

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, February 29, 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
March 7, 2024
7:00 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF FEBRUARY 15, 2024

EXPLANATION OF PROCEDURE TO AUDIENCE

PLANNING AND ZONING COMMISSION BUSINESS

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.

ITEM 2: PC 24-03

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

NEW BUSINESS

ADJOURNMENT UNTIL MARCH 21, 2024

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
FEBRUARY 15, 2024

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

MEMBERS ABSENT: Charles Snyder, Chair
Ron Crouch

STAFF PRESENT: Lauren Harris (Attorney setting in
for 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, February 8, 2024 at 11:00 a.m.

Justin Peck, Vice-Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Trent Reid to approve the January 28, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Justin Peck, Kent Lynn, Robert Helton, Steve Marx, James Clemmer, Trent Reid. NAY- None. ABSTAIN- None. The motion carried 6 - 0.

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 March 5, 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.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning tract 3 of 2601 N. Rockwell Ave. from I-L Industrial Light) to R-2 (Two-Family Residential). Summerville summarized the zoning of tract 3 of 2601 N. Rockwell Ave. showing the differences between I-L and R-2, and the surrounding properties. Water service is provided along the North side of the property and sanitary sewer access is provided under N. Rockwell Ave. with a utility easement granting access to Tract 3. This property as two family residential would be subject to our density cap of twelve dwelling units per acre.

After some discussion by the Planning and Zoning Commission about drainage, streets, etc., Amanda McCellon, Comm. Dev. Director spoke up and said this is a good time to remind the Planning and Zoning Commission that we are here to talk about the rezoning of this property from I-L to R-2. We are not here to discuss what we want it to look like, whether we like the project or not, and we are not here to discuss what we would rather see. We are here to hear the applicant's request to rezone the property. All the things you have mentioned will be covered when they start the building process and engineer(s) will be involved.

Erick Silva, Applicant spoke to the Planning and Zoning Commission. We felt industrial was not the best use for property, and that is why we are asking for R-2 zoning for duplexes.

Motion was made by Kent Lynn, seconded by Steve Marx to recommend approving the rezoning of tract 3 of 2601 N Rockwell Ave. from I-L (Industrial Light) to R-2 (Two-Family Residential). The votes are as follows: AYE- Kent Lynn, Steve Marx, Justin Peck. NAY- Robert Helton, James Clemmer, Trent Reid. NAY- None. The motion did not pass 3-3-0.

ITEM 2: Review and possible modification of ordinance 153.19 regarding prohibited signs and any other ordinances regarding wind signs.

ACTION: Since all Planning and Zoning Commission members are not present, motion was made by James Clemmer, seconded by Trent Reid to table this item until we have a full attendance by all Commissioner's. The votes are as follows: Justin Peck, Kent Lynn, Robert Helton, Steve Marx, James Clemmer, Trent Reid. The motion carried unanimously 6 - 0.

NEW BUSINESS

Amanda McCellon, Comm. Dev. Director stated at the last council meeting, the City Council repealed the rezoning on N. Redmond from single family to duplexes. A neighbor came and complained, so they repealed the entire ordinance, and property is back to single-family residential.

Brendan Summerville, Comm. Dev. Associate spoke about an upcoming rezoning request for property at the SW corner of NW 30th and N. Council Rd. on March 7, 2024.

Motion was made by Trent Reid, seconded by Robert Helton to adjourn. The motion carried unanimously 6 - 0.



City of Bethany

Planning & Zoning Staff Report

March 7, 2024

CASE NO: PC 24-02

Request: Consider a request by Hollow Brook Holdings, LLC., applicant, and Council Road Baptist Church, property owner, to rezone the southwest corner of NW 30th St and N Council Road from R-1 (Single-Family Residential) to C-G (Commercial-General).

Legal Description: See page 3

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

Proposed Zoning: C-G (Commercial General)

Surrounding Zoning:

| Direction | Zoning |
|-----------|---------------------------------------|
| North | R-1 (Single-Family Residential) |
| South | PRD (Planned Residential Development) |
| East | R-1 (Single-Family Residential) |
| West | R-1 (Single-Family Residential) |

Table 1

Zoning Characteristics:

| | C-G | R-1 |
|------------------------|--|----------------------------------|
| Use | Commercial | Single-Family Dwelling |
| Minimum Lot Area (ft²) | N/A | 6,000 |
| Width x Depth (ft) | N/A | 60 x 100 |
| Front Setback (ft) | 25 | 25 |
| Rear Setback (ft) | 20 | 20 |
| Side Setback (ft) | 25 Street/Corner Lots N/A Interior Lots | 10 & 5 (Interior) 25 (Corner) |

Table 2

*The Commercial General zoning category has a maximum lot coverage of 35%

Background:

The applicant is seeking to rezone the SW corner of NW 30th Street and N Council Road from Single-Family Residential to Commercial General. The C-G zoning category allows for a broad spectrum of commercial activities that include, but are not limited to, retail stores, restaurants, medical offices, etc. A complete list of permitted land uses within Bethany zoning districts may be found in the report appendix.

Analysis:

The surrounding zoning on three sides of the property is R-1; however, part of this space is occupied by Council Road Baptist Church, which is allowed to operate within R-1 districts by ordinance. The sole exception to this zoning is that of the PRD to the south, which functions as a single-family residence. This site has been operating as a parking lot for Council Road Baptist Church for several years, although staff research has not determined an exact period.

This site occupies a total area of 109,952 ft², which allows for a theoretical maximum building footprint of 38,483 ft² at 35% lot coverage. Staff states this as theoretical as it is the maximum allowable by ordinance, but does not account for potential parking, drainage, and possible utility & service requirements which will be reviewed during the site plan phase of any proposed project.

Water service is provided by a 14" inch line under N Council Road, and an 8" line along NW 30th Street. Sanitary sewer access is granted by way of an 8" line to the west of the property, and 15" lines running under N Council Road and NW 30th Street.

This site is within the Council Road corridor of the Comprehensive Plan, which calls for mixed use, or an increased frequency of commercial activity. This is in reference to calls within the comprehensive plan for a greater array of commercial ventures, particularly along arterial roads, to foster a more resilient local economy.

The applicant has not submitted building plans or potential businesses to staff and has only requested a change of zoning to pursue commercial development.

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 19th of March 2024, and a decision whether to approve or deny this change will be made.

Attachments:

