

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, March 28, 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
APRIL 4, 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 24-01

Consider a request by Erick Silva, applicant, and Mike Bass, property owner, to rezone tract 3 of 2601 N Rockwell Ave from I-L (Industrial Light) to R-2 (Two-Family Residential). *Item to be heard by the Bethany City Council on April 16, 2024.*

LEGAL DESCRIPTION:

Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East along the East line of said SE/4 a distance of 620/00 feet;

THENCE South 89°29'48" West a distance of 345.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°29'48" West a distance of 565.20 feet;

THENCE North 00°06'31" West a distance of 702.90 feet;

THENCE North 89°27'47" East a distance of 462.22 feet;

THENCE South 00°03'20" East a distance of 250.00 feet;

THENCE North 89°27'48" East (North 89°14'40" measured) a distance of 105.00 feet;

THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.

NEW BUSINESS

ADJOURNMENT UNTIL APRIL 18, 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 36th 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.

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 4, 2024

CASE NO: PC 24-01

Request: Consider a request by Erick Silva of Silva Holdings LLC., applicant, and Mike Bass, property owner, to rezone Tract 3 of 2601 N Rockwell from I-L (Industrial-Light) to R-2 (Two-Family Residential).

Legal Description: See attachment.

Current Zoning: I-L (Industrial Light))

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

Surrounding Zoning:

| Direction | Zoning |
|-----------|---|
| North | R-1 (Single-Family Res.) |
| South | I-H (Ind. Heavy), PUD (Planned Unit Development), C-G (Comm. General) |
| East | C-O & R-1 (Comm. Office & Single-Family Res.) |
| West | A (Agricultural) |

Table 1

Zoning Characteristics:

| | I-L | R-2 |
|-------------------------------------|--|----------------------------------|
| Use | Industrial Light | Two-Family Dwelling |
| Minimum Lot Area (ft ²) | N/A | 9,000 |
| Width x Depth (ft) | N/A | 60 x 100 |
| Front Setback (ft) | 25 | 25 |
| Rear Setback (ft) | 15 | 20 |
| Side Setback (ft) | 25 Street/Corner Lots N/A Interior Lots | 10 & 5 (Interior) 25 (Corner) |

Table 2

Background:

The applicant is seeking to rezone Tract 3 of 2601 N Rockwell Ave from I-L (Industrial Light) to R-2 (Two-Family Residential). This property was rezoned from C-G (Commercial General) to I-L (Industrial-Light) in September of 2021 by the current property owner with the intention of constructing light industrial warehouses. In July of 2023, the property owners performed a deed approval on this property, formally dividing it into three (3) tracts to sell the property. In December of 2023, the applicant inquired about a change of zoning, and filed an application in early January of 2024.

Analysis:

The surrounding zoning of the site is a mix of industrial, commercial, and residential land uses with varying degrees of intensity. The previous use of this property as a horse farm has long since ended and was vacated prior to the zoning change in 2021. The applicant has proposed the construction of two-family dwelling units (duplexes or townhomes). This property would be subject to a maximum density of 12 dwelling units per acre. The applicant has not stated an estimated number of dwelling units.

Water service is provided along the North side of the property, with an eight (8) inch water line along NW 27th Street. Sanitary sewer access is provided by an eight (8) inch line under North Rockwell Avenue, with a utility easement granting access to Tract 3.

The Comprehensive Plan does not describe a particular zoning district for this property; however, it is described as underutilized. Given the proposed development of two-family dwelling units, it does meet the call for missing middle housing to be developed. R-2 zoning does not limit the developer to constructing two-family dwelling units, and would allow for the construction of detached single-family dwellings should the developer elect to do so.

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 5th of March 2024, and a decision whether to approve or deny this change will be made.

Attachments:

- Legal Description
- Aerial Photograph
- Zoning Map
- Water & Sewer Atlases
- FYncb]b['5 dd`]W]cb
- ' SsfUX]i gFYdcfh
- Public Notification

Legal Description:

Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East along the East line of said SE/4 a distance of 620/00 feet;

THENCE South 89°29'48" West a distance of 345.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°29'48" West a distance of 565.20 feet;

THENCE North 00°06'31" West a distance of 702.90 feet;

THENCE North 89°27'47" East a distance of 462.22 feet;

THENCE South 00°03'20" East a distance of 250.00 feet;

THENCE North 89°27'48" East (North 89°14'40" measured) a distance of 105.00 feet;

THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.



