

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 on Thursday, March 30, 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 36<sup>TH</sup> ST., BETHANY, OK 73008)**

**AGENDA**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 6, 2023**  
**7:00 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF JANUARY 19, 2023**

**EXPLANATION OF PROCEDURE TO AUDIENCE**

**PLANNING AND ZONING COMMISSION BUSINESS**

**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)

**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 528.5Ft of W/2 Blk 22 Subj. to ESMTS of Record

(Item to be heard by City Council on April 18, 2023)

**NEW BUSINESS**

**ADJOURNMENT UNTIL APRIL 20, 2023**

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**JANUARY 19, 2023**

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

MEMBERS ABSENT: None

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 36<sup>th</sup> St., Bethany, OK 73008 on Thursday, January 12, 2023, at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Ron Crouch gave the invocation. Motion was made by James Clemmer, seconded by Justin Peck to approve the October 6, 2022 Planning and Zoning Minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Ron Crouch, Steve Marx, Robert Helton, Kent Lynn, James Clemmer. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

**ITEM 1:** PC 22-06

Consider a request by Donald Thoreson, applicant and property owner, for special permission that will allow for the construction of a 720 sq. ft. accessory structure at 3704 N. Rockwell Ave.

**LEGAL DESCRIPTION:** Sect. 16-T12N-R4W SW Qtr., Riker Sub Blk 20 000 000 Lot 7 Ex. W. 7'.  
(Item to be heard by City Council on February 7, 2023.)

**ACTION:** Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a request by Donald Thoreson, applicant and property owner, for special permission that will allow for the construction of a 720 sq. ft. accessory structure at 3704 N. Rockwell Ave. He presented the lot characteristics and zoning for 3704 N. Rockwell Ave.; and the zoning of the surrounding properties. The initial application from the applicant showed the accessory building within 3 feet of the side yard and 5 feet of the rear yard setback. Brendan Summerville, Comm. Dev. Associate stated the applicant has acknowledged the accessory building may not be constructed within the property setbacks.

The City Engineer has stated that runoff on the property will likely increase by fifteen percent from 1.3 cubic feet per second to 1.5 cubic feet per second. That is an increase to the property itself and not to the overall area.

Charles Snyder, Chair asked if the city has received any public comment about the proposed accessory building.

Brendan Summerville, Comm. Dev. Associate stated no one has reached out to the city.

Mr. Thoreson, Applicant was present. He stated he understands he has to stay at least 20 feet off the rear yard setback and 5 feet off the side yard setback.

Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the proposed accessory building contingent upon location meeting the side and rear yard setbacks. The votes are as follows: AYE - Charles Snyder, Justin Peck, Ron Crouch, Steve Marx, Robert Helton, Kent Lynn, James Clemmer. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

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Motion was made by Steve Marx, seconded by James Clemmer to adjourn. The motion carried unanimously 7 - 0.

# BETHANY

Oklahoma

City of Bethany

## Planning & Zoning Staff Report

April 6, 2023

### CASE NO: PC 23-01

**Request:** Consider a request by Bob Duncan, property owner and applicant, to rezone 3900 & 3904 N Redmond Ave. from R-1 (Single-Family Residential) to R-2 (Two-Family Residential).

**Applicant:** Bob Duncan, property owner.

**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

**Current Zoning:** R-1 (Single-Family Residential)

**Proposed Zoning:** R-2 (Two-Family Residential)

**Surrounding Zoning:**

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

Table 1

**Zoning Characteristics:**

	R-1	R-2
Use	Single-Family Dwelling	Two-Family Dwelling
Minimum Lot Area (ft <sup>2</sup> )	6,000	9,000
Width x Depth (ft)	60 x 100	60 x 100
Front Setback (ft)	25	25
Rear Setback (ft)	20	20
Side Setback (ft)	10 & 5 (Interior) 25 (Corner)	10 & 5 (Interior) 25 (Corner)

Table 2

**Background:**

The applicant is seeking to rezone & reorientate 3900 & 3904 N Redmond Ave with the intent of constructing two (2) 2,800 ft<sup>2</sup> duplexes on these lots. The proposed zoning change is dependent on a lot line adjustment, which would create lots that can meet the requirements for an R-2 zone.

**Analysis:**

The surrounding zoning of the site includes a mixture of Commercial General (CG) and Single Family Residential (R-1). This site is also within 1,000 feet of both the Central Business District (CBD) and NW 39<sup>th</sup> Expressway, which is traditionally indicative of higher intensity land uses; of which two-family residential is included.

The proposed zoning change, with appropriate lot line measures would meet the standards set forth by Bulk & Yard Standards (§158.020.02, Table 158:020(A)). This would mean each lot is a minimum of 100' and has a minimum width of 60' or 70' for the interior and corner lot respectively.

Each lot will hold one (1) duplex, which would yield four (4) dwelling units on these two lots. The density that two duplexes would be equivalent to eight (8) dwelling units per acre, which is within the accepted density standards of twelve (12) units per acre. Stormwater runoff would stand at approximately 1.3 ft<sup>3</sup>/s as opposed the 1.2 ft<sup>3</sup>/s of two smaller single-family dwellings.

The Comprehensive Plan considers this a viable site for the expansion of the CBD, however, this has not occurred.

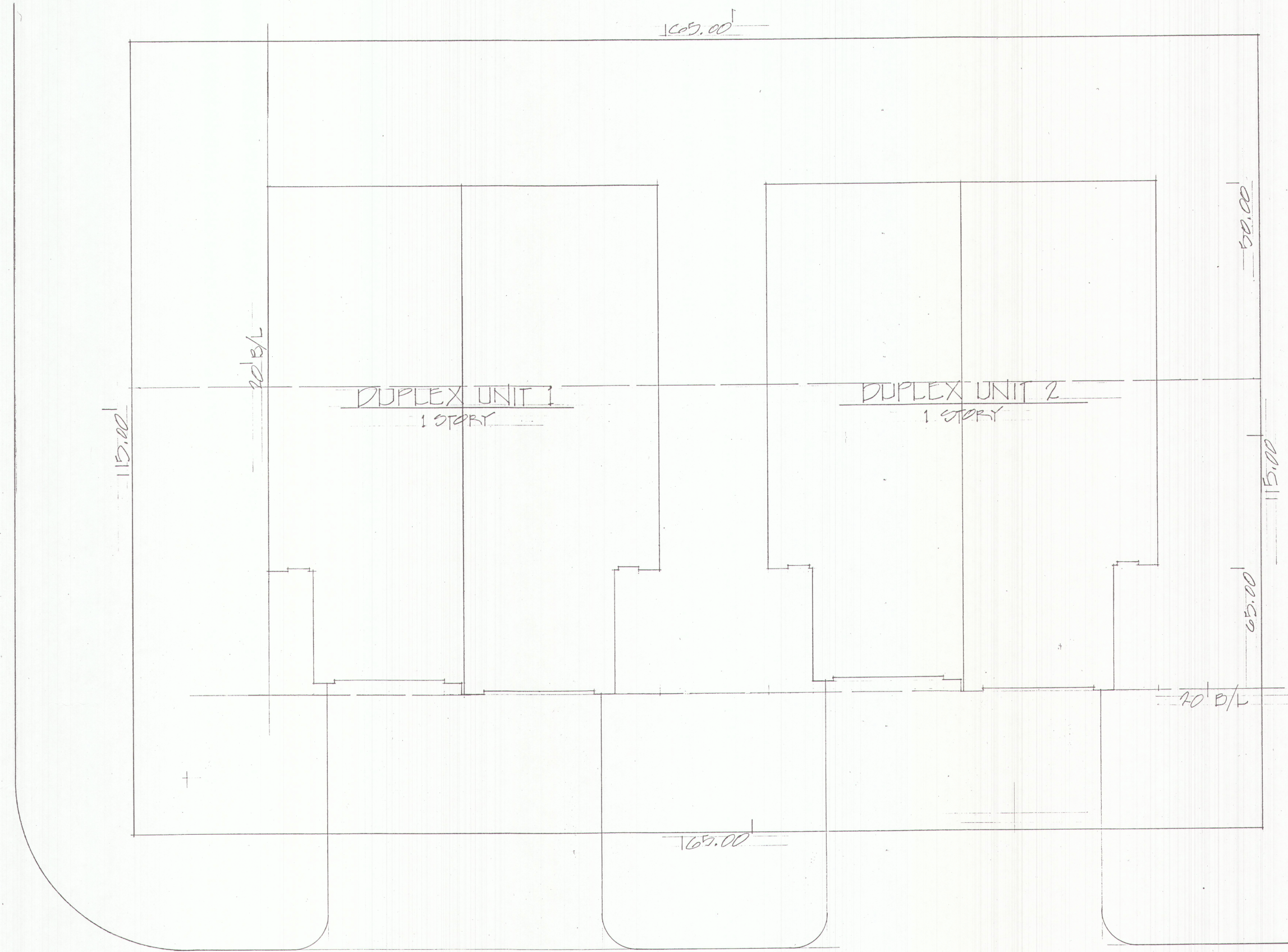
**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's zoning change request. This recommendation will be heard by the Bethany City Council on the 18<sup>th</sup> of April 2023, and a decision whether to approve this change will be made.

**Attachments:**

- Aerial Photographs
- Zoning Map
- Water & Sewer Atlases
- Certified Owners List
- Application Documents
- Public Notification



4 REDMOND AVENUE



4 NW 38<sup>TH</sup> STREET

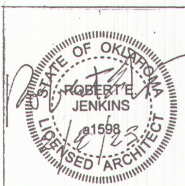


SITE PLAN

SCALE 1/8" = 1'-0"  
 BETHANY, OKLAHOMA  
 SOUTH 65' OF LOTS BLOCK 2 WEST PARK ADDT.  
 + SOUTH 50' OF THE NORTH 150' OF LOTS IN  
 BLOCK 2 OF WEST PARK ADDITION



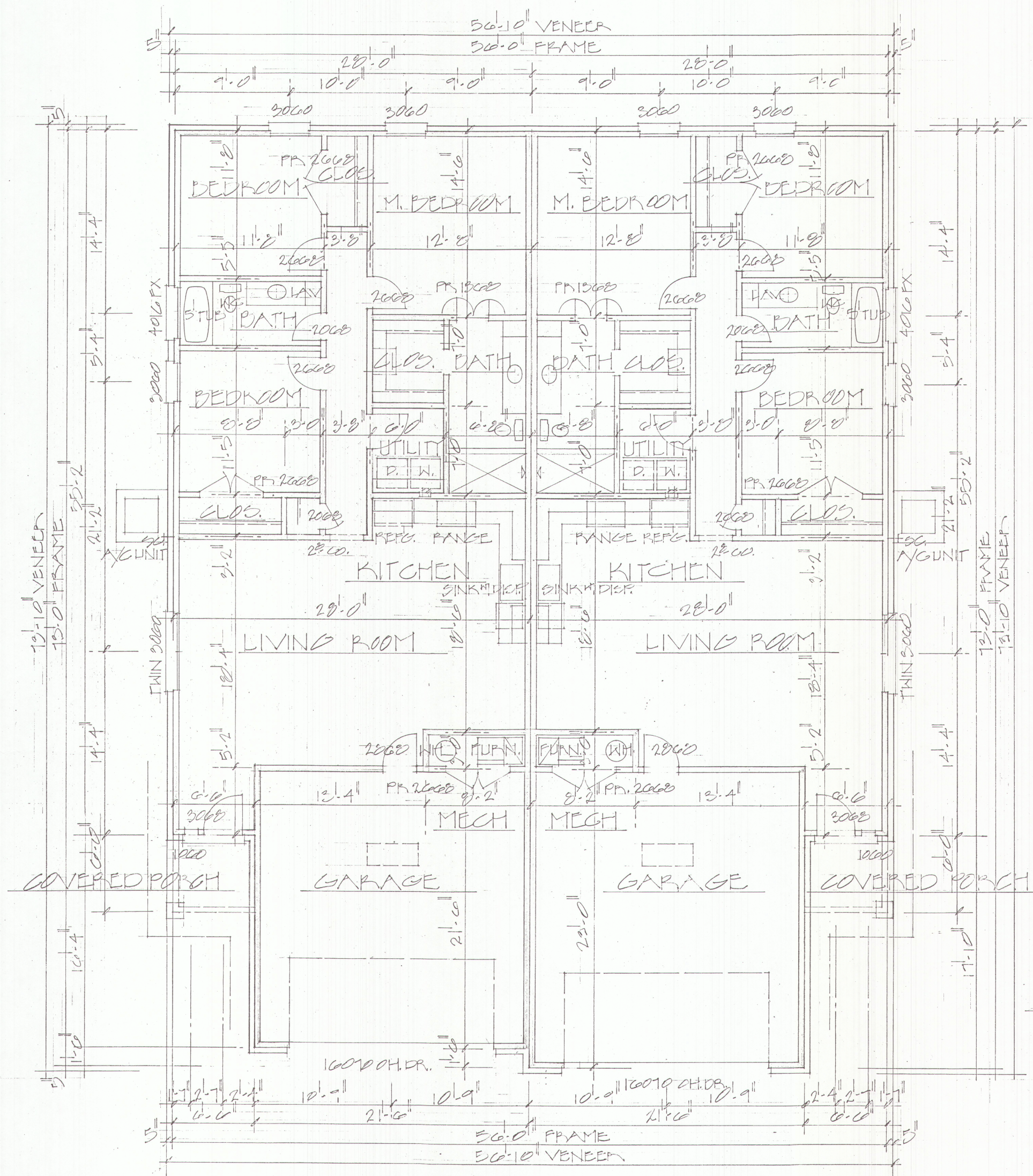
3900 + 3904  
 Redmond Ave



ROBERT JENKINS CO. LLC  
 ARCHITECT - CONSTRUCTION MANAGEMENT  
 6517 GAELIC GLEN DR.  
 OKLAHOMA CITY, OK 73142

BOB DUNCAN AND SONS, GENERAL CONTRACTOR  
 10708 REGENT STREET  
 OKLAHOMA CITY, OKLAHOMA 73162

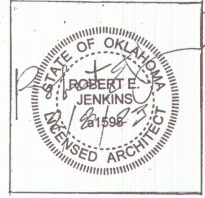
SHEET  
 1



FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 1'-0" CLOHT.  
 FRAME FOOTAGE  
 HOUSE 2890 #  
 GARAGE 997 #

