

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, February 13, 2026 on or before 4:30 p.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 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
FEBRUARY 19, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF FEBRUARY 5, 2026

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-07

Hold public hearing to discuss the potential I-L rezoning on the Rockwell corridor between NW 50th St., and NW 63rd St.

ITEM 2: PC 26-03

Consider a rezoning request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner to rezone 500 feet west of N. Rockwell along NW 27th Street from R-2, Two-Family Residential to PUD, Planned Unit Development.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00°03'20" E along the east line of said SE/4 a distance of a 620.00 feet; Thence S89°29'48"W a distance of 345.00 feet to the point of beginning, Thence continuing S89°29'48"W a distance of 565.20 feet; Thence N00°06'31"W a distance of 702.90 feet; Thence N89°27'47E a distance of 462.22 feet; Thence S00°03'20"E a distance of 250.00 feet; Thence N89°29'48"E (N89°14'40"E measured) a distance of 105.00 feet; Thence S00°03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026.)**

ITEM 3: PC 26-04

Consider a preliminary plat request from West Oak Bethany LP, Applicant, and Carlson Ventures, Property Owner 500 feet west of N. Rockwell along NW 27th Street.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the southeast corner of the SE/4; Thence N00°03'20" E along the east line of said SE/4 a distance of a 620.00 feet; Thence S89°29'48"W a distance of 345.00 feet to the point of beginning, Thence continuing S89°29'48"W a distance of 565.20 feet; Thence N00°06'31"W a distance of 702.90 feet; Thence N89°27'47E a distance of 462.22 feet; Thence S00°03'20"E a distance of 250.00 feet; Thence N89°29'48"E (N89°14'40"E measured) a distance of 105.00 feet; Thence S00°03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON MARCH 3, 2026.)**

ITEM 4: PC 26-10

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 N. Peniel Ave., (Lots 17, 18, and 32).

LEGAL DESCRIPTION: Unpltd. Pt. Sec. 9, 12N, 4W, NW4, SW4, SE4

NEW BUSINESS

ADJOURNMENT UNTIL MARCH 5, 2026

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
FEBRUARY 5, 2026

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Sam Thurman (new Commissioner)
Robert Helton
Steve Marx
Ron Crouch
Jennifer Edmonson
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 front door of Bethany City hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, January 30, 2026 on or before 4:30 p.m.

Justin Peck, Chair welcomed Sam Thurman to the Planning and Zoning Commission. Ray Jones, City Attorney swore Sam Thurman in as a new Planning and Zoning Commissioner.

Justin Peck, Chair called the meeting to order. Ron Crouch gave the invocation. Motion was made by James Clemmer, seconded by Robert Helton to approve the January 15, 2026 Planning and Zoning Commission minutes with the amendment of adding Ron Crouch to the members absent line. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN- Arvel Williams, Ron Crouch. The motion carried 6-0-2.

ITEM 1: **PC 25-12**
Hold public hearing to discuss the potential I-L rezoning on the Rockwell corridor between NW 50th St., and NW 63rd St.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to discuss the potential rezoning along the Rockwell Corridor between NW 50th St., and NW 63rd St. This is what our comp.

plan says our zoning should look like. We are holding this public hearing to get feedback from the public, and there will be no action taken tonight.

Ray Jones, City Attorney read from the comprehensive plan regarding the area of the Rockwell corridor between NW 50th and NW 63rd.

Darrell Duer resident of 6909 NW 100th and investor of six properties within the City of Bethany asked if there is really a need for the I-L, Industrial Light. There are vacant areas around the airport.

Ray Jones, City Attorney said there is some vacant land south of the airport which is owned by the airport trust that will not ever be developed because FAA regulations and the flight line that is there. There is development along NW 63rd and N. Rockwell which is in OKC.

Motion was made by Robert Helton, seconded by Ron Crouch to allow Darrell Duer go past the five-minute time limit. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 8 - 0.

Darrell Duer resident of 6909 NW 100th and investor of six properties within the City of Bethany spoke about a website called ACOG that shows traffic counts. Warr Acres and Bethany are missing from the ACOG traffic count list. No traffic counts are being done in Warr Acres and Bethany.

Brett Crecelius, Comm. Dev. Director made a point of clarification. The BEDA in the past year has done traffic counts at NW 39th and N. Rockwell, NW 39th and N. Council, NW 23rd and Rockwell, and NW 23rd and N. Council. These traffic counts have been sent to ACOG. We also have traffic counts on the City of Bethany's website.

Anthony Garcia, owner of childcare facility at 5506 N. Rockwell spoke to the Planning Commission. He asked if industrial light would change the daily functions of the daycare. Also, when we look at the differences in land value with the new proposal, you can see what the existing businesses look like, and then how it may affect our day to day with the proposal.

Brett Crecelius, Comm. Dev. Director indicated the industrial land value would go down.

Rick Evans, resident of 7009 NW 61st asked if any people currently offered to buy and rezoning property along N. Rockwell Ave.?

Ray Jones, City Attorney stated we just approved an I-L, Industrial Light rezoning change at 6006 N. Rockwell Ave.

Commissioner Edmonson informed everyone that the airport trust is offering airport land for lease.

Ray Jones, City Attorney mentioned for open meeting purposes, we will have another meeting on this matter, and it would be appropriate to include this airport information in the packet for the next meeting.

Commissioner Helton asked if the Airport people and school districts responded to the notices about this meeting.

Brett, Crecelius, Comm. Dev. Director said no.

Commissioner Edmonson asked if it would be possible to have the cost analysis included in the next meeting packet.

Brett Crecelius, Comm. Dev. Director said yes.

