

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, April 11, 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 36<sup>TH</sup> ST., BETHANY, OK 73008**

**AGENDA**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 18, 2024**  
**7:00 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF MARCH 7, 2024**

**EXPLANATION OF PROCEDURE TO AUDIENCE**

**PLANNING AND ZONING COMMISSION BUSINESS**

**ITEM 1: PC 24-04**

Consider a request by Cristal Escobar, applicant, and Wish Homes LLC., property owner, to rezone 3409 N Rockwell Avenue from Industrial Light (I-L) to Commercial General (C-G).

**Legal Description:** Unpltd PT NE/4 SEC 20-T12N-R4W Beg 660FT S of NE/C NE4 TH W 164FT S80.15FT E164FT N80.15FT to BEG

**ITEM 2: PC 24-05**

Discussion of Missing Middle Housing as it pertains to the Bethany 2030 Comprehensive Plan.

**NEW BUSINESS**

**ADJOURNMENT UNTIL MAY 2, 2024**

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**MARCH 7, 2024**

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

MEMBERS ABSENT: None

STAFF PRESENT: Ray Jones, City Attorney (arrived 7:30 pm)  
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 February 29, 2024 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Ron Crouch gave the invocation. Motion was made by Robert Helton to approve February 15, 2024 Planning and Zoning Commission minutes, but strike paragraph 2 on page 2. Motion died for a lack of a second. Motion was made by Justin Peck, seconded by James Clemmer to approve the February 15, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Kent Lynn, Steve Marx, Trent Reid. NAY- Robert Helton. ABSTAIN- Charles Snyder, Ron Crouch. The motion has carried 5-1-2.

**ITEM 1:**      **PC 24-02**

Consider a request by Christian Hagen, applicant, and Council Road Baptist Church, property owner, to rezone the Southwest corner of NW 30th Street & N Council Road from Single-Family Residential (R-1) to Commercial General (C-G). *Item to be heard by the Bethany City Council on the 19th of March 2024 at 6:30 p.m. in City Hall.*

**LEGAL DESCRIPTION:** A part of the North Half (N/2) of the SE Quarter of Sec. 19 T12N-R4W, I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (SE/4) of said Section 19, Township Twelve (12) North, Range Four (4) West; Thence along the North line of said Se/4 389.00 feet; Thence South and parallel with the East line of said SE/4 330.00 feet; Thence East and parallel to the North line of said SE/4 389.00 feet to a point on the East line of said SE/4; Thence North 330.00 feet to the Point of Beginning. Less and except the North 35.00 feet and the East 33.00 feet thereof set aside for roadway easements.

**ACTION:** Brendan Summerville, Comm. Dev. Associated announced the applicant called and rescinded his rezoning application.

**ITEM 2:** PC 24-03

Review and possible modification of ordinance §153.19 regarding prohibited signs and any other ordinances regarding wind signs.

**ACTION:** Brendan Summerville, Comm. Dev. Associate presented the staff report and opened the item up for discussion.

Commissioner Crouch asked why we are hearing this item tonight.

Amanda McCellon, Comm. Dev. Director said Councilmember Palmer asked for Planning and Zoning Commission to look at this ordinance to see if any changes need to be made to wind signs.

Lee Acosta, owner of a sign company said he attended this meeting to learn more about our sign requirements. He said some of the wind signs he has seen have been there more than 60 days and are faded. He was given a copy of our sign ordinance.

(Ray Jones, City Attorney arrived 7:30 p.m.)

After some discussion, motion was made by Ron Crouch, seconded by Justin Peck to recommend keeping Ordinance 153.19 as currently written. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx, Ron Crouch, James Clemmer, Trent Reid. NAY- None. ABSTAIN - None. The motion carried unanimously 8 - 0.

**NEW BUSINESS**

Ray Jones, City Attorney said the rezoning case for 2601 N. Rockwell will be coming back to the Planning and Zoning Commission for review. There was a 3-3-0 vote at the February 16, 2024 meeting, and that is not a recommendation to the City Council.

Brendan Summerville, Comm. Dev. Associate informed the Planning and Zoning Commission that Commissioner Helton has requested a review of the missing middle housing ordinance, and we will be hearing item in the near future.

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Motion was made by Steve Marx, seconded by Kent Lynn to adjourn. The motion carried unanimously 8 - 0.



City of Bethany

Planning & Zoning Staff Report

April 18, 2024

CASE NO: PC 24-04

**Request:** Consider a request by Cristal Escobar, applicant, and Wish Homes LLC., property owner, to rezone 3409 N Rockwell Avenue from Industrial Light (I-L) to Commercial General (C-G).