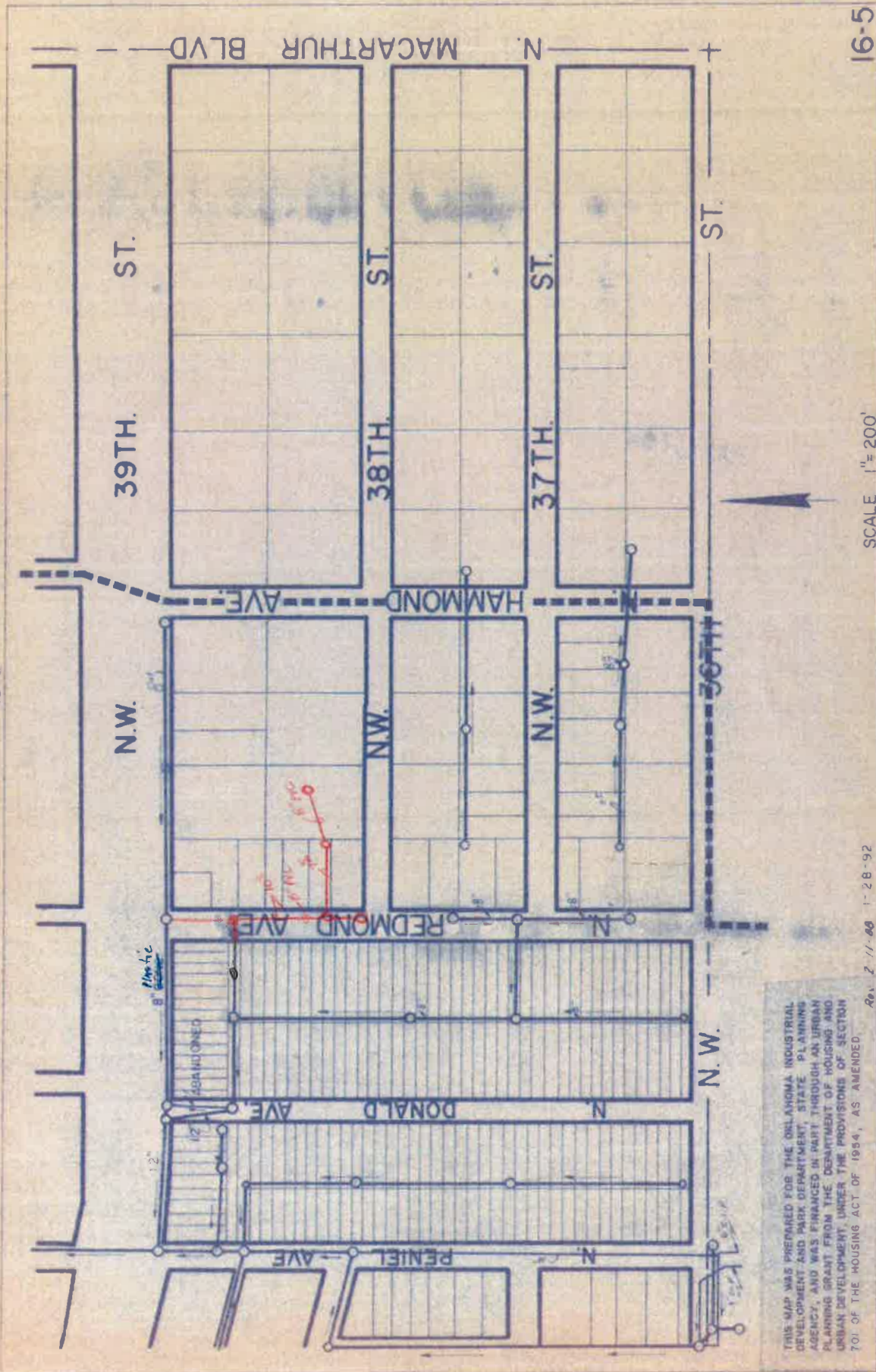
BOB DUNCAN AND SONS, GENERAL CONTRACTOR  
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 OKLAHOMA CITY, OKLAHOMA 73162

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 ARCHITECT - CONSTRUCTION MANAGEMENT  
 6517 GAELIC GLEN DR.  
 OKLAHOMA CITY, OK 73142



SHEET  
 2

16-6



THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 7/11/60 1-28-92

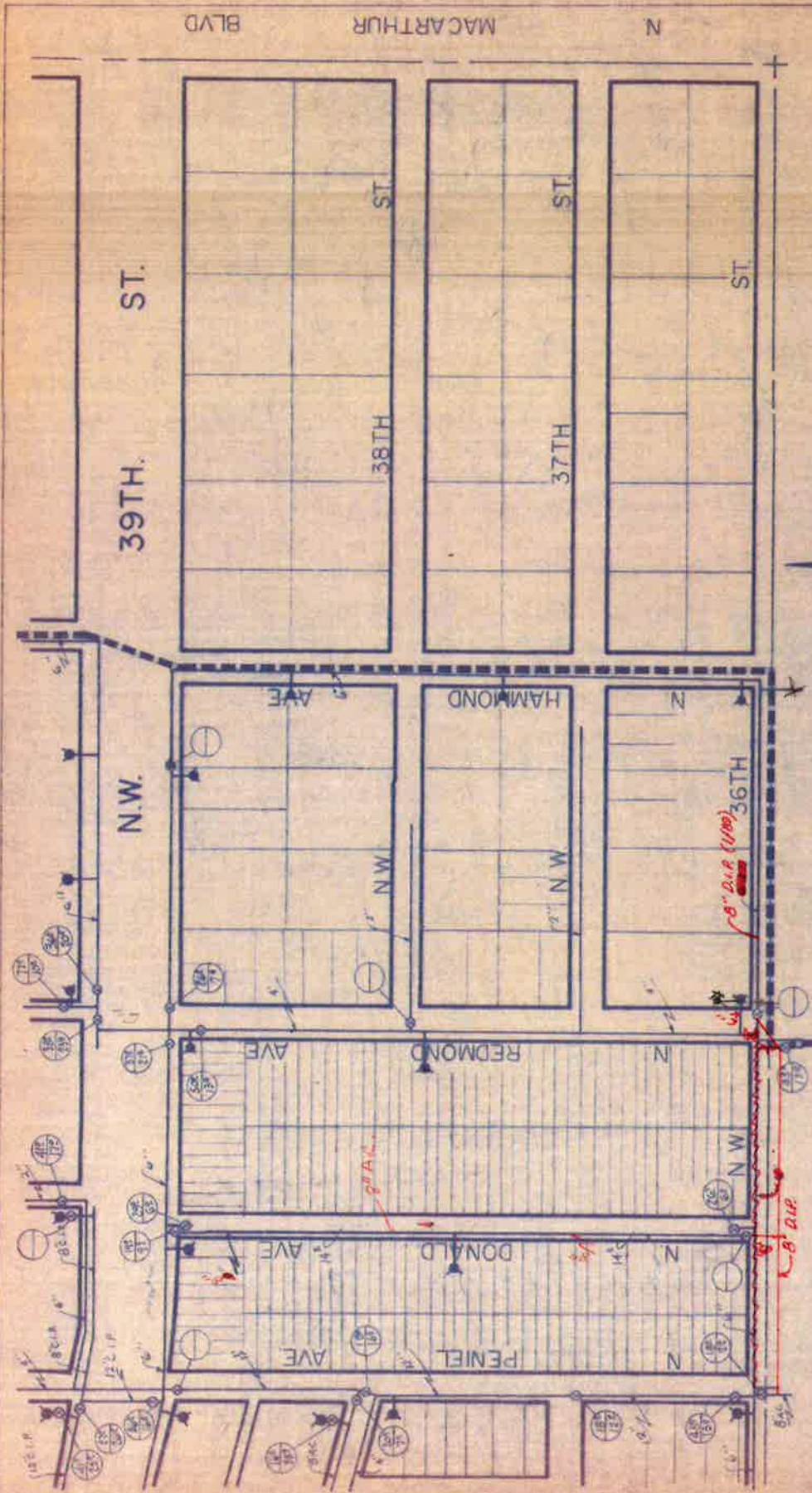
21-8

SCALE 1" = 200'

16-5

16-4

16-6



16-4

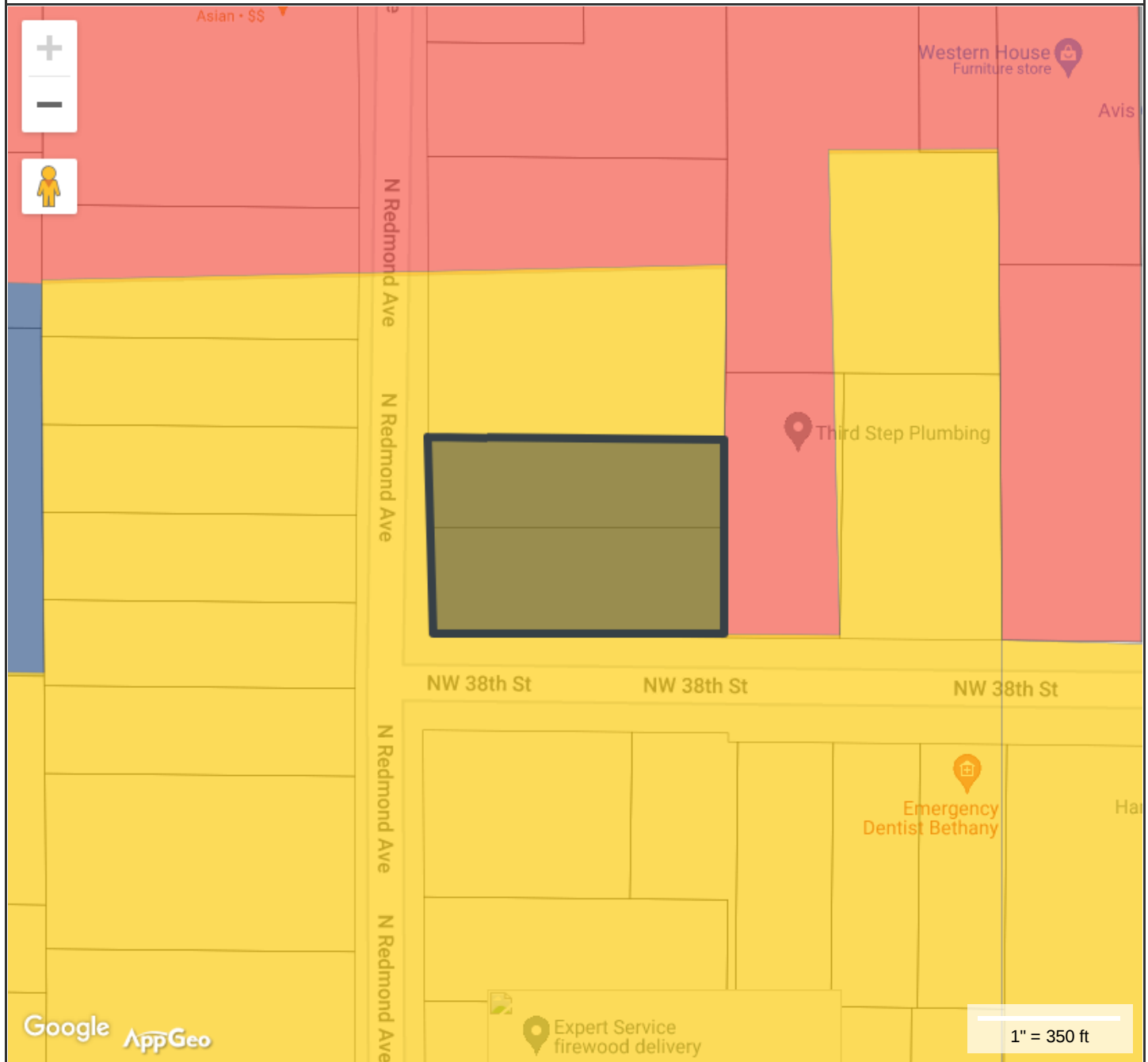
THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1934, AS AMENDED.

SCALE 1"=200'

21-8

16-5

# PC 23-01 Zoning Map



Google AppGeo

Expert Service firewood delivery

1" = 350 ft

### 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***

March 13, 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 change in zoning. All zoning change 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**

## ZONING CASE INFORMATION

### A. Rezoning Proposal

1. Case No.: PC 23-01 .
2. Location of Property: 3900 & 3904 N Redmond Ave. .
3. 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.
4. Present Zoning: R-1 (Single Family Residential).
5. Requested Zoning: R-2 (Two-Family Residential).

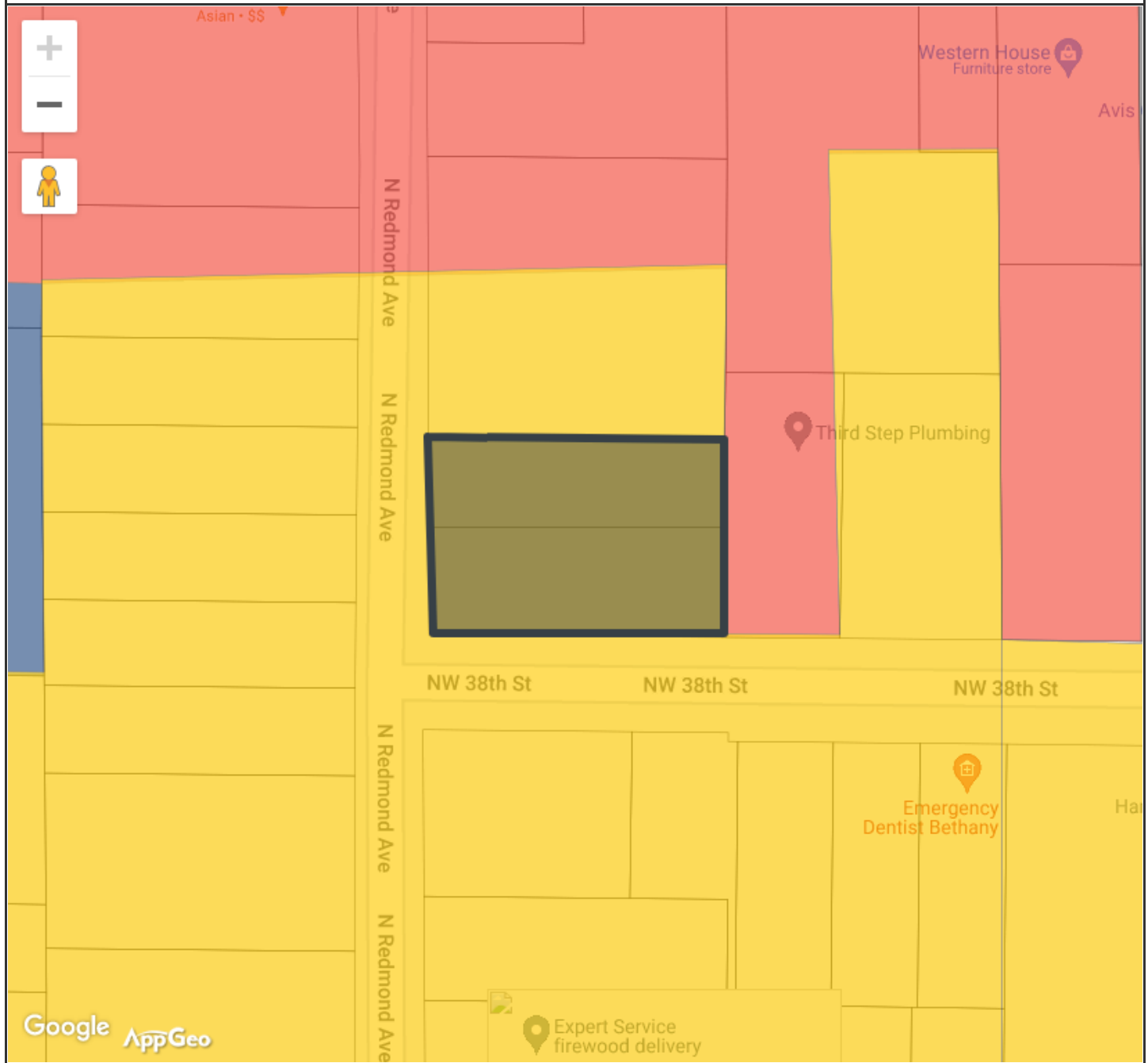
### B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **APRIL 6, 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 **APRIL 18, 2023** at **6:30 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 23-01



Google AppGeo

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	<b>*The property subject to this case is outlined in black.</b>
C-N	PRD	
C-O	R-1	

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

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## NOTICE OF PUBLIC HEARING

On April 13, 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 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a request by Ronald Duncan, applicant & property owner, to rezone 3900 & 3904 N Redmond Ave. from R-1 (Single-Family Residential) to R-2 (Two-Family Residential).