Motion was made by Robert Helton, seconded by Justin Peck to allow Ms. Triana to speak. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 8 - 0.

Ms. Triana, resident of 2005 N. Glade Ave. expressed her frustration about the I-L rezoning proposal. There are kids standing on corners waiting for school buses and homes backing up to these lots along the Rockwell Corridor. Turning the Rockwell Corridor into industrial light is going to completely change the way these families live their lives. You have numbers on how the proposal will affect commercial properties, well how about the residents and how it will affect them. We need to think about how this will affect the citizens of Bethany.

Darrell Duer, resident of 6909 NW 100th and investor of six properties within the City of Bethany stated there is plenty of area on NW 39th Expy. between Rockwell and Council for Industrial. I do not know why industrial is needed.

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

City of Bethany
Planning & Zoning Staff Report
February 19th, 2026

CASE NO: PC 26-07

Request: Hold public hearing to discuss the potential I-L rezoning on the Rockwell corridor between NW 50th St., and NW 63rd St.

Legal Description: N/A

Current Zoning: Commercial General (C-G), Commercial Office (C-O), Industrial Light (I-L), Commercial Restricted (C-R), Residential Single Family (R-1), Planned Unit Development (PUD)

Proposed Zoning: Industrial Light (I-L)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Cemetery)/OKC
South	C-G, E-I
East	R-1
West	OKC/ Wiley Post Airport

Table 1

I-L Zoning Characteristics

	I-L
Lot Area (minimum) per dwelling unit	None
Lot area (minimum)	None
Lot Coverage (Maximum)	None
Height (Maximum)	35 Feet or 2 ½ Stories

Table 2

Background:

Planning & Zoning Commission is discussing the possibility of rezoning North Rockwell, from NW 50th Street to approximately NW 63rd Street, to Industrial Light (I-L) and is looking to gather public input from residents in the area before coming to a decision.

Analysis:

The subject property, as outlined in red on the map attached later in this packet, is currently under consideration for rezoning to Industrial Light (I-L). The proposed rezoning is intended to expand opportunities for light industrial development within the City, a land use category that is currently limited in supply.

The City of Bethany has received a consistent number of inquiries related to light industrial uses, including small-scale manufacturing, warehousing, distribution, and similar employment-oriented businesses. Existing zoning districts do not adequately accommodate this demand, resulting in limited options for prospective businesses seeking to locate within the community. Rezoning this area would help address that gap while supporting economic diversification.

The proposed zoning is consistent with the City's Comprehensive Plan, which identifies this area as appropriate for Light Industrial development. The Comprehensive Plan specifically calls out lands in proximity to the airport as suitable for industrial and employment-based uses due to reduced land-use conflicts, compatibility with aircraft operations, and an area that would have less impact on residential neighborhoods.

Additionally, the I-L zoning district provides standards that help ensure compatibility with surrounding land uses, including site plan review, buffering, and development requirements. Any future development would be required to comply with all applicable zoning, building, and site development regulations.

Based on the location of the property, consistency with the Comprehensive Plan, proximity to the airport, and demonstrated demand for light industrial land, staff finds that the proposed rezoning to Industrial Light (I-L) is appropriate and supports the City's long-term planning and economic development goals.

At the last public hearing, a planning and zoning commissioner introduced information on available aerospace and industrial lease opportunities at Wiley Post Airport. This information is included in the packet for discussion.

Public input is an important part of the rezoning process. The City is using this meeting, as well as the subsequent public hearing, to gather feedback from residents, property owners, and other stakeholders regarding the proposed rezoning. Comments received during these meetings will be considered as part of the overall evaluation before any recommendation or decision is made.

Required Action: Hold a public hearing to gather feedback from the public on the possibility of rezoning North Rockwell to Industrial Light (I-L)

Attachments:

- Aerial Photographs
- Zoning Map

- Wiley Post Aerospace and Industrial Properties
- Permitted Use Table
- Cost Benefit Analysis
- Letter to Property Owners
- Certified Owners List
- Public Notification

