

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, April 27, 2023, at 11:00 a.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

(PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008)

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 4, 2023
7:00 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF APRIL 6, 2023

EXPLANATION OF PROCEDURE TO AUDIENCE

PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 23-03

Consider a request by Bruce Saunkeah, applicant and property owner, for a special use permit that will allow a dwelling unit within a commercial business at 3200 N Rockwell Ave.

LEGAL DESCRIPTION:

Sect. 21-T12N-R4W NW Qtr., Holloway Acres 002 000 PT of Lot 2 Beg at SWW/C Lt 2 TH N330.6ft E261.95ft W262.33ft to Beg. & N30ft OG W262.33ft Lot 3.

ITEM 2: PC 23-04

Discussion and possible action to accept the final plat of Bethany Village, a part of the SE/4 of Section 17, T12N, R4W, I.M. Bethany Oklahoma County, Oklahoma, and the dedications of public easements and rights-of-way.

NEW BUSINESS

ADJOURNMENT UNTIL May 18, 2023

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 6, 2023

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Ron Crouch
Robert Helton
James Clemmer
Steve Marx

MEMBERS ABSENT: Kent Lynn

STAFF PRESENT: Ray Jones, City Attorney
Amanda McCellon, Comm. Dev. Director
Brendan Summerville, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, March 30, 2023 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Justin Peck gave the invocation. Motion was made by James Clemmer, seconded by Justin Peck to approve the January 19, 2023 Planning and Zoning Commission Minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Ron Crouch, Robert Helton, James Clemmer, Steve Marx. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 1: PC 23-01
Consider a request by Ron Duncan, applicant and property owner, to rezone 3900 & 3904 N Redmond Ave. from R-1 (Single Family Residential) to R-2 (Two-Family Residential).

LEGAL DESCRIPTION: 3900: Sect. 16-T12N-R4W SE Qtr. West Park Add. 002 005 S65Ft
3904: Sect. 16-T12N-R4W SE Qtr. West Park Add. 002 000 S50Ft of N150Ft of Lot 5
(Item to be heard by City Council on April 18, 2023)

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning 3900-3904 N. Redmond Ave. from R-1, Single Family Residential to R-2, Two-Family Residential. Summerville summarized the zoning of the surrounding properties. He noted about 1,000 feet west of this property is the central business district and about a quarter mile north is the expressway. The sewer line is running along the northern fence line of the property per the Bethany Water Department. Water line can be reached along N. Redmond or NW 38th St. Each duplex unit will be 2800 square feet leaving 1400 square feet per unit for dwelling space. The lots are substandard, however after speaking with the applicants, they have agreed to come in and do a lot

line adjustment after the zoning change has been confirmed. The lot line adjustment will be done administratively through Community Development.

Mr. Ron Duncan of Bob Duncan and Sons, Applicant spoke to the Planning and Zoning Commission. I have been in the construction business for 35 years, and build high-end homes. We have had people contact us already to move in.

Commissioner Clemmer asked if Mr. Duncan will own the duplexes.

Mr. Ron Duncan, Applicant said yes, we will own the property.

Charles Snyder, Chair asked if the city would require sidewalks.

Brendan Summerville, Comm. Dev. Associate stated no not at this time.

Charles Snyder, Chair asked the applicant if he would object to installing sidewalks along N. Redmond and NW 38th St.

Mr. Ron Duncan, Applicant said no he would not have a problem with installing sidewalks.

Mr. Gholson, resident of 3810 N. Redmond Ave., spoke against the R-2 rezoning request. The area is over saturated with rental properties; and single-family homes create more stability.

Mary McClure, resident of 3809 N. Redmond Ave. spoke in favor of the R-2 rezoning request. Mr. Duncan has built a house for me and showed the Planning Commissioner's a 10 second video of the house (across street from proposed development). Anything Mr. Duncan builds is beautiful, and hopefully my father will be one of the renters in one of the duplex units.

Amanda McCellon, Comm. Dev. Director noted the sidewalks will have to be no less than four feet in width.

Motion was made by Justin Peck, seconded by Steve Marx to recommend approving the R-2 zoning request, and require applicant to install sidewalks along N. Redmond Ave. and NW 38th St. The votes are as follows: AYE- Charles Snyder, Ron Crouch, Robert Helton, James Clemmer, Steve Marx, Justin Peck. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 2: PC 23-02

Consider a request by Coast to Coast Motors, LLC., to grant a special use permit for used motor car sales.

LEGAL DESCRIPTION: Sect 16-T12N-R4W Qtr SW Beavers Sub Blk 22 022 000 Lots 15 thru 19 Ex S28.5Ft of W/2 Blk 22 Subj. to ESMTS of Record
(Item to be heard by City Council on April 18, 2023)

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a special use permit that would allow for the sale of used motor vehicles at 7017 NW 39th Expy. and summarized the zoning of the surrounding properties. This lot has been a used car lot since 1976,

and there are two structures on the property (primary building and a secondary building to the north of the primary building). When reviewing car lots and this specific property, we have to review the comprehensive plan strategy map. This area, as in the case before, is slated for CBD, Central Business District expansion; however, the area is marked as a prime area of development. This area being a high-flow area of N. Rockwell and NW 39th Expressway, the comprehensive plan uses a primary to develop something other than a car lot.

Charles Snyder, Chair mentioned one of the primary problems with car lots is they do not generate sales tax for the City of Bethany. Bethany is currently running a deficit of \$2 million annually in sales tax.

Chad Pennington, Representative for Coast-to-Coast spoke to the Planning and Zoning Commission and handed out a flyer with photos of other motor vehicle lots they own (see attached). I have lived here in the metro all my life; and my father started the business in 1989. We are family owned and operated. We keep everything clean and organized.

Charles Snyder, Chair explained the City of Bethany needs retail sales, and used cars do not generate sales tax for the benefit of the city. Part of our requirement is to try to adhere to the Comprehensive Plan as much as possible. NW 39th Expressway is one of two gateways into Bethany.

