

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, February 8, 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**  
**FEBRUARY 15, 2024**  
**7:00 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF JANUARY 18, 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 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.

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

**NEW BUSINESS**

**ADJOURNMENT UNTIL MARCH 7, 2024**

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**JANUARY 18, 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 7:15 p.m.)  
Brendan Summerville, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 on Thursday, January 11, 2024 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Trent Reid gave the invocation. Motion was made by James Clemmer, seconded by Justin Peck to approve the November 2, 2023 Planning and Zoning Commission minutes as mailed. 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.

**ITEM 1:**     **PC 23-10**  
Discuss and vote to either approve or disapprove a short-term rental ordinance.

**ACTION:**     Brendan Summerville, Comm. Dev. Associate presented the staff report to discuss and vote to either approve or disapprove a short-term rental ordinance. Short-term rentals are over night stays at houses or rooms that one rents out. The period for the short-term rentals are for less than 30 days. Anything greater than 30 days would be leasing the property. The input from the past meetings was taken by Ray Jones, City Attorney and put into the ordinance you see before you this evening. Any additional revenue short-term rental generates would go to the hotel/motel tax which would go toward BEDA, and then goes into economic development for the city. This would also have a path of accountability for code enforcement for code violations that would be applied to the renter. The ordinance would also enforce parking requirements as well as building requirements for the short-term rentals.

Charles Snyder, Chair mentioned under (C)(1) it does not say what the penalty will be if you do not obtain a permit for your short-term rental. We should have a penalty for someone who tries to fly under the radar and gets caught.

Brendan Summerville, Comm. Dev. Associate stated that would be a question for the City Attorney.

Commissioner Marx said in OKC you would write a citation the same way you would write any other citation for any violation (nuisance, high grass, etc.).

Brendan Summerville, Comm. Dev. Associate stated it would be approximately a \$500.00 fee.

Commissioner Clemmer suggested adding some wording to the ordinance that states anything less than 30 days is short-term and anything greater than 30 days requires a lease.

(Ray Jones, City Attorney arrived at 7:15 p.m.)

Ray Jones, City Attorney explained the short-term rental definition is 30 days.

Commissioner Clemmer asked what if the person goes beyond the 30 days.

Ray Jones, City Attorney stated if the intent of what they are doing is short-term B&B, they would probably be extending the length of 10 days. But if the people are workers coming in on a month-to-month lease, that is different because it is a long-term lease. This proposed ordinance is for short-term rentals only.

Charles Snyder, Chair asked the city attorney what the penalty would be if you do not obtain a permit for your short-term rental and try to fly under the radar.

Ray Jones, City Attorney explained any municipal ordinance where it is deemed unlawful, there is a default of penalty under section 99 of our ordinance.

Chris Powell, resident of resident of 6211 NW 31<sup>st</sup> Ter. expressed concerns about parking.

Ray Jones, City Attorney stated part of the purpose of the ordinance is how many individuals will be staying at the particular property. If there are going to be four cars, the property has to be large enough to accommodate four parking spaces.

Chris Powell, resident of resident of 6211 NW 31<sup>st</sup> Ter. asked about the wording in section (D)(5), "Prior to issuance of a short-term rental permit, the operator shall allow an on-site inspection" which is different from the city shall perform. I am interested to know if we are giving ourselves a little wiggle room as far as our requirement versus what we are requiring of the renter.

Ray Jones, City Attorney said this language is intentional. There is no duty or liability of the municipality to perform any inspection. But if you are going to operate a short-term rental in your home, the home is not typically open to the building inspection process because the home has already been constructed. So, if you are going to operate a short-term rental, you need to permit the building inspector to come in and perform inspections when the need arises. And we are ensuring the property is not a nuisance.

Motion was made by Steve Marx, seconded by Trent Reid to recommend approving the proposed ordinance with the following amendment to (C)(5) by striking the words, "Prior to issuance of a short-term rental permit". The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx, Ron Crouch, James Clemmer, Trent Reid. NAY- Robert Helton. ABSTAIN- None. The motion carried 7-1-0.

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Motion was made by James Clemmer, seconded by Ron Crouch to adjourn. The motion carried unanimously 8 - 0.