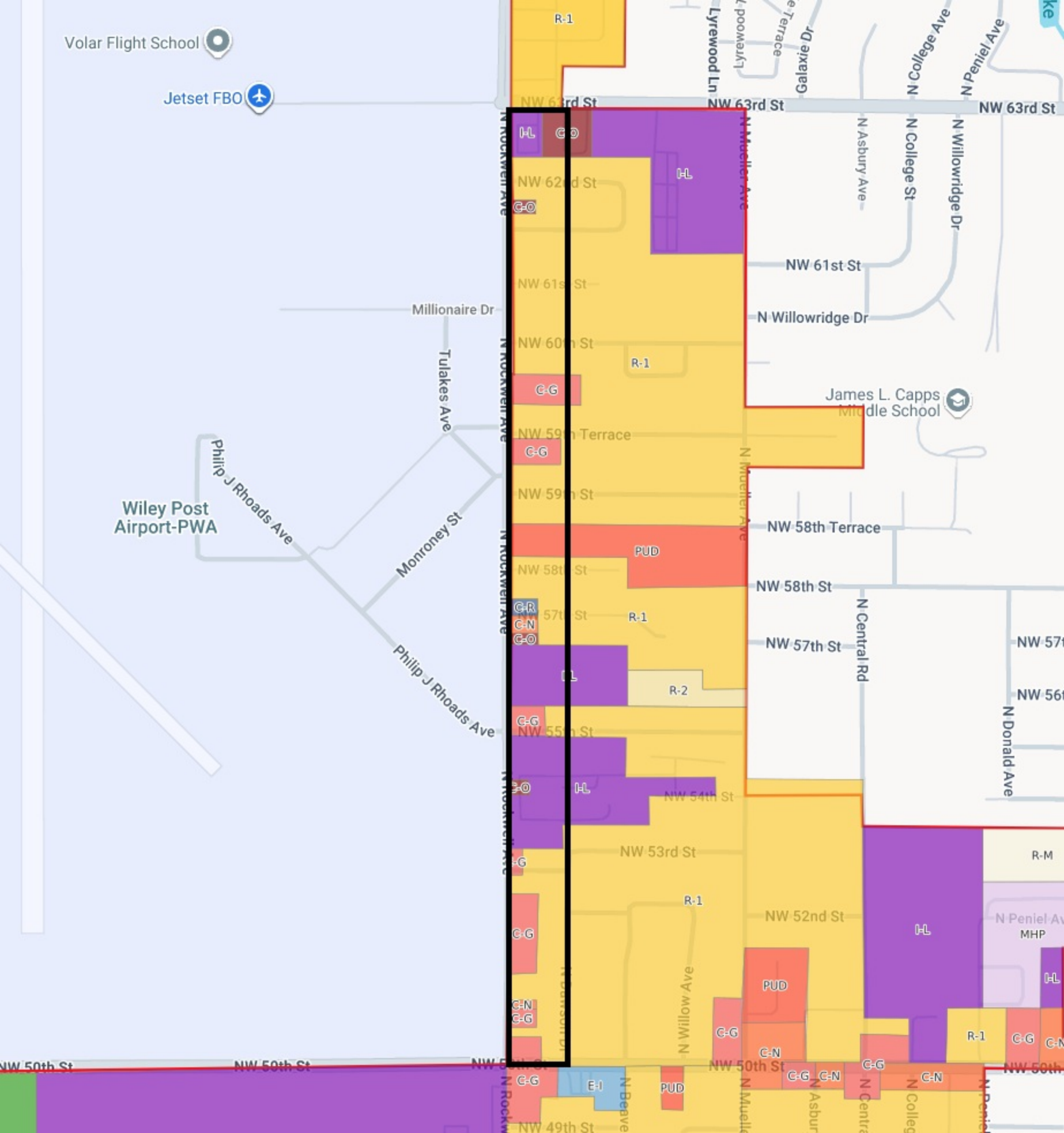


Volar Flight School

Jetset FBO

Wiley Post Airport-PWA

James L. Capps Middle School





NAIRED COMMERCIAL REAL ESTATE

BOB SULLIVAN, CCIM
405.641.9798
BOB@NAIRED.COM

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



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BOB@NAIRED.COM

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WILEY POST AEROSPACE AND INDUSTRIAL PROPERTIES

naired.com



WILEY POST AIRPORT LAND AVAILABLE FOR LEASE ONLY

Call For Pricing

5915 Philip J Rhoads Avenue, Oklahoma City, OK

Zoned: I-2 Moderate Industrial

244 Acres MOL

- Build-to-Suit Opportunities Available
- Located within 3-1/2 Hours Flight Time from all North American Population Centers
- 94.6 Acres Available for Aviation Related Development
- 129.1 Acres Available for Aviation or Non-Aviation Related Development
- 20.1 Acres Available for Non-Aviation Development
- Land Available For Lease Only

[Download Flyer](#)



APPENDIX A: PERMITTED USE TABLE

PERMITTED USES	R-1	R-2	R-M	MHP	PRD	C-O	C-R	C-G	C-H	CBD	I-L	I-H	A	E-1	MUD	PUD	PUB
PERMITTED USES	R-1	R-2	R-M	MHP	PRD	C-O	C-R	C-G	C-H	CBD	I-L	I-H	A	E-1	MUD	PUD	PUB
Accessory Building (over 240 sq.)	SP	SP											SP				
Adult Business											X	X					
Adult day care center							X	X	X								
Agriculture													X				
Airport or landing field									X		X	X				X	
Alcoholic beverage establishments								X	X	X	X	X			X	X	
Amusement, commercial indoor								X	X	X	X	X	SP		X	X	
Amusement, commercial outdoor									X	X	X	X	SP		X	X	
Art gallery						X	X	X	X	X				X	X	X	X
Auto storage or auto auction											X	X					
Automobile repair garage											X	X					
Bed and Breakfast Inn		X	X		X	X	X	X	X							X	
Brewery (Craft brew)									X	X	X				X		
Brewery (large scale)						X	X	X	X						X		
Building and landscaping material sales yard												X					
Bus station or terminal							X	X			X	X				X	
Caretaker or employee housing								SP			SP	SP		SP			
Catering establishment							X	X	X	X							
Charitable or Philanthropic Institutions														X			X
Church	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
College or university														X			
Community center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Country club, private	SP	SP											SP				
Crematory												SP					
Day camp for children													X	X			X
Day-care center						X	X	X	X	X	X	X	X		X	X	
Dispensary store						X	X	X	X						X		
Dormitory														X			
Dwelling, multi-family			X	X											X	X	
Dwelling, single-family residential	X	X	X	X	X								X		X	X	X
Dwelling, two-family		X	X		X										X	X	
Equestrian Educational Facility													SP				
Equipment storage/rental yard												X					
Family day-care homes	X	X	X												X		
Financial Institutions						X	X	X	X						X		
Fraternity or sorority lodge or assembly hall														X			
Freighting yard/terminal												X					
Funeral Home and Mortuary								X	X		X	X					
Gasoline service stations								X	X	X					X	X	
Golf course, commercial							SP	X	X		X	X	SP				
Greenhouse and plant nursery								X	X	X	X	X	X		X	X	

