

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, May 9, 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
MAY 16, 2024
7:00 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF MAY 2, 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 Industrial Light (I-L) to Two-Family Residential (R-2). *Item to be heard by the Bethany City Council on June 4, 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: PC 24-09

Consider a minor subdivision request by Louis Colis, applicant & property owner, for their property at 2811 N Council Road. *Item to be heard by the Bethany City Council on June 4, 2024.*

LEGAL DESCRIPTION:

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, more particularly described as follows to-wit:

Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning.

As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma

NEW BUSINESS

ADJOURNMENT UNTIL JUNE 6, 2024

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 2, 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
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, April 25, 2024, at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Justin Peck, seconded by Trent Reid to approve the April 18, 2024 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, Trent Reid. NAY- None. ABSTAIN- James Clemmer. The motion carried 7-0-1.

ITEM 1: **PC 24-06**
Consider a request by Council Road Baptist Church, applicant & 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 21st of May 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. Associate presented the staff report to consider rezoning the SW Cor. of NW 30th Street & N. Council Road from R-1, Single Family to C-G,

Commercial General. He summarized the lot characteristics for C-G, Commercial General and R-1, Single Family zoning districts. Currently the proposed lot as well as most everything around it is zoned single family. The only difference is the lot to the south is a planned residential development. There is a 14" water line on N. Council Rd. and an 8" line on NW 30th St. There is an 8" sewer line along west side of property and 15" lines along both N. Council Rd. and NW 30th St. This property is located within the north corridor of N. Council Rd., which the comprehensive plan calls for a mix of residential and commercial uses.

Commissioner Clemmer asked about the diagonal line on the survey.

Jerry Hocker, Applicant said he suspects diagonal line is a drainage line that allows water to drain from the north side to the south side of property.

Mr. Batali, 2911 N. Council asked about the future plans for the property.

Jerry Hocker, Applicant stated there are no plans at this time.

Commissioner Snyder noted this property is earmarked to become commercial property under the comprehensive plan. So, from NW 23rd Street to NW 36th Street is earmarked for mixed use. One of the possibilities is it could be a combination of commercial-residential, like in the 1930's where people lived above their store.

Ms. Stepanek, resident of 3108 N. McMillan spoke against the commercial rezoning.

Mr. Ray, new resident of the property next door to applicant's property, spoke against the commercial rezoning. There is too much traffic already.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the C-G, Commercial General zoning. The votes are as follows: AYE- Justin Peck, Kent Lynn, Steve Marx, Ron Crouch, James Clemmer, Trent Reid. NAY- Robert Helton. ABSTAIN- Charles Snyder. The motion carried 6-1-1.

ITEM 2: PC 24-08

Discussion of shipping containers as they relate to the accessory structure ordinance.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to discuss shipping containers as they relate to the accessory structure ordinance. Staff was tasked with looking into whether a shipping container could be treated as an accessory building. He reviewed the current accessory structure ordinance (Section 152.02). What we look at the most is whether or not the roof pitch matches the house and if the structure looks similar to the house. Staff has some concerns about the environmental quality of the shipping containers. As these shipping containers are steel on the bottom, they are prone to degrading. If shipping containers are sitting flat on the ground without a foundation, there is a good chance structure could corrode and get into our water system.

Commissioner Reid asked if there is way to make shipping containers okay for commercial but not residential.

Brendan Summerville, Comm. Dev. Associate stated he felt if you are going to use the shipping container as part of the building that it would be possible.

Commissioner Clemmer stated he was here when the City came up with the accessory building ordinance. They did not want shipping containers in Bethany, which is why they wrote the accessory building ordinance as it is now written.

Ray Jones, City Attorney stated that currently a 40-foot shipping container would exceed the 240 sq. ft. requirement. Then you have the other elements of our accessory building ordinance in place that require the structure to have a roof pitch that matches the house and matches the house design.

Commissioner Snyder stated the original question is should shipping containers be a viable option as an accessory building. This is what we should be focusing on.

After some discussion, Commissioner Snyder suggested we delay this item until the possibility of re-writing the accessory building ordinance arises in the future.

Commissioner Reid spoke against shipping containers on residential properties.

Motion was made by Trent Reid, seconded by James Clemmer to table this discussion until such time the accessory building ordinance is reviewed for changes/updates. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Ron Crouch, James Clemmer, Trent Reid. NAY-None. ABSTAIN-Steve Marx. The motion carried 7-0-1.

NEW BUSINESS

Amanda McCellon, Comm. Dev. Director stated she felt bad after the last Planning and Zoning Commission meeting because she felt the Planning and Zoning Commission get a “no” from staff a lot and why we cannot do things. Most of everything that has been brought up in this room has already been talked about and is on our dream list. One of the most important things I have learned from Elizabeth Gray, City Manager is that timing is everything. Just because we say no now, that does not mean not someday.

Brendan Summerville, Comm. Dev. Associate mentioned some upcoming zoning and subdivision cases.

Amanda McCellon, Comm. Dev. Director and Brendan Summerville, Comm. Dev. Associate spoke about the groundbreaking for the Blue Goose in Eldon Lyon Park.

Commissioner Marx asked if the Planning and Zoning Commission meetings could be moved from 7:00 p.m. to 6:30 p.m.

Ray Jones, City Attorney stated this request could be passed onto the City Council to approve a resolution to change the Planning and Zoning Commission meeting time from 7:00 p.m. to 6:30 p.m.

Motion was made by Steve Marx and seconded by Justin Peck to recommend changing the Planning and Zoning Commission meeting time from 7:00 p.m. to 6:30 p.m. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- James Clemmer. The motion carried 7-0-1.

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

Chair

Date



City of Bethany

Planning & Zoning Staff Report

May 16, 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 townhouses). This property would be subject to a maximum density of 12 dwelling units per acre. The applicant has stated a goal of 24 detached buildings, or 48 dwelling units, with a density of 5.6 dwelling units per acre.