N Wilburn Ave

N Divis Ave

N Wilburn Ave

NW 27th St

NW 27th St

NW 27th St

N Rockwell Ave

N Holloway Ave

Meredith L. Storm, PA

NW 26th St

American Screens
Home improvement store

NW 25th St

NW 25th St

N Rockwell Ave

Water
Bethany

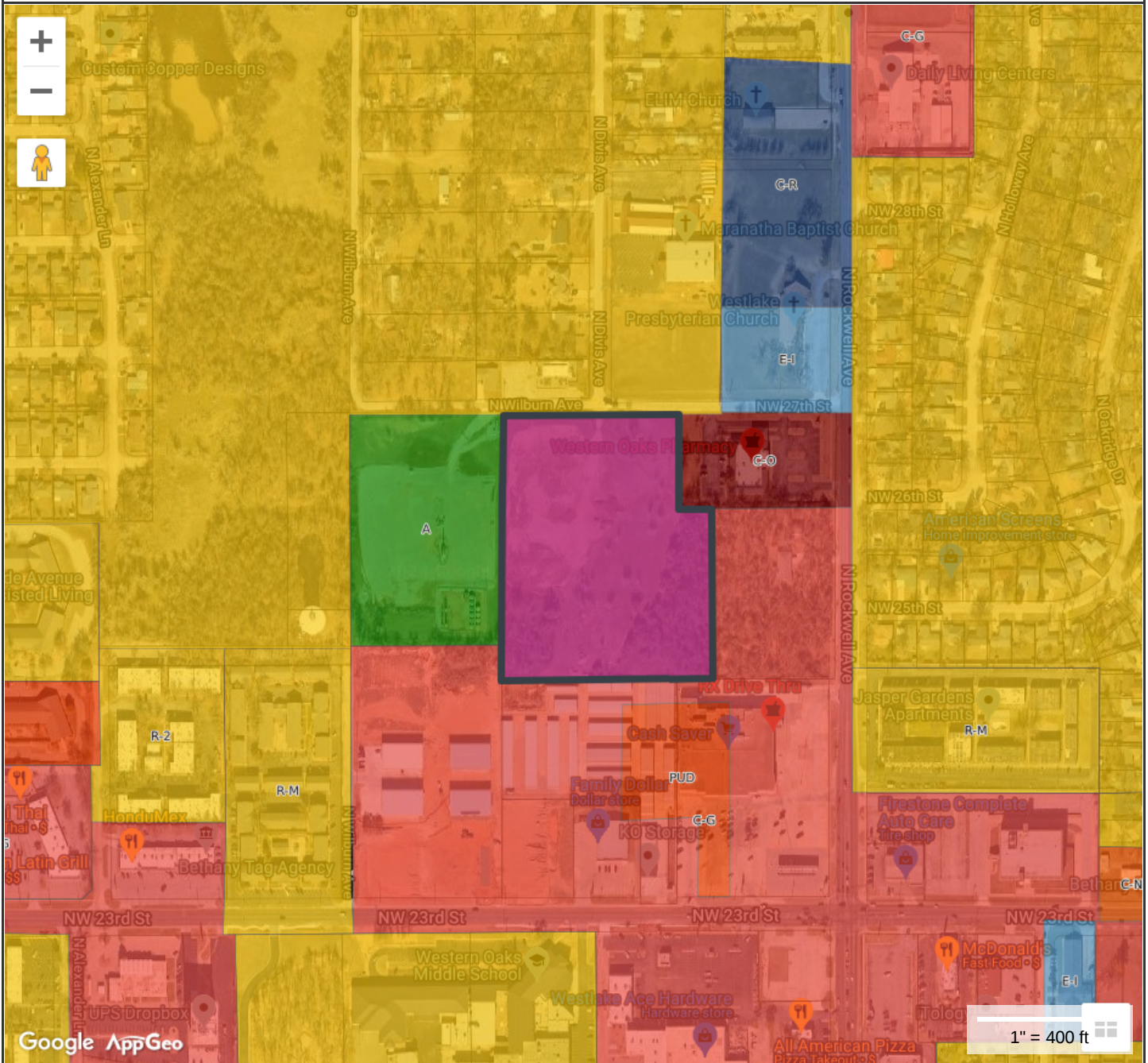
N Wilburn Ave

RX Drive Thru

Cash Saver

Jasper Gardens
Apartments

PC 24-01 Zoning Map



ZONING CODE LEGEND

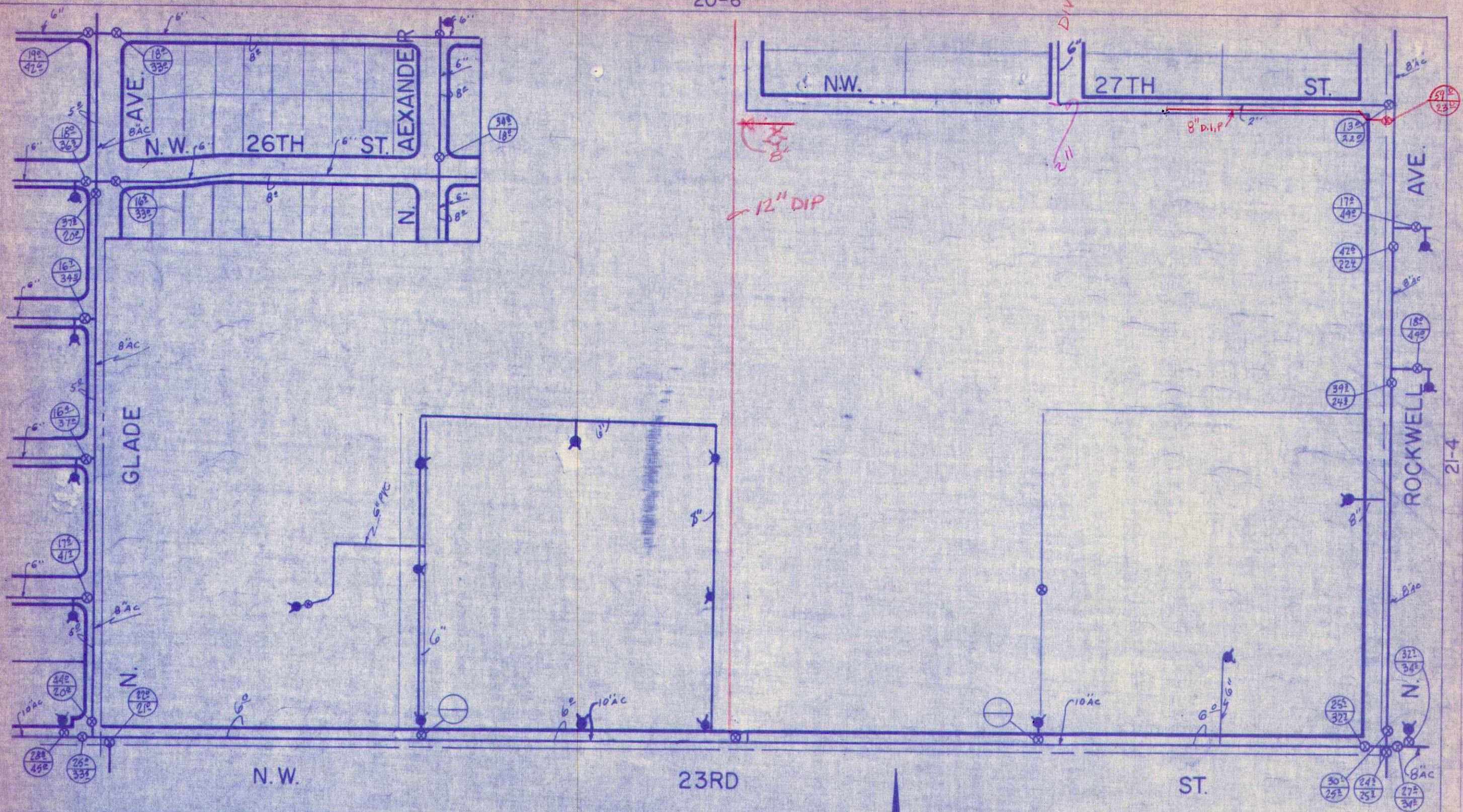
| | |
|-----|-----|
| A | E-I |
| CBD | I-L |
| C-G | I-R |
| C-H | PUD |
| C-S | PRD |
| C-N | R-1 |
| C-O | R-2 |
| C-R | R-M |
| | RMO |
| | RHP |

