

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Tuesday, May 6, 2025 at 9:05 a.m. Amended agenda posted in lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Wednesday, May 7, 2025 (Item 3 added).

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 meetings are 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 15, 2025
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF MAY 1, 2025
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: **PC 25-09**
Consider a request from Southern Nazarene University, applicant and property owner to rezone 4105 N. Redmond Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. *Item to be heard by the Bethany City Council on the 3rd of June, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: Cockrell Place Add 011 000 Pt. of Blk. 11, Beg. 10 Ft. W. & 113 ½ Ft. N. of SE/C Blk. 11 Th. W. 158 Ft., N. 50 Ft., E. 158 Ft., S. 50 Ft. to Beg.

ITEM 2: **PC 25-10**
Consider a request from Southern Nazarene University, applicant and property owner to rezone 4207 N. Donald Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. *Item to be heard by the Bethany City Council on the 3rd of June, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: All of Lot One (1) in Block Three (3) in East Side Addition to Bethany, Oklahoma County, Oklahoma, as shown by the recorded plat.

ITEM 3: **PC 25-11**
Presentation by Brett Crecelius on Planning and Zoning Commission practices.

NEW BUSINESS
ADJOURNMENT UNTIL JUNE 5, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 1, 2025

MEMBERS PRESENT:

Justin Peck, Chair
James Clemmer, Vice-Chair
Keith Wright
Robert Helton
Steve Marx
Ron Crouch
Jennifer Edmonson
Trent Reid
Arvel Williams

MEMBERS ABSENT:

None

STAFF PRESENT:

Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynne Diaz, 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 Tuesday, April 22, 2025 at 11:58 a.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Keith Wright to approve the March 20, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Trent Reid, Arvel Williams. NAY- None. ABSTAIN-None. The motion carried unanimously 9 – 0. Motion was made by Robert Helton, seconded by Arvel Williams to approve the April 3, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Ron Crouch, Jennifer Edmonson, James Clemmer. The motion carried 6 – 0 – 3.

ITEM 1: PC 25-06

Consider a rezoning request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner to rezone 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two Family Residential. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two-Family Residential. This lot currently has a building on property. He reviewed the zoning of the surrounding properties, and the lot characteristics for 6304 NW 32nd St. The proposed request does align with the goals of the comprehensive plan.

Avihay Eliav, Property Owner was present.

Commissioner Wright asked applicant if he was adding onto the existing house on property.

Avihay Eliav, Property Owner said no. I will be building on the second lot (if the minor subdivision is approved in Item 2).

Commissioner Clemmer asked if the size of the lots and proposed structure will meet the city standards.

Avihay Eliav, Property Owner said yes.

Motion was made by Steve Marx, seconded by Trent Reid to recommend approving the rezoning of 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two-Family Residential. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Keith Wright. The motion carried 8-0-1.

ITEM 2: PC 25-07

Consider a minor subdivision request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner to subdivide 6304 NW 32nd St. into two lots.

LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a minor subdivision request to subdivide 6304 NW 32nd St. into two lots. This request does meet the 4,500 square feet lot area and does not exceed the maximum lot coverage with the one dwelling per lot with the lot split. The request does align with the goals of the comprehensive plan.

Avihay Eliav, Property Owner said there will be a fence in between the existing house and the new duplex. The existing house and the new duplex will not be connected.

Ray Jones, City Attorney explained if the minor subdivision is approved, the R-2, Two-Family Residential zoning request from Item 1 is for the newly created lot only. It will still be R-1, Single Family Residential where the existing single-family home is now.

Brett Crecelius, Comm. Dev. Director stated the rezoning request was to rezone the new lot to R-2, Two-Family Residential, which will be duplex density.

Commissioner Helton asked if the newly created lot will be 9,000 for a duplex.

Ray Jones, City Attorney suggested an adjustment can be made to the minor subdivision that does not interfere. The fence just needs to be moved over two feet. There needs to be a new survey for legal description.

After some discussion on how to word the motion, Ray Jones, City Attorney suggested the Commission could make a motion to approve the lot split with the provision that the lot line needs to be adjusted to the east in order to comply with our ordinances of the 9,000 square feet minimum lot area for R-2, Two-Family Residential.

Motion was made by Trent Reid, seconded by James Clemmer to recommend approving the lot split with the provision that the lot line split be moved to accommodate the City's ordinances of 9,000 square feet for R-2, Two-Family Residential. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch, Jennifer Edmonson, Trent Reid, Arvel Williams. NAY- Robert Helton, Keith Wright. ABSTAIN- None. The motion carried 7-2-0.

ITEM 3: **PC 25-08**

Consider a special use permit request from Humberto Macias, Applicant and Property Owner to build an 822 sq. ft. carport/storage structure at 7704 NW 36th St.

LEGAL DESCRIPTION: Unpltd. Pt. NW4, SEC. 20, 12N, 4W, Beg. 1632 Ft. E. of NW/C, NW4, Th. S. 323 Ft., W. 101 Ft., N. 323 Ft., E. 101 Ft. to Beg. less N. 33 Ft. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a special use to build an 822 square foot car/storage structure with a matching height of the roof pitch, so it does not exceed the roof height of the primary dwelling at 7704 NW 36th St. The roof material and the side walls are metal, whereas the primary dwelling is roof shingle and brick. He summarized the zoning

of the surrounding properties. The proposed structure does exceed the 240 square foot limit, but it does meet the 10 percent of property and the 50 percent of the dwelling space clauses in ordinance.

Commissioner Clemmer mentioned the dimensions on drawing is for only 800. (Staff Report notes 822 square feet).

Mr. Macias, Resident and Applicant of 7704 NW 36th was present. He said the dimensions of the proposed accessory building is 25' x 32'. Then applicant told interpreter, the building will be 820 square feet in size.

Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the accessory structure at 7704 NW 36th St. The votes are as follows: AYE- Justin Peck, James Clemmer, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Jennifer Edmonson. The motion carried 8-0-1.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director stated there will be two zoning items on the May 15, 2025 Planning and Zoning Commission agenda.

Ray Jones, City Attorney said he has not received any information from the Commissioner's for the traffic study ordinance, so he will draft an ordinance for the Planning and Zoning Commission to review.

Motion was made by Trent Reid, seconded by Robert Helton to adjourn. The motion carried unanimously 9 - 0.

Chair

Date

City of Bethany
 Planning & Zoning Staff Report
 May 15th, 2025

Case Number PC 25-09

Request: Consider a request by Southern Nazarene University, applicant and property owner, to rezone 4105 N. Redmond Ave. From R-1 Single Family Residential to E-I Educational-Institutional.

Legal Description: COCKRELL PLACE ADD 011 000 PT OF BLK 11BEG 10FT W & 113 1/2FT N OF SE/C BLK 11 TH W158FT N50FT E158FT S50FT TO BEG

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

Proposed Zoning: Educational- Institutional (E-I).

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	E-I (Educational- Institutional) & R-1 (Single Family Residential)
East	E-I (Educational- Institutional)
West	E-I (Educational- Institutional) & R-1 (Single Family Residential)

Table 1

Zoning Characteristics

	R-1	E-I
Use	Single-Family Dwelling	Educational- Institutional
Minimum Lot Area	6,000 square feet	None
Lot area (minimum) per dwelling unit	6,000 square feet	None
Intensity of lot	1 dwelling per lot	None
Height (maximum) feet	35 feet or 2-1/2 stories	None

Table 2

Background:

The applicant is requesting a rezoning of the property located at 4105 N. Redmond Ave. from R-1, Single-Family Residential, to E-I, Educational-Institutional. The parcel is predominantly surrounded by properties zoned E-I, except for a few parcels to the north and one at the southwest corner, which are zoned R-1.

Analysis:

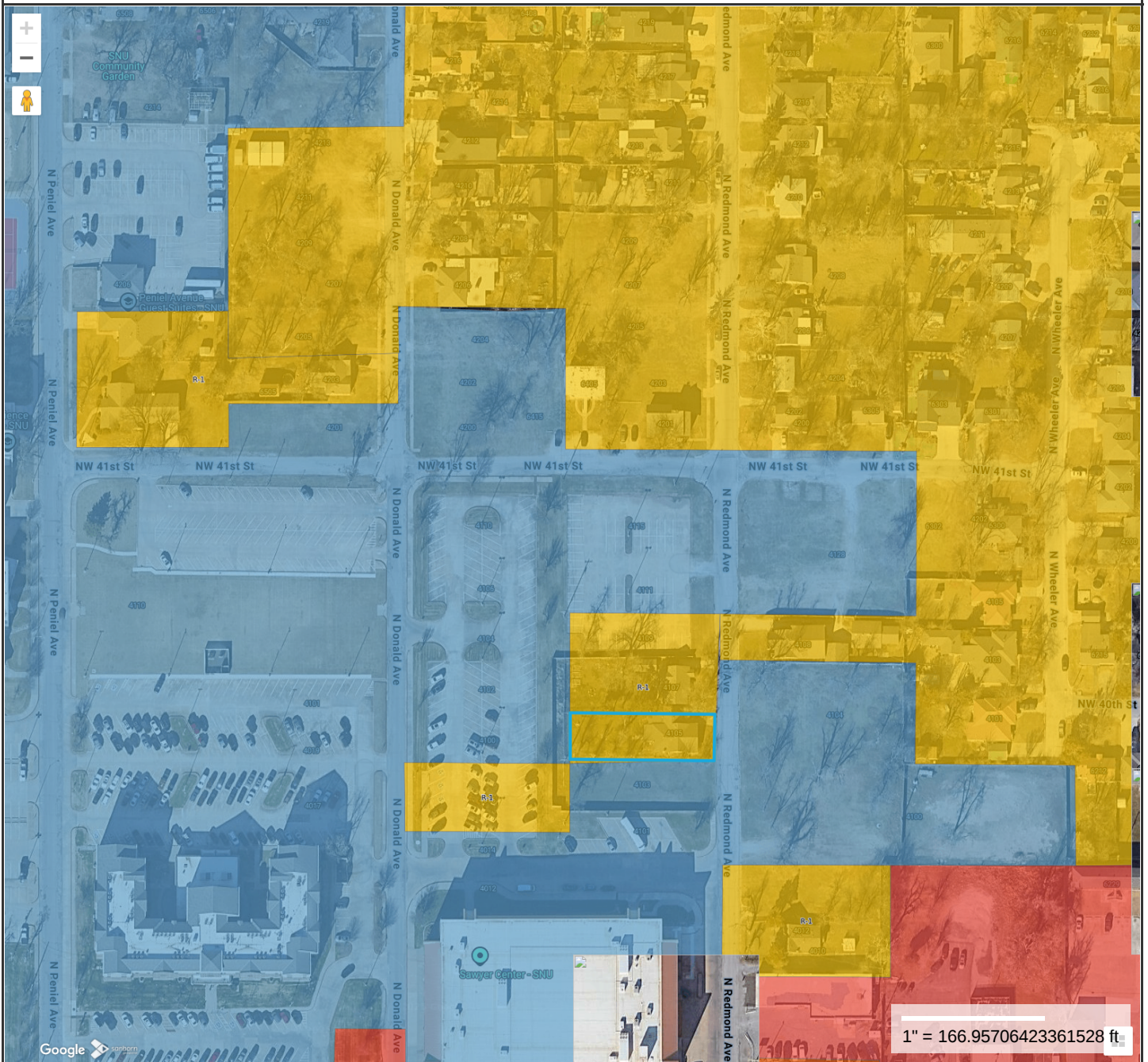
The site, encompassing approximately 0.1814 acres, is currently zoned R-1 for Single-Family Residential use. The proposed rezoning to E-I (Educational-Institutional) would enable the University to pursue development consistent with its educational and institutional objectives. This request aligns with the University's broader strategy to consolidate and integrate surrounding properties into its comprehensive development plan. Rezoning the site would support future initiatives such as learning centers, student housing, or other facilities that advance the University's educational mission. This change would not only facilitate intentional and sustainable growth but also contribute to a more cohesive and functional campus environment. Notably, dormitories are only permitted use in areas zoned E-I, so this zoning change is essential for enabling such development.