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Chair

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Date

**City of Bethany**  
**Planning & Zoning Staff Report**  
**February 15, 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
<b>North</b>	R-1 (Single-Family Res.)
<b>South</b>	I-H (Ind. Heavy), PUD (Planned Unit Development), C-G (Comm. General)
<b>East</b>	C-O & R-1 (Comm. Office & Single-Family Res.)
<b>West</b>	A (Agricultural)

*Table 1*

**Zoning Characteristics:**

	<b>I-L</b>	<b>R-2</b>
Use	Industrial Light	Two-Family Dwelling
Minimum Lot Area (ft <sup>2</sup> )	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 27<sup>th</sup> 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.

**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 5<sup>th</sup> 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
- ' SsfFUX]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;

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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

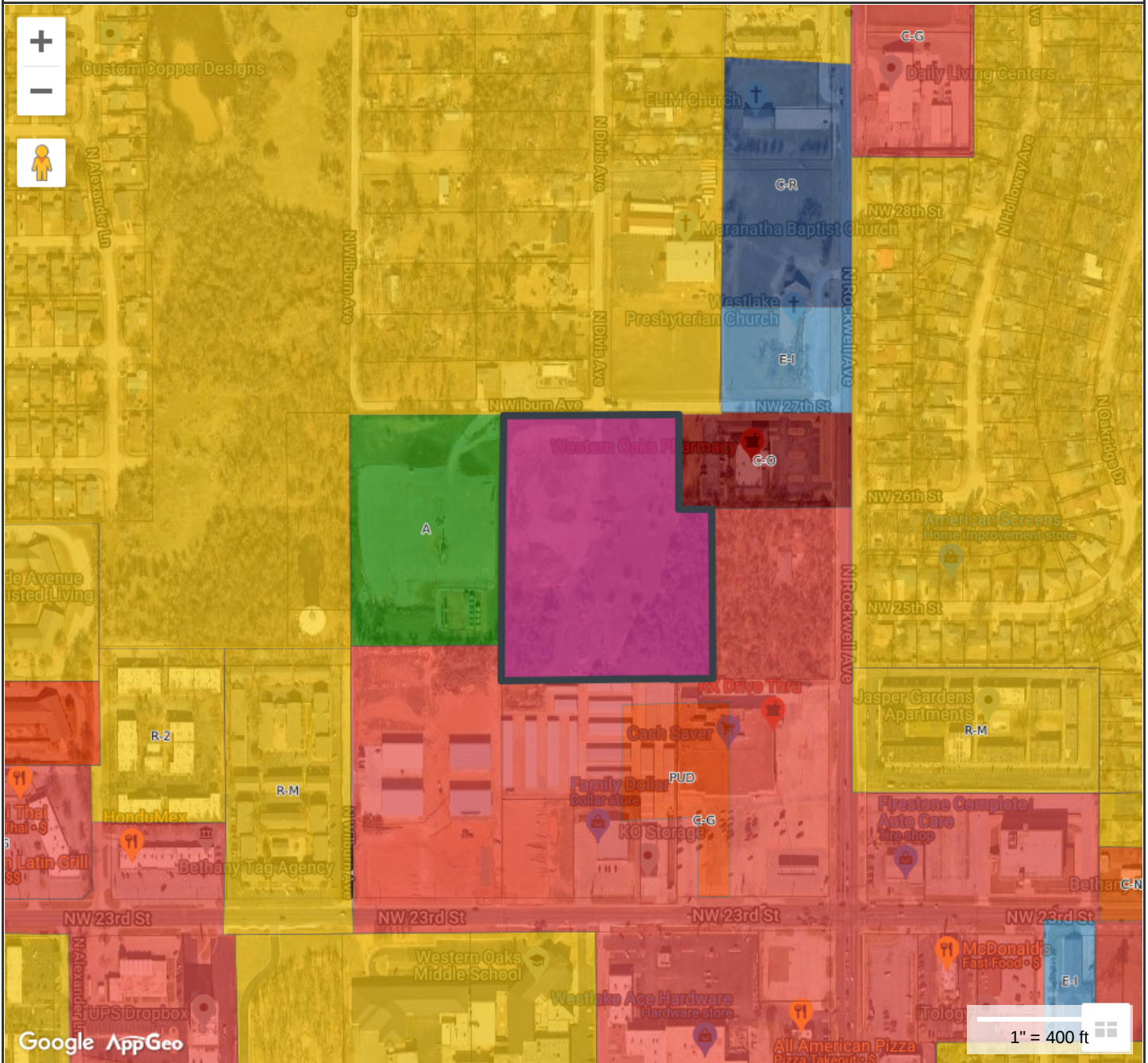
N Wilburn Ave

RX Drive Thru

Cash Saver

Jasper Gardens  
Apartments

# PC 24-01 Zoning Map



**ZONING CODE LEGEND**

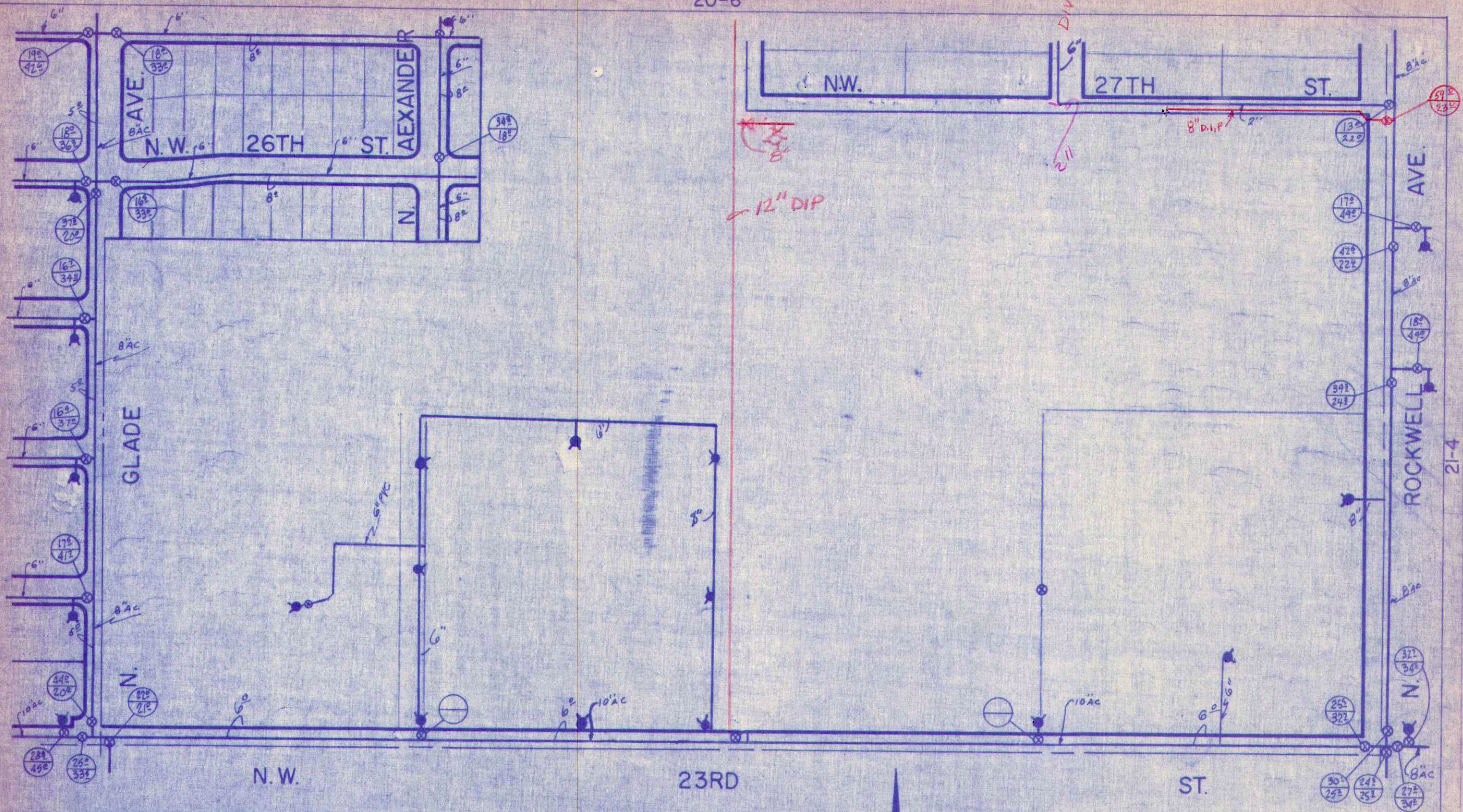
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<span style="color: orange;">■</span> CBD	<span style="color: purple;">■</span> I-L
<span style="color: red;">■</span> C-G	<span style="color: purple;">■</span> I-R
<span style="color: grey;">■</span> C-H	<span style="color: orange;">■</span> PUD
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

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

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

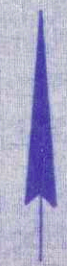
20-6



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.