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

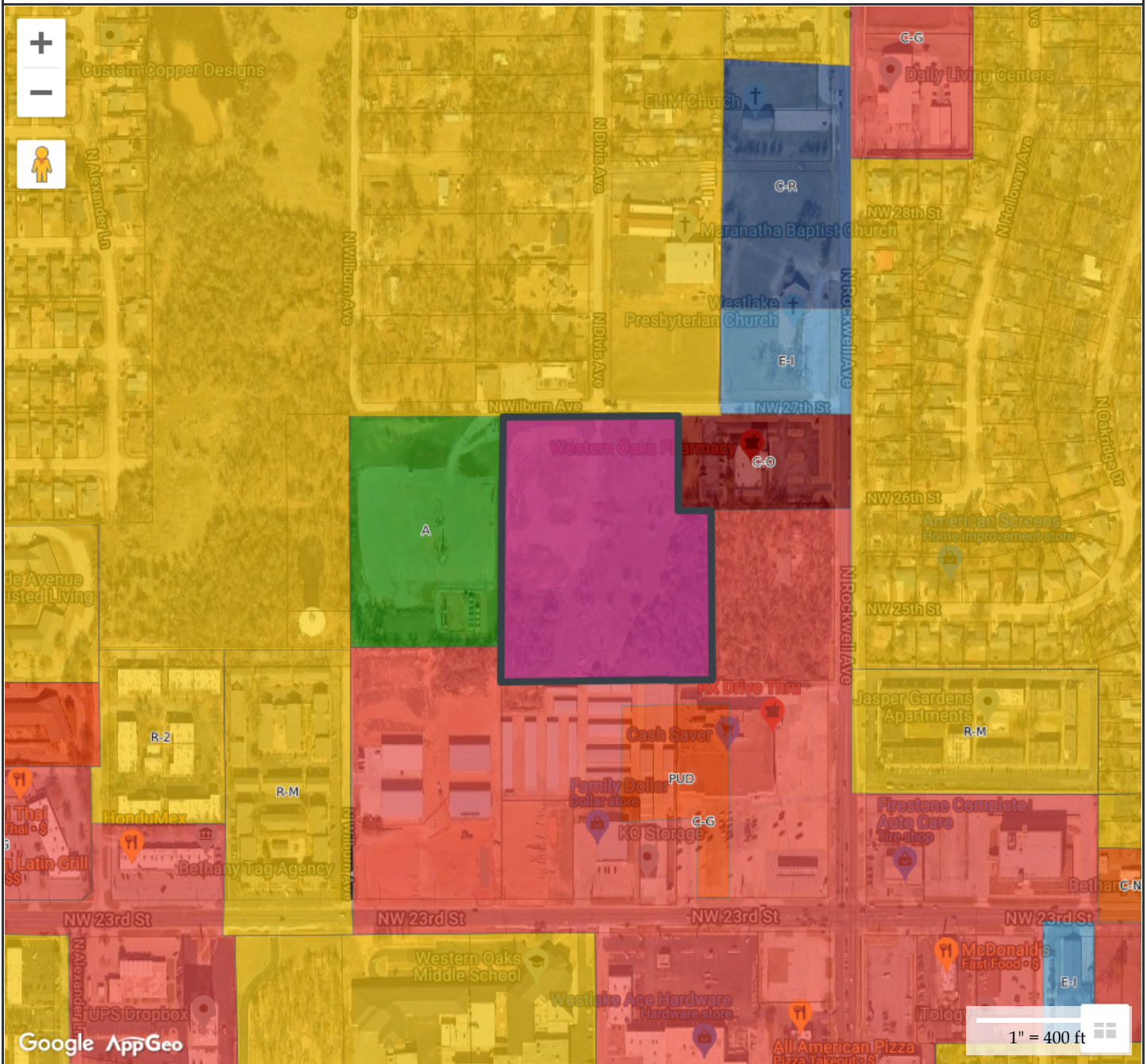
N Wilburn Ave

RX Drive Thru

Cash Saver

Jasper Gardens
Apartments

PC 24-01 Zoning Map



ZONING CODE LEGEND

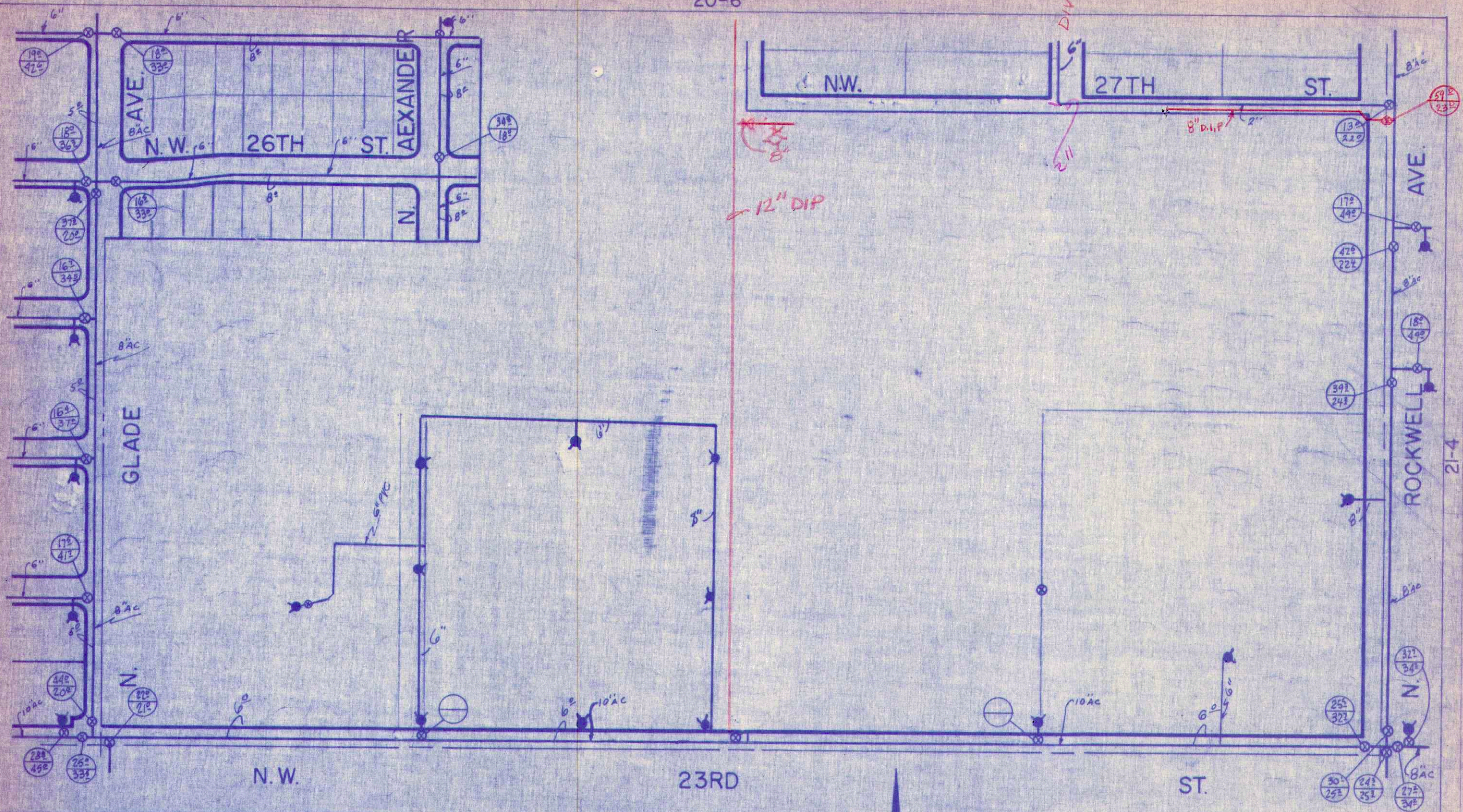
A	E-I
CBD	I-L
C-G	I-R
C-H	PUD
C-S	PRD
C-N	R-1
C-O	R-2
C-R	R-M
	RMO
	RHP

**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.

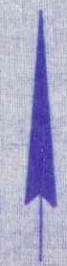
20-6



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.



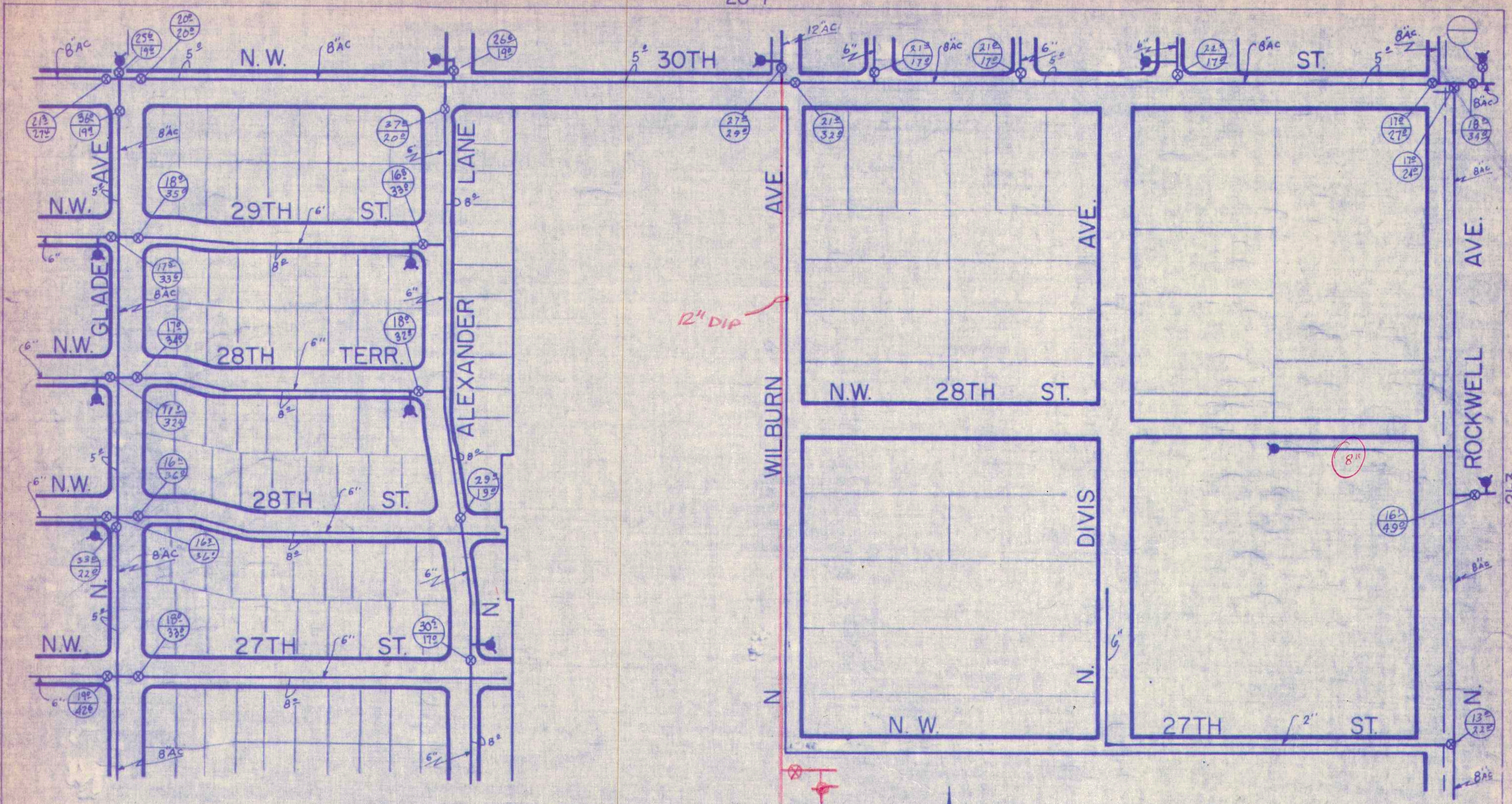
SCALE 1"=200'

23RD

ST.

29-8

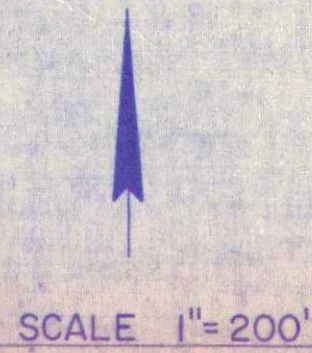
20-5

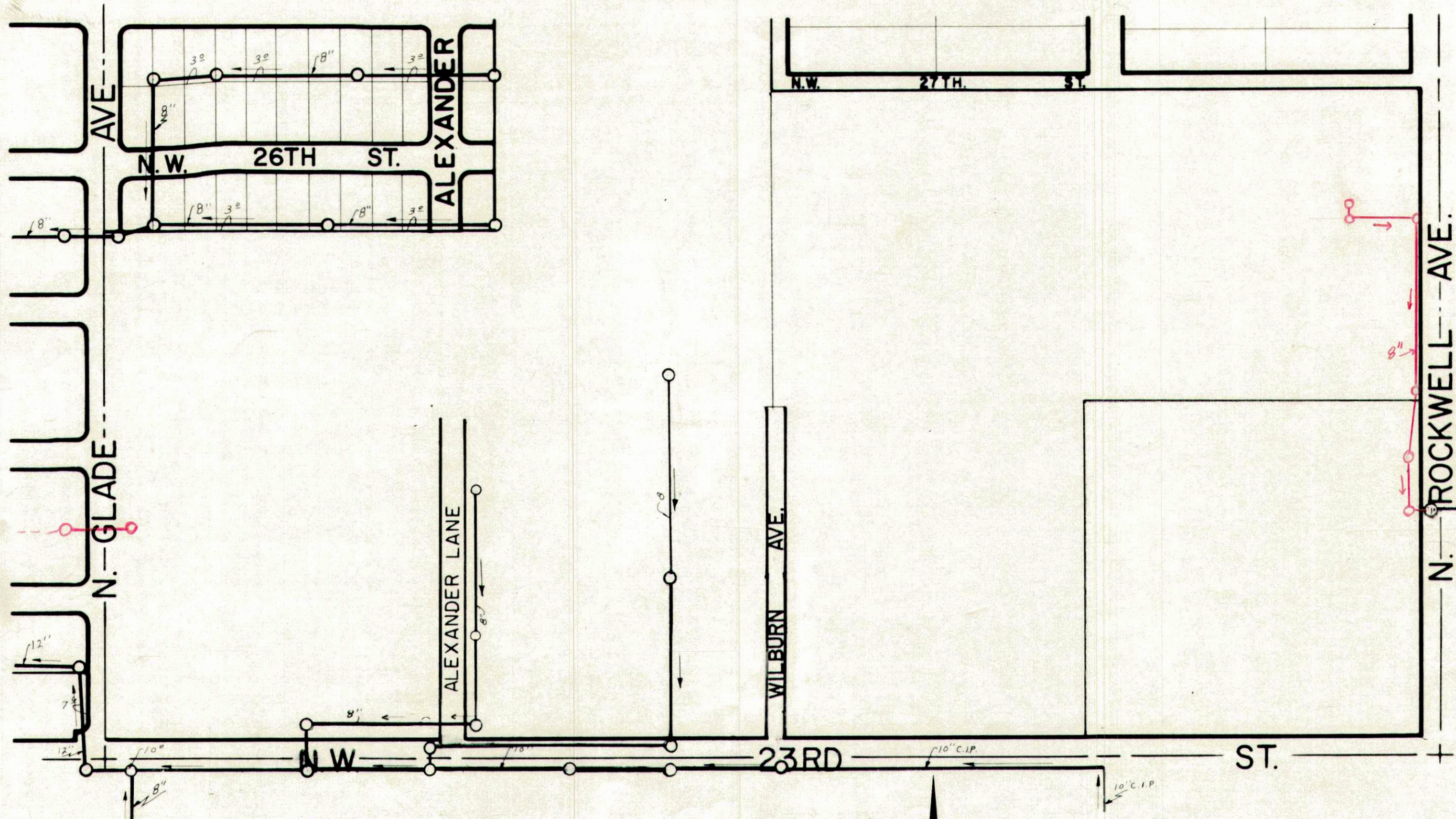


20-3

21-3

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.