Grocery store or supermarket							X	X		X				X	X	X
Group House	SP	SP	SP	SP	SP					SP			SP			
Halfway House	SP															
Hazardous Waste Collection, Processing, or Disposal											SP	SP				
Home occupations	X	X											X		X	
Hospital																X
Hotel or motel							X	X	X	X	X		X	X	X	
Inmate pre-release center												SP				
Inmate transitional living centers												SP				
Inmate Work Center												SP				
Impatient Treatment						SP	SP	SP					SP	SP		
Itinerant vendor										SP			SP	SP		SP
Jail and Correctional Facility												SP				
Kennel								X		X		SP			X	
Laboratory, scientific or research						X	X	X	X	X	X	X				
Library																X
Manufacturing, heavy												X			X	
Manufacturing, light											X	X			X	
Massage Clinic						X	X	X		X				X	X	
Media broadcast						X					X	X				
Medical or dental facility						X	X	X					X	X	X	
Mobile and Manufactured Home				X									SP			
Mobile and Manufactured Home Park				X									SP			
Museum														X		X
Night club/dance hall								X	X	X	X	X		X	X	
Nursing care facility, convalescent, or rest home													X			
Open display, commercial						SP						SP	SP			
Pest Control Services												X	X			
Petroleum products, Oil field equipment, storage yard and wholesale												X	SP			
Pharmacy						X	X	X	X					X		
Professional offices					X	X	X	X						X		
Public park and playground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Public Safety Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Public Utility Station												X				X
Publisher								X	X		X	X			X	
Recreational vehicle or vehicle storage												X				
Recreational Vehicle Park											X	X			X	
Recycling Collection Facility											X	X			X	
Restaurant Eating Establishment (Not drive-in type)						X	X	X	X	X				X	X	
Restaurant or Eating Establishment (Drive-in)						X	X	X	X	X	X			X	X	
Retail, general						X	X	X	X					X		
Retail, specialty						X	X	X		X				X		
Sale barn												X	X			
Salvage yards												X				
School, Business													X			

School, Commercial Trade														X			
School, Private, Elementary, or Secondary														X			
School, Public or Denominational														X			
Self-service laundry or dry-cleaning establishment							X	X	X		X				X	X	
Shelter														X		X	X
Shooting range, indoor									X		X	X	SP			X	
Swap meet, flea market, and other similar uses													SP	SP			SP
Swim or tennis club	X	X	X											X	X		
Swimming pool, commercial					X		X	X								X	
Tattoo and/or Body Piercing Shop												SP	SP				
Telecommunication Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Temporary Employment Services, Day Labor Business								X	X	X					X	X	
Theater, drive-in								X	X		X		SP			X	
Transitional Living Facility	SP	SP	SP														
Treatment Facility						SP	SP	SP	SP	SP				SP	SP		
Unlighted private tennis courts	SP	SP	SP												SP		
Vehicle Storage																X	
Veterinary hospital						X	X	X	X	X	X	X	X				
Warehouse												X	X				
Warehouse, mini												X	X				
Wastewater treatment plant																	X
Wholesale or warehouse enterprise												X	X				
Zoo														SP	SP		X

(Am. Ord. 1269, passed 1-17-84; Am. Ord. 1277, passed 1-17-84; Am. Ord. 1389, passed 11-18-86; Am. Ord. 1412, passed 10-6-87; Am. Ord. 1476, passed 9-3-91; Am. Ord. 1609, passed 3-16-99; Am. Ord. 1678, passed 9-3-02; Am. Ord. 1687, passed 11-5-02; Am. Ord. 1757, passed 1-17-06; Am. Ord. 1758, passed 1-17-06; Am. Ord. 1759A, passed 2-7-06; Am. Ord. 1776, passed 12-5-06; Am. Ord. 1974, passed 8-6-19)

Total acres in corridor	60.29	2626232.4 square feet	
Current market value	\$ 30,584,186.00		
Zoning Change Area (1/4)	15.0725	656558.1 square feet	
Zoning Change Are (1/3)	19.8957	866656.692 square feet	
Zoning Change Area (1/2)	30.145	1313116.2 square feet	
Zoning Change Area (2/3)	39.7914	1733313.384 square feet	
City Sales Tax	4%		
Use Tax	10% of sales tax		
Business License Fee	\$ 35.00		
Res. Service Cost to City	\$ 77,562.72	\$ 635.76 per household	122
Residential utility rate avg	\$ 146,400.00	\$ 1,200.00	122
commercial billing avg	\$ 1,936.08	annually per business	
Ind. Service Cost to City	\$ 200.00	Per ind. Employee	
Ind. Land Value per Acre	\$ 213,000.00		
Ind. Wage assumed	\$ 12.00		
Jobs created assumed	10 Per business		
taxable sale per employee	\$ 9,600.00	determined by avg employee spend 800 per mon	
Low intensity	0.5 jobs per 1k sq ft		
	328 Jobs Created		
	433 Jobs Created		
	657 Jobs Created		
	867 Jobs Created		
	33 Businesses Created		
	43 Businesses Created		
	66 Businesses Created		
	87 Businesses Created		
Base Intensity	1 jobs per 1k sq ft		
	657 Jobs Created		
	867 Jobs Created		
	1313 Jobs Created		
	1733 Jobs Created		
	66 Businesses created		
	87 Businesses created		
	131 Businesses created		
	173 Businesses created		
High Intensity	2.5 jobs per 1k sq ft		
	1641 Jobs Created		
	2167 Jobs Created		
	3283 Jobs Created		
	4333 Jobs Created		
	164 Businesses created		
	217 Businesses created		
	328 Businesses created		
	433 Businesses created		