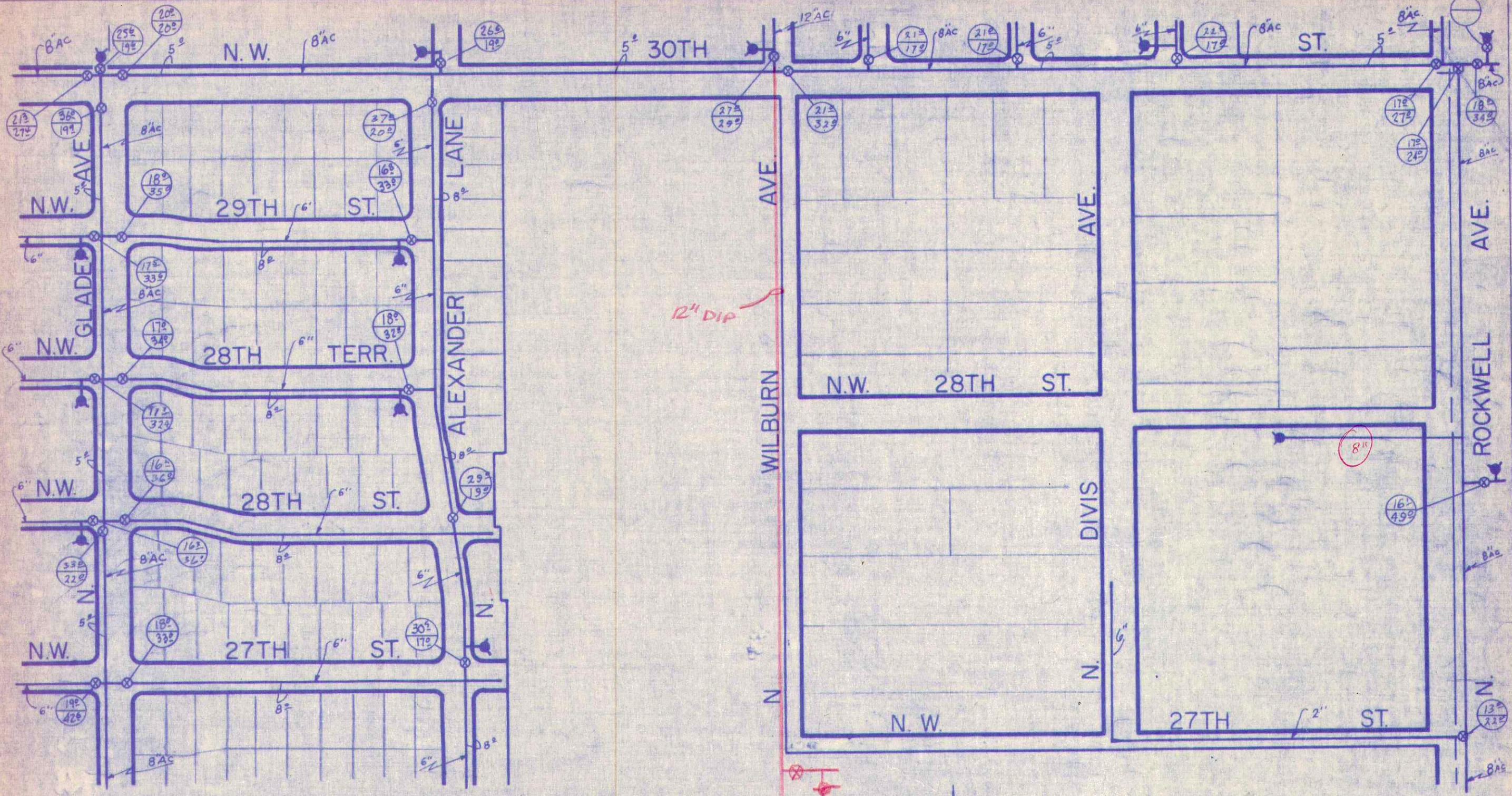
SCALE 1"=200'

23RD

ST.