**Legal Description:** Unpltd PT NE/4 SEC 20-T12N-R4W Beg 660FT S of NE/C NE4 TH W 164FT S80.15FT E164FT N80.15FT to BEG

**Current Zoning:** Industrial Light (I-L)

**Proposed Zoning:** Commercial General (C-G)

**Surrounding Zoning:**

Direction	Zoning
North	Commercial Restricted (C-R)
South	Single-Family Residential (R-1)
East	Commercial General (C-G)
West	Single-Family Residential (R-1)

Table 1

**Zoning Characteristics:**

	I-L	C-G
Use	Industrial Light	Commercial General
Minimum Lot Area (ft <sup>2</sup> )	N/A	N/A
Width x Depth (ft)	N/A	N/A
Front Setback (ft)	25	25
Rear Setback (ft)	15	20
Side Setback (ft)	N/A Interior Lots	N/A Interior Lots

Table 2

**Background:**

The applicant is seeking to rezone 3409 N Rockwell Avenue from Industrial Light (I-L) to Commercial General (C-G). This property has been zoned as I-L as far back as city records indicate and has been utilized as a vacuum repair shop for much of that time. The applicant is seeking to rezone this property for use as a real estate brokerage, which is permitted under the C-G category.

**Analysis:**

The surrounding zoning of the site is a mix of commercial and residential properties, with a lower intensity of land uses throughout. The applicant is seeking to rezone this property from I-L to C-G, as professional offices are not allowed within I-L districts.

Water service is provided via 6" and 8" lines along North Rockwell Avenue. The Sanitary Sewer can be accessed through North Rockwell Avenue.

The Comprehensive Plan calls for this area to be developed in the direction of commercial mixed use.

**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 7<sup>th</sup> of May 2024, and a decision whether to approve or deny this change will be made.

**Attachments:**

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



N

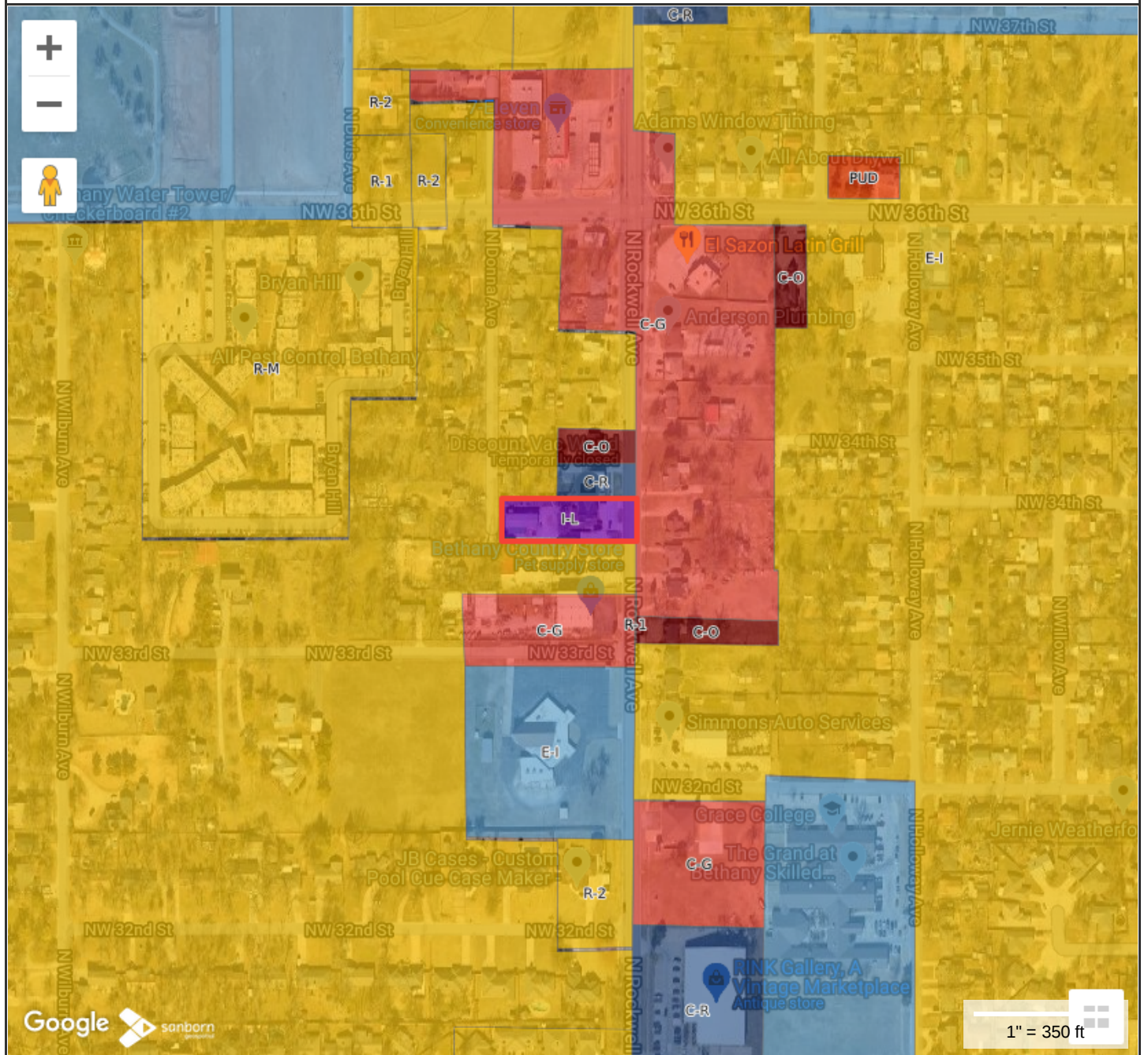
NW 33rd St

Bethany Country Store



















NW 33rd St



# PC 24-04 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-1		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.