Land Comparison

	Non-Ind Value		Ind. Land Value	
All Land	\$	30,584,186.00	\$	12,841,770.00
1/4	\$	22,938,139.50	\$	3,210,442.50
1/3	\$	20,389,436.94	\$	4,237,784.10
1/2	\$	15,292,093.00	\$	6,420,885.00
2/3	\$	10,194,718.47	\$	8,475,568.20

Ind. Developed Area (1/4)

	Low Intensity		Base Intensity	
Jobs		328		657
Businesses		33		66
Business License Revenue	\$	1,148.98	\$	2,297.95
Taxable Sales from Employees	\$	126,059.16	\$	252,118.31
Use Tax (~10% of sales tax)	\$	12,605.92	\$	25,211.83
Industrial Utility Increase	\$	63,557.45	\$	127,114.90
City Incremental Services Cost	\$	(65,655.81)	\$	(131,311.62)
Loss of Res. Utility Income	\$	(146,400.00)	\$	(146,400.00)
Residential costs voided	\$	77,562.72	\$	77,562.72
Net Annual Fiscal Impact	\$	68,878.41	\$	206,594.10
Net 5 Year Impact	\$	344,392.04	\$	1,032,970.48
Net 10 Year Impact	\$	688,784.08	\$	2,065,940.95

Ind. Developed Area (1/3)

	Low Intensity		Base Intensity	
Jobs		433		867
Businesses		43		87
Business License Revenue	\$	1,516.65	\$	3,033.30
Taxable Sales from Employees	\$	166,398.08	\$	332,796.17
Use Tax (~10% of sales tax)	\$	16,639.81	\$	33,279.62
Industrial Utility Increase	\$	83,895.83	\$	167,791.67
City Incremental Services Cost	\$	(86,665.67)	\$	(173,331.34)
Loss of Res. Utility Income	\$	(146,400.00)	\$	(146,400.00)
Residential costs voided	\$	77,562.72	\$	77,562.72
Net Annual Fiscal Impact	\$	112,947.43	\$	294,732.14
Net 5 Year Impact	\$	564,737.14	\$	1,473,660.68
Net 10 Year Impact	\$	1,129,474.28	\$	2,947,321.36

Ind. Developed Area (1/2)

	Low Intensity		Base Intensity	
Jobs		657		1313
Businesses		66		131
Business License Revenue	\$	2,297.95	\$	4,595.91
Taxable Sales from Employees	\$	252,118.31	\$	504,236.62
Use Tax (~10% of sales tax)	\$	25,211.83	\$	50,423.66
Industrial Utility Increase	\$	127,114.90	\$	254,229.80
City Incremental Services Cost	\$	(131,311.62)	\$	(262,623.24)
Loss of Res. Utility Income	\$	(146,400.00)	\$	(146,400.00)
Residential costs voided	\$	77,562.72	\$	77,562.72
Net Annual Fiscal Impact	\$	206,594.10	\$	482,025.47

Net 5 Year Impact	\$	1,032,970.48	\$	2,410,127.35
Net 10 Year Impact	\$	2,065,940.95	\$	4,820,254.71

Ind. Developed Area (2/3)

	Low Intesnity	Base Intensity
Jobs	867	1733
Businesses	87	173
Business License Revenue	\$ 3,033.30	\$ 6,066.60
Taxable Sales from Employees	\$ 332,796.17	\$ 665,592.34
Use Tax (~10% of sales tax)	\$ 33,279.62	\$ 66,559.23
Industrial Utility Increase	\$ 167,791.67	\$ 335,583.34
City Incremental Services Cost	\$ (173,331.34)	\$ (346,662.68)
Loss of Res. Utility Income	\$ (146,400.00)	\$ (146,400.00)
Residential costs voided	\$ 77,562.72	\$ 77,562.72
Net Annual Fiscal Impact	\$ 294,732.14	\$ 658,301.55
Net 5 Year Impact	\$ 1,473,660.68	\$ 3,291,507.76
Net 10 Year Impact	\$ 2,947,321.36	\$ 6,583,015.51

Difference

\$ 17,742,416.00
 \$ 4,435,604.00
 \$ 5,956,964.96
 \$ 8,871,208.00
 \$ 11,913,899.33