Mr. Norm Smith, current owner of 7017 NW 39th Expy. stated he has been operating a used car dealership for 60+ years at this location. Bethany has been good to me, and I have been good to Bethany. I pay sales tax to Auto World Express Tires and Rockwell Lube.

Motion was made by Justin Peck, seconded by James Clemmer to recommend denying the special use permit at 7017 NW 39th Expy. The votes are as follows: AYE- Charles Snyder, Ron Crouch, Robert Helton, James Clemmer, Steve Marx, Justin Peck. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

NEW BUSINESS

Commissioner Helton suggested it is time we need to start reviewing the Comprehensive Plan.

Charles Snyder, Chair stated if we find something that needs to be addressed in the comprehensive plan, then let staff know and staff will prepare an agenda and set up a meeting. So, the planning commissioner's homework will be to see if anything needs to be addressed in the comprehensive plan.

Brendan Summerville, Comm. Dev. Associate informed the Planning Commissioner's there will be another special use application on the 5/4/23 agenda.

Amanda McCellon, Comm. Dev. Director stated the City Council approved the accessory building application for the property at 3704 N. Rockwell.

Motion was made by James Clemmer, seconded by Justin Peck to adjourn. The motion carried unanimously 6 - 0.



City of Bethany

Planning & Zoning Staff Report

May 4, 2023

CASE NO: PC 23-03

Request: Consider a request by Bruce Saunkeah, property owner and applicant, for a special use permit that would permit a dwelling unit at 3200 N Rockwell Avenue.

Applicant: Bruce Saunkeah, property owner.

Legal Description: Sect. 21-T12N-R4W NW Qtr., Holloway Acres 002 000 PT of Lot 2 Beg at SW/C Lt 2 TH N330.6ft E261.95ft S330ft W262.33ft to Beg. & N30ft OG W262.33ft Lot 3.

Current Zoning: C-R (Commercial Restricted)

Proposed Use: Dwelling unit within commercial building.

Surrounding Zoning:

Direction	Zoning
North	C-G
South	E-I
East	E-I
West	R-1 & R-2

Site Characteristics:

Lot Size	94,090 ft ²
Building Size	30,000 ft ²
Primary Function	Retail Sales/Mercantile
Year Built	1989

Background:

The applicant is seeking to “add zoning R-3” to their property at 3200 N Rockwell Avenue. As there is no R-3 zoning category, the applicant has simply stated that they wish to have a dwelling unit within their commercial structure.

Analysis:

The Planning Department was notified of this case by Deputy Chief Matthew Biswell of the Bethany Fire Department, who found the dwelling unit on an inspection. Upon closer review of the case at hand, it was determined that the most appropriate plan of action was to have the applicant file for a special-use permit, as it may be allowable under a caretaker clause. The applicant has cited their reasoning for this request would be that they may provide 24-hour surveillance & maintenance for their property after instances of vandalism and failed lighting & alarm systems. In Bethany there are C-R zoned districts which have dwelling units, almost exclusively as single-family homes that have been converted into commercial uses.

Regarding the Bethany 2030 Comprehensive Plan, this is cited as an area that is prime for continued urban development. The logic behind this choice is that a desirable and developable urban core should fulfill multiple roles i.e., commercial, missing middle housing, services for surrounding neighborhoods, etc. This is further supported by Proposition 1 of the 2022 G.O. Bond, which focuses on supporting infrastructure improvements. These improvements are intended to raise the level of service for current and future residents along the Rockwell Corridor.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special use permit. This permit will allow the continued use of a dwelling unit within a C-R property.

Attachments:

- Letter from Deputy Chief Matthew Biswell, Bethany Fire Department
- Aerial Photographs
- Zoning Map
- Site Plan & Property Deed
- Certified Owners List
- Application Documents
- Public Notification

February 13, 2023

Mr. Buddy Saunkeah
Rink Gallery
3200 N Rockwell Ave.
Bethany, OK 73008

Mr. Saunkeah,

This letter is in response to our phone conversation on 2/2/2023 regarding your desire to explore any possible options for retaining the residential occupancy currently being utilized in the Rink Gallery. I have spoken with Amanda McCellon the Director of Planning and Community Development regarding this matter. Ms. McCellon indicated that there would be some zoning regulations that would require you to obtain a special use permit.

Along with the special use permit there are also some building and fire code provisions that would have to be met, specifically those pertaining to fire separation, fire suppression, fire alarm, and egress requirements as they pertain to your specific circumstances. Outlined below are the required steps that you will need to complete.

1. Make application and be heard by the Bethany Planning and Zoning Commission.
2. Submit plans for the intended work and obtain a building permit.
3. Facilitate all applicable inspections and obtain a new Certificate of Occupancy.

If your intent is to move forward with the process, please contact Amanda McCellon the Community Development Director for the City of Bethany at City Hall. The application deadline for the next Bethany Planning and Zoning Commission meeting is March 8 for the April 6th meeting. If your intent is not to move forward with the above outlined steps, please vacate the residential occupancy immediately.

