

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, July 25, 2024, 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.

THE 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
August 1, 2024
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF JUNE 20, 2024 & July 18, 2024

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING

COMMISSION BUSINESS

ITEM 1: PC 24-14

Consider a request by Chris Chamberlain, applicant, and Chamberlain Properties, LLC., property owner, to rezone 3700 N Redmond Avenue from Single-Family Residential (R-1) to Two-Family Residential (R-2). *Item to be heard by the Bethany City Council on the 20th of August 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION:

SE Qtr of Section 16 T12N-R4W I.M., West Park Addition Block 008 Lot 000, W127FT of Lot 5

NEW BUSINESS

ADJOURNMENT UNTIL AUGUST 15, 2024

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JUNE 20, 2024

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

MEMBERS ABSENT: Robert Helton
Trent Reid

STAFF PRESENT: Elizabeth Gray, City Manager
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, June 13, 2024, at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by Steve Marx, seconded by Kent Lynn to approve the May 16, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx. NAY- None. ABSTAIN- Ron Crouch, James Clemmer. The motion carried 4-0-2. Motion was made by James Clemmer, seconded by Kent Lynn to approve the June 6, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Kent Lynn, Steve Marx, Ron Crouch, James Clemmer. NAY- None. ABSTAIN- Charles Snyder, Justin Peck. The motion carried 4-0-2.

ITEM 1: **PC 24-11**
Consider a request by Jason & Dr. Brooke Vaughn., applicants & property owners, for a special use permit to allow a 240 square foot accessory structure at 4703 N College Avenue. *Item to be heard by the Bethany City Council on the 2nd of July 2024 at 6:30 p.m. in City Hall.*

LEGAL DESCRIPTION: Sect 16 T12N-R4W QTR NW Oilfields Addition Block 002 Lot 002 E230FT

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a special use permit to allow a 240 sq. ft. accessory structure at 4703 N. College Ave. The lot contains a primary structure, a detached garage, and a 240 sq. ft. accessory building.

Ray Jones, City Attorney the existing detached garage and accessory building were in place before our current ordinance.

Dr. Vaughn, Applicant was present.

Ms. McWhirter, resident of 4711 N. Central stated she is not against the accessory structure.

Motion was made by James Clemmer, seconded by Ron Crouch to recommend approving the 240 square foot accessory structure at 4703 N College Avenue. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx, Ron Crouch, James Clemmer. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

NEW BUSINESS

Brendan Summerville, Comm. Dev. Associate stated there will be a PUD amendment and plat item on the July 18, 2024 Planning and Zoning Commission meeting.

Elizabeth Gray, City Manager informed the Planning and Zoning Commission that we have so much going on within our city. We have the Bethany Children Center adding an out-patient area, city park improvements, a pickle ball court, future cemetery improvements, and updating streets in Bethany. Our website lists upcoming projects as well.

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

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JULY 18, 2024

MEMBERS PRESENT: Ron Crouch, Acting Chair
Kent Lynn
Steve Marx
Robert Helton
Trent Reid

MEMBERS ABSENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
James Clemmer

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, July 11, 2024, at 11:00 a.m.

Ron Crouch called the meeting to order and gave the invocation. Motion was made by Kent Lynn, seconded by Trent Reid to nominate Ron Crouch as Acting Chair. The motion carried unanimously 5 - 0. Motion was made by Kent Lynn, seconded by Steve Marx to approve the June 20, 2024 Planning and Zoning Commission minutes. The votes are as follows: AYE- Kent Lynn, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- Robert Helton, Trent Reid. The motion was 3-0-2. Ray Jones, City Attorney noted the minutes will have to be passed to the next meeting.

ITEM 1: **PC 24-13**
Consider a request by Golam Sarker, applicant and property owner, to amend the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N. Wilburn Avenue. (Item to be heard by the Bethany City Council on the 6th of August 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)

LEGAL DESCRIPTION: Unplatted SE Qtr of Section 20 T12N-R4W I.M., Point of Beginning 989.12FT S of NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT to the Point of Beginning, containing 12.07 Acres more or less.

Brendan Summerville, Comm. Dev. Associate presented the staff report to consider amending the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N. Wilburn Avenue. Property was zoned as a PUD in April of 2022. It is not the entire twenty-four acres, but just the twelve-acre section which does not go north beyond NW 28th St. The main entrance will be on the east side of property on NW 27th St. The applicant's intent is to construct ten buildings across the property with 116 total units. Mr. Summerville stated the City Engineers have already

confirmed that the requested preliminary plat that follows the proposed PUD request, does meet the standards of the City of Bethany which includes public improvements, egress, and ingress as well as storm water management.

Ross Morris of Morris Engineering and engineer for the applicant was present.

Commissioner Lynn asked if this was the project that was originally for people fifty-five and older? Is that staying the same?

Ross Morris of Morris Engineering and engineer for the applicant said yes.