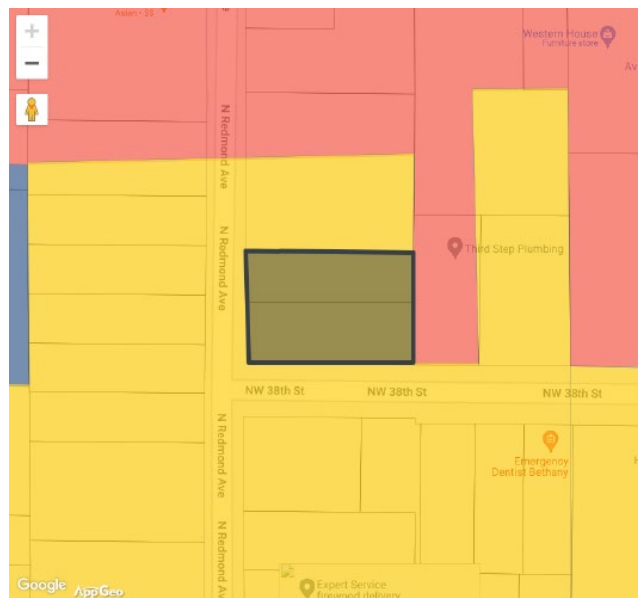
Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on April 18, 2023, at 6:30 p.m. After this meeting, there will be a second public hearing with the Bethany City Council, 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:

3900: Sect 16-T12N-R4W Qtr SE West Park ADD. 002 005 S65Ft

3904: Sect 16-T12N-R4W Qtr SE West Park ADD. 002 000 S50FT OF N150FT of Lot 5



(PC 2301)

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R171322750 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  
2/17/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	econarea	nhhd	propertyid	vipp
R171324400	ROUTE 66 PROPERTIES LLC		3810 N PENIEL AVE	BETHANY	OK	73008	WEST PARK ADDITION 005	005	005	WEST PARK ADDITION 005 005 568FT	3800 N REDMOND AVE BETHANY	Terr 3	R2861.00	180338	0
R170484995	3803 REDMOND LLC		6915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116	WEST PARK ADDITION 005	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 71 & 72	3803 N REDMOND AVE BETHANY	Terr 3	R2861.00	180124	0
R171324700	JONES JODI L		6303 NW 37TH ST	BETHANY	OK	73008-3424	WEST PARK ADDITION 005	005	006	WEST PARK ADDITION 005 006 E53 1/3FT	6303 NW 37TH ST BETHANY	Terr 3	R2861.00	180342	0
R171324550	GROOMS TRULIA D		6305 NW 37TH ST	BETHANY	OK	73008-3424	WEST PARK ADDITION 005	005	006	WEST PARK ADDITION 005 006 E53 1/3FT OF W106 2/3FT	6305 NW 37TH ST BETHANY	Terr 3	R2861.00	180340	0
R171324600	DAWKINS SIEW LEE & CHRISTOPHER DALE		6307 NW 37TH ST	BETHANY	OK	73008	WEST PARK ADDITION 005	005	006	WEST PARK ADDITION 005 006 W53 1/3FT	6307 NW 37TH ST BETHANY	Terr 3	R2861.00	180341	0
R171324500	NALL KIRK R		2408 SW 99TH ST	OKLAHOMA CITY	OK	73159	WEST PARK ADDITION 005	005	005	WEST PARK ADDITION 005 005 N82FT	3804 N REDMOND AVE BETHANY	Terr 3	R2861.00	180339	0
R170485180	EENEVOLDSEN MARK WAYNE		8220 GOLDEN OAKS RD	OKLAHOMA CITY	OK	73127-3039	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 73 THRU 75	3805 N REDMOND AVE BETHANY	Terr 3	R2861.00	180125	0
R170482400	WRIGHT LESLIE F TRS	WRIGHT LESLIE F REV TRUST	6108 BEAVER CREEK RD	OKLAHOMA CITY	OK	73162-3412	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 33 & 34	3808 N DONALD BETHANY	Terr 3	D2861.00	180106	0
R171324300	WILLIAMS USA & JOHN E		3806 N REDMOND AVE	BETHANY	OK	73008-3449	WEST PARK ADDITION 005	005	004	WEST PARK ADDITION 005 004 560FT	3806 N REDMOND AVE BETHANY	Terr 3	R2861.00	180337	0
R170485365	MCCURE BRIAN S & MARY C		3809 N REDMOND AVE	BETHANY	OK	73008	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 76 THRU 79	3809 N REDMOND AVE BETHANY	Terr 3	R2861.00	180126	0
R171324000	BETHANY PARK APARTMENTS LLC		1126 JASMINE WAY	MUSTANG	OK	73064	WEST PARK ADDITION 005	005	000	WEST PARK ADDITION 005 000 LOTS 1 & 2 & LOTS 7 & 8	6204 NW 38TH ST BETHANY	Cm EA 8	C352.4	180331	7
R171324240	MEARS DONALD WAYNE		215 N SARA RD	MUSTANG	OK	73064-4562	WEST PARK ADDITION 005	005	003	WEST PARK ADDITION 005 003 E50FT	6300 NW 38TH ST BETHANY	Terr 3	R2861.00	180332	0
R171324245	FOROCHTEL LLC	C/O CALER MARTIN	1441 W INDIAN HILLS RD	NORMAN	OK	73069	WEST PARK ADDITION 005	005	003	WEST PARK ADDITION 005 003 E50FT OR W110FT	6304 NW 38TH ST BETHANY	Terr 3	R2861.00	180333	0

X

Oklahoma County Assessor's  
300ft Radius Report  
2/17/2023

R171324260	RIVERDALE PROPERTIES LLC	171 STONEBRIDGE BLVD	EDMOND	OK	73013	WEST PARK ADDITION 005	005	000	WEST PARK ADDITION 005 000 55FT OF W60FT OF LOT 3	6308 NW 38TH ST BETHANY	Terr 3	D2861.00	180336	0
R171324250	RIVERDALE PROPERTIES LLC	171 STONEBRIDGE BLVD	EDMOND	OK	73013	WEST PARK ADDITION 005	005	000	WEST PARK ADDITION 005 000 50FT OF N90FT OF LOT 4 & W5FT OF N90FT OF LOT 3 & W5FT OF S60FT LOT 3 & A 5FT STRIP BEG 5FT E OF NE/C LOT 4 N5FT W50FT S5FT E50FT TO BEG	6312 NW 38TH ST BETHANY	Terr 3	D2861.00	180334	0
R171324255	GHOULSON STACY RENE	3810 N REDMOND AVE	BETHANY	OK	73008-3449	WEST PARK ADDITION 005	005	000	WEST PARK ADDITION 005 000 N90FT OF W15FT LOT 4 & A 5FT STRIP BEG NW/C LOT 4 N5FT E115FT S5FT W15FT TO BEG	3810 N REDMOND AVE BETHANY	Terr 3	R2861.00	180335	0
R170485500	SEGER JUANITA M	3811 N REDMOND AVE	BETHANY	OK	73008	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 ALL LOT 80 & S25FT LOT 81	3811 N REDMOND AVE BETHANY	Terr 3	R2861.00	180127	0
R170482220	TYSON WILLIAM LEE	3812 N DONALD	BETHANY	OK	73008	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 28 THRU 32	3812 N DONALD BETHANY	Terr 3	O1001.00	180105	0
R170485550	CHRISTY TEDDY DON & KAYE BETH	3901 N REDMOND AVE	BETHANY	OK	73008-3450	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 N5FT OF LOT 81 & ALL LOT 82 S20FT OF LOT 83	3901 N REDMOND AVE BETHANY	Terr 3	R2861.00	180128	0
R171322750	MEINKE ENTERPRISES LLC	600 S RANGHWOOD BLVD	YUKON	OK	73099	WEST PARK ADDITION 002	002	005	WEST PARK ADDITION 002 005 S65FT	3900 N REDMOND AVE BETHANY	Terr 3		180327	0
R170485600	KOBS WINSTON L & KAREN A	21067 STATE HIGHWAY 146	BINGER	OK	73009-5049	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 N5FT OF LOT 83 ALL OF LOT 84 S20FT OF LOT 85	3903 N REDMOND AVE BETHANY	Terr 3	R2861.00	180129	0
R171322010	MEINKE ENTERPRISES LLC	600 S RANGHWOOD BLVD	YUKON	OK	73099	WEST PARK ADDITION 002	002	000	WEST PARK ADDITION 002 000 S50FT OF N150FT OF LOT 5	UNKNOWN	Terr 3		324492	0

X

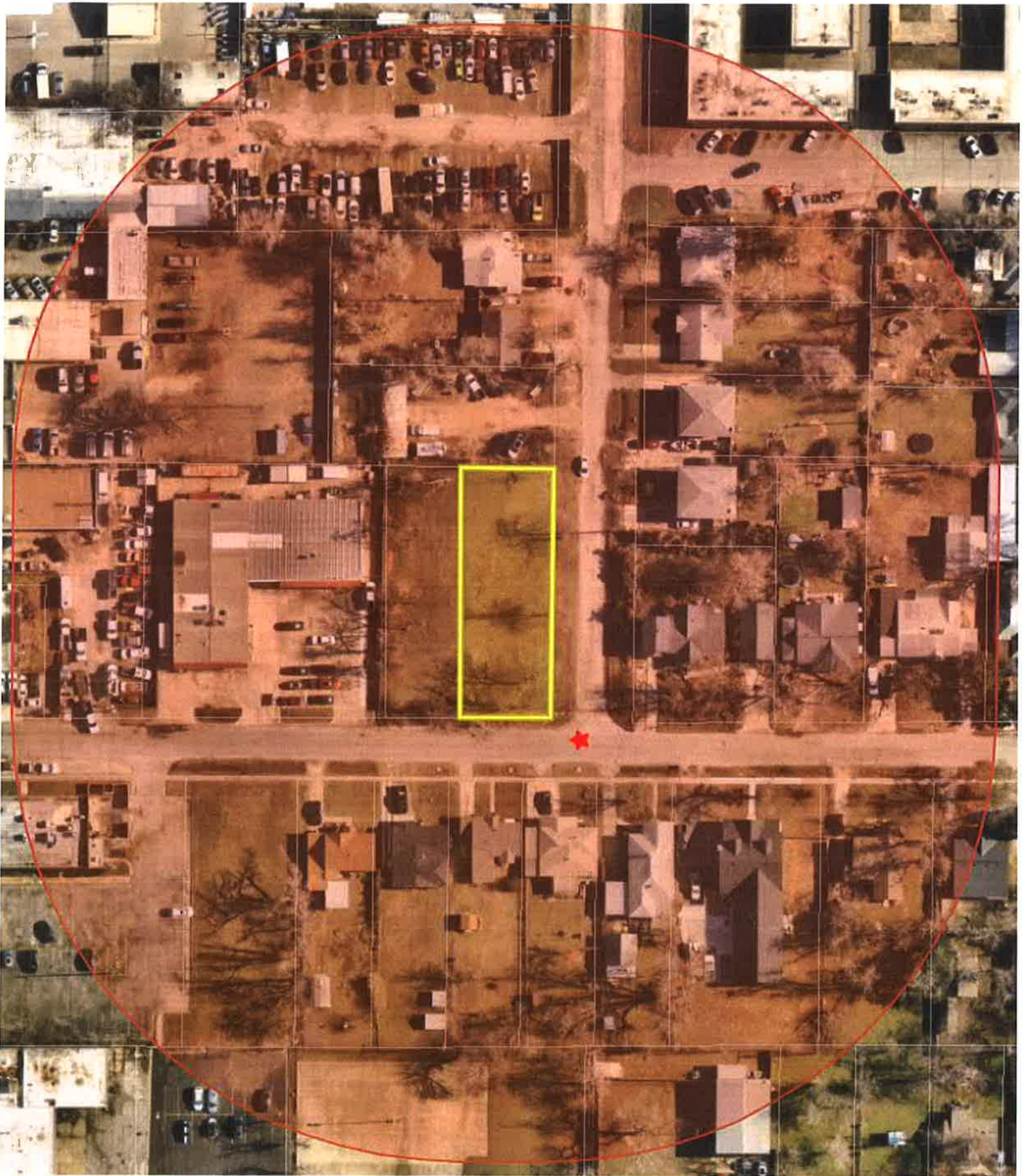
Oklahoma County Assessor's  
300ft Radius Report  
2/17/2023