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

8-16-00

SCALE 1"=200'





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) 8033016
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).

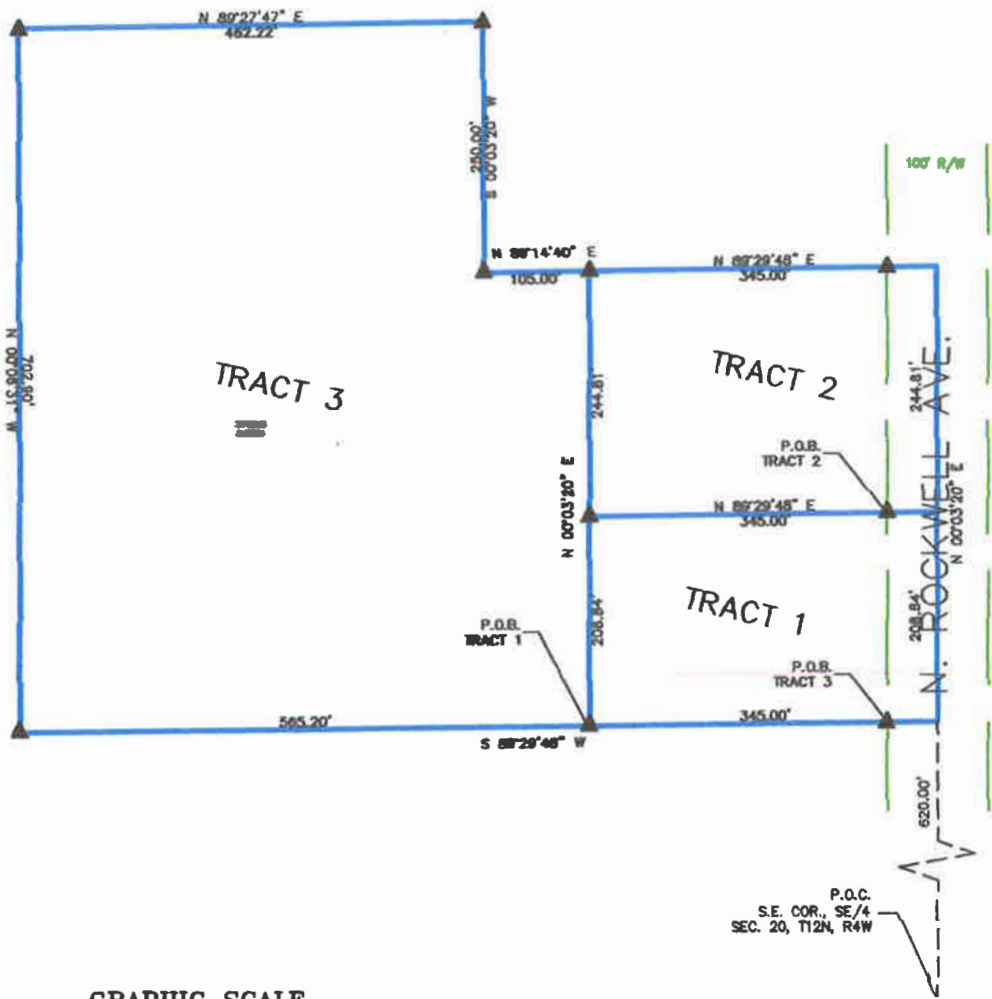
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

9. Signature of Applicant:  Discussed by: Mike Bass

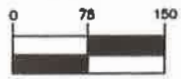
Applicant Print Name: ERICK SILVA Discussed by: Mike Bass

Signature of Property Owner: X Mike Bass

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
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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 629.00 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:

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;

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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

- 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.
- 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



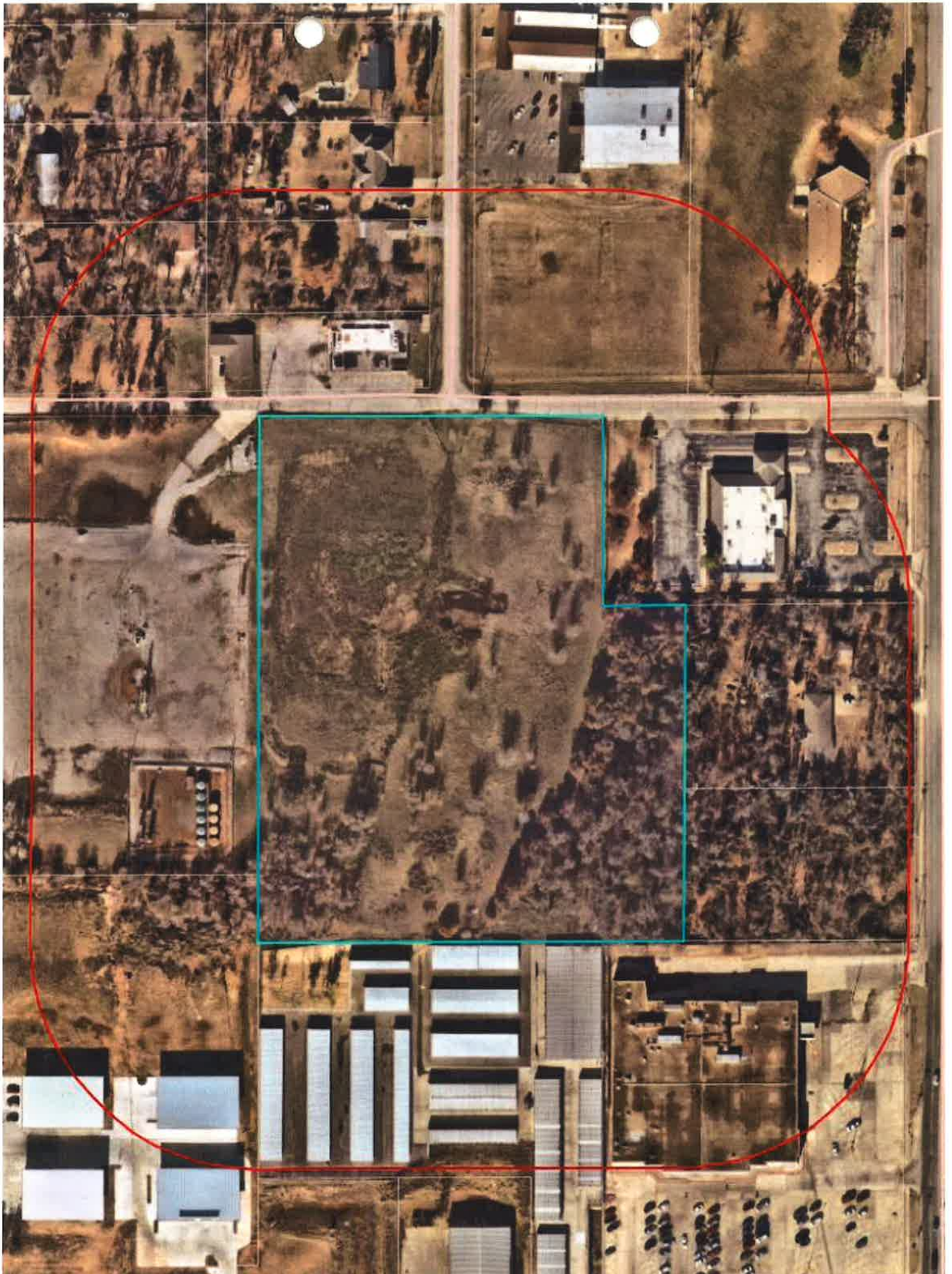
SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone - chris@absurveyingok.com
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Project No: 2557
Drawn By: C.F
DWG File: 2601 N Rockwell

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

Scale: 1"=150'
Revisions:
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	UNPLTD PT SEC 20 12N 4W	0	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 TO ESMTS & R/WS OF RECORD	No Data
R173781875	FALAWN TARELL NORWOOD	No Data	No Data	1249 WELLINGTON DR	PALMDALE	CA	93551	UNPLTD PT SEC 20 12N 4W	0	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	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO ESMTS & R/WS OF RECORD	No Data

2



City of Bethany

Planning & Zoning Staff Report

May 16, 2024

CASE NO: PC 24-09

Request: Consider a minor subdivision application by Louis Colis, applicant & property owner, for property located at 2811 N Council Road.

Legal Description: 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, more particularly described as follows to-wit:

Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning.

As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma

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

Number of Proposed Lots: Two (2)

Surrounding Zoning:

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

Table 1

Background:

The applicant is seeking to subdivide their 1.67 acre property at 2811 N Council Road into two lots. The Northern lot, with the existing dwelling unit, will have an area of 0.71 acres, whereas the newly created Southern lot will have an area of 0.95 acres. The applicant has stated that plans are to construct a detached, single-family home on the proposed Southern lot.

Analysis:

The City of Bethany's engineering partners, TEIM Design, and contract engineers Robbie Williams & Steve Manek, performed a review of the proposed subdivision. Engineering staff determined that there is adequate public utility access to for the proposed tracts, and recommended approval of the subdivision.

Per §154.33, a minor subdivision shall be of an area less than two (2) acres of a single ownership, and to be subdivided into no more than three (3) lots. R-1 properties under this provision are not required to submit a preliminary or final plat; as it is the intent of the applicant to maintain the present zoning, this provision is met. Additionally, no public improvements will be required of the applicant.