Respectfully,



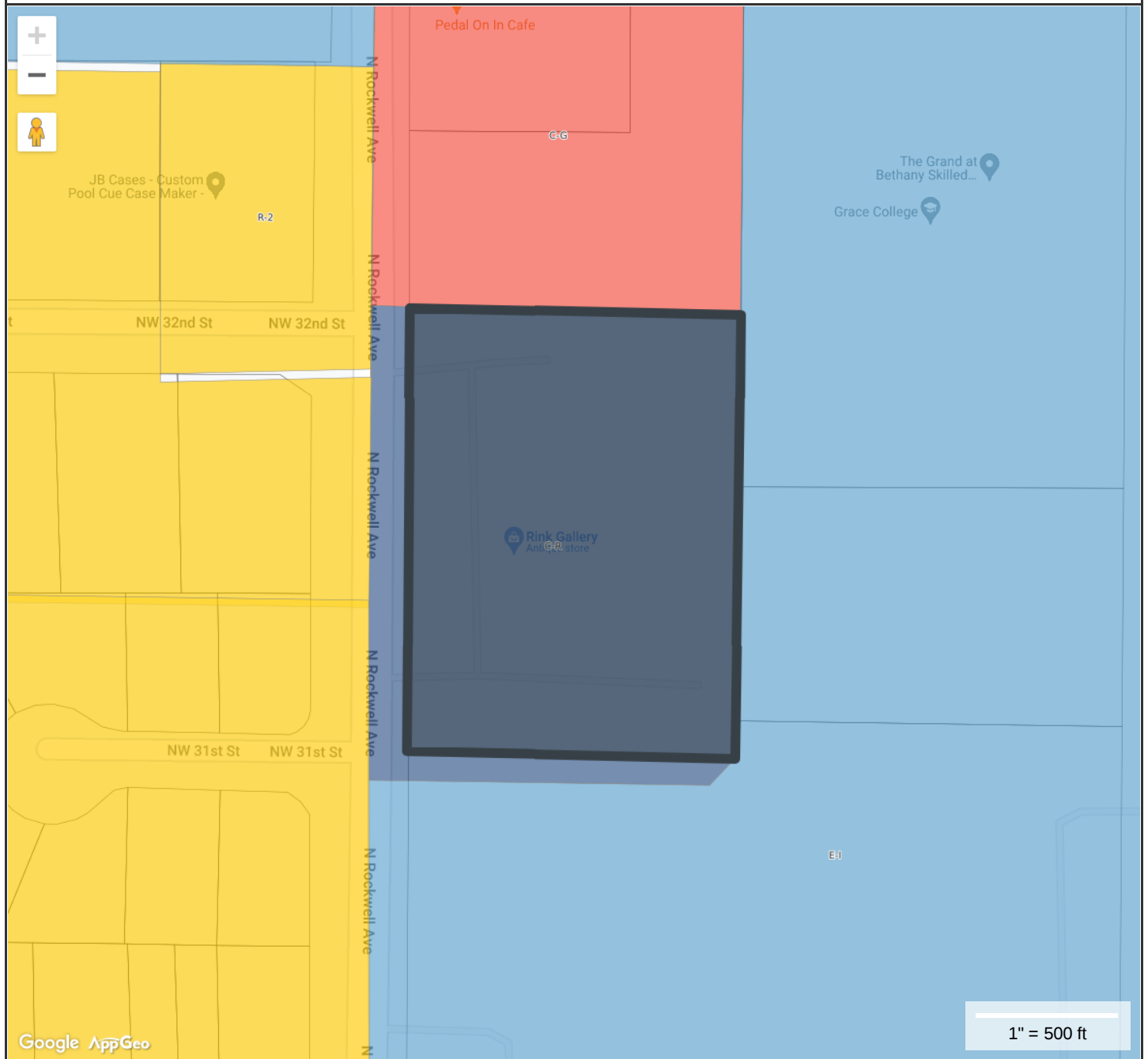
Matt Biswell
Deputy Fire Chief
Bethany Fire Department





X

PC 23-03 Zoning Map



ZONING CODE LEGEND

■ A	■ I-L
■ CBD	■ I-R
■ C-G	■ PUD
■ C-H	■ PRD
■ C-S	■ R-1
■ C-N	■ R-2
■ C-O	■ R-M
■ C-R	■ RMO
■ E-I	■ RHP

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Department of Planning & Community Development

April 10, 2023

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department for a special use permit to that would allow for a dwelling unit to exist on commercial property. All special permit applications within the city limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

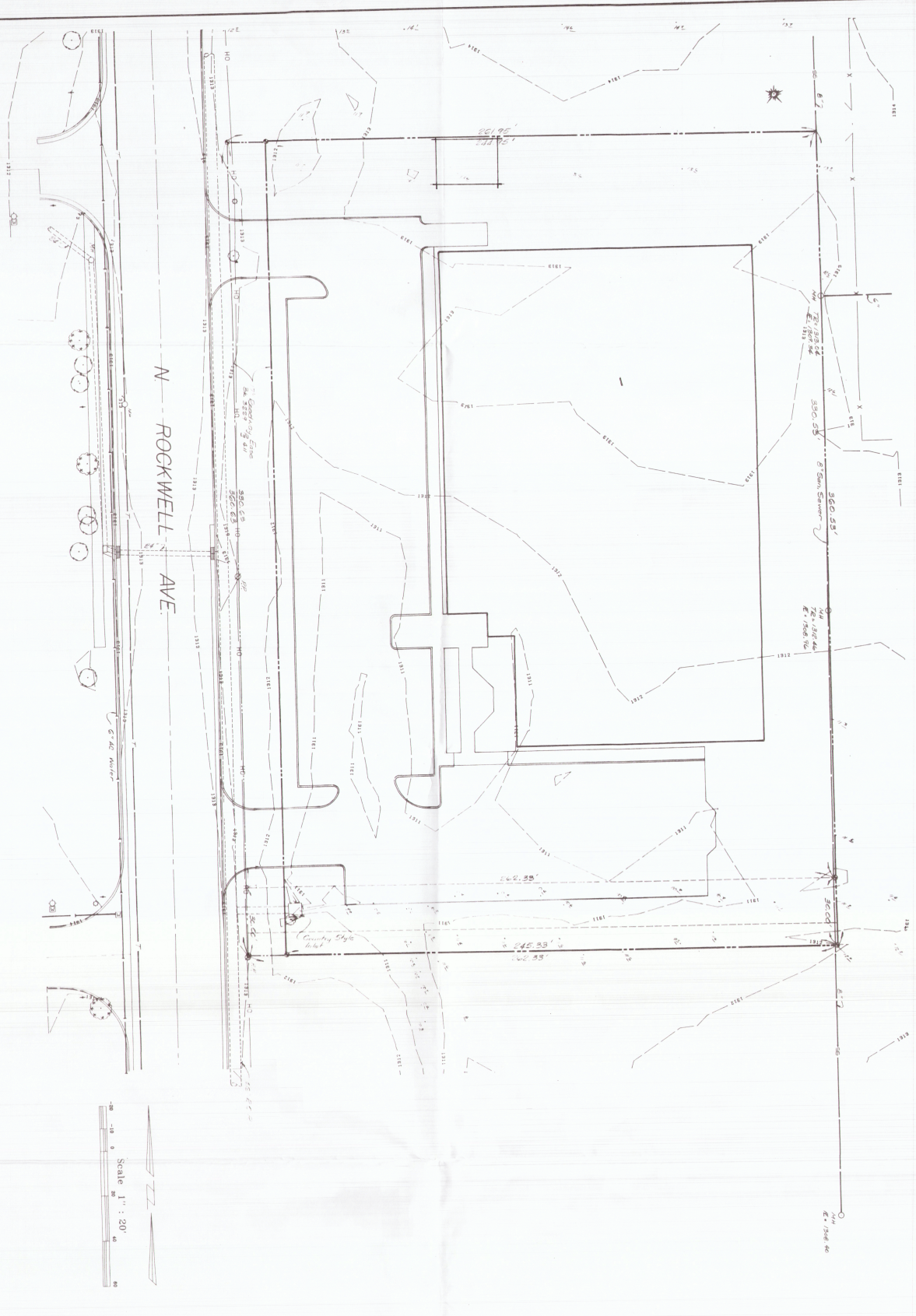
We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning & special permit matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning of the property. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY,
PLANNING AND ZONING COMMISSION**