R170485735	UNICK AMANDA		3509 N REDMOND AVE	BETHANY	OK	73008	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 N5FT OF LOT 85 ALL OF LOT 86 AND S20FT OF LOT 87	3905 N REDMOND AVE BETHANY	Terr 3	R2861.00	180130	0
R171323000	LOERA SERGIO LEONARDO ETAL	DELOERA SALVADOR	5925 NW 56TH ST	WARR ACRES	OK	73122	WEST PARK ADDITION	002	000	WEST PARK ADDITION 002 000 PT OF LOT 6 BEG 152.40FT N & 68.17FT E OF SW/C LT 6 TH E91.83FT SLY152.40FT W96.25FT NLY152.44FT TO BEG	6301 NW 38TH ST BETHANY	Terr 3	R2861.00	180328	0
R171323010	ROUTE 66 PROPERTIES LLC		3810 N PENIEL AVE	BETHANY	OK	73008-3443	WEST PARK ADDITION	002	000	WEST PARK ADDITION 002 000 PT LOT 6 BEG AT SW/C TH NLY152.40FT E68.17FT SLY152.44FT W68.17FT TO BEG	6305 NW 38TH ST BETHANY	Terr 3	O1001.00	180329	0
R170485800	ROUTE 66 PROPERTIES LLC		3810 N PENIEL	BETHANY	OK	73008	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 N5FT LOT 87 ALL LOT 88 & S20FT OF LOT 89	3907 N REDMOND AVE BETHANY	Terr 3	R2861.00	180131	0
R170481840	DIVINE LIFE CHURCH INCORPORATED	C/O STEPHEN HANSCOM PASTOR	2801 N MCMILLAN AVE	BETHANY	OK	73008-4842	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 20 THRU 27	3906 N DONALD BETHANY	Cm EA 8	CMISC	180104	0
R171323250	IMPERIAL RENTAL PROPERTIES LLC		4618 NE 67TH ST	OKLAHOMA CITY	OK	73121	WEST PARK ADDITION	002	007	WEST PARK ADDITION 002 007 EX E30FT	UNKNOWN	Cm EA 8		180330	0
R170485900	FIRST BETHANY BANK & TRUST		PO BOX 218	BETHANY	OK	73008-0218	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 N5FT LOT 89 & ALL OF LOTS 90 & 91 & S20FT OF LOT 92	0 UNKNOWN BETHANY	Cm EA 8		180132	0
R171322000	R K TECHNOLOGIES LLC		3910 N REDMOND AVE	BETHANY	OK	73008	WEST PARK ADDITION	002	000	WEST PARK ADDITION 002 000 S50.8FT OF LOT 4 & N1.00FT OF LOT 5	3910 N REDMOND AVE BETHANY	Cm EA 8	ILM Blt 198	180325	7
R170481665	FIRST BETHANY BANK & TRUST		PO BOX 218	BETHANY	OK	73008-0218	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 ALL LOTS 16 THRU 19	0 UNKNOWN BETHANY	Cm EA 8	C1111.00	180103	7

X

R170480185	REDWOOD TREE PROPERTIES INC		1010 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2002	COCKRELL S SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 1 2 3 4 5 6 7 EX N28.5FT PLUS LOTS 93 & 94 & N5FT OF LOT 92	BETHANY	Cm EA 8	C350.6	180099	7
R171320500	NASRRA HOMES LLC		12812 NW 69TH CT	PARKLAND	FL	33076	WEST PARK ADDITION	002	000	WEST PARK ADDITION 002 000 W20FT LOT 1 & E79FT LOT 2	6220 NW 39TH EXPY BETHANY	Cm EA 8	C353.4	180319	6
R171320750	IMPERIAL RENTAL PROPERTIES		4618 NE 67TH ST	OKLAHOMA CITY	OK	73121	WEST PARK ADDITION	002	002	WEST PARK ADDITION 002 002 W81FT	6228 NW 39TH EXPY BETHANY	Cm EA 8	Retail Stor	180320	6
R171321250	MORRISON J D & INGRID R TRS		8221 NW 27TH ST	BETHANY	OK	73008-4818	WEST PARK ADDITION	002	003	WEST PARK ADDITION 002 003 50 BY 150FT IN NE/C	6300 NW 39TH EXPY BETHANY	Cm EA 8	C325.1	180322	7
R171321000	BREWER LARRY & DANA		3316 N ELM PL	BETHANY	OK	73008-3657	WEST PARK ADDITION	002	000	WEST PARK ADDITION 002 000 PT OF LOTS 3 & 6 BEG AT NW/C LT 3 TH E110FT S150FT ES0FT S122.97FT W160FT N271.52FT TO BEG EX N 3 1/2 FT FOR HIGHWAY PURPOSES SUBJ TO ESMTS OF RECORD	6308 NW 39TH EXPY BETHANY	Cm EA 8	Retail Stor	180321	7
R171321500	CLAYTON PATSY J TRS & LIVING TRUST	CLAYTON ROBERT TRS	4404 NW 31ST ST	OKLAHOMA CITY	OK	73112	WEST PARK ADDITION	002	000	WEST PARK ADDITION BLK 002 LOT 000 BEG 90FT E NW/C OF LOT 4 TH S90FT W90FT S65FT E165FT N155FT W75FT TO BEG	6330 NW 39TH EXPY BETHANY	Cm EA 8	C325.5	180323	7
R171321550	ROUTE 66 PROPERTIES LLC	C/O MIKE LOYD	3810 N PENIEL AVE	BETHANY	OK	73008-3443	WEST PARK ADDITION	002	004	WEST PARK ADDITION 002 004 BEG NW/C TH E90FT S90FT W90FT N90FT TO BEG	6334 NW 39TH EXPY BETHANY	Cm EA 8	C325.2	180324	7

✓





# Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr. #313 , Oklahoma City Oklahoma 73102  
(405) 713-1236 Fax (405) 713-1220 [www.oklahomacounty.org/assessor](http://www.oklahomacounty.org/assessor)

## Open Records Request

## Fee Receipt

Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
<b>31756</b>	<b><u>BOB DUNCAN &amp; SONS INC</u></b>						
		2/21/2023	Check	300 Feet Radius	\$25.00	1	\$25.00
						<b>Total</b>	<b>\$25.00</b>

**Thank You**

CheckNumber: 9795

For questions concerning this invoice, please contact  
Betty Slaughter 405-713-1236  
Email address [BetSla@oklahomacounty.org](mailto:BetSla@oklahomacounty.org)

Date Received:  
Processed by:

# BETHANY

Oklahoma



Department of Planning & Community Development

## Rezoning Application

Application must be completed in INK.  
Email to [brendan.summerville@bethanyok.org](mailto:brendan.summerville@bethanyok.org) or submit in person at 6700 NW 36<sup>th</sup> St., Bethany OK 73008. Contact Community Development at (405)789-6005.

### General Information

Applicant Name: <i>Bob Duncan &amp; Sons: Ronald Duncan</i>			
Address: <i>10708 Regents</i>	City: <i>City</i>	State: <i>OK</i>	ZIP Code: <i>73162</i>
Phone: <i>405 823 1340</i>	Email: <i>bobduncanandsons@cox.net</i>		
Property Owner Name:			
Address:	City:	State:	ZIP Code:
Phone:	Email:		

### Property Information

Present Zoning: <i>R1</i>	Requested Zoning: <i>R2</i>
Legal Description: <i>The South Sixty-Five (65) Feet of Lot Five (5) of Block Two (2) in West Park Addition to the City of Bethany OK County OK</i>	
Area of Property (sq ft): <i>18 975 00</i>	Number of Structures: <i>4</i>
Present Use:	Requested Use: <i>Duplex</i>

### Requirements & Supplemental Documents

- Certified list of named and address of all property owners of record within three hundred (300) feet of the exterior boundaries of the subject property. Certified lists may be acquired through the Oklahoma County Assessor's Office.
- The filing fee for the meeting must be paid upon submission of this application. This is a non-refundable fee that is independent of the hearing's outcome. The fee is dependent on the zoning category, the total area is comprises, and a filing & publishing fee for public notice.
- For a Planned Unit Development (PUD) please attach or email renderings of the project in addition to any specific standards and/or requirements that would require a PUD zoning change.
- (If applicable) A completed application for the amendment of the Comprehensive Plan.

Please expect 4 weeks between the filing deadline and the first hearing date; the City Council hearing will take place within two weeks of the first hearing. It is highly recommended that applicants attend both hearings, as the Planning & Zoning Commission and City Council may ask questions regarding specific details of the zoning change.

I hereby certify that all of the above statements are true to the best of my knowledge and belief. I have thoroughly read the application and understand its qualification and requirements.

Signature of Applicant: <i>Ronald Duncan</i>	Date:
--	-------

# BETHANY

*Oklahoma*

## *Department of Planning & Community Development*

### Rezoning Procedure

1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of permitted land uses is attached to this packet.
2. Submit a written & completed application to the Bethany Planning & Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested.
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of the subject property. This list must be current and certified by a bonded abstractor or the Oklahoma County Assessor.
4. The Planning Staff will ensure that your application is complete, and will calculate your filing fee according to the following schedule: A public notice fee of \$150 + \$13 per acre of land being rezoned + the base rezoning fee for the desired land use.
  - a. A (Agricultural) - \$438; R-1 (Single-Family Res.) - \$625; R-2 (Two-Family Res.) - \$813; R-M (Multi-Family Res.) - \$1,000; C-O & C-R (Comm. Office & Comm. Restricted) - \$625; C-G, C-h, E-I, I-L (Comm. General, Comm. Highway, Educational-Institutional, and Industrial Light) - \$875; I-H (Industrial Heavy) - \$1,250; PUD (Planned Unit Development) - \$1,500.
5. Turn in your completed application, the required accompanying data, and the filing fee in full to the Community Development Department. Once the application has been received and reviewed for completion, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the requested will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter that your request has been filed.
7. The Planning staff will research and analyze your request and prepare a staff report, presentation, and a recommendation which will be mailed to each member of the Planning & Zoning Commission and to each member of the City Council.
8. At the next scheduled Planning & Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting, and you and/or your representative must be present. The Planning Staff will introduce your request, and you & any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing, the Planning Commission will decide, by majority vote, whether to recommend that the ordinance which accomplishes your requested zoning change be either approved or denied. This recommendation is made to the Bethany City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and City Council meetings are held in the Council Chamber (East Wing) of the Bethany City Hall, located at 6700 NW 36th St. The Planning Commission Meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average zoning case takes about 50 days from the time the application is received until its final approval.

# BETHANY Oklahoma

City of Bethany

## Planning & Zoning Staff Report

April 6, 2023

### CASE NO: PC 23-02

**Request:** Consider a request by Coast-to-Coast Motors LLC., to grant a special use permit to allow for used motor vehicle sales.

**Applicant:** Coast to Coast Motors LLC., property owner and applicant.

**Legal Description:** Sect. 16-T12N-R4W SW Qtr., Beavers Sub Blk 22 022 000 Lots 15 thru 19 EX S28.5ft of W/2 Blk 22 Subj to ESMTS of Record

**Current Zoning:** C-H (Commercial Highway)

**Special Permit Use:** Used motor vehicle sales.

### **Surrounding Zoning:**

Direction	Zoning
North	R-1
South	C-H & C-G
East	R-1 & C-H
West	C-H & C-G

Table 1

### **Lot Characteristics:**

	Existing Site
Use	Used Vehicle Sales
Area (ft <sup>2</sup> )	40,606
Development	1976
Structures	2

Table 2

### **Background:**

The applicant seeks a special permit that would allow for the continued sale of used motor vehicles. This property has been utilized for vehicle sales since 1976 and has operated under the same ownership prior to this date. The City of Bethany has outlined that motor vehicle sales within city limits, are an open-display land use, and as such

require a special permit to continue operation under new ownership (§158.044, *Open Display Uses*).

**Analysis:**

As outlined in §158.044, open display uses such as car sales, require a special use permit to continue their use, and may only exist within Commercial-Highway (C-H) zoning districts. Criteria for special permit approval, in the case of open display uses, are as follows (please note the city's responses in italics):

- (a) Whether the proposed use shall be in harmony with the policies of the comprehensive plan and, in the case of open display uses, whether the proposed open display is detrimental to the implementation of the gateway area of the city;
  - a. *Further use of this lot for used vehicle sales goes against the comprehensive plan, and its goal of improving city gateways like 39<sup>th</sup> & Rockwell.*
- (b) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations;
  - a. *The Commercial Highway zoning district is the only district in which open display may occur, however, continued use requires a special use permit.*
- (c) Whether the proposed use shall adversely affect the use of neighboring property;
  - a. *Continued use of this lot as it stands, will continue the high production of stormwater runoff, and be a core contributor to flooding.*
- (d) Whether the proposed use shall generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood;
  - a. *Continued use will likely not have an adverse effect on traffic within this area.*
- (e) Whether the facility presents a health or safety hazard to neighboring properties or the community at large;
  - a. *As the lot is comprised of entirely of impervious surfaces, this lot has likely been a key contributor to stormwater runoff since its construction. This runoff production may increase groundwater contamination and pollution.*
- (f) Where applicable, whether the facility is to be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses;
  - a. *The nearest incompatible use is greater than 1,000ft from this lot, and will likely not be affected.*

(g) Whether utility, drainage, parking, loading, signs, lighting access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city;

a. *As built, the site contains all necessary supporting infrastructure.*

(h) Where applicable, whether the facility has obtained all necessary permits to operate under the laws of the state.

a. *Coast to Coast Motors, LLC., is licensed & permitted to conduct business in the State of Oklahoma.*

As outlined in Chapter 5 of the 2030 Comprehensive Plan (Chapter 5: Bethany Innovates), this area is noted as a prime location for future mixed-use development. The reasoning behind this is to address the needs of higher density, walkable, and sustainable commercial developments in and around the Central Business District.

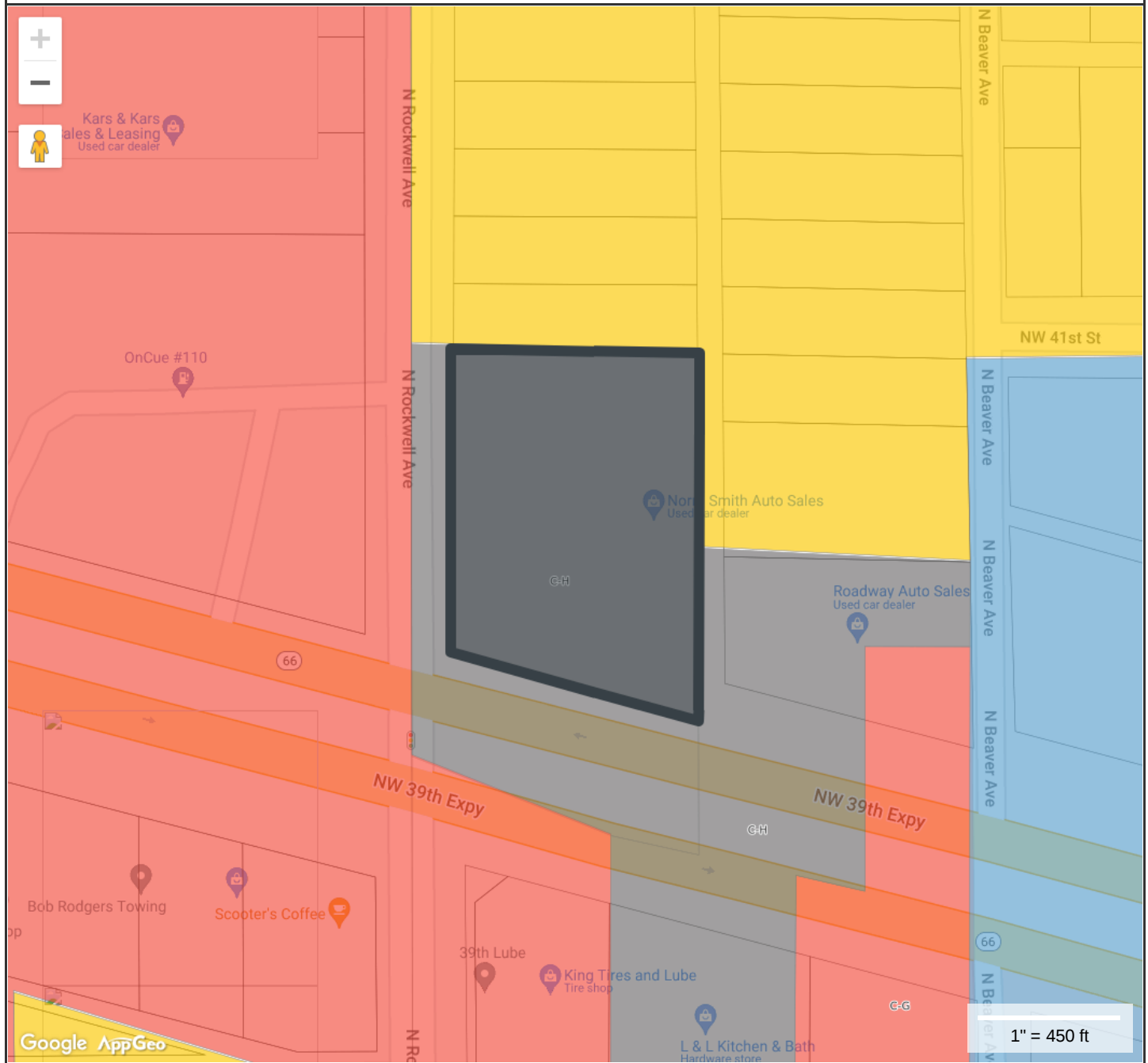
**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special use permit that conduct used motor vehicle sales.