Required Action Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. That would permit the property to be rezoned from R-1 (Single Family Residential) to E-I (Educational- Institutional).

Attachments:

- Zoning Map
- Aerial Photographs
- Public Notification
- Application & Certified Owners List

4105 N Redmond



**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.

Map Theme Legends

Zoning

ZONING CODE LEGEND

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

4105 N Redmond



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

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

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

BETHANY

Oklahoma

Department of Planning & Community Development

April 21, 2025

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 his property. All rezoning 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 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 category requested. 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

NOTICE OF PUBLIC HEARING

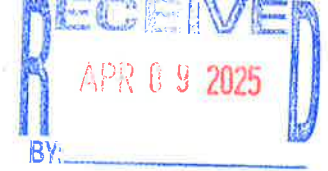
On May 15, 2025, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36th St., Bethany, OK 73008 to consider a request from Southern Nazarene University, applicant and property owner to rezone 4105 N. Redmond Ave. from R-1, Single Family Residential to E-I, Educational-Institutional.

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 3, 2025 at 6:30 p.m. At 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: Cockrell Place Add 011 000 Pt. of Blk. 11, Beg. 10 Ft. W. & 113 ½ Ft. N. of SE/C Blk. 11 Th. W. 158 Ft., N. 50 Ft., E. 158 Ft., S. 50 Ft. to Beg.

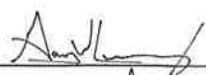





APPLICATION FOR REZONING

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: Southern Nazarene University Phone #: 405-491-6306
Address: 6729 Northwest 39th Expressway, Bethany, OK 73008
2. Record Property Owner(s): Southern Nazarene University Phone #: 405-491-6306
Address: 6729 Northwest 39th Expressway, Bethany, OK 73008
3. Request rezoning from: R-1, Residential
To: E-I, Educational
4. Street address or location: 4105 N. Redmond, Bethany, OK 73008
5. Legal description (attach if necessary): A part of Block Eleven (11) of COCKRELL PLACE
to Oklahoma County, Oklahoma, more particularly described on Exhibit
6. Area of property (sq. ft.): 0.1814 acres; approximately 7,901.78 square feet
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: 

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 25-09
2. Location of Property: 4105 N. Redmond Ave.
3. Legal Description: Cockrell Place Add 011 000 Pt. of Blk. 11, Beg. 10 Ft. W. .
& 113 ½ Ft. N. of SE/C Blk. 11 Th. W. 158 Ft., N. 50 Ft., E. 158 Ft., S. 50 Ft. to Beg.

4. Present Zoning: R-1, Single Family Residential
5. Proposed Zoning: E-I, Educational-Institutional

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on May 15, 2025 at 6:30 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 3, 2025 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 Council Chambers in City Hall.

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):

4207 N. Donald, Bethany, OK 73008

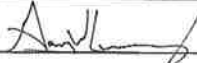
Present Designation: R-1, Residential

Requested to be changed to: E-1, Educational

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): _____

The changes requested within this application are for the purpose of consolidating and enclosing properties owned by the University into their comprehensive plan of development in furtherance of the University's educational purposes, such as learning centers or residential living and to work to ensure the safety of students and staff who use or will use the properties in connection with their role at the University.

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

Applicant: Southern Nazarene University
Address: 6729 NW 39th Expressway, Bethany, OK 73008
Phone: 405-491-6306
Signature: 

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R171262770 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
3/26/2025

R171262760	SOUTHERN NAZARENE UNIVERSITY BETHANY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 10FT W & 63.5FT N OF SE/C TH W158FT TH N50FT TH E158FT TH 0 S50FT TO BEG	4103 N REDMOND AVE BETHANY
R170725400	NAZARENE COLLEGE BETHANY	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 LOT 6 EXEMPT	4019 N DONALD BETHANY
R171262830	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 20FT E & 109FT N OF SW/C BLK 11 E164FT N54.5FT W164FT S54.5FT	4100 N DONALD BETHANY
R171262770	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 PT OF BLK 11 BEG 10FT W & 113 1/2FT N OF SE/C BLK 11 TH W158FT N50FT E158FT S50FT TO BEG	4105 N REDMOND AVE BETHANY
R171262670	TRIMBLE SHERRILL J SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	4101 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	10	0	COCKRELL PLACE ADD 010 000 PT BLK 10 COCKRELL PLACE BEG AT A PT 109FT N & 30FT W OF SE/C SD BLK 10 TH W146FT N75F E146FT S75FT TO BEG	4101 N WHEELER AVE BETHANY
R170725300	ATTN DON BILLINGS SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	6	5	EAST SIDE ADDITION 006 005	4101 N DONALD BETHANY
R171262800	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 20FT E & 109FT S OF NW/C BLK 11 S54.5FT E164FT N54.5FT W164FT TO BEG	4102 N DONALD BETHANY
R171262700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	10	0	COCKRELL PLACE ADD 010 000 BEG 109FT N OF SW COR BLK 10 E176FT N109FT W176FT S109FT	4104 N REDMOND AVE BETHANY
R171262720	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPRESSWAY	BETHANY	OK	73008	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 4FT W & 104.5FT S OF NE/C BLK 11 W164FT S59FT E164FT N59FT TO BEG	4107 N REDMOND AVE BETHANY
R171262660	GUZMAN MARTIN & BLANCA BETHANY	No Data	No Data	4103 N WHEELER AVE	BETHANY	OK	73008-2852	COCKRELL PLACE ADD	10	0	COCKRELL PLACE ADD 010 000 BEG 184FT N & 30FT W OF SE/C TH W146FT N75FT E146FT S75FT TO BEG	4103 N WHEELER AVE BETHANY
R170725200	NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 S37 1/2FT LOT 3 & ALL LOT 4 EXEMPT	0 UNKNOWN BETHANY
R171262680	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	10	0	COCKRELL PLACE ADD 010 000 BEG 59FT S OF NW/C TH E166FT S50FT W166FT N50FT TO BEG	4108 N REDMOND AVE BETHANY
R171262730	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 4FT W & 54.5FT S OF NE/C BLK 11 W164FT S50FT E164FT N50FT TO BEG	4109 N REDMOND AVE BETHANY