After some discussion of entrances, Brendan Summerville, Comm. Dev. Associate explained there will be one public entrance on N. Wilburn Avenue, and an additional emergency service entrance to the North of the primary entrance. This change was made at the request of the Bethany Fire and Police Departments so it would provide greater access to first responders.

Ms. Edmondson, resident on NW 26th between N. Alexander and N. Glade spoke to the Planning and Zoning Commission. She mentioned on one map there is an area marked "detention pond" and another map "common area". What will this area be? Also, is this going to be a Section 8 development?

Brendan Summerville, Comm. Dev. Associate said that area will be a detention pond.

Ross Morris of Morris Engineering explained on the plat it will show as a common area because it will have to be maintained by Mr. Sarker or the Homeowner Association. For maintenance purposes it has to be set aside as a common area, and there will be a detention pond in the common area.

Mr. Oglesbee, resident of 3101 N. Wilburn Avenue stated the County Assessor does not show Mr. Sarker as property owner. He asked if units will be rented or for sale.

Ray Jones, City Attorney stated that is at the discretion of the property owner. This item tonight is just a zoning issue.

Mr. Oglesbee, resident of 3101 N. Wilburn Avenue asked the applicant if he intends to make this a Section 8 property. He expressed concerns about only one exit.

Mr. Sarker, Applicant stated right now it is 55+ people. I do not have any intention to change it to anything else.

Mr. Billy Gill, resident of 2810 N. Wilburn said NW 27th is a narrow street. Need to widen NW 27th & N. Wilburn Ave.

Mr. Ward, resident of 1716 N. Oakhill asked if this development will be Section 8.

Mr. Sarker, Applicant stated he has no intention of making this development a Section 8.

Mr. Ward, resident of 1716 N. Oakhill spoke about the 2022 meeting when that PUD was presented. He said more units will create more traffic in this area. Drainage has not been corrected in this area for about 50 years. More than seventy-eight units will be too much.

Ms. Brown, resident of 2901 N. Alexander spoke about the current drainage problem in the area. Do not add more people to the area.

Mr. Bass stated he had the original PUD brought to the city in 2022. He spoke about the comments made by the audience on drainage in the area. Improvement on that land is not going to make the water/drainage problem worse.

Motion was made by Kent Lynn, seconded by Robert Helton to table this item, and get more information on existing drainage problem that has not been solved, and City's plans to improve the road.

Amanda McCellon, Comm. Dev. Director stated we have spent significant time with the Engineer's on these plans. We could bring someone in that knows about the streets and street projects.

Motion was made by Kent Lynn, seconded by Robert Helton to table this item, and get more information on traffic, the existing drainage problem that has not been solved, and the City's plans to improve the road. The votes are as follows: AYE- Kent Lynn, Robert Helton, Trent Reid. NAY- Steve Marx, Ron Crouch. ABSTAIN- None. The motion passed 3-2-0.

Ray Jones, City Attorney said since this item has been tabled, it will probably be placed on the next scheduled Planning and Zoning Commission meeting. He said if we know a certain meeting date, you just schedule the meeting 30 days from now. That way everyone present is aware. (August 15, 2024).

Motion was made by Ron Crouch, seconded by Kent Lynn to adjourn. The motion carried 5 -0 -0.

City of Bethany
Planning & Zoning Staff Report
1 August 2024

CASE NO: PC 24-14

Request: Consider a request by Chris Chamberlain, applicant, and Chamberlain Properties, LLC., property owner, to rezone the 3700 N Redmond Avenue from single-family residential (R-1) to two-family residential (R-2).

Legal Description: SE Qtr. of Section 16 T12N-R4W I.M., West Park Addition Block 008 Lot 000, W127FT of Lot 5.

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

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

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single-Family Residential)
South	R-1 (Single-Family Residential)
East	R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

Table 1

Zoning Characteristics:

	R-1	R-2
Use	Single-Family Dwelling	Two-Family Dwelling
Minimum Lot Area (ft ²)	6,000	9,000
Width x Depth (ft)	60x100	60 x 100
Front Setback (ft)	25	25
Rear Setback (ft)	20	20
Side Setback (ft)	25 (Corner Lots)	25 (Corner Lots)

Table 2

Background:

The applicant is seeking to rezone the 3700 N Redmond Avenue from Single-Family Residential to Two-Family Residential. The R-2 zoning category would permit the applicant to convert the existing dwelling unit into a duplex. Staff directed the applicant to begin the rezoning process after it was determined that the dwelling unit was in the process of being converted into a duplex.

Analysis:

The surrounding zoning of the property is entirely single-family residential (R-1). This site occupies a total area of 19,166 ft², which meets and surpasses the 9,000 ft² lot size minimum for R-2 properties. The applicant has not altered the footprint of the building, and it is within the required setbacks of the property.

The property has access to water via a six (6) inch connection to the four (4) inch water line running along N Redmond Avenue. The property does not directly front an existing sewer line but does make use of a private sewer line running NW across the property to an eight (8) inch line on N Redmond.