**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.

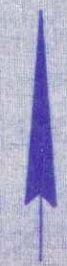
20-6



20-4

21-4

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.



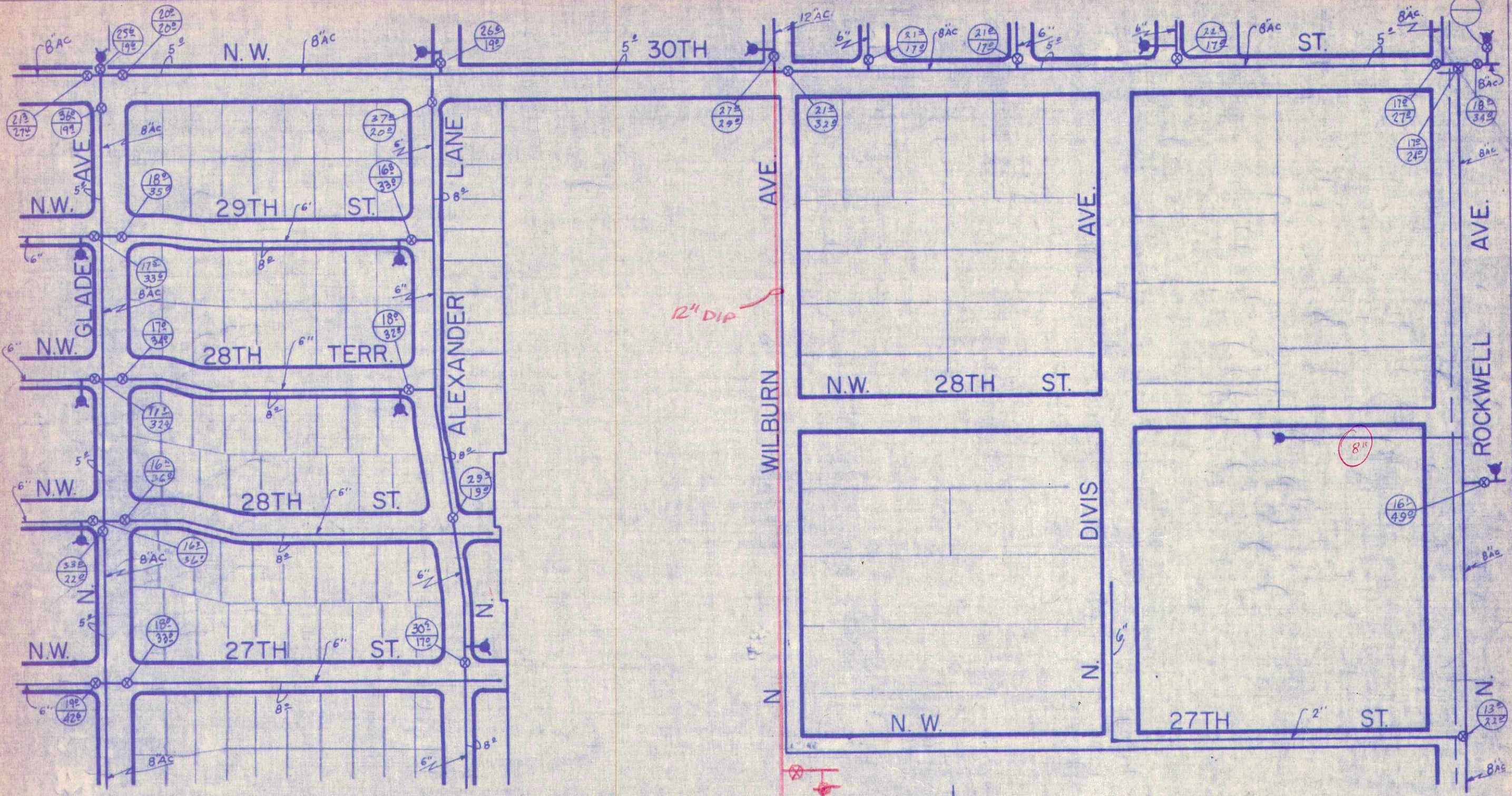
SCALE 1"=200'

23RD

ST.

