

**Development Code Update**

**Unified Development Code  
—  
City Council Update**

*January 26, 2026*

# Today's Speakers



**Dawn Thomas**, AICP  
Project Manager



**Jake Lange**, AICP  
Project Planner

# Overview

**Introduction**



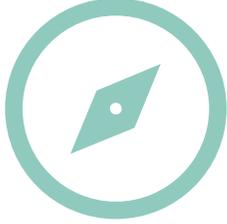
**Big Ideas and Major Changes**



**Next Steps and Timeline**

# Introduction





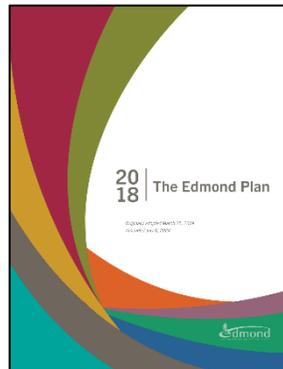
**Project  
Purpose**



**Clarify and Streamline  
Development Procedures**



**Ensure High-Quality  
Development Outcomes**



**Implement and Realize the  
Edmond Plan**

# PROJECT SCHEDULE

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Nov 2022	Aug 2023	June 2024	Spring 2026

**Phase 1**  
*Diagnostic  
Report*

**Phase 2**  
*Update  
Development  
Codes*

**Phase 3**  
*Mapping  
Updates  
and Code  
Refinement*

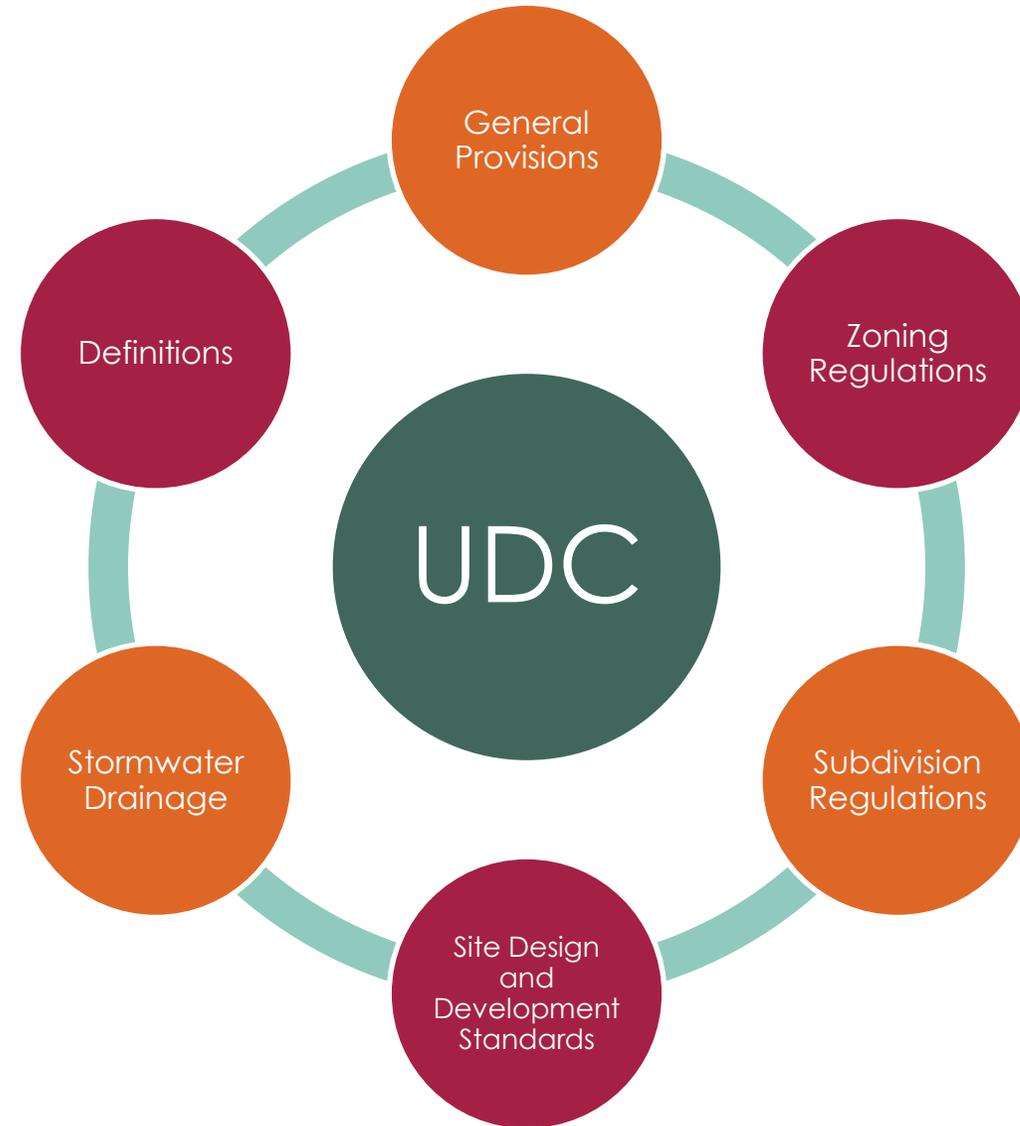