Scale 1" = 20'



DELTA Surveying & Engineering Co.



BETHANY ICE RINK GRADING PLANS



RECEIVED
 APR 23 2008

3400 N. Rockwell

ZONING CASE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 23-03 .
2. Location of Property: 3200 N Rockwell. Bethany, OK .
3. Legal Description: Sect 21 T12N-R4W, NW Qtr., Holloway Acres 002 000 PT of Lot 2 Beg at SW/C Lt 2 TH N330.63ft E261.95 S330ft W262.33ft to Beg. & N30ft OG W262.33ft Lot 3.
4. Present Zoning: C-R (Commercial Restricted) .
5. Applicant's Request: Grant a special use permit that will allow for a dwelling unit on a commercial-restrictive lot.

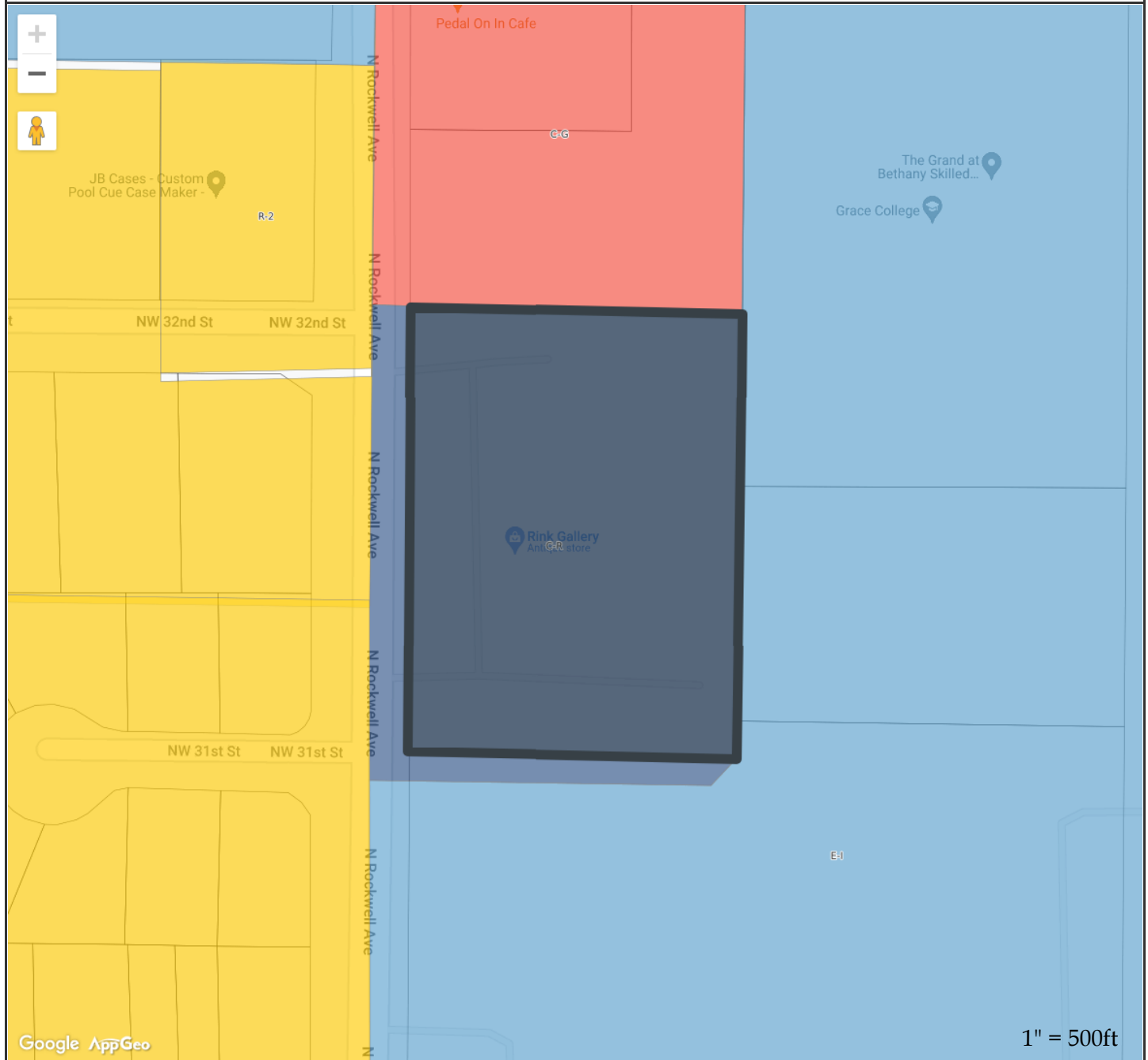
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **May 4, 2023** at **7:00 P.M.** At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on **May 16, 2023** at **7:30 P.M.** At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings will be held in the Bethany City Hall Council Chamber located at 6700 NW 36th St.