29-8

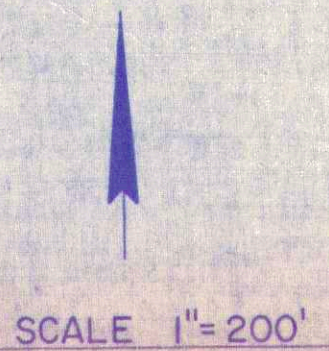
20-5



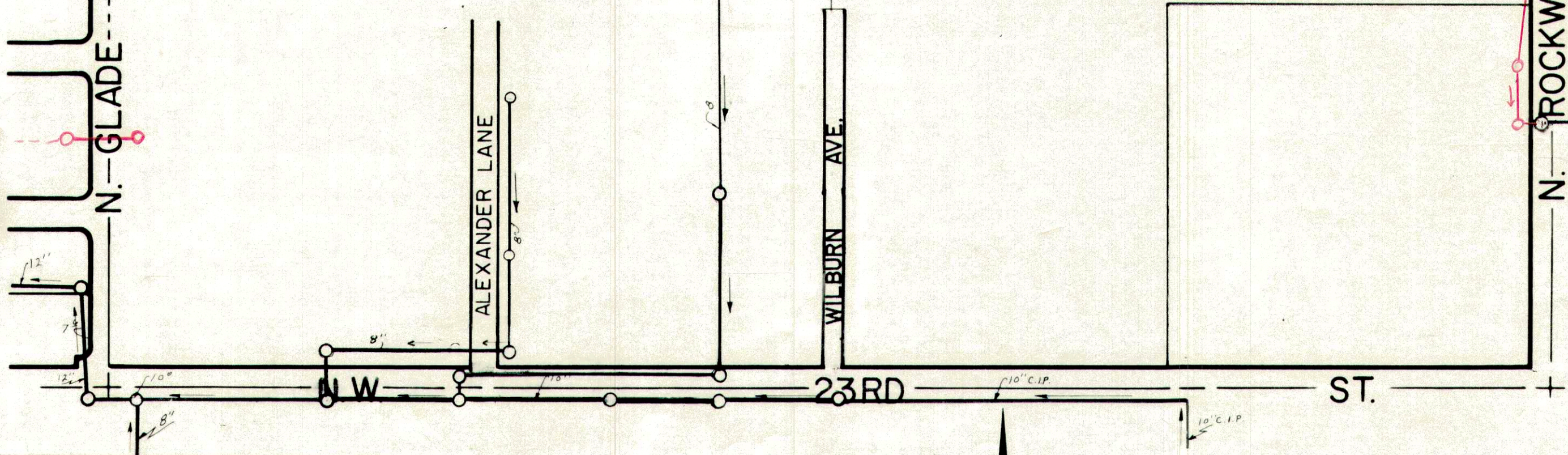
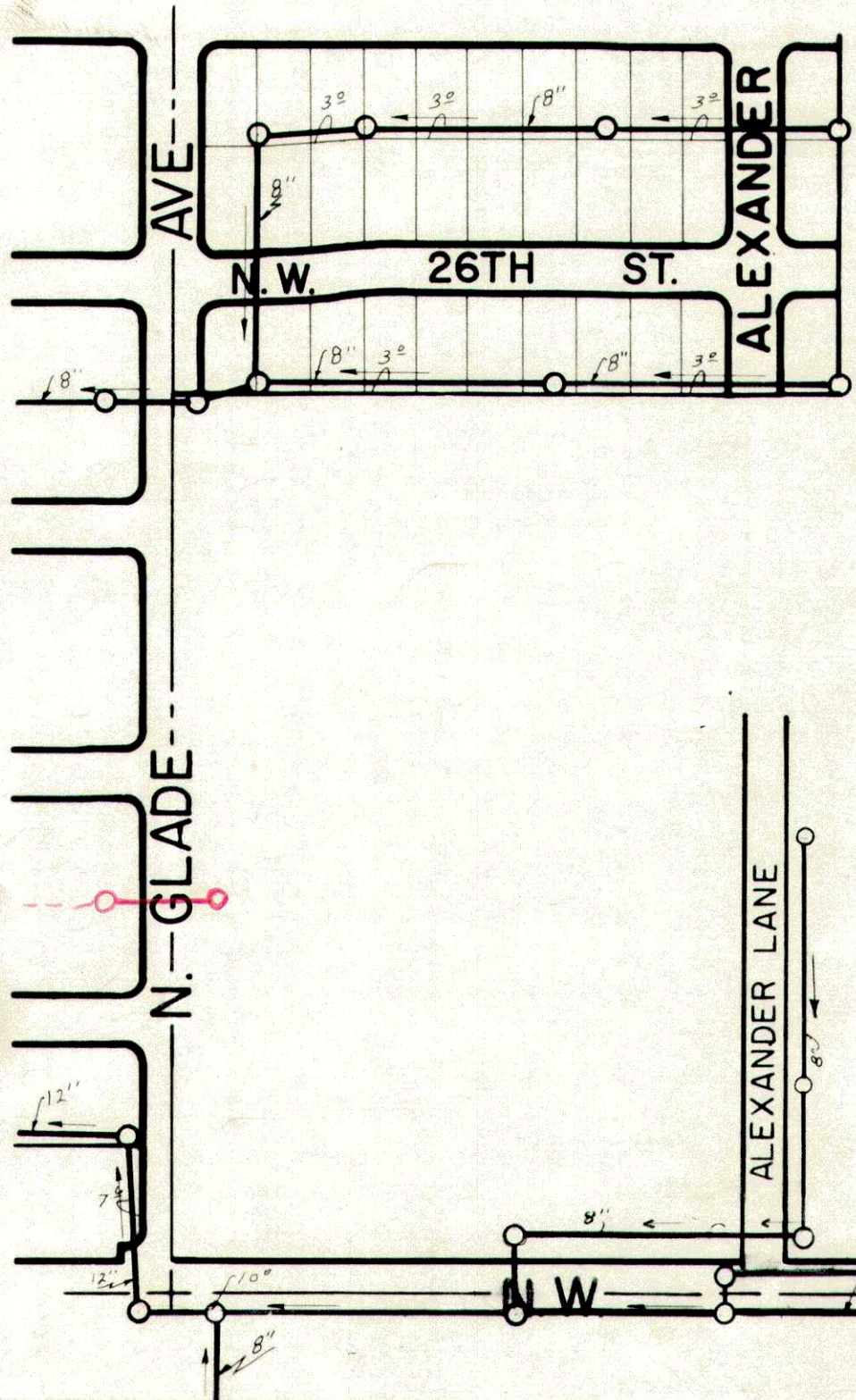
20-3