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

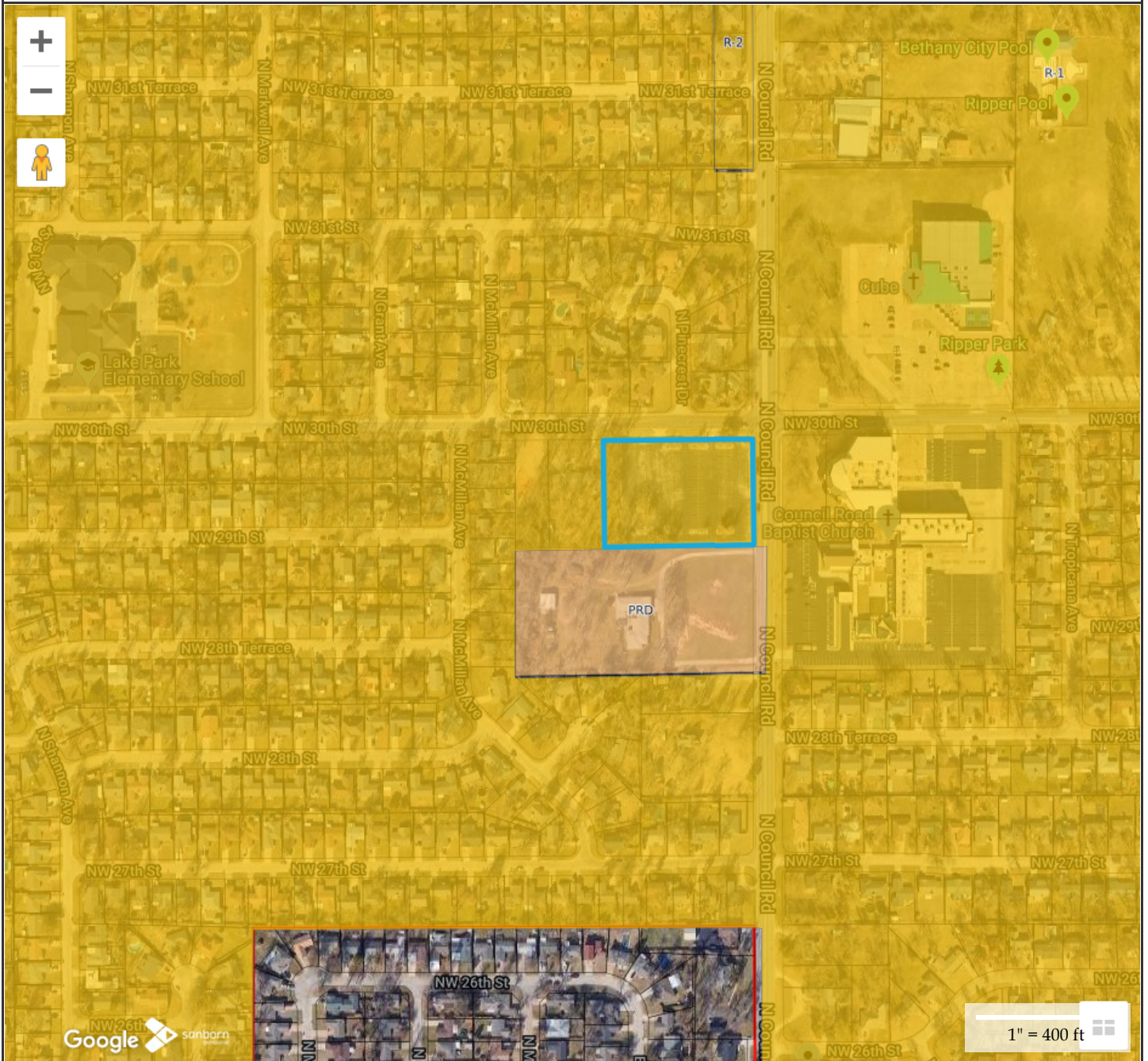
Legal Description:

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.



PC 24-02 Zoning Map



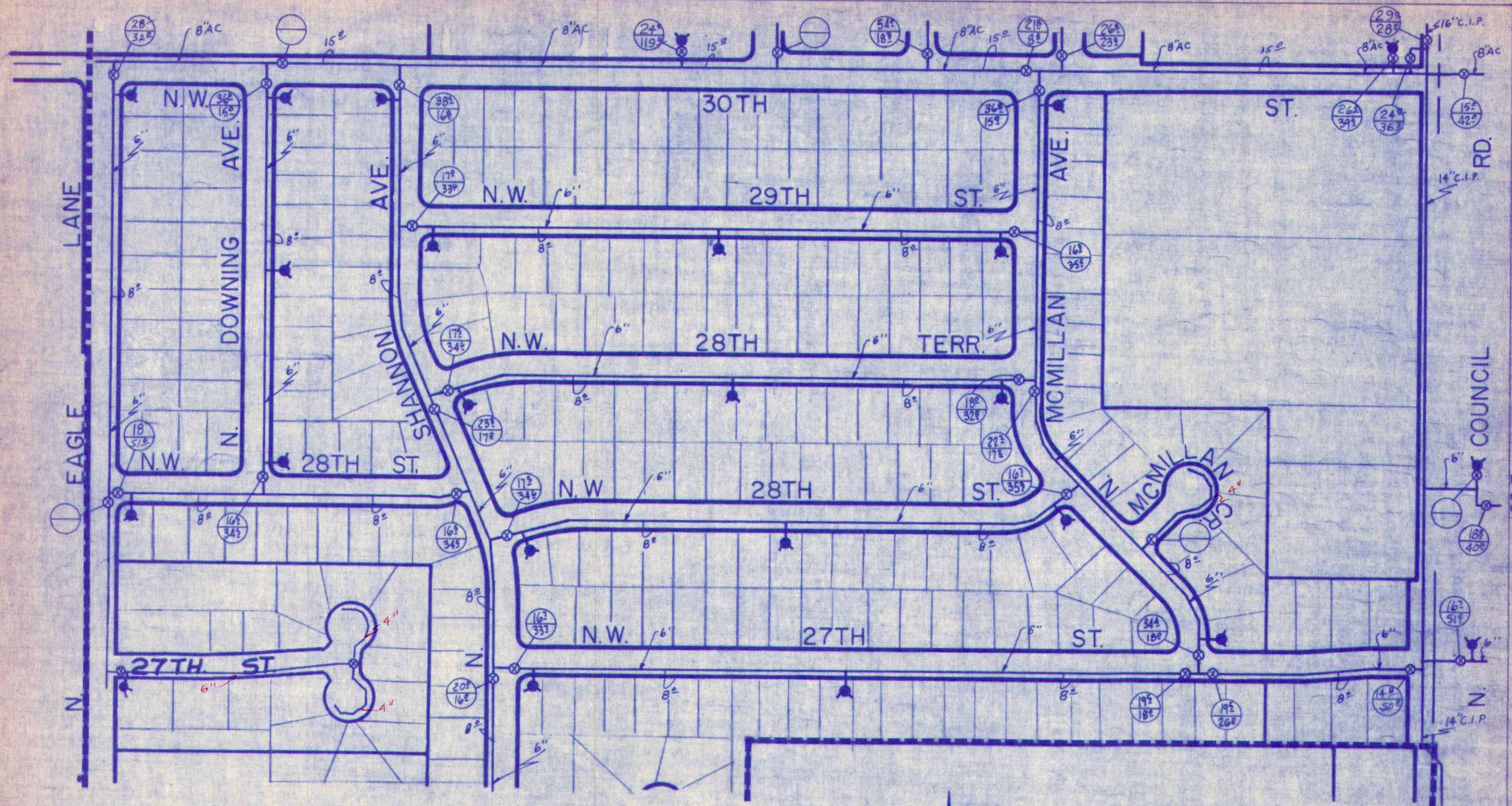
ZONING CODE LEGEND

| | |
|--|--|
| 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.



