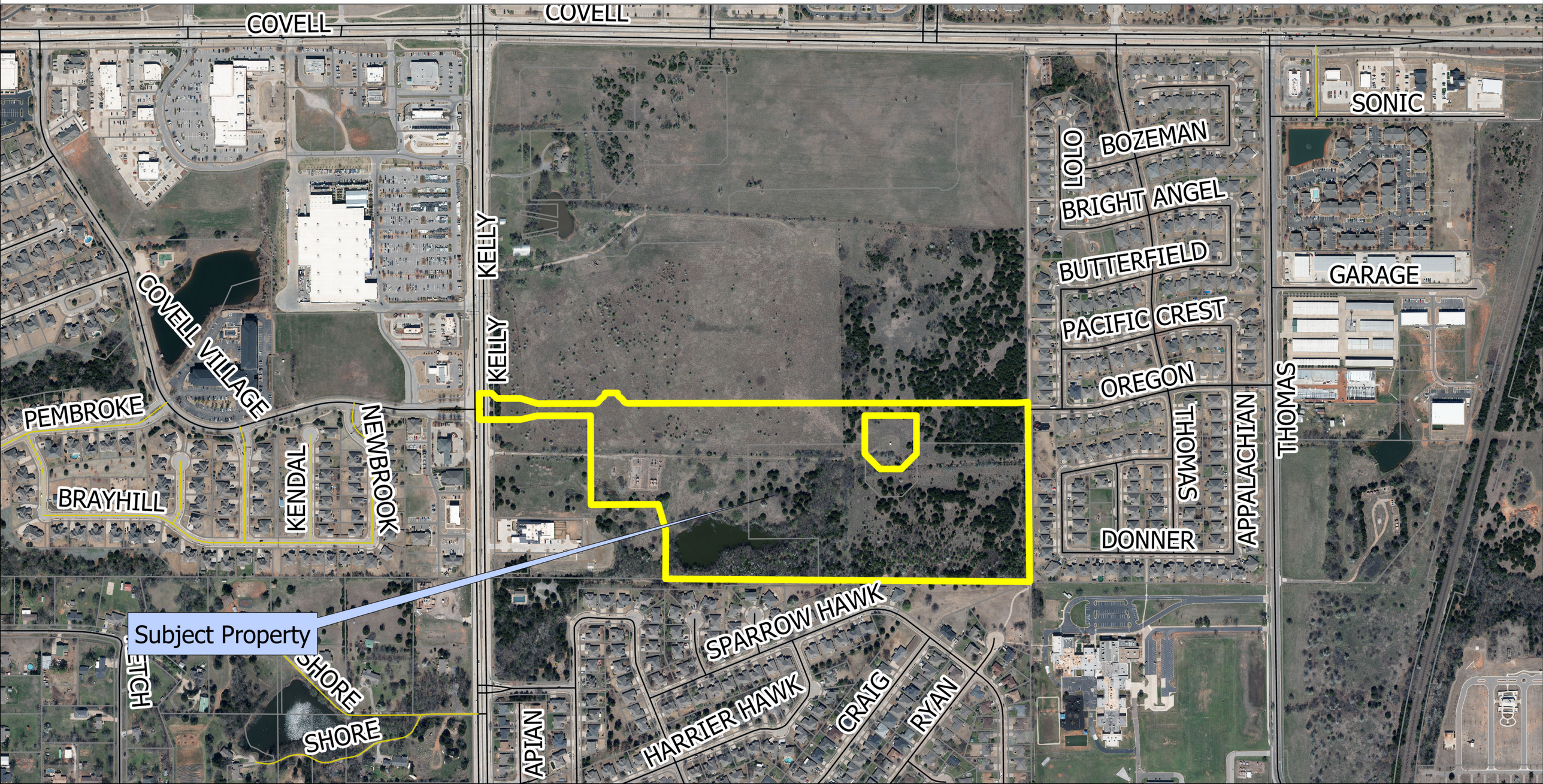
Landscaping/Urban Forestry Review:

8. Landscaping – The property shall comply with commercial landscape standards when it develops.

Staff Recommendation: Staff recommends approval of the application for PR26-00015. 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.

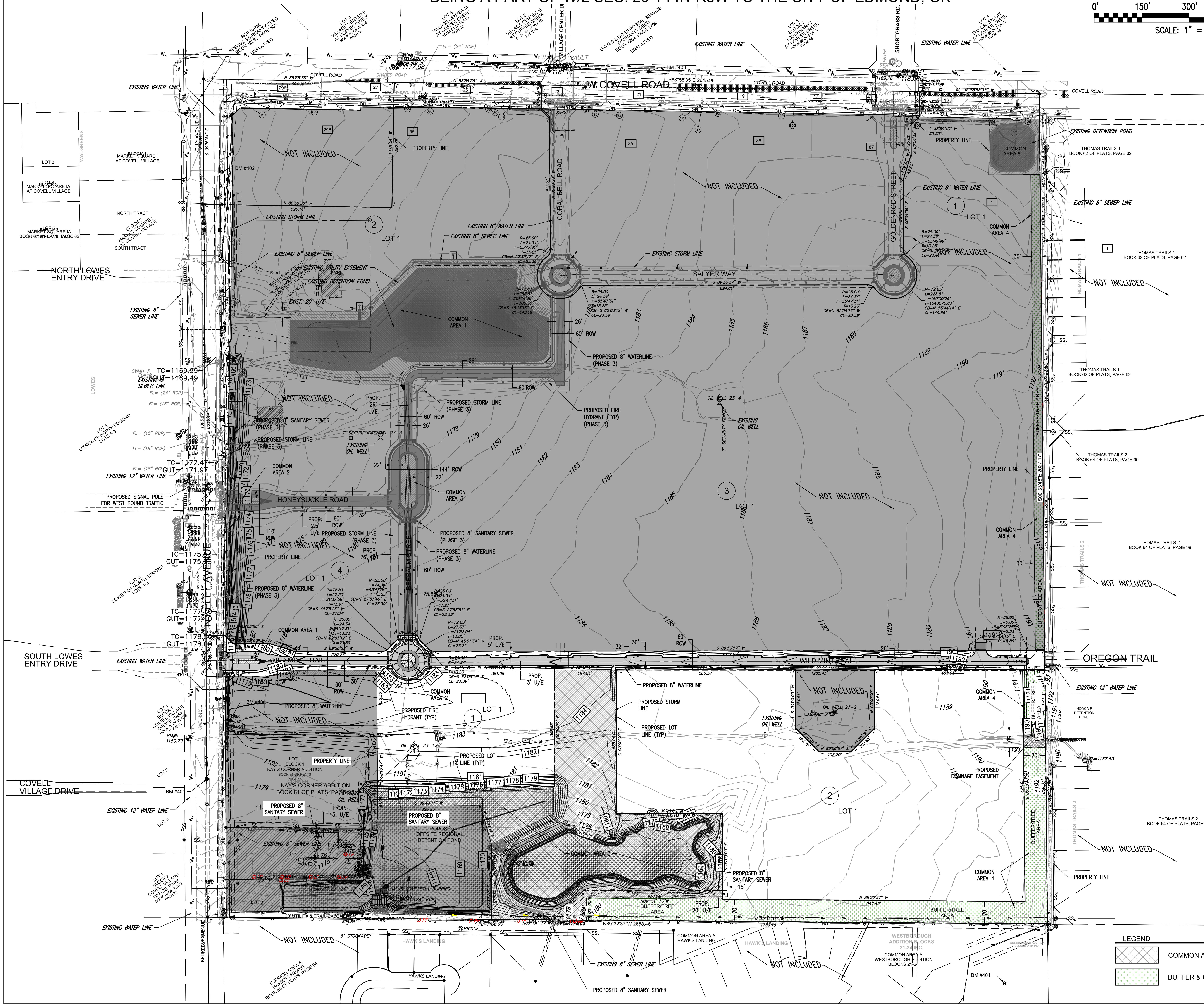
Subject Property
PR26-00015 Honeyfield Phase II Preliminary Plat

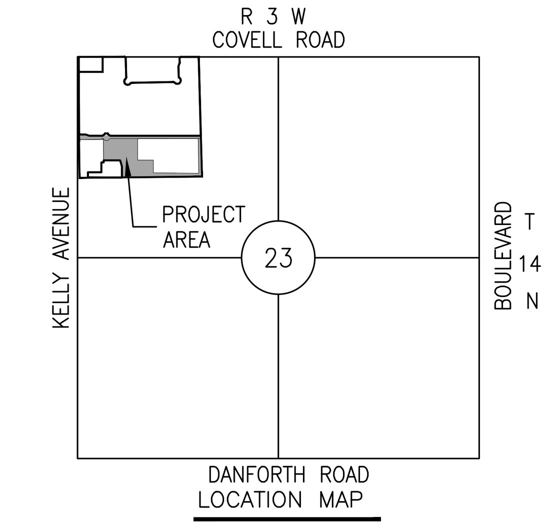
Disclaimer
The City of Edmond disclaims any warranty or merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.



PRELIMINARY PLAT
HONEYFIELD PHASE 2

BEING A PART OF W/2 SEC. 23-T14N-R3W TO THE CITY OF EDMOND, OK





LEGAL DESCRIPTION
PHASE 2

A tract of land lying in the Northwest Quarter of Section Twenty-three (23), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter;

THENCE South 00°16'47" East, along the west line of said Northwest Quarter, a distance of 1,762.12 feet to the POINT OF BEGINNING;

THENCE North 89°43'13" East a distance of 60.00 feet to a point on the east right of way line of Kelly Avenue as established by that certain STREET RIGHT OF WAY recorded in Book 11101, Page 46;

THENCE South 45°09'55" East a distance of 35.43 feet;

THENCE North 89°56'57" East a distance of 114.71 feet;

THENCE South 72°39'02" East a distance of 83.60 feet;

THENCE North 89°56'57" East a distance of 279.77 feet to a point of curvature;

THENCE Northeasterly along a curve to the left having a radius of 25.00 feet (said curve subtended by a chord which bears North 62°03'12" East a distance of 23.39 feet) for an arc distance of 24.34 feet to a point of reverse curvature;

THENCE Northeasterly along a curve to the right having a radius of 72.83 feet (said curve being subtended by a chord which bears North 44°58'26" East a distance of 27.34 feet) for an arc distance of 27.50 feet to a point of reverse curvature;

THENCE Northeasterly along a curve to the left having a radius of 25.00 feet (said curve being subtended by a chord which bears North 27°53'40" East a distance of 23.39 feet) for an arc distance of 24.34 feet;

THENCE North 89°59'55" East a distance of 60.00 feet to a point on a curve;

THENCE Southeasterly along a non tangent curve to the left having a radius of 25.00 feet (said curve subtended by a chord which bears South 27°53'51" East a distance of 23.39 feet) for an arc distance of 24.34 feet to a point of reverse curvature;

THENCE Southeasterly along a curve to the right having a radius of 72.83 feet (said curve being subtended by a chord which bears South 45°01'34" East a distance of 27.21 feet) for an arc distance of 27.37 feet to a point of reverse curvature;

THENCE Southeasterly along a curve to the left having a radius of 25.00 feet (said curve being subtended by a chord which bears South 62°09'17" East a distance of 23.39 feet) for an arc distance of 24.34 feet;

THENCE North 89°56'57" East a distance of 1,879.69 feet to a point of curvature;

THENCE Easterly along a curve to the left having a radius of 66.00 feet (said curve subtended by a chord which bears North 87°24'15" East a distance of 5.86 feet) for an arc distance of 5.86 feet;

THENCE North 84°51'32" East a distance of 47.63 feet to a point on the east line of said Northwest Quarter;

THENCE South 00°33'46" East, along said east line, a distance of 869.33 feet to the southeast corner of said Northwest Quarter;

THENCE North 89°32'37" West, along the south line of said Northwest Quarter, a distance of 1,759.81 feet to the southeast corner of COMMON AREA 'A', KAY'S CORNER ADDITION recorded in Book 81 of Plats, Page 95;

THENCE along the easterly lines of said plat and said line extended, the following Five (5) courses:

1. North 00°30'20" East a distance of 130.77 feet;
2. North 00°11'53" West a distance of 106.15 feet;
3. North 16°14'12" West a distance of 128.32 feet;
4. South 89°43'13" West a distance of 325.23 feet;
5. North 00°16'47" West a distance of 430.36 feet;

THENCE South 89°56'57" West a distance of 260.92 feet;

THENCE South 77°11'00" West a distance of 81.26 feet to a point on the north line of Lot 1, Block 1, of said KAY'S CORNER ADDITION;

THENCE South 89°43'13" West, along said north line, a distance of 199.78 feet to a point on the west line of said Northwest Quarter;

THENCE North 00°16'47" West, along said west line, a distance of 128.58 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A tract of land lying in the Northwest Quarter of Section Twenty-three (23), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:
COMMENCING at the northwest corner of said Northwest Quarter;

THENCE South 00°16'47" East, along the west line of said Northwest Quarter, a distance of 2,653.16 feet to the southwest corner of said Northwest Quarter;

THENCE South 89°32'37" East, along the south line of said Northwest Quarter, a distance of 1,930.57 feet;

THENCE North 00°27'23" East, perpendicular to said south line, a distance of 540.37 feet to the POINT OF BEGINNING;

THENCE North 45°01'31" West a distance of 103.76 feet;

THENCE North 00°00'00" East a distance of 184.61 feet;

THENCE North 89°56'57" East a distance of 250.00 feet;

THENCE South 00°00'00" West a distance of 184.61 feet;

THENCE South 44°58'29" West a distance of 103.85 feet;

THENCE South 89°56'57" West a distance of 103.20 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,673,839 square feet or 38.4260 acres, more or less.

The Oklahoma State Plane Coordinate System (North Zone) using the bearing of South 00°16'47" East, along the west line of said Northwest Quarter of Section 23, Township 14 North, Range 3 West was used a the basis of bearings for this description.

AREAS FOR LOTS AND COMMON AREAS
LOT 1 BLOCK 1 = 4.65 ACRES
LOT 1 BLOCK 2 = 18.12 ACRES
COMMON AREA 1 = 0.01 ACRES
COMMON AREA 2 = 0.02 ACRES
COMMON AREA 3 = 3.54 ACRES
COMMON AREA 4 = 1.57 ACRES

LEGEND
- COMMON AREA
- BUFFER & COMMON AREA

REVIEWED BY:

CITY ENGINEER Date:
COE # SP25-00000

BEFORE YOU DIG 1-800-522-OKIE 811 CALL OKIE

HONEYFIELD PHASE 2
EDMOND, OKLAHOMA

Project Number:	Client Number:
----	N/A

Seal: LICENSED PROFESSIONAL ENGINEER BRYAN W. RICHARDS 23079 08/24/26 OKLAHOMA

BRYAN W. RICHARDS, P.E.
Expires: 11/30/2026

BwR DESIGN GROUP
BWR DESIGN GROUP, LLC
PO BOX 31732
EDMOND, OK 73003
405-761-5517
CA 7227, EXP. 06/30/2028

Issue Date:
08/24/2026

Purpose – Issue:
FINAL

Revisions:

No.	Date	Revision

Sheet Title:
PRELIMINARY PLAT
PHASE 2

Sheet Number:
1.01

Planning Commission **4. D.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. PR26-00018; Public Hearing and Consideration of Approval for a Preliminary Plat for Lincoln Development, located on the north side of 33rd, between Technology and Teakwood. (Nafa Engineering; Ward 3)

Attachments

Memo

Attachments

Development Services
City of Edmond
405-359-4780
developmentservices@edmondok.gov
22 E. Main Street, Edmond OK

TO: The Edmond Planning Commission

FROM: Kirsten Ledington, Director of Development Services

CC: Becca Smith, Development Services Planner

DATE: October 20, 2026

RE: Case No. PR26-00018; Public Hearing and Consideration of Approval for a Preliminary Plat for Lincoln Development, located on the north side of 33rd, between Technology and Teakwood. (Nafa Engineering; Ward 3)

Project Background: The applicant is requesting approval of a Preliminary Plat for Lincoln Development, located on the north side of 33rd Street, between Technology and Teakwood. The plat is associated with the recently approved Site Plan, SP25-00018 Industrial Complex, which included two flex warehouse/office buildings on the site.

Planning Review:

1. Zoning & Setbacks – "F-1" Light Industrial. Setbacks were met with the previously approved Site Plan.

2. Proposed Lot Configuration – A single, 2.5-acre lot is proposed.

Engineering Review:

3. Access – Access to the site will be from an existing driveway that is shared with the neighboring lot.

4. Water & Wastewater – City water and sewer access to the site is existing.

5. Drainage - Stormwater controls will be in accordance with Title 23. An existing, off-site, detention pond has been evaluated for capacity and will be used for this site.

Edmond Electric:

6. Electric – Edmond Electric has existing facilities near the property with sufficient capacity to serve future development. An Electric Distribution Plan, coordinated with Edmond Electric's Engineering Group, is required and must be included in the Civil and Electrical Site/Utility Plans. At a minimum, the plan should identify the connection point to the existing system, primary conductor routing, transformer locations, and any above-grade equipment. The design must meet Edmond Electric's current commercial development standards. Any required easements must be documented and included in the Final Plat prior to City Council acceptance.

Fire Code Review:

7. Fire Code – Life-safety was reviewed during the Site Plan process.

Landscaping/Urban Forestry Review:

8. Landscaping – Landscape was reviewed during the Site Plan process.

Staff Recommendation: Staff recommends approval of the application for PR26-00018. 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.

Subject Property
PR26-00018 Lincoln Development (33rd & Technology)

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.



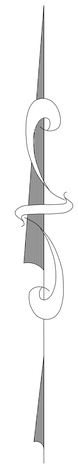
PRELIMINARY PLAT
LINCOLN DEVELOPMENT
Block 1, Lot 1

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Two (2), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter (SW/4); thence South 89°33'10" East along the South line of said Southwest Quarter (SW/4) a distance of 663.91 feet to the Southwest corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE/4 SW/4 SW/4), same point being the Southeast corner of Teakwood Park Addition, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof, and being the point of beginning; thence North 00°13'07" West along the East line of Teakwood Park Addition a distance of 450.00 feet; thence South 89°33'08" East a distance of 243.52 feet; thence South 00°13'07" East a distance of 450.00 feet to a point on the South line of the Southwest Quarter (SW/4); thence North 89°33'10" West along said South line a distance of 243.52 feet to the point of beginning.

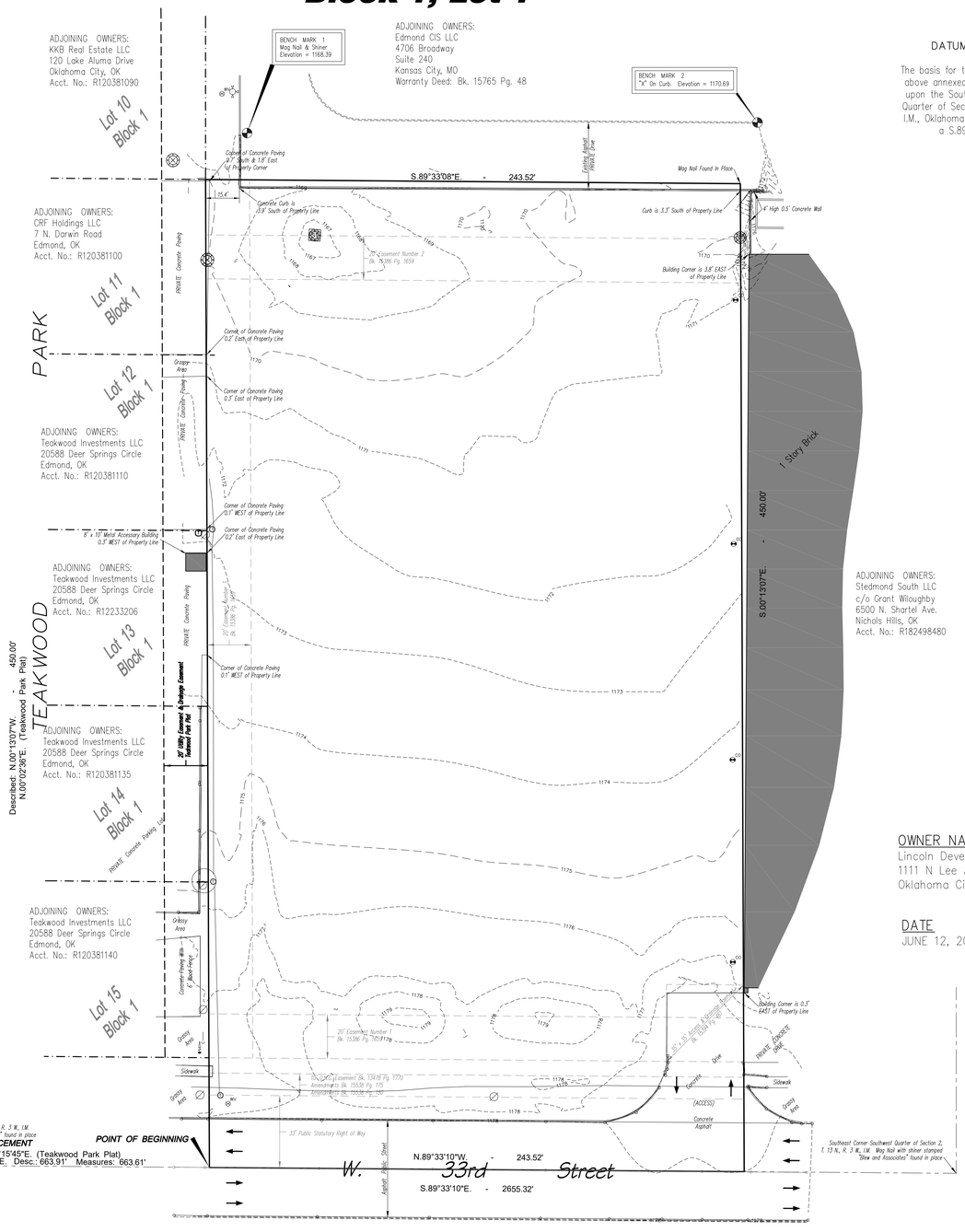
Legend

- ○ – Iron Pin
- ∅ – Power Pole
- – Guy Anchor
- – Telephone Service Pedestal
- – Underground Telephone Cable Sign
- – Sanitary Sewer Manhole
- – Sanitary Sewer Cleanout
- – Storm Sewer Manhole
- – Fire Hydrant
- – Water Valve
- – Traffic Direction Arrow
- – Benchmark



30 0 15 30 60 120

SCALE: 1" = 30'



Surveyor Notes

1. All horizontal coordinate values are shown in U.S. Survey feet and all vertical elevation values are shown in feet.

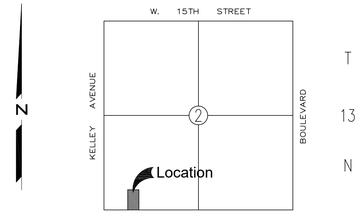
2. All control points are based on initial control. Control Point(s) was (were) used as the basis of horizontal and vertical control.

All field measurements and angles applied to control points were made with a Carlson BRX 7. Horizontal accuracy is 0.25 m+1ppm Vertical accuracy is 0.5m+1ppm RMS.

3. All elevations of control points are based on initial elevation of Smartnet network in NAVD-88. Horizontal accuracy is 0.25 m+1ppm RMS. Vertical accuracy is 0.5m+1ppm RMS.

DATUM INFORMATION

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the South Line of the Southwest Quarter of Section 2, T. 13 N., R. 3 W., I.M., Oklahoma County, Oklahoma, being a S.89°33'10"E. bearing.



Location Map

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

Zoning Information

F-1, LIGHT INDUSTRIAL

Land Area

109,576.307 Square Feet or 2.516 Acres, more or less.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0180H, with an effective date of December 18, 2009, which is the current map for this area.

LICENSED PROFESSIONAL LAND SURVEYOR
JAMES S. YAGER
1006
OKLAHOMA

OWNER NAME

Lincoln Development LLC
1111 N Lee Avenue #215
Oklahoma City, OK 73103

DATE

JUNE 12, 2026

Survey and Plat by:

James S. Yager

Licensed Professional Land Surveyor Number 1006

Certificate of Authorization Number 2778
1212 South Air Depot • Number 19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

Planning Commission **4. E.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. PR26-00026; Public Hearing and Consideration of Approval for a Preliminary Plat for Delaware Creek, located on the northwest side of Coffee Creek and Sooner and on the southwest side of Coffee Creek and Sooner. (LTS Engineering Services, LLC; Ward 2)

Attachments

Memo

Attachments

Development Services
City of Edmond
405-359-4780
developmentservices@edmondok.gov
22 E. Main Street, Edmond OK

TO: The Edmond Planning Commission

FROM: Kirsten Ledington, Director of Development Services

CC: Becca Smith, Development Services Planner

DATE: October 20, 2026

RE: Case No. PR26-00026; Public Hearing and Consideration of Approval for a Preliminary Plat for Delaware Creek, located on the northwest side of Coffee Creek and Sooner and on the southwest side of Coffee Creek and Sooner. (LTS Engineering Services, LLC; Ward 2)

Project Background: The applicant is requesting approval of a Preliminary Plat for Delaware Creek, located on the northwest side of Coffee Creek and Sooner, with a drainage portion on the southwest side of Coffee Creek and Sooner. The plat encompasses Tracts 3 and 4 of the Liberty Park East Planned Unit Development. The overall proposed development appears to comply with the mixed-use nature of the PUD, however this Preliminary Plat only includes the residential portion of the site. An accompanying overall master plan has been provided with the attachments.

Planning Review:

1. Zoning & Setbacks – "PUD Z23-00015" Liberty Park East. The PUD specifies there are no minimum setbacks.

2. Proposed Lot Configuration – The plat proposes 599 assorted residential lots. The Planned Unit Development was recently administratively amended by the Planning Director under the provision in Title 22.3.5(F) Minor Modification, to allow for the removal of the maximum number of lots allowed within Tracts 3 and 4 of the PUD. The PUD previously allowed a maximum total of 478 residential lots within those Tracts.

Engineering Review:

3. Access – The property shall take access from Sooner Road.

4. Water & Wastewater – Public utilities shall be extended to serve the development.

5. Drainage – A preliminary drainage report has been provided and reviewed.

Edmond Electric:

6. Electric – An Electric Distribution Plan is required and must be included in the Civil and Electrical Site/Utility Plans. Coordination with Edmond Electric's Engineering Group is required. The plan must show the connection point to the existing system, primary conductor routing, transformer locations, and any above-grade equipment, and meet current commercial development standards. Any required easements must be documented and included in the Final Plat prior to City Council acceptance.

Fire Code Review:

7. Fire Code – Fire Code Services has reviewed the project and finds no concerns that should prevent approval.

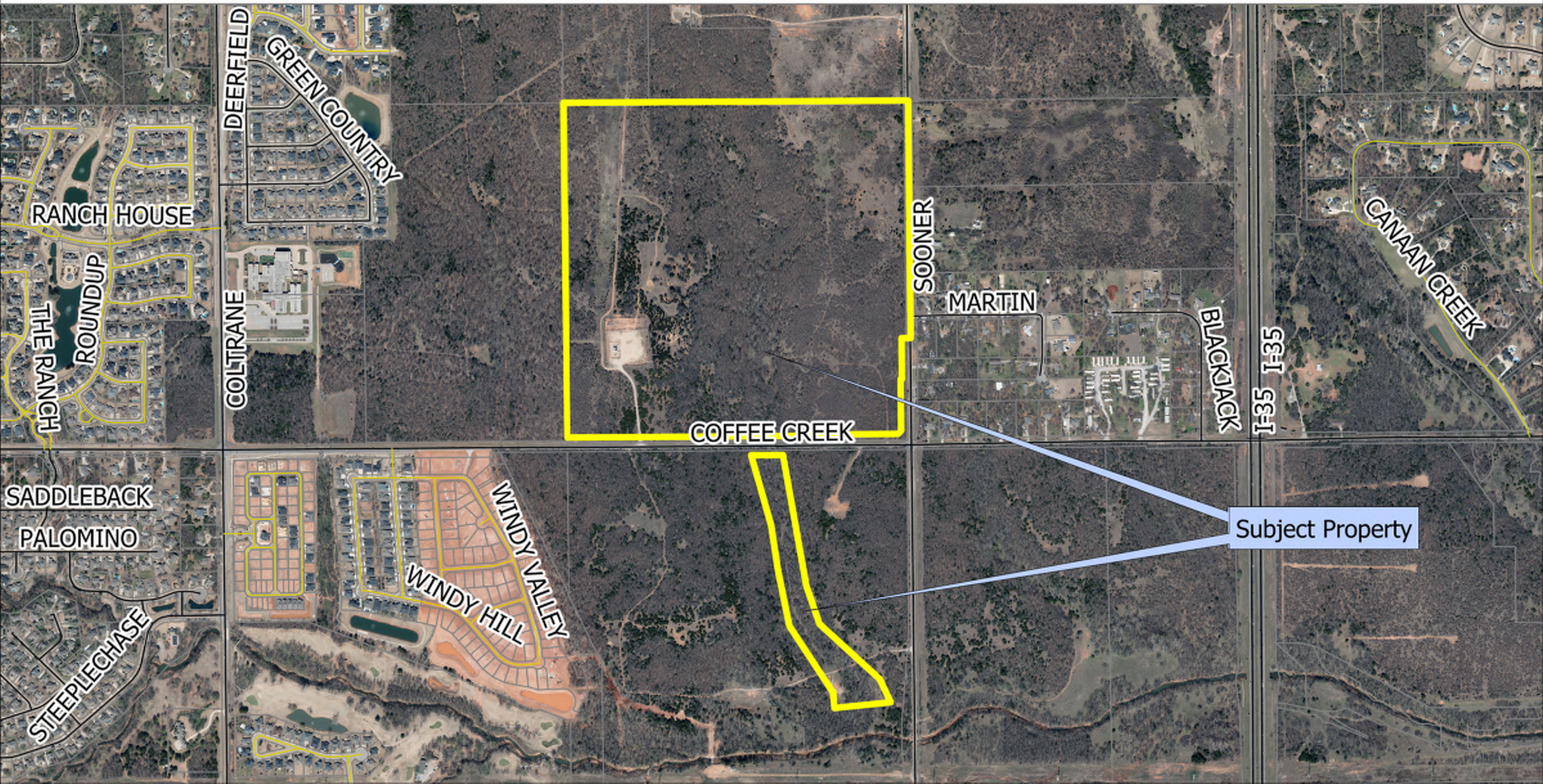
Landscaping/Urban Forestry Review:

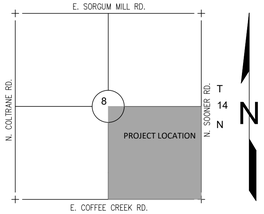
8. Tree Preservation – Tree preservation is compliant.

Staff Recommendation: Staff recommends approval of the application for PR26-00026. 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.

Subject Property
PR26-00026 Delaware Creek Preliminary Plat

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.





LOCATION MAP

SCALE: 1" = 2000'

LEGEND

- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- FEMA FLOODWAY
- TREE PRESERVATION AREA(S)

Line Table		
Line #	Direction	Length
L1	S 89°22'56" W	70.00'
L2	N 00°37'04" W	81.80'
L3	S 89°22'56" W	165.00'
L4	N 00°37'04" W	40.00'
L5	S 06°43'36" W	137.43'
L6	S 10°41'40" E	232.23'
L7	S 51°44'48" E	58.64'
L8	S 01°34'23" W	92.34'
L9	S 03°02'17" W	72.75'

PRELIMINARY PLAT
OF

DELAWARE CREEK

A PART OF THE SE/4 OF SECTION 8, T14N, R2W, I.M.,
CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 2 OF 3

TREE PRESERVATION
4.56 AC.
C/A 'E'

FEMA FLOODPLAIN

CITY OF EDMOND FLOODPLAIN

NATURE TRAIL

S 18°18'20" E - 310.70'

S 89°35'40" W - 378.18'

E. COFFEE CREEK ROAD

SOUTH LINE OF SE/4

FUTURE DRIVEWAY (BY OTHERS)

EAST LINE OF SE/4

POND C
C/A 'E'

POND 8
C/A 'D'

POND A
C/A 'A'
& P/D/E
0.43 AC.

VALOR DRIVE

EISENHOWER DRIVE

DECLARATION DRIVE

BEACON LIGHT DRIVE

FLAGSHIP DRIVE

BUNKER HILL DRIVE

ALLIANCE DRIVE

CONVENTION DRIVE

FREEDOM HEIGHTS DRIVE

LIBERTY CREEK DRIVE

C/A 'F'
1.47 AC.