**Phase 4**  
*Adoption*

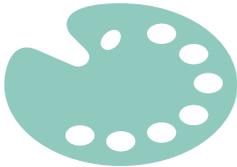
# Big Ideas and Major Changes





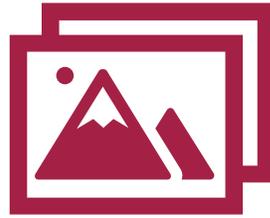
# UDC Organization



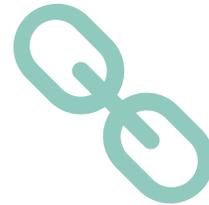


# Legibility and Usability

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**Use of Graphics, Diagrams,  
and Illustrations**



**Use of Hyperlinks in Digital  
Formats**



**Use of Common  
Language, Reduction of  
Jargon**



# Zoning Approach

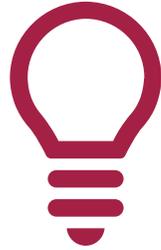
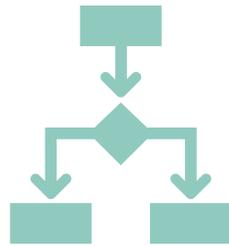
## Current

- 32 Districts
- Many underutilized
- Minute differences between Districts

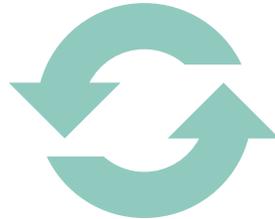
## Proposed

- 4 Contexts (3 Base +1 Overlay)
- 10 Zoning Districts (+3 Overlays)
- PUDs may be maintained
- Equivalencies established
- Relation to Comp Plan established