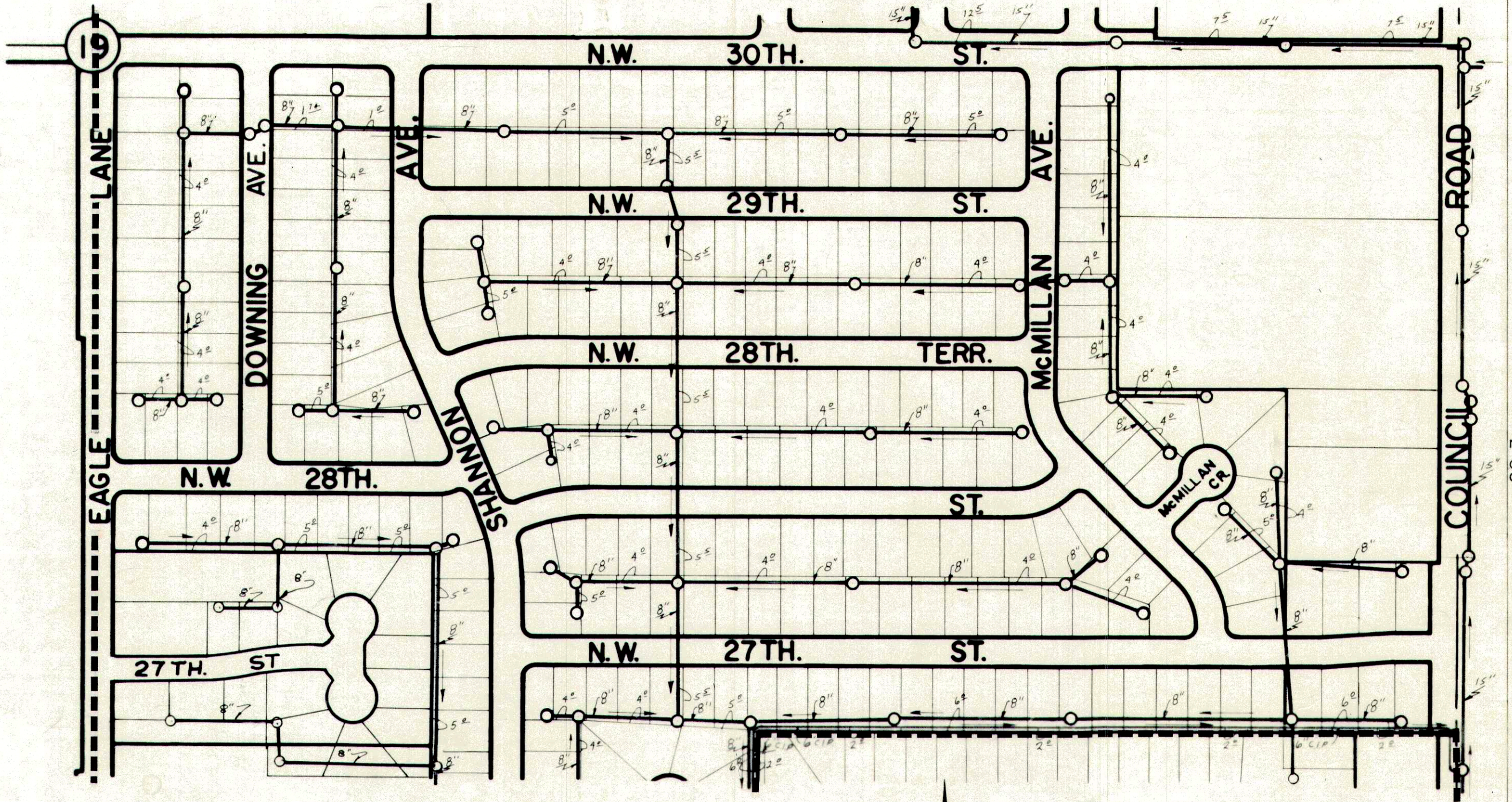
20-3

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'

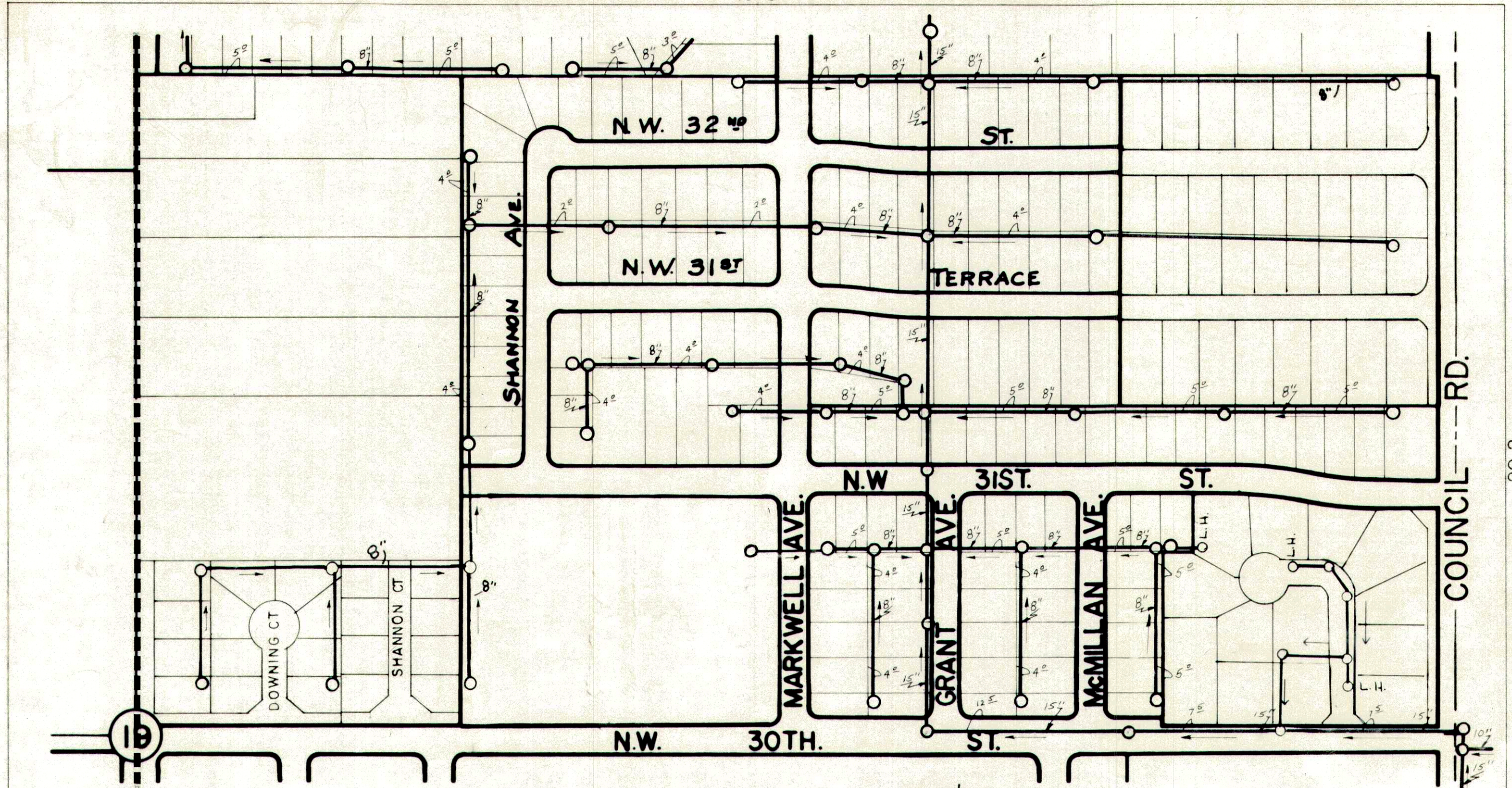
19-6



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

Rev. 2-11-88

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

SCALE 1"=200'



Requisition Number 24-49826

Packet 15499-COMMUNITY DEV. New

Approval / Rejection
A 2 *A *A *A

Item Distribution Misc. Approval Comments / Notes

Vendor Set 10-CITY OF BETHANY

Status New

Vendor 1530 THE TRIBUNE

P.O. Number 24-49826

Department 7.0

Ship to 000-CITY HALL

Approved by AMANDA MCCELLON

Issued 2/12/2024

Ordered by LINDA HLINICKY

Est. Delivery 2/12/2024

Summary Desc PUBLICATION

P.O. Description PUBLICATION OF REZONING NOTICE FOR THE SW CORNER OF NW 30TH AND N COUNCIL

Internal Notes

OK Cancel

Edit Hlinicky



Requisition Number 24-49826

Packet 15499-COMMUNITY DEV. New

Approval / Rejection

A 2 *A *A *A *A

Item Distribution Misc. Approval Comments / Notes

| | | | | | | |
|---------|-----------------|---------------|-------------|-------------|--------|--|
| Account | 010 507.0-210 | Template | Description | PUBLICATION | Ref | |
| | OFFICE SUPPLIES | COMMUNITY DEV | Units | Price | Amount | |
| Project | | Ordered | 0.000 | 0.0000 | 0.00 | |

| Fund | Account | PJ | Line | Description | Units | Price | Amount | OB |
|------|-----------|----|------|-------------|-------|--------|--------|----|
| 010 | 507.0-210 | | | PUBLICATION | 0.000 | 0.0000 | 85.60 | |

| | | | | | |
|----------------|----------|-----------|----------|-------|-------|
| Account Budget | 9,000.00 | Available | 3,980.71 | Total | 85.60 |
| Group Budget | 0.00 | Available | 0.00 | | |