C/A 'H'
0.15 AC.

C/A 'G'
0.15 AC.

C/A 'B'
0.09 AC

C/A 'D'

C/A 'E'

C/A 'F'

R77

R35'

10' U/E

3/4 U/L

ROW

N. SOONER ROAD

S 00°37'04" E - 1820.91'

786.80'

705.00'

EXISTING DRIVEWAY

ARTERIAL SIDEWALK

NORTH LINE OF SE/4

N 89°37'38" E - 2644.01'

POINT OF BEGINNING
SE CORNER OF SE/4 OF
SECTION 8, T14N, R2W, I.M.

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(C/A)	COMMON AREA
L.N.A	LIMITS OF NO ACCESS
1000	EXISTING CONTOURS
SS	8" SANITARY SEWER
W	WATER LINES

NOTES

1. REFER TO SHEET 3 OF THIS PRELIMINARY PLAT FOR GENERAL NOTES, TREE PRESERVATION NOTES AND REQUIREMENTS, TREE PRESERVATION DETAIL, AND LEGAL DESCRIPTION.
2. REFER TO THE TREE PRESERVATION PLAN AND FOREST AREA PLAN INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
3. THERE SHALL BE NO ON-STREET PARKING ALONG PUBLIC STREETS INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
4. AS DESCRIBED WITHIN THE APPROVED PUD, THIS PRELIMINARY PLAT WILL CONTAIN NO MORE THAN 622 SINGLE-FAMILY LOTS ACROSS TRACTS 3 AND 4. TRACT 3 ALLOWS FOR 16 DWELLING UNITS PER ACRE AND TRACT 4 ALLOWS FOR 12 DWELLING UNITS PER ACRE.
5. AS DESCRIBED WITHIN THE APPROVED PUD, THIS PRELIMINARY PLAT WILL GENERALLY REQUIRE NO MINIMUM SETBACKS WHETHER IN STREETS OR ALLEYS.
6. REFER TO THE MASTER DEVELOPMENT EXHIBIT WHICH OUTLINES THE SPECIFIC USES FOR EVERY TRACT INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
7. TREE PRESERVATION AREAS SHALL BE PROTECTED WITH TREE PROTECTION FENCING AND SIGNAGE PRIOR TO AND THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION WHERE A PRESERVATION AREA ABUTS A CONSTRUCTION ZONE, IN ACCORDANCE WITH TITLE 21 AND APPLICABLE CITY OF EDMOND CODES AND ORDINANCES.

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL (30')	60 LOTS
SINGLE-FAMILY RESIDENTIAL (40')	450 LOTS
SINGLE-FAMILY RESIDENTIAL (50')	67 LOTS
MULTI-FAMILY RESIDENTIAL (DUPLEX)	22 LOTS (2 DU/LOT)
RESIDENTIAL ACREAGE	113.72 ACRES
RESIDENTIAL DENSITY	5.46 (DU/AC.) - 0.18 (AC./DU)
TREE PRESERVATION (RESIDENTIAL)	17.32 ACRES (21%)

OWNER:
LIBERTY PARK LAND PARTNERS LLC
4017 E COVELL RD, Unit 150
EDMOND, OK 73034

SCALE: 1" = 80'

GRAPHIC SCALE IN FEET

80 0 80

PRELIMINARY PLAT
OF
DELAWARE CREEK

LTS ENGINEERING SERVICES, LLC
PO Box 31685, Edmond, OK 73003
CERTIFICATE OF AUTHORIZATION: CA 6710
EXPIRES 06/30/2027

SHEET: 1 OF 3
DATE: 09/29/2026

PRELIMINARY PLAT
OF
DELAWARE CREEK

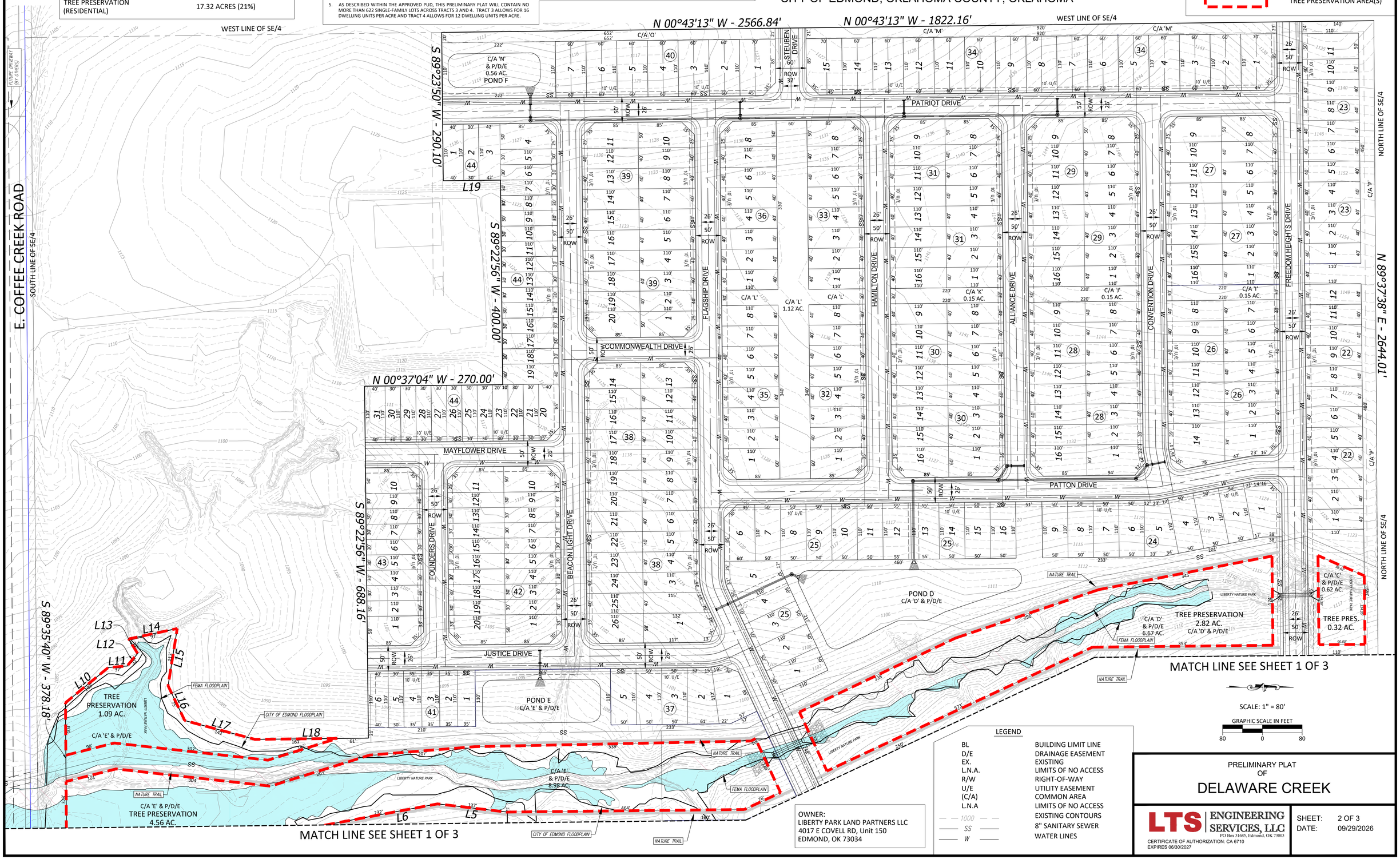
A PART OF THE SE/4 OF SECTION 8, T14N, R2W, I.M., CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL (30')	60 LOTS
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TREE PRESERVATION (RESIDENTIAL)	17.32 ACRES (21%)

NOTES

1. REFER TO SHEET 3 OF THIS PRELIMINARY PLAT FOR GENERAL NOTES, TREE PRESERVATION NOTES AND REQUIREMENTS, TREE PRESERVATION DETAIL, AND LEGAL DESCRIPTION.
2. REFER TO SHEET 1 OF THIS PRELIMINARY PLAT FOR THE VICINITY MAP.
3. REFER TO THE TREE PRESERVATION PLAN AND FOREST AREA PLAN INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
4. THERE SHALL BE NO ON-STREET PARKING ALONG PUBLIC STREETS INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
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8. TREE PRESERVATION AREAS SHALL BE PROTECTED WITH TREE PROTECTION FENCING AND SIGNAGE PRIOR TO AND THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION WHERE A PRESERVATION AREA ABUTS A CONSTRUCTION ZONE, IN ACCORDANCE WITH TITLE 21 AND APPLICABLE CITY OF EDMOND CODES AND ORDINANCES.

LEGEND
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- FEMA FLOODWAY
- TREE PRESERVATION AREA(S)



SCALE: 1" = 80'

GRAPHIC SCALE IN FEET
80 0 80

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(C/A)	COMMON AREA
L.N.A	LIMITS OF NO ACCESS
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SS	8" SANITARY SEWER
W	WATER LINES

OWNER:
LIBERTY PARK LAND PARTNERS LLC
4017 E COVELL RD, Unit 150
EDMOND, OK 73034

PRELIMINARY PLAT
OF
DELAWARE CREEK

LTS ENGINEERING SERVICES, LLC
PO Box 31605, Edmond, OK 73003
CERTIFICATE OF AUTHORIZATION: CA 6710
EXPIRES 06/30/2027

SHEET: 2 OF 3
DATE: 09/29/2026

LEGEND

- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- FEMA FLOODWAY
- TREE PRESERVATION AREA(S)

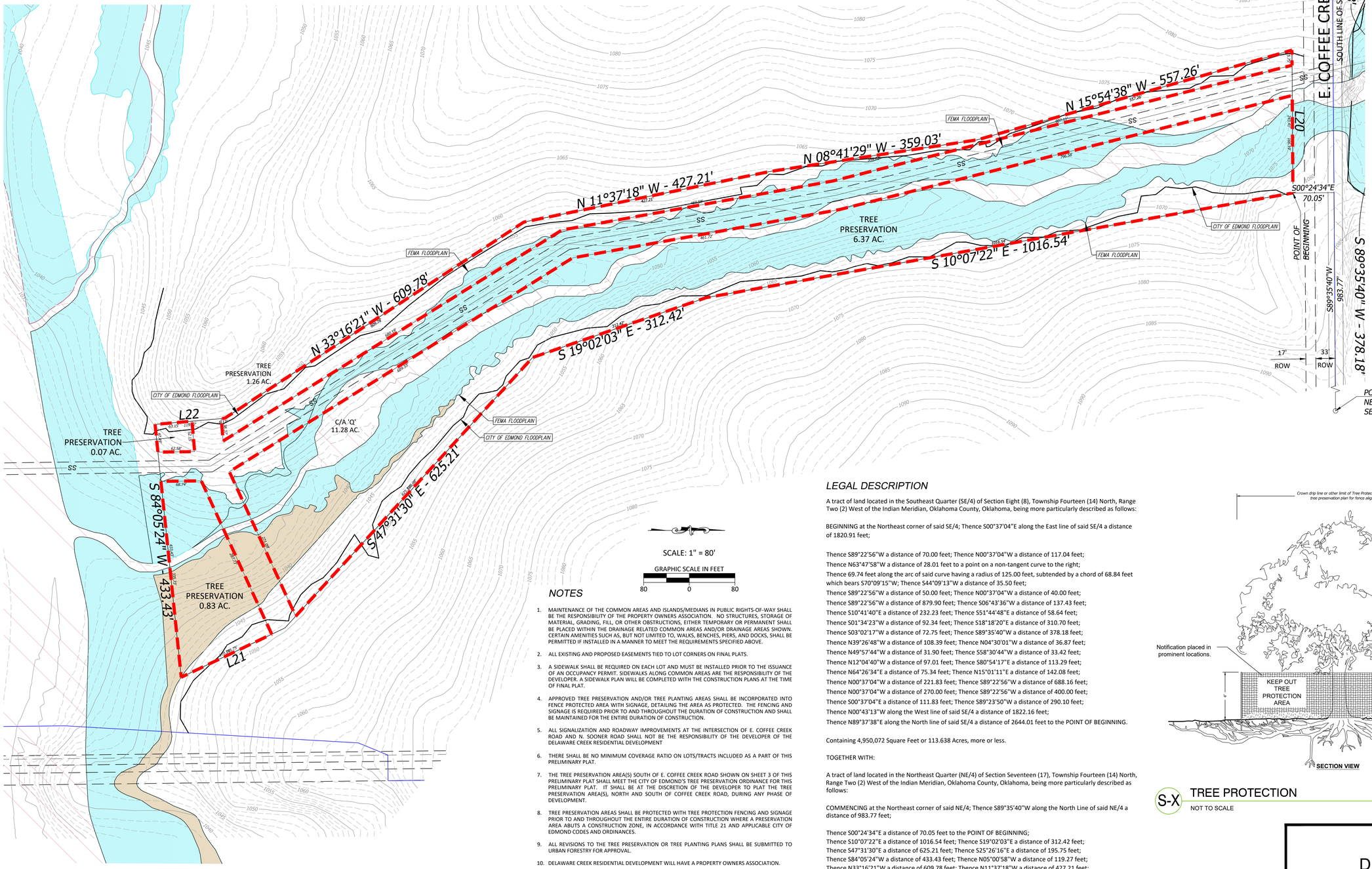
LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(C/A)	COMMON AREA
L.N.A	LIMITS OF NO ACCESS
1000	EXISTING CONTOURS

PRELIMINARY PLAT
OF

DELAWARE CREEK

A PART OF THE SE/4 OF SECTION 8, T14N, R2W, I.M.,
CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA



R 2 W
E. COFFEE CREEK RD.
PROJECT LOCATION
N. COLTRANE RD.
N. SOONER RD.
17
T 14 N
E. COVELL RD.
N

LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 80'

GRAPHIC SCALE IN FEET
80 0 80

NOTES

1. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
2. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
3. A SIDEWALK SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER. A SIDEWALK PLAN WILL BE COMPLETED WITH THE CONSTRUCTION PLANS AT THE TIME OF FINAL PLAT.
4. APPROVED TREE PRESERVATION AND/OR TREE PLANTING AREAS SHALL BE INCORPORATED INTO FENCE PROTECTED AREA WITH SIGNAGE, DETAILING THE AREA AS PROTECTED. THE FENCING AND SIGNAGE IS REQUIRED PRIOR TO AND THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE MAINTAINED FOR THE ENTIRE DURATION OF CONSTRUCTION.
5. ALL SIGNALIZATION AND ROADWAY IMPROVEMENTS AT THE INTERSECTION OF E. COFFEE CREEK ROAD AND N. SOONER ROAD SHALL NOT BE THE RESPONSIBILITY OF THE DEVELOPER OF THE DELAWARE CREEK RESIDENTIAL DEVELOPMENT
6. THERE SHALL BE NO MINIMUM COVERAGE RATIO ON LOTS/TRACTS INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
7. THE TREE PRESERVATION AREA(S) SOUTH OF E. COFFEE CREEK ROAD SHOWN ON SHEET 3 OF THIS PRELIMINARY PLAT SHALL MEET THE CITY OF EDMOND'S TREE PRESERVATION ORDINANCE FOR THIS PRELIMINARY PLAT. IT SHALL BE AT THE DISCRETION OF THE DEVELOPER TO PLAT THE TREE PRESERVATION AREA(S), NORTH AND SOUTH OF COFFEE CREEK ROAD, DURING ANY PHASE OF DEVELOPMENT.
8. TREE PRESERVATION AREAS SHALL BE PROTECTED WITH TREE PROTECTION FENCING AND SIGNAGE PRIOR TO AND THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION WHERE A PRESERVATION AREA ABUTS A CONSTRUCTION ZONE, IN ACCORDANCE WITH TITLE 21 AND APPLICABLE CITY OF EDMOND CODES AND ORDINANCES.
9. ALL REVISIONS TO THE TREE PRESERVATION OR TREE PLANTING PLANS SHALL BE SUBMITTED TO URBAN FORESTRY FOR APPROVAL.
10. DELAWARE CREEK RESIDENTIAL DEVELOPMENT WILL HAVE A PROPERTY OWNERS ASSOCIATION.
11. THE STREETS IN THE DELAWARE CREEK RESIDENTIAL DEVELOPMENT WILL BE PUBLIC.

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Eight (8), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; Thence S00°37'04"E along the East line of said SE/4 a distance of 1820.91 feet;

Thence S89°22'56"W a distance of 70.00 feet; Thence N00°37'04"W a distance of 117.04 feet;
Thence N63°47'58"W a distance of 28.01 feet to a point on a non-tangent curve to the right;
Thence 69.74 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 68.84 feet which bears S70°09'15"W; Thence S44°09'13"W a distance of 35.50 feet;
Thence S89°22'56"W a distance of 50.00 feet; Thence N00°37'04"W a distance of 40.00 feet;
Thence S89°22'56"W a distance of 879.90 feet; Thence S06°43'36"W a distance of 137.43 feet;
Thence S10°41'40"E a distance of 232.23 feet; Thence S51°44'48"E a distance of 58.64 feet;
Thence S01°34'23"W a distance of 92.34 feet; Thence S18°18'20"E a distance of 310.70 feet;
Thence S03°02'17"W a distance of 72.75 feet; Thence S89°35'40"W a distance of 378.18 feet;
Thence N39°26'48"W a distance of 108.39 feet; Thence N04°30'01"W a distance of 36.87 feet;
Thence N49°57'44"W a distance of 31.90 feet; Thence S58°30'44"W a distance of 33.42 feet;
Thence N12°04'40"W a distance of 97.01 feet; Thence S80°54'17"E a distance of 113.29 feet;
Thence N64°26'34"E a distance of 75.34 feet; Thence N15°01'11"E a distance of 142.08 feet;
Thence N00°37'04"W a distance of 221.83 feet; Thence S89°22'56"W a distance of 688.16 feet;
Thence N00°37'04"W a distance of 270.00 feet; Thence S89°22'56"W a distance of 400.00 feet;
Thence S00°37'04"E a distance of 111.83 feet; Thence S89°23'50"W a distance of 290.10 feet;
Thence N00°43'13"W along the West line of said SE/4 a distance of 1822.16 feet;
Thence N89°37'38"E along the North line of said SE/4 a distance of 2644.01 feet to the POINT OF BEGINNING.

Containing 4,950,072 Square Feet or 113.638 Acres, more or less.

TOGETHER WITH:

A tract of land located in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4; Thence S89°35'40"W along the North Line of said NE/4 a distance of 983.77 feet;

Thence S00°24'34"E a distance of 70.05 feet to the POINT OF BEGINNING;
Thence S10°07'22"E a distance of 1016.54 feet; Thence S19°02'03"E a distance of 312.42 feet;
Thence S47°31'30"E a distance of 625.21 feet; Thence S25°26'16"E a distance of 195.75 feet;
Thence S84°05'24"W a distance of 433.43 feet; Thence N05°00'58"W a distance of 119.27 feet;
Thence N33°16'21"W a distance of 609.78 feet; Thence N11°37'18"W a distance of 427.21 feet;
Thence N08°41'29"W a distance of 359.03 feet; Thence N15°54'38"W a distance of 557.26 feet;
Thence N89°35'26"E a distance of 243.41 feet to the POINT OF BEGINNING.

Containing 491,373.64 Square Feet or 11.280 Acres, more or less.

Total tracts contain 7,217,208.80 Square Feet or 124.918 Acres, more or less.

POINT OF COMMENCEMENT
NE CORNER OF NE/4 OF
SECTION 17, T14N, R2W, I.M.

Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist and in accordance with ordinance standards.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

S-X TREE PROTECTION
NOT TO SCALE

L_tree protection_safety netting

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

PRELIMINARY PLAT
OF
DELAWARE CREEK

LTS ENGINEERING SERVICES, LLC
PO Box 31685, Edmond, OK 73003
CERTIFICATE OF AUTHORIZATION: CA 6710
EXPIRES 06/30/2027

SHEET: 3 OF 3
DATE: 09/29/2026


N COLTRANE RD
N SOONER RD


N COLTRANE RD
N SOONER RD
6 UNITS
4 UNITS
16 UNITS
11 acre Senior Living
LOT ACREAGE
COMMERCIAL / RETAIL - ~14 ACRES
OFFICE ~12 ACRES
SENIOR LIVING ~12 ACRES
ESTATE LOTS ~16 ACRES
UNIT TYPES
SINGLE FAMILY - 70'
SINGLE FAMILY - 90'
TOWNHOME - ALLEY
TOWNHOME - FRONT
COTTAGE (20' X 30')
TREE PROTECTION ZONE

Planning Commission **4. F.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. VA26-00012; Public Hearing and Consideration of Approval of a request for a ground sign to be located in an easement, on the property located on the east side of Sooner Road, on the north side of Conference Drive. (Legacy at Covell Shops, LLC; Ward 2)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: October 20, 2026

RE: Case No. VA26-00012; Public Hearing and Consideration of Approval of a request for a ground sign to be located in an easement, on the property located on the east side of Sooner Road, on the north side of Conference Drive. (Legacy at Covell Shops, LLC; Ward 2)

Background:

1. Purpose of Application: The applicant is requesting approval of a variance to allow for a ground sign to be located in a public easement. Chapter 15.35.040- Ground Signs, of the Edmond Municipal Code, states that a ground sign may not be placed upon a public right-of-way or public easement. The sign is otherwise compliant with the master sign plan as shown in the Legacy at Covell PUD design statement.

2. Location: The subject property is located on the east side of Sooner Road, north of Conference Drive, to the north of the Edmond Conference Center/Hilton Garden Inn.

Engineering Department:

3. The plan provided with this variance application shows the proposed sign located within an existing public easement. The City of Edmond does not currently operate any public utilities in direct conflict with the proposed sign location, and Engineering is not aware of any plans to widen Sooner Road beyond its current four-lane configuration. Engineering does not identify a conflict with the proposed sign placement at this time. However, the existing dedication provides the City of Edmond authority to construct, maintain, repair, replace, or otherwise perform work associated with public streets, public utilities, and incidental facilities within the dedicated area. Any private improvement located within this area, including the proposed sign, may be subject to removal if necessary to perform such work, and the City would not be obligated to compensate the property owner for or replace the sign.

Per Chapter 15.45.010 of the City's ordinance, requests for variances to the sign ordinance are made to the Planning Commission for a recommendation to be sent to City Council. A variance may be granted where strict and literal application of the ordinance would be considered to create a manifest injustice to the applicant.

Location Map
VA26-00012 Legacy at Covell Sign B Variance

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.





SIGN "B" LOCATION STUDY

Project ID
0434361Ar8_B_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

Customer Approval

Signature

MM/DD/YYYY

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1

SIGN B - NORTH BOUND ON N. SOONER RD.



2

SIGN B - SOUTH BOUND ON N. SOONER RD.

Project ID
0434361Ar8_B_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

Customer Approval

Signature

MM/DD/YYYY

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Project ID
0434361Ar8_B_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

Customer Approval

Signature

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SIGN "B" PHOTO SURVEY

Project ID
0434361Ar8_B_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

Customer Approval

Signature

MM/DD/YYYY

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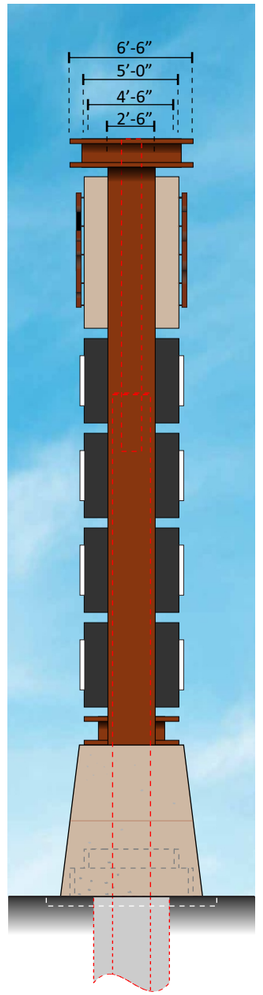
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B. SIGN FABRICATION REFERENCE







B **D/F MULTI-TENANT PYLON** SCALE: 1/8"= 1'-0"

(1) REQUIRED - MANUFACTURE & INSTALL **165.12 SQ. FT.**

PER FIELD SURVEY: SIGN SETBACK CHANGED TO 16' TO AVOID DISTURBING EXISTING GAS LINES (FINAL LOCATION TO BE CONFIRMED)

SIGN B - D/F TENANT PYLON

#	Description
1.	Alum. Fabricated Horizontal, Vertical Decor Pieces and Pole Covers With Painted Finish - Pms 1685c Rust Red
2.	Alum. Fabricated Base Cover As Fco. Integrated Panels - To Minimize Visual Seams. Brick & Mortar Powder Coat Finish (color Match W/ Development)
3.	**Alum. Fabricated Base** W/ Powder Coat Finish
4.	**Main Id / Tenant:** Alum. Fabricated Pylon Cabinets & Faces W/ (P4) Painted Finish , Mounted Over Steel Supports.
5.	**"Legacy" Signage:** Alum. Fabricated 3" Deep Reverse Channel Letters W/ Pms 1685c Rust Red Painted Returns. Polycarb. Backs W/ White Diffuser Film; 7100k White Led Halo-illum; Mounted To Sign Surface W/ 1/2" Metal Tube Spacers Painted Light Beige Texcote Finish; Use Non-corrosive Fasteners.
6.	**"at Covell" Signage:** Alum. Fabricated 3" Deep Reverse Channel Capsule W/ Pms 1685c Rust Red Painted Returns. Polycab Backs W/ White Diffuser FilmL 7100L White Led Halo-illum; R.O.S.T. Copy Backed Up W/ #2406 White Acrylic; Mounted To Sign Surface W/ 1/2" Metal Tube Spacers Painted Light Beige Texcote Finish; Use Non-corrosive Fasteners.
7.	**Future Tenants (removable Faces):** 1/8" Thk. Alum. Faces Painted Pms Black C Finish. Faces Attached Using Countersunk Screws. Cabinets Will Be Power Ready For Future Tenant Use - to be populated with: (Plex Faced Channel Letters). **Actual Tenants Are On Future W.O.**
8.	**Locate Buried Primary Electrical Conduit At Time of Concrete Pier Pouring**

****BRICK MASONRY BY OTHERS**
****TENANT CHANNEL LETTERS ON FUTURE W.O.**

ALL STEEL SUPPORTS, CONCRETE PIERS, CONCRETE PADS, AND REBAR REQUIREMENTS PER ENGINEER REVIEW

Colors:	
AC1	White Acrylic face
V1	3M 3630-22 Black vinyl
V3	3M 3630-126 Dark Emerald Green vinyl
P1	Black paint
P2	White paint
P3	PTM PMS 1685c paint
P4	PTM Lt. Beige Texcote
BR1	Development Matching Brick Veneer

Project ID
0434361Ar8_B_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

Customer Approval

Signature

MM/DD/YYYY

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Planning Commission **4. G.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. VA26-00013; Public Hearing and Consideration of Approval of a request for a ground sign to be located in the right-of-way, on the property located at 2725 Market Street. (Legacy at Covell Shops, LLC; Ward 2)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: October 20, 2026

RE: Case No. VA26-00013; Public Hearing and Consideration of Approval of a request for a ground sign to be located in the right-of-way, on the property located at 2725 Market Street. (Legacy at Covell Shops, LLC; Ward 2)

Background:

1. Purpose of Application: The applicant is requesting approval of a variance to allow for a ground sign to be located in the public right-of-way. Chapter 15.35.040-Ground Signs, of the Edmond Municipal Code, states that a ground sign may not be placed upon a public right-of-way or public easement. The sign is otherwise compliant with the master sign plan as shown in the Legacy at Covell PUD design statement.

2. Location: The subject property is located at 2725 Market Street, on the north side of East Covell Road, west of Market Street.

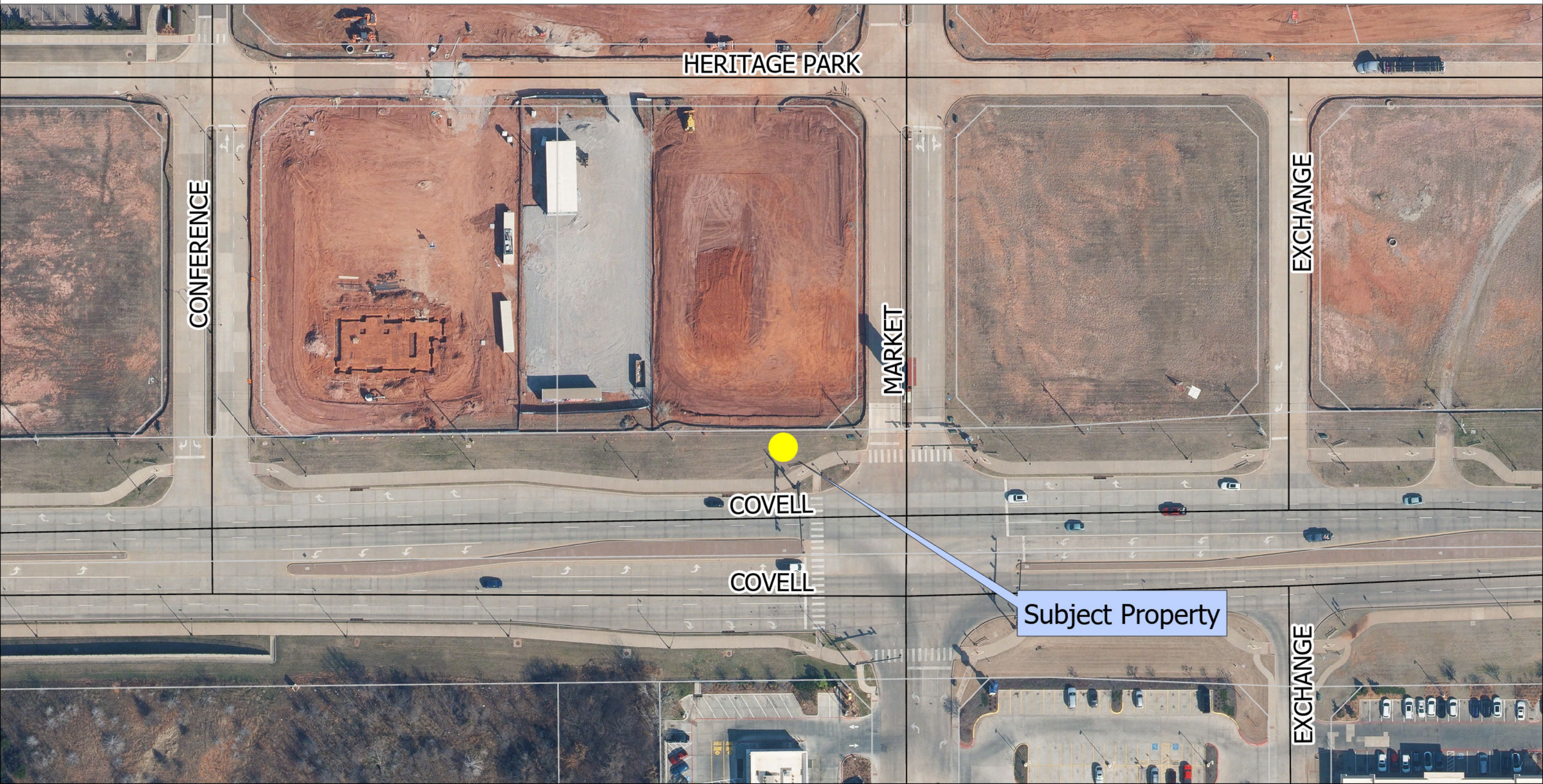
Engineering Department:

3. The proposed sign is located within the existing Covell Road right-of-way. Engineering, including Traffic Engineering, has reviewed the proposed location and did not identify any current conflict with roadway operations or other public improvements. The applicant acknowledges that placing the sign within the right-of-way is at the property owner's risk. The City of Edmond retains the right to access and use the right-of-way for construction, maintenance, repair, replacement, or other work associated with public streets, utilities, drainage, and incidental facilities. If such work requires removal or relocation of the sign, the City would not be obligated to compensate the property owner for or replace the sign.

Per Chapter 15.45.010 of the City's ordinance, requests for variances to the sign ordinance are made to the Planning Commission for a recommendation to be sent to City Council. A variance may be granted where strict and literal application of the ordinance would be considered to create a manifest injustice to the applicant.

Location Map
VA26-00013 Legacy at Covell Sign D Variance

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.





SIGN "D" LOCATION STUDY

Project ID
0434361Ar8_D_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

CORRECTION (09-11-26)PA: CHANGED "D" "CHIPOTLE" LOGO BACKGROUND TO CORP. LOGO BROWN AND WHITE BORDER.