# Procedural Approach



**Clarity for Applicants and Future Decision Makers**

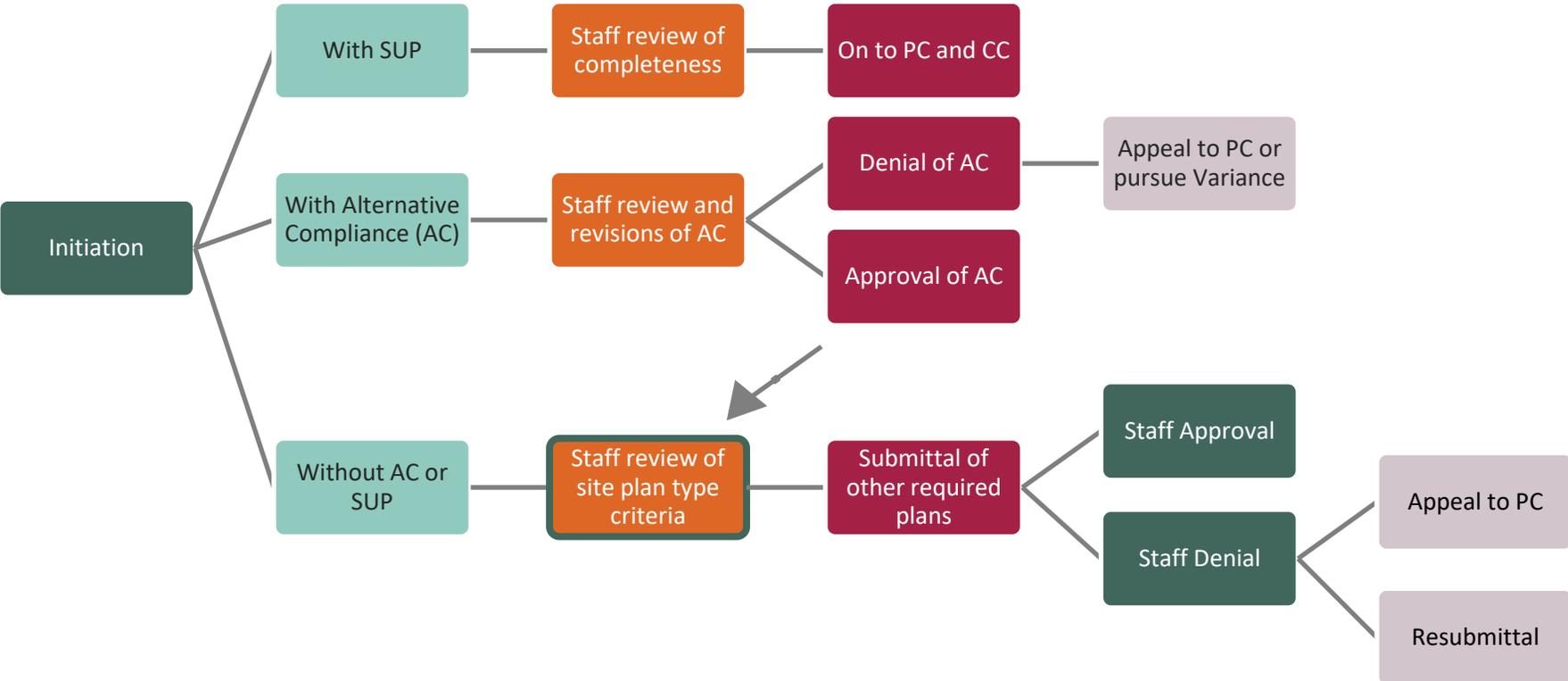


**Consistency, Predictability, Fairness, Legal Soundness**



**Leverage Staff Expertise, Sustain Community Oversight**

# Site Plans



# Site Plan Types

Type	Building Criteria	Site Criteria
0	Any addition/alteration	5-9% site disturbance
I	0-10% increase in GFA or height	10-20% site disturbance; 0-10% impervious surface increase; local street access; 1,000 ft.+ from Residential property line
II	11-30% increase in GFA or height Structure(s) 15-24 years old	21-30% site disturbance; 11-30% impervious surface increase; collector/arterial access; 501-999 ft. from Residential property line
III	31%+ increase in GFA or height Structure(s) 25+ years old	31%+ site disturbance; 31%+ impervious surface increase; collector/arterial access; 0-500 ft. from Residential property line

# Site Plan Submittals

Type	Submittal Requirements
0	Landscape Plan Grading and Stormwater Plan
I	Landscape Plan   Parking Plan Grading and Stormwater Plan   Façade Plan
II	Landscape Plan   Parking Plan Grading and Stormwater Plan   Façade Plan
III	Landscape Plan   Parking Plan Grading and Stormwater Plan   Façade Plan Lighting Plan