7

Oklahoma County Assessor's
300ft Radius Report
3/26/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170725000	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 LOT 1 EXEMPT	0 UNKNOWN BETHANY
R170724850	NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	5	2	EAST SIDE ADDITION 005 002 COCKRELL PLACE ADD 000 000 PT BLKS 7 & 10 BEG 243FT S & 103FT W OF NE/C BLK 7 TH S100FT W73FT	4110 N DONALD BETHANY
R171262405	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	0	0	N100FT E78FT TO BEG	6302 NW 41ST ST BETHANY
R170724700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	5	1	EAST SIDE ADDITION 005 001	4115 N REDMOND AVE BETHANY
R171262400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	0	0	N192FT W176FT TO BEG	4128 N REDMOND AVE BETHANY
R170724250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	4	5	EAST SIDE ADDITION 004 005 W108FT	4200 N DONALD BETHANY
R170724105	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	0	LOT 4	4201 N REDMOND AVE BETHANY
R171262576	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	7	0	W100FT OF S60FT OF N203FT	4200 N REDMOND AVE BETHANY
R170724100	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	0	LOTS 3 & 4	6405 NW 41ST ST BETHANY
R170724270	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	4	0	LOTS 5 & 6 EXEMPT	6415 NW 41ST ST BETHANY
R171262740	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	11	0	W158FT N50FT E158FT S50FT TO BEG 10FT W & 13 1/2FT N OF SW/C BLK 11	4101 N REDMOND AVE BETHANY
R170725450	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	EAST SIDE ADDITION	6	0	7 & N18FT LOT 8 EXEMPT	4017 N DONALD BETHANY
R171262790	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	11	0	E164FT N75FT W164FT S75FT TO BEG	4016 N DONALD AVE BETHANY
R171262690	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	10	0	S109FT OF BLK 10	4100 N REDMOND AVE BETHANY