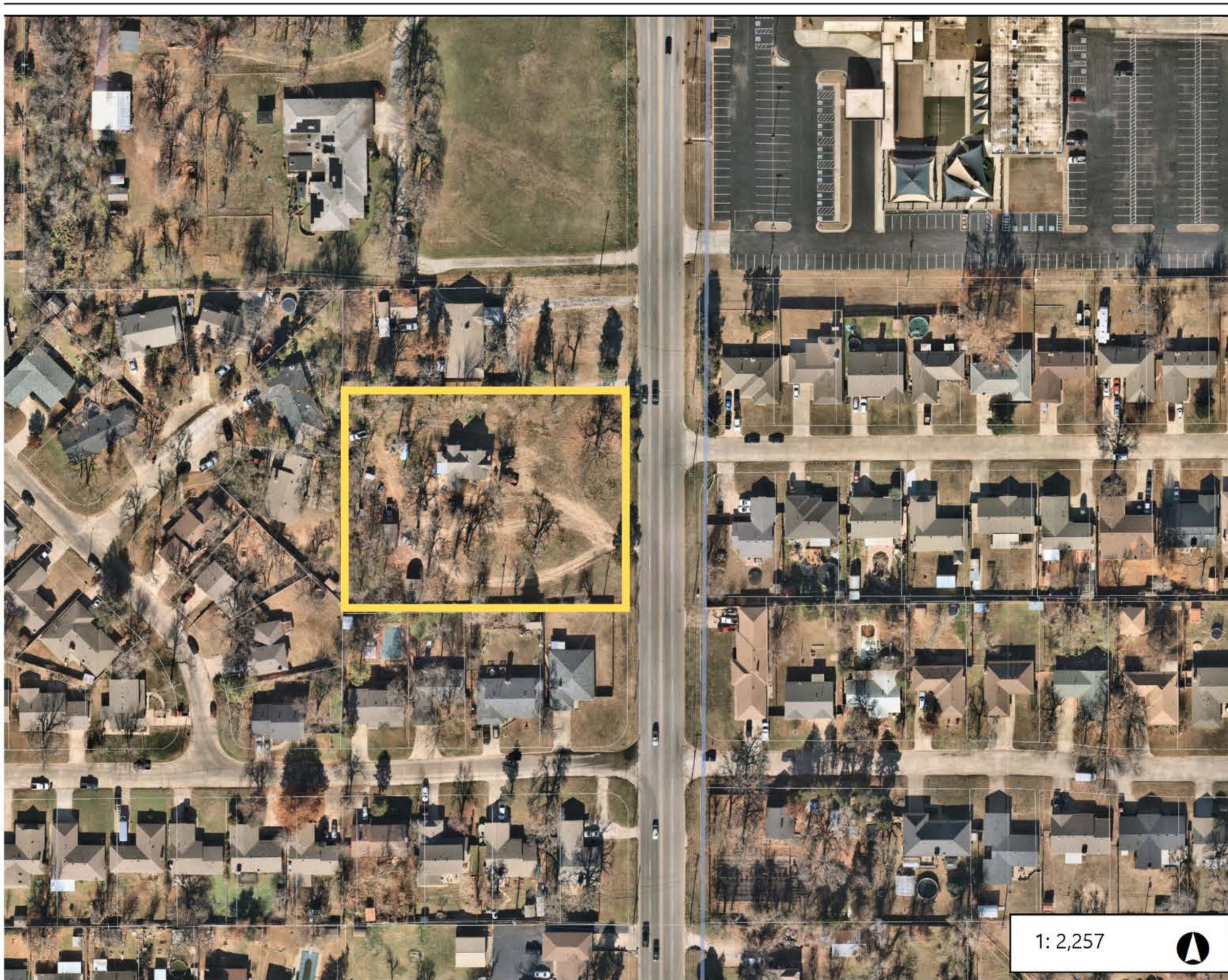
Of the proposed lots, the North lot would access sanitary sewer via an eight (8) inch line on the Southwest corner of the lot; the South lot would access the same connection, but has secondary access to an extension on its Southern border. Both lots will utilize a fourteen (14) inch water line under N Council Road.

The Comprehensive Plan calls for this area to become a mix of commercial and residential land uses; there is no provision in the future land use map for the number or sizes of lots.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's minor subdivision request.

Attachments:

- Aerial Photographs
- Legal Description
 - Current & Proposed Legal Descriptions
- Property Surveys
- Zoning Map
- Water & Sewer Atlases
- Application Documents
- Public Notification



Legend

-  Sections (>1:40,000)
-  Parcels
-  OK County Boundary

Notes
Enter Map Description

1: 2,257 

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Current Legal Description:

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, more particularly described as follows to-wit:

Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning.

As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma

Proposed Lot 1 (South):

A tract of land lying in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the SE/4 of said Section 19; thence N00° 13'42"W along the East line of said SE/4 a distance of 1,651.99 feet to the Northeast corner of LAKE PARK ADDITION THIRD SECTION and to the POINT OF BEGINNING; thence S89°27'39"W along the North line of LAKE PARK ADDITION a distance of 170.03 feet; thence N89°27'56"E a distance of 83.70 feet; thence S00°13'19"E a distance of 59.00 feet; thence N89°27'56"E a distance of 246.39 feet to a point on the East line of said SE/4; thence S00°13'42"E along the East line of said SE/4 a distance of 111.00 feet to the POINT OF BEGINNING

Containing 41,583.66 Sq. Ft. or 0.9546 Acres, more or less

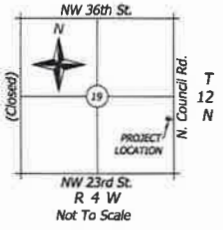
Proposed Lot 2 (North):

A tract of land lying in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the SE/4 of said Section 19; thence N00° 13'42"W along the East line of said SE/4 a distance of 1,662.99 feet to the POINT OF BEGINNING; thence S89°27'39"W a distance of 246.39 feet; thence N00°13'19"W a distance of 59.00 feet; thence S89°83.70 feet to a point on the East line of LAKE PARK ADDITION; thence N00°13'19"W along the East line of said Addition a distance of 49.97 feet; thence N89°27'56"E a distance of 330.08 feet to a point on the East line of said SE/4; thence S00°13'42"E along the East line of said SE/4 a distance of 108.97 feet to the POINT OF BEGINNING.

Containing 31,032.06 Sq. Ft. or 0.7124 Acres, more or less.

**BOUNDARY EXHIBIT
OF
2811 N. COUNCIL ROAD, BETHANY, OK**

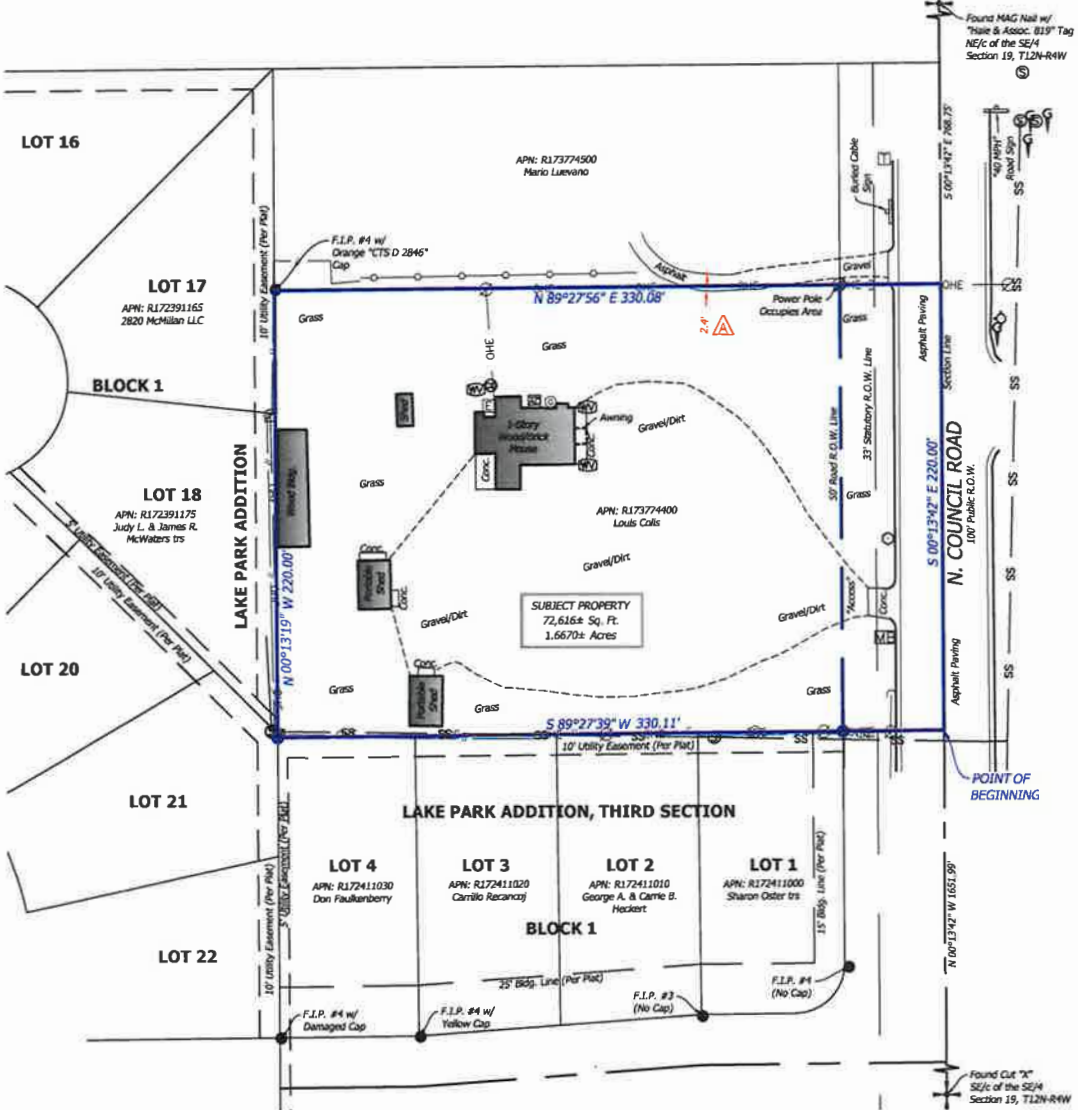


- LEGEND**
- ⊙ POWER POLE
 - ⊙ LIGHT POLE
 - ⊙ GUY ANCHOR
 - ⊙ ELECTRIC METER
 - ⊙ AIR CONDITIONER
 - ⊙ SECTION CORNER
 - ⊙ QUARTER CORNER
 - ⊙ SET IRON PIN W/CAP
 - ⊙ SET MAG NAIL W/WASHER
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ MAIL BOX
 - ⊙ GAS METER
 - ⊙ GAS MARKER
 - ⊙ FOUND MONUMENT
 - ⊙ F.L.P. - FOUND IRON PIN
 - CHAIN LINK FENCE
 - WOOD PANEL FENCE

UTILITY NOTE
The underground utilities shown, if any, have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor may not physically locate the underground utilities.