29-8

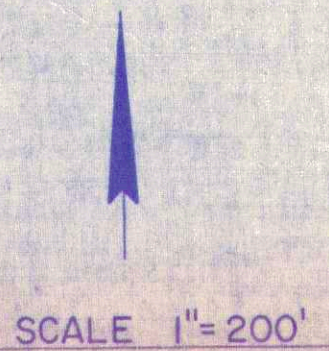
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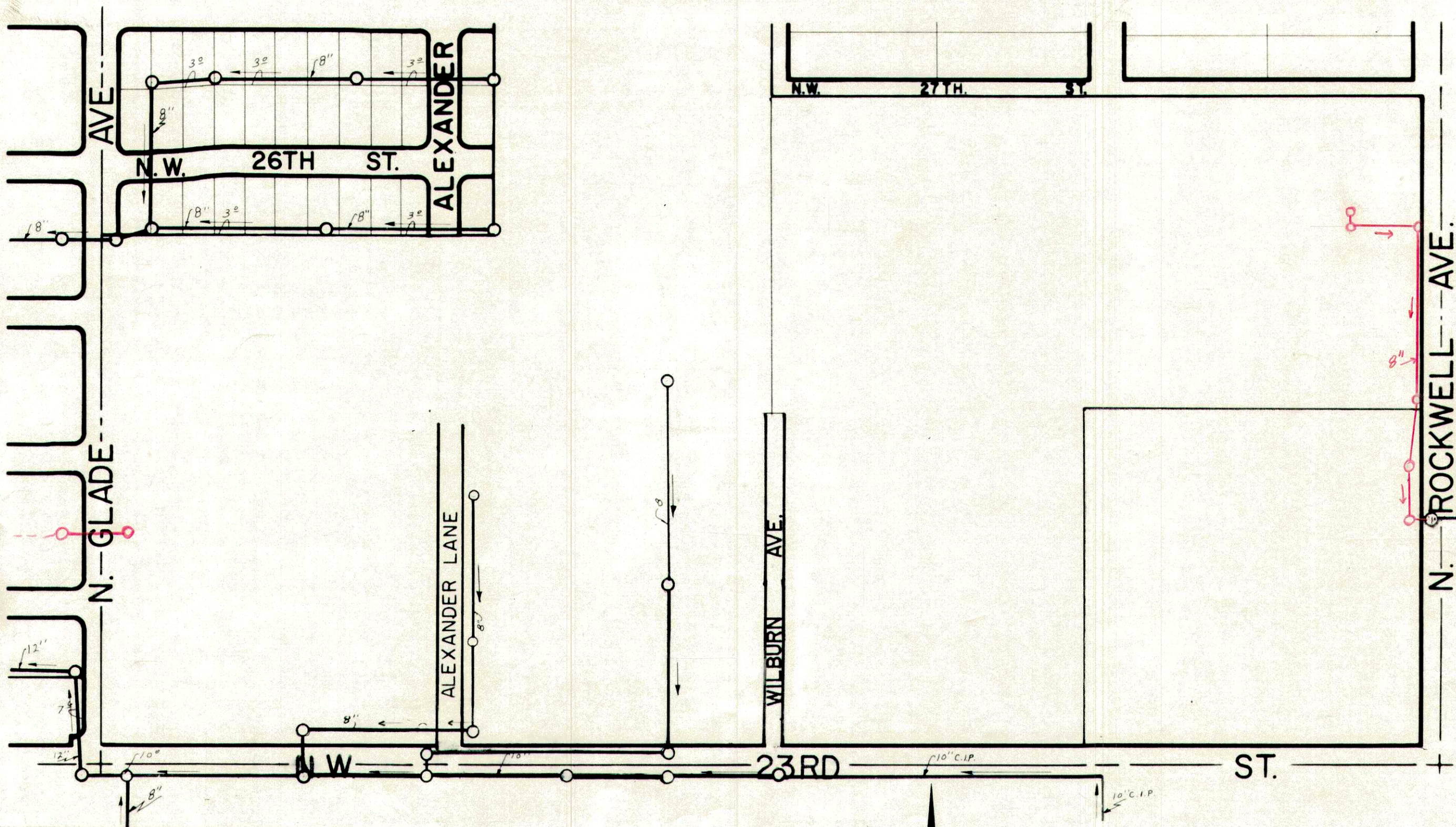
20-3

21-3

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Rev. 2-11-88

8-16-00

SCALE 1" = 200'