PC 23-03



ZONING CODE LEGEND

A	C-R	R-2
CBD	E-I	R-M
C-G	I-L	RMO
C-H	I-R	RHP
C-S	PUD	*The property subject to this case is outlined in black.
C-N	PRD	
C-O	R-1	

**MAP FOR REFERENCE ONLY
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NOTICE OF PUBLIC HEARING

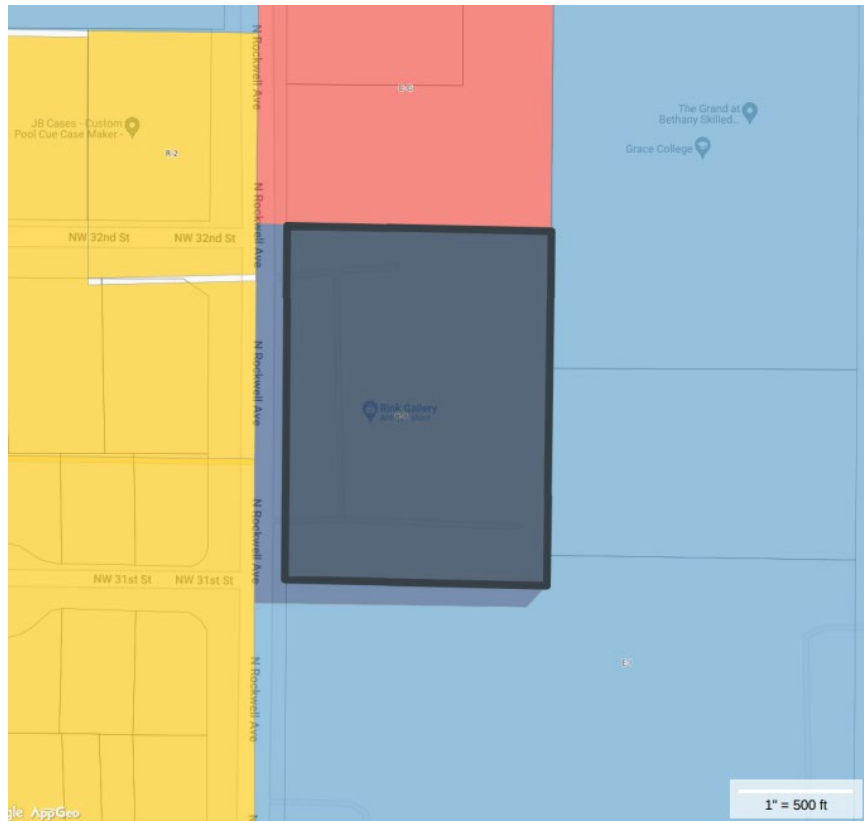
On May 4, 2023, at 7:00 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36th St., Bethany, OK 73008 for the following: Consider a request by Bruce Saunkeah, applicant & property owner, for a special use permit for a dwelling unit at 3200 N Rockwell Ave.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 16, 2023, at 7:30 p.m. After this meeting, there will be a second public hearing with the Bethany City Council, and a vote to approve or deny the request will be held.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION:

Sect 21-T12N-R4W Qtr NW Holloway Acres 002 000 PT OF LOT 2 BEG AT SW/C LT 2 TH N330.63FT E261.95 S330.53FT W262.33FT TO BEG & N30FT OG W262.33FT LOT 3



AppGeo

1" = 500 ft



City of Bethany

A great place to live, work, shop, and grow a business!



APPLICATION FOR SPECIAL USE PERMIT

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to approve the special use permit as hereinafter requested.

Name of Applicant: BRUCE SAUNKEAH Phone #: 405.213.6677
(Print Name)

Address: 3200 N. ROCKWELL AVE. BETHANY OK 73008 / BOX 846 BETHANY OK

Record Property Owner(s): _____ Phone #: _____
(Print Name)

Address: BOX 846 BETHANY OK 73008

Address of Property: 3200 N. ROCKWELL AVE. BETHANY OK 73008

Legal Description of Property: _____

Proposed Special Permit use: Add zoning R-3

Present use of property: mercantile

Size of property (in acres and/or feet): 30,000 sq.ft.

The City Council shall use the following criteria to evaluate your special use permit. You are requested to provide a statement after each of the following criteria statements indicating how your request meets each criteria. Use additional pages if necessary.

1. Will the proposed use be in harmony with the policies of the comprehensive plan?
YES

2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations? n/a

3. Will the proposed use adversely affect the use of the neighboring property? No.

4. Will the proposed use generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood? No.

5. Will the facility present a health or safety hazard to neighboring properties or the community at large? No.

6. Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses? n/a

7. Will the utility, drainage, parking, loading, signs, lighting access, and other necessary public facilities to serve the proposed use meet the adopted codes of the City? n/a

8. Has the facility obtained all necessary permits to operate under the laws of the State of Oklahoma? yes

The City Council may impose specific conditions regarding location, design, operation, screening, and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. (City of Bethany Ordinance – Section 159.044)

The application shall be accompanied by the following:

- a. Filing Fee.
- b. One (1) copy of the legal description of the property sought for Special Use Permit if not described above.
- c. One (1) copy of site plan.
- d. One (1) copy of the deed(s) of the property.
- e. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.

In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

Signature of Applicant:  Phone #: 705.213.6677 Date: 3/7/23

Signature of Property Owner:  Phone #: 705.213.6677 Date: 3/7/23

April 3, 2023



Mr. Brendan Summerville
Development Services
City of Bethany

Dear Mr. Summerville,

Thank you for assisting RINK Gallery LLC in the application process for a Special Use Permit for the property at 3200 N. Rockwell Avenue. Attached and/or enclosed please find the deed, radius report and site plan needed to complete our application.

We're requesting the addition of R-3 zoning to the property in order to continue the 24-hour on-site presence we have maintained since opening RINK Gallery in 2006. This has been necessary for the following reasons:

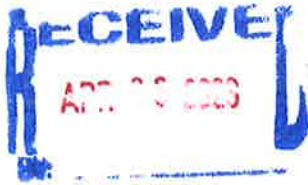
We have experienced several instances of vandalism, including graffiti and destruction of property. These have required repainting the building, replacing damaged exterior floodlights and parking lot lights, repairing fencing, and increasing the number of security cameras and alarms. In addition, regular patrolling of the property is necessary to prevent loitering by individuals in vehicles and on foot after hours. Finally, being on-site 24/7 allows us to respond to any electrical, plumbing or other emergencies an aging structure may experience.