High Intensity

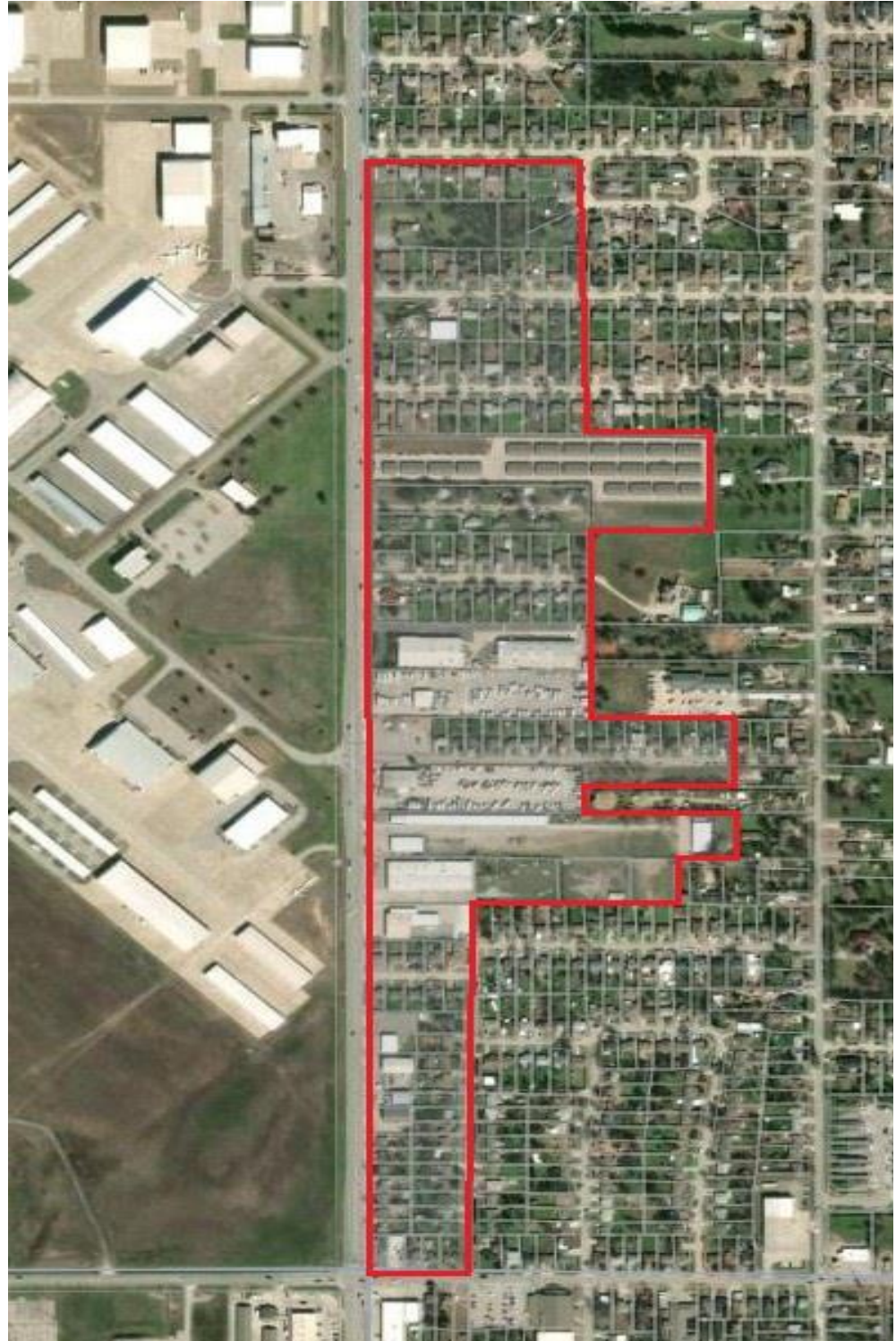
1641
 164
 \$ 5,744.88
 \$ 630,295.78
 \$ 63,029.58
 \$ 317,787.25
 \$ (328,279.05)
 \$ (146,400.00)
 \$ 77,562.72
 \$ 619,741.16
 \$ 3,098,705.79
 \$ 6,197,411.59

High Intensity

2167
 217
 \$ 7,583.25
 \$ 831,990.42
 \$ 83,199.04
 \$ 419,479.17
 \$ (433,328.35)
 \$ (146,400.00)
 \$ 77,562.72
 \$ 840,086.26
 \$ 4,200,431.29
 \$ 8,400,862.59

High Intensity

3283
 328
 \$ 11,489.77
 \$ 1,260,591.55
 \$ 126,059.16
 \$ 635,574.50
 \$ (656,558.10)
 \$ (146,400.00)
 \$ 77,562.72
 \$ 1,308,319.60



\$ 6,541,597.99
\$ 13,083,195.97

High Intensity

4333
433
\$ 15,166.49
\$ 1,663,980.85
\$ 166,398.08
\$ 838,958.34
\$ (866,656.69)
\$ (146,400.00)
\$ 77,562.72
\$ 1,749,009.80
\$ 8,745,048.99
\$ 17,490,097.98



Department of Planning and Zoning

Date: January 12, 2026

Property Owner

Subject: **Public Hearing Notice: North Rockwell Corridor**

This notice is to inform property owners that the City of Bethany Planning & Zoning Commission will hold a discussion, in accordance with the City of Bethany's Comprehensive Plan, regarding the potential rezoning of the North Rockwell corridor to Industrial. The City's 2030 Comprehensive Plan identifies the area near Wiley Post Airport as an Industrial Mixed-Use corridor.

The City is seeking input from property owners within a 300-foot radius of the area, as well as from other interested parties, to help inform this discussion. This meeting is a public hearing for discussion purposes only, and no vote or formal action will be taken at this time. Property owners and interested parties are encouraged to attend the Planning and Zoning Commission meeting to provide input or obtain additional information.

The Planning and Zoning Commission will hold two public hearings. During these hearings, all interested citizens will have the opportunity to speak before the Commission regarding the proposed topic. If you wish to share your opinion, you are encouraged to attend.

Hearing Schedule

Property owners from NW 50th Street to NW 55th Street:

February 5, 2026, at 6:30 p.m.

Property owners from NW 55th Street to NW 63rd Street:

February 19, 2026, at 6:30 p.m.