20-5




### APPLICATION FOR REZONING

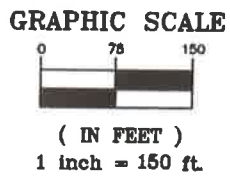
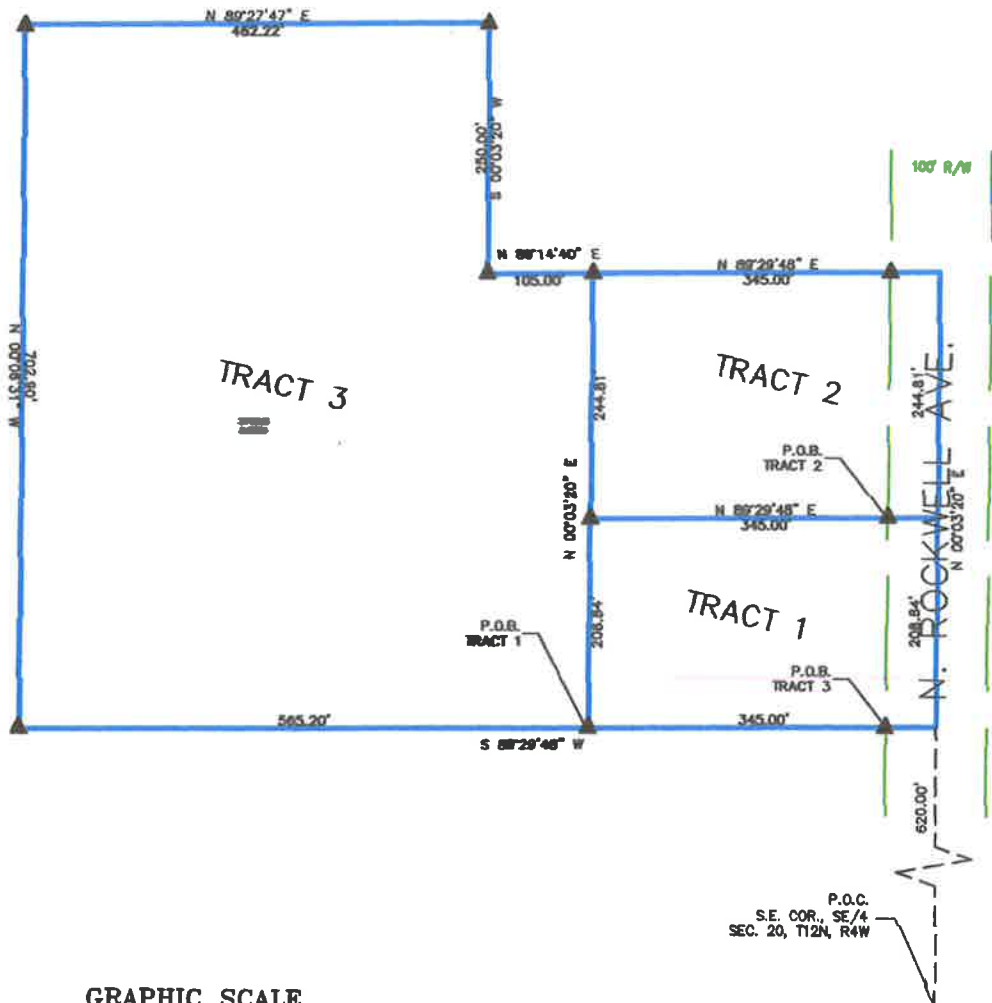
We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(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/27<sup>th</sup> / N Divis
5. Legal description (attach if necessary): See Attached (Tract 3)

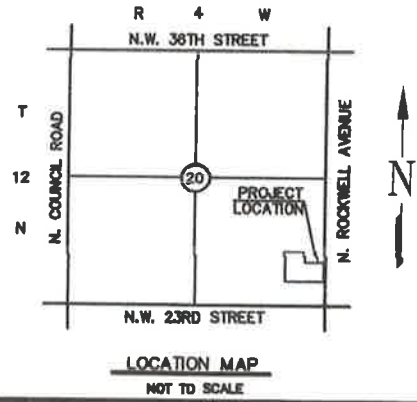
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6. Area of property (sq. ft.): 8.54 Acres. (372,002) sqft.
7. The application shall be accompanied by the following:
  - a. Filing Fee.
  - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of 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:  Digitally signed by Mike Bass  
Applicant Print Name: ERICK SILVA Digitally signed by:  
Signature of Property Owner:  Mike Bass  
Property Owner Print Name:  MIKE BASS, Manager of Carlson Ventures LLC 81F38DD0088478