X

Oklahoma County Assessor's
300ft Radius Report
3/26/2025

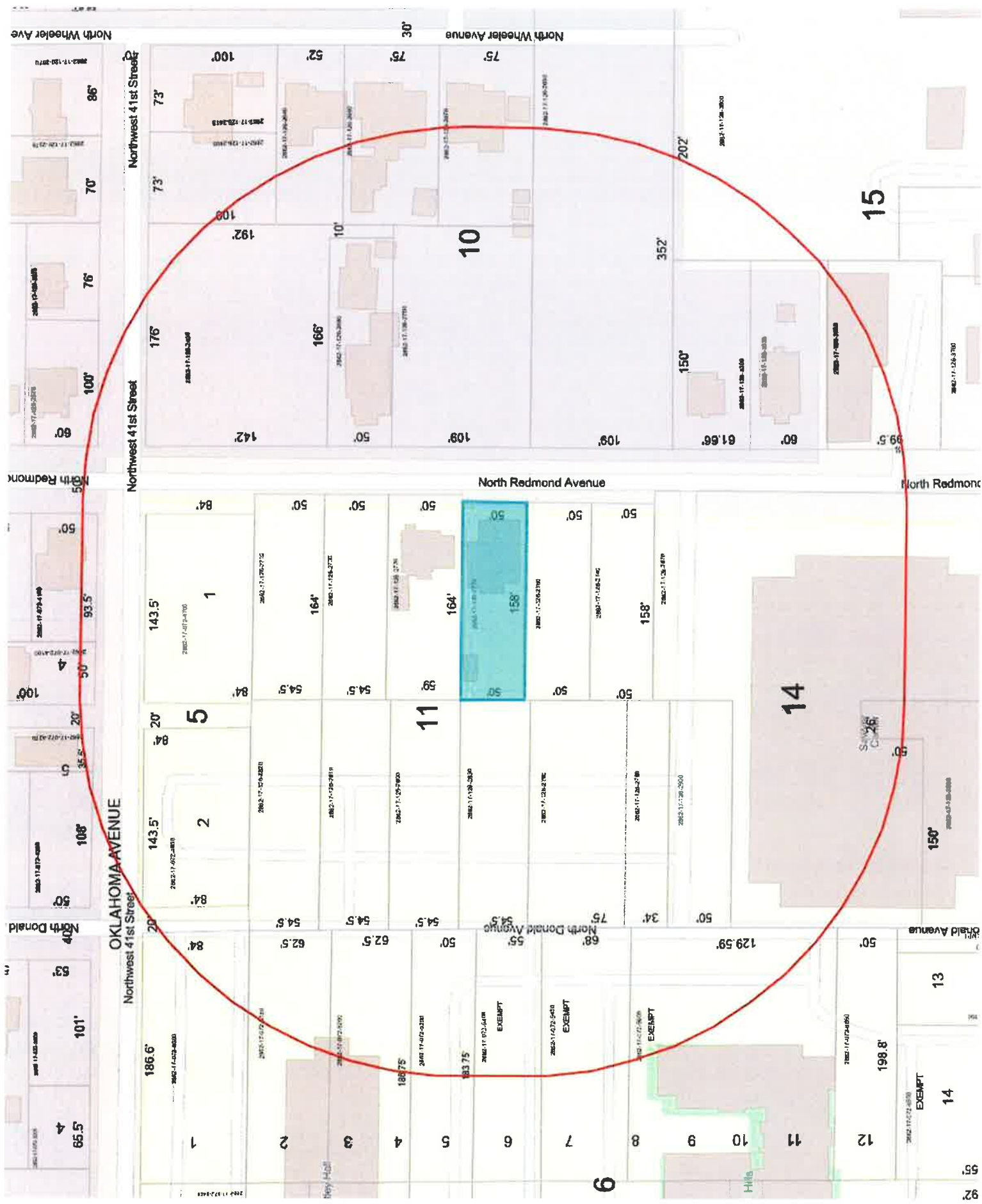
R171262810	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 54.5FT S OF NW/C BLK 11 S54.5FT E176FT N54.5FT W176FT TO BEG SUBJ TO EASMENTS OF RECORD	4104 N DONALD BETHANY
R171262840	MCANALLY KENNETH E & IMA C TRS ETAL	No Data	5505 NW 114TH ST	OKLAHOMA CITY	OK	73162-3746	COCKRELL PLACE ADD	10	0	COCKRELL PLACE ADD 010 000 BEG 259FT N & 30FT W OF SE/C TH W146FT N52FT E146FT S52FT TO BEG	4105 N WHEELER AVE BETHANY
R171262710	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 4FT W OF NE/C BLK W164FT S54.5FT E164FT N54.5FT TO BEG	4111 N REDMOND AVE BETHANY
R170725150	NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 ALL LOT 2 & N12 1/2FT LOT 3 EXEMPT	0 UNKNOWN BETHANY
R171262820	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	11	0	COCKRELL PLACE ADD 011 000 BEG 20FT E OF NW/C BLK 11 TH E164FT S54.5FT W164FT N54.5FT	4106 N DONALD BETHANY
R171262860	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	COCKRELL PLACE ADD	14	0	COCKRELL PLACE ADD BLK 014 BEG 200FT S OF NW/C TH E150FT N50FT E26FT S TO S LINE BLK 14 TH W176FT TH N TO BEG EX S27.5FT OF W176FT	6433 NW 39TH EXPY BETHANY
R171263950	MILLER ROY N JR & KIMBERLEY I	No Data	4008 N REDMOND AVE	BETHANY	OK	73008-2838	COCKRELL PLACE ADD	15	0	COCKRELL PLACE ADD 015 000 N50FT OF S210FT W150FT BLK 15 PLUS N49.5FT OF S160FT W150FT BLK 15	4008 N REDMOND AVE BETHANY
R171263025	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	15	0	COCKRELL PLACE ADD 015 000 S60FT OF N121.66FT OF W150FT	4010 N REDMOND AVE BETHANY
R171263300	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	15	0	COCKRELL PLACE ADD 015 000 N61.66FT OF W150FT	4012 N REDMOND AVE BETHANY
R171263600	KNIPPERS JOHNNIE CAROLYN TRS	No Data	12001 THORN RIDGE RD	OKLAHOMA CITY	OK	73120-5626	COCKRELL PLACE ADD	15	0	COCKRELL PLACE ADD 015 000 E143FT EX S32.5FT PLUS E59FT N171.66FT W209FT BLK 15	6301 NW 39TH EXPY BETHANY
R171262900	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	14	0	COCKRELL PLACE ADD 014 000 BEG 20FT E OF NW/C BLK 14 TH E156FT S50FT W156FT N50FT TO BEG	4012 N DONALD BETHANY
R171262870	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	0	0	COCKRELL PLACE ADD 000 000 S12FT E/2 BLK 11 & E/2 BLK 14 EX S27.5FT PLUS W/2 OF S50FT N100FT BLK 14 & S50FT OF N150FT W176FT BLK 14 & PT W/2 BLK 14 BEG 150FT S OF NW/C BLK 14 TH E150FT S50FT W150FT N50FT TO BEG	6401 NW 39TH EXPY BETHANY

+

Oklahoma County Assessor's
300ft Radius Report
3/26/2025

R170725600	BETHANY NAZARENE COLLEGE	C/O F VAUGHAN	No Data	PO BOX 8	BETHANY	OK	73008-0008	EAST SIDE ADDITION	6	EAST SIDE ADDITION 006 000 S29FT OF LOT 8 & ALL OF LOTS 9 THRU 11 0 EXEMPT	0 UNKNOWN BETHANY
R171262780	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	COCKRELL PLACE ADD	11	COCKRELL PLACE ADD 011 000 BEG 20FTE OF SW/C TH E156FT N34FT 0 W156FT S34FT TO BEG	4014 N DONALD BETHANY

X



City of Bethany
 Planning & Zoning Staff Report
 May 15th, 2025

Case Number: PC 25-10

Request: Consider a request by Southern Nazarene University, applicant and property owner, to rezone 4207 N. Donald Ave. From R-1 Single Family Residential to E-I Educational-Institutional.

Legal Description: All of Lot One (1) in Block Three (3) in East Side Addition to Bethany, Oklahoma County, Oklahoma, as shown by the recorded plat.

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

Proposed Zoning: E-I (Educational- Institutional)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	R-1 (Single-Family Residential)
East	R-1 (Single-Family Residential) & E-I (Educational- Institutional)
West	E-I (Educational- Institutional) & R-1 (Single- Family Residencial)

Table 1

Zoning Characteristics

	R-1	E-I
Use	Single-Family Dwelling	Educational- Institutional
Minimum Lot Area	6,000 square feet	None
Lot area (minimum) per dwelling unit	6,000 square feet	None
Intensity of lot	1 dwelling per lot	None
Height (maximum) feet	35 feet or 2-1/2 stories	None

Table 2

Background:

The applicant is requesting a rezoning of the property located at 4207 N. Donald Ave from R-1 (Single-Family Residential) to E-I (Educational-Institutional). The subject parcel is surrounded

by a mix of R-1 and E-I zoned properties. It directly abuts R-1 zoning on all sides north, south, east, and west while also abutting E-I zoning to the west and being adjacent to additional E-I zoning to the east.