21-3

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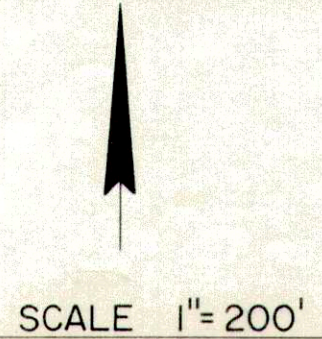


20-6



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Rev. 2-11-88
8-16-00



20-4

21-4

29-8

20-5



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: Silva Development, LLC Phone #: (405) 9193189
Address: P.O. Box 3334 OKC, OK 73101

2. Record Property Owner(s): Carlson Ventures LLC Phone #: (405) 8033026
Address: P.O. Box 18852 OKC, OK 73154.

3. Request rezoning from: Industrial Light (I-L)
To: R-d Residential Two Family


4. Street address or location: NW/27th / N Divis

5. Legal description (attach if necessary): See Attached (Tract 3)

6. Area of property (sq. ft.): 8.54 Acres (372,002) sqft.

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).

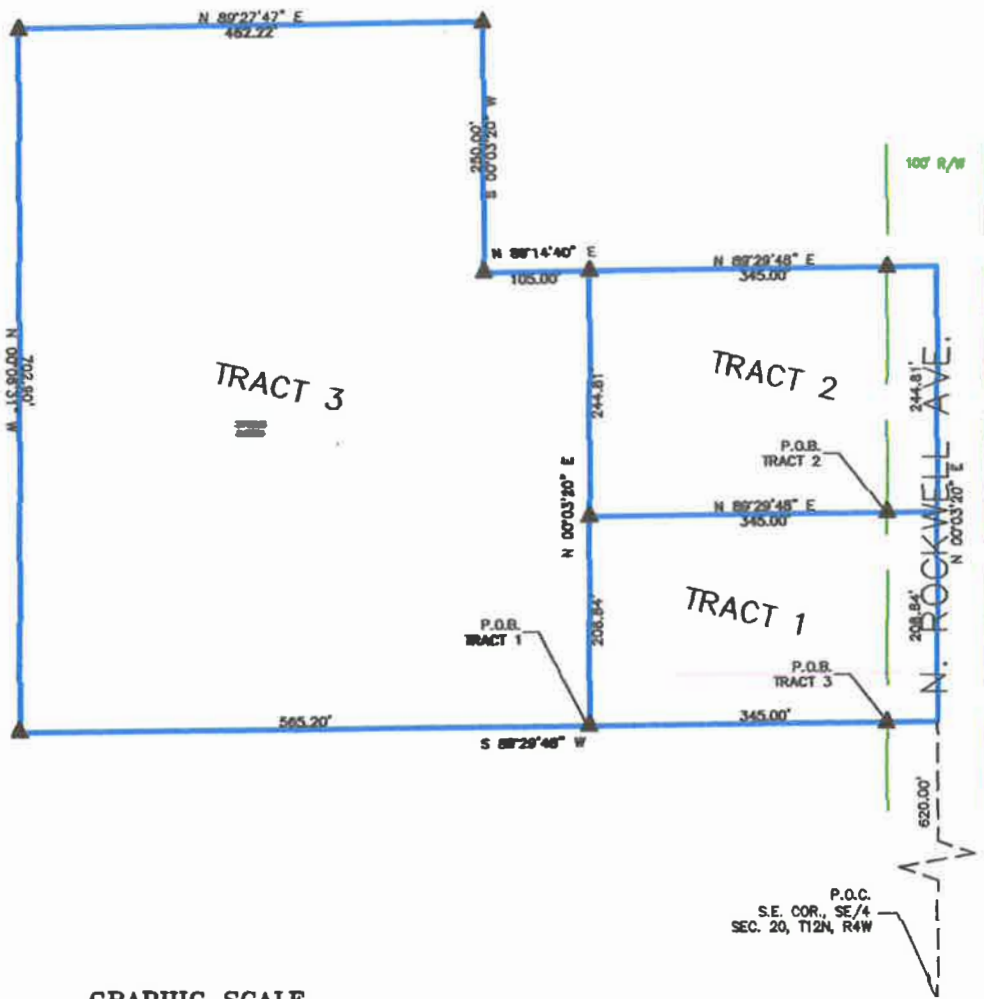
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

9. Signature of Applicant:  _____
Discussed by: Mike Bass

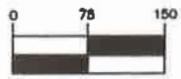
Applicant Print Name: ERICK SILVA _____
Discussed by: Mike Bass

Signature of Property Owner: X Mike Bass _____
Discussed by: Mike Bass

Property Owner Print Name: X MIKE BASS, Manager of Carlson _____
ventures LLC



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

LEGEND

▲ SET 3/8" I.P. W/ 'CA6213' CAP



LOCATION MAP
NOT TO SCALE

****PLEASE SEE ATTACHED SHEET FOR LEGAL DESCRIPTIONS****

2601 N. Rockwell Avenue
Tract Split Survey

A B
SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone - chris@absurveyngok.com
All rights reserved under copyright.

Project No: 2557
Drawn By: C.J.F.
DWG File: 2601 N Rockwell

Date: 5/18/23
Party Chief: RBW
Survey File: 2557-5-18

Scale: 1"=150'
Revisions:
Sheet: 1 of 2

Certificate of Survey

May 16, 2023

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth above, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

As Proposed:

Tract 1

A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East along the East line of said Southeast Quarter (SE/4) a distance of 620.00 feet to the POINT OF BEGINNING;

THENCE South 89°29'48" West a distance of 345.00 feet;

THENCE North 00°03'20" East a distance of 209.00 feet;

THENCE North 89°29'48" East a distance of 345.00 feet;

THENCE South 00°03'20" West along the East line of said Southeast Quarter a distance of 209.00 feet to the POINT OF BEGINNING.