POSSIBLE ENCROACHMENTS
A portion of an existing Asphalt Driveway extends over the subject property North line, as shown hereon.



LEGAL DESCRIPTION
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, more particularly described as follows to-wit:

Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the Point of Beginning;

(As described in Warranty Deed, Book 15056, Page 1831, Official Records of the Oklahoma County Clerk, State of Oklahoma.)

Containing 72,616± Sq. Ft. or 1.6670± Acres, more or less.

GENERAL NOTES

- 1: The described property, by graphical plotting only, is located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 40109C0260H, dated 12/18/2009.
- 2: The Property has direct access to N. Council Road, being a dedicated public street.
- 3: There is no observed evidence of current earth moving work, building construction or building additions.
- 4: There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 5: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 6: The bearing of South 00° 13' 42" East as shown on the East line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- 7: All unit of measurements are US Survey feet (Ground).

CERTIFICATION

THIS PLAT OF 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.

I, Troy Dew, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision. Witness my signature and surveyors seal this 4th day of March, 2021.



March 4, 2024

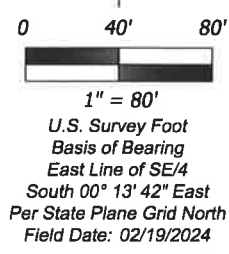
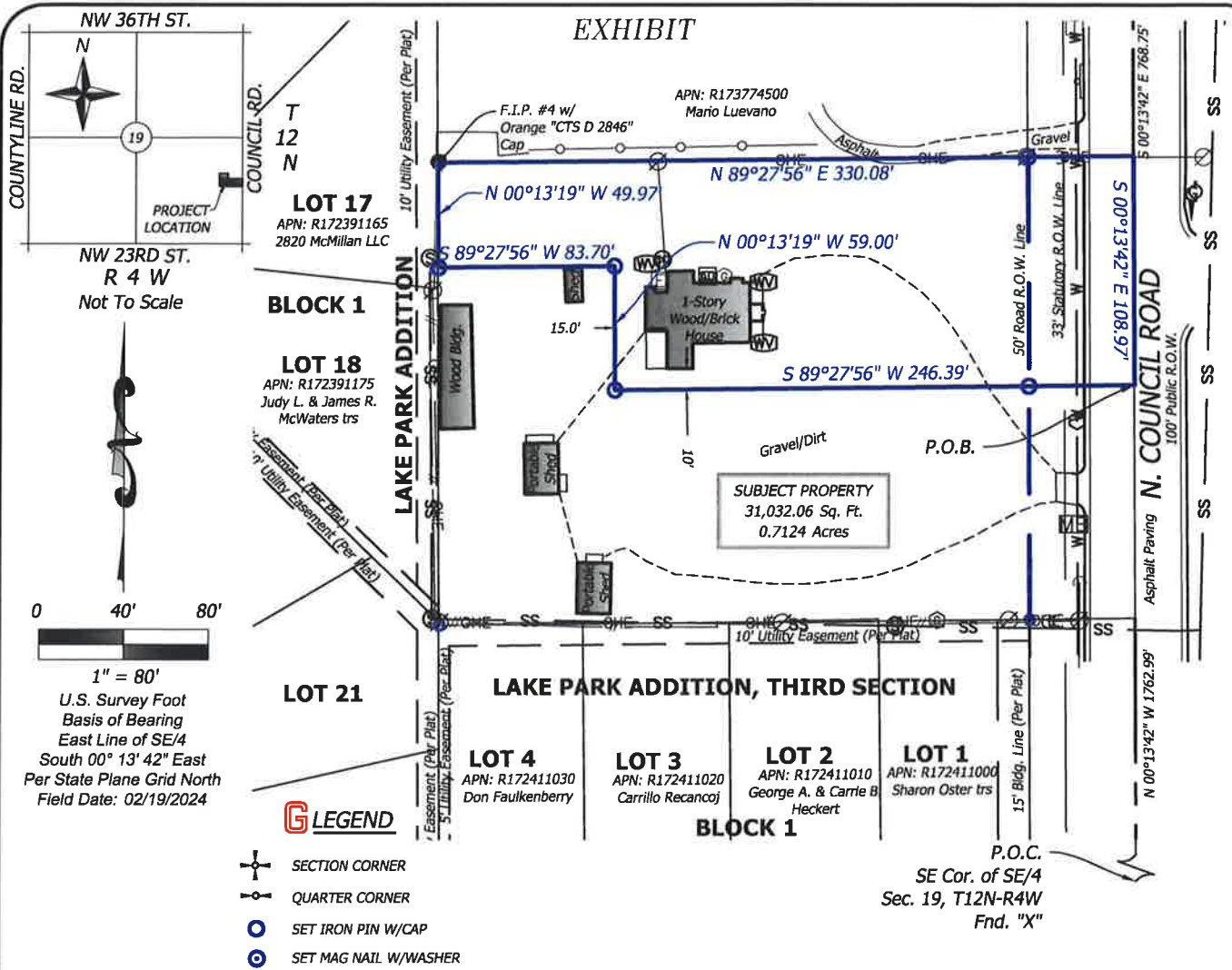
Prepared By
**GOLDEN
LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date = 6/30/2024
Telephone: (405) 949-6010 Email: troy@goldenls.com
Drafted by: SD
Plot Date: March 4, 2024 Paper Size: 11"x17"
GLS Job No.: 241190

Sheet 1 Of 1

Filename: C:\JOBS\PROJECTS 2024\241190 2811 N COUNCIL RD-BETHANY OK-NORTH TRACTT.DWG; Last Saved: 3/15/2024 10:14:31 AM; Plot Date: 3/15/2024; Login: Troy

EXHIBIT



LEGEND

- SECTION CORNER
- QUARTER CORNER
- SET IRON PIN W/CAP
- SET MAG NAIL W/WASHER
- FOUND MONUMENT

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the SE/4 of said Section 19; thence N00°13'42"W along the East line of said SE/4 a distance of 1662.99 feet to the POINT OF BEGINNING; thence S89°27'39"W a distance of 246.39 feet; thence N00°13'19"W a distance of 59.00 feet; thence S89°27'56"W a distance of 83.70 feet to a point on the East line of LAKE PARK ADDITION; thence N00°13'19"W along the East line of said Addition a distance of 49.97 feet; thence N89°27'56"E a distance of 330.08 feet to a point on the East line of said SE/4; thence S00°13'42"E along the East line of said SE/4 a distance of 108.97 feet to the POINT OF BEGINNING.

Containing 31,032.06 Sq. Ft. or 0.7124 Acres, more or less.

Legal Description prepared on March 15, 2024 by Troy Dee, Registered Professional Land Surveyor No. 1745.

THIS PLAT OF 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.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 15 day of March, 2024.

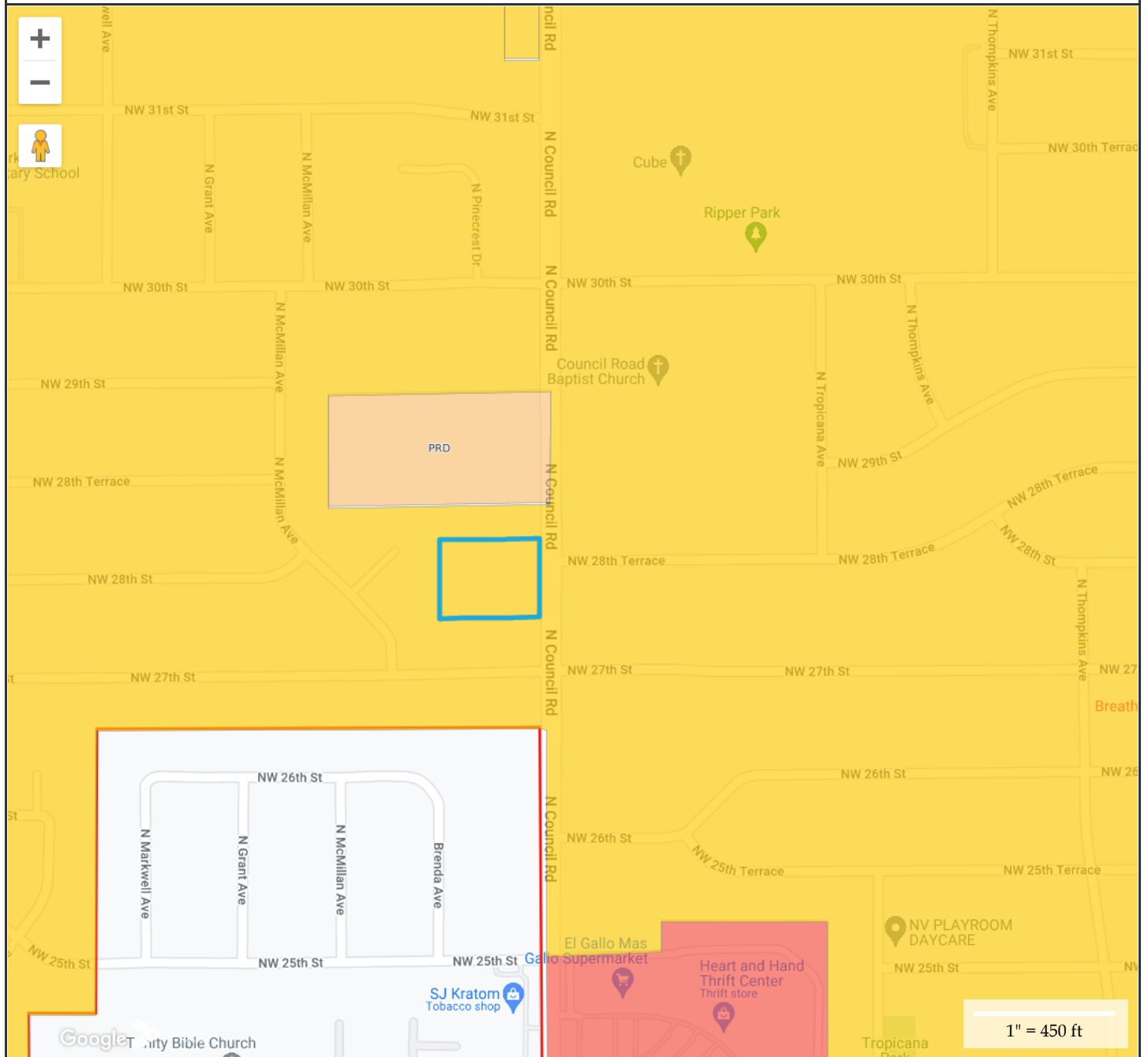


Troy Dee
Troy Dee, PLS #1745
March 15, 2024



















Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024
Telephone: (405) 849-6010 Email: troy@goldens.com
Drafted by: SF GLS Job No.: 241190
Plot Date: March 15, 2024