Thanks again for your help in facilitating this process. Please feel free to contact me if there's anything else you need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce Saunkeah". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bruce Saunkeah
RINK Gallery LLC
(405) 213-6677
brsaunkeah@yahoo.com



20100601010648960
 06/01/2010 02:59:11 PM
 Bk:RE11377 Pg:997 Pgs:2 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolynn Caudill

WARRANTY DEED

RETURN TO James A. Graves, Member
 P.O. Box 721508
 Norman, OK 73070

KNOW ALL MEN BY THESE PRESENTS;

That ICE CENTRE ENTERPRISES, LLC, an Oklahoma Limited Liability Company, the party of the first part, in consideration of the sum of Ten and no/100 Dollars in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto I.C.E., LLC, party of the second part, the following described real property located in Oklahoma County, State of Oklahoma, to-wit:

A part of Lot 2, Block 2, HOLLOWAY ACRES, an addition in Oklahoma County, Oklahoma, according to the recorded plat thereof, and more particularly described as follows: Beginning at the Southwest corner of said Lot 2, thence North along the west line of Lot 2 a distance of 330.63 feet to the Northwest corner of Lot 2; thence East along the North line of Lot 2 a distance of 261.95 feet; thence South a distance of 330.53 feet to a point on the South line of Lot 2; thence West along the South line of Lot 2 a distance of 262.33 feet to the point or place of beginning, and

The North 30 feet of the West 262.33 feet of Lot 3, Block 2, HOLLOWAY ACRES, an addition in Oklahoma County, Oklahoma, according to the recorded plat thereof.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature made.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever.

Exempt Documentary Stamp Tax
 OS Title 68
 Article 32 Section 3201 or 3202,
 Paragraph 4

Certified True Copy
 KERRIE HUDSON, DEPUTY COUNTY CLERK
 Oklahoma County, Oklahoma

By: *[Signature]*
 Deputy
 14th day of March 2023



RECEIVED
APR 03 2023
By

Larry Stein
Oklahoma County Assessor's
Office

(PC 23-3)