Said tract of land has an area of 72,105 square feet or 1.6553 acres, more or less.

Tract 2

A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East along the East line of said Southeast Quarter (SE/4) a distance of 829.00 feet to the POINT OF BEGINNING;

THENCE South 89°29'48" West a distance of 345.00 feet;

THENCE North 00°03'20" East a distance of 245.00 feet;

THENCE North 89°29'48" East a distance of 345.00 feet;

THENCE South 00°03'20" West along the East line of said Southeast Quarter a distance of 245.00 feet to the POINT OF BEGINNING.

Said tract of land has an area of 84,525 square feet or 1.9404 acres, more or less.

Tract 3

A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

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THENCE North 89°27'47" East a distance of 462.22 feet;

THENCE South 00°03'20" East a distance of 250.00 feet;

THENCE North 89°29'48" East (North 89°14'40" measured) a distance of 105.00 feet;

THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING.

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Chris Fairchild, P.L.S. 1743

5/18/23

Date



Notes

1. The bearing of North 00°03'20" East as shown on the Warranty Deed of record filed in Book 14148, Page 1332 for the East line of said Southeast Quarter (SE/4) was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.

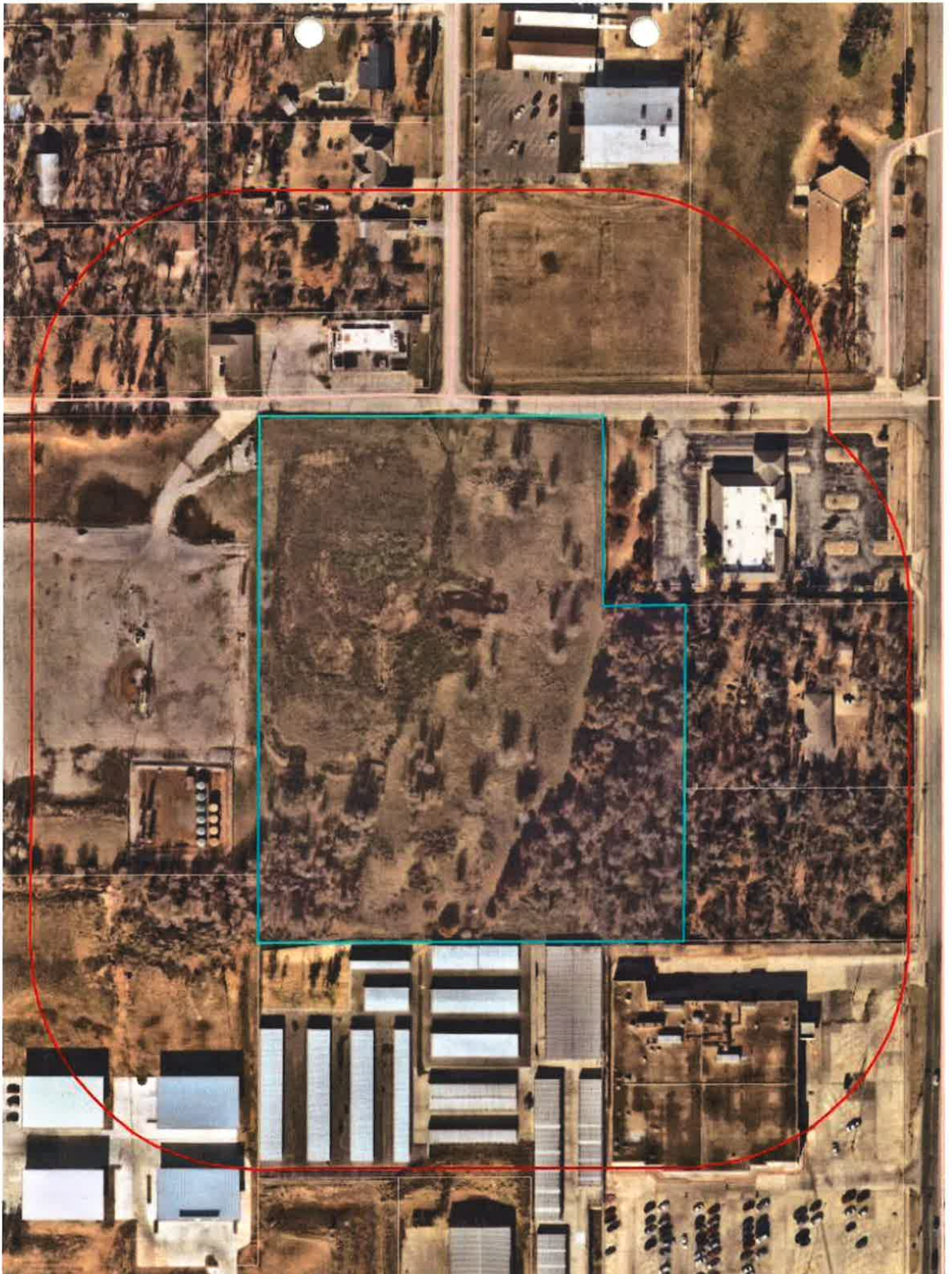
2601 N. Rockwell Avenue

Tract Split Survey

SURVEYING

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 7333 Hammond Circle, Warr Acres, OK 73132
 405.816.8217 Phone — chris@surveyngok.com
 All rights reserved under copyright.

| | | |
|---------------------------|------------------------|----------------|
| Project No: 2557 | Date: 5/18/23 | Scale: 1"=150' |
| Drawn By: C.F | Party Chief: RBW | Revisions: |
| DWG File: 2601 N Rockwell | Survey File: 2557-5-18 | Sheet: 2 of 2 |