**Attachments:**

- Aerial Photographs
- Zoning Map
- Comprehensive Plan Strategy Map
- Certified Owners List
- Application Documents
- Public Notification



# PC 23-02 Zoning Map



**ZONING CODE LEGEND**

<span style="color: green;">■</span> A	<span style="color: purple;">■</span> I-L
<span style="color: orange;">■</span> CBD	<span style="color: purple;">■</span> I-R
<span style="color: red;">■</span> C-G	<span style="color: orange;">■</span> PUD
<span style="color: grey;">■</span> C-H	<span style="color: yellow;">■</span> PRD
<span style="color: darkred;">■</span> C-S	<span style="color: yellow;">■</span> R-1
<span style="color: orange;">■</span> C-N	<span style="color: yellow;">■</span> R-2
<span style="color: darkred;">■</span> C-O	<span style="color: yellow;">■</span> R-M
<span style="color: blue;">■</span> C-R	<span style="color: orange;">■</span> RMO
<span style="color: lightblue;">■</span> E-I	<span style="color: purple;">■</span> 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*

March 13, 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 for a used car lot. All special use 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**

## ZONING CASE INFORMATION

### A. Rezoning Proposal

1. Case No.: PC 23-02.
2. Location of Property: 7017 NW 39th Expressway.
3. Legal Description: Sect 16 T12N-R4W, SW Beavers Sub Blk 22 022 000 Lots 15 thru 19 Ex S28.5ft of W/2 Blk 22 SubJ to ESMTS of Record.
4. Present Zoning: C-H (Commercial Highway).
5. Applicant's Request: A special use permit for used motor vehicle sales.

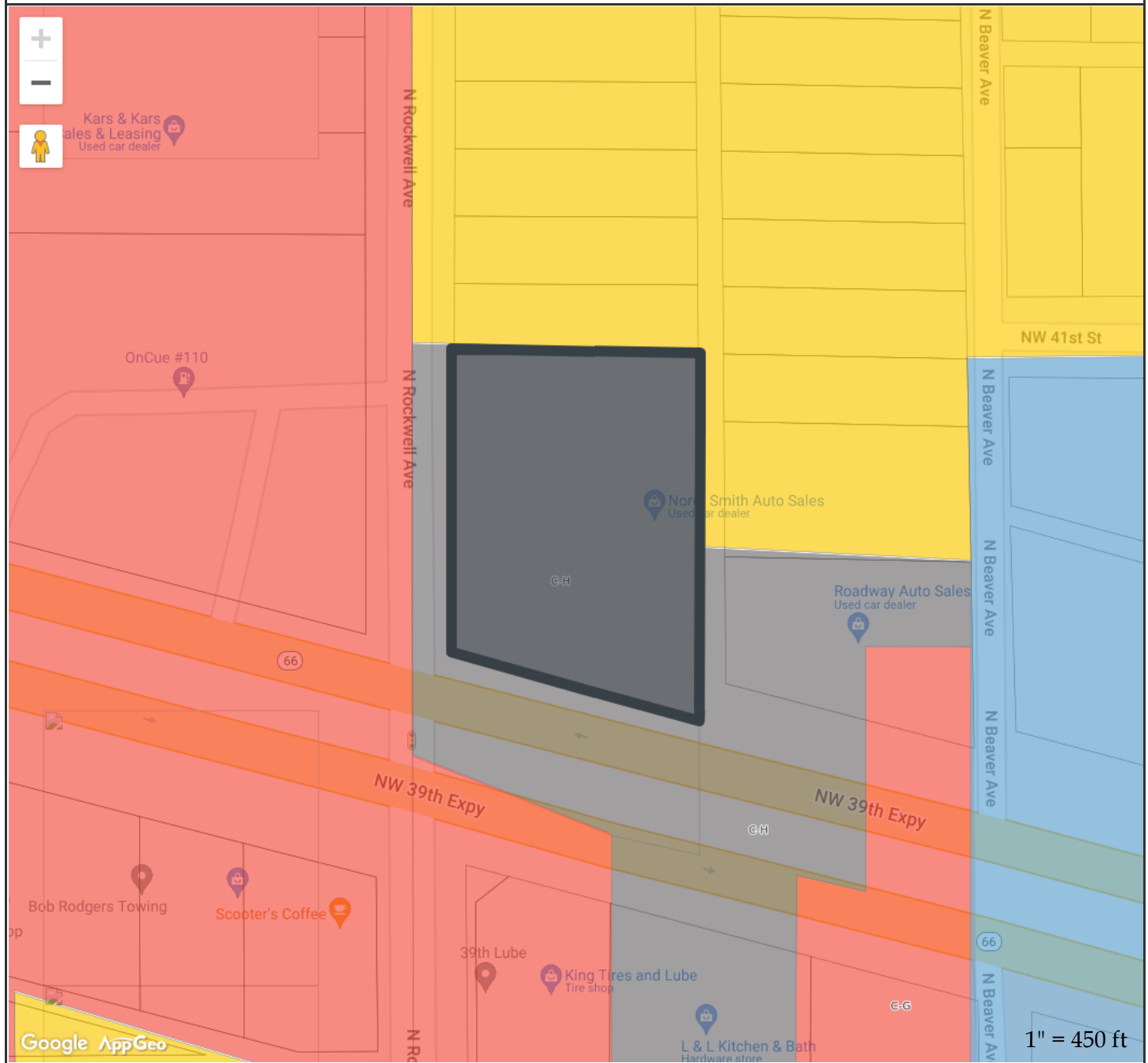
### B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **APRIL 6, 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 **APRIL 18, 2023** at **6:30 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 23-02



**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	<b>*The property subject to this case is outlined in black.</b>
C-N	PRD	
C-O	R-1	

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

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

## NOTICE OF PUBLIC HEARING

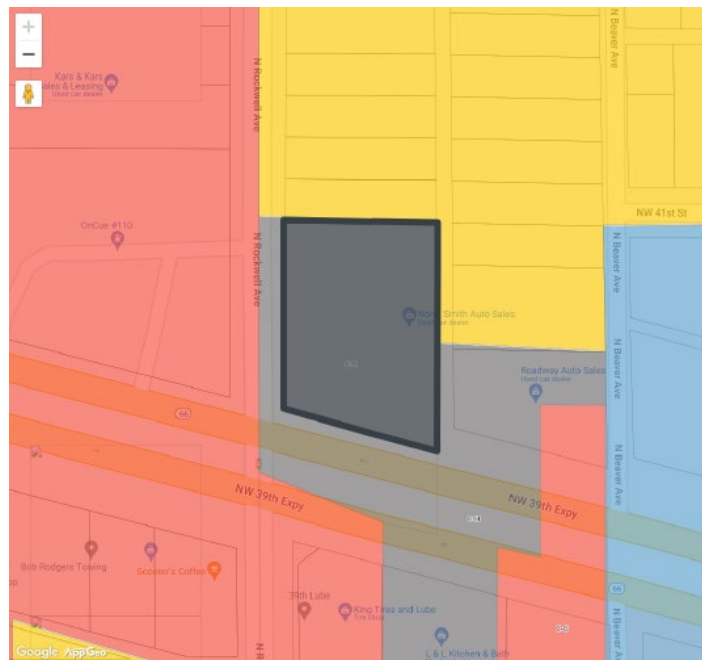
On April 6, 2023, at 7:00 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a request by Coast to Coast Motors, LLC., to grant a special permit for used motor vehicle sales.

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 April 18, 2023, at 6:30 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 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



Larry Stein  
Oklahoma County Assessor's  
Office



## Ownership Radius Report

This Official Report is for Account Number **R170425390** 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.

STATE OF OKLAHOMA }  
COUNTY OF OKLA } ss:

I, the duly elected, qualified and acting

County Assessor, in and for the County

and State aforesaid, do hereby certify that

the within and foregoing is a full, true and

complete copy of Scott Radlins

filed in the office of the County Assessor

on the 20th day of February, 2023

Given under my hand and official seal this

20th day of February, 2023

County Assessor

By: \_\_\_\_\_  
Date

Oklahoma County Assessor's  
300R Radius Report  
2/28/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	econarea	nbhd	propertyid
R170300350	REGIS INN LLC	C/O SONIC RESTAURANTS INC	11601 N 74TH PL	SCOTTSDALE	AZ	85260	ROBERTS SUB BLK 21	001	000	ROBERTS SUB BLK 21 001 000 LOTS 1 THRU 5 & LOTS 27 THRU 30	7000 NW 39TH EXPY BETHANY	Cm EA 8	C1349.5	180763
R170300700	BROOKSTART INVESTMENTS LLC		PO BOX 30172	EDMOND	OK	73003-0003	ROBERTS SUB BLK 21	001	000	ROBERTS SUB BLK 21 001 000 LOTS 6 7 8 9 10 & 11	7010 NW 39TH EXPY BETHANY	Cm EA 8	C426.3	180764
R170301050	NASIM PROPERTY LLC		3900 NW 39TH ST	OKLAHOMA CITY	OK	73112	ROBERTS SUB BLK 21	001	000	ROBERTS SUB BLK 21 001 000 LOTS 12 THRU 15 EX W7FT OF LOT 15 & EX A TR BEG 1831.58FT N& 33FT E & 7.23FT SELY OF SW/C OF SW4 TH SELY 25FT SWLY 30.62FT N25FT TO BEG	7020 NW 39TH EXPY BETHANY	Cm EA 8	C1066.00	180765
R170301060	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	ROBERTS SUB BLK 21	001	000	ROBERTS SUB BLK 21 001 000 W7FT OF LOT 15 & A TR BEG 1831.58FT N & 33FT E & 7.23FT SELY OF SW/C OF SW4 TH SELY 25FT SWLY 30.62FT N25FT TO BEG EXEMPT	0 UNKNOWN BETHANY	Oklahoma		180766
R173402000	ROCK 39TH LLC		5950 NW 39TH ST	WARR ACRES	OK	73122	OAK HILL SUB FOREST	001	000	OAK HILL SUB FOREST HIGHLND 001 000 LOTS 1 THRU 4 SUBJ TO ESMTS OF RECORD	7105 NW 39TH EXPY BETHANY	Cm EA 8	Retail Stor	181781
R173403000	THEPHACHANH JOHN		3640 N ROCKWELL AVE	BETHANY	OK	73008	OAK HILL SUB FOREST	001	000	OAK HILL SUB FOREST HIGHLND 001 000 LOTS 5 6 & 7	7110 NW 39TH EXPY BETHANY	Cm EA 8	C325.3	181782
R173403250	THEPHACHANH JOHN		3640 N ROCKWELL AVE	BETHANY	OK	73008	OAK HILL SUB FOREST	001	000	OAK HILL SUB FOREST HIGHLND 001 000 LOTS 8 THRU 11	7110 NW 39TH EXPY BETHANY	Cm EA 8	C325.3	181783
R170424950	J & K FINE PROPERTIES VII LLC		12824 ST ANDREWS DR	OKLAHOMA CITY	OK	73120	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOTS 12 13 & 14 EX 528.5FT OF LOT 14	7009 NW 39TH EXPY BETHANY	Cm EA 8	C1066.00	180834
R170122240	BETHANY FIRST CHURCH OF THE NAZARENE		6789 NW 39TH EXPY	BETHANY	OK	73008	BETHANY CITY ADD	006	000	BETHANY CITY ADD 006 000 EX 528 5FT EXEMPT	0 UNKNOWN BETHANY	Oklahoma		180544
R170424500	J & K FINE PROPERTIES II LLC		12824 ST ANDREWS DR	OKLAHOMA CITY	OK	73120	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOTS 10 & 11	4109 N BEAVER AVE BETHANY	Cm EA 8	C352.4	180830
R170122240	BETHANY FIRST CHURCH OF THE NAZARENE		6789 NW 39TH EXPY	BETHANY	OK	73008	BETHANY CITY ADD	006	000	BETHANY CITY ADD 006 000 EX 528 5FT EXEMPT	0 UNKNOWN BETHANY	Oklahoma		180544
R170424050	ELLIOTT DONNA M		4111 N BEAVER AVE	BETHANY	OK	73008-2413	BEAVERS SUB BLK 22	022	009	BEAVERS SUB BLK 22 022 009	4111 N BEAVER AVE BETHANY	Terr 3	R2861.00	180829
R170425390	SMITH NORM & KAY D TRS	SMITH NORMAN C & KAY D TRUST	649 E AMELIA TER	MUSTANG	OK	73064-6402	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOTS 15 THRU 19 EX 528.5FT OF W/2 BLK 22 SUBJ TO ESMTS OF RECORD	7017 NW 39TH EXPY BETHANY	Cm EA 8	C1066.00	180835
R170423600	TLC INVESTMENTS LLC		5700 SYCAMORE POND DR	MUSTANG	OK	73064	BEAVERS SUB BLK 22	022	008	BEAVERS SUB BLK 22 022 008	4113 N BEAVER AVE BETHANY	Terr 3	R2861.00	180828