# BETHANY Oklahoma

Department of Planning & Community Development

**RECEIVED**  
MAR 21 2024  
BY: \_\_\_\_\_

## 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: <u>Cristal Escobar</u>			
Address: <u>3401 N. ROCKWELL</u>	City: <u>Bethany</u>	State: <u>OK</u>	ZIP Code: <u>73008</u>
Phone: <u>405.933.8604</u>	Email: <u>cristal@escobar-realty.com</u>		
Property Owner Name: <u>Wish Homes LLC</u>			
Address: <u>7200 NW 32nd St</u>	City: <u>Bethany</u>	State: <u>OK</u>	ZIP Code: <u>73008</u>
Phone: <u>405.429.9136</u>	Email: <u>cristal@escobare@iclad.com</u>		
Property Information			
Present Zoning: <u>Industrial Light</u>	Requested Zoning: <u>Commercial - General</u>		
Legal Description: <u>See attached.</u>			
Area of Property (sq ft): <u>1926 sq ft</u>	Number of Structures: <u>2 (with shed)</u>		
Present Use: <u>Vacuum Business</u>	Requested Use: <u>Real Estate Brokerage</u>		
Requirements & Supplemental Documents			
<input checked="" type="checkbox"/> 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.			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> (If applicable) A completed application for the amendment of the Comprehensive Plan.			
<p>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 &amp; Zoning Commission and City Council may ask questions regarding specific details of the zoning change.</p>			
<p>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.</p>			
Signature of Applicant: <u>Cristal Escobar</u>			Date: <u>3/20/24</u>



# Looking for instructional videos?

[View here](#)

**Larry Stein** Oklahoma County Assessor (405) 713-1200 - Public Access System

<a href="#">Home</a>	<a href="#">Contact Us</a>	<a href="#">Guest Book</a>	<a href="#">Map Search</a>	<a href="#">New Search</a>
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Real Property Display - Screen Produced 3/18/2024 6:35:01 PM

**Just released: Try our new Mapping Service**

Account: <b>R173780980</b>	Type: <b>Commercial</b>		Location: <b>3409 N ROCKWELL AVE</b>
Building Name/Occupant: <b>DISCOUNT VAC WORLD</b>	Map Parcel: <b>BETHANY</b>		
Owner Name 1: <b>WISH HOMES LLC</b>	<b>New service:</b>		<b>New Map Parcel</b>
Owner Name 2:	1/4 section #:		<b>2877</b>
Owner Name 3:	Parent Acct:		
Billing Address: <b>3409 N ROCKWELL AVE</b>	Tax District:		<b>TXD 581</b>
City, State, Zip: <b>BETHANY, OK 73008-3959</b>	School System:		<b>Putnam City #1</b>
Country: (If noted)	Land Size:		<b>13,202.00 Square Feet</b>

**Personal Property**

Land Value: 49,508

**Treasurer:**

[Click to View Taxes](#)

Sect 20-T12N-R4W Qtr NE [UNPLTD PT SEC 20 12N 4W](#) Block 000 Lot 000 [Subdivision Sales](#)

**Full Legal Description:** UNPLTD PT NE4 SEC 20 12N 4W BEG 660FT S OF NE/C NE4 TH W164FT S80.15FT E164FT N80.15FT TO BEG

<a href="#">Photo &amp; Sketch (if available)</a>	<a href="#">Comp Sales Address/Date/Price (ordered by relevancy)</a>	<a href="#">Report Coming Soon</a>
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No comparable sales returned.

**Value History (\*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)**

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2024	162,744	162,744	17,901	0	17,901	123.06	\$2,203	\$0
2023	81,760	81,760	8,993	0	8,993	123.06	\$1,107	\$0
2022	81,760	81,760	8,993	0	8,993	112.54	\$1,012	\$0
2021	87,211	87,211	9,593	0	9,593	112.07	\$1,075	\$0
2020	87,211	87,211	9,593	0	9,593	111.66	\$1,071	\$0
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**Property Account Status/Adjustments/Exemptions**

Account #	Grant Year	Exemption Description	Amount
No adjustment/exemption records returned.			