PC 24-09 Zoning Map



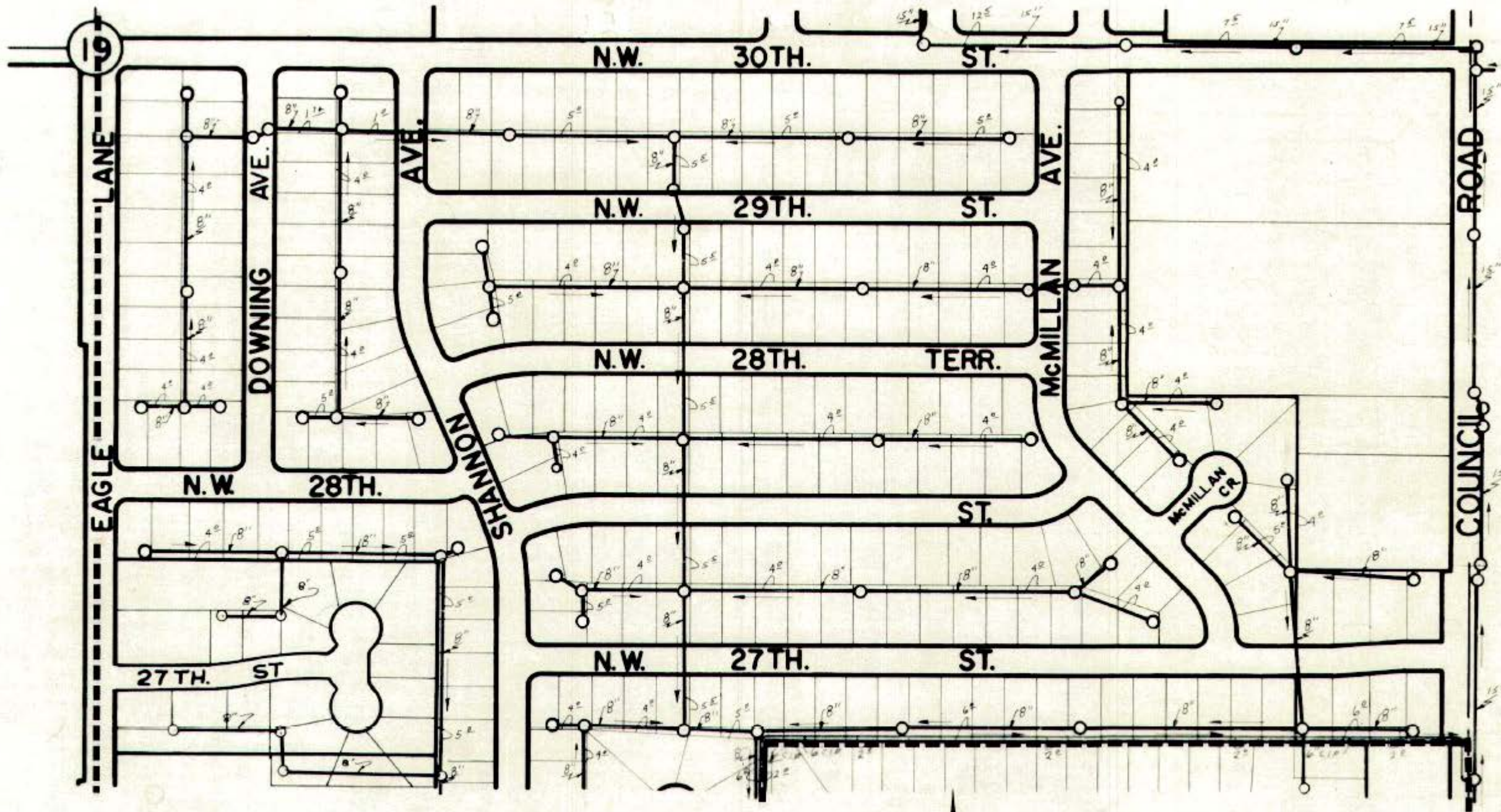
ZONING CODE LEGEND

 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.



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 2-11-58

SCALE 1"=200'

EAGLE LANE

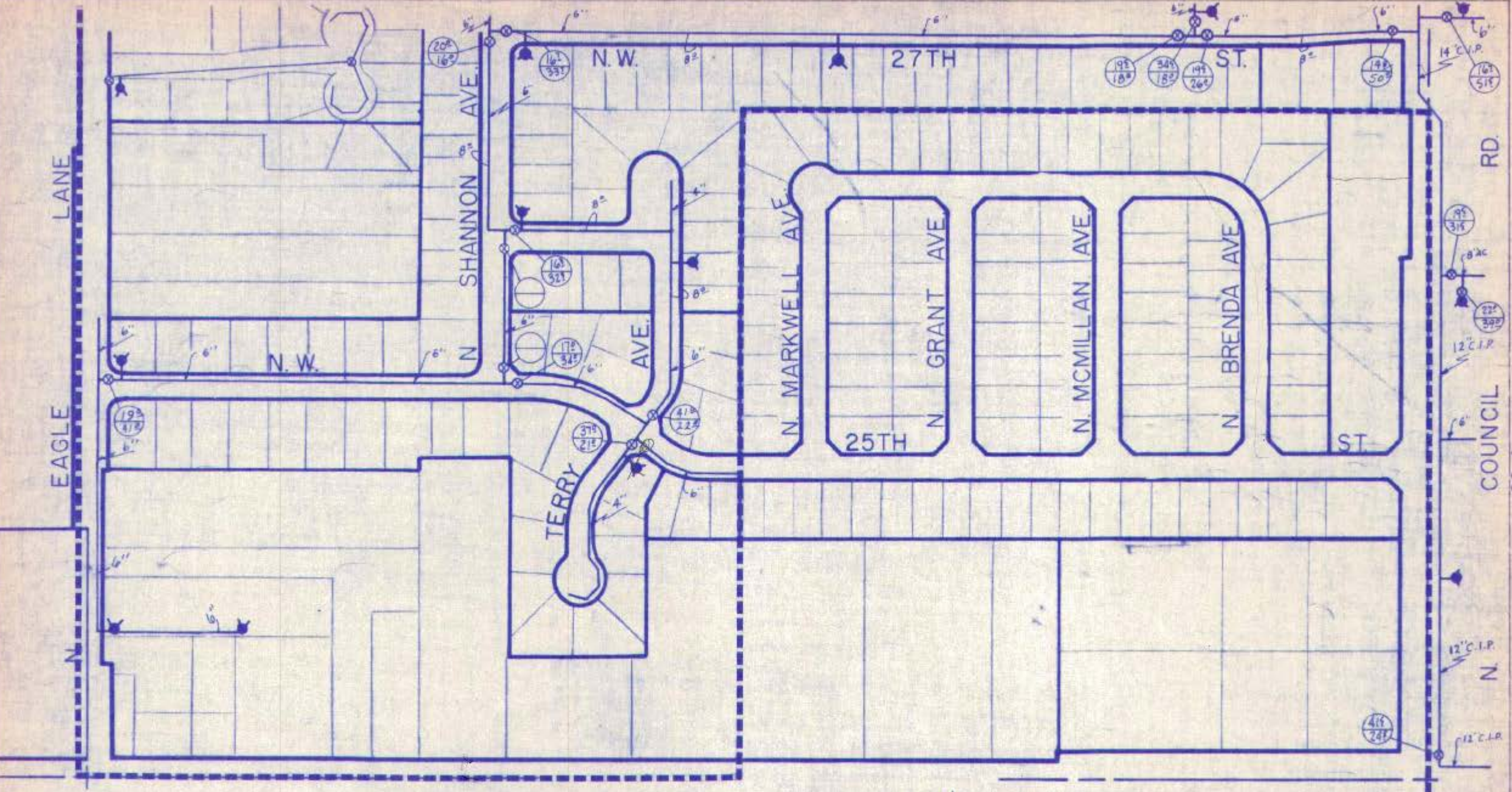
N

N. W.

23RD

ST.

19-5



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'

PACKET B

MINOR SUBDIVISION PROCEDURE

A. **ELIGIBILITY FOR MINOR SUBDIVISION.**

Whenever a tract of less than two (2) acres comprising the total area of a single ownership is to be subdivided into three (3) or fewer lots, or whenever a proposed subdivision zoned for single-family, residential use contains three (3) or fewer lots, a preliminary and final plat will not be required. This procedure shall not constitute an exemption from any of the design or off-site improvement requirements contained in this Chapter.

Applicable Code: Section 154.33.

B. **REQUIRED DOCUMENTS AND FEES.** The following must be submitted, complete and in final form, to the Community Development Department at least twenty-one (21) days prior to any regular Planning Commission meeting:

1. Deed(s) with legal descriptions.
2. Written application and **\$1,063.00 + \$63/ac filing fee AND Notice of Public Hearing fee - \$150.00.**
3. A list of all property owners within three hundred (300) feet of the exterior boundaries of the property, with the list being current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. An accurate survey of the tract, prepared by a land surveyor registered in the State, and the proposed subdivision thereof. The survey shall be in suitable form for filing with the County Recorder of Deeds Office and contain the following information:
 - a. Dimensions of the property with appropriate ties to either quarter corners or section corners.
 - b. Locations and dimensions of all existing buildings.
 - c. Distances of existing buildings from property lines.
 - d. Dimensions of all proposed lots.
 - e. Name, location, and right-of-way width and alignment of all adjacent streets and alleys.
 - f. Location and dimensions of all easements of record.
 - g. Location and size of all city utility mains servicing the property.
 - h. Location of all utility service lines within the property.
 - i. North arrow and scale of the survey.