X

Oklahoma County Assessor's  
300ft Radius Report  
2/28/2023

R170426750	BARKOCY PROPERTIES LLC		7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOT 20 EX W7FT	4110 N ROCKWELL AVE BETHANY	Terr 3	R2861.00	180839
R172621030	7101 NW 39TH EXPRESSWAY LLC		916 N MAIN ST	STILLWATER	OK	74075-3621	FORREST HIGHLAND	006	000	FORREST HIGHLAND 006 000 PT OF BLK 6 BEG 29.44FT N OF SE/C BLK 6 TH N110FT W145.35FT S72.95FT SELY150FT TO BEG PLUS BEG 139.44FT N & 82FT W OF SE/C BLK 6 TH W63.35FT S72.95FT NWLY 76FT N155FT E138FT S	7101 NW 39TH EXPY BETHANY	Cm EA 8	C419.6	181748
R170423150	RAMOS RAFAEL		4200 N ROCKWELL AVE	BETHANY	OK	73008-2442	BEAVERS SUB BLK 22	022	007	BEAVERS SUB BLK 22 022 007	BETHANY	Terr 3	R2861.00	180827
R170427200	BARKOCY PROPERTIES LLC		7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOT 21 EX W7FT	4112 N ROCKWELL AVE BETHANY	Terr 3	R2861.00	180841
R170422700	DEES WANDA L		7804 NW 20TH ST	BETHANY	OK	73008-5302	BEAVERS SUB BLK 22	022	006	BEAVERS SUB BLK 22 022 006	BETHANY	Terr 3	R2861.00	180826
R170427650	BARKOCY PROPERTIES LLC		7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	BEAVERS SUB BLK 22	022	022	BEAVERS SUB BLK 22 022 022	4200 N ROCKWELL AVE BETHANY	Terr 3	R2861.00	180843
R170122000	BETHANY FIRST CHURCH	OF THE NAZARENE	5789 NW 39TH EXPY	BETHANY	OK	73008-2697	BETHANY CITY ADD	005	007	BETHANY CITY ADD 005 007 S110FT OF W55FT	4200 N BEAVER AVE BETHANY	Terr 3	D2861.00	180537
R172621045	ONCLUE MARKETING LLC		916 N MAIN ST	STILLWATER	OK	74075	FORREST HIGHLAND	000	000	FORREST HIGHLAND 000 000 PT BLK 6 BEG 290.7FT N SE/C SD BLK TH N75FT W270FT S75FT E270FT TO BEG	4201 N ROCKWELL AVE BETHANY	Cm EA 8	C1066.00	181749
R170422250	HERNANDEZ MARYCARMEN & OSCAR		4205 N BEAVER AVE	BETHANY	OK	73008	BEAVERS SUB BLK 22	022	005	BEAVERS SUB BLK 22 022 005	4205 N BEAVER AVE BETHANY	Terr 3	R2861.00	180825
R170428100	BARKOCY PROPERTIES LLC		7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOT 23 EX W7FT	4202 N ROCKWELL AVE BETHANY	Terr 3	R2861.00	180844
R170122040	WILLIAMS PATRICK C	WILLIAMS ALLISON W	6909 NW 41ST ST	BETHANY	OK	73008	BETHANY CITY ADD	005	000	BETHANY CITY ADD 005 000 ESFT LOT 7 & ALL LOT 8	6909 NW 41ST ST BETHANY	Terr 3	R2861.00	180539
R170122020	HENDERSON FRED LON TRS	HENDERSON JUDY JAN TRS	400 NE 102ND ST	OKLAHOMA CITY	OK	73114	BETHANY CITY ADD	005	007	BETHANY CITY ADD 005 007 N60FT OF W55FT	4206 N BEAVER AVE BETHANY	Terr 3	R2861.00	180538
R170421800	BREWER & ASSOCIATES PROPERTY LLC		800 NE 63RD ST STE 101C	OKLAHOMA CITY	OK	73105	BEAVERS SUB BLK 22	022	004	BEAVERS SUB BLK 22 022 004	4207 N BEAVER AVE BETHANY	Terr 3	R2861.00	180824
R170421350	HARRIS MURL CAR		4209 N BEAVER AVE	BETHANY	OK	73008	BEAVERS SUB BLK 22	022	003	BEAVERS SUB BLK 22 022 003	4209 N BEAVER AVE BETHANY	Terr 3	R2861.00	180823
R170428550	BARKOCY PROPERTIES LLC		7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	BEAVERS SUB BLK 22	022	000	BEAVERS SUB BLK 22 022 000 LOTS 24 & 25	UNKNOWN	Terr 3		180846
R172621055	MADISON GRAHAM DALE SAUNDERS	MADISON BRANDON D	4205 N ROCKWELL AVE	BETHANY	OK	73008-2451	FORREST HIGHLAND	006	000	FORREST HIGHLAND 006 000 BEG AT A PT 365.7FT N OF SE/C BLK 6 TH W270FT N141FT E76.50FT S66FT E193.5FT S75FT TO BEG	4205 N ROCKWELL AVE BETHANY	Cm EA 8	C1066.00	181750
R170420900	STEPHEN RAY & DEBORAH L		4811 PLAINVIEW RD	ARDMORE	OK	73401-0713	BEAVERS SUB BLK 22	022	002	BEAVERS SUB BLK 22 022 002	4211 N BEAVER AVE BETHANY	Terr 3	R2861.00	180822

Oklahoma County Assessor's  
300ft Radius Report  
2/28/2023

R170429450	BARKOCY PROPERTIES LLC		7521 N CASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	BEAVERS SUB BLK 22	022	026	026	BEAVERS SUB BLK 22 022	4208 N ROCKWELL AVE BETHANY	Terr 3		180849
R172621015	MADISON GRAHAM DALE	MADISON BRANDON D	4205 N ROCKWELL AVE	BETHANY	OK	73008-2451	FORREST HIGHLAND	000	000	000	FORREST HIGHLAND 000 000 PT OF BLK 6 BEG NE/C BLK 6 TH 566FT W/193.5FT N66FT E193.5FT TO BEG PLUS PT SE4 SEC 17 12N 4W BEG 33FT W OF NE/C SE4 TH W115.5FT S132FT E115.5FT N132FT TO BEG	7104 NW 42ND ST BETHANY	Cm EA 8	Retail Store	181745

4

RECEIVED  
MAR 08 2023



# 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: Coast to Coast Motors, LLC Phone #: 281-661-1250  
(Print Name)

Address: 801 W I-240 Service Rd, Oklahoma City, OK 73139

Record Property Owner(s): See Attached Phone #: See attached  
(Print Name)

Address: 7017 Northwest 39th Expressway, Bethany, OK 73008

Address of Property: 7017 Northwest 39th Expressway, Bethany, OK 73008

Legal Description of Property: See Attached

Proposed Special Permit use: Used Motor Vehicle Sales

Present use of property: Used Motor Vehicle Sales

Size of property (in acres and/or feet): 40,606 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?  
See Attached

2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations? Yes, property is currently zoned for commercial use.
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? Approximately six blocks from Bethany High School, Middle School, and Elementary School.
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? Yes
8. Has the facility obtained all necessary permits to operate under the laws of the State of Oklahoma? DOCC and Used Motor Vehicle Commission license pending City of Bethany permitting and licensing.

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.

TIME RECEIVED  
March 6, 2023 at 1:26:12 PM PST

REMOTE CSID  
4057897590

DURATION PAGES  
40 1

STATUS  
Received

03/06/2023 04:25PM 4057897590

NORM SMITH

PAGE 01

RECEIVED 03/03/2023 12:17PM 4057897590

NORM SMITH

Mar. 3. 2023 11:27AM

No. 0580 P. 4

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 #: 405-570-1390 Date: 3/2/23

Signature  
of Property Owner:

Phone #: 405 823 0790 Date: 3-2-23

405 <sup>256</sup> ~~0580~~ 0591 3-4-23



February 28, 2023

**RE: Special Use Permit Application**

Record Property Owners: Norm Smith, Trustee of the Norman C. Smith Trust Dated July 20, 2000 (1/2 interest) and Kay D. Smith, Trustee of the Kay D. Smith Trust Dated July 20, 2000 (1/2 interest)

Note: Running Buffalo Investments LLC intends to purchase the subject property from the Record Property Owners effective May 1<sup>st</sup>, 2023. Running Buffalo Investments LLC is owned by Larry Pennington and Chad Pennington, located at 5909 Red Rock Lake Rd, Edmond, OK 73013, and can be reached at (405) 570-1390. Larry Pennington owns and Chad Pennington is the CEO of Coast to Coast Motors, LLC, the applicant.

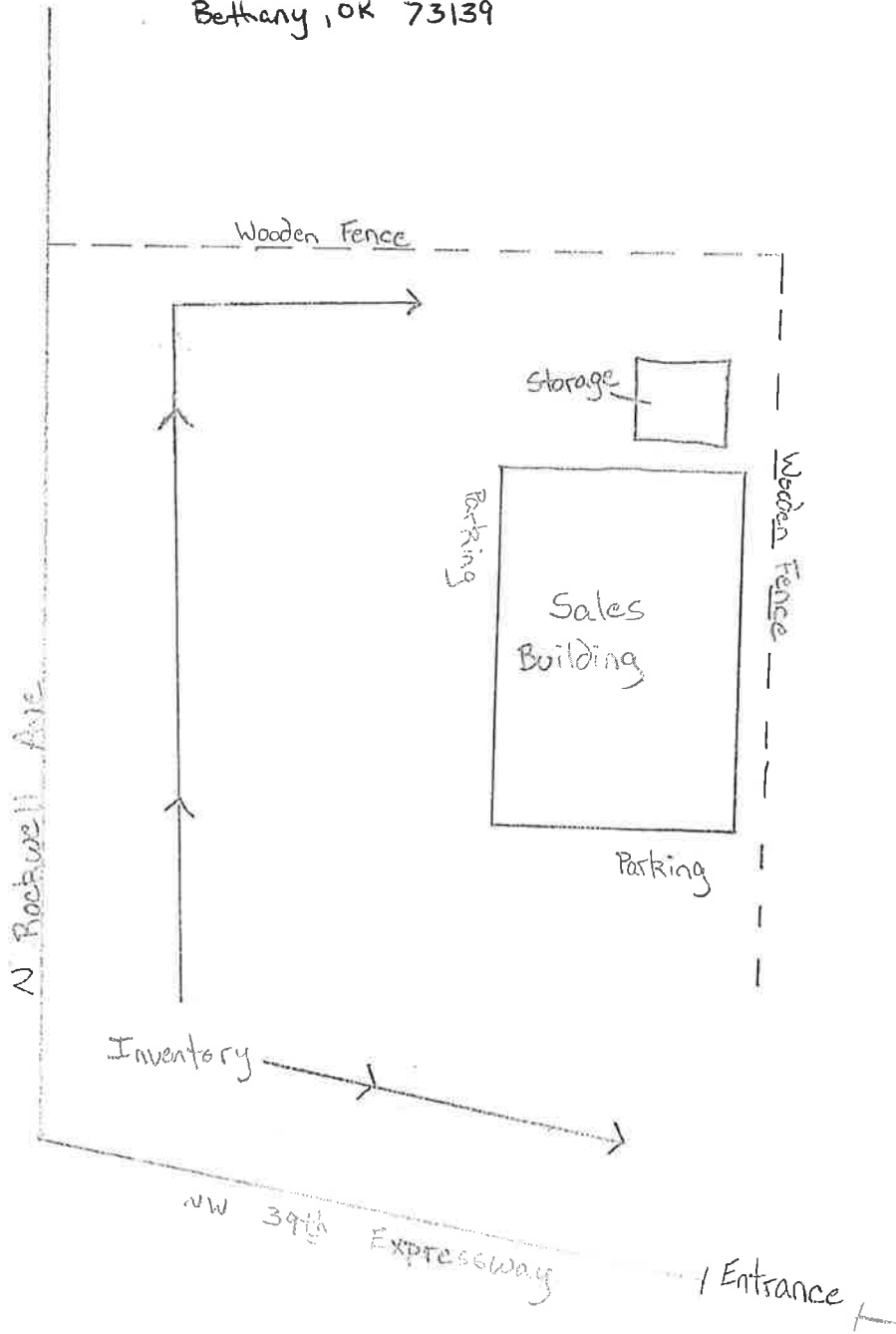
Legal Description of Property: Lot Nine (9), Block Two (2), LAKEVIEW LAWN ADDITION, a subdivision of Block Eleven (11), HOWARD GARDENS, being a part of the Southeast Quarter (SE/4) of Section Thirty (30), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

All of Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), and Nineteen (19) in BEAVER SUBDIVISION of Block Twenty-two (22), BETHANY, Oklahoma, as shown by the recorded plat thereof, less and except the south 28.5 feet of the west half of the said BEAVER SUBDIVISION of Block 22, BETHANY.

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

Yes, the proposed use, which is also the existing use, fits nicely with the comprehensive plan. First, the property is already zoned for commercial use. Second, Coast to Coast is a seasoned dealership with four locations in Houston, Texas, two in Oklahoma City, and one in Tulsa, Oklahoma. Customers come from Texas, Oklahoma, and surrounding states to purchase Coast to Coast vehicles. Third, Coast to Coast plans to increase volume at the location, which will result in added jobs for young and middle-aged professionals.

7017 NW 39<sup>th</sup> Expressway  
Bethany, OK 73139



Return to:  
Mr. Norm Smith, Trustee  
8301 Picnic Lane  
Oklahoma City, OK 73127

Doc # 2000094827  
Bk 7886  
Pg 1665-1666  
DATE 07/25/00 13:59:46  
Filing Fee \$10.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That **Norman C. Smith a/k/a Norman Smith** and **Kay D. Smith a/k/a K. D. Smith**, husband and wife, parties of the first part, in consideration of the sum of Ten and No/100 Dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Norm Smith, Trustee of the Norman C. Smith Trust Dated July 20, 2000**, a revocable living trust, an undivided one-half interest, and **Kay D. Smith, Trustee of the Kay D. Smith Trust Dated July 20, 2000**, a revocable living trust, an undivided one-half interest, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lot Nine (9), Block Two (2), LAKEVIEW LAWN-ADDITION, a subdivision of Block Eleven (11), HOWARD GARDENS, being a part of the Southeast Quarter (SE/4) of Section Thirty (30), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

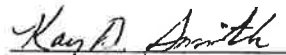
All of Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), and Nineteen (19) in BEAVER SUBDIVISION of Block Twenty-two (22), BETHANY, Oklahoma, as shown by the recorded plat thereof, less and except the south 28.5 feet of the west half of the said BEAVER SUBDIVISION of Block 22, BETHANY,

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, subject to easements, rights of way and restrictions of record.

Signed and delivered this 20th day of July, 2000.