**Property Deed Transaction History (Recorded in the County Clerk's Office)**

Date	Type	Book	Page	Price	Grantor	Grantee
11/21/2023	> Deeds	<a href="#">15614</a>	<a href="#">1162</a>	160,000	DISCOUNT VAC WORLD INC	WISH HOMES LLC
1/11/1999	> Historical	<a href="#">7494</a>	<a href="#">1671</a>	65,000		DISCOUNT VAC WORLD INC

**Last Mailed Notice of Value (N.O.V.) Information/History**

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2024	03/12/2024	162,744	162,744	17,901	0	17,901
2020	03/16/2020	87,211	87,211	9,593	0	9,593
2019	04/05/2019	87,211	85,848	9,444	0	9,444

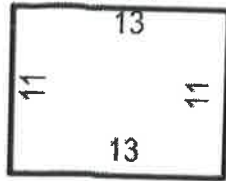
**Property Building Permit History**

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
3/30/1999	10255766	BETHANY	1	Commercial	0	Inactive

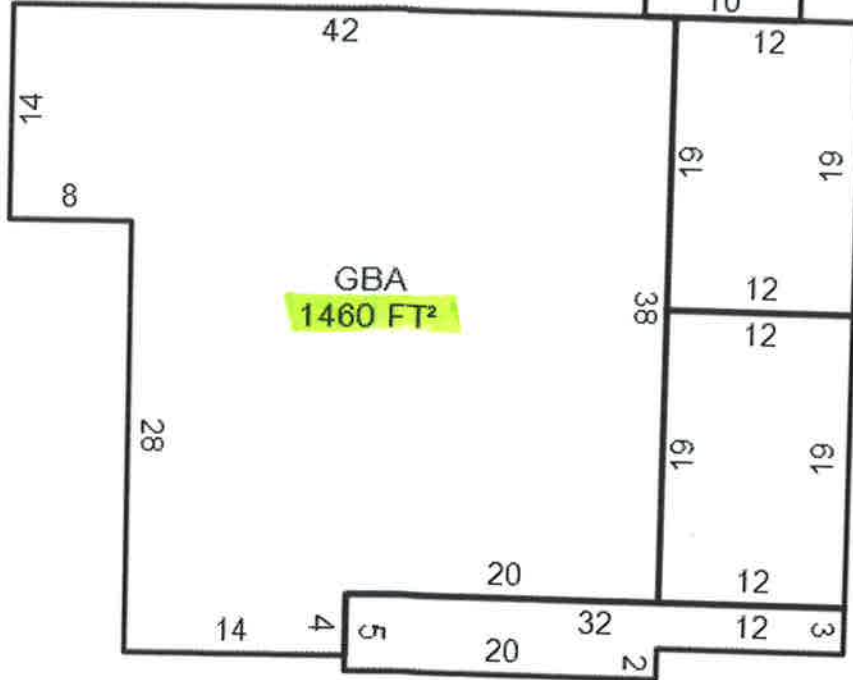
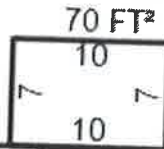
Click button on building number to access detailed information:

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<a href="#">Click</a> 1	Improved	Ranch 1 Story	1946	1,460	1 Stories

Material Storage Shed  
143 FT<sup>2</sup>



Canopy Walkway Unfinished



GBA  
1460 FT<sup>2</sup>

Fin Converted  
228 FT<sup>2</sup>

Fin Converted  
228 FT<sup>2</sup>

Porch  
136 FT<sup>2</sup>

# 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.

PC 24-04

# Larry Stein

## Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R173780980 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.**

Oklaoma County Assessor's  
300ft Radius Report  
3/19/2024

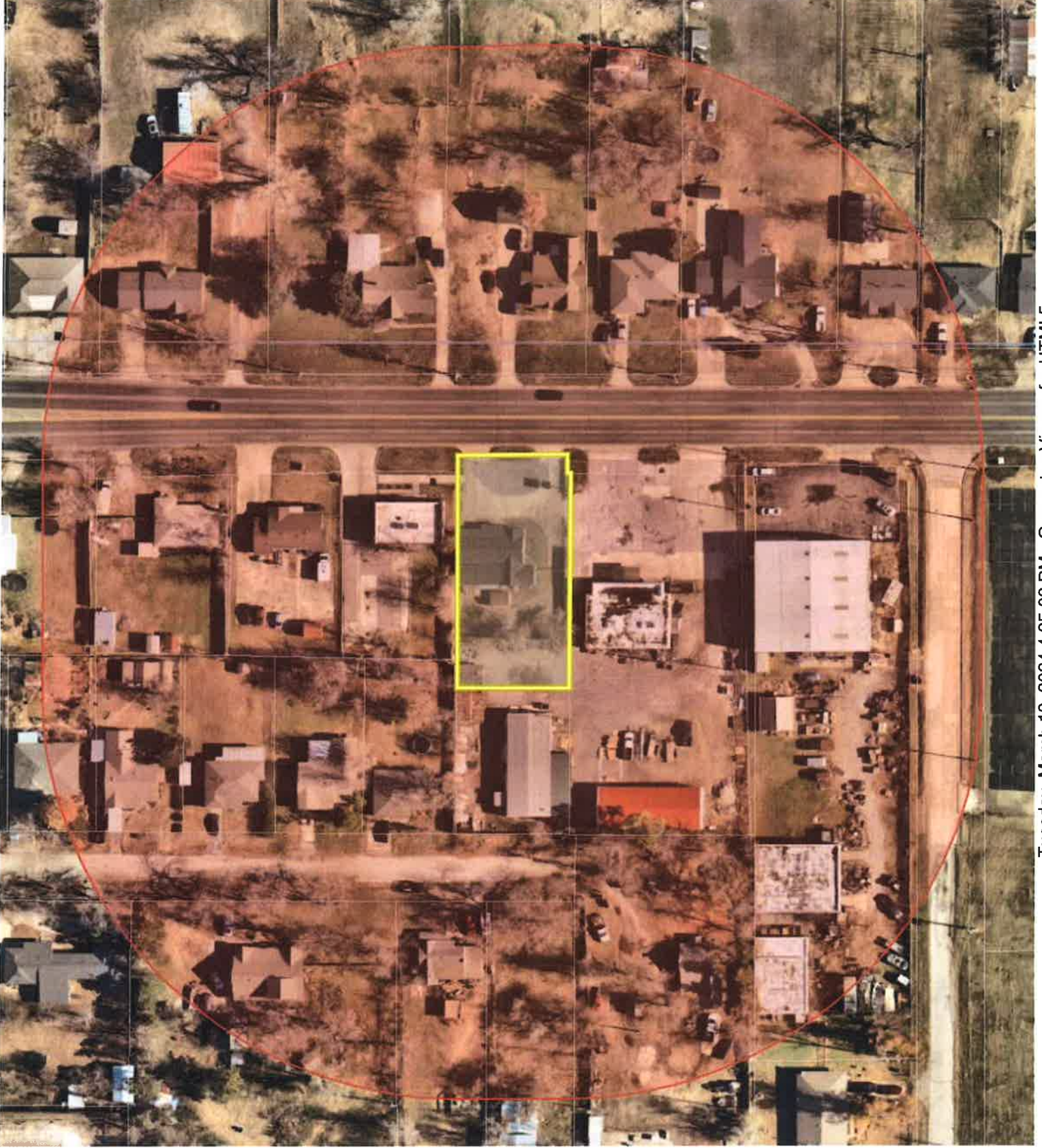
accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R174961300	SHADARAM HAMID J		10208 SHADOWVIEW DR	OKLAHOMA CITY	OK	73159	DENHAM LTS 9 THRU 16	000	013	DENHAM LTS 9 THRU 16 000 013	3308 N ROCKWELL AVE BETHANY
R174961400	TATE REV FAMILY TRUST		3400 N ROCKWELL AVE	BETHANY	OK	73008-3960	DENHAM LTS 9 THRU 16	000	014	DENHAM LTS 9 THRU 16 000 014	3400 N ROCKWELL AVE BETHANY
R173780850	HORSLEY CHARLES T		PO BOX 987	BETHANY	OK	73008-0987	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 330FT N OF SE/C OF NE4 OF NE4 W437FT N117.85FT E437FT S117.85FT TO BEG	3401 N ROCKWELL AVE BETHANY
R174961500	HODSON BENTON E & JUDY		3404 N ROCKWELL AVE	BETHANY	OK	73008-3960	DENHAM LTS 9 THRU 16	000	000	DENHAM LTS 9 THRU 16 000 000 LOTS 15 & 16	3404 N ROCKWELL AVE BETHANY
R173887830	KANELOPOULOS GEORGE J & GINA M		5471 EMI RD	KOLOA	HI	96756-9710	UNPLTD PT SEC 21 12N 4W	000	000	UNPLTD PT SEC 21 12N 4W 000 000 PT OF NW4 SEC 21 12N 4W S57FT OF W 1/2 OF N 1/2 OF N 1/2 OF SW4 OF NW4 OF NW4	3406 N ROCKWELL AVE BETHANY
R173780600	HERNANDEZ JOSE & SUSANA		7212 NW 46TH ST	BETHANY	OK	73008-2318	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 447.85FT N & 305FT W OF SE/C NE4 NE4 TH N117.85FT W269FT S117.85FT E269FT TO BEG	3405 N DONNA AVE BETHANY
R173780700	TAMBUIA PROPERTIES LLC		3407 N ROCKWELL AVE	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 447.85FT N OF SE/C OF NE4 OF NE4 TH N132FT W305FT S132FT E305FT TO BEG EX E50FT TO CITY	3407 N ROCKWELL AVE BETHANY
R173780520	HORSLEY CHARLES T		PO BOX 987	BETHANY	OK	73008-0987	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 565.70FT N & 355FT W OF SE/C NE4 NE4 TH W305FT N66FT E305FT S66FT TO BEG OR TR C OF NE4	3409 N DONNA AVE BETHANY

4

Oklahoma County Assessor's  
300ft Radius Report  
3/19/2024

R173780900	TAMBUA PROPERTIES LLC					BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 660FT S & 164FT W OF NE/C NE4 TH W141FT S80.15FT E141FT N80.15FT TO BEG	3407 N ROCKWELL AVE BETHANY
R173887825	BUS KID REALTY LLC				10325 PAISLEY RD	YUKON	OK	73099	UNPLTD PT SEC 21 12N 4W	000	000	UNPLTD PT NW4 SEC 21 12N 4W N108FT OF W/2 OF N/2 OF N/2 OF SW4 OF NW4 OF NW4	3408 N ROCKWELL AVE BETHANY
R173780510	WHITE WALTER KEITH				PO BOX 188	WHEATLAND	OK	73097-0188	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 631.7FT N & 355FT W OF SE/C OF NE4 OF NE4 TH W305FT N66FT E305FT S66FT TO BEG OR TR B OF NE4	3411 N DONNA AVE BETHANY
R177841300	HERNANDEZ TERESA			HERNANDEZ LUIS F	8052 NW 79TH TER	OKLAHOMA CITY	OK	73130	WEST AVENUE ADDITION	000	004	WEST AVENUE ADDITION 000 004	3412 N DONNA AVE BETHANY
R177841200	RAM DAM DEVELOPMENT LLC				6029 NW 23RD ST	OKLAHOMA CITY	OK	73127	WEST AVENUE ADDITION	000	003	WEST AVENUE ADDITION 000 003	3411 N ROCKWELL AVE BETHANY
R177841400	CRUZ ALEX JR				3500 N DONNA AVE	BETHANY	OK	73008-3812	WEST AVENUE ADDITION	000	005	WEST AVENUE ADDITION 000 005	3500 N DONNA AVE BETHANY
R175931400	KANELOPOULOS GEORGE & GINA M				5471 EMI RD	KOLOA	HI	96756	HOLLOWAY ACRES	001	006	HOLLOWAY ACRES 001 006	3410 N ROCKWELL AVE BETHANY
R177841100	ALLTHE THINGS EXPERT INC				6604 WOODRIDGE AVE	OKLAHOMA CITY	OK	73132-6203	WEST AVENUE ADDITION	000	002	WEST AVENUE ADDITION 000 002	3501 N ROCKWELL AVE BETHANY
R177841500	HERNANDEZ ALFREDO R				8052 NW 79TH TER	OKLAHOMA CITY	OK	73132	WEST AVENUE ADDITION	000	006	WEST AVENUE ADDITION 000 006	3502 N DONNA AVE BETHANY
R173780500	TURNER TRACY R				3503 N DONNA AVE	BETHANY	OK	73008-3811	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 697.70FT N & 355FT W OF SE/C OF NE4 OF NE4 TH W305FT N190.5FT E305FT S190.5FT TO BEG	3503 N DONNA AVE BETHANY
R175932100	WILLIAMS JAMES G & VICKI M TRS			WILLIAMS FAMILY TRUST	10400 SKI DR	OKLAHOMA CITY	OK	73162-6867	HOLLOWAY ACRES	001	007	HOLLOWAY ACRES 001 007	3502 N ROCKWELL AVE BETHANY
R177841600	RUTHERFORD SANDRA J			SLOVER TAMARA D	3504 N DONNA AVE	BETHANY	OK	73008	WEST AVENUE ADDITION	000	007	WEST AVENUE ADDITION 000 007	3504 N DONNA AVE BETHANY
R177841000	THEPHACHANH JOHN				PO BOX 1893	BETHANY	OK	73008-3964	WEST AVENUE ADDITION	000	001	WEST AVENUE ADDITION 000 001	3503 N ROCKWELL AVE BETHANY







# 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

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Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
32429	<u>ESCOBAR REALTY</u>						
		3/20/2024	Check	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

**Thank You**

CheckNumber 932

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

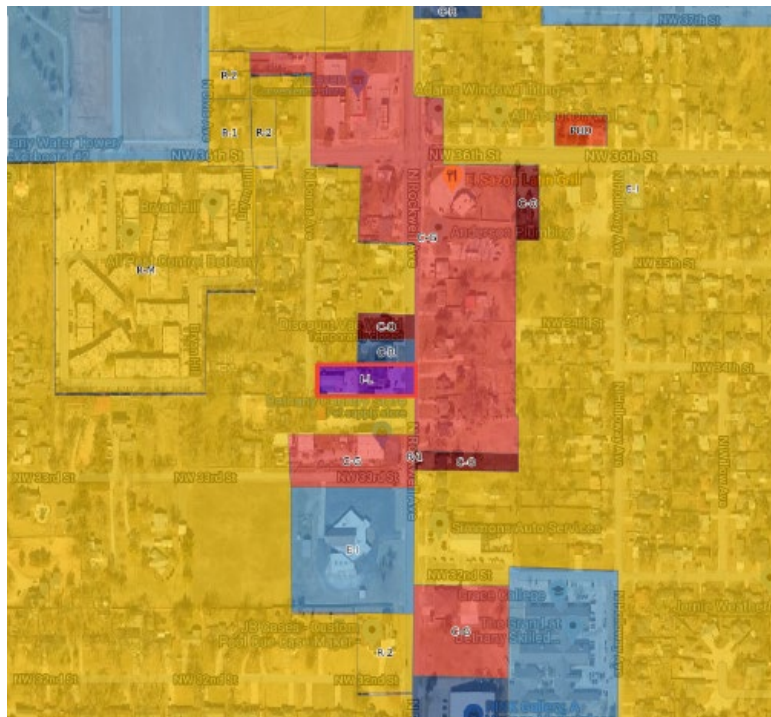
## NOTICE OF PUBLIC HEARING

On April 18, 2024, 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 Cristal Escobar, applicant, and WishHomes LLC., property owner, to rezone 3409 N Rockwell Avenue from Industrial Light (I-L) to Commercial General (C-G).