MINOR SUBDIVISION APPLICATION

(Please Print or Type)

Name of Applicant: Louis Colis Phone #: _____

Applicant's Home Address: 7408 NW 27th Street, Bethany, OK 73008

Name of Property Owner: Louis Colis / Maria Esparza Valdez Phone #: _____

Address of tract(s) to be subdivided: 2811 North Council Road, Bethany, OK

Legal Description: 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, more particularly described as follows to-wit:

Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the Point of Beginning.

(As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma.)

Current Zoning of Property: R1 FEMA Current Zone: "X" Unshaded

Comprehensive Plan designation: _____

PUBLIC IMPROVEMENT DEFERRALS OR WAIVERS REQUESTED.

Type of Improvement: _____

Reason for Deferral: _____

Type of Improvement: _____

Reason for Deferral: _____

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R173774400** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

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

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

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

Oklahoma County Assessor's
300ft Radius Report
4/22/2024

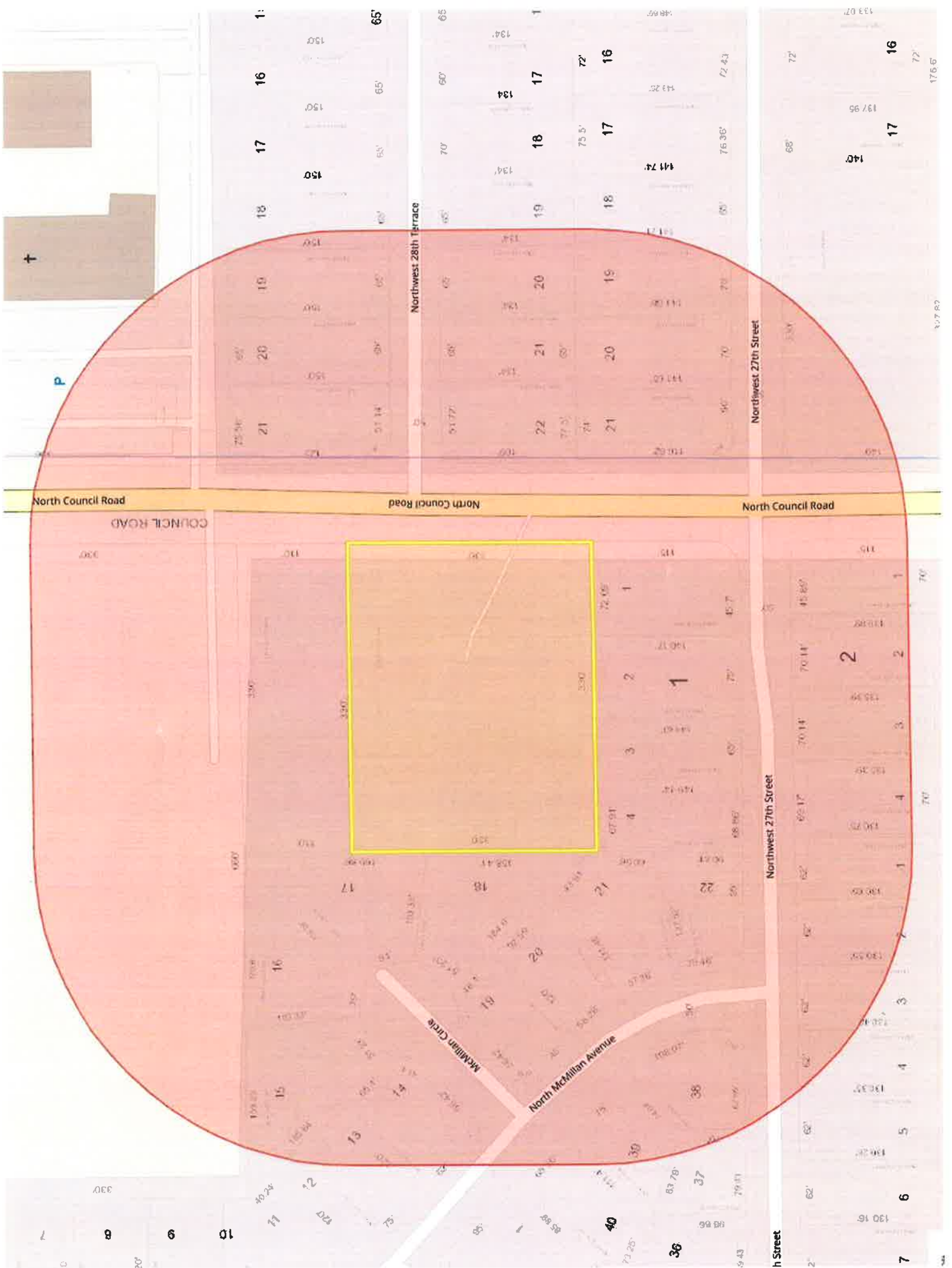
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R172393035	ENGLISH DONALD & PATRICIA			1818 MOUNTAIN SAGE PL	HIGHLANDS RANCH	CO	80126	LAKE PARK	007	004	LAKE PARK 007 004	8100 NW 27TH ST BETHANY
R172393025	IGG ENTERPRISES LLC			PO BOX 30847	EDMOND	OK	73003-0015	LAKE PARK	007	003	LAKE PARK 007 003	8028 NW 27TH ST BETHANY
R172393015	ALTIZER RUSTY W & VERONICA			8024 NW 27TH ST	BETHANY	OK	73008	LAKE PARK	007	002	LAKE PARK 007 002	8024 NW 27TH ST BETHANY
R172393005	RIGG HAROLD ALLAN			6415 VIA CANADA	RANCHO PALOS VERDES	CA	90275	LAKE PARK	007	001	LAKE PARK 007 001	8020 NW 27TH ST BETHANY
R172411070	ROWE ROBERT E			8012 NW 27TH ST	BETHANY	OK	73008-4815	LAKE PARK 3RD	002	004	LAKE PARK 3RD 002 004	8012 NW 27TH ST BETHANY
R172411060	HENDERSON CHRISTOPHER L		HITE MEGAN	8008 NW 27TH ST	BETHANY	OK	73008	LAKE PARK 3RD	002	003	LAKE PARK 3RD 002 003	8008 NW 27TH ST BETHANY
R172411050	VLOEDMAN CHARLES L			8004 NW 27TH ST	BETHANY	OK	73008-4815	LAKE PARK 3RD	002	002	LAKE PARK 3RD 002 002	8004 NW 27TH ST BETHANY
R172411040	GROOMS CLIFFORD D		SHUKLA RASHI	8000 NW 27TH ST	BETHANY	OK	73008-4815	LAKE PARK 3RD	002	001	LAKE PARK 3RD 002 001	8000 NW 27TH ST BETHANY
R173786900	DALLAL JUSTIN C		DALLAL MICHELL G & LANA F	7908 NW 27TH ST	BETHANY	OK	73008-4416	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT OF SW4 SEC 20 12N 4W BEG AT SW/C OF N 1/2 OF SW4 TH N140FT E330FT S140FT W330FT TO BEG	7908 NW 27TH ST BETHANY
R172391215	MITCHELL BRIAN CASEY			2800 N MCMILLAN AVE	BETHANY	OK	73008	LAKE PARK	001	022	LAKE PARK 001 022	2800 N MCMILLAN AVE BETHANY
R172392965	CURRIN LYNDA			8105 NW 27TH ST	BETHANY	OK	73008	LAKE PARK	006	037	LAKE PARK 006 037	8105 NW 27TH ST BETHANY
R172392975	HANSCOM STEPHEN E			2801 N MCMILLAN AVE	BETHANY	OK	73008-4842	LAKE PARK	006	038	LAKE PARK 006 038	2801 N MCMILLAN AVE BETHANY
R172411030	FAULKENBERRY DON			8013 NW 27TH ST	BETHANY	OK	73008	LAKE PARK 3RD	001	004	LAKE PARK 3RD 001 004	8013 NW 27TH ST BETHANY
R172411020	RECANCOJ CARRILLO SARAI NOHEMY			8009 NW 27TH ST	BETHANY	OK	73008	LAKE PARK 3RD	001	000	LAKE PARK 3RD BLK 001 LOT 000 LOT 3 EX 5FT	8009 NW 27TH ST BETHANY
R172411010	HECKERT GEORGE A JR & CARRIE B			8005 NW 27TH ST	BETHANY	OK	73008-4814	LAKE PARK 3RD	001	000	LAKE PARK 3RD 001 000 ALL LOT 2 & 5EFT LOT 3	8005 NW 27TH ST BETHANY
R172411000	OSTER SHARON TRS		ROLETTE KIMBERLY GIL	PO BOX 1718	BETHANY	OK	73008	LAKE PARK 3RD	001	001	LAKE PARK 3RD 001 001	8001 NW 27TH ST BETHANY
R173901350	ELLIOTT TANYA Y			7921 NW 27TH ST	BETHANY	OK	73008-4415	DEVILLE PARK 2ND	002	021	DEVILLE PARK 2ND 002 021	7921 NW 27TH ST BETHANY
R173901340	KNIGHT KEVIN & CASEY			4568 RICHLAND RD NW	PIEDMONT	OK	73078-5109	DEVILLE PARK 2ND	002	020	DEVILLE PARK 2ND 002 020	7917 NW 27TH ST BETHANY
R173901330	RANKIN DARREN & CASSANDRA A			7913 NW 27TH ST	BETHANY	OK	73008-4415	DEVILLE PARK 2ND	002	019	DEVILLE PARK 2ND 002 019	7913 NW 27TH ST BETHANY
R173901320	BB & B RENTALS LLC			9833 STONEBRIDGE DR	YUKON	OK	73099	DEVILLE PARK 2ND	002	000	DEVILLE PARK 2ND 002 000 W65FT LOT 18	7909 NW 27TH ST BETHANY
R172392985	WILLEY GARY C & BETTY R			2805 N MCMILLAN AVE	BETHANY	OK	73008-4842	LAKE PARK	006	039	LAKE PARK 006 039	2805 N MCMILLAN AVE BETHANY
R172391205	BRANDENBERGER TRAVIS W & GILA B			2804 N MCMILLAN AVE	BETHANY	OK	73008-4843	LAKE PARK	001	021	LAKE PARK 001 021	2804 N MCMILLAN AVE BETHANY
R172392995	CUSICK THOMAS E & BARBARA G			4689 FAIRWAY LN	PONCA CITY	OK	74604-7154	LAKE PARK	006	040	LAKE PARK 006 040	2809 N MCMILLAN AVE BETHANY