OK Cancel

Hollow Brook Holdings, LLC
5200 S. Richland Rd.
Yukon, OK 73099
(405) 820-0507

RECEIVED
JAN 25 2024
4:30pm

January 17, 2024

The City of Bethany
Development Services
6700 NW 36th Street
Bethany, OK 73008

RE: Council Road Baptist Church lot

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and planning of the Council Road Baptist Church lot located in the SE/4 of Sec. 19, T-12-N, R-4-W, I.M., Oklahoma County, Oklahoma. Generally located on the Southwest side of N. Council Rd. and NW 30th Street.

By: Phil Hagen



Title: Member


Jason Arnold
Executive Pastor

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: Hollow Brook Holdings, LLC Phone #: 405-830-0507
Address: 5200 S. Richland Rd. Yukon, OK 73099
 - 2. Record Property Owner(s): Council Road Baptist Church Phone #: 405-840-4545
Address: 4323 N. Classen, Suite 100 Oklahoma City OK 73118
 - 3. Request rezoning from: R-1 Residential One-family
To: C-6 Commercial General
 - 4. Street address or location: Southwest corner of N. Council Rd. and NW 30th St.
 - 5. Legal description (attach if necessary): See Attached
-
- 6. Area of property (sq. ft.): Approx. ~~109771~~ 109952 sq. ft.
 - 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):

See Attached Map

Present Designation: R-1 Residential One-family

Requested to be changed to: C-6 Commercial General

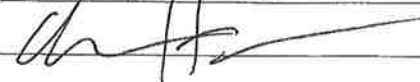
Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change): To be developed for commercial use.

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

Applicant: Christian Hagen

Address: 5200 S. Richland Rd. Yukon Ok 73099

Phone: 405-830-0507

Signature: 

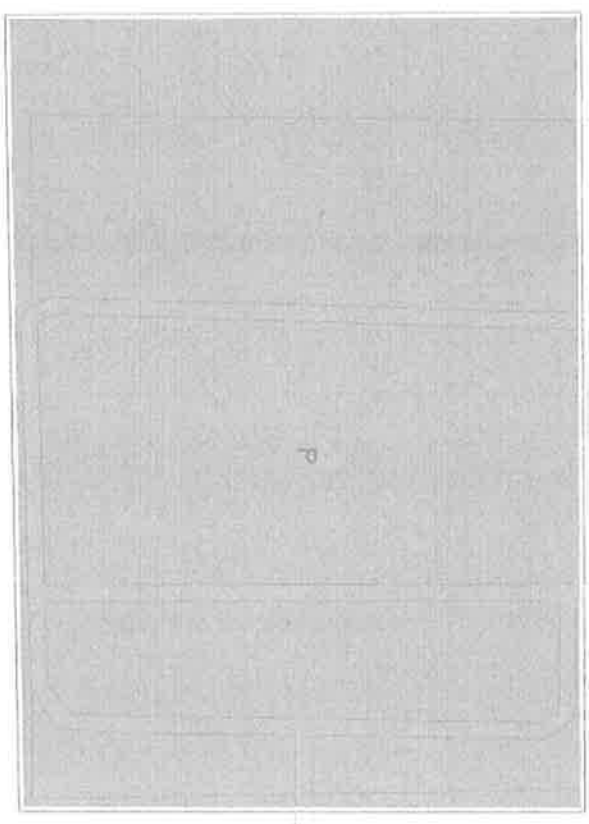
**SCHEDULE C**

The Land is described as follows:

A part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (SE/4) of said Section Nineteen (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.

Street

Northwest 30th Street



North Council Road

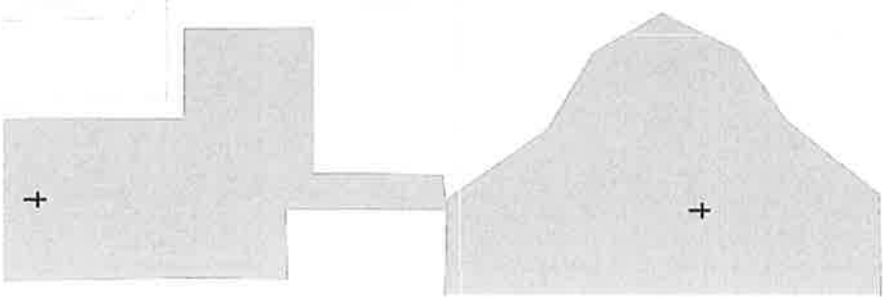
North Council Road

North Council Road

No

Council
Road Baptist
Church

Northwest 30th Street



| MAP NO. | ACCOUNT NO. | NAME | MAILING ADDRESS | CITY | STATE | ZIPCODE | SUBNAME | BLOCK | LOT | LEGAL | LOCATION |
|---------|-------------|--|---------------------------|---------------|-------|-------------|-------------------------|-------|-----|--|-----------------------------|
| 2874 | R173774820 | COUNCIL ROAD BAPTIST CHURCH | 2900 N COUNCIL RD | BETHANY | OK | 73008-4404 | UNPLTD PT SEC 19 12N 4W | 000 | 000 | UNPLTD PT SEC 19 12N 4W 000 000 000 PT SE4 SEC 19 12N 4W BEG NE/C OF SE4 TH W389FT S330FT E389FT N330FT TO BEG EX N35FT & EX E33FT EXEMPT (SUBJECT PROPERTY) | 0 UNKNOWN BETHANY |
| 2873 | R175523080 | BRINEGAR LINDEL K & PENNY R TRS, BRINEGAR LIV TRUST | 2123 N EAGLE LN | OKLAHOMA CITY | OK | 73127-73008 | GRANT PINECREST | 004 | 000 | GRANT PINECREST 004 000 ALL OF LOTS 7 & 8 | 3100 N MCMILLAN AVE BETHANY |
| 2873 | R175323075 | STEPANEK ROBIN L & SHARI J | 3108 N MCMILLAN AVE | BETHANY | OK | 73008-4364 | GRANT PINECREST | 004 | 006 | GRANT PINECREST 004 006 | 3108 N MCMILLAN AVE BETHANY |
| 173 | R172021000 | SETTLES DARYLE & VALERIE L MARONEY BRAD CAMERON & JONINA LORI MCALPINE TRS, MARONEY FAMILY TRUST | 8009 NW 30TH ST | BETHANY | OK | 73008-4330 | PINECREST | 000 | 001 | PINECREST 000 001 | 8009 NW 30TH ST BETHANY |
| 2873 | R172021020 | DOCKUMI GARROL L & BOBBYE J | 3113 PINECREST ST | BETHANY | OK | 73008-4365 | PINECREST | 000 | 003 | PINECREST 000 003 | 3113 PINECREST ST BETHANY |
| 2873 | R172021030 | WOLF JANA L & GREGORY II SNYDER CHARELS E TRS, HIMMLER KATHLEEN TRS, SNYDER CHARLES & KATHLEEN LIV TRUST | 3121 PINECREST ST | BETHANY | OK | 73008-4365 | PINECREST | 000 | 004 | PINECREST 000 004 | 3121 PINECREST ST BETHANY |
| 2873 | R172021040 | GAMMON DENNIS R & JOYCE | 4900 N MCCOLL RD UNIT 625 | MCALEEN | TX | 78504-2352 | PINECREST | 000 | 010 | PINECREST 000 010 | 3125 PINECREST ST BETHANY |
| 2873 | R172021100 | COFER DOLORES & JOHN C | 3104 N PINECREST DR | BETHANY | OK | 73008-73008 | PINECREST | 000 | 011 | PINECREST 000 011 | 3104 N PINECREST DR BETHANY |
| 2873 | R172021110 | MONTGOMERY ROBERT A & GINGER M | 3100 PINECREST ST | BETHANY | OK | 73008-4365 | PINECREST | 000 | 012 | PINECREST 000 012 | 3100 PINECREST ST BETHANY |
| 2873 | R173771210 | RUSHTON DAVID & CHRIS TRS, RUSHTON DAVID & CHRIS REV TRUST | 8025 NW 30TH ST | BETHANY | OK | 73008 | UNPLTD PT SEC 19 12N 4W | 000 | 000 | UNPLTD PT SEC 19 12N 4W 000 000 000 PT NE4 SEC 19 12N 4W BEG 470FT W OF SE/C OF NE4 N245FT W108.16FT S245FT E108.16FT TO BEG | 8025 NW 30TH ST BETHANY |
| 2874 | R172391075 | NEWTON RAVEN | 2916 N MCMILLAN AVE | BETHANY | OK | 73008 | LAKE PARK | 001 | 000 | LAKE PARK 001 000 ALL LOT 8 & N10FT LOT 9 | 2916 N MCMILLAN AVE BETHANY |
| 2874 | R172391005 | STRAIN CHARLOTTE ANN | 2469 COUNTY STREFT 2980 | BLANCHARD | OK | 73010-4235 | LAKE PARK | 001 | 001 | LAKE PARK 001 001 | 3012 N MCMILLAN AVE BETHANY |
| 2874 | R172391015 | THEPHACHANH JOHN D | PO BOX 1893 | BETHANY | OK | 73008 | LAKE PARK | 001 | 002 | LAKE PARK 001 002 | 3008 N MCMILLAN AVE BETHANY |
| 2874 | R172391025 | GONZALES OSCAR PINA | 3004 N MCMILLAN AVE | BETHANY | OK | 73008-4327 | LAKE PARK | 001 | 003 | LAKE PARK 001 003 | 3004 N MCMILLAN AVE BETHANY |