The site is within the proposed CBD expansion area of the comprehensive plan. While expanding the CBD is not an ongoing effort, this does imply that the comprehensive plan views this as an area which may manage more intensive land uses, such as multi-family and mixed-use developments. This is due to the location having direct access to two major thoroughfares and its proximity to downtown with greater pedestrian traffic.

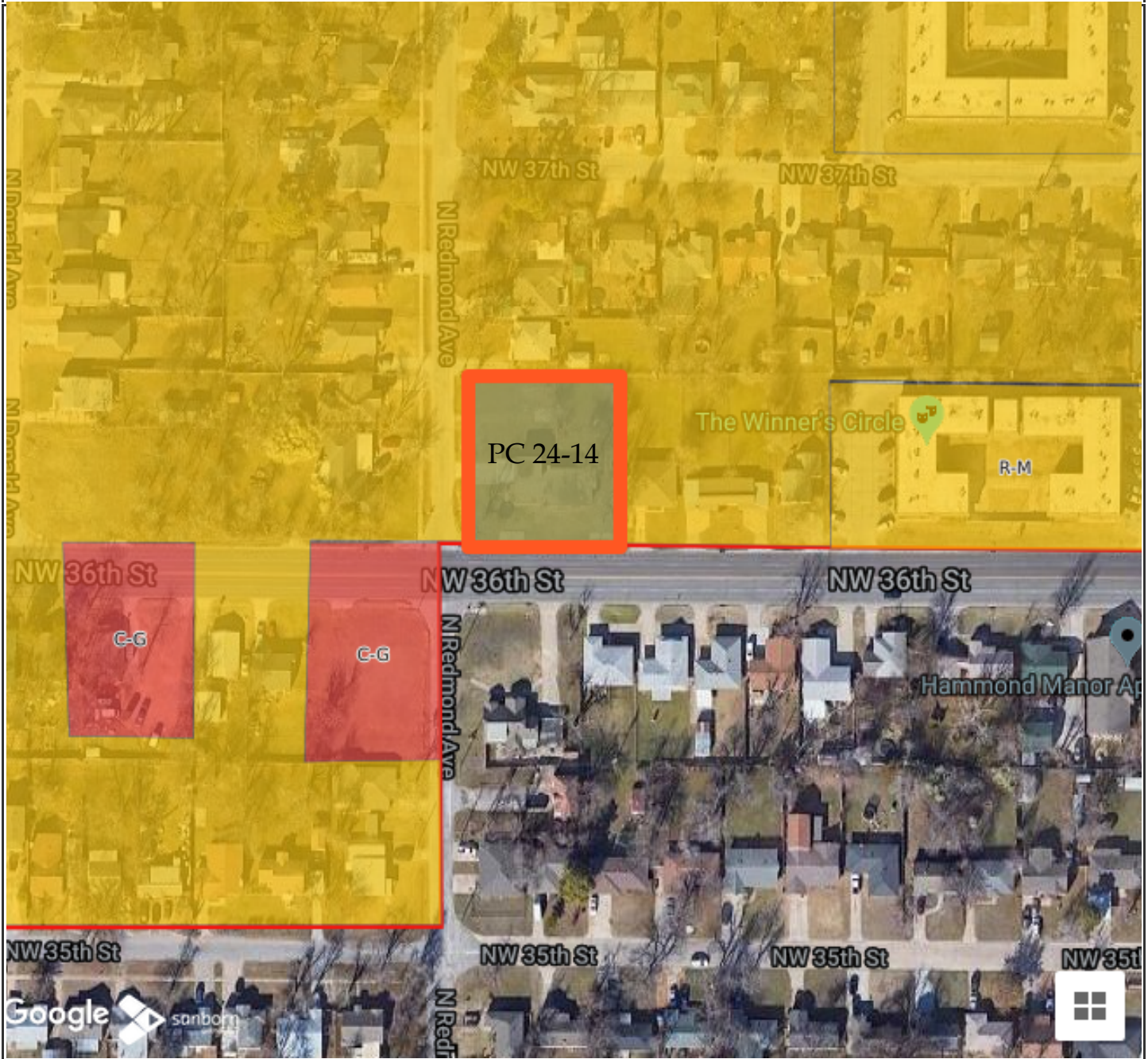
Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's zoning change request. This recommendation will be heard by the Bethany City Council on the 20th of August 2024, who will then vote on whether to approve or deny this request.

Attachments:



