R9(10-07-26)PA: ADDED CLOSER VIEW SURVEY PHOTOS AND PHOTO/ART RENDERING EXHIBITS FOR SIGN "D"

Customer Approval

Signature

MM/DD/YYYY

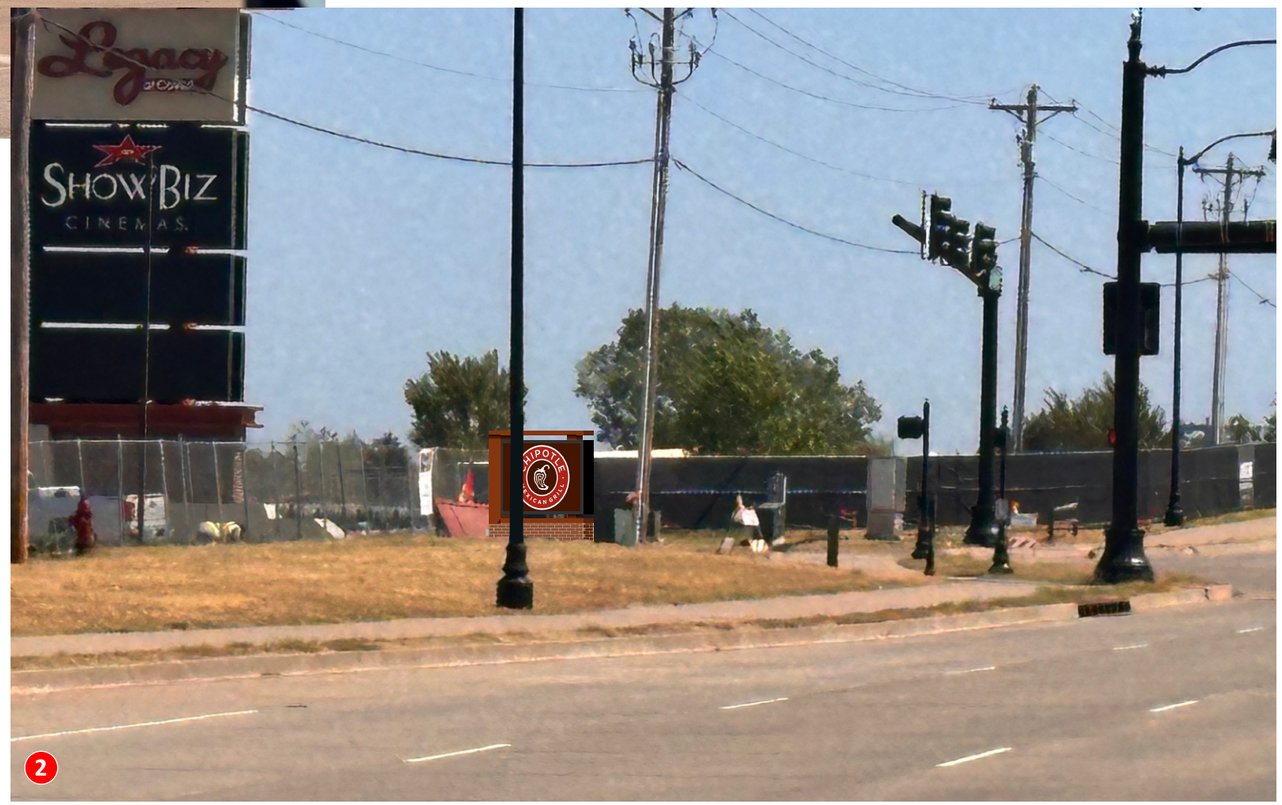
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SIGN D - WEST BOUND ON E. COVELL RD.



Project ID
0434361Ar8_D_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

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R9(10-07-26)PA: ADDED CLOSER VIEW SURVEY PHOTOS AND PHOTO/ART RENDERING EXHIBITS FOR SIGN "D"

Customer Approval

Signature

MM/DD/YYYY

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Project ID
0434361Ar8_D_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

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Customer Approval

Signature

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SIGN "D" PHOTO SURVEY

Project ID
0434361Ar8_D_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

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Customer Approval

Signature

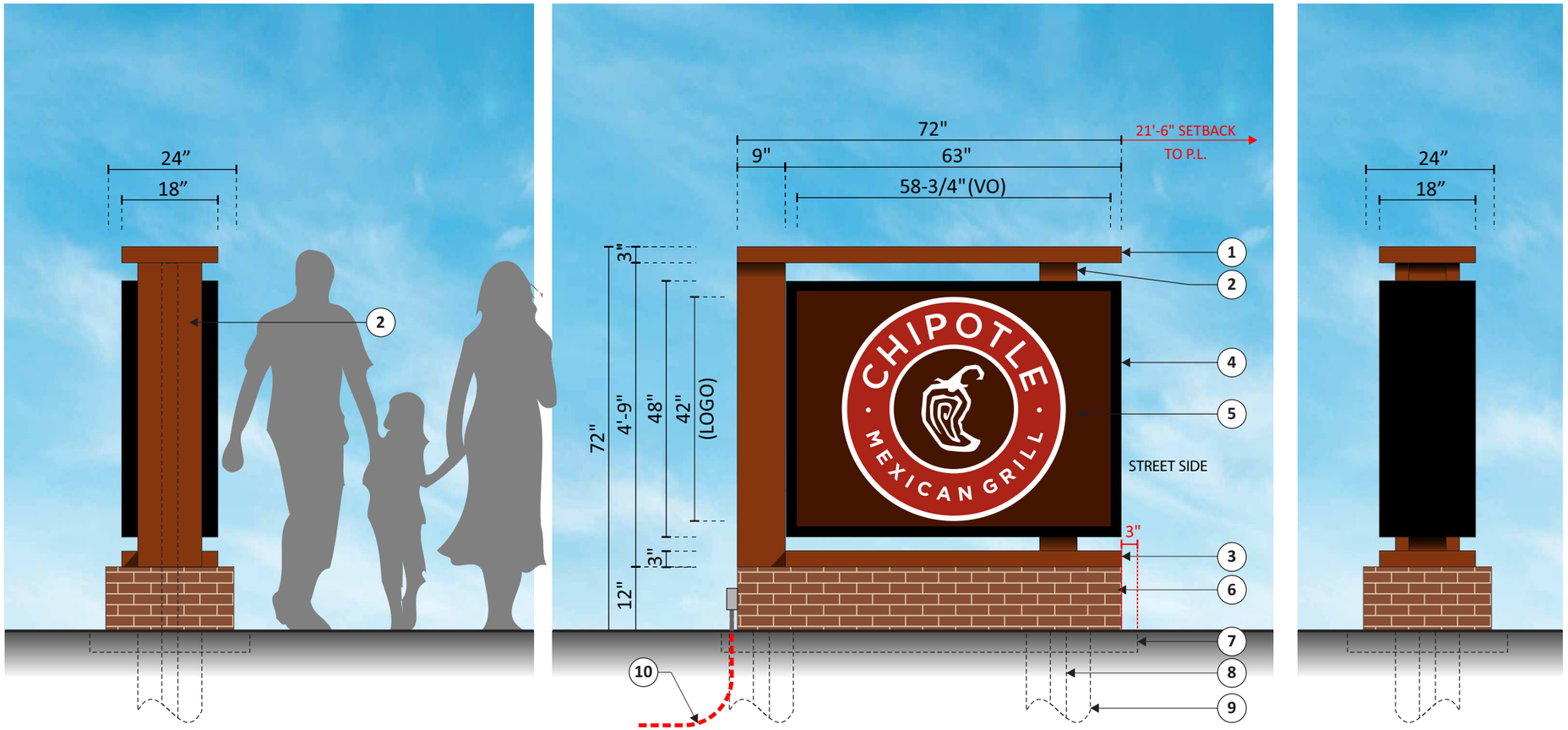
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D **D/F SINGLE-TENANT MONUMENT** SCALE: 1/2"=1'-0"
ONE[1] REQUIRED - MANUFACTURE & INSTALL 20.92 SQ. FT.

CHIPOTLE - LOGO COLORS

R:172 G: 35 B: 24

R:68 G: 21 B: 0

D. SIGN FABRICATION REFERENCE

SIGN D - D/F SINGLE TENANT MONUMENT

#	Description
1.	Alum. Fabricated Horizontal Top Cap Cover With Painted Finish - Pms 1685c Rust Red
2.	Alum. Fabricated Vertical Decor Pole Covers With Painted Finish - Pms 1685c Rust Red
3.	Alum. Fabricated Vertical Decor Lower Cap Cover With Painted Finish - Pms 1685c Rust Red
4.	**Main Id / Tenant:** Alum. Fabricated Monument Cabinet, Retainers and With (P1) Painted Finish; 7100k White Internal LED Illumination; Cabinet to be Mounted Over Steel Supports.
5.	**Tenant Signage (removable faces):** White Acrylic Tenant Faces; **3M Vinyl with Digitally Printed Tenant Graphics and UV Clear Overlay.**
6.	**Alum. Fabricated Base** W/ 1/2" Thk. Masonry Sheathing with Development Matching Brick Veneer / Mortar.
7.	**PAD:** 4"D. x 30" x 78" Concrete Pad with #3 Rebar on 12" Centers.
8.	**STEEL:** (2) Two 3" Sq. x .1875" Wall Steel Supports Required.
9.	**STEEL:** (2) Two 12" Dia. x 24" Deep Concrete Piers Required.
10.	**Locate Buried Primary Electrical Conduit At Time of Concrete Pier Pouring**

****BRICK MASONRY BY OTHERS**

ALL STEEL SUPPORTS, CONCRETE PIERS, CONCRETE PADS, AND REBAR REQUIREMENTS PER ENGINEER REVIEW

	Colors:
AC1	White Acrylic face
V1	3M 3630-22 Black vinyl
V3	3M 3630-126 Dark Emerald Green vinyl
P1	Black paint
P2	White paint
P3	PTM PMS 1685c paint
P4	PTM Lt. Beige Texcote
BR1	Development Matching Brick Veneer

Project ID
0434361Ar8_D_STUDY

Legacy at Covell
TBD,
Edmund, OK

Sign Item

Date: 04-08-2026
SALES: STAN MACRUM
PM: JAMIE MACRUM
Designer: P. AGUIAR

Revision Note

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Customer Approval

Signature

MM/DD/YYYY

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Planning Commission **4. H.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. SP26-00008; Public Hearing and Consideration of Approval for a Site Plan for 7 Brew Covell Crossing, located at 4016 East Covell Road. (Triangle Engineering, LLC; Ward 2)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: October 20, 2026

RE: Case No. SP26-00008; Public Hearing and Consideration of Approval for a Site Plan for 7 Brew Covell Crossing, located at 4016 East Covell Road. (Triangle Engineering, LLC; Ward 2)

Background:

1. Purpose of Application: The applicant is requesting approval of a site plan application for 7 Brew-Covell Crossing. The building is 510 square feet in size and has drive-thru only service.

2. Location: The subject property is located at 4016 East Covell Road; on the south side of Covell Road, west of Sooner Road, in the Covell Crossing development.

3. Existing zoning: The site is zoned "PUD Z22-00025" Planned Unit Development.

4. Plat: The site is currently platted as the Covell Crossing addition.

5. Setbacks: All building setbacks are compliant with code.

6. Height of buildings: The proposed building is approximately 19 feet in height.

7. Parking: 12 parking spaces and bicycle parking have been provided.

8. Lot size: 27,095 square feet/0.62 acres.

9. Lighting Plan: The site is compliant with code requirements.

10. Signage: All signage will be reviewed and permitted separately.

11. General architectural appearance: The building materials consist of Nichiha brick panels with metal accents.

12. Sensitive borders: Sensitive border standards have been met per the PUD design statement.

13. Mechanical equipment screening: All mechanical equipment will be adequately screened per code.

14. Fencing/screening: N/A

Engineering Department:

15. Access: The proposed development includes one full-access driveway connecting to a private drive within the Covell Crossing commercial development and one stub-out drive connection for a future cross-access to Lot 4 to the east. Both driveways provide internal circulation and shared access to the larger development network of private streets.

16. Water & Wastewater: An existing 8-inch public water main on the north side of the private east-west drive along the southern portion of the Covell Crossing development will serve this site. An existing 8-inch public sanitary sewer main on the north side of the property along the south side of Covell Road will provide sanitary sewer service.

17. Drainage: On-site detention is not required, as the site is included in the overall Covell Crossing regional detention system, which provides stormwater management for all lots within the development. Drainage improvements associated with the site plan will ensure compliance with Title 23 and Standard Drawing STD 400.

Building and Safety:

18. Applicable Building Code, Fire Code: The Building Department has reviewed the project and finds no concerns that should prevent site plan approval.

Landscaping/Urban Forestry:

19. Landscaping: The site is compliant.

Solid Waste:

20. Solid Waste: The solid waste enclosure shall be compliant with City of Edmond solid waste enclosure standards and specifications.

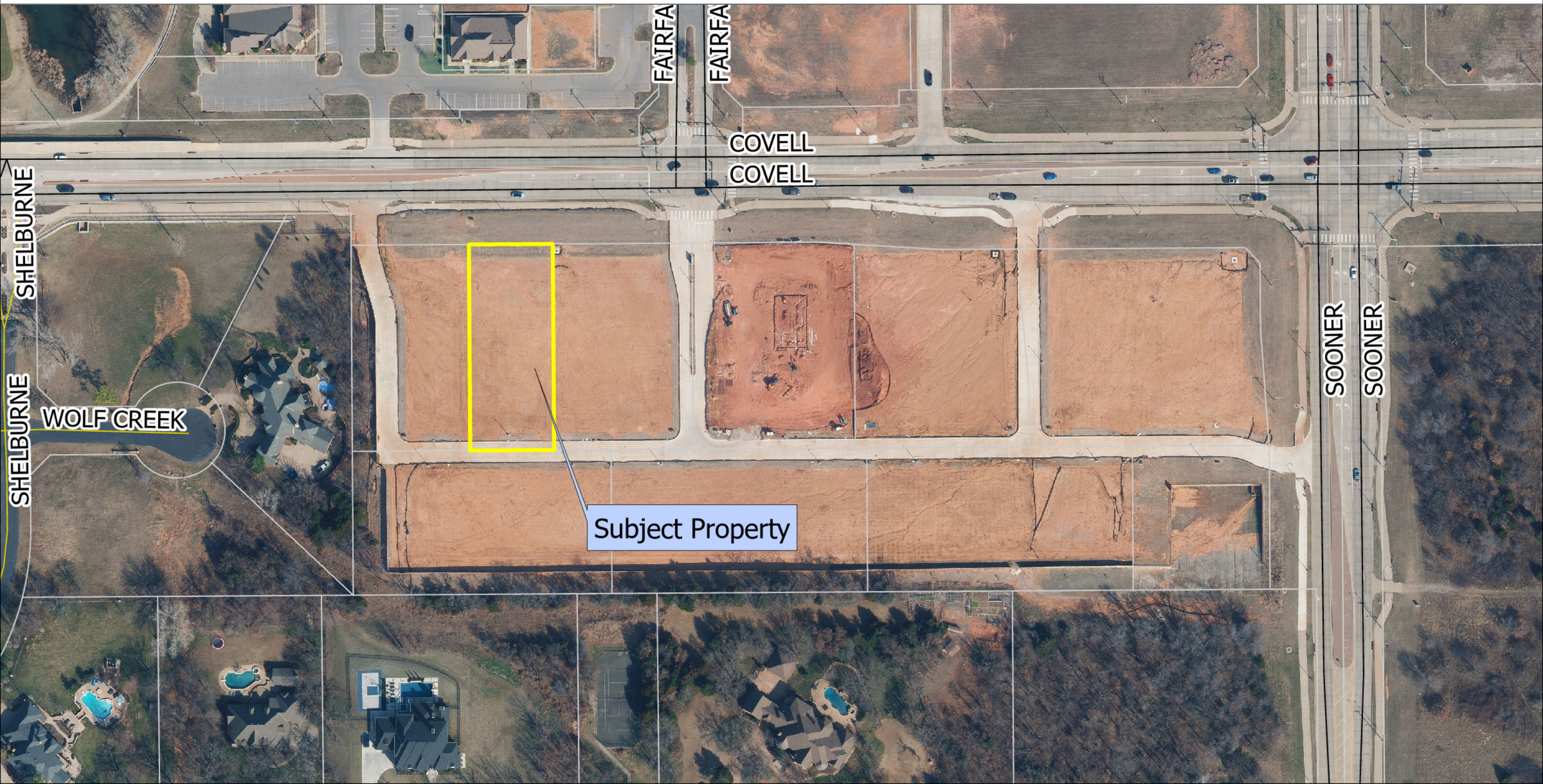
Edmond Electric:

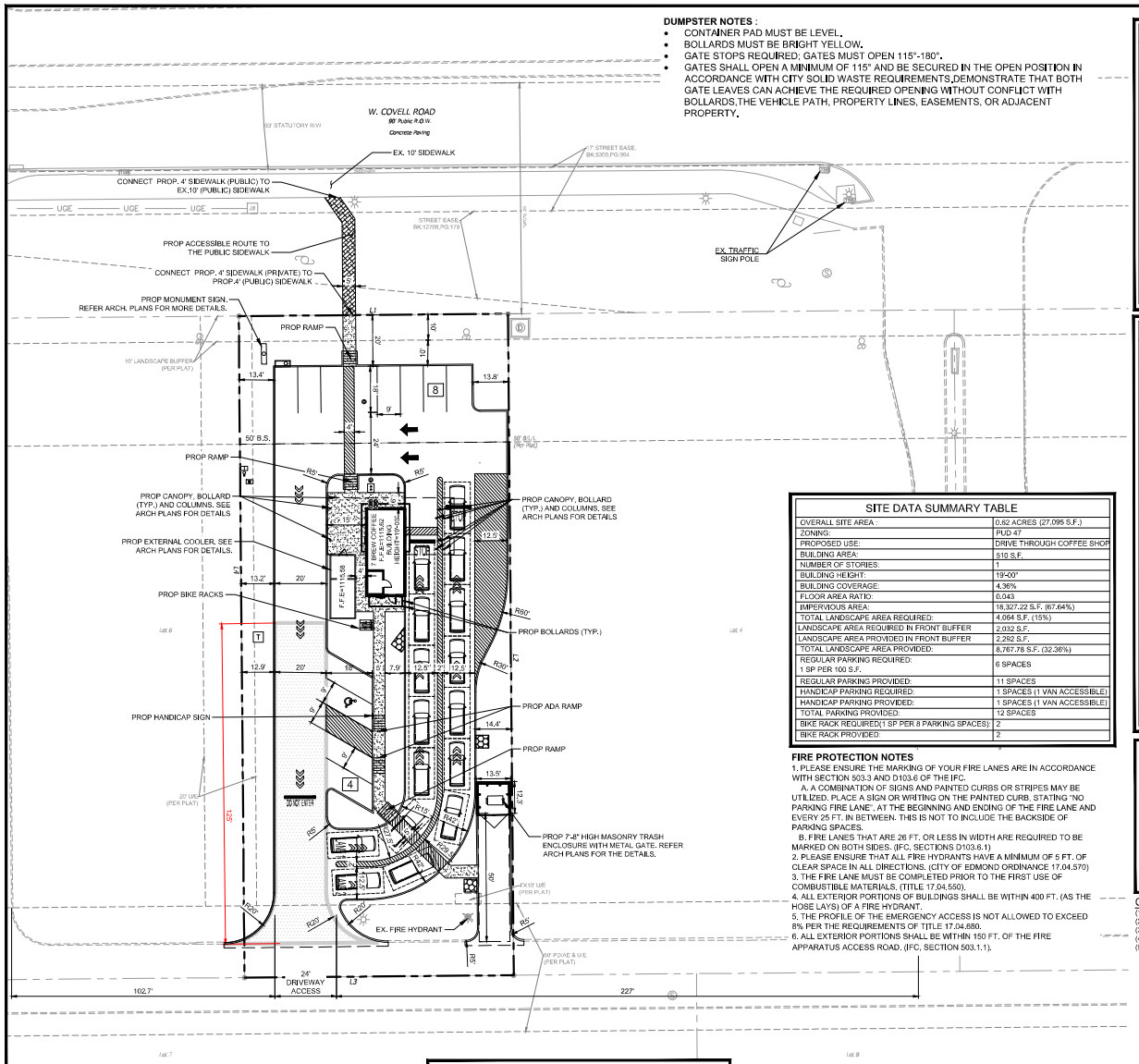
21. Electric: The submitted Site/Utility Plan reflects an electric distribution layout that meets Edmond Electric's requirements for access, equipment clearances, and acceptable routing of associated system conduit and conductors. The project will be subject to Edmond Electric's current commercial construction standards and requirements.

Staff Recommendation: Staff recommends approval of the application for SP26-00008. 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.

Location Map
SP26-00008 7 Brew Covell Crossing SP

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DUMPSTER NOTES :

- CONTAINER PAD MUST BE LEVEL.
- BOLLARDS MUST BE BRIGHT YELLOW.
- GATE STOPS REQUIRED. GATES MUST OPEN 115°-180°.
- GATES SHALL OPEN A MINIMUM OF 115° AND BE SECURED IN THE OPEN POSITION IN ACCORDANCE WITH CITY SOLID WASTE REQUIREMENTS.DEMONSTRATE THAT BOTH GATE LEAVES CAN ACHIEVE THE REQUIRED OPENING WITHOUT CONFLICT WITH BOLLARDS,THE VEHICLE PATH, PROPERTY LINES, EASEMENTS, OR ADJACENT PROPERTY.

EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
MAG NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" P FOUND	A/C PAD	BUILDING WALL
X-CUT FOUND	TRAFFIC BOX	TILE
X-CUT	GAS MARKER	BUILDING LINE
1" IR FOUND	OVERHEAD UTILITY LINE	EASEMENT
1" IP FOUND	GUY WIRE ANCHOR	BOUNDARY
POINT FOR CORNER	BARBED WIRE FENCE	RIGHT-OF-WAY LINE
CON. MONUMENT	IRON FENCE	PARKING STRIPE
3/4" IP FOUND	CHAIN LINK FENCE	HANDICAP SPACE
TELE. BOX	WOOD FENCE	JUNCTION BOX
CABLE BOX	PIPE RAIL FENCE	
ELECTRIC BOX	COVERED AREA	
BRICK COLUMN	ASPHALT	
STONE COLUMN	FIRE LANE STRIPE	
STORM DRAIN MH.	BRICK RET. WALL	
SAN. SEW. CO.	STONE RET. WALL	
BOLLARD POST	CON. RET. WALL	
LIGHT POLE		
SAN. SEW. MH.		

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X X
FIRE LANE	
STRIPING	
SIDEWALK HATCH (PUBLIC)	
SIDEWALK HATCH (PRIVATE)	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	SYM.
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	
BIKE RACK	

SITE DATA SUMMARY TABLE

OVERALL SITE AREA :	0.62 ACRES (27,095 S.F.)
ZONING:	PUD 47
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
BUILDING AREA:	510 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-00"
BUILDING COVERAGE:	4.36%
FLOOR AREA RATIO:	0.043
IMPERVIOUS AREA:	18,327.22 S.F. (67.64%)
TOTAL LANDSCAPE AREA REQUIRED:	4,064 S.F. (15%)
LANDSCAPE AREA REQUIRED IN FRONT BUFFER	2,032 S.F.
LANDSCAPE AREA PROVIDED IN FRONT BUFFER	2,262 S.F.
TOTAL LANDSCAPE AREA PROVIDED:	8,767.78 S.F. (32.36%)
REGULAR PARKING REQUIRED: 1 SP PER 100 S.F.	6 SPACES
REGULAR PARKING PROVIDED:	11 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	12 SPACES
BIKE RACK REQUIRED(1 SP PER 8 PARKING SPACES):	2
BIKE RACK PROVIDED:	2

FIRE PROTECTION NOTES :

1. PLEASE ENSURE THE MARKING OF YOUR FIRE LANES ARE IN ACCORDANCE WITH SECTION 503.3 AND D103.6 OF THE IFC.
   A. A COMBINATION OF SIGNS AND PAINTED CURBS OR STRIPES MAY BE UTILIZED. PLACE A SIGN OR WRITING ON THE PAINTED CURB, STATING "NO PARKING FIRE LANE", AT THE BEGINNING AND ENDING OF THE FIRE LANE AND EVERY 25 FT. IN BETWEEN. THIS IS NOT TO INCLUDE THE BACKSIDE OF PARKING SPACES.
   B. FIRE LANES THAT ARE 26 FT. OR LESS IN WIDTH ARE REQUIRED TO BE MARKED ON BOTH SIDES. (IFC, SECTIONS D103.6.1)
2. PLEASE ENSURE THAT ALL FIRE HYDRANTS HAVE A MINIMUM OF 5 FT. OF CLEAR SPACE IN ALL DIRECTIONS. (CITY OF EDMOND ORDINANCE 17.04.570)
3. THE FIRE LANE MUST BE COMPLETED PRIOR TO THE FIRST USE OF COMBUSTIBLE MATERIALS. (TITLE 17.04.550).
4. ALL EXTERIOR PORTIONS OF BUILDINGS SHALL BE WITHIN 400 FT. (AS THE HOSE LAYS) OF A FIRE HYDRANT.
5. THE PROFILE OF THE EMERGENCY ACCESS IS NOT ALLOWED TO EXCEED 8% PER THE REQUIREMENTS OF TITLE 17.04.680.
6. ALL EXTERIOR PORTIONS SHALL BE WITHIN 150 FT. OF THE FIRE APPARATUS ACCESS ROAD. (IFC, SECTION 503.1.1).

EASEMENT/SETBACK LEGEND

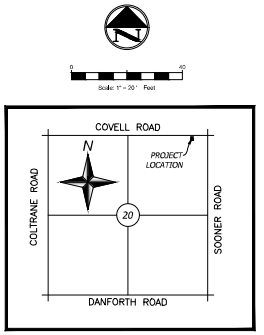
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS EASEMENT	F.A.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

CITY GENERAL NOTES

(1) ALL CONSTRUCTION SHALL CONFORM TO CITY OF EDMOND STANDARDS AND SPECIFICATIONS.
(2) FIRE HYDRANTS SHALL BE LOCATED 5'-9' BEHIND THE BACK OF THE CURB WITH NOZZLES 24" ABOVE GRADE.
(3) SERVICE LINES SHALL BE "K" COPPER.
(4) WATER SERVICE CONNECTIONS SHALL BE DOUBLE STRAP STAINLESS STEEL SADDLE AND GASKET.
(5) FITTINGS SHALL BE FUSION-BONDED EPOXY COATED WITH BLUE XYLAN BOLTS.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 89°30'15" E	105.02'
L2	N 00°29'45" E	258.00'
L3	S 89°30'15" W	105.02'
L4	N 00°29'45" W	258.00'



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. EACH REQUIRED SPACE SHALL BE IDENTIFIED BY WHITE SURFACE MARKINGS AT LEAST FOUR INCHES IN WIDTH. MARKINGS SHALL BE VISIBLE AT ALL TIMES.
10. PARKING STALL MUST BE WHITE STRIPED.

NOTE
MONUMENT SIGN REQUIRED SEPARATE PERMIT.

REVIEWED BY:_____ _____
CITY ENGINEER DATE

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/27/26	1st CITY SUBMITTAL	KP
2	06/24/26	2nd CITY SUBMITTAL	KP
3	07/29/26	3rd CITY SUBMITTAL	KP
4	09/16/26	4th CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.

LICENSED PROFESSIONAL ENGINEER Kartavya Patel 25025 OKLAHOMA 09/16/26

SITE PLAN

7 BREW COFFEE SHOP
SWC OF COVELL AND SOONER EDMOND
CITY OF EDMOND
OKLAHOMA COUNTY, OKLAHOMA 73034
LOT 5, BLOCK 1 COVELL CROSSING ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8666 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | 12 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	03/30/26	SEE SCALE BAR	156-25	C-3.0

OK. P.E. FIRM #CA6168

CASE NO: SP26-00008

Front Elevation:

Total Façade Area: 314.05 Sqft.

Nichiha Modernbrick Panel – 15%
Nichiha Canyonbrick Panel – 49%
Glazing – 21.4%
Blue Metal Facia – 14.6%



Back Elevation:

Total Façade Area: 324.12 Sqft.

Nichiha Modernbrick Panel – 40.3%
Nichiha Canyonbrick Panel – 13.8%
Roof Panel – 30.3%
Blue Metal Facia – 4.4%
Doors/ Electrical Panels – 11.2%



Left “Side” Elevation:

Total Façade Area: 541.58 Sqft.

Nichiha Modernbrick Panel – 19.6%
Nichiha Canyonbrick Panel – 60.2%
Glazing – 10%
Blue Metal Facia – 10.2%

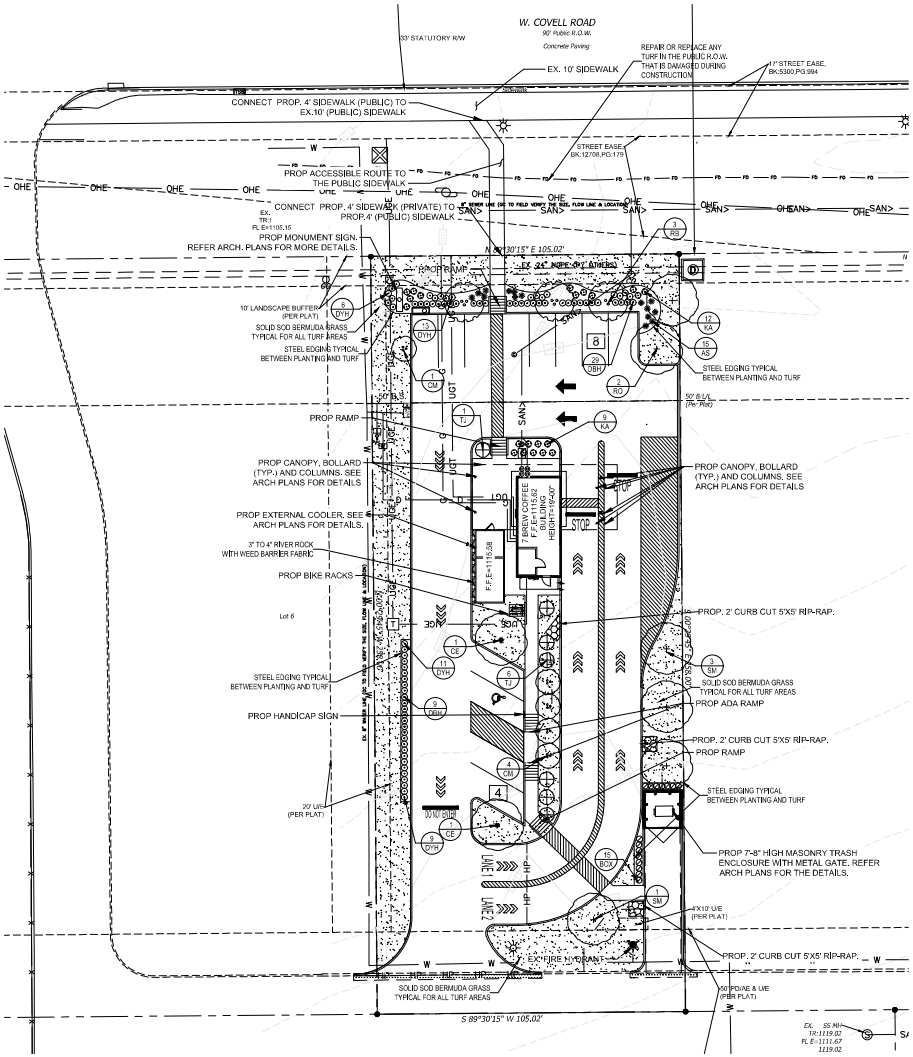


Right “Side” Elevation:

Total Façade Area: 541.58 Sqft.