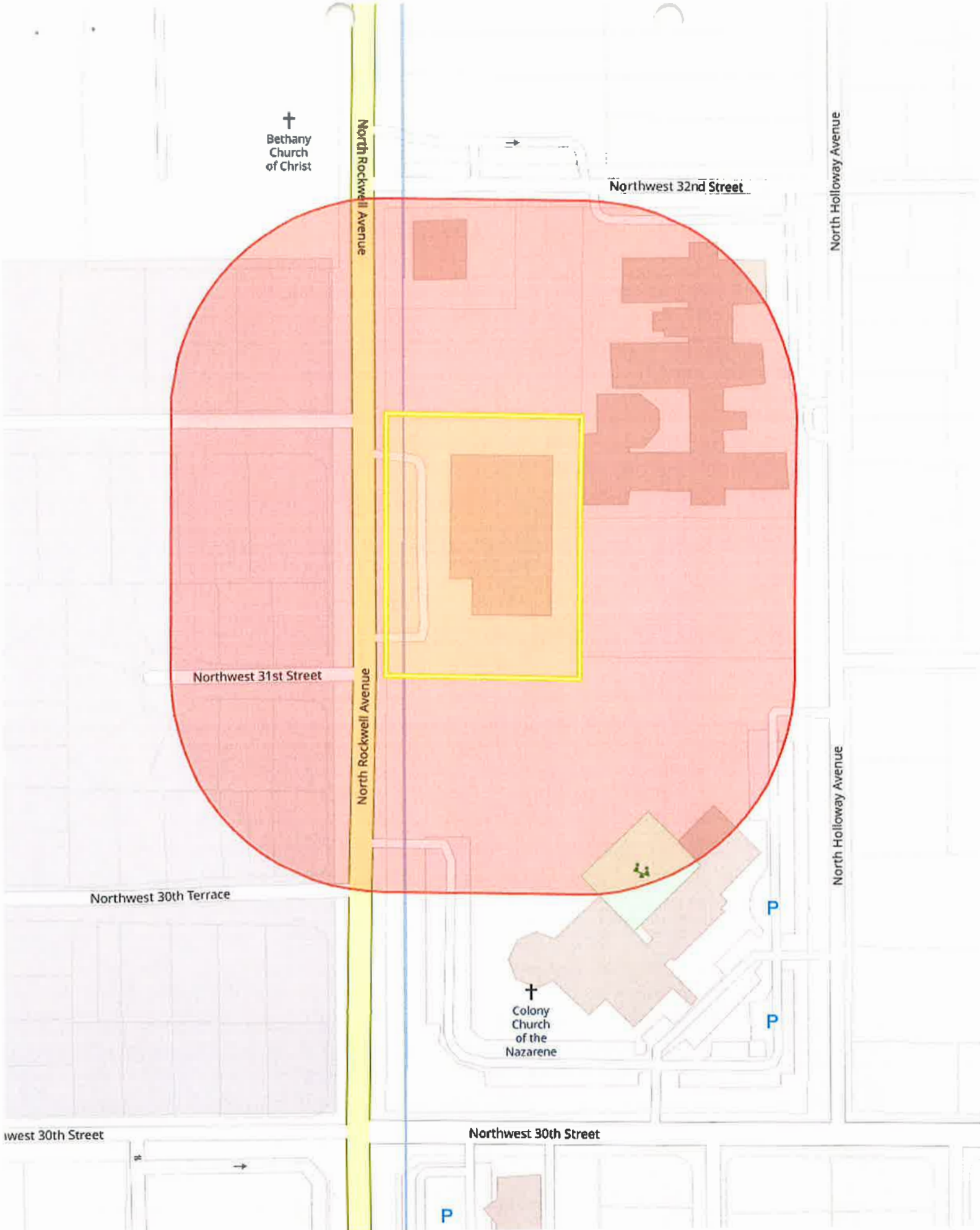


Ownership Radius Report

This Official Report is for Account Number R175933415 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor's
300ft Radius Report
3/8/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R173191090	G BERK PROPERTIES LLC		9121 NW 85TH ST		YUKON	OK	73099	ROCKWELL OAKS REPLAT BLK B	000	010	ROCKWELL OAKS REPLAT BLK B 000	7101 NW 30TH TER BETHANY
R173191105	UNRUH PROPERTIES LLC	SERIES 7105 NW 30TH TERR	4639 N MACARTHUR BLVD		OKLAHOMA CITY	OK	73122	ROCKWELL OAKS REPLAT BLK B	000	000	ROCKWELL OAKS REPLAT BLK B 000 000 PT LOT 11 BEG NE/C/LT 11 TH W38.26FT S24.26FT E.4FT S3.7FT W.4FT S89.08FT NE ON A CURVE 1.61FT E36.65FT N116.96FT TO BEG	7105 NW 30TH TER BETHANY
R173191100	UNRUH PROPERTIES LLC	SERIES 7107 NW 30TH TERR	4639 N MACARTHUR BLVD		OKLAHOMA CITY	OK	73122	ROCKWELL OAKS REPLAT BLK B	000	000	ROCKWELL OAKS REPLAT BLK B 000 000 PT LOT 11 BEG NW/C LT 11 TH S118.90FT NELY ALONG A CURVE 38.30FT N89.08FT E.4FT N3.7FT W.4FT N24.26FT W38.26FT TO BEG	7107 NW 30TH TER BETHANY
R173191110	JSK PROPERTIES LLC		8016 NW 100TH ST		OKLAHOMA CITY	OK	73162-5021	ROCKWELL OAKS REPLAT BLK B	000	000	ROCKWELL OAKS REPLAT BLK B 000 000 LOT 12 PLUS E3FT LOT 13	7109 NW 30TH TER BETHANY
R173191080	HUMBLE KAREN G TRS	HUMBLE KAREN G TRUST	17 E JANICE AVE		YUKON	OK	73099	ROCKWELL OAKS REPLAT BLK B	000	009	ROCKWELL OAKS REPLAT BLK B 000	7100 NW 31ST ST BETHANY
R173191060	KARBOUCH ALLAN R		3024 NANTUCKET LN		EDMOND	OK	73013-2965	ROCKWELL OAKS REPLAT BLK B	000	007	ROCKWELL OAKS REPLAT BLK B 000	7108 NW 31ST ST BETHANY
R173191070	MCCOLLOM PATRICK & JULIANA TRS	MCCOLLOM FAMILY TRUST	15455 E COFFEE CREEK RD		LUTHER	OK	73054-9134	ROCKWELL OAKS REPLAT BLK B	000	008	ROCKWELL OAKS REPLAT BLK B 000	7104 NW 31ST ST BETHANY
R175933410	CALVARY CHURCH OF THE NAZARENE		3100 N ROCKWELL AVE		BETHANY	OK	73008	HOLLOWAY ACRES	002	000	HOLLOWAY ACRES 002 000 LOTS 3 & 4 EX N30FT OF W262.33FT LT 3 & EX THAT PT DEEDED FOR STREETS	0 UNKNOWN BETHANY
R173191020	VZPP LLC		7913 NORTHSIDE DR STE 3		OKLAHOMA CITY	OK	73132	ROCKWELL OAKS REPLAT BLK B	000	000	ROCKWELL OAKS REPLAT BLK B 000 000 UNIT 7109 OF 7109-7111 NW 31 STREET CONDOMINIUMS	7109 NW 31ST ST BETHANY
R173191010	CASA RENTALS LLC		PO BOX 1451		BETHANY	OK	73008	ROCKWELL OAKS REPLAT BLK B	000	002	ROCKWELL OAKS REPLAT BLK B 000	7105 NW 31ST ST BETHANY
R173191000	GROTELUESCHEN PROPERTIES LLC	7101 NW 31ST STREET SERIES	8409 NW 105TH ST		OKLAHOMA CITY	OK	73162	ROCKWELL OAKS REPLAT BLK B	000	001	ROCKWELL OAKS REPLAT BLK B 000	7101 NW 31ST ST BETHANY
R175933405	CALVARY CHURCH OF THE NAZARENE		3100 N ROCKWELL AVE		BETHANY	OK	73008-4049	HOLLOWAY ACRES	002	000	HOLLOWAY ACRES 002 000 PT LOT 2 BEG SE/C LT 2 TH N497.81FT W332.53FT S193.64FT E332.51FT TO BEG	0 UNKNOWN BETHANY
R121611000	TAYLOR ALESIA		7100 NW 32ND ST		BETHANY	OK	73008	OAK ESTATES SEC 2	002	001	OAK ESTATES SEC 2 002 001	7100 NW 32ND ST BETHANY
R121611010	PAZ JOSE S		7104 NW 32ND ST		BETHANY	OK	73008	OAK ESTATES SEC 2	002	002	OAK ESTATES SEC 2 002 002	7104 NW 32ND ST BETHANY
R121611020	PACK PEARL P TRS ETAL	PACK AUDIE W & PEARL P LIVING TRUST	7108 NW 32ND ST		BETHANY	OK	73008-3802	OAK ESTATES SEC 2	002	003	OAK ESTATES SEC 2 002 003	7108 NW 32ND ST BETHANY



†
Bethany
Church
of Christ

Northwest 32nd Street

North Holloway Avenue

North Rockwell Avenue

Northwest 31st Street

North Rockwell Avenue

North Holloway Avenue

Northwest 30th Terrace

†
Colony
Church
of the
Nazarene

Northwest 30th Street

Northwest 30th Street



City of Bethany

Planning & Zoning Staff Report

May 4, 2023

CASE NO: PC 23-04

Request: Accept the final plat of Bethany Village, a part of the SE/4 of Section 17 T12N-R4W, I.M. Bethany, Oklahoma County, Oklahoma.