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R172391195	NASH MARY MEDFORD DANIEL E & JANET L TRS		2808 N MCMILLAN AVE	BETHANY	OK	73008-4843	LAKE PARK	001	020	LAKE PARK 001 020	2808 N MCMILLAN AVE BETHANY
R172391185		MEDFORD FAMILY TRUST	8430 230TH ST E	LAKEVILLE	MN	55044	LAKE PARK	001	019	LAKE PARK 001 019	2812 MCMILLAN CIR BETHANY
R175432020	ESPARZA ALEJANDRO VELASCO	ESPARZA GALLEGOS ALMA R	7940 NW 28TH TER	BETHANY	OK	73008-4464	ROYCE BROWNS TROPICANA VLG	009	022	ROYCE BROWNS TROPICANA VLG 009 022	7940 NW 28TH TER BETHANY
R175432015	MOORE BOBBY O JR & ANGELA E		7936 NW 28TH TER	BETHANY	OK	73008-4464	ROYCE BROWNS TROPICANA VLG	009	021	ROYCE BROWNS TROPICANA VLG 009 021	7936 NW 28TH TER BETHANY
R175432010	DUNN BLAKE T & EMILY D		7932 NW 28TH TER	BETHANY	OK	73008-4464	ROYCE BROWNS TROPICANA VLG	009	020	ROYCE BROWNS TROPICANA VLG 009 020	7932 NW 28TH TER BETHANY
R175432005	KAMP KENNY PAUL		7928 NW 28TH TER	BETHANY	OK	73008-4464	ROYCE BROWNS TROPICANA VLG	009	019	ROYCE BROWNS TROPICANA VLG 009 019	7928 NW 28TH TER BETHANY
R172391175	MCWATERS JUDY L & JAMES R TRS	MCWATERS JUDY L LIVING TRUST	2816 MCMILLAN CIR	BETHANY	OK	73008-4847	LAKE PARK	001	018	LAKE PARK 001 018	2816 MCMILLAN CIR BETHANY
R173774400	COLIS LOUIS SPAULDING JACOB M & LINDSEY	VALDEZ MARIA ESPARZA	7408 NW 27TH ST	BETHANY	OK	73008	UNPLTD PT SEC 19 12N 4W	000	000	UNPLTD PT SEC 19 12N 4W BEG 330FT N OF SE/C OF N 1/2 OF SE4 TH W330FT N330FT E330FT S330FT TO BEG EX N110FT	2811 N COUNCIL RD BETHANY 2832 N MCMILLAN AVE OKLAHOMA CITY
R172391135			2832 N MCMILLAN CIR	BETHANY	OK	73008	LAKE PARK	001	000	LAKE PARK 001 000 S22FT LOT 13 & ALL LOT 14	
R172391125	SKEESICK CARLA		2836 N MCMILLAN AVE	BETHANY	OK	73008-4843	LAKE PARK	001	000	LAKE PARK 001 000 PT OF LOTS 12 & 13 BEG 37FT NW OF MOST SLY/C LT 12 TH NELY120FT SELY75FT SWLY120FT NWLY75FT TO BEG	2836 N MCMILLAN AVE BETHANY
R172391145	BAKER NICKOLAS C		2828 MCMILLAN CIR	BETHANY	OK	73008	LAKE PARK	001	015	LAKE PARK 001 015	2828 MCMILLAN CIR BETHANY
R172391155	WILLIAMSON KYLE	WILLIAMSON CASEY	2824 MCMILLAN CIR	BETHANY	OK	73008	LAKE PARK	001	016	LAKE PARK 001 016 LOT 16 EX BEG SE/C LT 16 TH NE20.37FT SW21.60FT ELY6FT TO BEG	2824 MCMILLAN CIR BETHANY
R172391165	LINDSEY BRIAN		2410 N COOLIDGE AVE	WICHITA	KS	67204-5616	LAKE PARK	001	000	LAKE PARK 001 000 BEG SE/C LOT 16 NELY 20.37FT SWLY 21.6FT ELY 6FT TO BEG & ALL LOT 17	2820 MCMILLAN CIR BETHANY
R173774500	LUEVANO MARIO		2905 N COUNCIL RD	BETHANY	OK	73008-4403	UNPLTD PT SEC 19 12N 4W	000	000	UNPLTD PT SEC 19 12N 4W 000 000 PT SE4 SEC 19 12N 4W BEG 550FT N OF SE/C N/2 SE4 TH W330FT N110FT E330FT S110FT TO BEG	2905 N COUNCIL RD BETHANY

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R175431400	DAVIS SHASTA T	HESTER CARLOS O		7943 NW 28TH TER	BETHANY	OK	73008-4465	ROYCE BROWNS TROPICANA VLG	004	021	ROYCE BROWNS TROPICANA VLG 004 021	7943 NW 28TH TER BETHANY
R175431395	MCKAY BETTY J REV LIVING TRUST			9217 NW 83RD ST	YUKON	OK	73099-9615	ROYCE BROWNS TROPICANA VLG	004	020	ROYCE BROWNS TROPICANA VLG 004 020	7937 NW 28TH TER BETHANY
R175431390	OBREGON MANUEL	OBREGON MIRIAM		3600 N FLAMINGO AVE	BETHANY	OK	73008-3664	ROYCE BROWNS TROPICANA VLG	004	019	ROYCE BROWNS TROPICANA VLG 004 019	7933 NW 28TH TER BETHANY
R175431385	NIJSS PAIGE L			7929 NW 28TH TER	BETHANY	OK	73008-4465	ROYCE BROWNS TROPICANA VLG	004	018	ROYCE BROWNS TROPICANA VLG 004 018	7929 NW 28TH TER BETHANY
R173786805	OKLAHOMA NATURAL GAS CO			0	Unknown	NO	00000	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 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 TOEND PUBLIC SERVICE	0 UNKNOWN BETHANY
R173774210	SOROCHYNSKYI 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 5330FT W660FT N330FT E660FT TO BEG	2911 N COUNCIL RD BETHANY
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





Department of Planning & Community Development

April 29, 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 subdivide their property. All subdivision applications within the city limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning & special permit matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning of the property. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY,
PLANNING AND ZONING COMMISSION**

CASE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 24-09 .
2. Location of Property: 2811 N Council Road .
3. Legal Description: See attached legal .
4. Property Zoning: R-1 (Single Family Residential) .
5. Name of Applicant: Louis Colis .
6. Number of Lots Proposed: 2 .

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **May 16, 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 **June 4, 2023** 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.

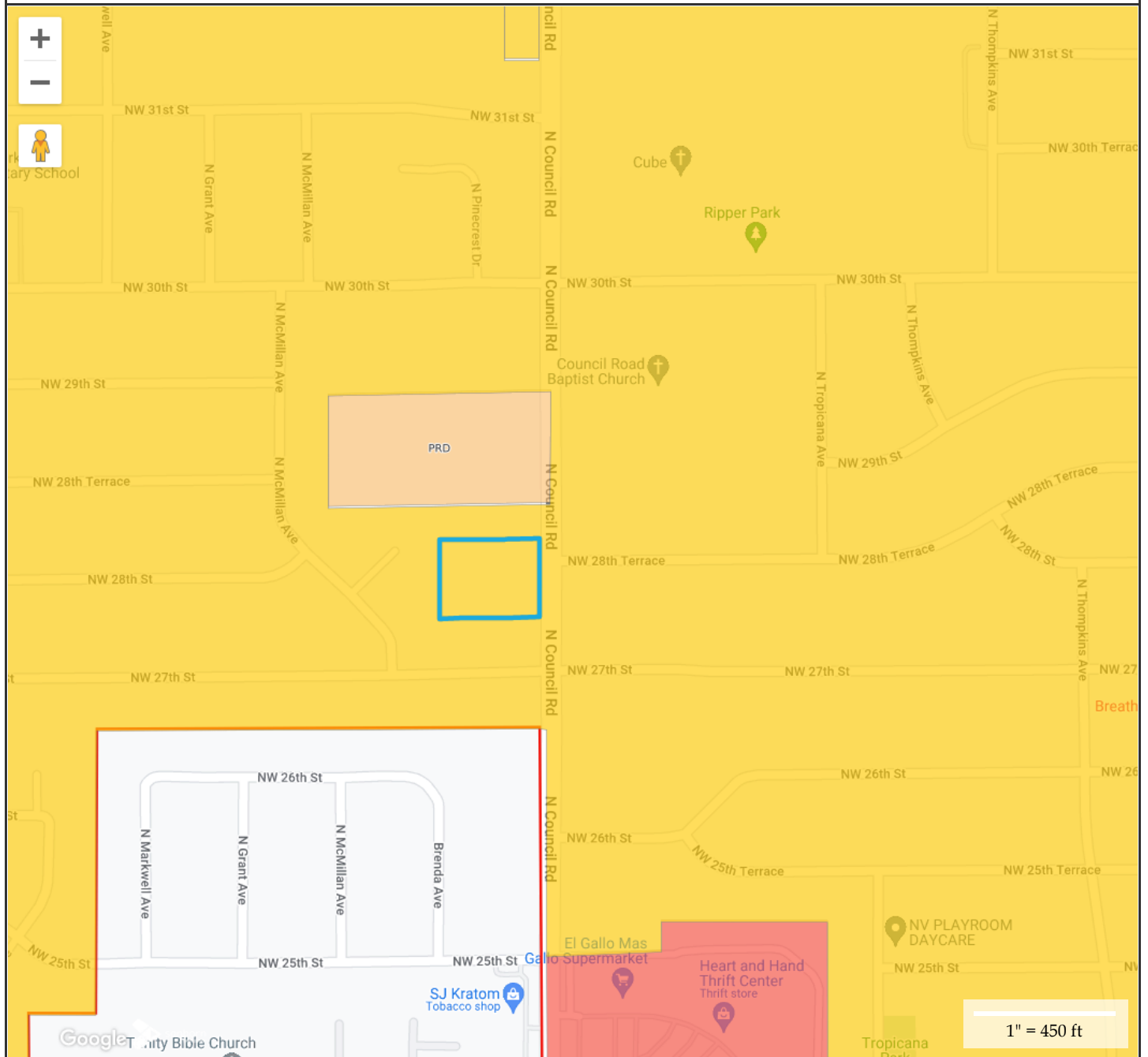
E. LEGAL DESCRIPTION

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, more particularly described as follows to-wit:



















Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning.

As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma

PC 24-09 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.

NOTICE OF PUBLIC HEARING

On May 16, 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 Louis Colis, applicant and property owner, to subdivide their property at 2811 N Council Road.

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 June 4, 2023, at 6:30 p.m. After this meeting, there will be a second public hearing with the Bethany City Council, 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 Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows to-wit:

Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning.

As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma