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 7, 2024, at 6:30 p.m. 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:** UNPLTD PT NE4 SEC 20-T12N-R4W BEG 660FT S OF NE/C NE/4 TH W164FT S80.15FT E164FT N80.15FT TO BEG





*Department of Planning & Community Development*

March 25 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 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 regarding the property location, zoning, and the meeting dates set for this item. During the public hearings, the applicant for the zoning change presents their 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 Number: PC 24-04.
2. Location of Property: 3409 N Rockwell Avenue
3. Legal Description: UNPLTD PT NE4 SEC 20-T12N-R4W BEG 660FT S OF NE/C NE/4 TH W164FT S80.15FT E164FT N80.15FT TO BEG
4. Present Zoning: Industrial-Light (I-L).
5. Requested Zoning: C-G (Commercial General).

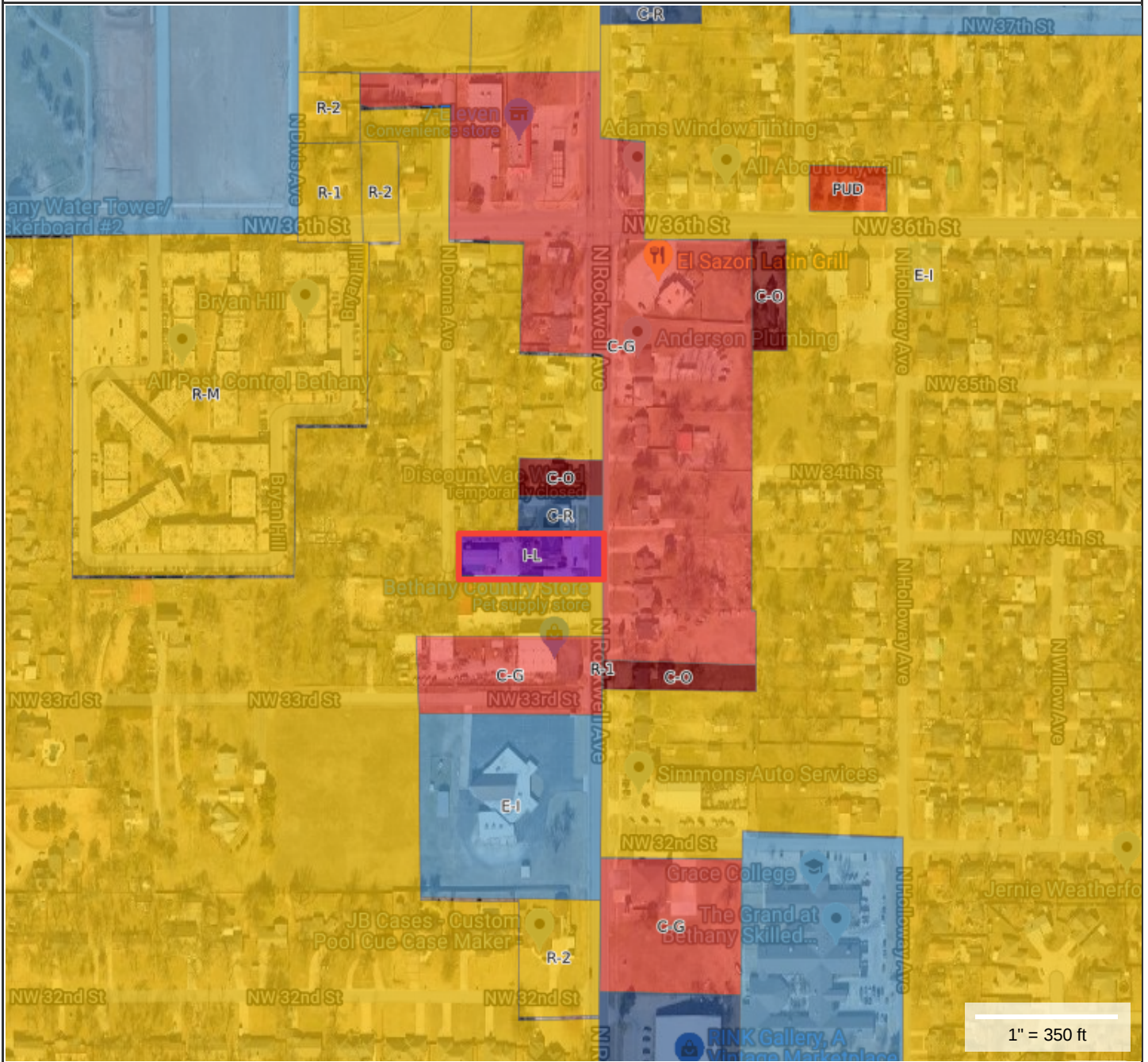
### B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **April 18, 2024** at **7:00 P.M.** At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on **May 7, 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 24-04 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-1	 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.