| | | | | | | | | | | | |
|------|------------|--------------------------------|--|---------------|----|------------|----------------------------|-----|-----|---|------------------------------|
| 2874 | R172391035 | WAINSCOTT JERRY JOE | 3000 N MCMILLAN AVE | BETHANY | OK | 73008 | LAKE PARK | 001 | 004 | LAKE PARK 001 004 | 3000 N MCMILLAN AVE BETHANY |
| 2874 | R172391045 | CAREY ROY D | 2928 N MCMILLAN AVE | BETHANY | OK | 73008-4845 | LAKE PARK | 001 | 005 | LAKE PARK 001 005 | 2928 N MCMILLAN AVE BETHANY |
| 2874 | R172391055 | NGUYEN PHUONG MY, NGUYEN NGHIA | 10408 GLENDOWER AVE 2393 SILVER CROSSINGS | OKLAHOMA CITY | OK | 73162 | LAKE PARK | 001 | 006 | LAKE PARK 001 006 | 2924 N MCMILLAN AVE BETHANY |
| 2874 | R172391065 | NEWELL LANCE & CRISTY | CIR | PIEDMONT | OK | 73078 | LAKE PARK | 001 | 007 | LAKE PARK 001 007 | 2920 N MCMILLAN AVE BETHANY |
| 2874 | R173774210 | SOROCHYNSKY VITALII | 2911 N COUNCIL RD | BETHANY | OK | 73008 | UNPLTD PT SEC 19 12N 4W | 000 | 000 | UNPLTD PT SEC 19 12N 4W 000 000 PT N 1/2 OF SE4 OF SEC 19 12N 4W BEG 330FT S OF NE/C OF SD SEC S330FT W660FT N330FT E660FT TO BEG | 2911 N COUNCIL RD BETHANY |
| 2874 | R173774830 | THEPHACHANH JOHN D | 3640 N ROCKWELL AVE | BETHANY | OK | 73008 | UNPLTD PT SEC 19 12N 4W | 000 | 000 | UNPLTD PT SEC 19 12N 4W PT SE4 SEC 19 12N 4W 35FT S & 575FT W OF NE/C OF SE4 TH W85FT S295FT E85FT N295FT TO BEG | 0 UNKNOWN BETHANY |
| 2874 | R173774810 | HINDMAN MARK & KAYLA | 8024 NW 30TH ST | BETHANY | OK | 73008 | UNPLTD PT SEC 19 12N 4W | 000 | 000 | UNPLTD PT SEC 19 12N 4W 000 000 PT SW4 SEC 20 12N 4W A REGULATOR SITE DESC AS FOLLOWS BEG 601FT S & 75FT E OF NW/C OF SW4 TH N20FT E40FT S20FT W40FT TO END PUBLIC SERVICE | 8024 NW 30TH ST BETHANY |
| 2879 | R173786805 | OKLAHOMA NATURAL GAS CO | 401 N HARVEY | OKLAHOMA CITY | OK | 73102 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT SW4 SEC 20 12N 4W BEG 260FT S OF NW/C SW4 TH E660FT S396FT W660FT N396FT TO BEG EX A TR 40FT E&W BY 20FT N&S BEG 601FT S & 75FT E OF NW/C SW4 EXEMPT | 0 UNKNOWN BETHANY |
| 2879 | R173786810 | COUNCIL ROAD BAPTIST CHURCH | 2900 N COUNCIL RD | BETHANY | OK | 73008-4404 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT SW4 SEC 20 12N 4W BEG 260FT S OF NW/C SW4 TH E660FT S396FT W660FT N396FT TO BEG EX A TR 40FT E&W BY 20FT N&S BEG 601FT S & 75FT E OF NW/C SW4 EXEMPT | 0 UNKNOWN BETHANY |

| | | | | | | | | | | | |
|------|------------|-----------------------------|-------------------|---------|----|------------|-------------------------|-----|-----|--|---------------------------|
| 2879 | R173787350 | COUNCIL ROAD BAPTIST CHURCH | 2900 N COUNCIL RD | BETHANY | OK | 73008-4404 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT SW4 SEC 20 12N 4W BEG 30FT S & 33FT E OF NW/C OF SW4 TH S230FT E134.54FT N230FT W134.54FT TO BEG EXEMPT | 0 UNKNOWN BETHANY |
| 2879 | R173786850 | COUNCIL ROAD BAPTIST CHURCH | 2900 N COUNCIL RD | BETHANY | OK | 73008-4404 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT SEC 20 12N 4W BEG 30FT S & 167.54FT E OF NW/C N 1/2 SW4 TH S230FT TH E502.62FT TH N230FT TH W502.62FT TO BEG EXEMPT | 2900 N COUNCIL RD BETHANY |
| 2880 | R173786500 | COUNCIL ROAD BAPTIST CHURCH | 2900 N COUNCIL RD | BETHANY | OK | 73008-4404 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG SW/C OF NW4 TH E656.74FT N661.05FTW656.74FT S661.05FT TO BEG SUBJ TO ESMTS OF RECORD | 7903 NW 30TH ST BETHANY |



Department of Planning & Community Development

February 12, 2024

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Please note that you are receiving this note as a typo on page two of this letter was reported to the city.