Nichiha Modernbrick Panel – 17.5%
Nichiha Canyonbrick Panel – 48.3%
Glazing – 20.7%
Blue Metal Facia – 13.5%





PLANT MATERIAL SCHEDULE

TREES						
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	POINTS
CE	2	Cedar Elm	*Ulmus crassifolia*	2.5" cal.	container, 10' ht., 5' spread, 5' clear trunk	30
CM	5	Crepe Myrtle	*Lagerstroemia indica*	2" cal.	container, 7' ht., 4' spread, 3- trunks, tree form	50
RO	2	Red Oak	*Quercus shumardii*	2.5" cal.	container, 10' ht., 5' spread, 5' clear trunk	30
RB	3	River Birch 'Dura Heat'	*Betula nigra 'Dura Heat'*	2.5" cal.	container, 8' ht., 4' spread, 3- trunks, tree form	45
SM	4	Shantung Maple	*Acer truncatum*	2.5" cal.	container, 10' ht., 5' spread, 5' clear trunk	60
TJ	7	Taylor Juniper	*Juniperus virginiana 'Taylor'*	2" cal.	container, 8' ht., 3' spread	70
SHRUBS						
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	POINTS
AS	15	Anthony Waterer Spirea	*Spiraea japonica 'Anthony Waterer'*	3 gal.	container, 18" ht., 18" spread, 24" o.c.	30
BOX	15	Wintergreen Boxwood	*Buxus microphylla 'Wintergreen'*	7 gal.	container, 24" ht., 20" spread, 24" o.c.	30
DBH	38	Dwarf Burford Holly	*Ilex cornuta burfordii 'nana'*	3 gal.	container, 20" ht., 20" spread, 24" o.c.	76
DYH	39	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container, 18" ht., 18" spread, 24" o.c.	78
KA	21	Kaleidoscope Abelia	*Abelia grandiflora 'Kaleidoscope'*	3 gal.	container, 18" ht., 18" spread, 24" o.c.	42
GROUNDCOVERS						
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	
		'419' Bermudagrass	*Cynodon dactylon '419'*		Refer to Solid Sod	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL PLANTING AREAS INCLUDING TREE PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH OF 18" AND REPLACED WITH AMENDED TOPSOIL.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS, PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.*
7. CONTRACTOR SHALL PROVIDE (2") TWO INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED, LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS, PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

<u>I-35 OVERLAY MINIMUM LANDSCAPE AREA:</u>

MINIMUM 15% OF PROPERTY AREA SHALL BE LANDSCAPE WITH A MINIMUM OF 40% OF THE REQUIRED LANDSCAPE SHALL BE LOCATED IN THE FRONT YARD.
LOT AREA: 27,095 S.F.

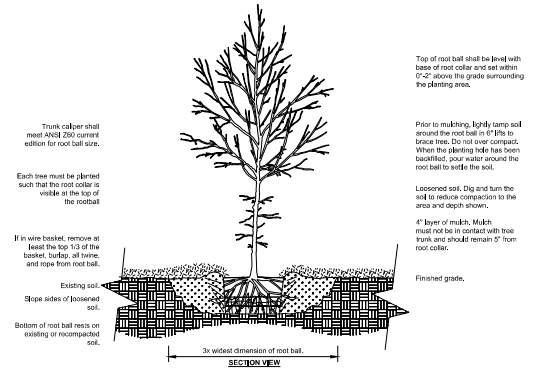
REQUIRED:	PROVIDED:
4,065 S.F. (15%)	8,686 S.F. (32%)
1,626 S.F. (40%)	3,081 S.F. (76%)

<u>PLANT REQUIREMENTS:</u>

30 PLANT UNITS REQUIRED FOR EACH 250 S.F. OF REQUIRED LANDSCAPE AREA.
52% OF THE UNITS MUST BE TREES= 52% OF PROPOSED UNITS ARE TREES
25% OF THE UNITS MUST BE EVERGREEN- 49% OF PROPOSED UNITS ARE EVERGREEN
15 ADDITIONAL PLANT UNITS SHALL BE PROVIDED FOR EVERY 4 EXCESS PARKING SPACES

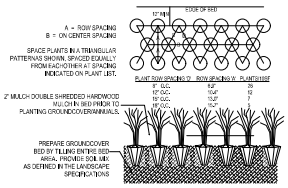
6 EXCESS PARKING SPACES

REQUIRED:	PROVIDED
488 PLANT UNITS +	541 PLANT UNITS
30 PLANT UNITS =	11 LARGE / MEDIUM TREES @ 15 UNITS= 165
518 PLANT UNITS	12 SMALL TREES @ 10 UNITS= 120
	92 EVERGREEN SHRUBS @ 2 UNITS=184
	36 DECIDUOUS SHRUBS @ 2 UNITS= 72

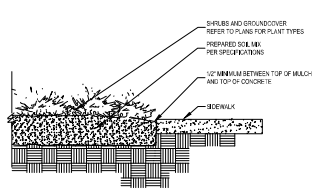


01 CITY OF EDMOND TREE PLANTING DETAIL
1/2" = 1'-0"

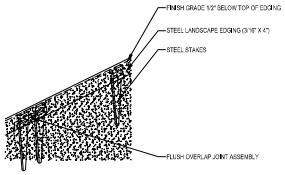
URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE



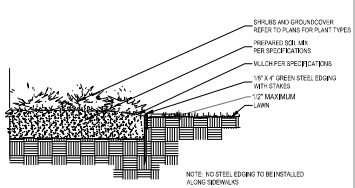
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



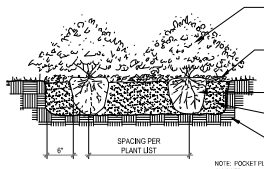
03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL 1
NOT TO SCALE



05 STEEL EDGING DETAIL 2
NOT TO SCALE



06 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLAN
SCALE: 1"=20'-0"
0 10 20 40

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1762 W. MCDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

STATE OF OKLAHOMA TROY THOMAS 0454 REGISTERED LANDSCAPE ARCHITECT
09.17.2026

7 - BREW

SWC OF COVELL ROAD & NORTH SOONER ROAD
CITY OF EDMOND, OKLAHOMA

ISSUE:
FOR APPROVAL 04.24.2026
FOR REVIEW 06.25.2026
CITY COMMENTS 08.06.2026
SITE PLAN 09.17.2026

DATE:
09.17.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

Planning Commission **4. I.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. SP26-00009; Public Hearing and Consideration of Approval for a Site Plan for Faith Bible Church expansion, located at 600 North Coltrane Road. (Faith Bible Church; Ward 2)

- Said Consideration to Include Consideration of Approval of an Exception to Title 22.6.1.E(6) which requires sidewalks along public rights-of-way.

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: October 20, 2026

RE: Case No. SP26-00009; Public Hearing and Consideration of Approval for a Site Plan for Faith Bible Church expansion, located at 600 North Coltrane Road. (Faith Bible Church; Ward 2)
Said Consideration to Include Consideration of Approval of an Exception to Title 22.6.1.E(6) which requires sidewalks along public rights-of-way.

Background:

1. Purpose of Application: The applicant is requesting approval of a site plan application to allow for a parking lot expansion and building addition for Faith Bible Church. The project is divided into two phases. Phase one will include the parking lot expansion on the west side of the property, along Coltrane. Phase two will allow for an expansion of the existing building on the west side.

2. Location: The subject property is located at 600 North Coltrane Road; on the east side of Coltrane Road, north of East 2nd Street.

3. Existing zoning: The site is zoned "A" Single Family Dwelling District with a specific use permit to allow for a place of worship.

4. Plat: The site is currently unplatted. Platting will be required.

5. Setbacks: All building setbacks are compliant with code.

6. Height of buildings: The proposed building addition in phase two will be consistent with height with the existing building of approximately 20 feet.

7. Parking: 73 parking spaces will be added to the site.

8. Lot size: 650,309 square feet/14.92 acres.

9. Lighting Plan: The site is compliant with code requirements.

10. Signage: All signage will be reviewed and permitted separately.

11. General architectural appearance: The phase two building expansion will include building materials and colors that are consistent with the existing structure.

12. Sensitive borders: Sensitive border standards have been met.

13. Mechanical equipment screening: All mechanical equipment will be adequately screened per code.

14. Fencing/screening: The existing fence will not be altered.

Engineering Department:

15. Access: The site will continue to use three existing drives on North Coltrane Road, with internal drives providing access to the proposed parking areas.

    Title 22, §22.6.1(E)(6), Sidewalk Improvements, requires sidewalks along all public right-of-way in accordance with Edmond standard specifications. The applicant has submitted a letter requesting an exception from this requirement along Coltrane Road. The letter states that existing slopes exceed 3:1 in some areas and that sidewalk construction would require retaining walls. The applicant also cites previous Coltrane Road widening associated with church projects during which sidewalks were not required.

    Title 22, §22.6.1(E)(6)(a)(ii), allows the Planning Commission to grant an exception from or modification to sidewalk requirements where extraordinary topographical or physical conditions would result in exceptional practical difficulties or undue hardships upon the owner. The applicant's request and support letter are presented for the Planning Commission's consideration under this provision.

16. Water & Wastewater: Existing water and sanitary sewer infrastructure is located along Coltrane Road. The submitted site plan does not include extensions of the public water or sanitary sewer mains.

17. Drainage: The development proposes modifications to the existing north and south detention ponds and on-site storm sewers to accommodate the building and parking additions. All drainage improvements shall comply with Title 23 of the Edmond Municipal Code and applicable City of Edmond standards and specifications, including STD-400. Drainage easements, maintenance access, and ownership and maintenance responsibilities for the detention facilities will be addressed during final plat review.

Building and Safety:

18. Applicable Building Code, Fire Code: The Building Department has reviewed the project and finds no concerns that should prevent site plan approval.

Landscaping/Urban Forestry:

19. Landscaping: The property has an approved variance from April 11, 2022 pertaining to the existing parking islands which do not meet the minimum 12-foot

width from inside of curb. New proposed parking islands are compliant with the current Landscape Ordinance with a minimum width of 12 feet wide with a tree.

Solid Waste:

20. Solid Waste: The submitted site plan identifies no changes to the existing trash collection arrangements.

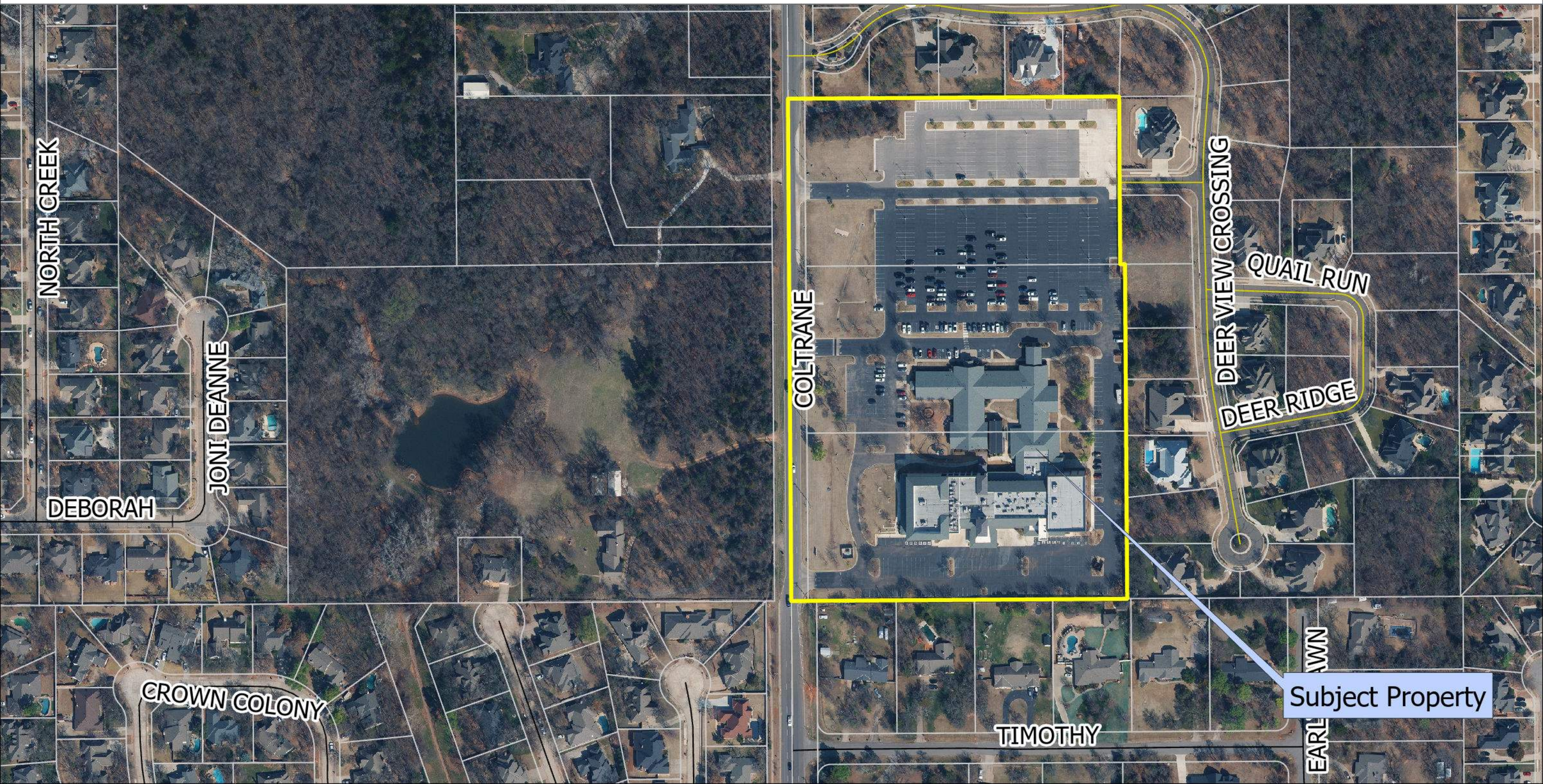
Edmond Electric:

21. Electric: Exercise caution during any excavation activities between the existing transformer and the building to prevent damage to underground electrical facilities. The existing service lines are customer-owned; however, any damage to the existing transformer resulting from excavation or construction activities will be the responsibility of the developer/contractor and repair costs may be billed accordingly.
    The existing transformer appears to have sufficient capacity to support the increased electrical demand associated with the proposed building addition. The proposed parking lot improvements do not appear to conflict with existing Edmond Electric facilities or infrastructure.

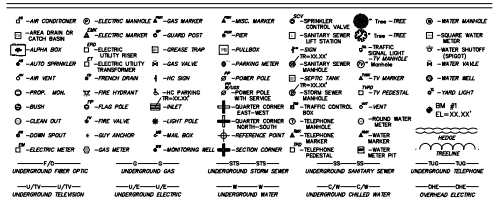
Staff Recommendation: Staff recommends approval of the application for SP26-00009, subject to the variances. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.

Location Map
SP26-00009 Faith Bible Church Exp. SP

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.



SURVEY LEGEND



LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, more particularly described as follows:
BEGINNING at a point 1979.37 feet South of the Northwest corner of the Northwest Quarter (NW/4) of Section 29;
THENCE South 328.45 feet;
THENCE East 661.05 feet;
THENCE North 328.45 feet;
THENCE West 661.05 feet to the POINT OF BEGINNING.

AND

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The South Half (S/2) of the following described tract: A part of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Fourteen (14) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 1,319.37 feet South of the Northwest corner of the NW/4 of Section 29; Thence South 660 feet; Thence East 651.64 feet; Thence North 660 feet; Thence West 651.64 feet to the point of Beginning, Said tract of land being more correctly described as follows:
A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at northwest corner of Northwest Quarter of said Section 29;
THENCE South 00°22'46" East, along the west line of said Northwest Quarter, a distance of 1,649.37 feet to the POINT OF BEGINNING;
THENCE continuing South 00°22'46" East a distance of 330.00 feet;
THENCE North 89°37'14" East a distance of 651.64 feet;
THENCE North 00°22'46" West, parallel with the west line of said Northwest Quarter, a distance of 330.00 feet;
THENCE South 89°37'14" West a distance of 651.64 feet to the POINT OF BEGINNING.

BM #2
RR SPIKE IN NORTH SIDE OF PP AT SW CORNER OF PROPERTY
ELEV=1140.70

BM #3
CUT "X" ON TOP CURB OF PARKING SOUTH SIDE OF NORTH DRIVE TO FAITH BIBLE CHURCH
ELEV=1148.92

BM #4
CUT "X" ON TOP CURB AT NORTH SIDE OF CURB CUT EAST SIDE OF PARKING LOT
ELEV=1153.26

BM #5
CUT "X" ON TOP CURB 10'± SOUTH OF DOUBLE VENT PIPES NORTH SIDE PHEASANT RIDGE TR
ELEV=1146.34

BM #6
CUT "X" ON TOP CURB AT END OF CURB DRIVE TO QUAIL CROSSING EAST SIDE COLTRANE
ELEV=1141.88

OKIE 811
Know what's below. Call before you dig.

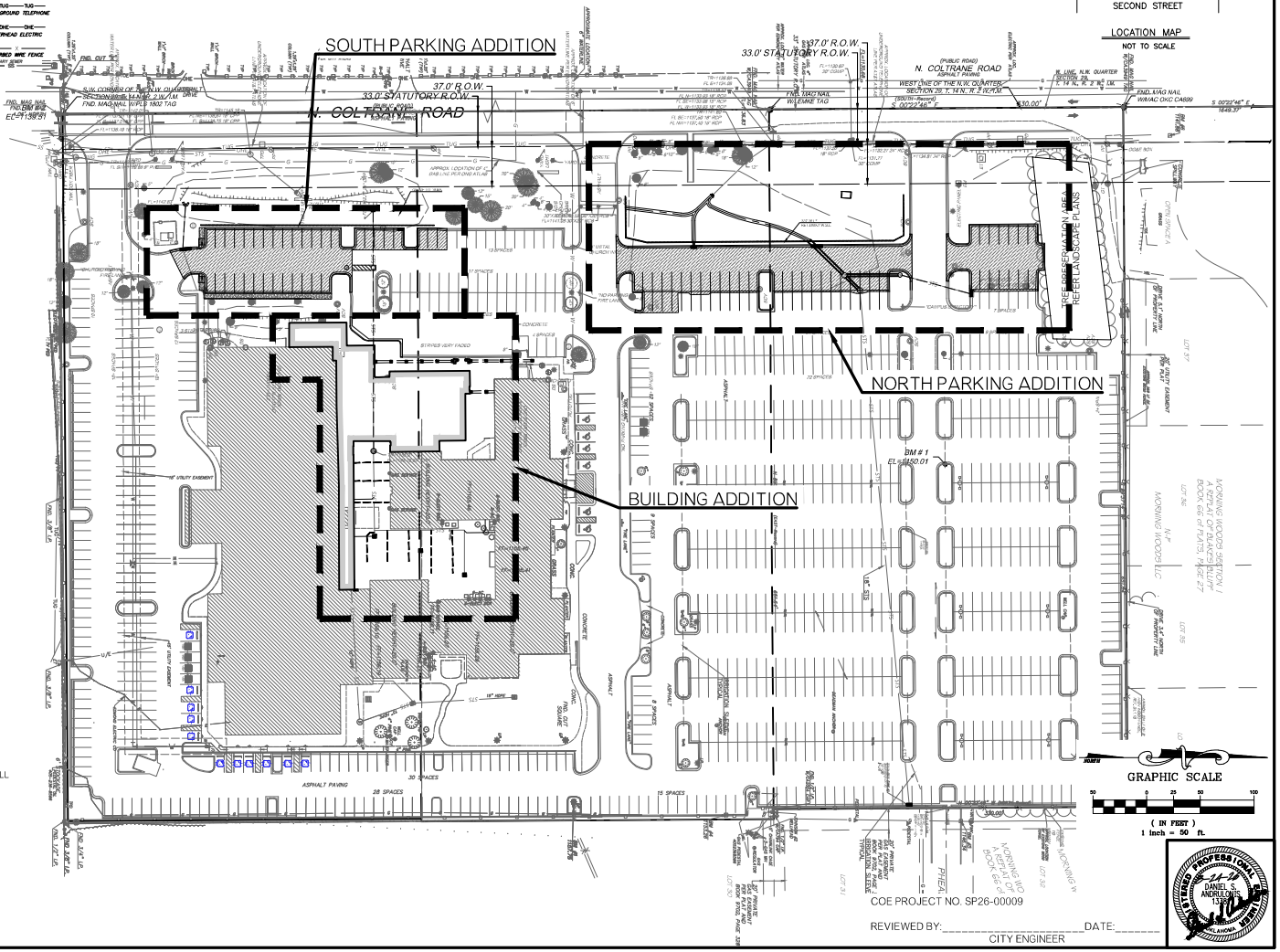
SITE LEGEND

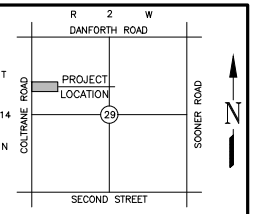
- PROPOSED BUILDING
- 6" ASPHALT PAVEMENT
- 6" P.C. CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 6" CONCRETE CURB & GUTTER
- 6" CONCRETE CURB
- PROPOSED RETAINING WALL

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR & ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR & ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR & ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE IN VERIFYING LOCATION OF UTILITIES.

NOTE: PROVIDE SOLID SLAB SOD IN ALL DISTURBED AREAS UNLESS SHOWN OTHERWISE ON THE LANDSCAPE PLANS.





LOCATION MAP
NOT TO SCALE

COE PROJECT NO. SP26-00009

REVIEWED BY:_____ DATE:_____
CITY ENGINEER

ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. 7318 EXP. JUNE 30, 2027

NOT FOR CONSTRUCTION.
SPECIFIC USE PERMIT APPLICATION.

PROJ. 118228
DATE: 08/24/26
DRAWN BY: SAM
DESIGNED BY: DSA
CHECKED BY: DSA

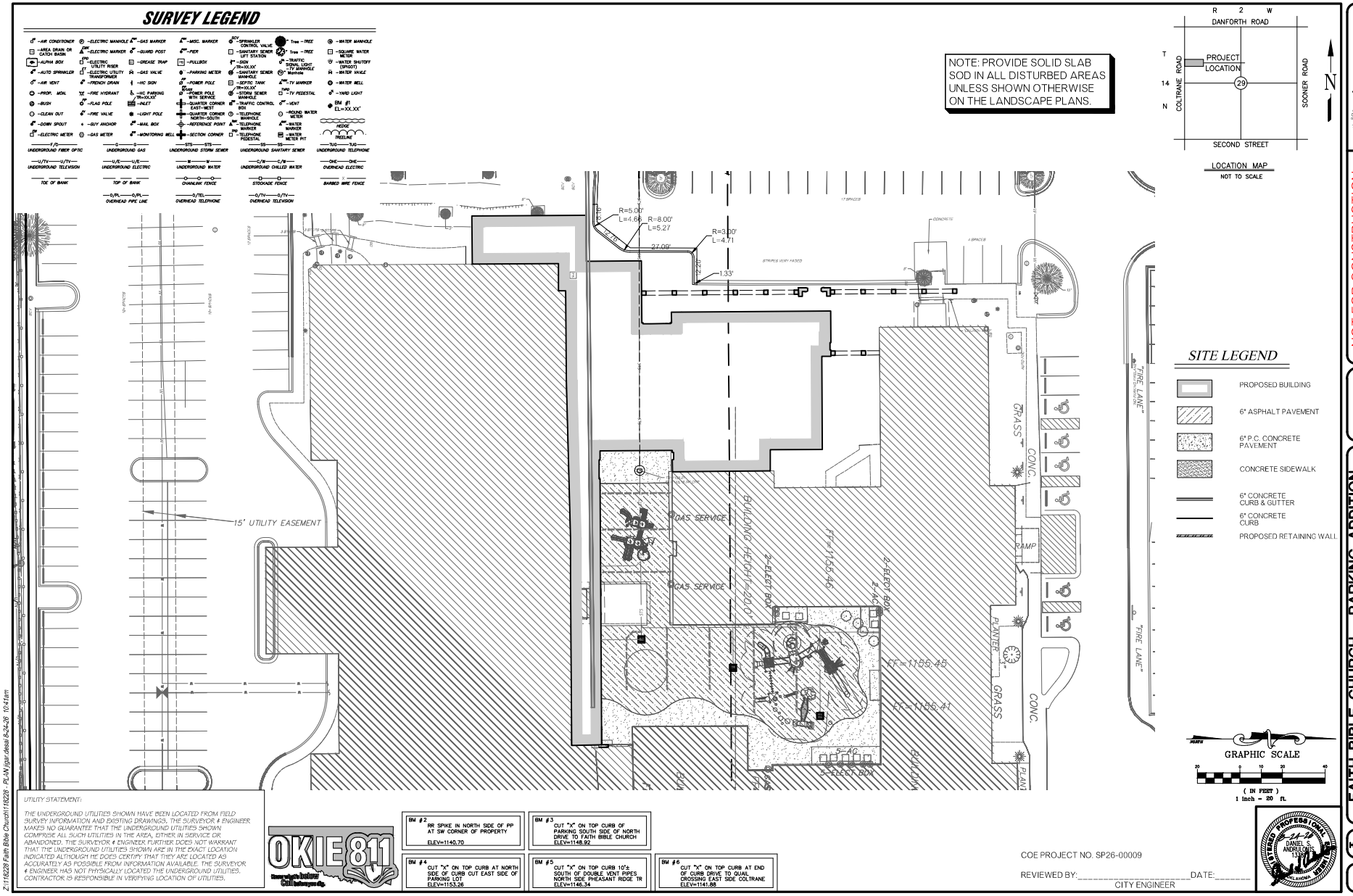
FAITH BIBLE CHURCH - PARKING ADDITION
600 N COLTRANE ROAD
EDMOND, OKLAHOMA
OVERALL SITE PLAN

SCALE: HOR. 1"=50'

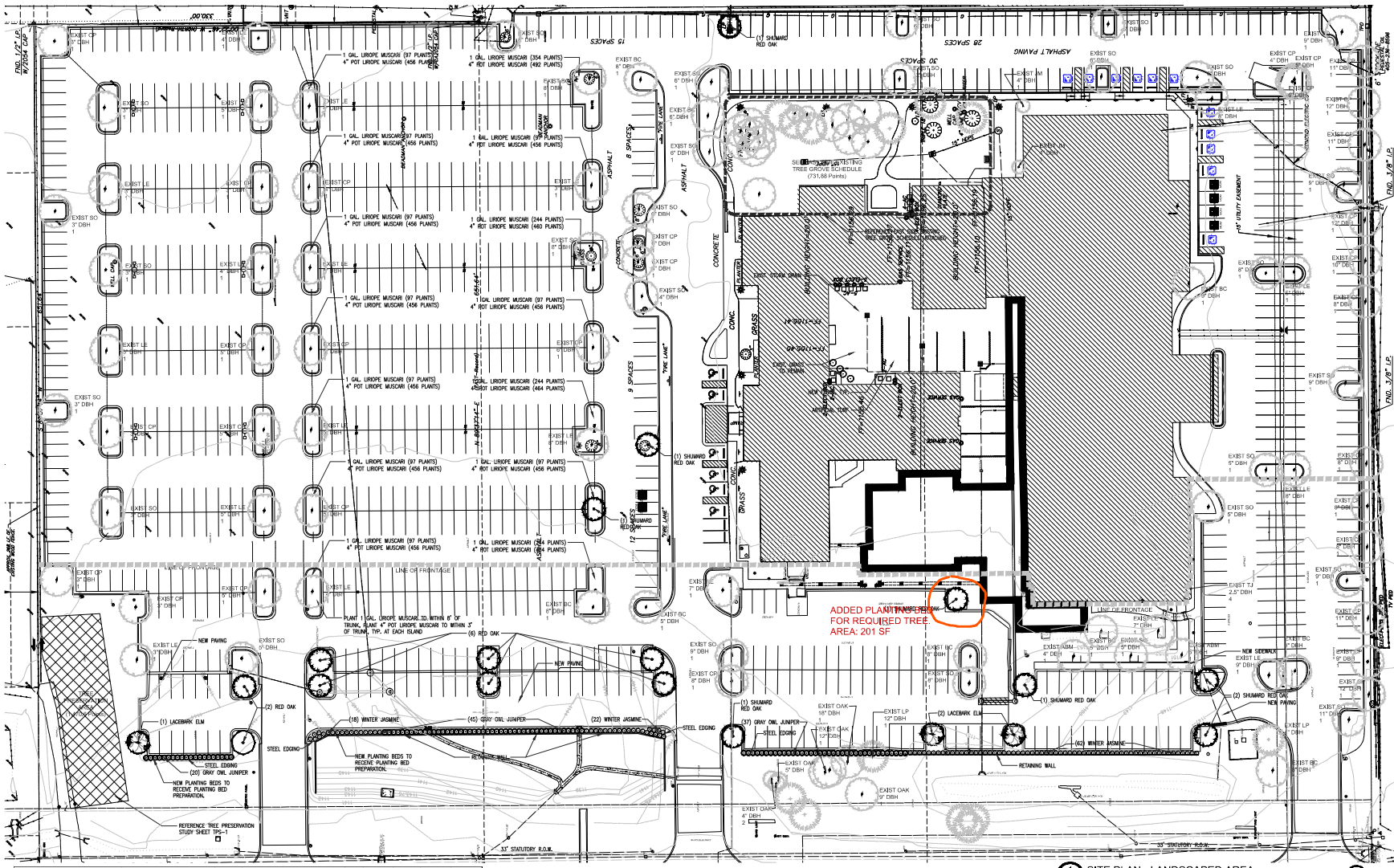
SHEET C-3.0

Z:\118228 Faith Bible Church\118228 - PLAN (plan detail) 8-24-26 10:41am

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF EDMOND STANDARDS AND SPECIFICATIONS.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF EDMOND STANDARDS AND SPECIFICATIONS.