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



PC 24-14 Zoning Map



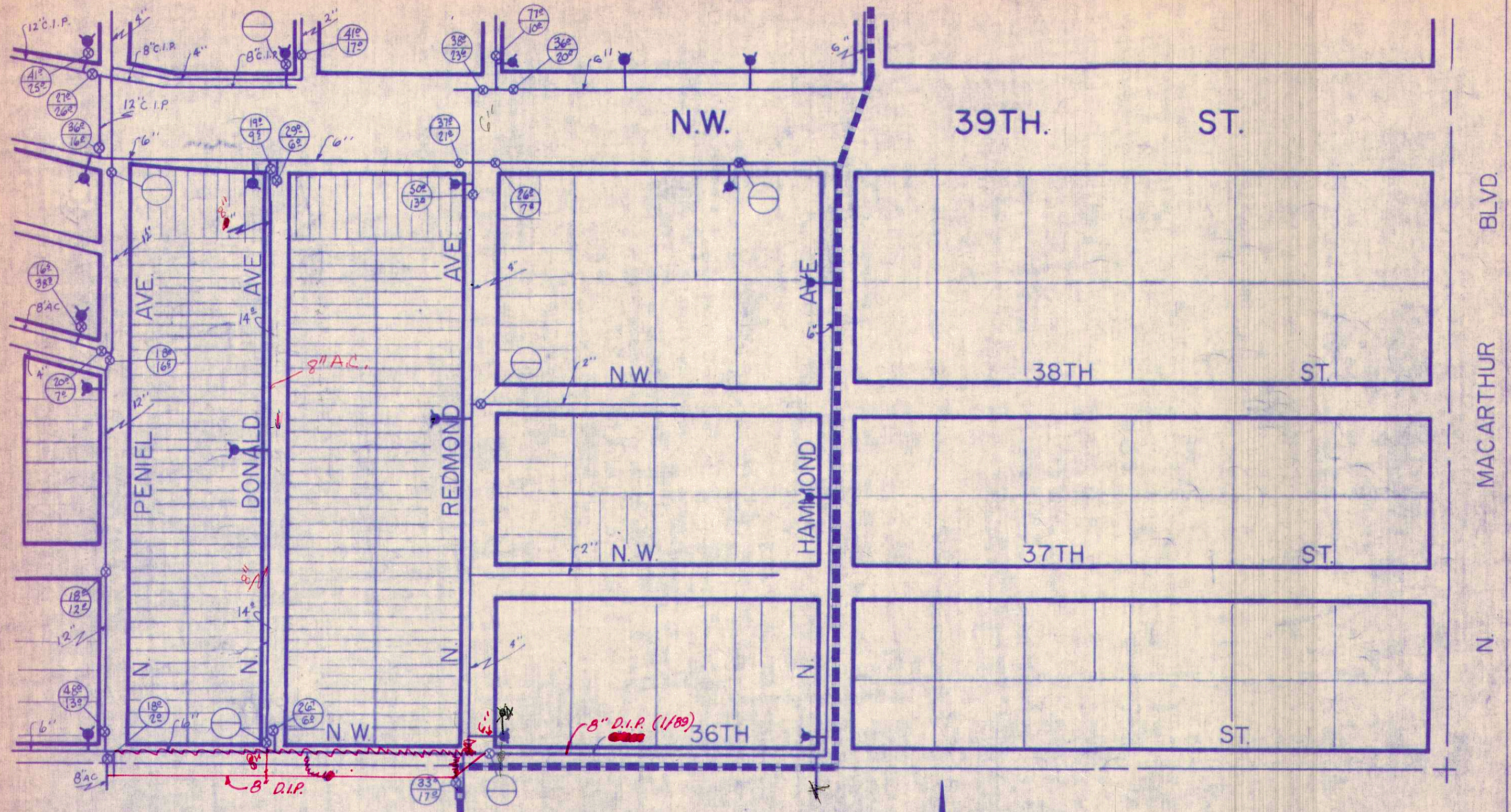
ZONING CODE LEGEND

 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.