Analysis:

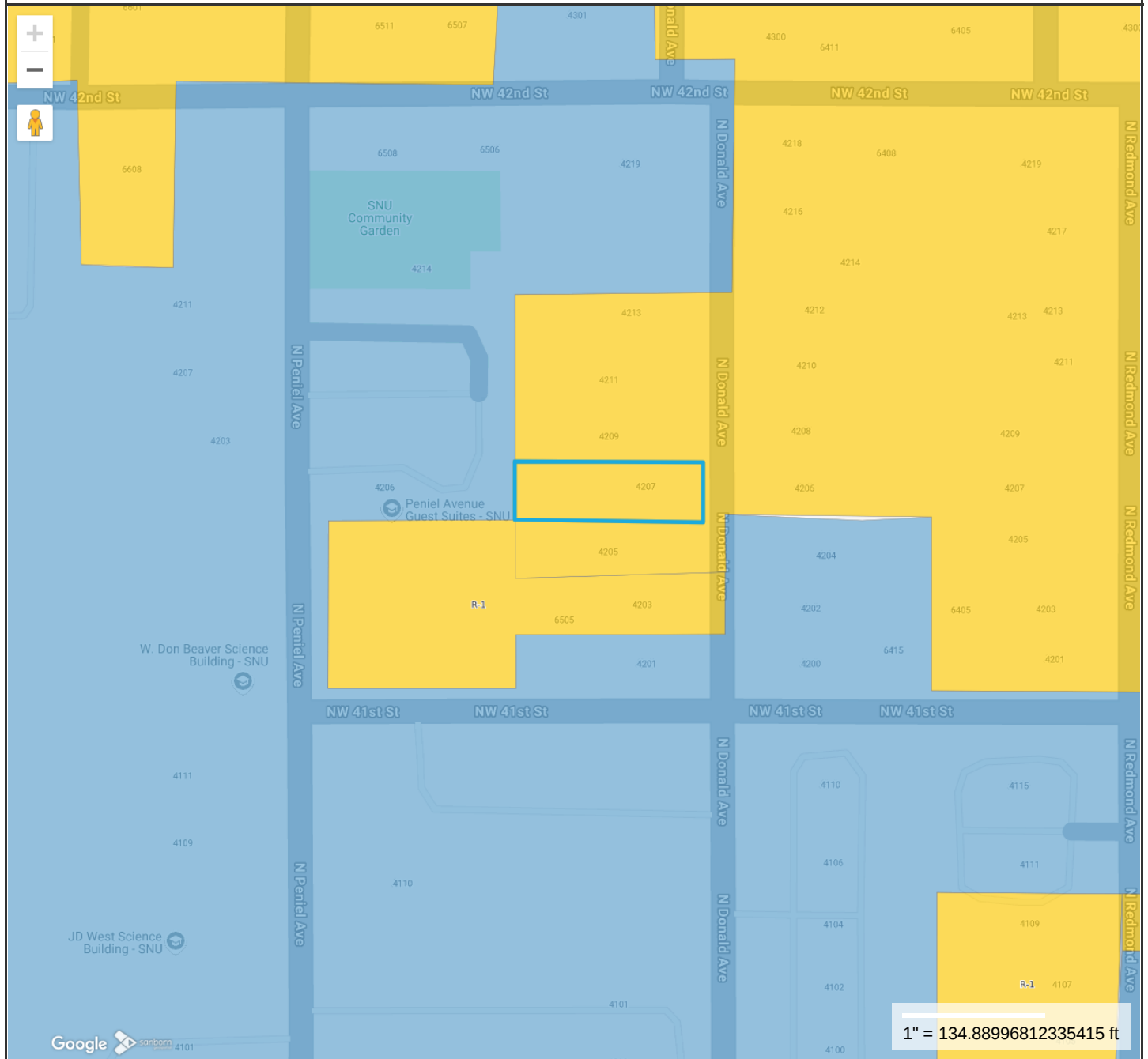
The site, encompassing approximately 0.1905 acres, is currently zoned R-1 for Single-Family Residential use. The proposed rezoning to E-I (Educational-Institutional) would enable the University to pursue development consistent with its educational and institutional objectives. This request aligns with the University's broader strategy to consolidate and integrate surrounding properties into its comprehensive development plan. Rezoning the site would support future initiatives such as learning centers, student housing, or other facilities that advance the University's educational mission. This change would not only facilitate intentional and sustainable growth but also contribute to a more cohesive and functional campus environment. Notably, dormitories are only permitted use in areas zoned E-I, so this zoning change is essential for enabling such development.

Required Action Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. That would permit the property to be rezoned from R-1 (Single Family Residential) to E-I (Educational- Institutional).

Attachments:

- Zoning Map
- Aerial Photograph
- Public Notification
- Application & Certified Owners List.

4207 N DONALD



**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.

Map Theme Legends

Zoning

ZONING CODE LEGEND

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

4207 N DONALD



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

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

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

BETHANY *Oklahoma*

Department of Planning & Community Development

April 21, 2025

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 his property. All rezoning 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 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 category requested. 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**

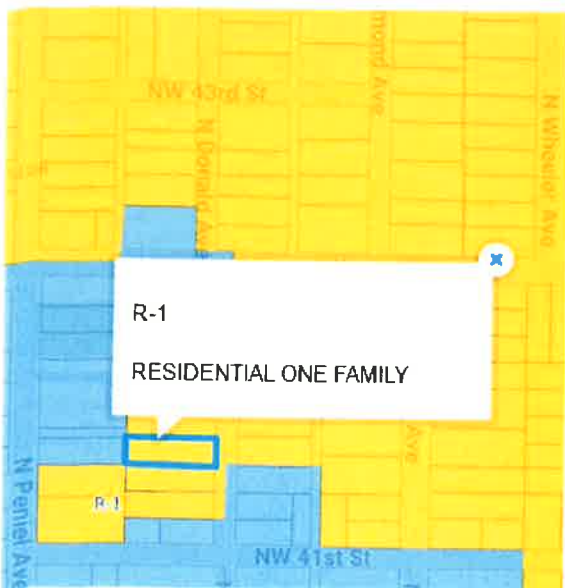
NOTICE OF PUBLIC HEARING

On May 15, 2025, at 6:30 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 to consider a request from Southern Nazarene University, applicant and property owner to rezone 4207 N. Donald Ave. from R-1, Single Family Residential to E-I, Educational-Institutional.