  
Norman C. Smith

  
Kay D. Smith

UN



Owner: SMITH NORM & KAY D TRS

Account Number: R17022590

Physical Address: 7017 NW 39TH EXPY BETHANY

Owner Name1: SMITH NORM & KAY D TRS

Owner Name2: SMITH NORMAN C & KAY D TRUST

Owner Name3:

Mailing Address1: 649 E AVENUE LATER

City: MUSTANG

State: OK

ZipCode: 73054-5002

Tax District: 588

Tax District Name: Bethany #83

[View Assessment Page](#)

[Add to Results](#) [View Additional Details](#)



# Planning & Zoning Commission Meeting

6 March 2023

PC 23-01

3900 & 3904 N Redmond – Rezoning

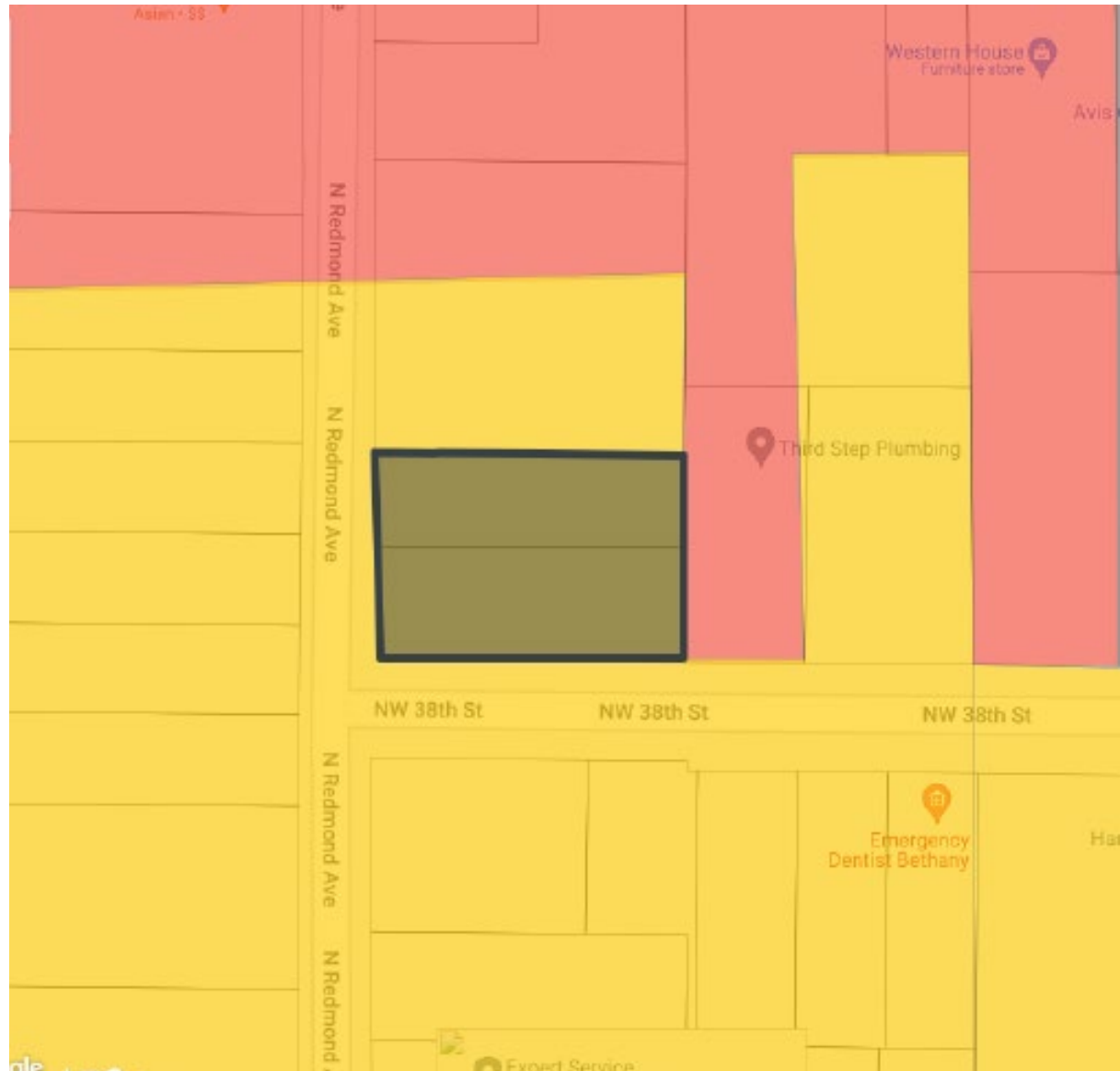
# Applicant's Request

- Consider a request by Bob Duncan, property owner and applicant, to rezone 3900 & 3904 N Redmond Ave. from R-1 Single-Family Residential to R-2 (Two-Family Residential)
- The legal description is as follows:
  - 3900: Section 16-T12N-R4W SW Qtr., West Park Add. 002 005 S65Ft
  - 3904: Section 16-T12N-R4W SW Qtr., West Park Add. 002 000 S50Ft of N150Ft of Lot 5

# Surrounding Zoning

Direction	Zoning	Use
North	R-1 & C-G	Single-Family Residential & Commercial General
South	R-1 & C-G	Single-Family Residential & Commercial General
East	C-G	Commercial General
West	R-1	Single-Family Residential

# Zoning Map

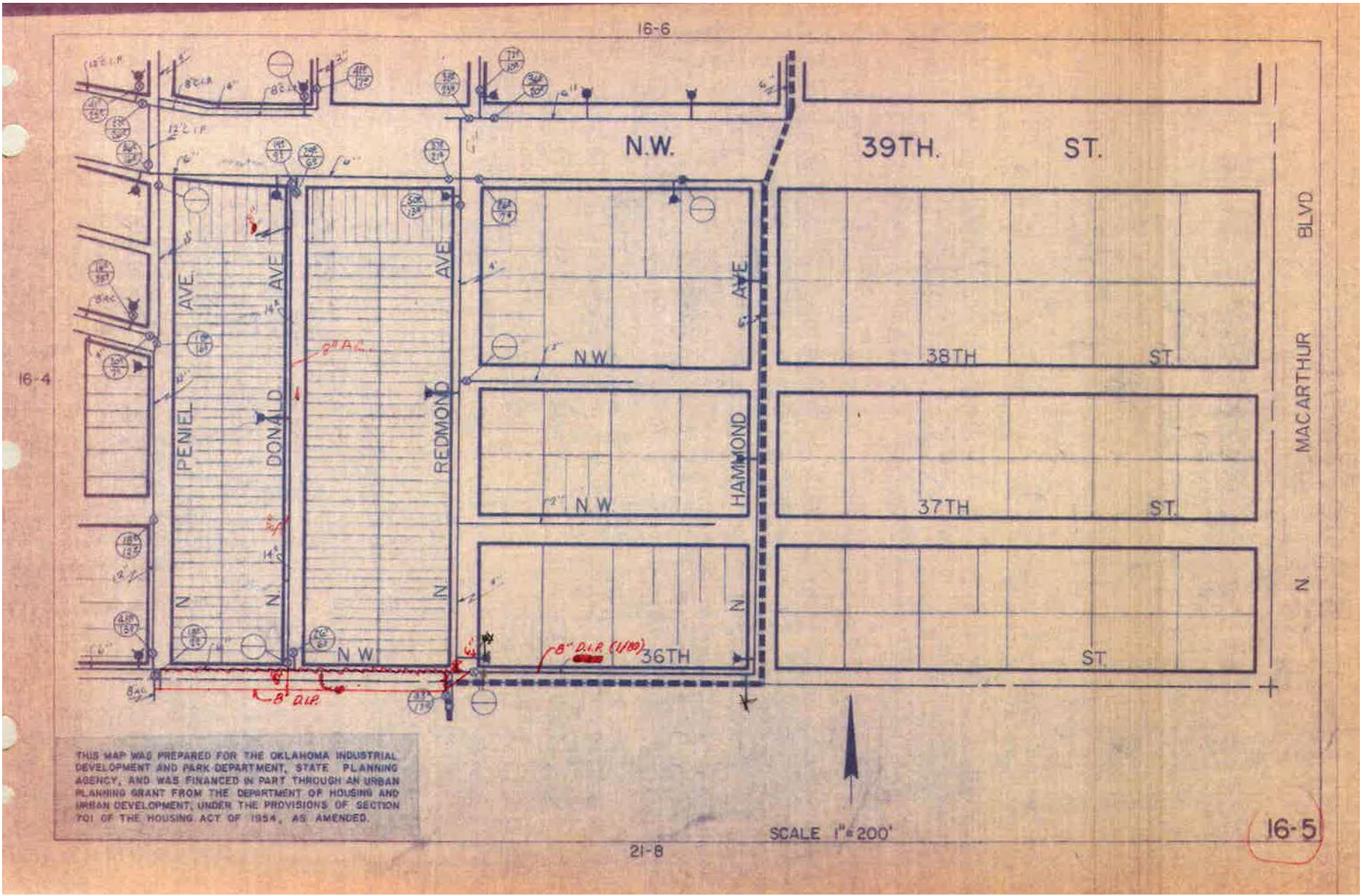


# Lot Characteristics

	R-1	R-2
Use	Single-Family Dwelling	Two-Family Dwelling (Duplex)
Minimum Lot Area (ft <sup>2</sup> )	6,000	9,000
Width x Depth (ft)	60 x 100	60 x 100
Front Setback (ft)	25	25
Rear Setback (ft)	20	20
Side Setback (ft)	10 & 5 (Interior) 25 (Corner)	10 & 5 (Interior) 25 (Corner)