NEW PLANT SCHEDULE

QUANT	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	UNIT POINT	QUANT POINTS	EVRGRN POINTS	FRONT POINTS	TREE POINTS
Trees:									
1	Bald Cypress	Taxodium distechum 'Shawnee Brave'	3" cal	Strong central leader, full to ground.	15	15.00			15.00
3	Lacebark Elm	Ulmus parvifolia	3" cal	Straight trunk, balanced branching.	15	45.00		30.00	45.00
15	Shumardi Oak	Quercus x 'Shumardi'	2" cal	Straight trunk, balanced branching.	15	225.00		30.00	225.00
Shrubs:									
102	Gray Owl Juniper	Juniperus virginiana 'Gray Owl'	3 gal	Full container, plant where shown.	2	204.00	204.00	204.00	
102	Winter Jasmine	Jasminum nudiflorum	3 gal	Full container, plant where shown.	2	204.00	204.00	204.00	
Ground Cover:									
5,020	Liriope	Liriope muscari 'Big Blue'	1-gal	Plants to re-establish groundcover areas.	0.5				
6,440	Liriope	Liriope muscari 'Big Blue'	4" pot	Plants to re-establish groundcover areas.	0.25				

EXISTING SHRUBS AND GROUNDCOVER SCHEDULE

Shrubs:								
5	Compact Cherry Laurel	Prunus caroliniana 'Compacta'	8' ht		10	50.00	50.00	
2	Crapemyrtle 'Dynamite'	Lagerstroemia indica 'VHvt II'	12'-14' ht		10	20.00		
69	Dw. Hameln Grass	Pennisetum alopecuroides 'Hameln'	2 gal		0.5	34.50		
2	Foster Holly	Ilex attenuata 'Foster'	14' ht.		10	20.00	20.00	
6	Glossy Abelia	Abelia grandiflora	5'-6' ht		2	12.00	12.00	
30	Green Tower Boxwood	Buxus sempervirens 'Monue'	5 gal		2	60.00	60.00	
10	Nellie Stevens Holly	Ilex 'Nellie R. Stevens"	8' ht		10	100.00	100.00	
5	Oakleaf Holly	Ilex x 'Conaf'	14' ht		10	50.00	50.00	
1	Oakleaf Hydrangea	Hydrangea quercifolia	4' ht		2	2.00		
11	Winter Jasmine	Jasminum nudiflorum	5 gal		2	22.00	22.00	
Groundcover / Perennials:								
6,210 sf	Big Blue Liriope	Liriope muscari 'Big Blue'	27 islands x 230 sf		0.25	1,552.50	1,552.50	
97 sf	Evergreen Wintercreeper	Euonymus fortunei 'Coloratus'	1 gal		0.5	48.50	48.50	
86 sf	Stella d'Oro Daylily	Hemerocallis 'Stella d'Oro'	86 sf		0.5	43.00		
				Sub Total:		2,707.50	2,323.00	468.00	285.00
				Add Tree Preservation Points:		1,470.60		1,470.60	1,470.60
				Add Existing Site Tree Points:		2,552.50		1,275.20	2,572.50
				Less Trees in Easements:		(285.00)		(135.00)	(285.00)
				Total Plant Units:		6,445.60	2,323.00	3,078.80	4,043.10
				Required Plant Units:		5,208.00	2,083.00	1,302.00	2,708.00

TREE PRESERVATION AREA (NW Corner of Property)

SIZE DBH	TREE QUANT	BASE VALUE	CRSTIMBER BUFF VALUE	WITHIN BUFF AREA	TTL PLANT VALUE	TOTAL ACCUM POINT TOTAL
Oak						
3"	1	15.00	3.75	3.75	22.50	22.5
4"	3	20.00	5.00	5.00	30.00	90.0
5"	3	20.00	5.00	5.00	30.00	90.0
6"	8	20.00	5.00	5.00	30.00	240.0
7"	3	20.00	5.00	5.00	30.00	90.0
8"	5	20.00	5.00	5.00	30.00	150.0
9"	7	17.50	4.38	4.38	26.25	183.8
10"	3	17.50	4.38	4.38	26.25	78.8
11"	4	17.50	4.38	4.38	26.25	105.0
12"	1	17.50	4.38	4.38	26.25	26.3
14"	1	17.50	4.38	4.38	26.25	26.3
18"	1	17.50	4.38	4.38	26.25	26.3
Walnut						
5"	1	20.00	5.00	5.00	30.00	30.0
Elm						
4"	1	20.00	5.00	5.00	30.00	30.0
7"	3	20.00	5.00	5.00	30.00	90.0
Hackberry						
3"	1	15.00	3.75	3.75	22.50	22.5
8"	1	20.00	5.00	5.00	30.00	30.0
Mulberry						
8"	2	20.00		5.00	25.00	50.0
24"	1	17.50		4.38	21.88	21.9
Smooth Sumac						
2"	3	15.00	3.75	3.75	22.50	67.5

Total Preservation Area Points: **1,470.6**

EAST SIDE EXISTING TREE GROVE

SIZE DBH	TREE QUANT	BASE VALUE	CRSTIMBER BUFF VALUE	WITHIN BUFF AREA	TTL PLANT VALUE	TOTAL ACCUM POINT TOTAL
Redbud						
4"	1	20.00			20.00	20.00
Loblolly Pine						
3"	1	15.00			15.00	15.00
10"	2	17.50			17.50	35.00
12"	3	17.50			17.50	52.50
Oak						
3"	2	15.00	3.75		18.75	37.50
4"	1	20.00	5.00		25.00	25.00
5"	3	20.00	5.00		25.00	75.00
6"	3	20.00	5.00		25.00	75.00
7"	2	20.00	5.00		25.00	50.00
8"	6	20.00	5.00		25.00	150.00
9"	1	17.50	4.38		21.88	21.88
10"	1	17.50	4.38		21.88	21.88
11"	2	17.50	4.38		21.88	43.75
14"	4	17.50	4.38		21.88	87.50
18"	1	17.50	4.38		21.88	21.88

Total East Side Existing Tree Grove Points: **731.88**

NOTE:

THE INCREASE IN CLASSROOM OCCUPANTS REPRESENTS THE INCREASED AREA OF CLASSROOM SPACE IN THE BUILDING ADDITION. THE DECREASE IN THE SANCTUARY OCCUPANTS IS A RESULT OF THE DECREASE IN THE SIZE OF THE WORSHIP SPACE WHERE THE FIRE WALL IS ADDED, CREATING BUILDING NO. 4

1 N/A — **SITE PLAN - LANDSCAPED AREA**
SCALE: 1"=30'

OCCUPANT COUNT:	
ROOM:	# OF OCCUPANTS:
CLASSROOM SPACE (55,760 S.F. @ 1:20):	2,788 + 217 + 3,005
WORSHIP SPACE:	N/A
SANCTUARY -	600 - 192 = 408
LIFE CENTER -	947
TOTAL OCCUPANTS:	4,360

PARKING COUNT:	
ALLOWED (per Title 22):	4,360 / 3 = 1,453
EXISTING:	949
NEW:	74
TOTAL PLANNED:	1,023

HANDICAP ACCESSIBLE PARKING:	
EXISTING:	19
NEW:	2
REQUIRED/PROVIDED:	21 / 21

BEFORE YOU DIG CALL OKIE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

Faith Bible Church

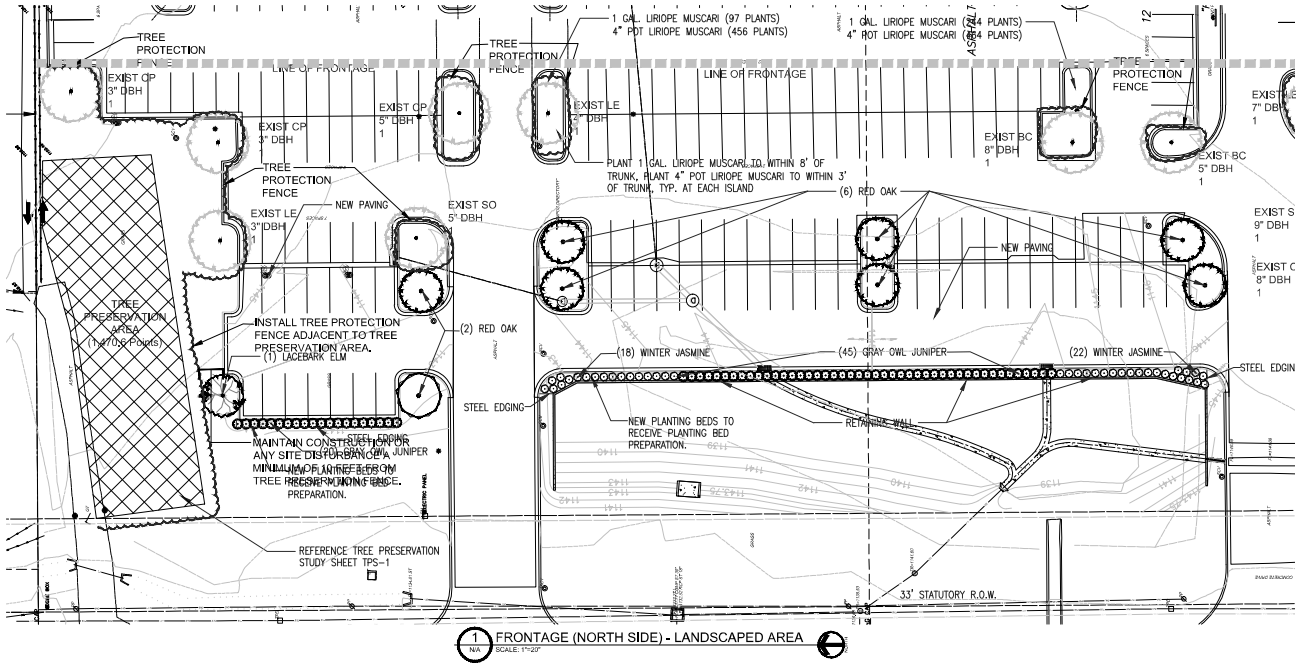
Edmond, Oklahoma

Mark H. Myers
Landscape Architect
2713 Randolph Road
Edmond, OK 73013
(405) 562 - 1196

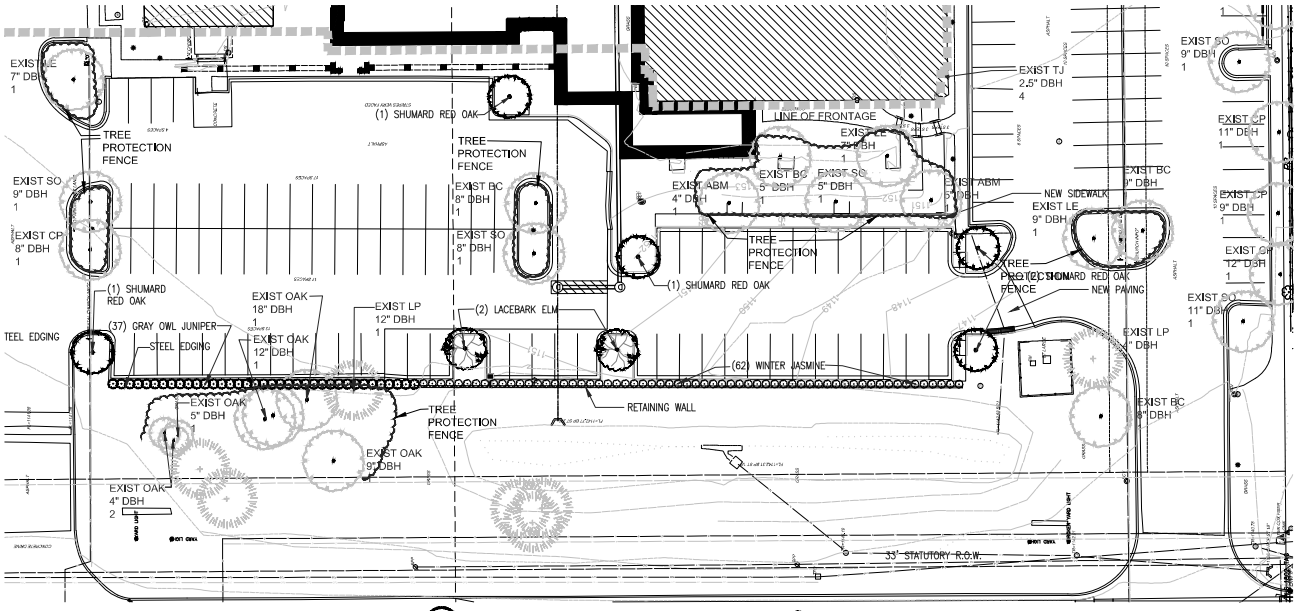
JOB NUMBER: 2023102
DRAWN BY: MHM
DATE: 04/24/2026

LANDSCAPE SITE PLAN

SHEET NUMBER LS-1



1 FRONTAGE (NORTH SIDE) - LANDSCAPED AREA
N/A SCALE: 1"=20'



2 FRONTAGE (SOUTH SIDE) - LANDSCAPED AREA
N/A SCALE: 1"=20'

EXISTING SITE TREE LIST

		SIZE DBH	TREE QUANT	BASE VALUE	CRSTIMBER BUFF VALUE	WITHIN BUFF AREA	TTL PLANT VALUE	TOTAL ACCUM POINT TOTAL
Autumn Blaze Maple:								
	EXIST ABM	4" DBH	1	20.00			20.00	20.00
	EXIST ABM	5" DBH	1	20.00			20.00	20.00
Bald Cypress								
	EXIST BC	5" DBH	2	20.00			20.00	40.00
	EXIST BC	6" DBH	1	20.00			20.00	20.00
	EXIST BC	8" DBH	5	20.00			20.00	100.00
	EXIST BC	9" DBH	2	17.50			17.50	35.00
Chinese Pistache								
	EXIST CP	3" DBH	5	15.00			15.00	75.00
	EXIST CP	4" DBH	3	20.00			20.00	60.00
	EXIST CP	5" DBH	7	20.00			20.00	140.00
	EXIST CP	6" DBH	3	20.00			20.00	60.00
	EXIST CP	8" DBH	5	20.00			20.00	100.00
	EXIST CP	9" DBH	1	17.50			17.50	17.50
	EXIST CP	10" DBH	1	17.50			17.50	17.50
	EXIST CP	11" DBH	3	17.50			17.50	52.50
	EXIST CP	12" DBH	3	17.50			17.50	52.50
Japanese Maple								
	EXIST JM	4" DBH	2	20.00			20.00	40.00
Lacebark Elm								
	EXIST LE	3" DBH	4	15.00			15.00	60.00
	EXIST LE	4" DBH	4	20.00			20.00	80.00
	EXIST LE	5" DBH	4	20.00			20.00	80.00
	EXIST LE	7" DBH	2	20.00			20.00	40.00
	EXIST LE	8" DBH	3	20.00			20.00	60.00
	EXIST LE	9" DBH	1	17.50			17.50	17.50
Loblolly Pine								
	EXIST LP	4" DBH	1	20.00			20.00	20.00
	EXIST LP	12" DBH	1	17.50			17.50	17.50
Native Oak								
	EXIST OAK	3" DBH	2	15.00	3.75		18.75	37.50
	EXIST OAK	4" DBH	3	20.00	5.00		25.00	75.00
	EXIST OAK	5" DBH	4	20.00	5.00		25.00	100.00
	EXIST OAK	6" DBH	3	20.00	5.00		25.00	75.00
	EXIST OAK	7" DBH	6	20.00	5.00		25.00	150.00
	EXIST OAK	8" DBH	2	20.00	5.00		25.00	50.00
	EXIST OAK	9" DBH	2	17.50	4.38		21.88	43.75
	EXIST OAK	10" DBH	1	17.50	4.38		21.88	21.88
	EXIST OAK	11" DBH	2	17.50	4.38		21.88	43.75
	EXIST OAK	12" DBH	1	17.50	4.38		21.88	21.88
	EXIST OAK	14" DBH	4	17.50	4.38		21.88	87.50
	EXIST OAK	18" DBH	2	17.50	4.38		21.88	43.75
Shumard Red Oak								
	EXIST SO	3" DBH	5	15.00			15.00	75.00
	EXIST SO	4" DBH	1	20.00			20.00	20.00
	EXIST SO	5" DBH	5	20.00			20.00	100.00
	EXIST SO	6" DBH	6	20.00			20.00	120.00
	EXIST SO	8" DBH	4	20.00			20.00	80.00
	EXIST SO	9" DBH	5	17.50			17.50	87.50
	EXIST SO	11" DBH	1	17.50			17.50	17.50
	EXIST SO	12" DBH	1	17.50			17.50	17.50
Taylor Juniper								
	EXIST TJ	2.5" DBH	4	15.00			15.00	60.00
Redbud	EXIST RB	4" DBH	1	20.00			20.00	20.00
Loblolly Pine	EXIST LP	3" DBH	1	15.00			15.00	15.00
		10" DBH	2	17.50			17.50	35.00
		12" DBH	3	17.50			17.50	52.50
						TOTAL EXISTING SITE TREES:		2,552.50

City of Edmond Landscape Ordinance Calculation Tool

This file will calcuate landscape requirements based upon user identified site area, and required percentage. Effective 1/01/2018

Instructions:
1.) **Yellow Cells:** Enter the appropriate values specific to your project.
2.) **Green Cells:** These automatically populate with the requirements.
3.) **Orange Cells:** Complete these based off of the landscape plan.

Select Design District	General Standard	
Total Site Area	650,945	Sq. Ft.
Percentage of Landscape Area Required	10	%
Plant Units Required per Every 250 Sq. Ft.	20	Units
Percent of Frontage Landscape Area Required	50	%
Number of Parking Spaces Required	1445	Spaces
Number of Pakring Spaces Provided	1009	Spaces

	Required		Provided on Plan	
Landscaped Area	65,095	Sq. Ft.	108,446	Sq. Ft.
Frontage Landscaped Area	32,547	Sq. Ft.	58,605	Sq. Ft.
Total Plant Units	5,208	Units	6,445.60	Units
Plant Units Within Frontage	2,083	Units	3,078.80	Units
Evergreen Plant Units	1,302	Units	2,323.00	Units
Tree Plant Units	2,708	Units	4,043.10	Units

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

Faith Bible Church

Edmond, Oklahoma

Mark H. Myers
Landscape Architect
2712 Randolph Road
Edmond, OK 73

JOB NUMBER: 2023102
DRAWN BY: MHM
DATE: 04/24/2026

FRONTAGE LANDSCAPE PLAN

SHEET NUMBER LS-2

Planning Commission **4. J.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. SP26-00010; Public Hearing and Consideration of Approval for a Site Plan for OU Health FSED, located just northeast of the Santa Fe and 33rd intersection. (Wallace Design; Ward 3)

Attachments

Memo

Attachments

Development Services
City of Edmond
405-359-4780
developmentservices@edmondok.gov
22 E. Main Street, Edmond OK

TO: The Edmond Planning Commission

FROM: Kirsten Ledington, Director of Development Services

CC: Becca Smith, Development Services Planner

DATE: October 20, 2026

RE: Case No. SP26-00010; Public Hearing and Consideration of Approval for a Site Plan for OU Health FSED, located just northeast of the Santa Fe and 33rd intersection. (Wallace Design; Ward 3)

Project Background: The applicant is requesting approval of a Site Plan for the OU Health FSED medical facility, located in the Bristol Park commercial area, northeast of Santa Fe and 33rd. The 1.51-acre lot is directly north of the existing pharmacy on the corner. The 11,375 square foot structure will be the second building to be constructed within this commercial area.

Planning Review:

1. Zoning & Setbacks – "E-1" Retail General Commercial. Setbacks have been met, including a seventy-two (72) foot setback from Santa Fe Ave.

2. Plat – Block 1 Lot 3 of the Bristol Park Commercial Phase II plat.

3. Architectural Character – The structure will consist mostly of tan simulated stone and gray brick. A charcoal engineered roof screen allows for signage towards the top of the structure.

4. Building Height – The building is proposed to be twenty-seven (27) feet in height.

5. Exterior Lighting – Light poles and on-structure lighting is proposed. Up-down sconces are decorative only and shall not project above the roofline. Footcandle measurements have been met along all property lines.

6. Parking – Fifty-seven (57) parking spaces are required, and sixty-one (61) have been provided. Bicycle parking has been provided.

7. Mechanical Equipment Screening – The mechanical equipment is located on the roof, using the permanent roof screen apart of the structure itself, to screen from the right-of-way.

8. Sensitive Borders & Fencing – There are no sensitive borders, nor fencing proposed.

9. Signage – Signs have been shown on the structure, though they shall be permitted separately.

Engineering Review:

10. Access – The site is accessed via private drive from Santa Fe Ave.

11. Water & Wastewater – City utilities are available and shall be utilized.

12. Drainage – Stormwater drainage requirements are provided with an existing pond. A Title 23 compliant Drainage Report was provided and reviewed.

13. Solid Waste – The solid waste enclosure is compliant.

Building and Safety Review:

14. Applicable Building & Fire Code – Building and Safety has reviewed the project and finds no concerns that should prevent site plan approval.

Landscaping/Urban Forestry Review:

15. Landscaping – The landscape plan is compliant.

Edmond Electric:

16. Electric – The electric distribution design to serve the project site has been revised through email coordination to reflect changes from the originally submitted Civil Site/Utility Plans. The revised layout has been reviewed and accepted by the project representatives and their client. The point of connection to the existing overhead electric system has been identified, along with the proposed primary electric routing and above-grade equipment locations, including primary junction cans and the main service transformer. Additional onsite easement(s) will be required to accommodate the electric distribution facilities. The necessary easement(s) shall be executed and provided under a separate instrument prior to energization of the building's electric service. The project Civil Site/Utility Plans shall be revised to incorporate the coordinated electric distribution layout. All

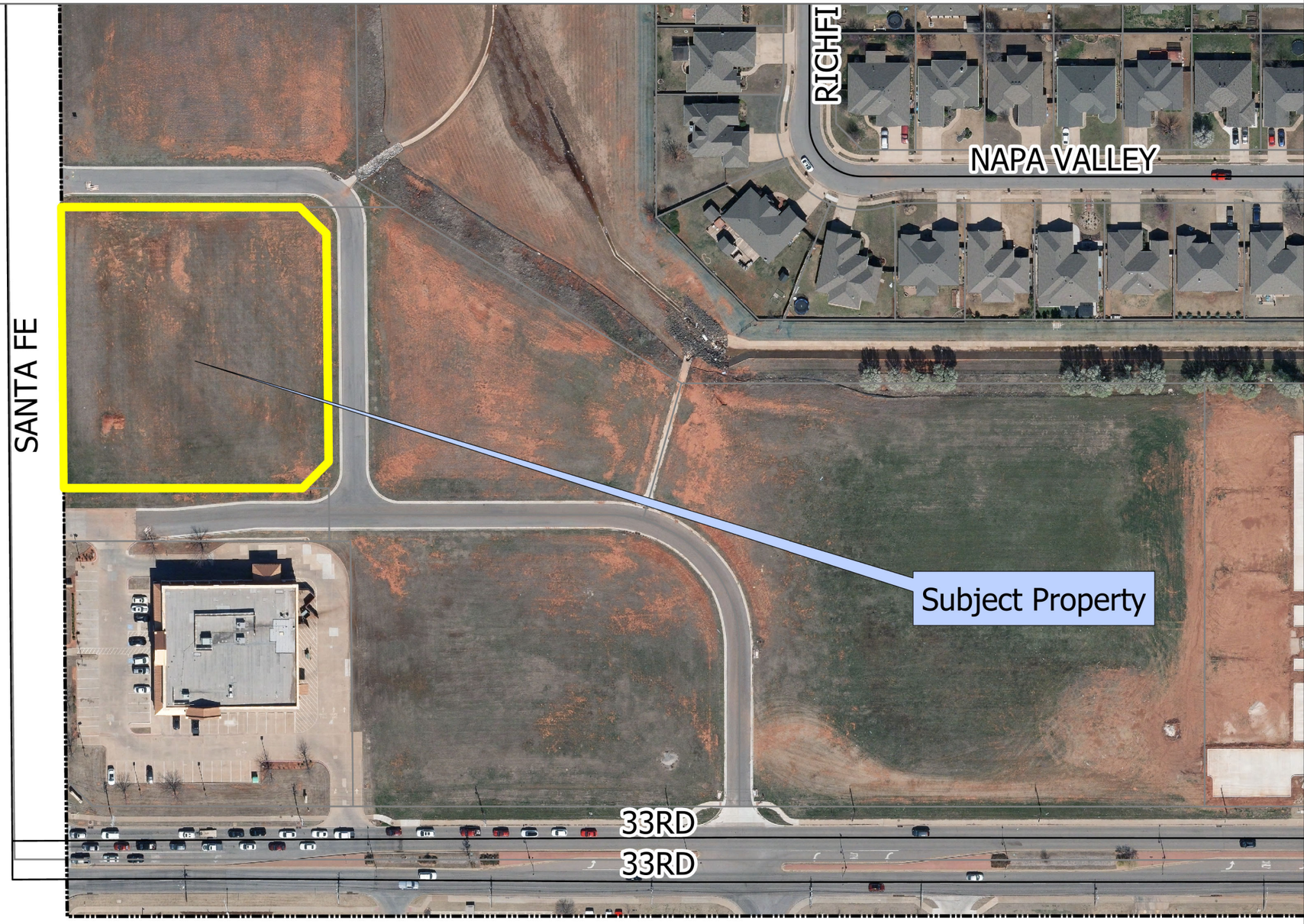
electrical infrastructure and associated construction shall comply with current Edmond Electric commercial construction requirements.

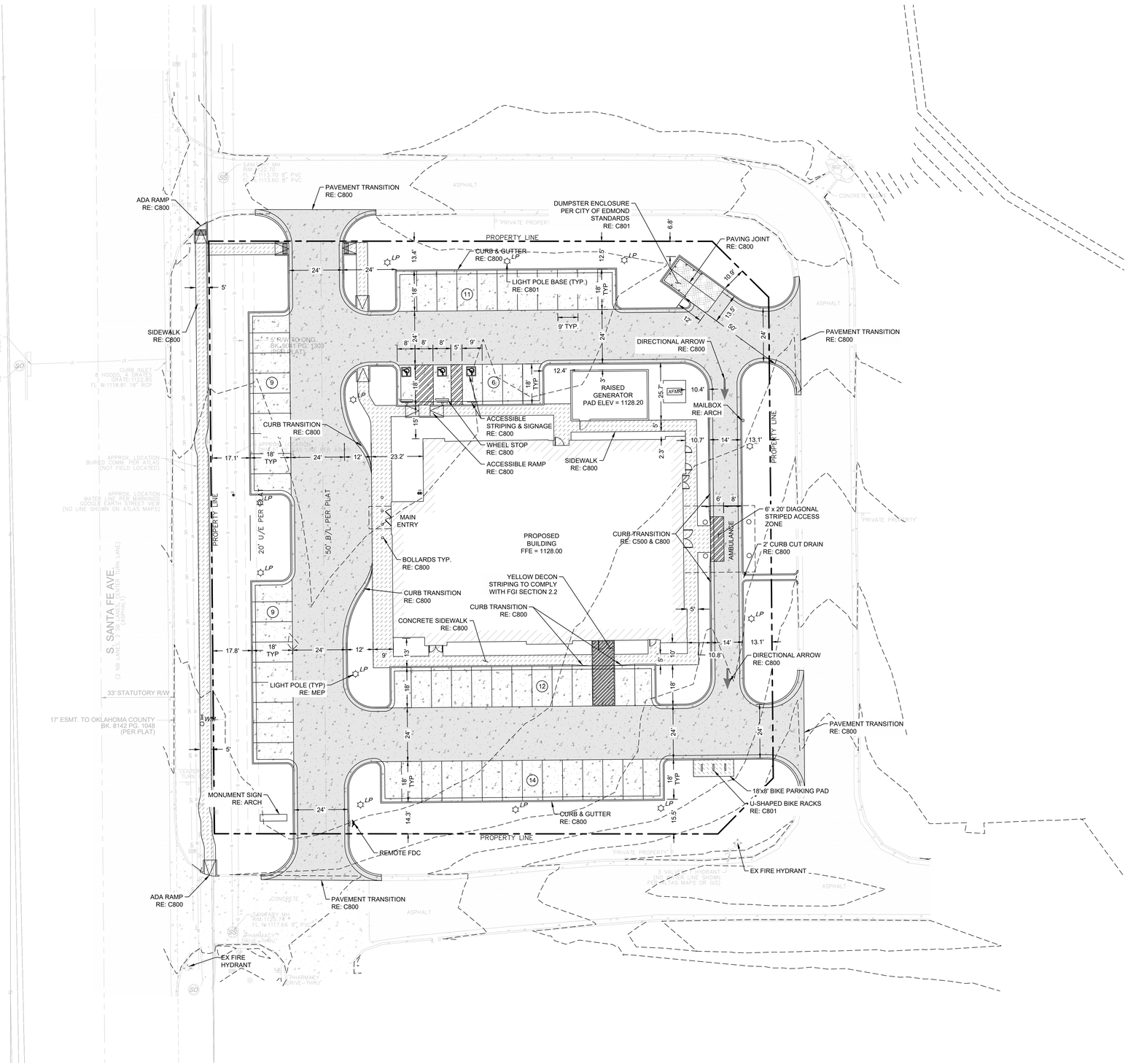
Staff Recommendation: Staff recommends approval of the application for SP26-00010. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.

Subject Property
SP26-00010 OU Health FSED

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.

City of Oklahoma City





LEGEND

- PROPERTY LINE
- (X) PARKING SPACE COUNT
- HEAVY DUTY CONCRETE PAVEMENT RE: C800
- STANDARD DUTY CONCRETE PAVEMENT RE: C800
- REINFORCED CONCRETE DUMPSTER PAD RE: C800
- CONCRETE SIDEWALK RE: C800

PARKING SUMMARY

REQUIRED PARKING:		
1 SPACE PER 200 SF:	11,375 / 200 =	57
PROVIDED PARKING:		61
STANDARD:		59
ACCESSIBLE:		3
VAN ACCESSIBLE		1
TOTAL PROVIDED PARKING:		61

NOTE: ASPHALT PAVEMENT CAN BE USED IN LIEU OF CONCRETE FOR THE NORTH AND WEST DRIVE AISLES AND PARKING STALLS

REVIEWED BY: _____ DATE:

CITY ENGINEER

C.O.E. # SP26-00010

ENVIRONMENTS FOR HEALTH ARCHITECTURE
e4h
888.781.5441 817.226.1917 891 Cherry Street, Suite 500, Fort Worth, TX 76102 e4harchitecture.com

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ANCHOR HEALTH PROPERTIES
278 SEABOARD LANE, SUITE 10
FRANKLIN, TN 37067
615.390.6400

HOSPITAL
INTUITIVE HEALTH
5700 GRANITE PKWY 455
PLANO, TX 75024
707.567.9194

ARCHITECT
E4H ARCHITECTURE
14291 PARK MEADOW DR, SUITE 300
CHANTILLY, VA 20151
703.378.1864

MEP AND TELE ENGINEER
NEW RIDGE ENGINEERING
2330 DEVONWOOD RD
N CHESTERFLD, VA 2806
785.341.2588

STRUCTURAL ENGINEER
WALLACE DESIGN COLLECTIVE
410 N WALNUT AVE #200,
OKLAHOMA CITY, OK 73104
405-236-5858

CIVIL ENGINEER
WALLACE DESIGN COLLECTIVE
410 N WALNUT AVE #200,
OKLAHOMA CITY, OK 73104
405-236-5858

IH - EMERGENCY DEPARTMENT
EDMOND

NE 150th STREET & N. SANTA FE AVENUE,
EDMOND OK 73013

PROJECT:

Δ	DATE	DESCRIPTION
	2026.07.20	DESIGN DEVELOPMENT
	2026.08.10	PENULTIMATE CD SET
	2026.08.19	SITE PLAN APPROVAL
	2026.08.24	CONSTRUCTION DOCUMENTS
001	2026.09.15	ADDENDUM 001
	2026.09.17	SP APPROVAL RESUBMITTAL 2

wallace design collective
wallace design collective, pc
structural · civil · landscape · survey
410 north walnut ave, suite 200
oklahoma city, oklahoma 73104
405.236.5858 · 800.364.5858
oklahoma ca1460
exp: 06.30.27

LICENSED PROFESSIONAL ENGINEER
A. MILI ANGER
32385
OKLAHOMA
9/17/26

ORIG SUBMISSION:

CURRENT:

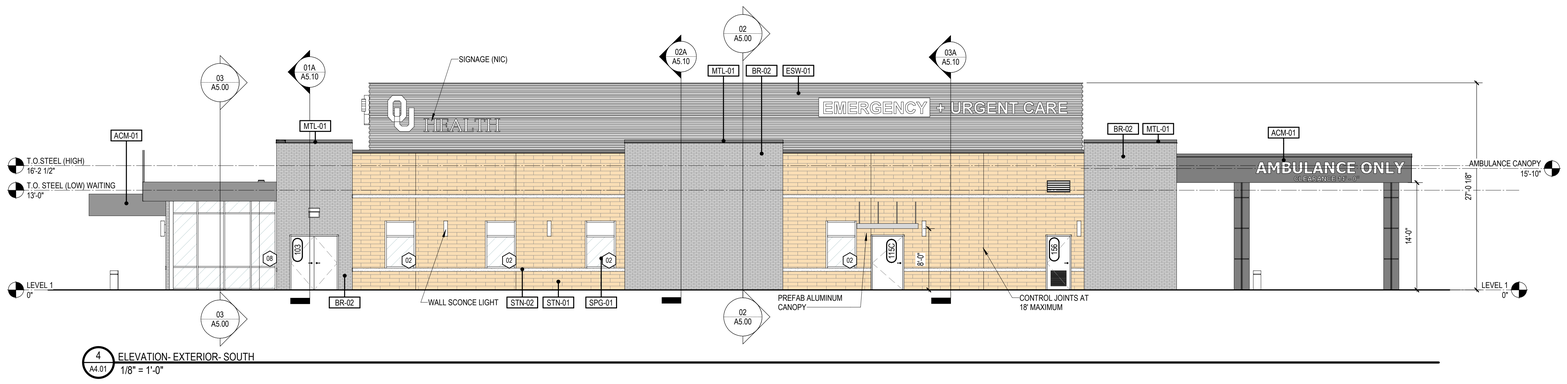
SHEET TITLE AND NUMBER:

C400

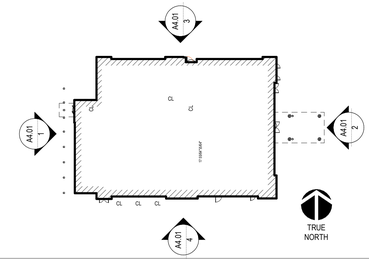
SITE PLAN

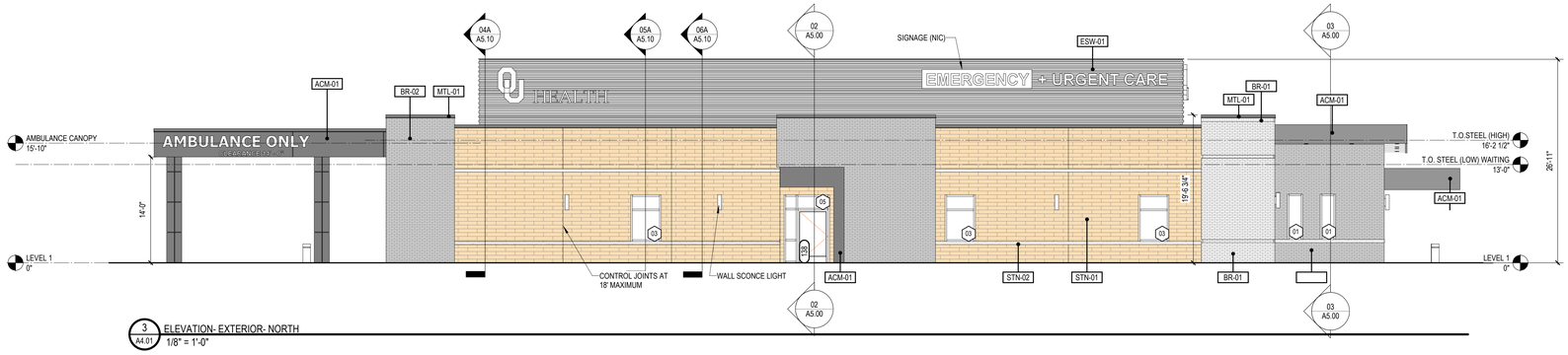
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZE

EXTERIOR FINISH LEGEND		
MATERIAL	MANUFACTURER	COLOR/ COMMENTS
STN-01 SIMULATED STONE	CORONADO STONE	6"X30" SPLIT LIMESTONE (MORTARED JOINTS) CREAM
STN-02 SIMULATED STONE	CORONADO STONE	4" CHISELED LIMESTONE ACCENT BAND, MATCH STN-01
BR-01 BRICK VENEER	CLOUD CERAMIC	CLOUD GREY RUNNING BOND AND SOLDIER COURSE
BR-02 BRICK VENEER (DARK)	CLOUD CERAMIC	BROWN TWEED RUNNING BOND
ACM-01 ALUMINUM COMPOSITE MATERIAL(ACM) PANELS	ALPOLIC	BGY GREY, DRY JOINT AND RETURN SYSTEM
SPG-01 SPANDREL GLASS	VITRO	GRAY FRIT COATING-REF: STOREFRONT AND CURTAIN WALLS IN A4.02
MTL-01 METAL FASCIA/ COPING	PAC-CLAD	PRE FINISHED, MATCH ACM COLOR
ESW-01 ENGINEERED SCREEN WALL SYSTEM	ROOFSCREEN.COM	CHARCOAL, 3" DEEP RIB PANEL

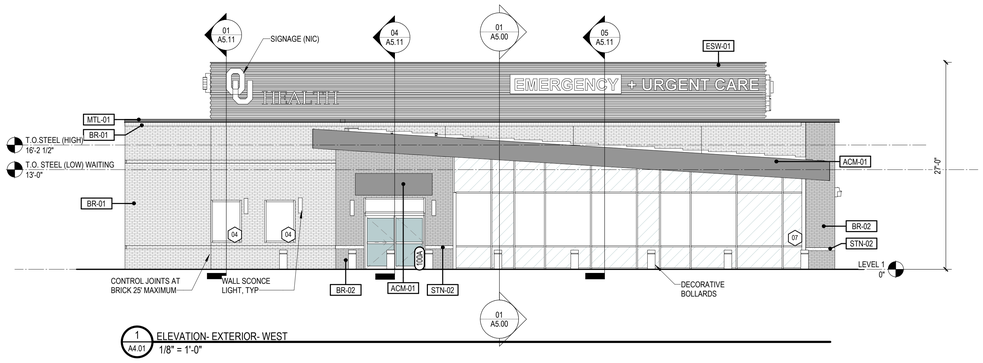


4 A4.01 ELEVATION- EXTERIOR- SOUTH
1/8" = 1'-0"

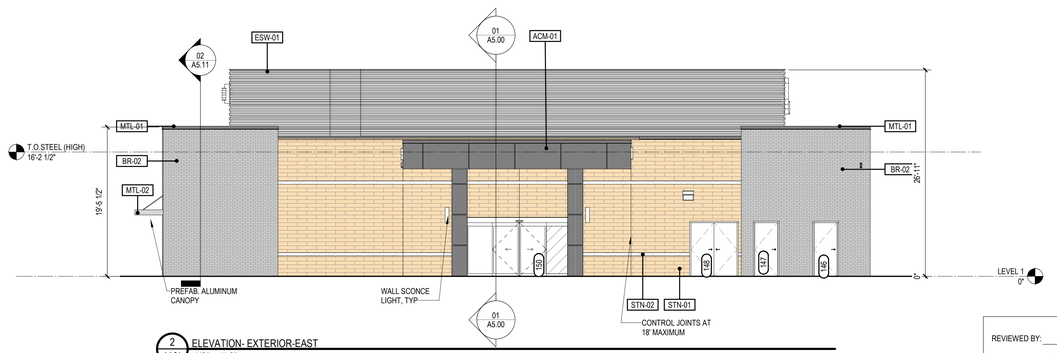




3 A4.01 ELEVATION- EXTERIOR- NORTH
1/8" = 1'-0"



1 A4.01 ELEVATION- EXTERIOR- WEST
1/8" = 1'-0"



2 A4.01 ELEVATION- EXTERIOR-EAST
1/8" = 1'-0"

REVIEWED BY: _____ DATE:
CITY ENGINEER
C.O.E. # SP26-00010

ENVIRONMENTS FOR HEALTH ARCHITECTURE
e4h
14291 Park Meadow Dr. Suite 300 Chantilly, VA 20151
703.378.1864
e4harchitecture.com

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INTUITIVE HEALTH
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DEVELOPER
ANCHOR HEALTH PROPERTIES
278 SEABOARD LANE, SUITE 10
FRANKLIN, TN 37067
615.390.6400

HOSPITAL
INTUITIVE HEALTH
5700 GRANITE PKWY 455
PLANO TX 75024
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MEP AND TELE ENGINEER
NEW RIDGE ENGINEERING
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N CHESTERFLD, VA 2806
785.341.2588

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CIVIL ENGINEER
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TULSA, OK 74103
405.536.2008

IH - EMERGENCY DEPARTMENT
EDMOND

NE 150th STREET & N. SANTA FE AVENUE,
EDMOND OK 73013

DPH PROJECT: ######
PROJECT: H0215-26-00

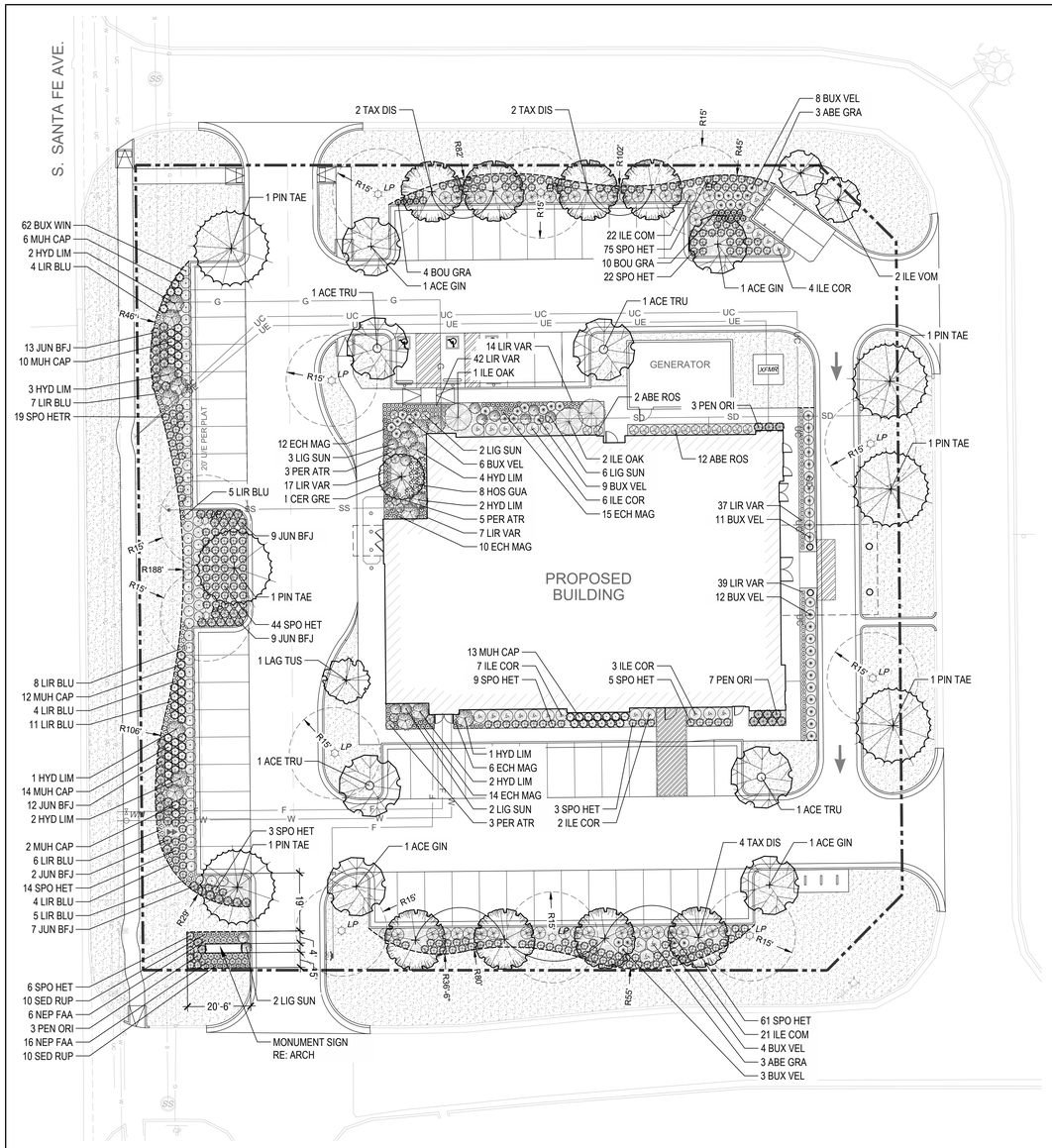
Δ	DATE	DESCRIPTION
	2026.06.12	SCHEMATIC DESIGN
	2026.07.20	DESIGN DEVELOPMENT
	2026.08.24	CONSTRUCTION DOCUMENTS

ORIG SUBMISSION: 2026.08.24
CURRENT:

SHEET TITLE AND NUMBER:

A4.01

EXTERIOR ELEVATIONS



1 PLANTING PLAN
1" = 20'-0"

0' 10' 20' 40'

LEGEND

- SOLID SOD BERMUDAGRASS LAWN
- 3" DEPTH DOUBLE GROUND HARDWOOD MULCH
- PROPERTY LINE
- 3/16" STEEL BED EDGING

PLANTING NOTES

1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
3. ALL AREAS NOTED AS "LAWN" ON PLAN, AND ALL OTHER AREAS ON SITE WHICH ARE NOT OTHERWISE DESIGNATED AND ARE DAMAGED BY CONSTRUCTION, ARE TO BE PLANTED WITH SOLID SOD BERMUDA GRASS.
4. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
5. FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
6. FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
7. FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
8. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.
9. MULCH ALL TREES TO A DEPTH OF 4 INCHES, EXTENDING THE COVERAGE OUT TO A TOTAL DIAMETER OF 8 FEET. ENSURE THE MULCH FORMS A FLAT RING AND DOES NOT TOUCH THE TREE TRUNKS.

PLANT LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS	UNITS PER EACH PLANT	UNITS PER SPECIES	EVERGREEN UNITS	FRONTAGE UNITS	TREE UNITS
ABE GRA	6	EA.	ABELIA x GRANDIFLORA GLOSSY ABELIA	18" H	#3 C	4'-6" O.C.	2	12			
ABE ROS	14	EA.	ABELIA x GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA	18" H	#3 C	3'-6" O.C.	2	28			
ACE GIN	4	EA.	ACER GINNALA AMUR MAPLE	8' H 2" CP	B&B	MATCHED	10	40			40
ACE TRU	4	EA.	ACER TRUNCATUM SHANTUNG MAPLE	10' H 2.5" CP	B&B	MATCHED	15	60			60
BOU GRA	14	EA.	BOUTELOUA GRACILIS BLUE GRAMA GRASS		#1 C	2'-0" O.C.	0.5	7			
BUX VEL	52	EA.	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	18" H	#3 C	4'-0" O.C.	2	104	104		
BUX WIN	62	EA.	BUXUS MICROPHYLLA 'WINTERGREEN' WINTERGREEN BOXWOOD	18" H	#3 C	3'-0" O.C.	2	124	124	124	
CER GRE	1	EA.	CERCIS CANADENSIS 'GRESWAN' BURGUNDY HEARTS REDBUD	8' H 2" CP	B&B	MATCHED	10	10			10
ECH MAG	57	EA.	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER		#1 C	1'-0" O.C.	0.5	28.5			
HOS GUA	8	EA.	HOSTA 'GUACAMOLE' GUACAMOLE HOSTA	18" H	#3 C	3'-0" O.C.	2	16			
HYD LIM	17	EA.	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT HYDRANGEA	24" H	#5 C	5'-0" O.C.	2	34		16	
ILE COM	43	EA.	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	18" H	#3 C	4'-0" O.C.	2	86	86		
ILE COR	22	EA.	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	18" H	#3 C	4'-0" O.C.	2	44	44		
ILE OAK	3	EA.	ILEX 'OAKLAND-MAGLAND' OAKLAND HOLLY	24" H	#5 C	MATCHED	2	6	6		
ILE VOM	2	EA.	ILEX VOMITORIA YAUPON HOLLY	8' H 2" CP	B&B	MATCHED	10	20	20		20
JUN BFJ	52	EA.	JUNIPERUS HORIZONTALIS 'BLUE FOREST' BLUE FOREST CREEPING JUNIPER	18" H	#3 C	3'-0" O.C.	2	104	104	104	
LAG TUS	1	EA.	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPEMYRTLE	8' H 2" CP	B&B	MATCHED	10	10			10
LIG SUN	14	EA.	LIGUSTRUM SINENSE 'SUNSHINE' PP20379 SUNSHINE LIGUSTRUM	18" H	#3 C	3'-6" O.C.	2	28	28	4	
LIR BLU	54	EA.	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF		#1 C	1'-6" O.C.	0.5	27	27	27	
LIR VAR	156	EA.	LIRIOPE MUSCARI 'VARIEGATA VARIEGATED LIRIOPE		#1 C	1'-0" O.C.	0.5	78	78		
MUH CAP	57	EA.	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS		#1 C	1'-0" O.C.	0.5	28.5		22	
NEP FAA	22	EA.	NEPETA FAASSENII 'WALKERS LOW' WALKERS LOW CATMINT	18" H	#3 C	2'-0" O.C.	0.5	11		11	
PEN ORI	13	EA.	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTIAN GRASS		#3 C	3'-0" O.C.	0.5	6.5		1.5	
PER ATR	13	EA.	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	18" H	#3 C	3'-0" O.C.	2	26			
PIN TAE	6	EA.	PINUS TAEDA LOBLOLLY PINE	10' H 2.5" CP	B&B	MATCHED	15	90	90	30	90
SED REP	20	EA.	SEDUM RUPESTRE 'ANGELINA' ANGELINA SEDUM		#1 C	1'-6" O.C.	0.5	10	10	10	
SPO HET	239	EA.	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED		#1 C	2'-6" O.C.	0.5	119.5		51	
TAX DIS	8	EA.	TAXODIUM DISTICHUM 'MICKELSON' SHAWNEE BRAVE BALD CYPRESS	10' H 2.5" CP	B&B	MATCHED	15	120			120
								TOTAL PLANT UNITS PROPOSED	TOTAL EVERGREEN UNITD PROPOSE	TOTAL FRONTAGE UNITS PROPOSED	TOTAL TREE UNITS PROPOSED
								1278	714.5	410.5	350

H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND, SP: SPREAD
1. O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR; ALL DIMENSIONS TO BE WITHIN 5% RANGE.
3. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
4. MT*: MULT-TRUNK (MINIMUM 3 TRUNKS) AND THE SMALLEST TRUNK IS 1-INCH CALIPER

LANDSCAPE REQUIREMENT SUMMARY

SITE LANDSCAPING

NOT LESS THAN (10) PERCENT OF THE TOTAL LOT AREA SHALL BE LANDSCAPED FOR ALL APPLICABLE DISTRICTS

DEVELOPED LOT AREA	65,659 SQUARE FEET
LANDSCAPED AREA REQUIRED	6,566 SQUARE FEET
LANDSCAPED AREA (MORE THAN 5' WIDE) PROVIDED	18,807 SQUARE FEET
PARKING SPACES REQUIRED	57 SPACES
PARKING SPACES PROVIDED	67 PACES

A MINIMUM OF (20) LIVE PLANT UNITS PROVIDED FOR EVERY (250)SQUARE FEET OF REQUIRED LANDSCAPE AREA

LANDSCAPED AREA REQUIRED	6,566 SQUARE FEET
TOTAL PLANT UNITS REQUIRED	570
TOTAL PLANT UNITS PROVIDED	1,278

A MINIMUM OF (52) PERCENT OF TOTAL PLANT UNITS REQUIRED SHALL BE TREES

TOTAL PLANT UNITS REQUIRED	570
TREE PLANT UNITS REQUIRED	318
TREE PLANT UNITS PROVIDED	350

A MINIMUM OF (25) PERCENT OF TOTAL PLANT UNITS REQUIRED SHALL BE EVERGREEN

TOTAL PLANT UNITS REQUIRED	570
EVERGREEN PLANT UNITS REQUIRED	131
EVERGREEN PLANT UNITS PROVIDED	714.5

NO LESS THAN (50) PERCENT OF LANDSCAPED AREA SHALL BE IN THE FRONTAGE

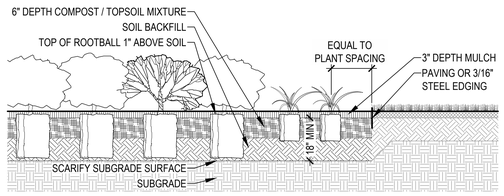
LANDSCAPED AREA REQUIRED	6,566 SQUARE FEET
FRONTAGE LANDSCAPED AREA REQUIRED	3,283 SQUARE FEET
FRONTAGE LANDSCAPED AREA PROVIDED	6,249 SQUARE FEET

A MINIMUM OF (40) PERCENT OF TOTAL PLANT UNITS REQUIRED SHALL BE WITHIN THE FRONTAGE ADJACENT TO ANY PUBLIC STREET.

TOTAL PLANT UNITS REQUIRED	570
FRONTAGE AREA PLANT UNITS REQUIRED	210
FRONTAGE AREA PLANT UNITS PROVIDED	410.5

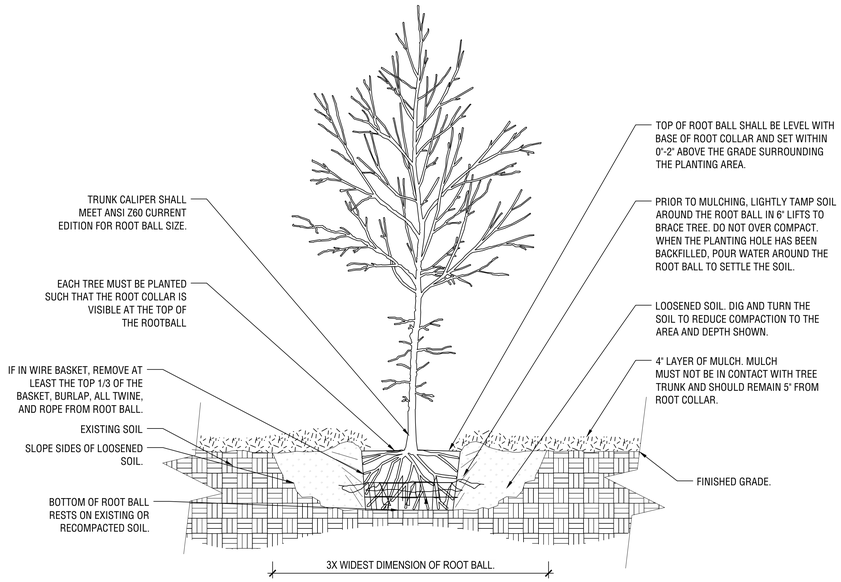
MINIMUM LANDSCAPING REQUIRED FOR ALL GROUND SIGNS:
THERE SHALL BE LANDSCAPING AROUND THE SIGN POLE OR STRUCTURE GREATER THAN OR EQUAL TO THE SQUARE FOOTAGE OF ONE SIDE OF THE SIGN

THE SQUARE FOOTAGE OF ONE SIDE OF THE SIGN	80 SQ FT
LANDSCAPING AREA AROUND THE GROUND SIGN	213 SQ FT



NOTES
1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
3. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS AND BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS FOR ALL SHRUB PLANTING AREAS.
4. TOPSOIL / BACKFILL SOIL DEPTH IN PLANTING AREAS TO BE 18" MINIMUM UNLESS OTHERWISE NOTED.

2 TYPICAL SHRUB PLANTING
NTS



SECTION VIEW

3 TREE W/BERM (EXISTING SOIL NOT MODIFIED)
NTS

REVIEWED BY: _____ DATE:
CITY ENGINEER
C.O.E. # SP26-00010

ENVIRONMENTS FOR HEALTH e4h ARCHITECTURE
801 Cherry Street, Suite 500, Fort Worth, TX 76102
817.226.1917
e4harchitecture.com
888.781.8441

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ANCHOR HEALTH PROPERTIES
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FRANKLIN, TN 37067
615.590.6450

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INTUITIVE HEALTH
5700 GRANITE PKWY 455
PLANO, TX 75024
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405-236-5858

PROJECT:
IH - EMERGENCY DEPARTMENT
EDMOND
NE 150th STREET & N. SANTA FE AVENUE,
EDMOND OK 73013

Δ	DATE	DESCRIPTION
	2026.07.20	DESIGN DEVELOPMENT
	2026.08.10	PENULTIMATE CD SET
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001	2026.09.15	ADDENDUM 001
	2026.09.17	SP APPROVAL RESUBMITTAL 2

wallace design collective
wallace design collective, pc
structural· civil· landscape· survey
410 n walnut ave., suite 200
oklahoma city, oklahoma 73104
405.236.5858
oklahoma ca #CA03146
exp: date 06-30-27

STATE OF OKLAHOMA
JOSEPH BELITZ
LA08011
REGISTERED LANDSCAPE ARCHITECT

09.17.2026

ORIG SUBMISSION:
CURRENT:

SHEET TITLE AND NUMBER:

L101

LANDSCAPE PLANTING PLAN

Planning Commission **4. K.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. SP26-00011; Public Hearing and Consideration of Approval for a Site Plan for The Quarters at Kelly, located on Kelley Pointe Parkway, west of Kelly Ave. (CEC Inc; Ward 3)

Attachments

Memo

Attachments

Development Services
City of Edmond
405-359-4780
developmentservices@edmondok.gov
22 E. Main Street, Edmond OK

TO: The Edmond Planning Commission

FROM: Kirsten Ledington, Director of Development Services

CC: Becca Smith, Development Services Planner

DATE: October 20, 2026

RE: Case No. SP26-00011; Public Hearing and Consideration of Approval for a Site Plan for The Quarters at Kelly, located on Kelley Pointe Parkway, west of Kelly Ave. (CEC Inc; Ward 3)

Project Background: The applicant is requesting approval of a Site Plan for an office building located within The Quarters at Kelley Pointe office complex, west of Kelly and Quarters Pointe Drive. Individual Site Plans have come in for each structure as they develop, though shared facilities like parking and solid waste are already existing. This 15,454 square foot Lot 9 is currently vacant.

Planning Review:

1. Zoning & Setbacks – "F-1" Light Industrial. Setbacks have been met.

2. Plat – The Quarters at Kelley Pointe First Addition, Lot 9.

3. Architectural Character – The structure is proposed to be champagne-colored stucco with buff and brown-colored stone veneer. A charcoal-colored shingle roof is also shown.

4. Building Height – Thirty-two (32) feet in total height.

5. Exterior Lighting – Decorative up-down wall sconces are proposed. They shall not project above the roofline.

6. Parking – Parking is existing and shared with the other buildings in the office park. Number of existing spaces is not changing.

7. Mechanical Equipment Screening – The mechanical equipment is located on the ground, not visible from the right-of-way.

8. Sensitive Borders & Fencing – There are no sensitive borders, nor any fencing proposed.

9. Signage – Signs shall be permitted separately.

Engineering Review:

10. Access – The lot takes access to Kelly Ave via Quarter Pointe Drive.

11. Water & Wastewater – City utilities are existing on the site.

12. Drainage – Stormwater drainage was accounted for with the plat.

13. Solid Waste – The solid waste enclosures are already existing and shared within common area on the plat.

Building and Safety Review:

14. Applicable Building & Fire Code – Building and Safety has reviewed the project and finds no concerns that should prevent site plan approval.

Landscaping/Urban Forestry Review:

15. Landscaping – The landscape plan is compliant.

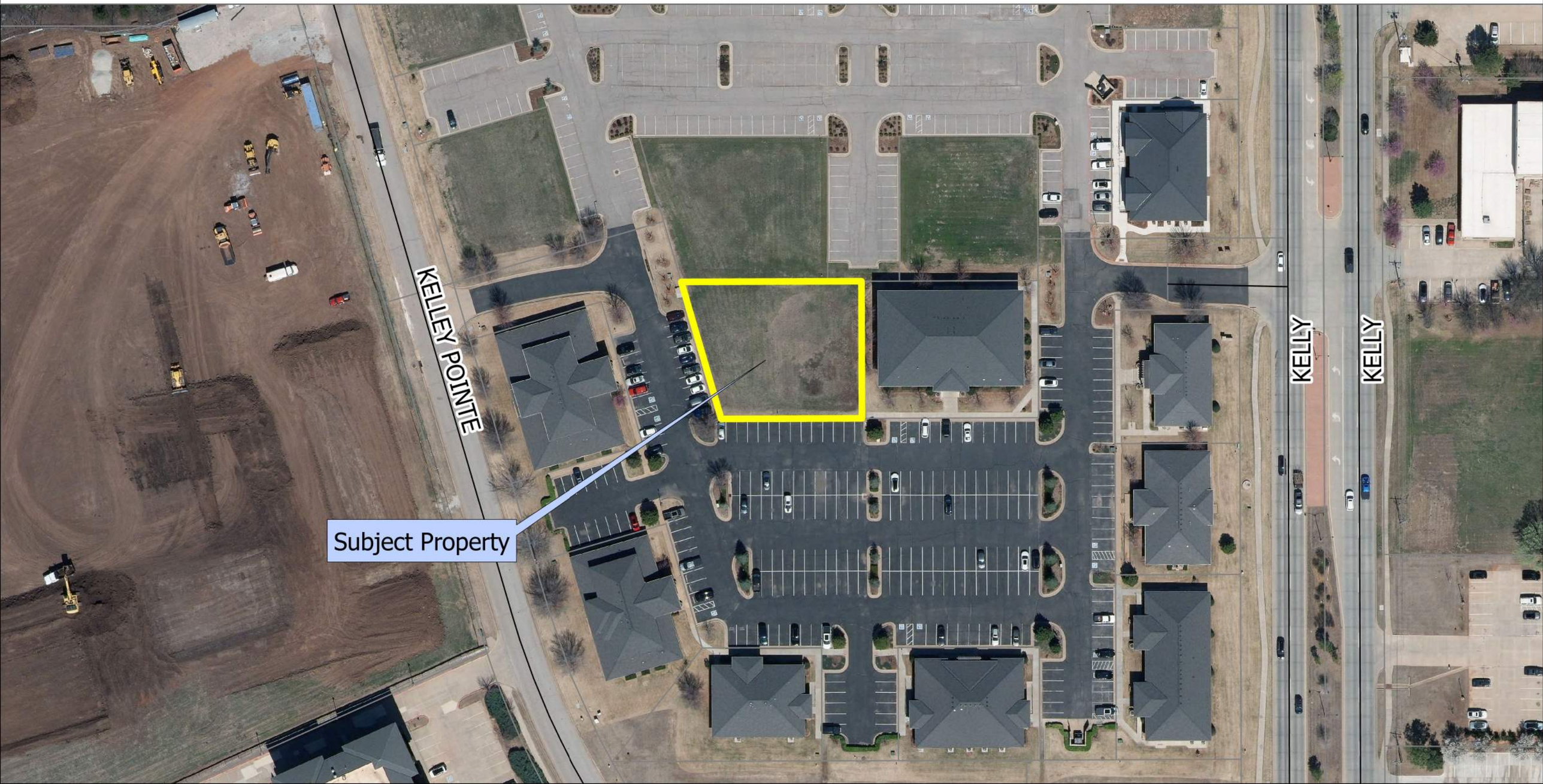
Edmond Electric:

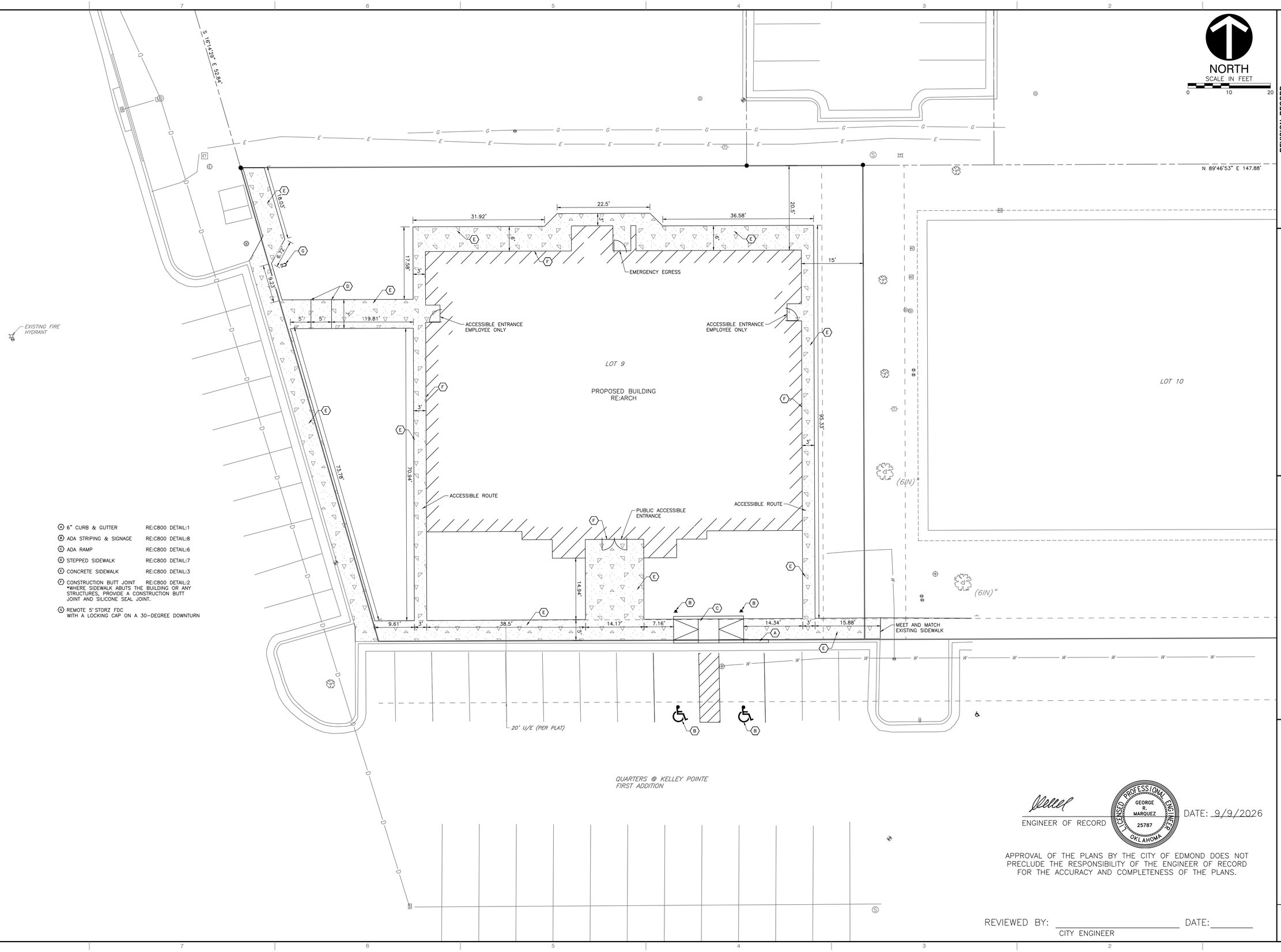
16. Electric – The electric infrastructure is in place to support the needs of this project. The developer will be required to comply with Edmond Electric's current commercial service requirements.

Staff Recommendation: Staff recommends approval of the application for SP26-00011. 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.

Subject Property
SP26-00011 The Quarters at Kelly

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.