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 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 24-02.
2. Location of Property: SW Corner of NW 30th ST. and N Council Rd.,
Bethany, OK.
3. Legal Description: Please see next page, item A 3.
4. Present Zoning: R-1 (Single-Family Residential).
5. Requested Zoning: C-G (Commercial General).

Commercial General allows for only commercial developments to take place.

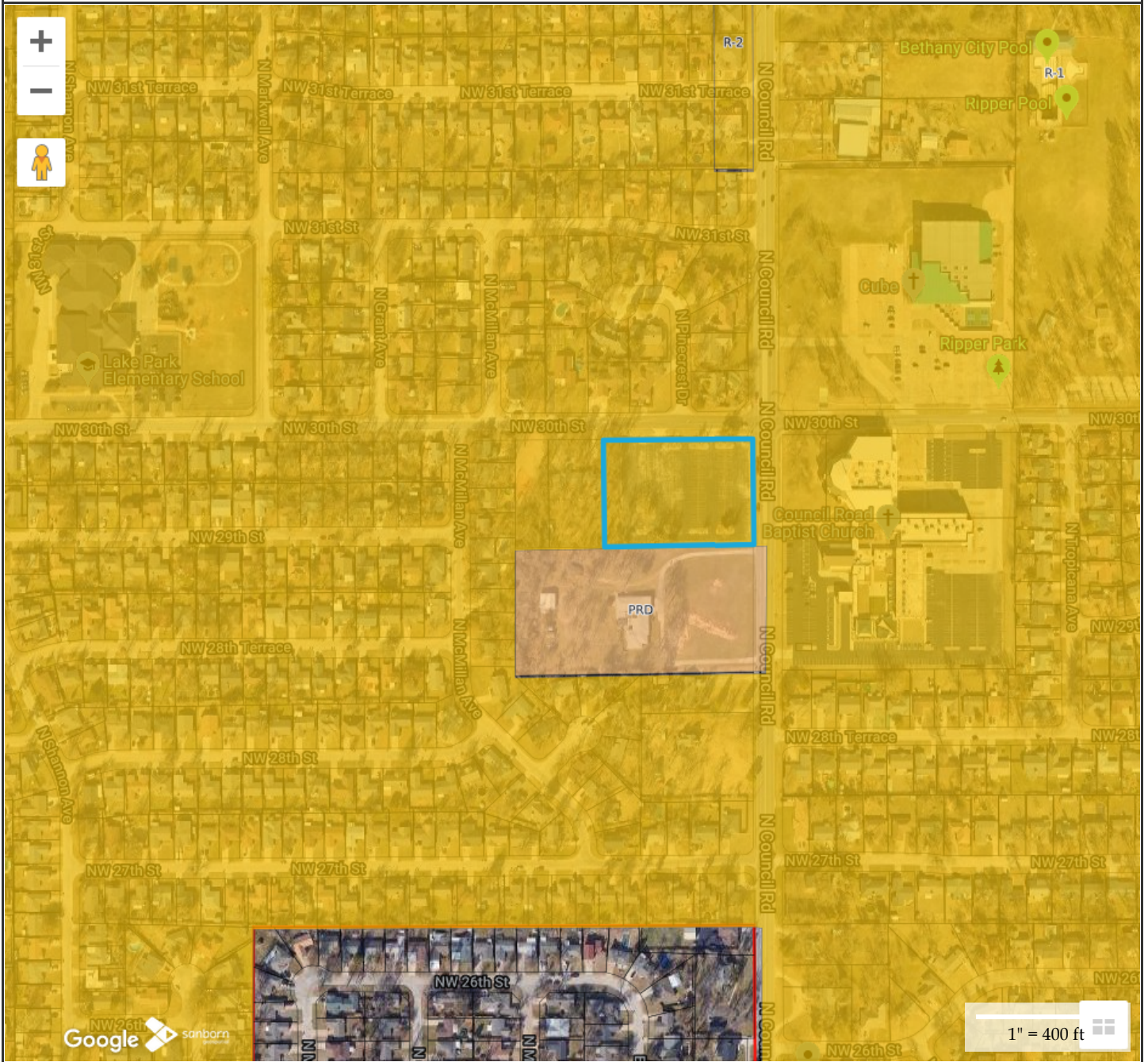
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **March 7, 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 **March 19, 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 24-02 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.

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 March 7, 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 36th St., Bethany, OK 73008 for the following: Consider a request by Hollow Brook Holdings, LLC., applicant, and Council Baptist Church, property owner, to rezone the SW corner of NW 30th Street and N Council Road from R-1 (Single-Family Residential) to C-G (Commercial General).

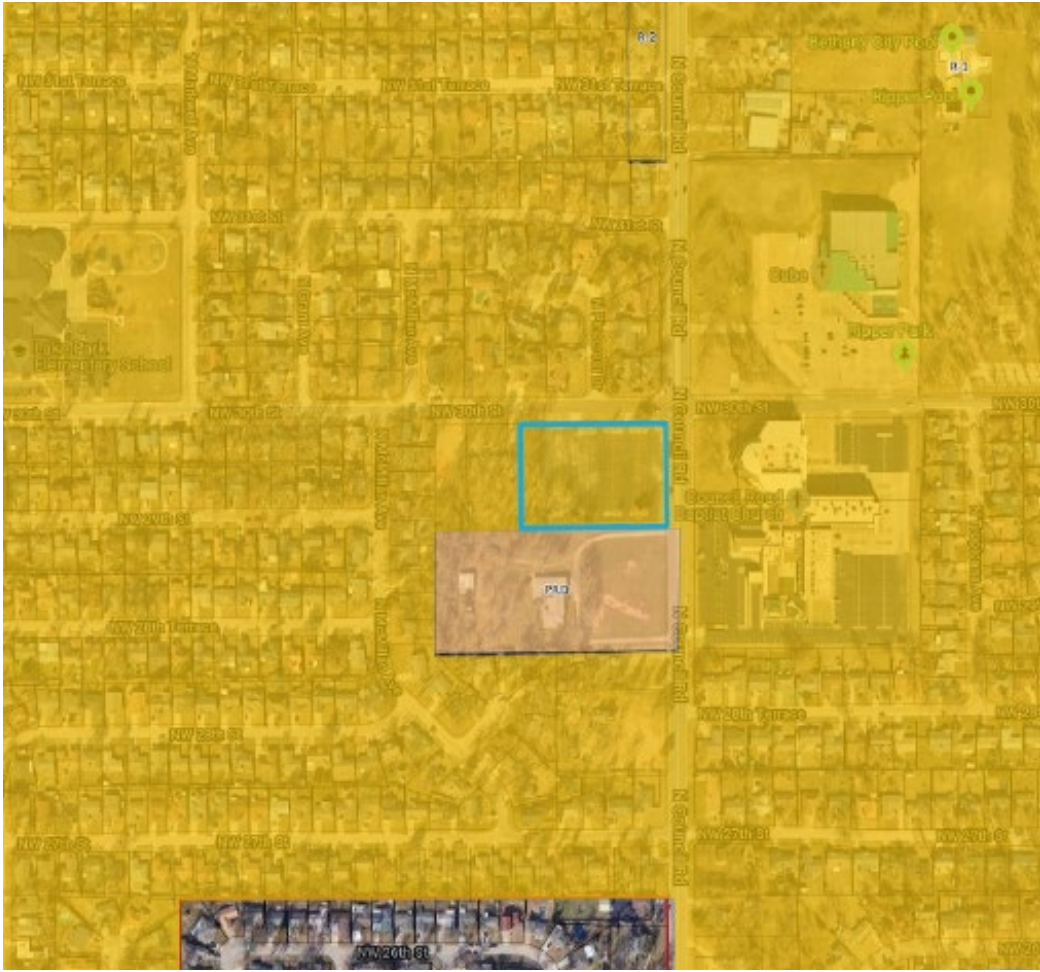
Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 19, 2024, at 6:30 p.m. and a vote to approve or deny the request will be held.