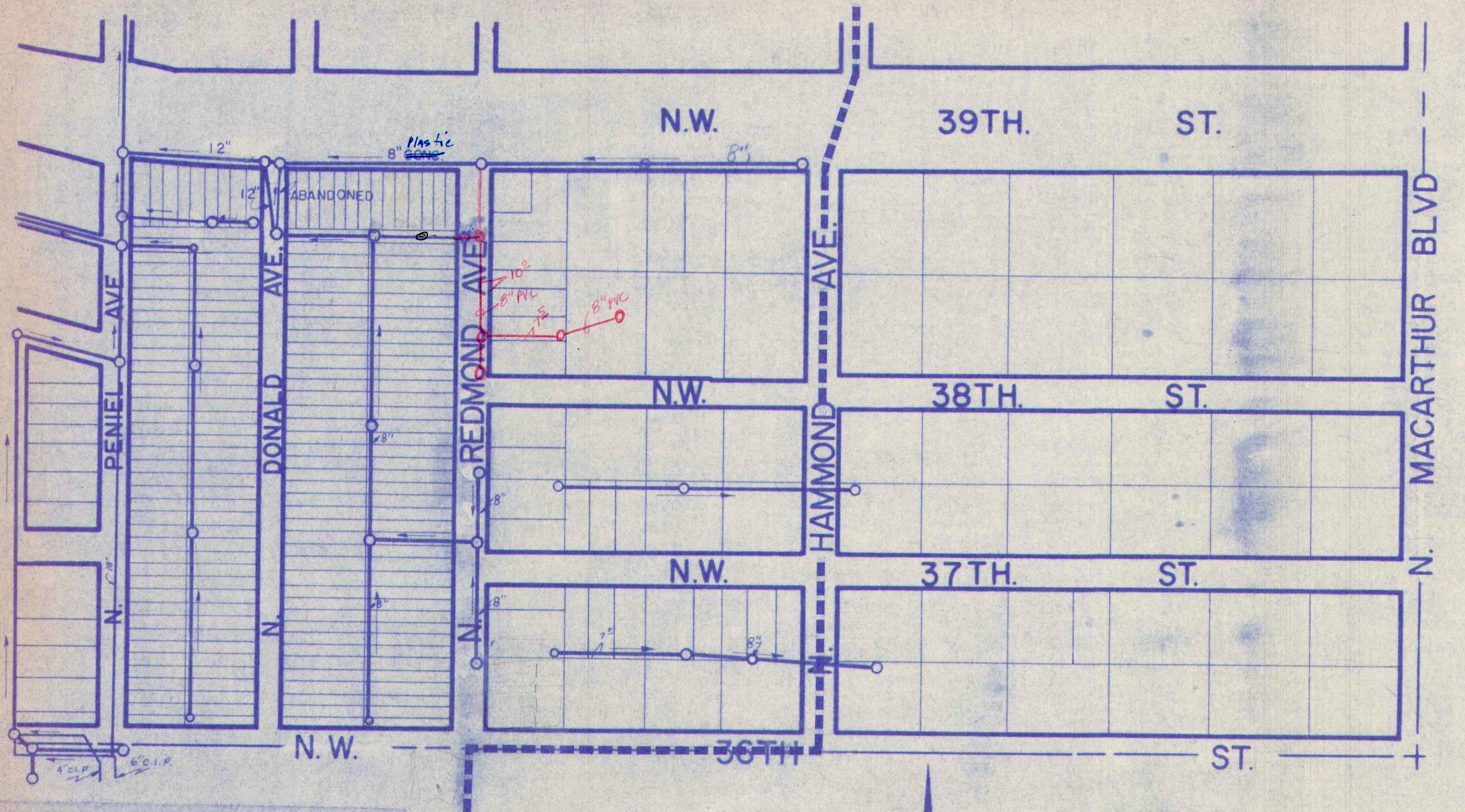
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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 1954, AS AMENDED.

SCALE 1"=200'



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 2-11-88 1-28-92



SCALE 1"=200'



Requisition Number 25-51108

Packet 16470-COMM. DEV. DEPT. New

Approval / Rejection

A 2 *A *A *A *A

Item Distribution Misc. Approval Comments / Notes

Vendor Set 10-CITY OF BETHANY

Status New

Vendor 1530 THE TRIBUNE

P.O. Number 25-51108

Department 7.0

Ship to 000-CITY HALL

Approved by AMANDA MCCELLON

Issued 7/05/2024

Ordered by LINDA HLINICKY

Est. Delivery 7/05/2024

Summary Desc PUBLICATION

P.O. Description PUBLISH REZONING NOTICE FOR 3700 N. REDMOND

Internal Notes

OK Cancel

Edit lhinicky

P/O Requisition Input

File Edit Functions Options Help Chat



Requisition Number 25-51108

Packet 16470-COMM. DEV. DEPT.

Approval / Rejection

A 2 *A *A *A *A

Item Distribution Misc. Approval Comments / Notes

Account 010 507.0-210 Description PUBLICATION Ref

OFFICE SUPPLIES COMMUNITY DEV

Project Ordered

Units	Price	Amount
0.000	0.0000	0.00

Fund	Account	PJ	Line	Description	Units	Price	Amount	OB
010	507.0-210			PUBLICATION	0.000	0.0000	71.20	

Account Budget Available Total

Group Budget Available

Edit Ihlinicky

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R171325258 and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Oklahoma County Assessor
300 ft. Radius Report
5/9/2024