Larry Stein

Oklahoma County Assessor's Office



PC 24-01

Ownership Radius Report

This Official Report is for Account Number R173781865 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
1/8/2024

| accountno | name1 | name2 | name3 | mailingaddress1 | city | state | zipcode | subname | block | lot | legal | location |
|------------|----------------------------------|------------------------|---------|-------------------------|------------------|-------|------------|-------------------------|-------|-----|--|-----------------------------|
| R212091015 | KO STORAGE OF OKC LLC | No Data | No Data | 10301 WAYZATA BLVD | MINNETONKA | MN | 55305 | CARLSON FARMS SEC 1 | 1 | 0 | CARLSON FARMS SEC 1 001.000 PT OF LOT 2 BEG 546FT W & 308FT N OF SE/C SE4 SEC 20 12N 4W TH N312FT W363.74FT S311.79FT E363.72FT TO BEG PLUS BLK 1 IN ALBERTSONS BUSINESS PARK | 7133 NW 23RD ST BETHANY |
| R173786700 | DOLPHIN ASSOCIATES OK FL LLC | No Data | No Data | 12150 SW BENNINGTON CIR | PORT SAINT LUCIE | FL | 34987-2781 | UNPLTD PT SEC 20 12N 4W | 0 | 0 | UNPLTD PT SEC 20 12N 4W 000.000 PT SE4 SEC 20 12N 4W BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG EX S50FT & E50FT FOR ROAD PURPOSES | 7101 NW 23RD ST BETHANY |
| R173781895 | OGP LLC | No Data | No Data | 107 S BROADWAY | EDMOND | OK | 73034-3843 | UNPLTD PT SEC 20 12N 4W | 0 | 0 | UNPLTD PT SEC 20 12N 4W 000.000 PT SE4 SEC 20 12N 4W BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG CONT 5.60ACRS MORE OR LESS | UNKNOWN |
| R173781890 | MERCY HEALTH CENTER INC | ATTN EXECUTIVE OFFICES | No Data | 4300 W MEMORIAL RD | OKLAHOMA CITY | OK | 73120-8304 | UNPLTD PT SEC 20 12N 4W | 0 | 0 | UNPLTD PT SEC 20 12N 4W 000.000 PT SE4 SEC 20 12N 4W BEG AT NE/C OF SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG CONT 2.58ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD AKA LT 1 BLK 1 MERCY HEALTH BETHANY | 2701 N ROCKWELL AVE BETHANY |
| R175031045 | MONTE SINAI CORP | No Data | No Data | 3601 NW 17TH ST | BETHANY | OK | 73008 | S A JONES | 1 | 5 | S A JONES 001.005 | 7209 NW 27TH ST BETHANY |
| R175031065 | MAZARIEGOS ESTEBAN N PEREZ | No Data | No Data | 2800 N WILBURN AVE | BETHANY | OK | 73008-4524 | S A JONES | 1 | 7 | S A JONES 001.007 | 2800 N WILBURN AVE BETHANY |
| R175031035 | WILLIAMS GARY C & SANDRA | No Data | No Data | 2809 N DIVIS AVE | BETHANY | OK | 73008 | S A JONES | 1 | 4 | S A JONES 001.004 | 2809 N DIVIS AVE BETHANY |
| R175031075 | HORTON TERRY J & ULIANA S | No Data | No Data | 2806 N WILBURN | BETHANY | OK | 73008 | S A JONES | 1 | 8 | S A JONES 001.008 | 2806 N WILBURN AVE BETHANY |
| R175031025 | VELASCO CRUZ ALBERTO GUTIERREZ | No Data | No Data | 4129 NW 15TH ST | OKLAHOMA CITY | OK | 73107 | S A JONES | 1 | 3 | S A JONES 001.003 | 2813 N DIVIS AVE BETHANY |
| R175031165 | MARANATHA BAPTIST CHURCH INC | No Data | No Data | 2800 N DIVIS AVE | BETHANY | OK | 73008-4518 | S A JONES | 2 | 0 | EXEMPT | 0 UNKNOWN BETHANY |
| R175031095 | WESTLAKE PRESBYTERIAN CHURCH INC | No Data | No Data | 2801 N ROCKWELL AVE | BETHANY | OK | 73008-4631 | S A JONES | 2 | 0 | E277.5FT OF NW 28TH STREET | 0 UNKNOWN BETHANY |
| R175031055 | MONTE SINAI CORP | No Data | No Data | 7201 NW 27TH ST | BETHANY | OK | 73008-4536 | S A JONES | 1 | 6 | S A JONES 001.006 | 0 UNKNOWN BETHANY |
| R212091000 | CARLSON VENTURES LLC | No Data | No Data | PO BOX 18852 | OKLAHOMA CITY | OK | 73154 | FARMS SEC 1 | 1 | 1 | CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SE/C LOT 2 TH W218.7FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG | 7271 NW 23RD ST BETHANY |

Oklahoma County Assessor's
300ft Radius Report
1/8/2024

| | | | | | | | | | | |
|------------|-----------------------|---------|---------|--------------------|------------------|----------|-------------------------|---|--|-----------------------------|
| R173781865 | CARLSON VENTURES LLC | No Data | No Data | PO BOX 18852 | OKLAHOMA CITY OK | 73154 4W | UNPLTD PT SEC 20 12N 4W | 0 | UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG SUBJ 0 TO ESMTS & R/WMS OF RECORD | No Data |
| R173781875 | FALAWN TARELL NORWOOD | No Data | No Data | 1249 WELLINGTON DR | PALMDALE CA | 93551 4W | UNPLTD PT SEC 20 12N 4W | 0 | UNPLTD PT SE4 SEC 20 12N 4W BEING SE4 OF SE4 EX BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG & EX A TR BEG 610FT N OF SE/C SE4 TH W450FT N10FT E450FT S10FT TO BEG & EX A TR BEG NE/C SE4 SE4 TH S | 2601 N ROCKWELL AVE BETHANY |
| R173781870 | CARLSON VENTURES LLC | No Data | No Data | PO BOX 18852 | OKLAHOMA CITY OK | 73154 4W | UNPLTD PT SEC 20 12N 4W | 0 | UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ 0 TO ESMTS & R/WMS OF RECORD | No Data |

X



Department of Planning & Community Development

March 11, 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. This is the second hearing of this item by the Bethany Planning & Zoning Commission.