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:

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.



APPENDIX A: PERMITTED USE TABLE

| PERMITTED USES | R-1 | R-2 | R-M | MHP | PRD | C-O | C-R | C-G | C-H | CBD | I-L | I-H | A | E-1 | MUD | PUD | PUB |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|
| Accessory Building (over 240 sq.) | SP | SP | | | | | | | | | | | SP | | | | |
| Adult Business | | | | | | | | | | | X | X | | | | | |
| Adult day care center | | | | | | | X | X | X | | | | | | | | |
| Agriculture | | | | | | | | | | | | | X | | | | |
| Airport or landing field | | | | | | | | | X | | X | X | | | | X | |
| Alcoholic beverage establishments | | | | | | | | X | X | X | X | X | | | X | X | |
| Amusement, commercial indoor | | | | | | | | X | X | X | X | X | SP | | X | X | |
| Amusement, commercial outdoor | | | | | | | | | X | X | X | X | SP | | X | X | |
| Art gallery | | | | | | X | X | X | X | X | | | | X | X | X | X |
| Auto storage or auto auction | | | | | | | | | | | X | X | | | | | |
| Automobile repair garage | | | | | | | | | | | X | X | | | | | |
| Bed and Breakfast Inn | | X | X | | X | X | X | X | X | | | | | | | X | |
| Brewery (Craft brew) | | | | | | | | | X | X | X | | | | X | | |
| Brewery (large scale) | | | | | | X | X | X | X | | | | | | X | | |
| Building and landscaping material sales yard | | | | | | | | | | | | X | | | | | |
| Bus station or terminal | | | | | | | X | X | | | X | X | | | | X | |
| Caretaker or employee housing | | | | | | | | SP | | | SP | SP | | SP | | | |
| Catering establishment | | | | | | | X | X | X | X | | | | | | | |
| Charitable or Philanthropic Institutions | | | | | | | | | | | | | | X | | | X |
| Church | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| College or university | | | | | | | | | | | | | | X | | | |
| Community center | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Country club, private | SP | SP | | | | | | | | | | | SP | | | | |
| Crematory | | | | | | | | | | | | SP | | | | | |
| Day camp for children | | | | | | | | | | | | | X | X | | | X |
| Day-care center | | | | | | X | X | X | X | X | X | X | X | | X | X | |
| Dispensary store | | | | | | X | X | X | X | | | | | | X | | |
| Dormitory | | | | | | | | | | | | | | X | | | |

| PERMITTED USES | R-1 | R-2 | R-M | MHP | PRD | C-O | C-R | C-G | C-H | CBD | I-L | I-H | A | E-1 | MUD | PUD | PUB |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|
| Dwelling, multi-family | | | X | X | | | | | | | | | | | X | X | |
| Dwelling, single-family residential | X | X | X | X | X | | | | | | | | X | | X | X | X |
| Dwelling, two-family | | X | X | | X | | | | | | | | | | X | X | |
| Equestrian Educational Facility | | | | | | | | | | | | | SP | | | | |
| Equipment storage/rental yard | | | | | | | | | | | | X | | | | | |
| Family day-care homes | X | X | X | | | | | | | | | | | | X | | |
| Financial institutions | | | | | | X | X | X | X | | | | | | X | | |
| Fraternity or sorority lodge or assembly hall | | | | | | | | | | | | | | X | | | |
| Freighting yard/terminal | | | | | | | | | | | | X | | | | | |
| Funeral Home and Mortuary | | | | | | | | X | X | | X | X | | | | | |
| Gasoline service stations | | | | | | | | X | X | X | | | | | X | X | |
| Golf course, commercial | | | | | | | SP | X | X | | X | X | SP | | | | |
| Greenhouse and plant nursery | | | | | | | | X | X | X | X | X | X | | X | X | |
| Grocery store or supermarket | | | | | | | X | X | | X | | | | | X | X | X |
| Group House | SP | SP | SP | SP | SP | | | | | SP | | | SP | | SP | | |
| Halfway House | SP | | | | | | | | | | | | | | | | |
| Hazardous Waste Collection, Processing, or Disposal | | | | | | | | | | | SP | SP | | | | | |
| Home occupations | X | X | | | | | | | | | | | X | | | X | |
| Hospital | | | | | | | | | | | | | | | | | X |
| Hotel or motel | | | | | | | | X | X | X | X | X | | X | X | X | |
| Inmate pre-release center | | | | | | | | | | | | SP | | | | | |
| Inmate transitional living centers | | | | | | | | | | | | SP | | | | | |
| Inmate Work Center | | | | | | | | | | | | SP | | | | | |
| Inpatient Treatment | | | | | | SP | SP | SP | | | | | | SP | SP | | |
| Itinerant vendor | | | | | | | | | | SP | | | | SP | SP | | SP |
| Jail and Correctional Facility | | | | | | | | | | | | SP | | | | | |
| Kennel | | | | | | | | | X | | X | | SP | | | X | |

| PERMITTED USES | R-1 | R-2 | R-M | MHP | PRD | C-O | C-R | C-G | C-H | CBD | I-L | I-H | A | E-1 | MUD | PUD | PUB | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|---|
| Laboratory, scientific or research | | | | | | X | X | X | X | X | X | X | | | | | | |
| Library | | | | | | | | | | | | | | | | | X | |
| Manufacturing, heavy | | | | | | | | | | | | X | | | | X | | |
| Manufacturing, light | | | | | | | | | | | X | X | | | | X | | |
| Massage Clinic | | | | | | X | X | X | | X | | | | | X | X | | |
| Media broadcast | | | | | | X | | | | | X | X | | | | | | |
| Medical or dental facility | | | | | | X | X | X | | | | | | X | X | X | | |
| Mobile and Manufactured Home | | | | X | | | | | | | | | SP | | | | | |
| Mobile and Manufactured Home Park | | | | X | | | | | | | | | SP | | | | | |
| Museum | | | | | | | | | | | | | | | X | | X | |
| Night club/dance hall | | | | | | | | X | X | X | X | X | | | X | X | | |
| Nursing, care facility, convalescent, or rest home | | | | | | | | | | | | | | X | | | | |
| Open display, commercial | | | | | | SP | | | | | SP | SP | | | | | | |
| Pest Control Services | | | | | | | | | | | X | X | | | | | | |
| Petroleum products, Oil field equipment, storage yard and wholesale | | | | | | | | | | | | X | SP | | | | | |
| Pharmacy | | | | | | X | X | X | X | | | | | | X | | | |
| Professional offices | | | | | X | X | X | X | | | | | | | X | | | |
| Public park and playground | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Public Safety Facilities | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Public Utility Station | | | | | | | | | | | | X | | | | | X | |
| Publisher | | | | | | | | X | X | | X | X | | | | X | | |
| Recreational vehicle or vehicle storage | | | | | | | | | | | | X | | | | | | |
| Recreational Vehicle Park | | | | | | | | | | | X | X | | | | X | | |
| Recycling Collection Facility | | | | | | | | | | | X | X | | | | X | | |
| Restaurant or Eating Establishment (Not drive-in type) | | | | | | X | X | X | X | X | | | | | X | X | | |