Applicant: Crafton Tull on behalf of JSFM, LLC

Legal Description: Sect. 17-T12N-R4W SE Qtr UNPLTD 000 000 PT SE4 SEC 17 12N 4W BEG 1540.25FT E & 33FT N OF SW/C SE4 TH N600.01 E230FT S760.01FT W407FT TO BEG

Current Zoning: Planned Unit Development – PUD

Background: A preliminary plat was accepted by the Bethany City Council in October of 2020, and a previous plat was accepted in September of 2021.

Analysis: The applicant is requesting final plat approval. All plans and specifications have been approved by the City Engineer and the Community Development Department.

Required Action: Approve the final plat at NW Corner of 36th St and N. Divis. Any specific conditions imposed by the Planning & Zoning Commission should be read into any approval motion.

Planning & Zoning Commission Meeting

4 May 2023

PC 23-03

3200 N Rockwell Ave – Special Use Permit for Dwelling Unit

Applicant's Request

- Consider a request by Bruce Saunkeah, property owner and applicant, for a special use permit that would permit a dwelling unit at 3200 N Rockwell Avenue. The legal description is as follows:
 - Section 21-T12N-R4W NW Qtr., Holloway Acres 002 000 PT of Lot 2 Beg at SW/C Lt 2 TH N330.6ft E261.95ft S330ft W262.33ft to Beg. & N30ft OG W262.33ft Lot 3.

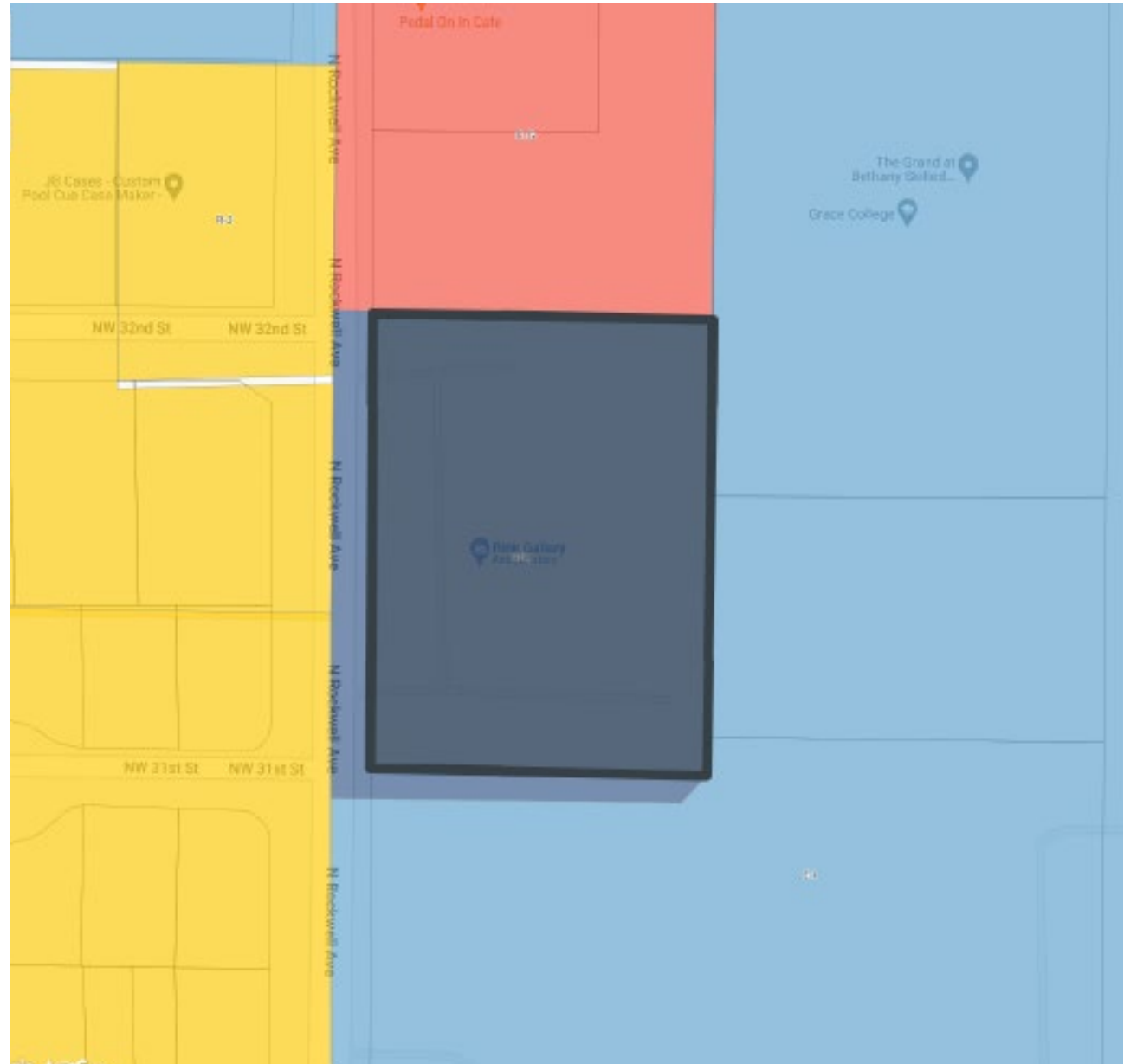
Lot Characteristics

Area of Property	94,090 ft²
Building Size	30,000 ft²
Primary Function	Retail Sales/Mercantile
Year Built	1989

Surrounding Zoning

Direction	Zoning	Use
North	C-G	Commercial General
South	E-I	Educational Institutional
East	E-I	Educational Institutional
West	R-1 & R-2	Single-Family Residential & Two Family Residential

Zoning Map







Analysis & Required Action

- Planning Staff were notified of the use of the property as a dwelling unit by Dept. Chief Biswell of the Bethany Fire Department.
 - The unit was found during an inspection.
- A special use permit may allow for the continued use of the dwelling unit.
- Should the request be approved, the applicant:
 - Must file for a building permit to legally alter the existing structure
 - Must comply with all fire safety items, including but not limited to, fire suppression, fire alarms, egress requirements, etc.