# Development Standards



**Robust Architectural and Design Standards**



**Protection for Neighbors from Adverse Impacts of New Development**



**Standards to Support Infill Development; Maintain Neighborhood Character**

# Big Picture

Zoning Development  
Standards

Subdivision  
Development  
Standards

Urban Forestry and  
Landscape

Site Design  
Procedures

# So, What Does It All Mean?

**High Standards**

**Development-Friendliness**



# So, What Does It All Mean?

**High Standards**

**Flexibility and Innovation**

**Development-Friendliness**

**Fairness and Consistency**



# So, What Does It All Mean?

**High Standards**

**Flexibility and Innovation**

**Streamlined Processes**



**Development-Friendliness**

**Fairness and Consistency**

**Thorough Review**

# So, What Does It All Mean?

**High Standards**

**Flexibility and Innovation**

**Streamlined Processes**

**Beautiful, Stable Neighborhoods**



**Development-Friendliness**

**Fairness and Consistency**

**Thorough Review**

**Growing Business Opportunity**

# So, What Does It All Mean?

**High Standards**

**Flexibility and Innovation**

**Streamlined Processes**

**Beautiful, Stable Neighborhoods**

**Preservation of Everything Great  
about Edmond**



**Development-Friendliness**

**Fairness and Consistency**

**Thorough Review**

**Growing Business Opportunities**

**Capitalizing on Opportunities  
and Investments**

# So, What Does It All Mean?

**High Standards**

**Flexibility and Innovation**

**Streamlined Processes**

**Beautiful, Stable Neighborhoods**

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**Capitalizing on Opportunities  
and Investments**

*“Edmond will be a diverse and innovative hometown committed to excellence through leadership, balanced growth, and cooperation. These high standards will only be accomplished by citizen participation.” – Edmond Plan 2018*

# PROJECT SCHEDULE

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Nov 2022	Aug 2023	June 2024	Spring 2026
<b>Phase 1</b> <i>Diagnostic Report</i>	<b>Phase 2</b> <i>Update Development Codes</i>	<b>Phase 3</b> <i>Mapping Updates</i>	<b>Phase 4</b> <i>Adoption</i>  Public Open Houses  Public Hearings

# Public Open Houses

## When:

**February 26**  
Thurs; 3-6 PM

**March 3**  
Tues; 12-3 PM

**March 11**  
Wed; 8-11 AM

## Where:

**City Hall Main Street  
Conference Room**

## Format:

Self-guided information and exhibit boards; staff and consultant team support

## Key Objectives:



Inform Stakeholders



Review Map Changes



Gather Feedback



Build Consensus

# Public Open House Exhibits



## **Introductory Materials**

*Orient and Explain the Project*



## **Zoning Regulations**

*Context Areas/ Districts  
Permitted Uses*



## **Introductory Materials**

*Orient and Explain the Project*



## **Site Design and Development Standards**

*Design Standards  
Site Plans*



## **Diagnostic Overview**

*Process and Insights,  
Foundation of the Code  
Update*



## **Stormwater Drainage**

*Harmony with External  
Design Manuals*



## **General Provisions Overview**

*Key Establishing  
Language and Authority*



## **Next Steps and Timeline**

# Office Hours

## When:

**February 26**  
Thurs; 6-8 PM

**March 3**  
Tues; 3-5 PM

**March 11**  
Wed; 11 AM –  
1 PM

## Where:

**City Hall –  
Conference Room 102**

## Format:

Individual or small group conversations facilitated by maps and digital materials for in-depth discussions

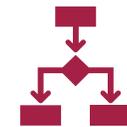
## Key Objectives:

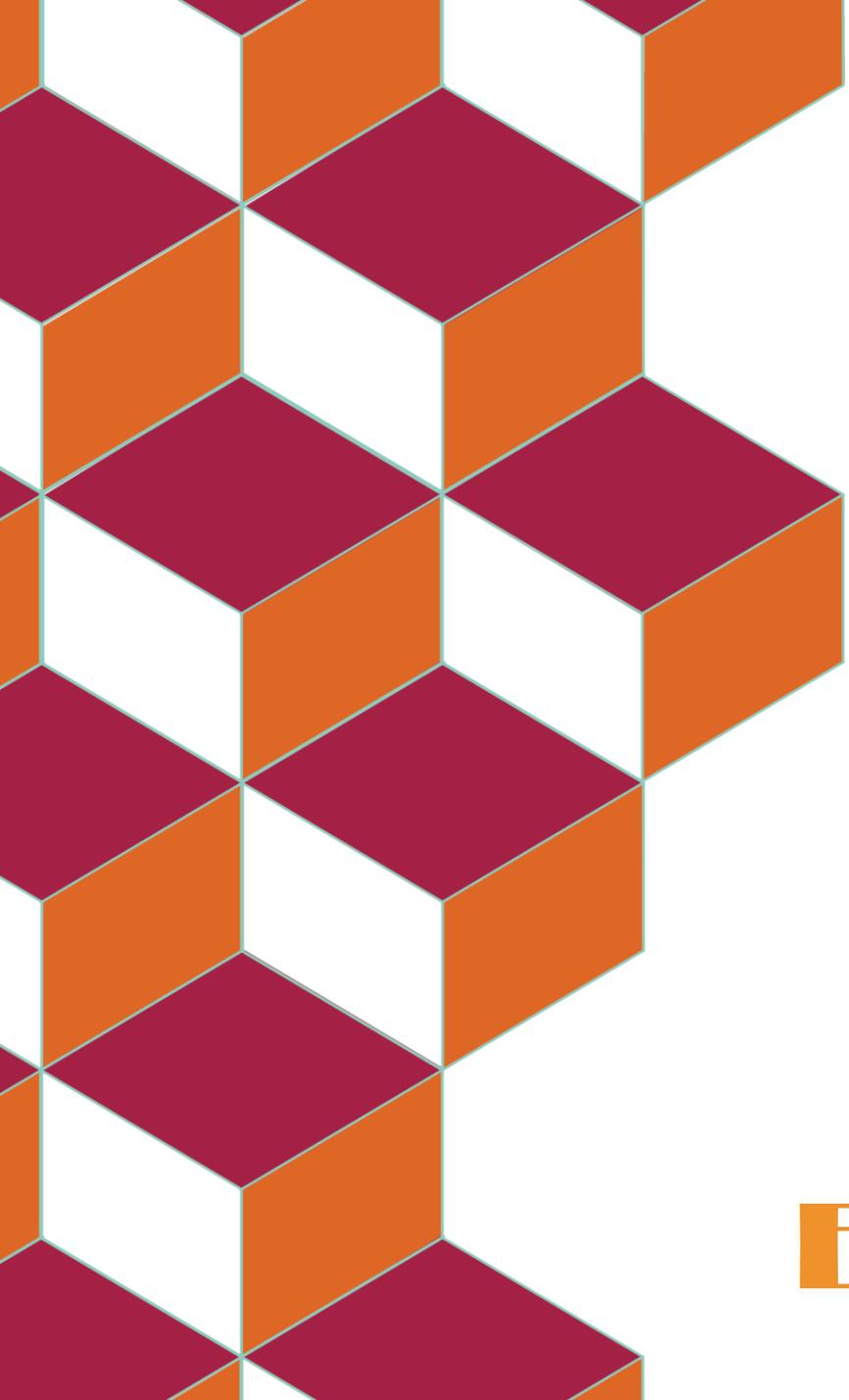
One-on-One discussions about specific properties and projects

Closer review of permitted use table and development standards

Review of application processes

Review of proposed zoning map at parcel level





# Thank you!

## Discussion