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R172741300	BALE INVESTMENTS LLC		407 W COVELL RD, Unit 30362		EDMOND	OK	73003	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 S 1/2 OF LOTS 26 & 27	3601 N REDMOND AVE BETHANY
R188950620	CALDRONE ENTERPRISES LLC		11325 STANWICK AVE		LAS VEGAS	NV	89138-8017	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 S74.5FT OF LOT 14 & S74.5FT OF W5FT OF LOT 15	6317 NW 35TH ST WARR ACRES
R188950590	RIGG HAROLD ALLAN		6415 VIA CANADA		RANCHO PALOS VERDES	CA	90275	COOLEYS SUB	001	013	COOLEYS SUB ADDITION 001 013 S74 1/2FT	3600 N REDMOND AVE WARR ACRES
R188950600	BRADLEY BRETT		3604 N FLAMINGO AVE		BETHANY	OK	73008	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 N65.5FT LOTS 13 & 14 & N65.5F OF W5FT LOT 15	6310 NW 36TH ST WARR ACRES
R188950625	PACEWORKS LLC		5915 NW 23RD ST		OKLAHOMA CITY	OK	73127-1251	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 E45FT LOT 15 & W15FT LOT 16	6313 NW 35TH ST WARR ACRES
R188950630	RIGG HAROLD ALLAN		6415 VIA CANADA		RANCHO PALOS VERDES	CA	90275	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 E35FT LOT 16 & W30FT LOT 17	6309 NW 35TH ST WARR ACRES
R188950710	LORETT TED W & KIMBERLY K TRS	LORETT TED & KIMBERLY REV TRUST	3409 N PRESTON DR		OKLAHOMA CITY	OK	73122	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 E20FT LOT 17 & W35FT LOT 18	6305 NW 35TH ST WARR ACRES
R188950720	SCHREIBER TAMIMY TERESA & TIMOTHY		6301 NW 35TH ST		BETHANY	OK	73008-4167	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 E15FT LOT 18 & W40FT LOT 19	6301 NW 35TH ST WARR ACRES
R188950730	LORETT TED W & KIMBERLY K TRS	LORETT TED & KIMBERLY REV TRUST	3409 N PRESTON DR		OKLAHOMA CITY	OK	73122	COOLEYS SUB	001	000	COOLEYS SUB ADDITION 001 000 E10FT LOT 19 & W45FT LOT 20	6217 NW 35TH ST WARR ACRES
R172741350	BABCOCK EDWARD WILLIAM & STARLET SEIMONE		9604 BLUE BONNET PL		OKLAHOMA CITY	OK	73128-4810	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 N 1/2 OF LOTS 26 & 27	3603 N REDMOND AVE BETHANY
R172741430	HALL JOCK BRIAN		6403 NW 35TH ST		BETHANY	OK	73008-4166	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 LOTS 28 29 & 30	6403 NW 35TH ST BETHANY
R172741560	GPR PROPERTIES LLC		613 MONOMOY CT		NORMAN	OK	73071	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 LOTS 31 & 32	6405 NW 35TH ST BETHANY

Oklahoma County Assessor
 300 ft. Radius Report
 5/9/2024

R188950200	KILLGORE MICHAEL EUGENE		6208 NW 36TH ST			BETHANY	OK		73008-3413	COOLEYS SUB ADDITION	001	000	COOLEYS SUB ADDITION 001.000 LOTS 3 & 4 SUBJECT TO EASEMENTS OF RECORD	6208 NW 36TH ST WARR ACRES
R188950400	DESILVA DEODDCA C	BONAR DAVID JAY	6210 NW 36TH ST			BETHANY	OK		73008-3413	COOLEYS SUB ADDITION	001	005	COOLEYS SUB ADDITION 001.005	6210 NW 36TH ST WARR ACRES
R188950500	BUI CANH CONG	LE LIEN KIM THI	6212 NW 36TH ST			BETHANY	OK		73008-3413	COOLEYS SUB ADDITION	001	000	COOLEYS SUB ADDITION 001.000 LOT 6 SUBJECT TO EASEMENTS OF RECORD	6212 NW 36TH ST WARR ACRES
R188950510	LOPEZ LUIS A		6214 NW 36TH ST			BETHANY	OK		73008-3413	COOLEYS SUB ADDITION	001	000	COOLEYS SUB ADDITION 001.000 LOT 7 SUBJECT TO EASEMENTS OF RECORD	6214 NW 36TH ST WARR ACRES
R188950515	WOODARD TRACY LEE	WOODARD DONALD GENE	6300 NW 36TH ST			BETHANY	OK		73008-3415	COOLEYS SUB ADDITION	001	008	COOLEYS SUB ADDITION 001.008	6300 NW 36TH ST WARR ACRES
R188950520	SPINNERS BROTHERS INC		PO BOX 54735			OKLAHOMA CITY	OK		73154-1735	COOLEYS SUB ADDITION	001	009	COOLEYS SUB ADDITION 001.009	6304 NW 36TH ST WARR ACRES
R188950523	SPINNERS BROTHERS INC		PO BOX 54735			OKLAHOMA CITY	OK		73154-1735	COOLEYS SUB ADDITION	001	010	COOLEYS SUB ADDITION 001.010	6308 NW 36TH ST WARR ACRES
R188950525	SILVA RUBEN MUNOZ	BALLIN KARINA DE LARA	13213 PINEHURST RD			OKLAHOMA CITY	OK		73120	COOLEYS SUB ADDITION	001	000	COOLEYS SUB ADDITION 001.000 LOTS 11 & 12 SUBJECT TO ESMTS OF RECORD	6312 NW 36TH ST WARR ACRES
R172741170	NORTH POINTE HOMES LLC		512 S POTTENGER AVE			SHAWNEE	OK		74801	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 LOTS 23 THRU 25	6400 NW 36TH ST BETHANY
R172741040	HERRERA JESUS & CLAUDIA		PO BOX 82473			OKLAHOMA CITY	OK		73148-0473	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 LOTS 21 & 22	6404 NW 36TH ST BETHANY
R172740910	POWELL CAROL		6406 NW 36TH ST			BETHANY	OK		73008-3417	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 LOTS 19 & 20	6406 NW 36TH ST BETHANY
R172740650	MAILBOX MONEY PROPERTIES LLC		3160 W BRITTON RD, Unit DD			OKLAHOMA CITY	OK		73120	FRUITLAND GARDEN ADD	001	000	FRUITLAND GARDEN ADD 001 000 LOTS 15 THRU 18	6410 NW 36TH ST BETHANY
R170483885	PRICE CHARLES ALLEN		12601 BANNOCKBURN PL			OKLAHOMA CITY	OK		73142-4518	COCKRELLS SUB WEST PARK	001	000	COCKRELLS SUB WEST PARK 001 000 LOTS 53 & 54	0 UNKNOWN BETHANY

Oklahoma County Assessor
 300 ft. Radius Report
 5/9/2024

R171324550	GROOMS TRULA D	6305 NW 37TH ST	BETHANY	OK	73008-3424	WEST PARK ADDITION	005	006	WEST PARK ADDITION 005 006 ES3 1/3FT OF W106 2/3FT	6305 NW 37TH ST BETHANY
R171324600	DAWKINS SIEW LEE & CHRISTOPHER DALE	6307 NW 37TH ST	BETHANY	OK	73008	WEST PARK ADDITION	005	006	WEST PARK ADDITION 005 006 W53 1/3FT	6307 NW 37TH ST BETHANY
R171324500	NALL CHRISTOPHER D	3804 N REDMOND AVE	BETHANY	OK	73008	WEST PARK ADDITION	005	005	WEST PARK ADDITION 005 005 N82FT	3804 N REDMOND AVE BETHANY
R171324000	BETHANY PARK APARTMENTS LLC	1126 JASMINE WAY	MUSTANG	OK	73064	WEST PARK ADDITION	005	000	WEST PARK ADDITION 005 000 LOTS 1 & 2 & LOTS 7 & 8	6204 NW 38TH ST BETHANY

X



North Hammond Avenue

North Hammond Avenue

Northwest 37th Street

Northwest 36th Street

Northwest 35th Street

North Redmond Avenue

Northwest 36th Street

Northwest 35th Street

North Donald Avenue

Northwest 36th Street



Northwest 35th Street

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and 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, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the 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 the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

APPLICATION FOR REZONING

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 amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Chris Chamberlain Phone #: 405 831 7120
Address: 6131 N. Strachcomb Ave. OKC OK 73132
2. Record Property Owner(s): Chamberlain Properties LLC Phone #: 405 831 7120
Address: 6131 N. Strachcomb Ave. OKC OK 73132
3. Request rezoning from: R-1
To: R-2
4. Street address or location: 3700 N. Redmond
5. Legal description (attach if necessary): West Park Addition 008 000 W127FT
of Lot 5
6. Area of property (sq. ft.): 18730.8 sq. ft. .43 acres
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. 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.
9. Signature of Applicant: 
Signature of Property Owner: 

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):

Present Designation: _____

Requested to be changed to: _____

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change):

(attach additional sheets, maps, etc., if necessary)

Applicant: _____

Address: _____

Phone: _____

Signature: _____

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;
2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;
3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;
4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;
5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.
 2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
 3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
 4. Achieve a continuity of function and design within the development and in relation to surrounding areas.
 5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
 6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.
6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;
7. C-O Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;
8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.
9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

NOTICE OF PUBLIC HEARING

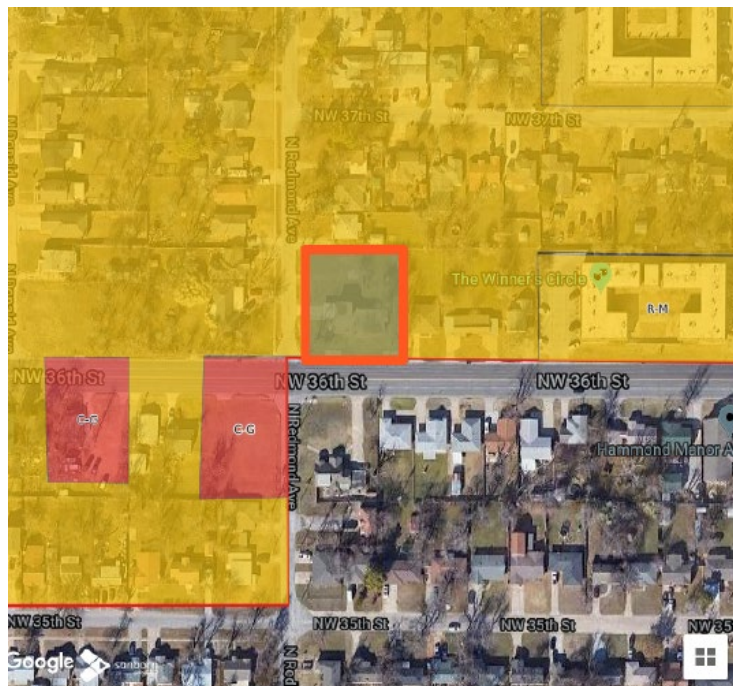
On August 1, 2024, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36th St., Bethany, OK 73008 for the following: Consider a request by Chris Chamberlain, applicant and property owner, to rezone their property at 3700 N Redmond Avenue from Single-Family Residential (R-1) to Two-Family Residential (R-2).

At this 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 August 20, 2024, at 6:30 p.m. During the meeting with the Bethany City Council, there will be a second public hearing and a subsequent vote as to whether this request is either approved or denied.

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:

Section 16 T12N-R4W Qtr. SE West Park Addition Block 008 000 W127FT of Lot 5.





Department of Planning & Community Development

8 July 2024

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 to rezone their property. All rezoning 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 a recommendation 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**

CASE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 24-14_____.
2. Location of Property: 3700 N Redmond Avenue_____.
3. Legal Description: Sect. 16-T12N-R4W Qtr. SE West Park Addition Block 008 000 W127FT of Lot 5.
4. Property Zoning: Single-Family Residential (R-1)
5. Requested Zoning: Two-Family Residential (R-2)
6. Name of Applicant: Chris Chamberlain.

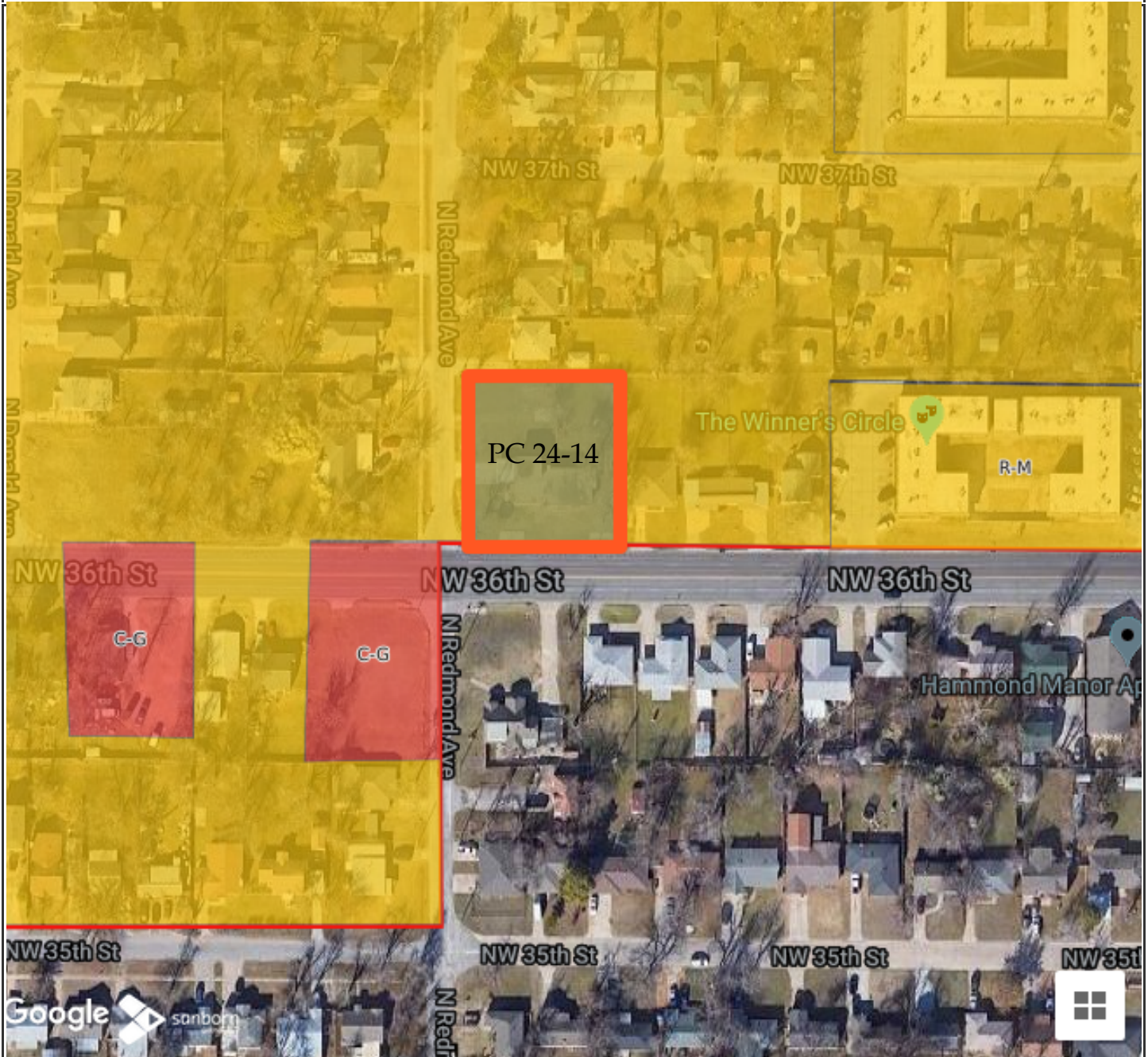
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **August 1, 2024** at **6:30 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 **August 20, 2024** 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 24-14 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.