Location of Hearings

City Hall Council Chambers

6700 NW 36th Street

Bethany, OK 73008

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

propertyid	accountno	name1	mailingaddress1	city	state	zipcode
170734	R173640400	CLARKE KENNETH ALFRED	5202 N DAWSON DR	BETHANY	OK	73008-2028
170490	R172320400	LG10 LLC	PO BOX 32431	EDMOND	OK	73003-0333
170508	R172322200	ARMSTRONG MEAGAN E	5203 N DAWSON DR	BETHANY	OK	73008-2027
170733	R173640300	NATE PROPERTIES LLC	PO BOX 720244	OKLAHOM/	OK	73172-0244
170509	R172322300	ADM HOLDINGS LLC	11021 S URBANA AVE	TULSA	OK	74137
170732	R173640200	NATE PROPERTIES LLC	PO BOX 720244	OKLAHOM/	OK	73172-0244
170488	R172320200	RITTER LIV TRUST	10815 NW 103RD CIR	YUKON	OK	73099-9182
170510	R172322400	BATLEY NICOLAS	5207 N DAWSON DR	BETHANY	OK	73008-2027
170731	R173640100	RAY STEVENS INC	3636 NW 63RD ST, Unit A	OKLAHOM/	OK	73116-2011
170487	R172320100	GRAMAJO NELSON	641 WHISPERING OAK RD	OKLAHOM/	OK	73127-5224
170511	R172322500	STILLINGS JAMES V & BECKY E	5209 N DAWSON DR	BETHANY	OK	73008-2027
170727	R173071055	SIMMONS MICHAEL W	5211 DAWSON DR	BETHANY	OK	73008
170719	R173067760	BMK PROPERTIES LLC	PO BOX 57613	OKLAHOM/	OK	73157
170726	R173071045	MCGUFFIN LARRY E	6300 CHATHAM RD	OKLAHOM/	OK	73132
170673	R172980320	BENSON VALARY	6906 NW 52ND ST	BETHANY	OK	73008-2004
170674	R172980330	LYLES JULIE DAWN	6908 NW 52ND ST	BETHANY	OK	73008
170675	R172980340	PINION TERRY LAVONNE	2525 NW 30TH ST	OKLAHOM/	OK	73112
170725	R173071025	GATES JOHN D & SHARON R	818 HILLCREST DR	WATONGA	OK	73772
181175	R170820400	WILLIAMS MEMORIAL CHURCH	6900 NW 50TH ST	BETHANY	OK	73008
181176	R170820700	WILLIAMS MEMORIAL CHURCH	6900 NW 50TH ST	BETHANY	OK	73008
180896	R170740100	WILLIAMS MEMORIAL CHURCH	6900 NW 50TH ST	BETHANY	OK	73008-2537
180897	R170740200	MCANALLY PROPERTIES LLC	5505 NW 114TH ST	OKLAHOM/	OK	73162-3746
180899	R170740495	REDWINE INVESTMENTS LLC	10633 NW 103RD PL	YUKON	OK	73099-9135
170728	R173071080	PERSEPOLIS LLC	14800 AUREA LN	OKLAHOM/	OK	73142-1901
170724	R173071005	TB HOLDINGS LLC	PO BOX 20527	OKLAHOM/	OK	73156
170500	R172321400	SCHMIDTHUBER MICHAEL & PAMELA	930027 HILLTOP RD	LUTHER	OK	73054-6600
170501	R172321500	UHRMACHER MAURICE K & MARJORIE LF EST	12419 S 87TH EAST AVE	BIXBY	OK	74008
170741	R173641100	LINDAHL ZAKARI	6909 NW 50TH ST	BETHANY	OK	73008
170499	R172321300	FUNDERBURG RICK E	7005 NW 50TH ST	BETHANY	OK	73008-2437
170742	R173641200	MCKINNEY JUDY ETAL	6907 NW 50TH ST	BETHANY	OK	73008-2536
170743	R173641300	ESPARZA MARILU DE LA ROSA	6905 NW 50TH ST	BETHANY	OK	73008-2536
180903	R170740900	RAY STEVENS INC	3636 NW 63RD ST, Unit A	OKLAHOM/	OK	73116

170498 R172321200 MENDOZA RUDY
170497 R172321100 MENDOZA RUDY
170740 R173641000 DUER & DUER LLC
170496 R172321000 VIVID HOMES LLC
170502 R172321600 LINDO DAVE PATRICK TRS
170666 R172980250 HERNANDEZ GILBERTO
170665 R172980240 ROPER VERGIL JR
170664 R172980230 WHITE BETTY J
170739 R173640900 SOSA ANGEL HENRY JR
170495 R172320900 BELL JULIE
170503 R172321700 ORTH PAUL W & PATRICIA J TRS
181178 R170820900 TODAY FOR TOMORROW LLC
181177 R170820800 CARPENTER COLBY
180906 R170741200 CASEBOLT MARK E & ROBIN L
170685 R173041000 MARTINEZ RAQUEL
180905 R170741100 J & J EIDT PROPERTIES LLC
170684 R173040900 LINDO DAVE P TRS
170683 R173040800 DUER DARRELL J SR
170682 R173040700 LINDO DAVE PATRICK TRS
181179 R170821000 WINEBARGER MARLA
170681 R173040600 MMS PROPERTIES LLC
170738 R173640800 PONCE JUAN M
170494 R172320800 MONTGOMERY ROBERT & CLAUDIA
170504 R172321800 HERNANDEZ JOSEPH L
170737 R173640700 GAINES TYSON RAY
170493 R172320700 ALLEN JOHN NAM
170505 R172321900 M5 8 LLC
170661 R172980100 GREEN KENNA JANE
170662 R172980210 GOKOOL ANTHONY & KAREN R
170663 R172980220 TLC INVESTMENTS LLC
170736 R173640600 JESSUP ANGELA
170492 R172320600 TIEHEN DEBRA L
170506 R172322000 5111 N DAWSON TRUST

5100 N ROCKWELL AVE
5100 N ROCKWELL AVE
5826 NW 51ST ST
3102 N CLASSEN BLVD 296
220 N WESTERN AVE
5702 NW 32ND ST
709 N 6TH ST
6911 NW 52ND ST
5104 N DAWSON DR
5106 N ROCKWELL
6406 NW 30TH ST
6608 N WESTERN AVE, Unit 1132
7011 NW 49TH ST
7013 NW 49TH ST
7000 NW 53RD ST
10801 RUSTLER LN
220 N WESTERN AVE
6909 NW 100TH ST
220 N WESTERN AVE
7007 NW 49TH ST
7009 NW 53RD ST
5106 N DAWSON DR
10824 JOSEPH WAY
5107 N DAWSON DR
2741 DENNIS DR
5110 N ROCKWELL AVE
7317 NE 107TH ST
6914 NW 53RD ST
6916 NW 53RD ST
5700 SYCAMORE POND DR
5110 N DAWSON DR
9212 BRENTFORD AVE
11701 SILVERMOON DR