- (A) 6" CURB & GUTTER — RE:C800 DETAIL:1
- (B) ADA STRIPING & SIGNAGE — RE:C800 DETAIL:8
- (C) ADA RAMP — RE:C800 DETAIL:6
- (D) STEPPED SIDEWALK — RE:C800 DETAIL:7
- (E) CONCRETE SIDEWALK — RE:C800 DETAIL:3
- (F) CONSTRUCTION BUTT JOINT — RE:C800 DETAIL:2
  *WHERE SIDEWALK ABUTS THE BUILDING OR ANY STRUCTURES, PROVIDE A CONSTRUCTION BUTT JOINT AND SILICONE SEAL JOINT.
- (G) REMOTE 5" STORZ FDC WITH A LOCKING CAP ON A 30-DEGREE DOWNTURN

ENGINEER OF RECORD

LICENSED PROFESSIONAL ENGINEER — GEORGE R. MARQUEZ — 25787 — OKLAHOMA

DATE: 9/9/2026

APPROVAL OF THE PLANS BY THE CITY OF EDMOND DOES NOT PRECLUDE THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THE ACCURACY AND COMPLETENESS OF THE PLANS.

REVIEWED BY: _____ DATE: _____
CITY ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

SURVEYING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OKLAHOMA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
4700 Gaillardia Parkway
Suite 101
Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com
C.A. #9439 EXP. 6/30/28

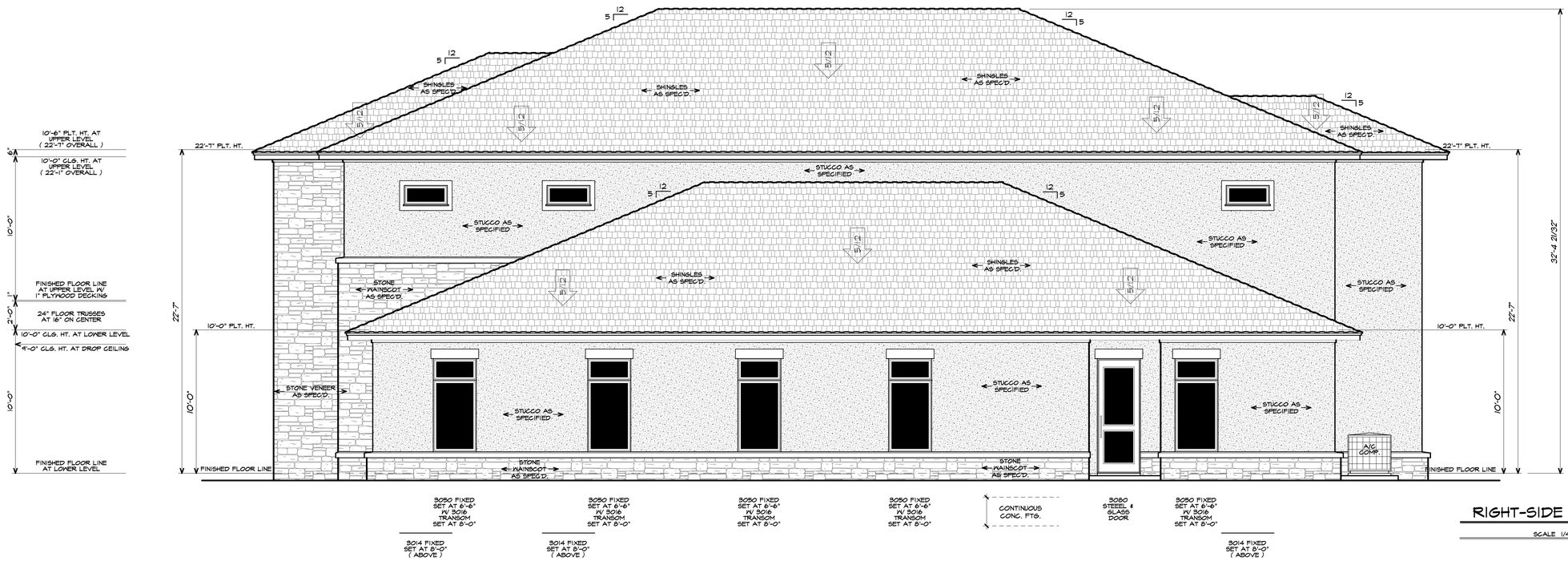
MATT WILSON CUSTOMER HOMES
THE QUARTERS AT KELLY
2521 S KELLY AVE.
EDMOND, OKLAHOMA 73013

SITE PLAN

DATE:	9/9/2026
DWG SCALE:	SEE SHEET
PROJECT NO:	357-242
APPROVED BY:	GRM
DRAWN BY:	EF
CHECKED BY:	GRM

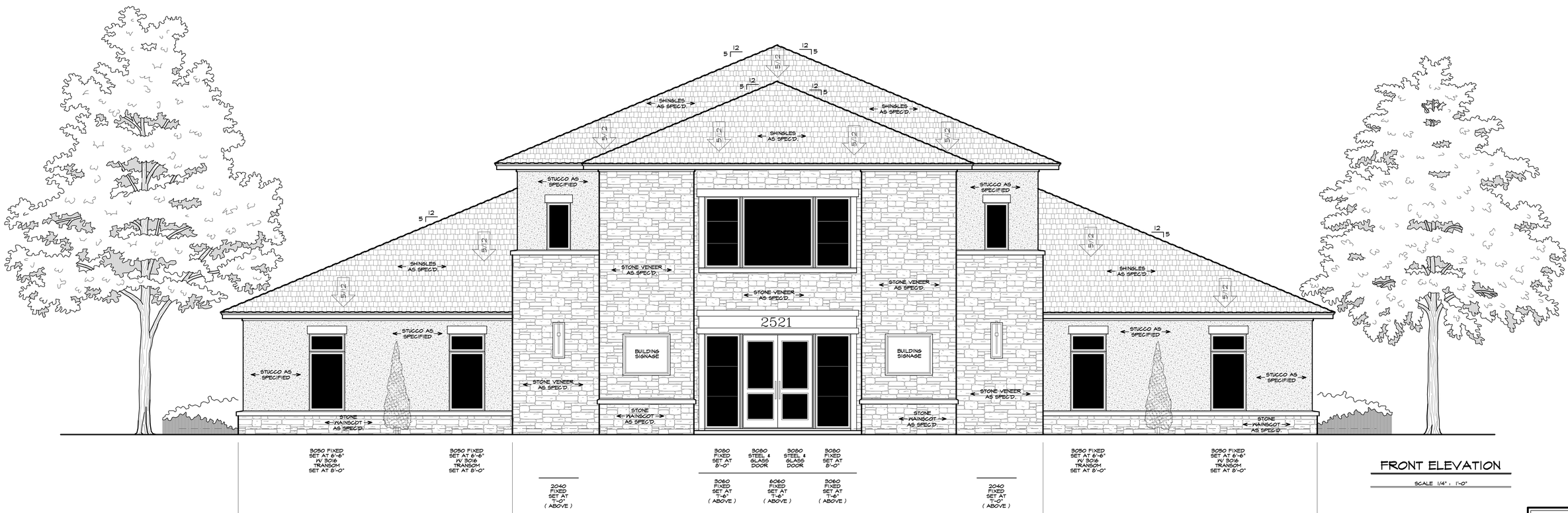
C200

P:\350-000\357-242\-CADD\Dwg\C200 Overall Site Plan.dwg[PAPER] LS:(9/9/2026 - eflores) - LP: 9/9/2026 10:15 AM



RIGHT-SIDE ELEVATION

SCALE 1/4" : 1'-0"



FRONT ELEVATION

SCALE 1/4" : 1'-0"

FILLMORE & CHAMBERS DESIGN GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THE COPYING, DUPLICATION, REPRODUCTION, SALE OF, RENTAL, LICENSING, OR ANY FORM OF DISTRIBUTION OF THESE DRAWINGS, IN WHOLE OR IN PART IS STRICTLY PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN WRITING BY FILLMORE & CHAMBERS DESIGN GROUP INC.

Contact Info:
6901 N. Robinson
Oklahoma City
Oklahoma, 73116

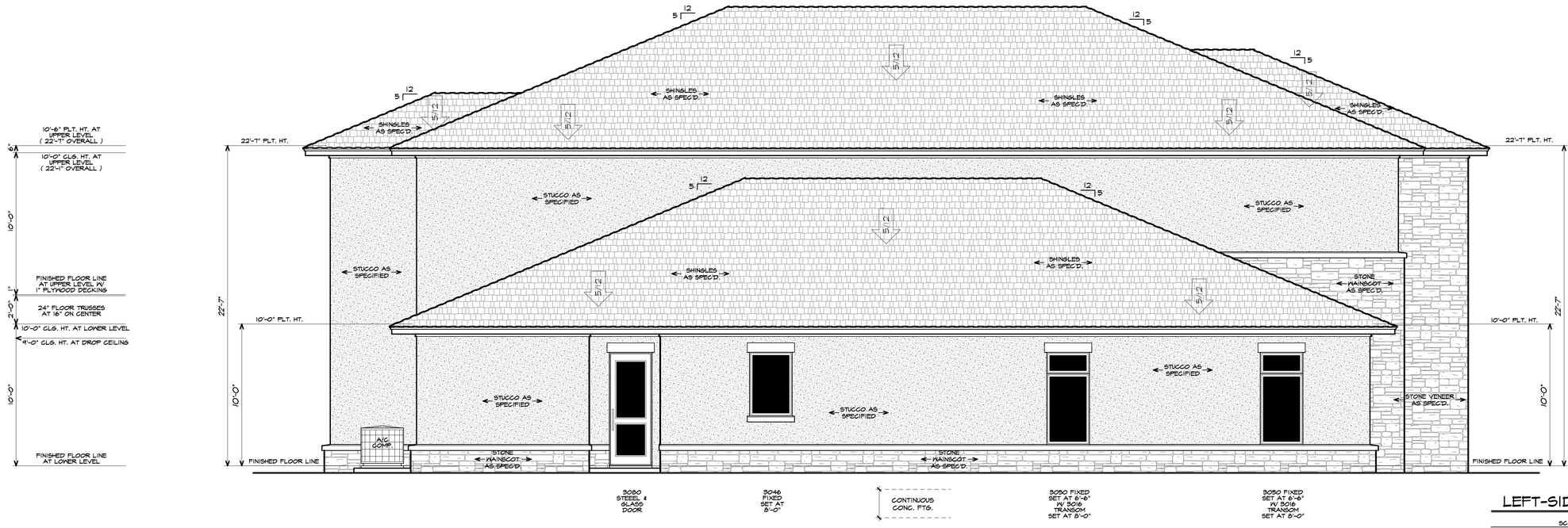
Phone: (405) 843-5456
Rick@FillmoreDesign.com
Visit us on the Internet at: fillmoredesign.com

FILLMORE & CHAMBERS DESIGN GROUP

Elevations

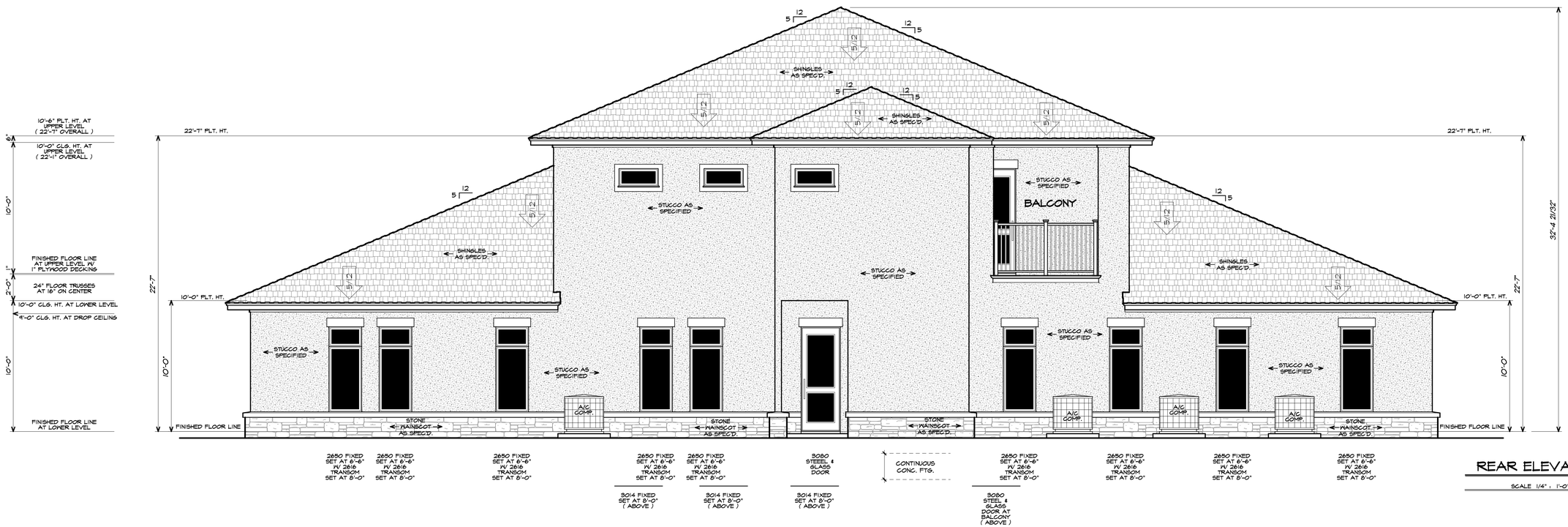
SHEET NUMBER 6

PLAN NUMBER : F4252



LEFT-SIDE ELEVATION

SCALE 1/4" : 1'-0"



REAR ELEVATION

SCALE 1/4" : 1'-0"

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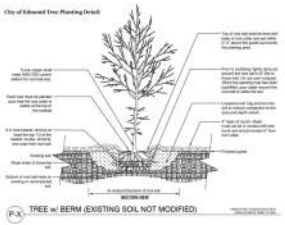
Contact Info:
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Oklahoma, 73116

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Rick@FillmoreDesign.com
Visit us on the Internet at: fillmoredesign.com

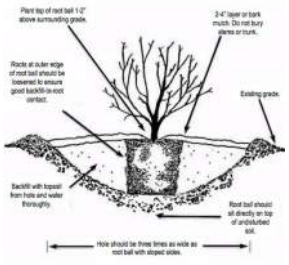
Elevations

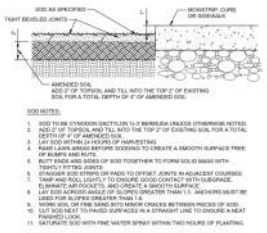
SHEET NUMBER 7

PLAN NUMBER : F4252



P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

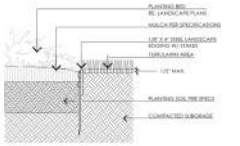




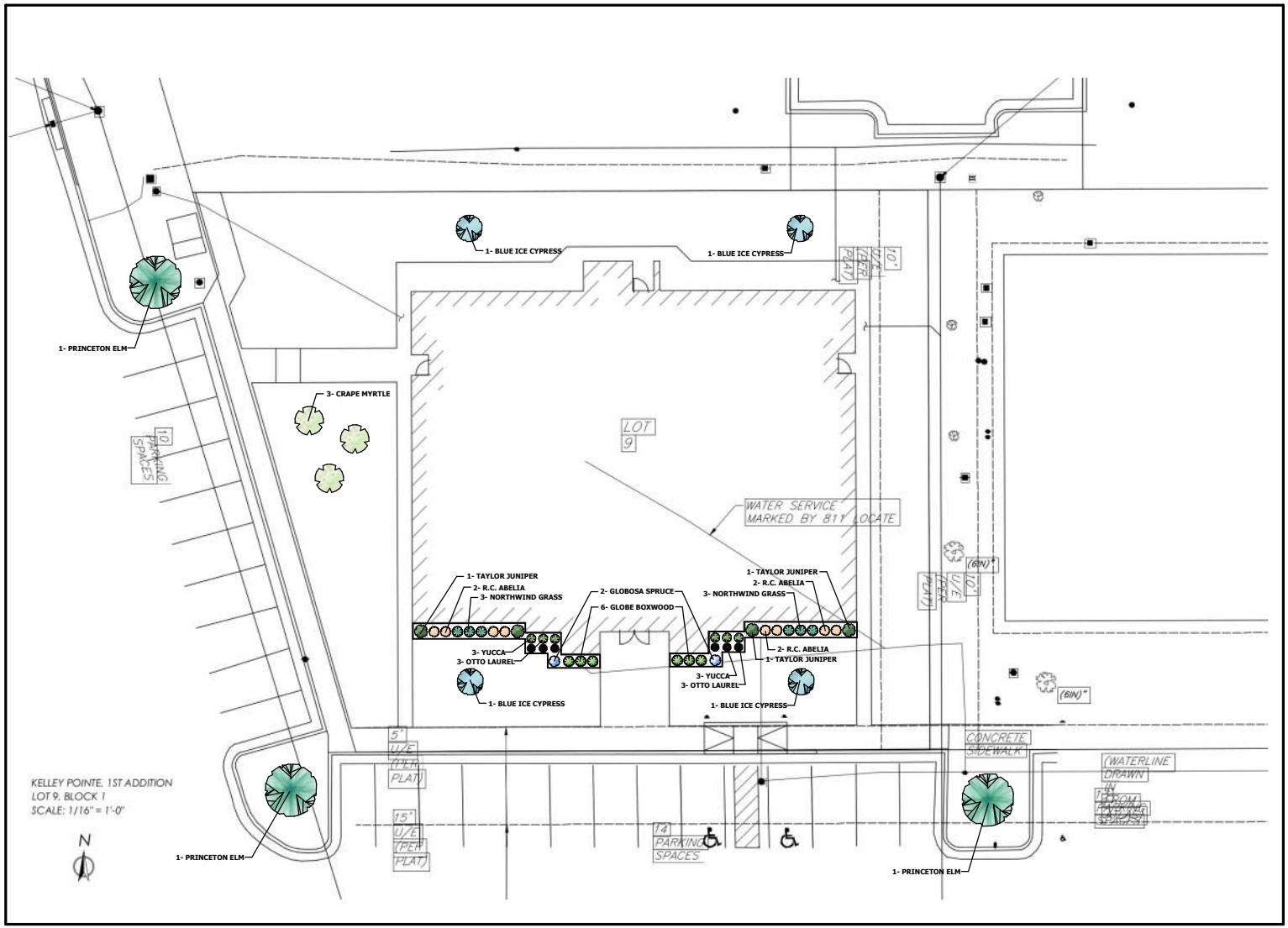
SOD NOTES:

1. SOD TO BE CYNODON DACTYLON 'U-2' BERMUDA UNLESS OTHERWISE NOTED.
2. ADD 2" OF TOPSOIL AND TILL INTO THE TOP 2" OF EXISTING SOIL FOR A TOTAL DEPTH OF 4" OF AMENDED SOIL.
3. LAY SOD WITHIN 24 HOURS OF HARVESTING.
4. RAKE LAWN AREAS BEFORE SODDING TO CREATE A SMOOTH SURFACE FREE OF BUMPS AND RUTS.
5. BUTT ENDS AND SIDES OF SOD TOGETHER TO FORM SOLID MASS WITH STAGGERED JOINTS.
6. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES.
7. TAMP AND ROLL LIGHTLY TO ENSURE GOOD CONTACT WITH SUBGRADE, ELIMINATE AIR POCKETS, AND CREATE A SMOOTH SURFACE.
8. LAY SOD ACROSS ANGLE OF SLOPES GREATER THAN 1:3. ANCHORS MUST BE USED FOR SLOPES GREATER THAN 1:4.
9. WORK SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD.
10. CUT SOD NEXT TO PAVED SURFACES IN A STRAIGHT LINE TO ENSURE A NEAT FINISHED LOOK.
11. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING.

SOD INSTALLATION DETAIL



F STEEL LANDSCAPE EDGE



General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL TWELVE MONTHS. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
2. CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND SOD FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE MATERIALS LIST, THE PLANTING PLAN SUPERSEDES THE MATERIALS LIST IN ALL CASES.

Irrigation Notes

1. IRRIGATION TO BE PROVIDED BY A AUTOMATED UNDER GROUND IRRIGATION SYSTEM.
2. REFER TO IRRIGATION PLANS AND SPECIFICATION FOR IRRIGATION DESIGN.

PLANT SCHEDULE

QTY	PLANT NAME	SIZE	PLANT UNITS	TOTAL PLANT UNITS
4	TAYLOR JUNIPER	7'	10	40
8	ROSE CREEK ABELIA	3 GAL	2	16
6	NORTHWIND GRASS	3 GAL	2	12
6	OTTO LAUREL	3 GAL	2	12
6	SAPPHIRE YUCCA	3 GAL	2	12
2	GLOBOSA SPRUCE	3 GAL	2	4
6	GLOBE BOXWOOD	3 GAL	2	12
4	BLUE ICE CYPRESS	7'	10	40
3	PRINCETON ELM	2.5"	15	45
3	CRAPE MYRLTE	2.5"		
			TOTAL POINTS	238

PROJECT: 2521 SOUTH KELLY AVENUE

TOTAL SITE AREA:	17,500	SQ FT
LANDSCAPE:	10	%
PLANT UNITS REQ/ 250 SQ FT:	20	UNITS
PARKING SPACES REQUIRED:	24	SPACES
PARKING SPACES PROVIDED:	24	SPACES

	REQUIRED:	PROVIDED:
LANDSCAPE AREA:	1750	1750
FRONTAGE LANDSCAPE AREA:	875	875
TOTAL PLANT UNITS:	220	238
PLANT UNITS IN FRONTAGE:	110	218
EVERGREEN PLANT UNITS:	88	108

PITZER'S LANDSCAPE
11401 SOUTH BROADWAY
CALL: 405.844.8908
FAX: 405.844.1477
WWW.PITZERSLM.COM
EDMOND, OKLAHOMA

PROJECT: 2521 SOUTH KELLY AVENUE
EDMOND, OKLAHOMA

SCALE: 1" = 30'0"
DIRECTION:

DATE: 06.30.2026
DRAWN BY: J.PITZER
APPROVAL:

SHEET: LS-1
OF: 1 SHEETS

Planning Commission **4. L.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. SP25-00017; Public Hearing and Consideration of Approval for a Site Plan for OnCue #156, located on the southeast corner of Kelly and Covell. (Johnson & Associates; Ward 1)

- Said Consideration to Include Consideration of Approval of the Following: Variance to Title 21, Subdivisions, of the Edmond Municipal Code: A Variance to Section 21.02.010 which requires 325 Feet of Separation between Driveways

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Attachments

Memo

Attachments

Development Services
City of Edmond
405-359-4780
developmentservices@edmondok.gov
22 E. Main Street, Edmond OK

TO: The Edmond Planning Commission

FROM: Kirsten Ledington, Director of Development Services

CC: Becca Smith, Development Services Planner

DATE: October 20, 2026

RE: Case No. SP25-00017; Public Hearing and Consideration of Approval for a Site Plan for OnCue #156, located on the southeast corner of Kelly and Covell. (Johnson & Associates; Ward 1)
Said Consideration to Include Consideration of Approval of the Following:
Variance to Title 21, Subdivisions, of the Edmond Municipal Code:
A Variance to Section 21.02.010 which requires 325 Feet of Separation between Driveways

Project Background: The applicant is requesting approval of a Site Plan for an OnCue located on the southeast corner of Kelly and Covell. This project is a part of the ongoing Honeyfield development, and the first commercial business to submit for approval. The 9,470 square foot building is proposed on a currently vacant, 5.1-acre lot.

Planning Review:

1. Zoning & Setbacks – "PUD Z22-00035" Kelly Corner - Amended. The PUD specifies there are no setbacks required.

2. Plat – The site is a part of the approved PR23-00017 Honeyfield Preliminary Plat. A Final Plat has not yet been submitted.

3. Architectural Character – The structure is mostly pale yellow/tan brick masonry. Accents of charcoal-colored CMU with red and bronze aluminum storefront. CMU is used for the fueling canopy poles, with a metal roof.

4. Building Height – Twenty-six (26) feet to the top of the building parapet. Twenty-two (22) feet to the top of the fueling canopy.

5. Exterior Lighting – Lighting on the site includes poles, under-canopy lights, and wall packs. Poles shall not exceed twenty-four (24) feet in height in drive aisles, or twelve (12) feet in height in pedestrian areas. Footcandle measurements at the property line conform with requirements.

6. Parking – Forty-two (42) parking spaces have been provided. Two (2) stacking spaces at each fuel pump have been provided, with at least four (4) stacking spaces shown in the drive-thru. Bicycle parking has been provided.

7. Mechanical Equipment Screening – Mechanical equipment is located on the roof and screened from the right-of-way via parapet.

8. Sensitive Borders & Fencing – There are no sensitive borders, nor fencing proposed.

9. Signage – Monument, fuel, wall, and other signs have been proposed. Signs shall be permitted separately.

Engineering Review:

10. Access – There shall be four access driveways for this site. Two along Covell Road and two along Kelly Ave. A variance is requested from Title 21.02.010 with regards to the distance between driveways. The design does not meet the required 325-foot separation between un-signalized driveways. Staff supports this variance.

11. Water & Wastewater – Public water shall be extended south along Kelly Ave to the southern edge of the site. Sanitary sewer shall be extended from the south along Kelly Ave to the site.

12. Drainage – Stormwater shall be controlled in compliance with Title 23. A proposed on-site detention pond shall be constructed with this site.

13. Solid Waste – The solid waste enclosure is compliant.

Building and Safety Review:

14. Applicable Building & Fire Code – Building and Safety has reviewed the project and finds no concerns that should prevent site plan approval.

Landscaping/Urban Forestry Review:

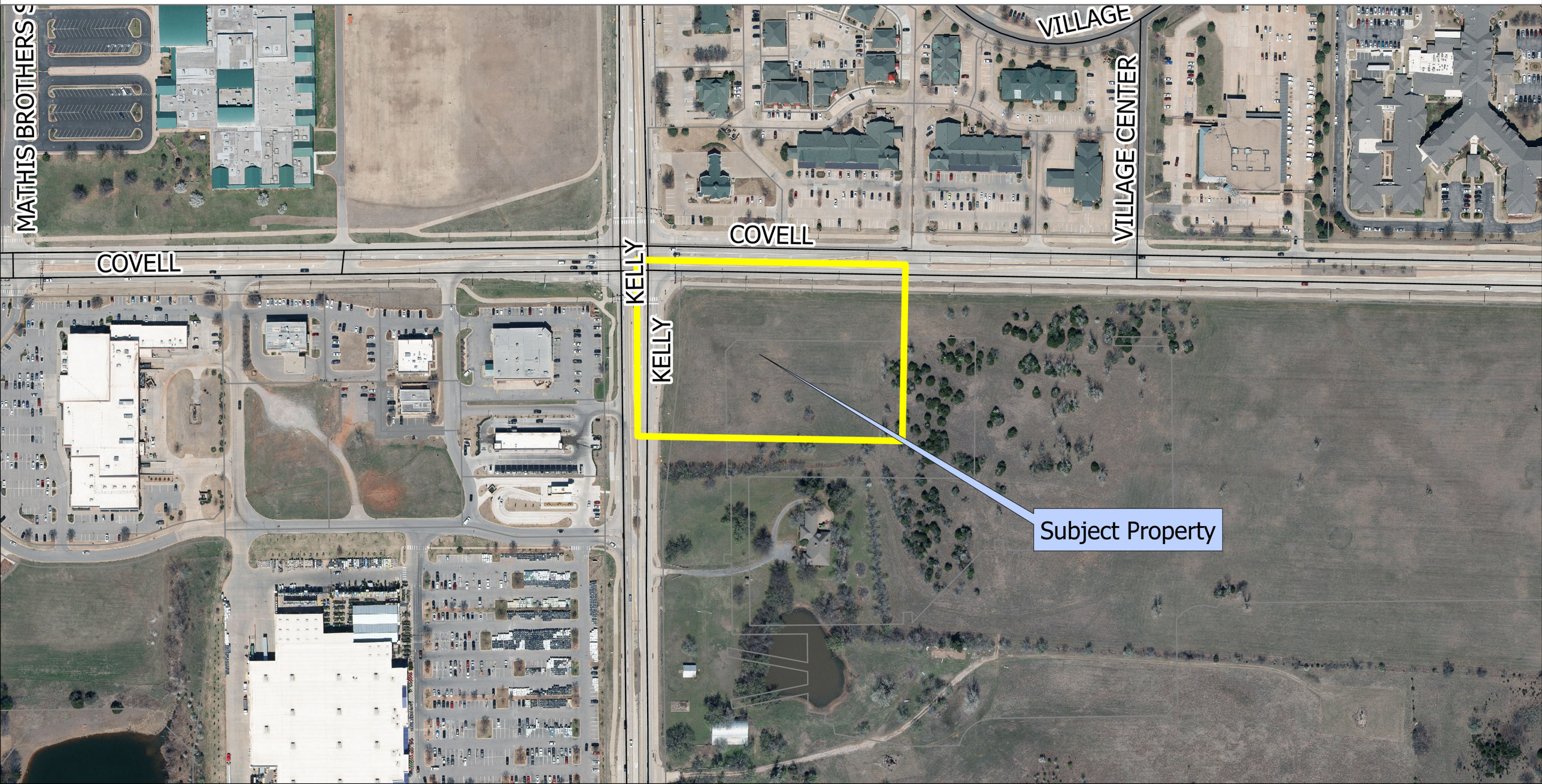
15. Landscaping – The landscape plan is compliant. The applicant has agreed to planting additional canopy trees along the south drive aisle rather than providing two (2) interior parking islands with trees in the parking bay along the front of the building where the overhead fuel canopy is proposed.

Edmond Electric:

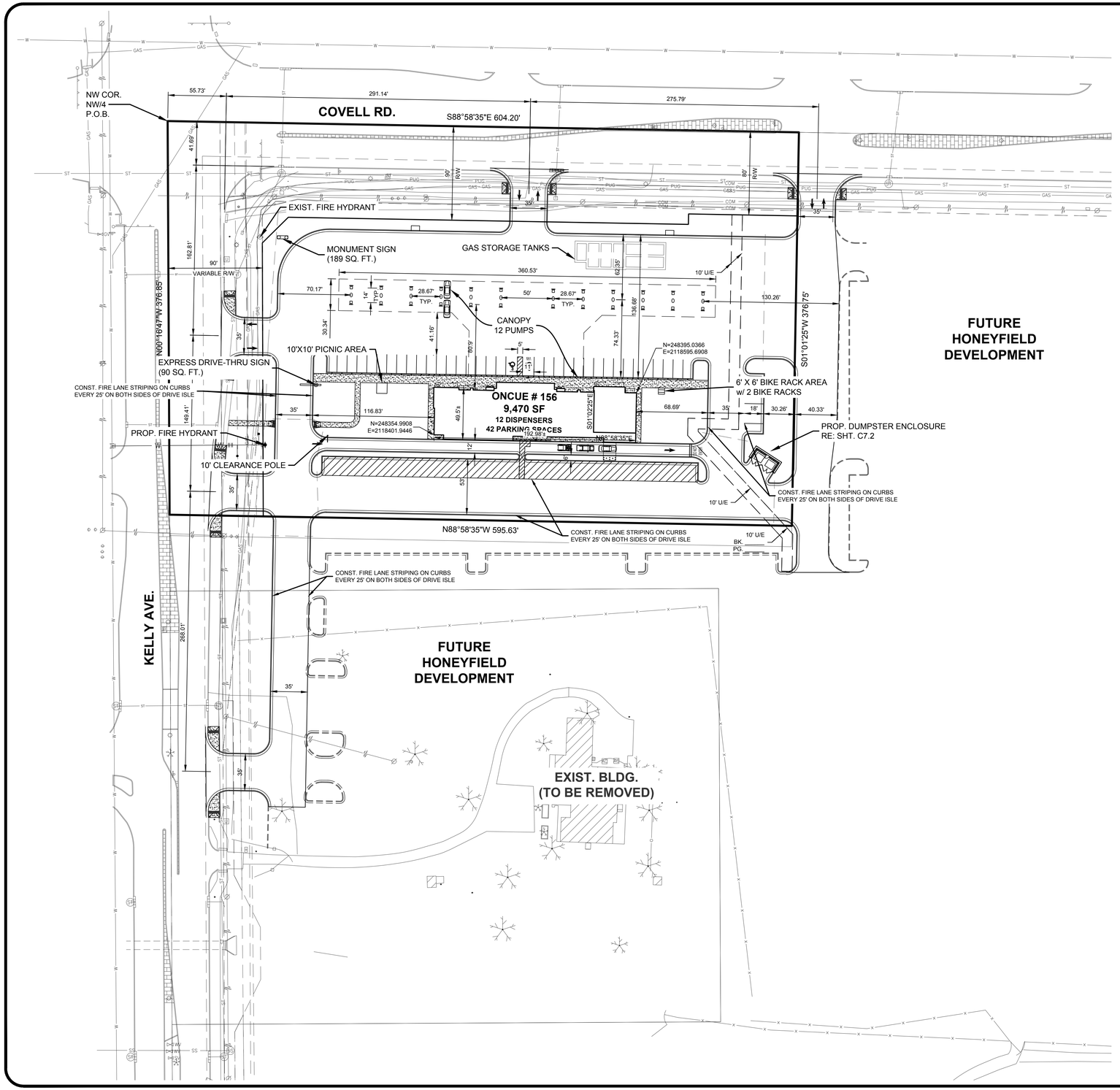
16. Electric – The submitted Site/Utility Plan reflects an electric distribution layout that meets the Electric Department's requirements for system access, equipment clearances, and appropriate routing of associated conduit and conductors. Please note that any necessary relocation of existing electric facilities will be performed at the owner's expense and billed at full cost. This project will be subject to all applicable Electric Department requirements for commercial construction in effect at the time of development.