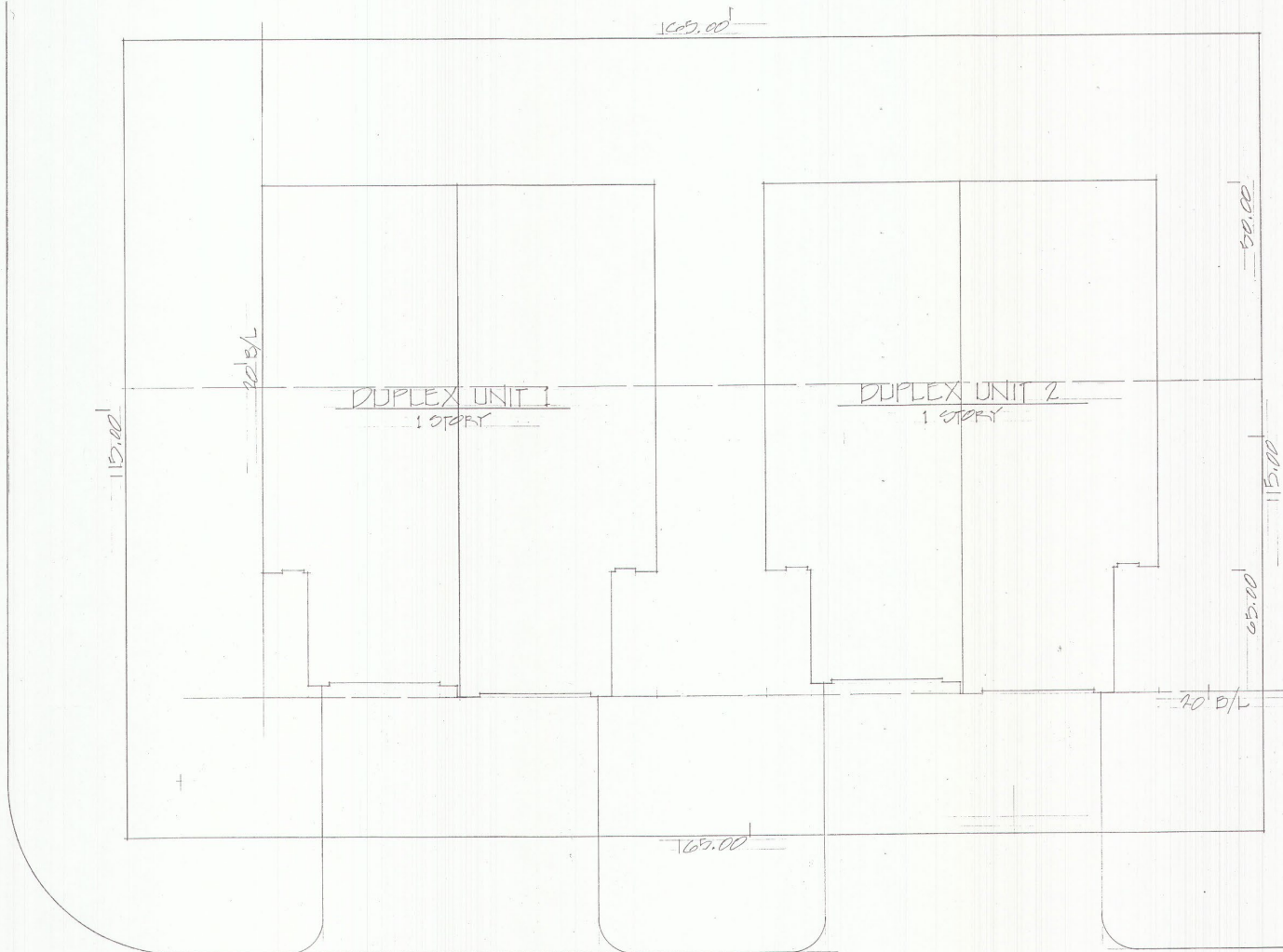






# Water Atlas

⊕ REDMOND AVENUE



⊕ NW 38<sup>TH</sup> STREET

3900 + 3904  
Redmond Ave



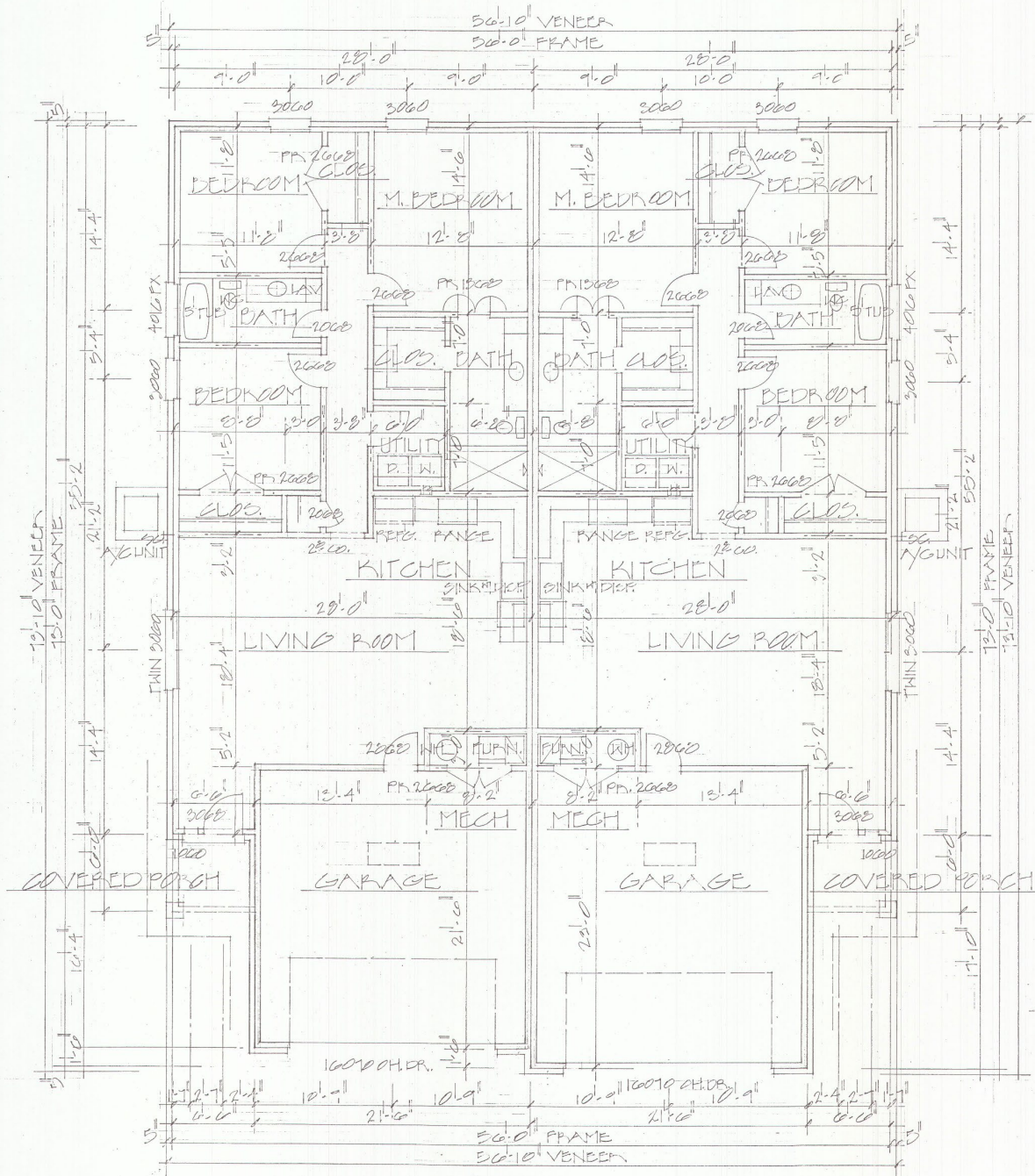
**SITE PLAN**  
 SCALE 1/8" = 1'-0"  
 PETHANY, OKLAHOMA  
 SOUTH 65' OF LOT 5 BLOCK 2 WEST PARK ADPT.  
 + SOUTH 50' OF THE NORTH 150' OF LOT 5 IN  
 - BLOCK 2 OF WEST PARK ADDITION

BOB DUNCAN AND SONS, GENERAL CONTRACTOR  
 10708 REGENT STREET  
 OKLAHOMA CITY, OKLAHOMA 73162

ROBERT JENKINS CO. LLC  
 ARCHITECT - CONSTRUCTION MANAGEMENT  
 6517 GAELIC GLEN DR.  
 OKLAHOMA CITY, OK 73142



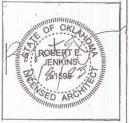
SHEET  
 1



FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 9'-0" CL. HT.  
 FRAME FOOTING  
 HOUSE 2880 #  
 GARAGE 997 #

BOB DUNCAN AND SONS, GENERAL CONTRACTOR  
 10708 REGENT STREET  
 OKLAHOMA CITY, OKLAHOMA 73162

ROBERT JENKINS CO. LLC  
 ARCHITECT - CONSTRUCTION MANAGEMENT  
 6517 GAELIC GLEN DR.  
 OKLAHOMA CITY, OK 73142



SHEET  
 2

# Analysis & Required Action

- The existing lots are substandard for R-2 development and would require a line adjustment.
  - The applicant has acknowledged this and has been made aware of the steps needed to comply.
- The Comprehensive Plan:
  - Chapter 5: Bethany Innovates labels this site as one for potential CBD expansion.
  - Chapter 4: This housing type conforms with the stated need for a mix of available housing options.
- The site's location is best suited for higher-intensity land uses (multi-family housing, commercial, etc.)
- The dwelling unit density is below the city's accepted maximum of twelve (12) units per acre.
- Stormwater runoff produced by these two duplexes (without landscaping) would produce approximately 1.3 ft<sup>3</sup>/s as opposed the 1.2 ft<sup>3</sup>/s of two smaller single-family dwellings.

# Planning & Zoning Commission Meeting

6 March 2023

PC 23-02

7017 N Redmond Ave. – Special Permit for Used Vehicle Sales

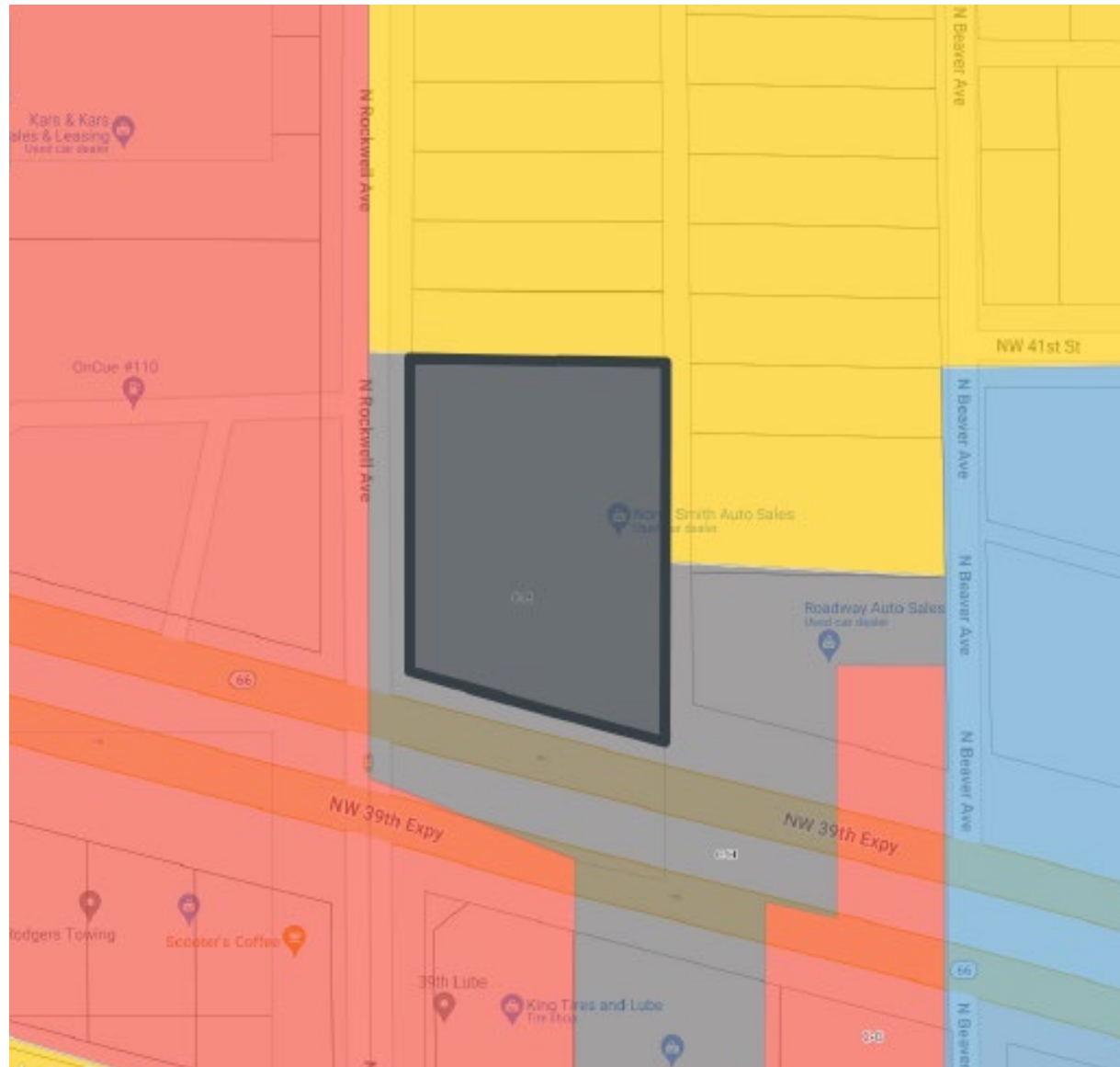
# Applicant's Request

- Consider a request by Coast to Coast Motors LLC., property owner and applicant, for a special use permit that would allow for the sale of used motor vehicles.
- The legal description is as follows:
  - Section 16-T12N-R4W SW Qtr., Beavers Sub Blk 22 022 000 Lots 15 thru 19 Ex S28.5Ft of W/2 Blk 22 Subj. to ESMTS of Record

# Surrounding Zoning

Direction	Zoning	Use
North	R-1	Single-Family Residential
South	C-H & C-G	Commercial Highway & Commercial General
East	C-H & R-1	Commercial Highway & Single-Family Residential
West	C-H & C-G	Commercial Highway & Commercial General

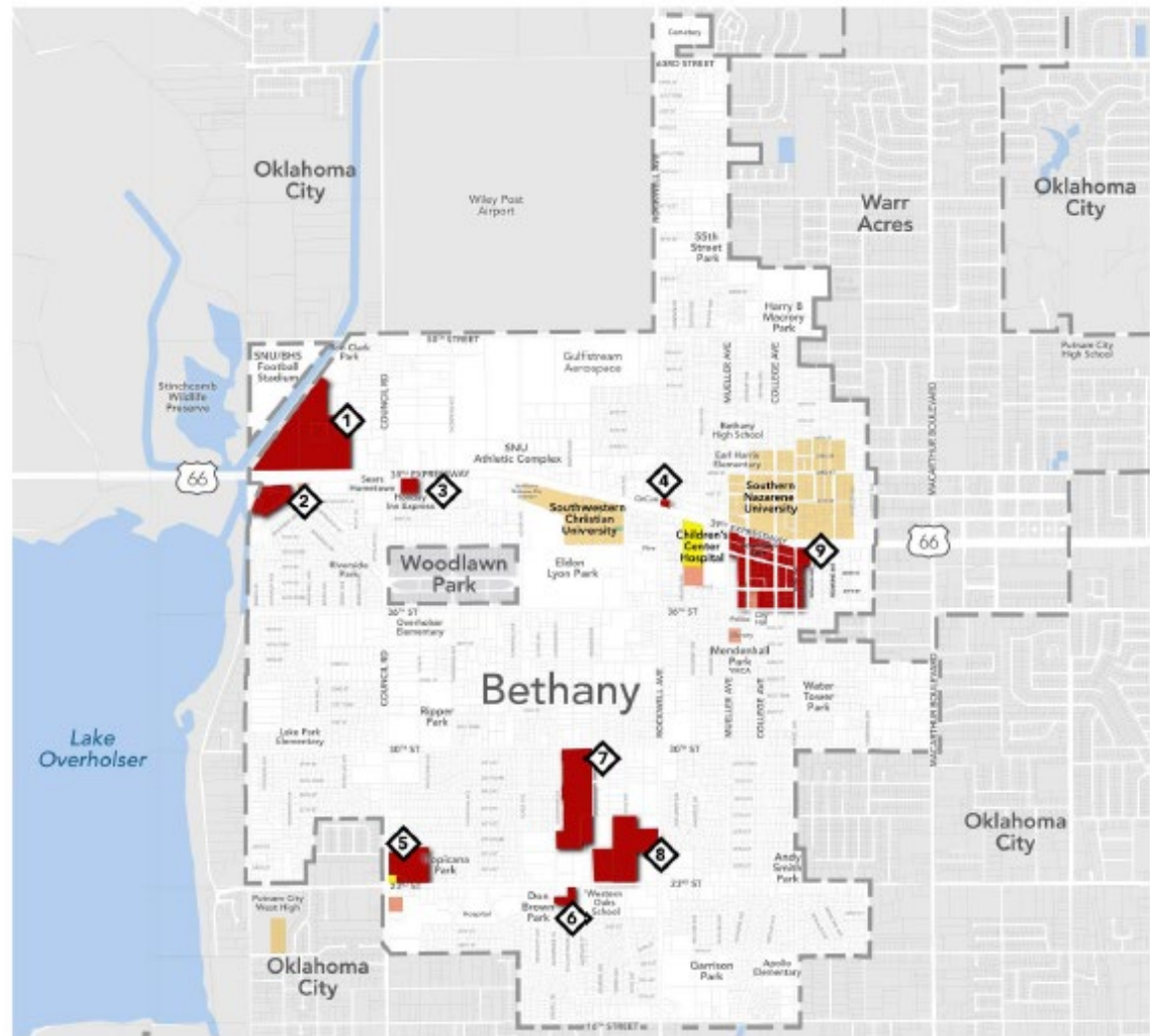
# Zoning Map



# Lot Characteristics



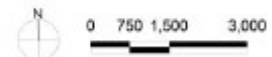
	Existing Site
Use	Used Car Lot
Area (ft <sup>2</sup> )	40,606
Year Developed	1976
No. of Structures	2



### Legend

-  City Boundary
-  Projects Under Construction
-  Planned Projects
-  Proposed Projects
-  Potential Opportunities

- |  |   |
|--|---|
| 1. 39th Expressway 45 acres<br>Zoned: C-G, C-S, R-1  | 5. DeVille 11 acres<br>Zoned: C-G           |
| 2. 39th Expressway 12 acres<br>Zoned: C-G            | 6. Western Oaks Tower 2 acres<br>Zoned: C-G |
| 3. Holiday Inn 2 acres<br>Zoned: C-G                 | 7. 30th and Wilburn 20 Acres<br>Zoned: R-1  |
| 4. 39th and Rockwell 3 acres<br>Zoned: C-G, C-H, C-R | 8. 23rd and Rockwell 20 acres<br>Zoned: C-G |
|  | 9. Downtown Bethany 40 acres<br>Zoned: CBD  |



# Analysis & Required Action

- The Comprehensive Plan:
  - Chapter 5: Bethany Innovates
  - Targets this location for CBD expansion due to its high visibility & traffic count
  - Considers used vehicle lots as inefficient uses of space and contributors to runoff.
  - Encourages the increased use of high-density, mixed-use development, as opposed to single-purpose commercial lots.
- Ordinance §158.044 labels car lots as “open display” and requires a special use permit to be issued for new or continued use. Criteria for special use approval involves the following:
  - Does the land use in compliance with the comprehensive plan and zoning ordinances.
  - Whether the lot may risk the health, safety, and welfare of the public.
  - If the utilities and infrastructure currently support the land use.
  - Whether the applicant may conduct business under state law.