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**

ZONING CASE INFORMATION

A. Rezoning Proposal

1. Case Number: PC 24-01.
2. Location of Property: Tract 3, 2601 N Rockwell Ave., Bethany, OK.
3. Legal Description: Please see next page, item A-3.
4. Present Zoning: Industrial Light (I-L).
5. Requested Zoning: R-2 (Two-Family Residential).

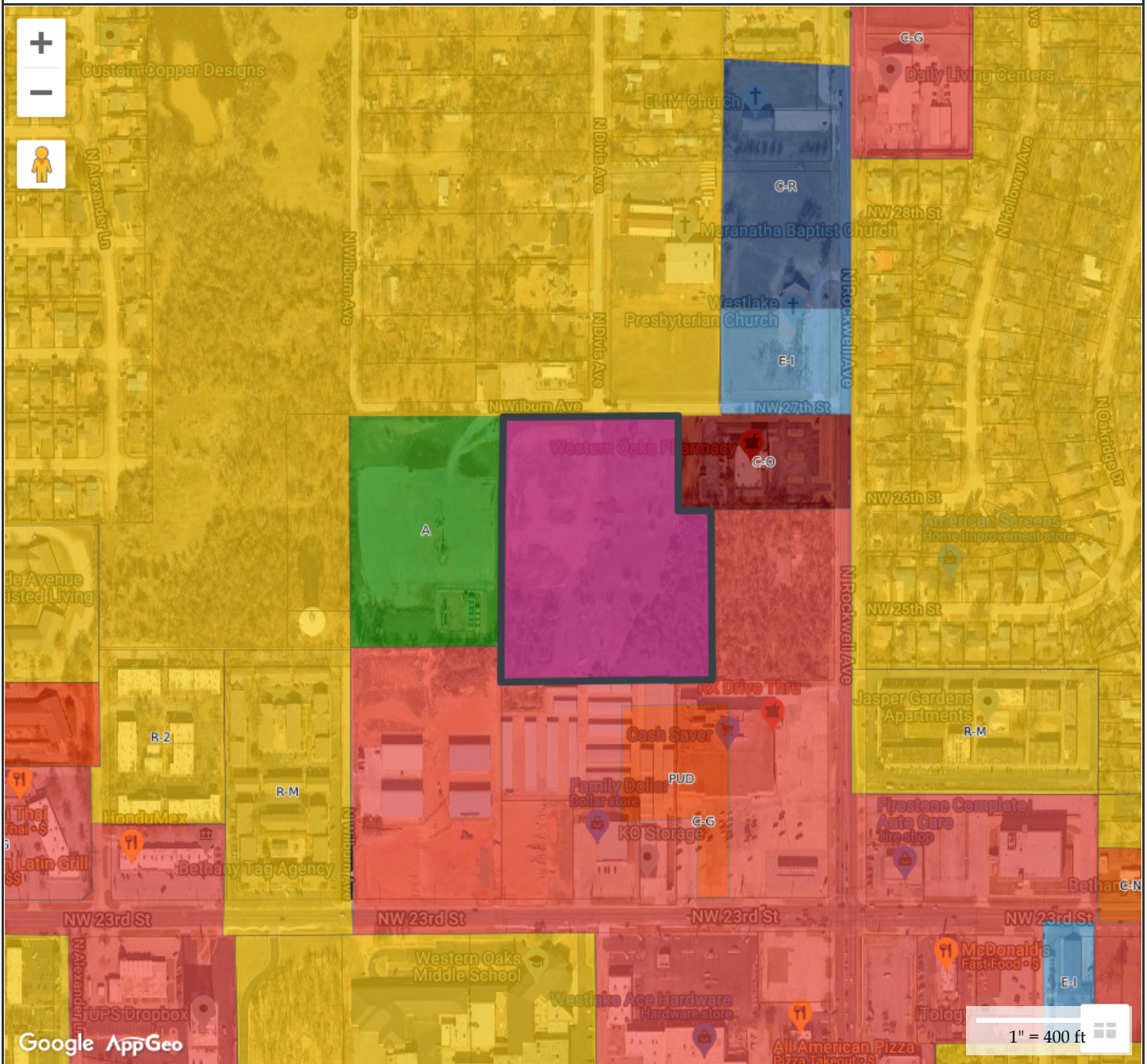
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **April 4, 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 **April 16, 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 24-01 Zoning Map



| ZONING CODE LEGEND | |
|--------------------|-----|
| A | E-I |
| CBD | I-L |
| C-G | I-R |
| C-H | PUD |
| C-S | PRD |
| C-N | R-1 |
| C-O | R-2 |
| C-R | R-M |
| | RMO |
| | 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.

A 3.) Legal Description

Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East along the East line of said SE/4 a distance of 620/00 feet;

THENCE South 89°29'48" West a distance of 345.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89°29'48" West a distance of 565.20 feet;

THENCE North 00°06'31" West a distance of 702.90 feet;

THENCE North 89°27'47" East a distance of 462.22 feet;

THENCE South 00°03'20" East a distance of 250.00 feet;

THENCE North 89°27'48" East (North 89°14'40" measured) a distance of 105.00 feet;

THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.

NOTICE OF PUBLIC HEARING

On April 4, 2024, at 7:00 p.m. the Bethany Planning & 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 Erick Silva of Silva Holdings LLC, applicant, and Mike Bass, property owner, to rezone Tract 3 of 2601 N Rockwell from I-L (Industrial Light) to R-2 (Two-Family Residential). This item is being reheard by the Bethany Planning & Zoning Commission.

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 16, 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:

Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

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