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 3, 2025 at 6:30 p.m. At 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: All of Lot One (1) in Block Three (3) in East Side Addition to Bethany, Oklahoma County, Oklahoma, as shown by the recorded plat.


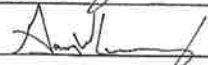




APPLICATION FOR REZONING

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: Southern Nazarene University Phone #: 405-491-6306
Address: 6729 Northwest 39th Expressway, Bethany, OK 73008
2. Record Property Owner(s): Southern Nazarene University Phone #: 405-491-6306
Address: 6729 Northwest 39th Expressway, Bethany, OK 73008
3. Request rezoning from: R-1, Residential
To: E-I, Educational
4. Street address or location: 4207 N. Donald, Bethany, OK 73008
5. Legal description (attach if necessary): All of Lot One (1) in Block Three (3) in East Side Addition to Bethany, Oklahoma County, Oklahoma, as shown by the recorded plat
6. Area of property (sq. ft.): 0.1905 acres; approximately 8,298.18 sq. feet
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: 

(SEE LOCATION MAP ON BACK OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 25-10
2. Location of Property: 4207 N. Donald Ave.
3. Legal Description: East Side Addition 003 001

4. Present Zoning: R-1, Single Family Residential
5. Proposed Zoning: E-I, Educational-Institutional

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on May 15, 2025 at 6:30 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 3, 2025 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 Council Chambers in City Hall.

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):

4207 N. Donald, Bethany, OK 73008


Present Designation: R-1, Residential

Requested to be changed to: E-1, Educational

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): _____

The changes requested within this application are for the purpose of consolidating and enclosing properties owned by the University into their comprehensive plan of development in furtherance of the University's educational purposes, such as learning centers or residential living and to work to ensure the safety of students and staff who use or will use the properties in connection with their role at the University.

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

Applicant: Southern Nazarene University
Address: 6729 NW 39th Expressway, Bethany, OK 73008
Phone: 405-491-6306
Signature: 

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R170722750 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
3/26/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170123800	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	10	0	BETHANY CITY ADD 010 000 LOT3 EXEMPT	4111 N PENIEL AVE BETHANY
R170728410	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 W116.64FT OF LOT 27 EXEMPT	0 UNKNOWN BETHANY
R170728400	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 E50FT OF LOT 27 EXEMPT	0 UNKNOWN BETHANY
R170725000	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	EAST SIDE ADDITION	6	0	EAST SIDE ADDITION 006 000 LOT 1 EXEMPT	0 UNKNOWN BETHANY
R170724850	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	5	2	EAST SIDE ADDITION 005 002	4110 N DONALD BETHANY
R170724700	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	5	1	EAST SIDE ADDITION 005 001	4115 N REDMOND AVE BETHANY
R170123760	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	10	2	BETHANY CITY ADD 010 002 EXEMPT	0 UNKNOWN BETHANY
R170723200	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	3	4	EAST SIDE ADDITION 003 004 W65.5FT	6505 NW 41ST ST BETHANY
R170723250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	3	0	EAST SIDE ADDITION 003 000 E101FT OF LOT 4	4201 N DONALD BETHANY
R170724250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	4	5	EAST SIDE ADDITION 004 005 W108FT	4200 N DONALD BETHANY
R170724105	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	0	EAST SIDE ADDITION 004 000 E93.5FT OF LOT 4	4201 N REDMOND AVE BETHANY
R170123740	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	10	0	BETHANY CITY ADD 010 000 LOT 1 EXEMPT	0 UNKNOWN BETHANY
R170723350	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	3	0	EAST SIDE ADDITION 003 000 LOT 5 & S40FT LOT 6	4200 N PENIEL AVE BETHANY
R170723050	SOUTHERN NAZARENE UNIVERSITY	C/O PHIL WHITE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	EAST SIDE ADDITION	3	3	EAST SIDE ADDITION 003 003	4203 N DONALD AVE BETHANY
R170724100	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	0	EAST SIDE ADDITION 004 000 W50FT OF LOTS 3 & 4	6405 NW 41ST ST BETHANY
R170724280	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	6	EAST SIDE ADDITION 004 006 W108FT	4202 N DONALD BETHANY