City of Bethany

Planning & Zoning Staff Report

April 18, 2024

## Missing Middle Housing Discussion

### Discussion:

Missing Middle Housing is an established practice within the 2030 Bethany Comprehensive Plan and is regarded by planners as a model for sustainable housing development in urban areas. The inclusion of Missing Middle Housing within the comprehensive plan is intended to provide Bethany with opportunities to continue growing, while addressing existing housing concerns.

Discussion question: *Should we continue to keep the missing middle housing policy?*

### Background & Analysis:

The backing principles of missing middle housing are to provide an increased variety of housing options, and sustainably improve housing availability. This is reflective of a growing trend in American urban planning, as municipalities have shifted their focus to guiding the development of fiscally and environmentally sustainable housing. While the ideals and goals for these policies are well established, there is no set pathway for cities to follow. In many cases, this is normal, as most every plan must be modified to best suit the community it will be used in.

Bethany's Comprehensive Plan calls for the diversification of housing stock and uses similar language regarding the importance of material and financial sustainability. Additionally, Bethany's plan calls for changes to not only the existing zoning code, but also the city's charter by removing the twelve dwelling units per acre density cap.

Historically, what we consider to be the missing middle comprised much of the urban transect. This position within the urban hierarchy of land use intensity meant that these homes were often more affordable due to their greater density and smaller overall size. Their availability and popularity were strongest among young families, seeking an affordable start, and for retirees looking to downsize and be closer to public goods and

services. The shift towards detached single-family dwellings after the Second World War began to drain this missing middle and it soon fell out of fashion. Questionable municipal land use practices also fed into this trend, by making the missing middle either impossible to develop, or extremely difficult to do so.

In the early 2000's, interest in these housing types began to rapidly increase, as the previous fifty years of single-family housing developments had long been pushing housing developments further from the urban core. Between the increasing lengths of commutes, lagging commercial development, and overburdened city services, developers and residents began shifting their focus back towards the urban core. In this manner, the middle range of housing though was effectively "missing" and many developers and cities were forced to rewrite ordinances to allow this housing type to be built once more.

It should be noted that the missing middle does not consist of large apartment buildings or tenements. Rather, a greater focus is placed on townhomes, duplexes, cottage courts, and other housing types which provide greater density than that of single-family homes, but not as intense as apartment complexes. These housing types often have gardens, yards, and are often held to the same height restrictions as single-family homes. The goal being to create smaller, more affordable dwelling units, in a range of styles that provide a similar quality of life to that of single-family homes.

Since the inclusion of the missing middle housing policy within the comprehensive plan, Bethany has approved three major housing developments within this category: all of which as planned unit developments. These developments will provide nearly 130 new dwelling units to Bethany, a rate of development that would be impossible without the inclusion of this policy and a level of growth that Bethany has not seen in decades.

### *Comprehensive Plan & Ordinance:*

The Bethany 2030 Comprehensive Plan defines Missing Middle Housing as such: Like many communities, Bethany has a large supply of single-family homes and multi-family apartments but lacks a variety of other "middle scale" housing types such as duplexes, townhomes, garden apartments or condominiums. A lack of housing choices creates roadblocks for Bethany's appeal to potential markets and is a symptom of policy and code that has limited Bethany's ability to diversify its housing stock. The following includes challenges that Bethany is facing due to a lack of "missing middle" housing. **Bethany's target market wants and needs this "middle" range of housing types** that include desired amenities - more square footage, bedrooms, bathrooms, new furnishings, and appliances. The target market wants a home that requires less maintenance such as new construction and a small or no yard. They also need it to be affordable so that young professionals and young families can buy into the housing

market. **The density threshold for the missing middle housing ranges from 16 to 50 dwelling units per acre.** This threshold is enough to support more lively, connected, pedestrian neighborhoods, where fewer people use the car to get around. Housing types like small “garden apartments”, in particular, require a density of 16 to 20 dwelling units per acre. (Chapter 4: Bethany Lives!).

The comprehensive plan cites the need of the missing middle in order to facilitate future growth, neighborhood revitalization, and economic development within the city. With regard to present ordinances, there are no ordinances which dictate missing middle housing as a category. While R-2, R-M, and MUD permit missing middle types by right, all of the approved missing middle projects have been filed as PUDs. The answer to this push, as found in discussions held with the Planning & Zoning Commission in September 2021, is that the existing zoning categories hinder a developer’s ability to effectively plan at a reasonable cost and scale. PUDs offer far greater flexibility in terms of the bulk and density of developments, albeit at a greater financial cost and time commitment. The Planning & Zoning Commission did discuss the possibility of a new zoning category, R-3, as a feasible alternative. However, no further discussions were held in regard to this item.

**Conclusion:** Missing Middle Housing is a core component of the Bethany 2030 Comprehensive Plan and states the clear goal of increasing housing availability for present and future residents. This item policy has been in place since its adoption in 2016 and has resulted in a net increase of quality housing in Bethany.