| PERMITTED USES | R-1 | R-2 | R-M | MHP | PRD | C-O | C-R | C-G | C-H | CBD | I-L | I-H | A | E-1 | MUD | PUD | PUB |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|
| Restaurant or Eating Establishment (Drive-in) | | | | | | X | X | X | X | X | X | | | | X | X | |
| Retail, general | | | | | | X | X | X | X | | | | | | X | | |
| Retail, specialty | | | | | | X | X | X | | X | | | | | X | | |
| Sale barn | | | | | | | | | | | | X | X | | | | |
| Salvage yards | | | | | | | | | | | | X | | | | | |
| School, Business | | | | | | | | | | | | | | X | | | |
| School, Commercial Trade | | | | | | | | | | | | | | X | | | |
| School, Private, Elementary, or Secondary | | | | | | | | | | | | | | X | | | |
| School, Public or Denominational | | | | | | | | | | | | | | X | | | |
| Self-service laundry or dry-cleaning establishment | | | | | | | X | X | X | | X | | | | X | X | |
| Shelter | | | | | | | | | | | | | | X | | X | X |
| Shooting range, indoor | | | | | | | | | X | | X | X | SP | | | X | |
| Swap meet, flea market, and other similar uses | | | | | | | | | | | | | SP | SP | | | SP |
| Swim or tennis club | X | X | X | | | | | | | | | | | X | X | | |
| Swimming pool, commercial | | | | | X | | X | X | | | | | | | | X | |
| Tattoo and/or Body Piercing Shop | | | | | | | | | | | SP | SP | | | | | |
| Tele-communication Facilities | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Temporary Employment Services, Day Labor Business | | | | | | | | X | X | X | | | | | X | X | |
| Theater, drive-in | | | | | | | | X | X | | X | | SP | | | X | |
| Transitional Living Facility | SP | SP | SP | | | | | | | | | | | | | | |
| Treatment Facility | | | | | | SP | SP | SP | SP | SP | | | | SP | SP | | |
| Unlighted private tennis courts | SP | SP | SP | | | | | | | | | | | | SP | | |
| Vehicle Storage | | | | | | | | | | | | X | | | | | |
| Veterinary hospital | | | | | | X | X | X | X | X | X | X | X | | | | |
| Warehouse | | | | | | | | | | | X | X | | | | | |
| Warehouse, mini | | | | | | | | | | | X | X | | | | | |
| Wastewater treatment plant | | | | | | | | | | | | | | | | | X |

*Self Storage Facilities - Similar in use to warehouse mini, and thus will require industrial land use.

| PERMITTED USES | R-1 | R-2 | R-M | MHP | PRD | C-O | C-R | C-G | C-H | CBD | I-L | I-H | A | E-1 | MUD | PUD | PUB |
|-----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|
| Wholesale or warehouse enterprise | | | | | | | | | | | X | X | | | | | |
| Zoo | | | | | | | | | | | | | SP | SP | | | X |



City of Bethany

Planning & Zoning Staff Report

March 7, 2024

[PC 24-03 Wind Sign Discussion](#)

Discussion:

The status of wind signs within the Bethany Municipal Code and subsequent sign ordinance.

Background:

Wind signs, aka wind banners and feather flags, are a type of sign which consists of a cloth banner attached to the side of a small pole. These signs are designed to attract attention by utilizing the wind to create movement. These signs are not allowable by ordinance *except* as temporary promotional signs.

Ordinance:

The Bethany Municipal Code of Ordinances defines wind signs in §153.01 *Definitions* as “Wind sign means a sign consisting of one or more banners, flags, pennants, ribbons, spinners, streamers, or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected by wind or breeze.

§153.19 *Prohibited Signs* (B) Wind Signs herein defined, except for temporary business promotion signs. Under §153.01, Temporary Signs are defined as a banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the code inspection official to be displayed for a limited period of time.

Analysis:

Wind signs are an allowable, albeit temporary sign type within the Bethany code of ordinances. As such, Bethany is within the norm of municipal codes in Oklahoma as staff research indicates. The codes of thirteen Oklahoma municipalities ranging from

populations of 3,800 to 1.5 million residents were reviewed by staff for wind sign regulations.

- Allowed by Right: (1) Moore
- Allowed as Temporary: (8) Bethany, Broken Arrow, Del City, Jenks, Midwest City, Mustang, Norman, and Oklahoma City.
- Expressly Prohibited: (2) Edmond and Warr Acres.
- No Definition: (3) Tulsa, Bixby, and Nichols Hills.

According to staff research, the cities which allow wind signs as temporary flags often do so for promotional material, and cite the rapid deterioration of wind signs, and the high probability of these signs becoming a nuisance.

Conclusion: Wind signs, by ordinance, are a temporary sign that may be permitted and monitored by Code Enforcement. Bethany's stance on wind signs is in line with other major municipalities, and has the policies, procedures, and staff to continue monitoring this type of sign.

Discussion Questions:

1. Should wind signs continue to be an allowable type of sign under the current sign ordinance?
 - a. If yes, should their temporary status be defined further?
2. Should greater detail be included within the ordinance, such as placement, height, time limits, etc.?

Reviewed Ordinances:

Expressly Permitted:

Moore, OK – *Moore Land Development Code, Chapter 6 “Sign Regulations”*

- While not defined, all signs are allowable by permit and are subject to the placement guidelines found in §12-643 & §12-644.

Allowable as Temporary Signs:

Oklahoma City, OK – *Oklahoma Code of Ordinances Chapter 3, Article V “Sign Regulations”*

- Feather Flags & Wind Banners are not expressly named; however, they would be identified as temporary signs in §3-82 (45.1).

Norman, OK – *Norman Municipal Code, Chapter 28 “Sign Regulations,” Article 28-1 “Sign Regulations in General.”*

- Feather signs may be permitted for a period of six months, may not be placed in the right-of-way, and are subject to all other placement guidelines.
- Feather Signs may not be placed in low-density residential areas.

Mustang, OK – *Code of Ordinances of Mustang, Oklahoma – Chapter 94 “Signs”*

- §94-3 classifies these signs as temporary signs.
- Temporary signs are permitted for 90-day periods (§94-53) and are not allowed in the right-of-way.

Midwest City, OK – *Code of Ordinances City of Midwest City, Chapter 9, Article VII “Sign Regulations”*

- Not expressly defined but would be classified as a temporary sign in §9-382 “Definitions.”
- All temporary signs are permitted for a period of seven (7) days §9-394(g).

Del City, OK – *Code of Ordinances for the City of Del City – Chapter 18, Article I “Signs”*

- Feather Signs/Wind banners are defined as temporary signs in §18-1 “Definitions.”

Broken Arrow, OK – *Code of Ordinances for the City of Broken Arrow, Oklahoma, Appendix A “Zoning Ordinance,” Chapter 5 “Development Standards.”*

- Allowed as a temporary sign with a timeframe of forty-five (45) days in §5.7 “Signs” (F).

Jenks, OK – *The City of Jenks Code of Ordinances, Chapter 16 “Unified Development Code,” Article 7 “Sign Standards.”*

- §16-7-6 (D) "Temporary Sign Standards" permits feather signs, however, they shall not exceed sixteen (16) square feet.
- Temporary signs are permitted for a maximum of thirty (30) days, and applicants are granted three periods per calendar year.

No Definition:

Tulsa, OK – *Tulsa Code of Ordinances, Title 42 "Zoning Code," Chapter 60 "Signs."*

- Feather Signs/Wind Banners are neither defined nor included on the list of prohibited signs in §60.020.

Bixby, OK – *No standalone sign ordinance*

- The City of Bixby does require a permit for signage, which includes banners and mobile ground signs as appropriate.

Nichols Hills, OK – *No standalone sign ordinance*

Expressly Prohibited:

Edmond, OK – *The City of Edmond Municipal Code of Ordinances, Title 15 "Sign Regulations."*

- §15.02.010 (70) defines feather flags/wind banners as wind signs.
- §15.25.160: Wind signs prohibited.

Warr Acres, OK – *City Code of Warr Acres Title 15, Chapter 15.06 Definitions*

- §15.06.010 "General Terms" prohibits the use of wind signs.