Staff Recommendation: Staff recommends approval of the application for SP25-00017. 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.

Subject Property
SP25-00017 OnCue #156



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.



GENERAL NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PARKING STRIPING SHALL BE WHITE.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE APPROPRIATE ADMINISTRATIVE AGENCY PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
7. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SITE PLAN DIMENSIONS AND MEASUREMENTS AND SHALL CONFIRM THE ACCURACY AND LOCATION OF THE PROJECT BOUNDARY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD FOR RESOLUTION PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
9. PARKING LOT LAYOUT IS PARALLEL AND PERPENDICULAR TO BUILDING ORIENTATION UNLESS OTHERWISE NOTED.
10. SEE ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLES, PULL BOXES AND UTILITY APPURTENANCES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.
12. ALL CONSTRUCTION SHALL CONFORM TO CITY OF EDMOND STANDARDS AND SPECIFICATIONS. ALL DETENTION PONDS, SWALES, AND DISTURBED RIGHT-OF-WAY SHALL BE SOLID SLAB SODDED.
13. THE FIRE LANE SHALL BE COMPLETED PRIOR TO THE FIRST USE OF COMBUSTIBLE MATERIALS. THE FIRE LANE SHALL BE MARKED IN ACCORDANCE WITH SECTION 503.3 AND D103.6 OF THE INTERNATIONAL FIRE CODE.

LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE South 88°58'35" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 604.20 feet;

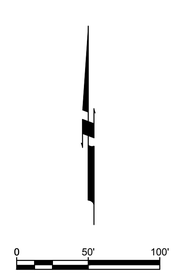
THENCE South 01°01'25" West, departing said North line, a distance of 376.75 feet;

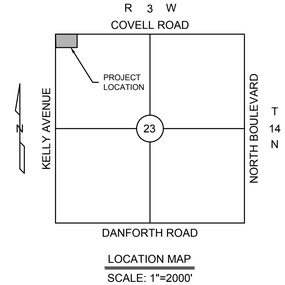
THENCE North 88°58'35" West, a distance of 595.63 feet to a point on the West line of said Northwest Quarter (NW/4);

THENCE North 00°16'47" West, along and with said West line, a distance of 376.85 feet to the POINT OF BEGINNING;

Containing 226,018 square feet or 5.1887 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.





LOCATION MAP
SCALE: 1"=2000'

ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543
This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

REVIEWED BY : _____ DATE : _____
CITY ENGINEER

Copyright © 2026 Johnson & Associates

NO.	DESCRIPTION	DATE



RENEWAL DATE: 09/30/2026

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
ENGINEERS - SURVEYORS - PLANNERS

ONCUE #156

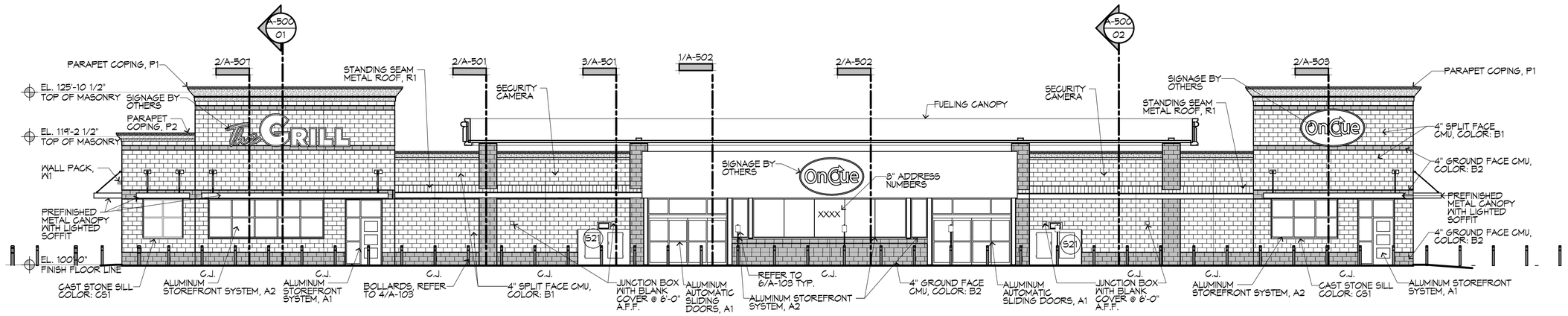
EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OVERALL SITE GENERAL LAYOUT

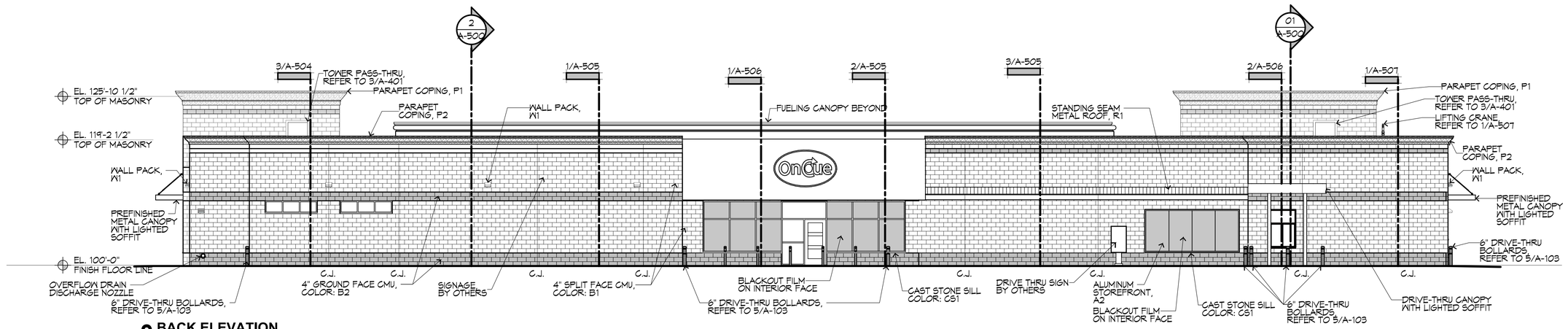
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Checked By:	CM
Approved By:	CM

SHEET NUMBER
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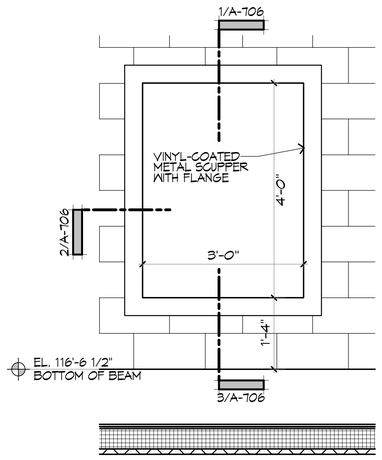
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1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 BACK ELEVATION
SCALE: 1/8"=1'-0"



3 TOWER PASS-THRU ELEVATION
SCALE: 3/4"=1'-0"

EXTERIOR MATERIAL LEGEND:	
TAG	MATERIAL/DESCRIPTION
A1	ALUMINUM STORFRONT SYSTEM, & AUTOMATIC SLIDING DOORS COLOR: BLACK AND RED REFER TO A-302
A2	ALUMINUM STORFRONT SYSTEM, COLOR: BLACK
B1	4" SPLIT FACE CMU, PRIMARY COLOR: MUSKOGEE BUFF
B2	4" GROUND FACE CMU, ACCENT COLOR: BURNISHED CHARCOAL
CS1	CAST STONE SILL COLOR: 'DARK BUFF'
P1	PRE-FINISHED PARAPET METAL COPING, REFER TO 3/A-701 COLOR: TEXTURE BIEGE ON SIDE, BLACK ON TOP
P2	PRE-FINISHED PARAPET METAL COPING, REFER TO 4/A-701 COLOR: TEXTURE BIEGE ON SIDE, BLACK ON TOP
R1	STANDING SEAM METAL ROOF, REFER TO 2/A-701 COLOR RED
W1	WALL PACK, LIGHT FIXTURE, REFER TO ELECTRICAL

ALLOWABLE USE OF BUILDING MATERIALS:

EXTERIOR BUILDING WALL FINISH ON ALL MAIN STRUCTURES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL CONSIST OF A MINIMUM 70% BRICK VENEER, SPLIT OR GROUND FACE INTEGRAL COLOR CONCRETE MASONRY BLOCK UNIT VENEER, ROCK OR STONE MASONRY, ROCK STONE, STUCCO, OR WOOD, OR OTHER SIMILAR TYPE FINISH. NO MORE THAN 30% EIFS (EXTERIOR INSULATION FINISH SYSTEM) SHALL BE PERMITTED. HOWEVER, THE USE OF STEEL CANOPIES/COVERS TO PROVIDE COVERAGE OF PARKING AND SERVICE AREAS SHALL BE PERMITTED IN THIS P.U.D. THIS SECTION SHALL NOT PRECLUDE METAL STORAGE BUILDINGS THAT ARE ANCILLARY TO THE DOMINANT USE ON SITE. EVERY STRUCTURE IN THIS P.U.D. SHALL HAVE CLASS C ROOFING OR BETTER.

RETAIL MATERIAL TABULATIONS CHART:				
	FRONT	REAR	RIGHT	LEFT
TOTAL FACADE SQ. FT.	3876 SQ.FT.	4243 SQ.FT.	1358 SQ.FT.	1334 SQ.FT.
MASONRY TOTALS (CMU VENEER)	2474 SQ.FT. (64%)	3230 SQ.FT. (76%)	1114 SQ.FT. (82%)	1061 SQ.FT. (80%)
DOORS & WINDOWS SQ. FT.	787 SQ.FT. (20%)	332 SQ.FT. (8%)	111 SQ.FT. (8%)	133 SQ.FT. (10%)
PARAPET CAP	227 SQ.FT. (6%)	318 SQ.FT. (8%)	96 SQ.FT. (7%)	123 SQ.FT. (9%)
SIGNAGE AREA AT ENTRY	395 SQ.FT. (10%)	364 SQ.FT. (8%)	37 SQ.FT. (3%)	17 SQ.FT. (1%)

PRINT DATE 4/21/2026

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

STATE OF OKLAHOMA
TERRENCE J. WRIGHT
13788
LICENSED ARCHITECT

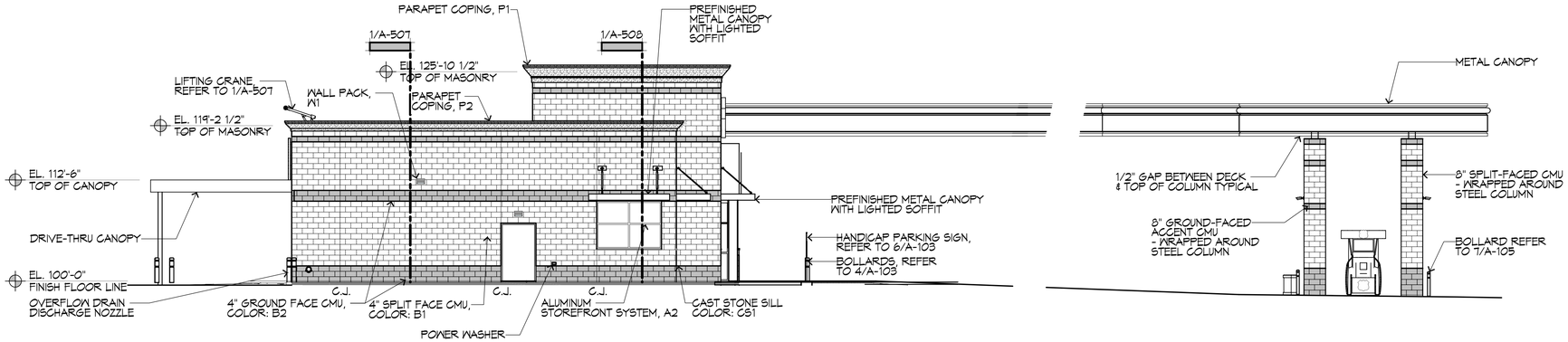
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OnCue

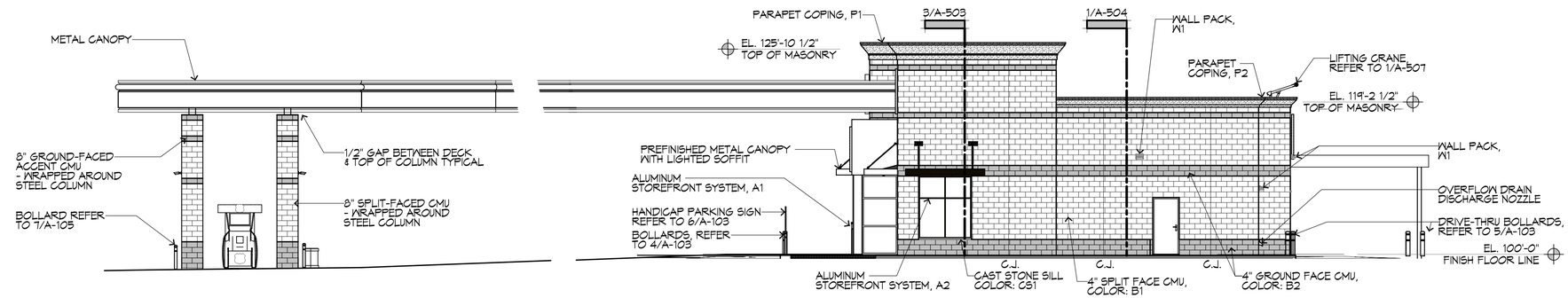
OnCue #156
OnCue Marketing
N. Kelly Ave. & W. Covell Rd
Edmond, OK 73003

JOB NO. A2500-10
DATE: 2026-01-16
SHEET NO.
A-401

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1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION
A1	ALUMINUM STORFRONT SYSTEM, & AUTOMATIC SLIDING DOORS COLOR: BLACK AND RED REFER TO A-302
A2	ALUMINUM STORFRONT SYSTEM, COLOR: BLACK
B1	4" SPLIT FACE CMU, PRIMARY COLOR: MUSKOGEE BUFF
B2	4" GROUND FACE CMU, ACCENT COLOR: BURNISHED CHARCOAL
CS1	CAST STONE SILL COLOR: 'DARK BUFF'
P1	PRE-FINISHED PARAPET METAL COPING, REFER TO 3/A-701 COLOR: TEXTURE BIEGE ON SIDE, BLACK ON TOP
P2	PRE-FINISHED PARAPET METAL COPING, REFER TO 4/A-701 COLOR: TEXTURE BIEGE ON SIDE, BLACK ON TOP
R1	STANDING SEAM METAL ROOF, REFER TO 2/A-701 COLOR RED
W1	WALL PACK, LIGHT FIXTURE, REFER TO ELECTRICAL

ALLOWABLE USE OF BUILDING MATERIALS:

EXTERIOR BUILDING WALL FINISH ON ALL MAIN STRUCTURES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL CONSIST OF A MINIMUM 70% BRICK VENEER, SPLIT OR GROUND FACE INTEGRAL COLOR CONCRETE MASONRY BLOCK UNIT VENEER, ROCK OR STONE MASONRY, ROCK STONE, STUCCO, OR WOOD, OR OTHER SIMILAR TYPE FINISH. NO MORE THAN 30% EIFS (EXTERIOR INSULATION FINISH SYSTEM) SHALL BE PERMITTED, HOWEVER, THE USE OF STEEL CANOPIES/COVERS TO PROVIDE COVERAGE OF PARKING AND SERVICE AREAS SHALL BE PERMITTED IN THIS P.U.D. THIS SECTION SHALL NOT PRECLUDE METAL STORAGE BUILDINGS THAT ARE ANCILLARY TO THE DOMINANT USE ON SITE. EVERY STRUCTURE IN THIS P.U.D. SHALL HAVE CLASS C ROOFING OR BETTER.

RETAIL MATERIAL TABULATIONS CHART:

	FRONT	REAR	RIGHT	LEFT
TOTAL FACADE SQ. FT.	3876 SQ.FT.	4243 SQ.FT.	1358 SQ.FT.	1334 SQ.FT.
MASONRY TOTALS (CMU VENEER)	2474 SQ.FT. (64%)	3230 SQ.FT. (76%)	1114 SQ.FT. (82%)	1061 SQ.FT. (80%)
DOORS & WINDOWS SQ. FT.	787 SQ.FT. (20%)	332 SQ.FT. (8%)	111 SQ.FT. (8%)	133 SQ.FT. (10%)
PARAPET CAP	227 SQ.FT. (6%)	318 SQ.FT. (8%)	96 SQ.FT. (7%)	123 SQ.FT. (9%)
SIGNAGE AREA AT ENTRY	395 SQ.FT. (10%)	364 SQ.FT. (8%)	37 SQ.FT. (3%)	17 SQ.FT. (1%)

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1430 S BROADWAY STREET
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STATE OF OKLAHOMA
LAWRENCE J. WRIGHT
13788
REGISTERED ARCHITECT
2026-01-16

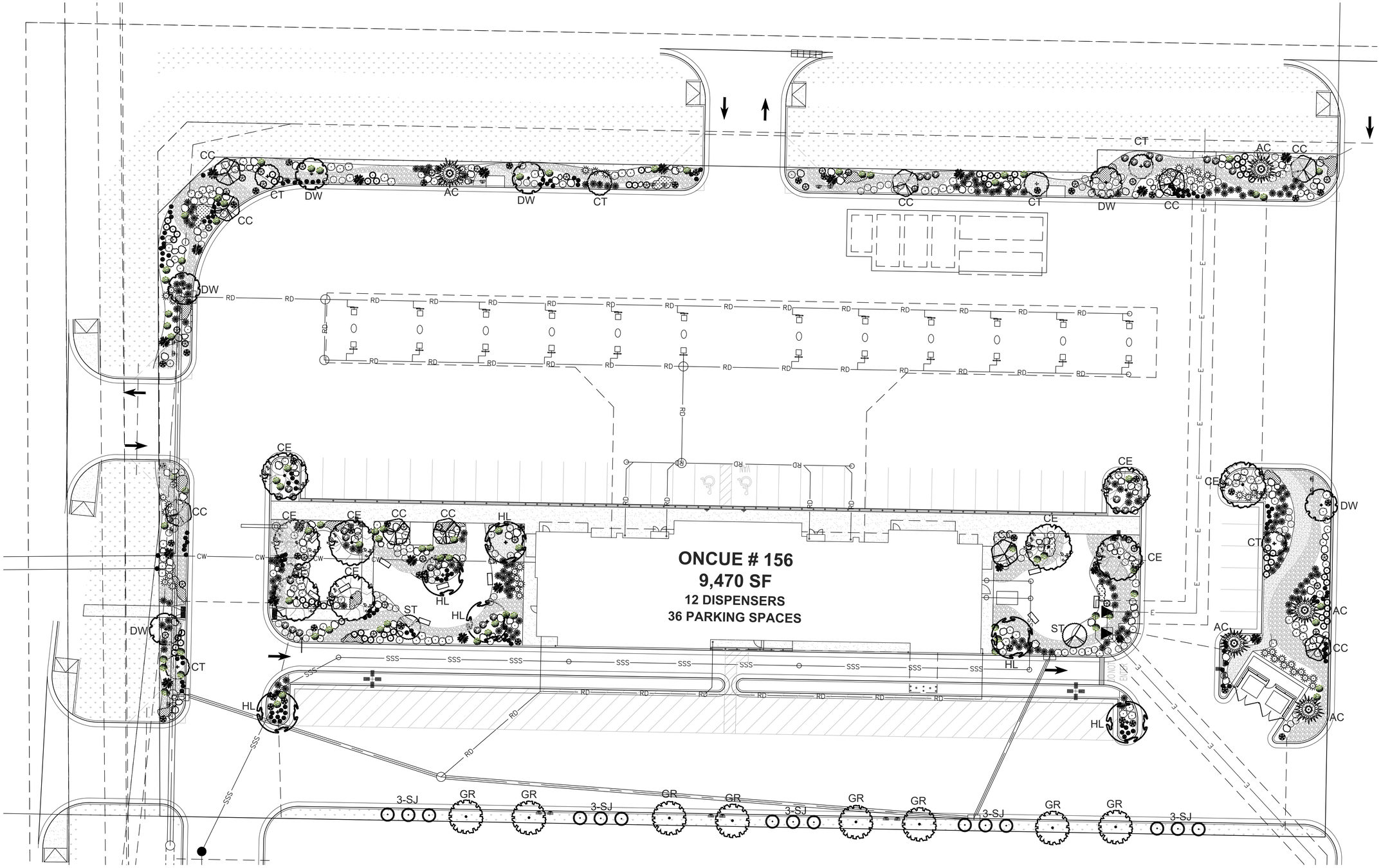
OnCue

OnCue #156
OnCue Marketing
N. Kelly Ave. & W. Covell Rd
Edmond, OK 73003

JOB NO. A2500-10
DATE: 2026-01-16
SHEET NO.
A-402

PRINT DATE 4/21/2026

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1 LS-1 LANDSCAPE SITE PLAN
SCALE: 1" = 20' Overall Site

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BEFORE YOU DIG CALL OKIE 1800652OKIE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

ONCUE #156
Kelly Ave. & Covell Rd.
Honeyfield Development
Edmond, Oklahoma

Mark H. Myers
Landscape Architect
2712 Randolph Road
Edmond, OK 73013
(405) 562-1100

OKLAHOMA MARK H. MYERS REGISTERED LANDSCAPE ARCHITECT

JOB NUMBER: 217020
DRAWN BY: MHM
DATE: 05/29/2025

LANDSCAPE SITE PLAN

SHEET NUMBER LS-1

Planning Commission **4. M.**

Meeting Date: 10/20/2026

Department: Planning

Information

RE:

Case No. Z26-00021; Public Hearing and Consideration of Approval of a Zoning Map Amendment from “F-1” Light Industrial to “CBD” Central Business District for the property located north of W Hurd Street and west of the BNSF Railroad Line. (Canvas Development; Ward 1)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, Director of Planning

DATE: October 20, 2026

RE: Case No. Z26-00021; Public Hearing and Consideration of Approval of a Zoning Map Amendment from "F-1" Light Industrial to "CBD" Central Business District for the property located north of W Hurd Street and west of the BNSF Railroad Line. (Canvas Development; Ward 1)

Planning Department:

1. Purpose of Application – The applicant is requesting approval of a zoning map amendment from the current zoning of "F-1" Light Industrial to "CBD" Central Business District.

2. Location – The subject property is located north of W Hurd Street and west of the BNSF Railroad line. The subject properties include 119 W Hurd and the unaddressed property to the west and north. The site is in the Central Edmond Urban District and has connection to existing "CBD" zoned property.

3. Summary of Application – The applicant is requesting approval of a by-right rezoning to "CBD" Central Business District. The zoning will follow the uses allowed per 22.4.17. This case was heard at the Central Edmond Urban District Board on October 13, 2026, and was recommended for approval by a vote of 5 to 0.

4. Existing Conditions – The property contains approximately 2.3 acres of land and is currently developed with one single family dwelling unit.

5. Setback requirements – The property will follow the "CBD" district setback requirements per 22.4.23 where the lot may be developed up to the front property line. The "CBD" does not have side or rear setback standards either.

6. Surrounding uses and zones – The subject property is within the Central Edmond Urban District. The property to the east is zoned and developed "A" Single Family Dwelling District. The property south of Hurd Street is zoned "CBD" Central Business District and is developed as the Oxlley apartment complex. West of the subject property is zoned "F-1" Light Industrial and is developed as the parking lot to the Downtown Detention Pond. To the north and northeast of the subject property is zoned "F-1" Light Industrial and is developed as the Downtown Detention Pond.

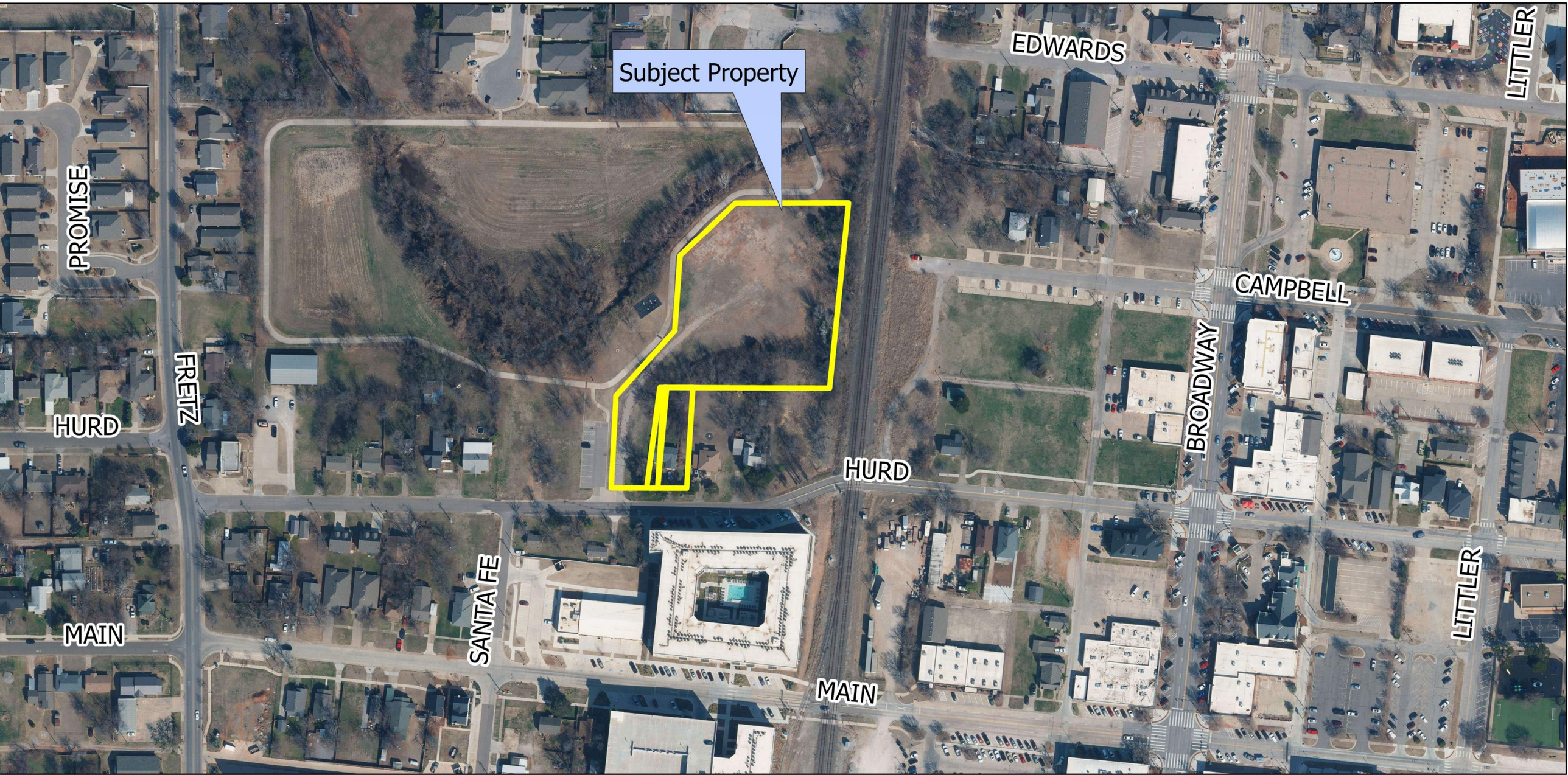
7. Edmond Plan – Edmond's comprehensive plan (The Edmond Plan) categorizes the property as Urban Neighborhood which designates the "CBD" zoning as an appropriate district with additional consideration of the neighboring character.

Landscaping/Urban Forestry:

8. Anticipated impact to tree canopy cover, forested areas, and areas of the Cross Timbers ecosystem – The parcel is covered in moderately dense forest, and species characteristic of the Cross Timbers ecosystem are present. Eastern redcedar is beginning to become established within openings in the canopy historically occupied by grasses and forbs. Tree canopy is likely to decrease initially with development; however, trees must be provided when landscape standards are complied with through a future Site Plan project.

Staff Recommendation: Staff recommends approval of the application for Z26-00021. 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.

Location Map
Z26-00021 119 & 121 W Hurd Street

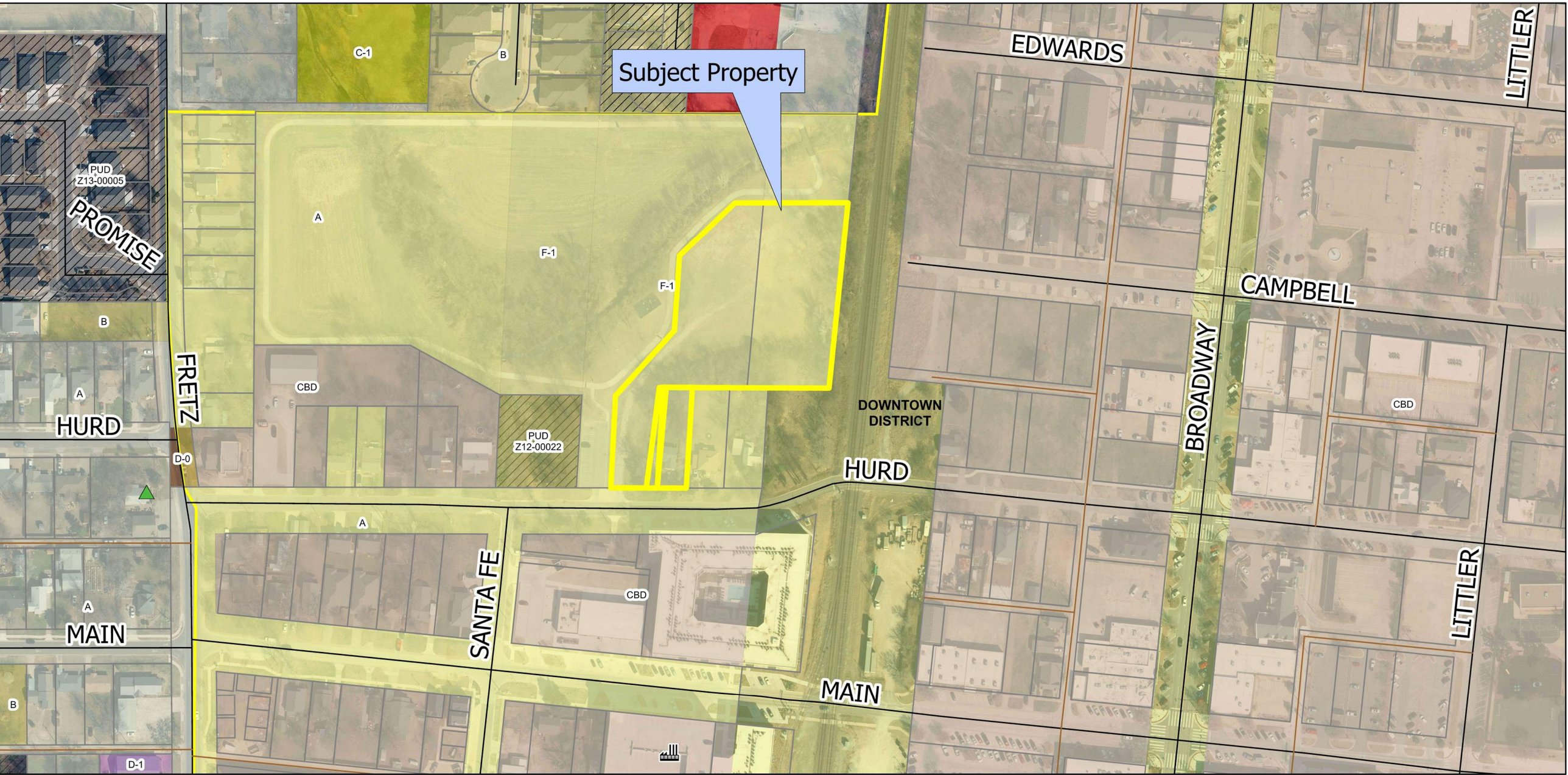


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Zoning Map
Z26-00021 119 & 121 W Hurd Street

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Comprehensive Plan Map
Z26-00021 119 & 121 W Hurd Street

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