Oklahoma County Assessor's
300ft Radius Report
3/26/2025

R170720750	SANCHEZ JORGE VICENTE MENDOZA	GARCIA LAURA JUDITH SOTO	REYES FERNANDA GETSEMANI	4210 N DONALD	BETHANY	OK	73008	EAST SIDE ADDITION	1	8	EAST SIDE ADDITION 001 008	4210 N DONALD AVE BETHANY
R170720300	NANTZE JEFFREY A & JONATHAN D TRS	REDMOND TRUST	No Data	7513 NW 38TH ST EXPWY	BETHANY	OK	73008-3240	EAST SIDE ADDITION	1	5	EAST SIDE ADDITION 001 005	4211 N REDMOND AVE BETHANY
R170120120	NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 4 EXEMPT	4207 N PENIEL AVE BETHANY
R170721520	NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N130FT OF S150FT OF W 1/2 EXEMPT	0 UNKNOWN BETHANY
R170722250	NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N50FT OF S150FT OF E166 1/2FT	4213 N DONALD BETHANY
R170720900	WRIGHT KEITH	WRIGHT SUSIE	WRIGHT KELLY	4212 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	1	9	EAST SIDE ADDITION 001 009	4212 N DONALD AVE BETHANY
R170720250	MELMAN	MELMAN CORRIE	No Data	4213 N REDMOND AVE	BETHANY	OK	73008	EAST SIDE ADDITION	1	4	EAST SIDE ADDITION 001 004	4213 N REDMOND AVE BETHANY
R170120080	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 3 EXEMPT	4211 N PENIEL AVE BETHANY
R170721050	WHITE JEFFERSON B & RONDA J	No Data	No Data	4214 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	1	10	EAST SIDE ADDITION 001 010 S42 1/2FT	4214 N DONALD AVE BETHANY
R170721510	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT OF N157FT OF W 1/2	4214 N PENIEL AVE BETHANY
R170720200	SERNA ABREL	No Data	No Data	4217 N REDMOND AVE	BETHANY	OK	73008	EAST SIDE ADDITION	1	0	EAST SIDE ADDITION 001 000 S 1/2 OF LOT 2 & ALL OF LOT 3	4217 N REDMOND AVE BETHANY
R170721200	WHITE JEFFERSON & RONDA	No Data	No Data	4216 N DONALD AVE	BETHANY	OK	73008-2724	EAST SIDE ADDITION	1	0	EAST SIDE ADDITION 001 000 N7 1/2FT OF LOT 10 & S35FT LOT 11	4216 N DONALD AVE BETHANY
R170721500	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT OF N107FT OF W 1/2	4216 N PENIEL AVE BETHANY
R170120040	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOTS 1 & 2 EX W70FT EXEMPT	4217 N PENIEL AVE BETHANY
R170722550	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N57FT OF W166.5FT	4218 N PENIEL AVE BETHANY
R170721800	SOUTHERN NAZARENE UNIVERSITY	C/O DR DON BILLINGS	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N157FT OF E 1/2	4219 N DONALD AVE BETHANY
R170721350	GOODWIN BONNI GEORGEANNE	No Data	No Data	4218 N DONALD AVE	BETHANY	OK	73008	EAST SIDE ADDITION	1	0	EAST SIDE ADDITION 001 000 N 1/2 LESS S10FT LOT 11 & ALL LOT 12	4218 N DONALD AVE BETHANY

X

Oklahoma County Assessor's
300ft Radius Report
3/26/2025

R170724270	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	4	0	EAST SIDE ADDITION 004 000 E35.5FT LOTS 5 & 6 EXEMPT	6415 NW 41ST ST BETHANY
R170724110	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	0	EAST SIDE ADDITION 004 000 E93.5FT LOT 3	4203 N REDMOND AVE BETHANY
R170723500	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	3	0	EAST SIDE ADDITION 003 000 N10FT LOT 6 & ALL LOT 7	4204 N PENIEL AVE BETHANY
R170722900	BETHANY NAZARENE COLLEGE	ATTN DONALD BILLINGS	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	EAST SIDE ADDITION	3	0	EAST SIDE ADDITION 003 000 LOT 2 EXEMPT	4205 N DONALD BETHANY
R170724400	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	7	EAST SIDE ADDITION 004 007	4204 N DONALD AVE BETHANY
R170723950	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	4	0	EAST SIDE ADDITION 004 000 S25FT OF LOT 1 & ALL LOT 2 & BEG 12FT N OF SE/C OF LOT 2 THEZFT N15FT W2FT S15FT TO BEG	4205 N REDMOND AVE BETHANY
R170720200	BETHANY NAZARENE COLLEGE	C/O HARRY B MACCORORY	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	0	0	BETHANY CITY ADD 000 000 LOT 6 EXEMPT	0 UNKNOWN BETHANY
R170723650	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	3	0	EAST SIDE ADDITION 003 000 LOT 8 EXEMPT	4206 N PENIEL AVE BETHANY
R170722750	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	EAST SIDE ADDITION	3	1	EAST SIDE ADDITION 003 001	4207 N DONALD BETHANY
R170724550	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 69TH EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	0	0	EAST SIDE ADDITION 000 000 S8FT LOT 7 BLK 1 & ALL LOT 8 BLK 4	4206 N DONALD AVE BETHANY
R170722400	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S20FT OF W 1/2 EXEMPT	0 UNKNOWN BETHANY
R170722100	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT OF E166FT	4209 N DONALD AVE BETHANY
R170720160	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 E90FT OF LOT 5 EXEMPT	4203 N PENIEL AVE BETHANY
R170720655	SOUTHERN NAZARENE UNIVERSITY	C/O PHIL WHITE	6729 NW EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	1	7	EAST SIDE ADDITION 001 007 N50FT OF S56FT	4208 N DONALD AVE BETHANY
R170720450	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	0	0	EAST SIDE ADDITION 000 000 N28FT LOT 1 BLK 4 & LOT 6 BLK 1	4209 N REDMOND AVE BETHANY
R170721650	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW EXPRESSWAY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N50FT OF S100FT OF E166 1/2FT	4211 N DONALD AVE BETHANY

7

Oklahoma County Assessor's
300ft Radius Report
3/26/2025

R170725150	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	EAST SIDE ADDITION 006 000 ALL LOT 0 2 & N12 1/2FT LOT 3 EXEMPT	0 UNKNOWN BETHANY
R171262820	SOUTHERN NAZARENE UNIVERSITY	C/O DON BILLINGS OFFICE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	COCKRELL PLACE ADD	11	COCKRELL PLACE ADD 011 000 BEG 20FTE OF NW/C BLK 11 TH E164FT 0 S54.5FT W164FT N54.5FT	4106 N DONALD BETHANY
R170728160	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	6	EAST SIDE ADDITION 006 026 N48FT 26 EXEMPT	0 UNKNOWN BETHANY