**LEGEND**

▲ SET 3/8" I.P. W/ 'CA6213' CAP



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

<b>2601 N. Rockwell Avenue</b>		
<b>Tract Split Survey</b>		
<b>A B SURVEYING</b>		
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	Date: 5/18/23	Scale: 1"=150'
Drawn By: CJF	Party Chief: RBW	Revisions:
DWG File: 2601 N Rockwell	Survey File: 2557-5-18	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°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**

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**Tract Split Survey**

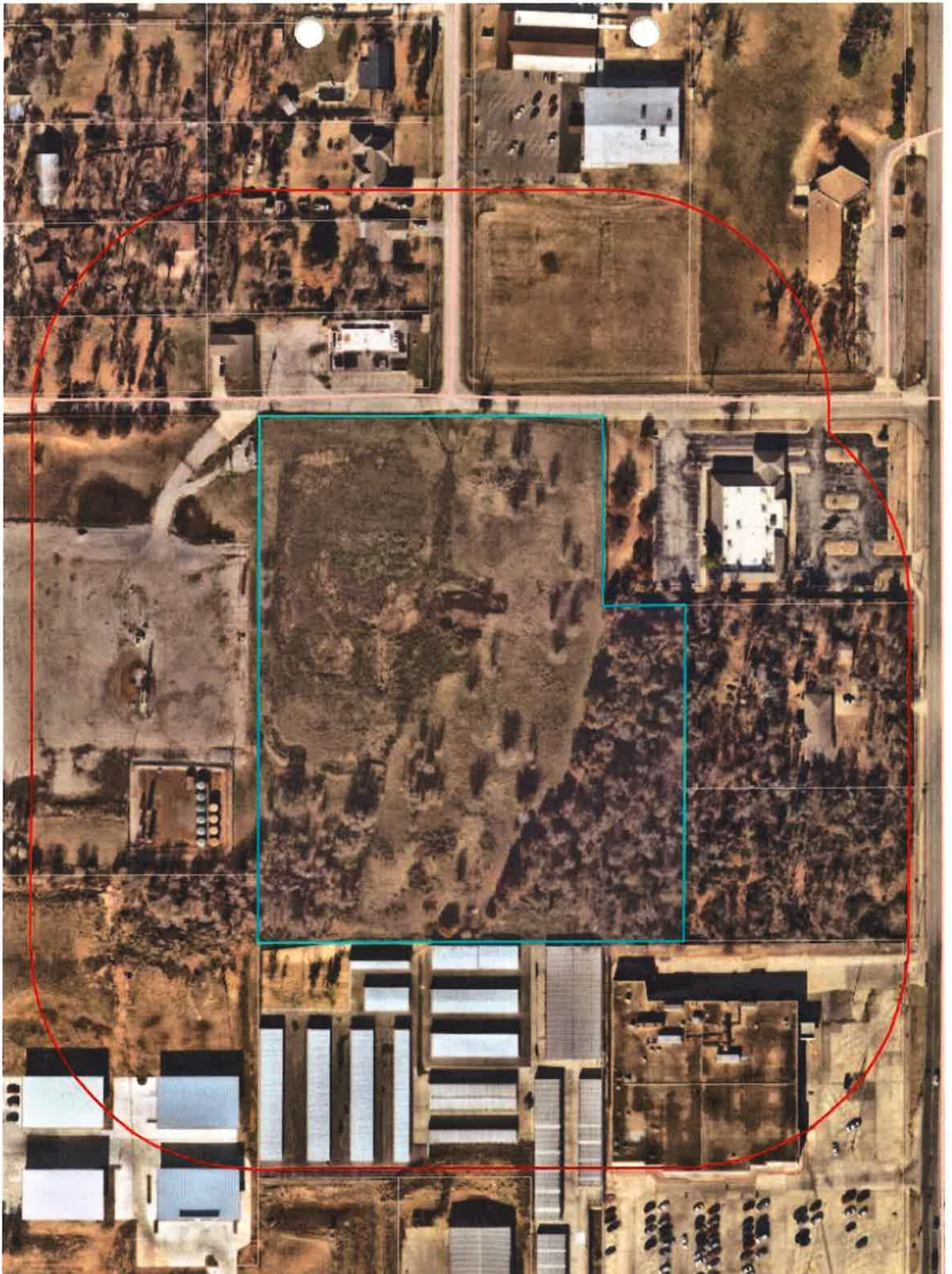
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**SURVEYING**

Chris Fairchild, P.L.S. #1743, C.A. #6213  
 7333 Hammond Circle, Warr Acres, OK 73132  
 405.816.8217 Phone — chris@surveyngok.com  
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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	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 & JULIANA 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	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*

January 22, 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 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: C-R (Commercial Restricted).
5. Requested Zoning: R-2 (Two-Family Residential).
6. Applicant's Request: Grant a special use permit that will allow for a dwelling unit on a commercial-restrictive lot.

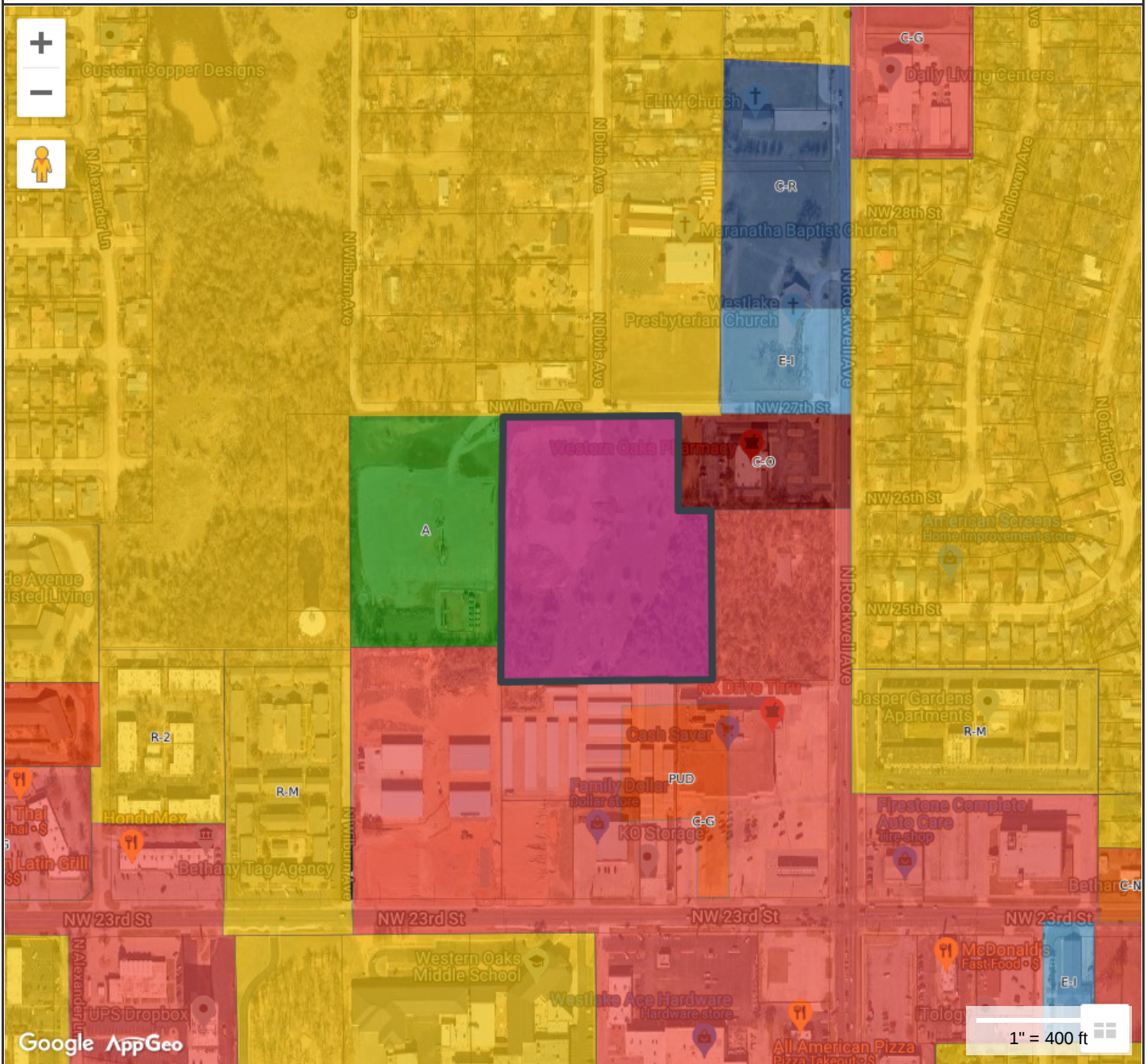
### B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **February 15, 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 5, 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

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

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

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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 February 15, 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 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).

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 5, 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:

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