BETHANY OK 73008
BETHANY OK 73008
WARRACRI OK 73122-6211
OKLAHOM/ OK 73118
OKLAHOM/ OK 73106-7638
OKLAHOM/ OK 73122-1018
WEATHERF OK 73096
BETHANY OK 73008
BETHANY OK 73008-2026
BETHANY OK 73003-1648
BETHANY OK 73008-4146
OKLAHOM/ OK 73116
BETHANY OK 73008-2411
BETHANY OK 73008-2411
BETHANY OK 73008
YUKON OK 73099-8357
OKLAHOM/ OK 73106-7638
OKLAHOM/ OK 73162
OKLAHOM/ OK 73106-7638
BETHANY OK 73008-2411
BETHANY OK 73008-2009
BETHANY OK 73008-2026
YUKON OK 73099-9163
BETHANY OK 73008-2025
YUKON OK 73099-5188
BETHANY OK 73008
OKLAHOM/ OK 73151
BETHANY OK 73008-2008
BETHANY OK 73008-2008
MUSTANG OK 73064
BETHANY OK 73008
OKLAHOM/ OK 73132-2210
OKLAHOM/ OK 73162-2224

181731	R202761000	MSC OKC LLC	725 PARK CENTER DR	MATTHEWS NC	28105-5012
181732	R202761010	HANCHETT ROCKWELL ENTERPRISE LLC	3000 UNITED FOUNDERS BLVD, Unit 200	OKLAHOM/ OK	73112-4279
170676	R173040100	BREWER JOHNNY L REV LIV TRUST	7001 NW 53RD ST	BETHANY OK	73008
170677	R173040200	COMMERCIAL RESIDENTIAL MANAGEMENT LL	13116 GREEN CEDAR TER	OKLAHOM/ OK	73131
170678	R173040300	WYNN CURTIS L & TONOIA S TRS	5005 N COUNCIL RD	BETHANY OK	73008-2241
170679	R173040400	RESTORATION REAL ESTATE LLC	18808 STONE OAK RD	EDMOND OK	73012
170680	R173040500	DAVIS MARY L TRS	7009 NW 53RD ST	BETHANY OK	73008-2009
170735	R173640500	MORENO PALOALTO ERICA	5200 N DAWSON DR	BETHANY OK	73008
170491	R172320500	ROBERSON PROPERTIES & INVESTMENTS LLC	PO BOX 944	CUSHING OK	74023
170507	R172322100	MOCK TORY	5201 N DAWSON DR	BETHANY OK	73008-2027
170705	R173066250	EBC ENTERPRISES LLC	14100 CANTERBURY DR	EDMOND OK	73013
170794	R175503300	DAVIS RON ALLEN	5602 N ROCKWELL AVE	BETHANY OK	73008
170657	R172980060	RAY STEVENS PROPERTIES LLC	3636 NW 63RD ST, Unit A	OKLAHOM/ OK	73116
170656	R172980050	SMITH STEVEN M & JANE E	11501 N GROVE AVE	OKLAHOM/ OK	73162
170655	R172980040	FLH RENTALS LLC	400 NE 102ND ST	OKLAHOM/ OK	73114-6229
170718	R173067750	KELLEY PROPERTIES LLC	11141 BLUE STEM BACK RD	OKLAHOM/ OK	73162
170795	R175503400	DAVIS RON ALLEN	5602 N ROCKWELL AVE	BETHANY OK	73008
170793	R175503200	DAVIS RON ALLEN	5602 N ROCKWELL AVE	BETHANY OK	73008
170792	R175503100	CITE PROPERTIES LLC	PO BOX 720244	OKLAHOM/ OK	73172-0244
170787	R175502600	SULLIVAN TRAVIS GEORGE & ANNA MARIE TRS	16232 WINDING PARK DR	EDMOND OK	73013-3272
170788	R175502700	SULLIVAN TRAVIS GEORGE & ANNA MARIE TRS	16232 WINDING PARK DR	EDMOND OK	73013-3272
170791	R175503000	BEDROCK MANAGEMENT LLC	625 BLUE OAK WAY	EDMOND OK	73034
170790	R175502900	TROJAN INVESTMENTS LLC	20711 N COUNCIL RD	EDMOND OK	73012
170789	R175502800	WYNN CURTIS L & TONOIA S TRS	5005 N COUNCIL RD	BETHANY OK	73008-2241
170716	R173067005	ROCKWELL PARTNERS LLC	7501 N BROADWAY EXT	OKLAHOM/ OK	73116-9015
170715	R173067000	ROCKWELL PARTNERS LLC	7501 N BROADWAY EXT	OKLAHOM/ OK	73116-9015
170695	R173065000	BRUNE PAK N STAK LLC	14100 CANTERBURY DR	EDMOND OK	73013-7014
170486	R127641010	ROBINS NEST INC	936 SUTTON PL	OKLAHOM/ OK	73132
170485	R127641000	SIGLE TERRY G & KATHY A	7150 NW 192ND ST	EDMOND OK	73012-9581
169658	R168541720	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOM/ OK	73102

170922	R175551135	VILLATORO PROPERTIES LLC	6036 NW 59TH ST	OKLAHOMA CITY	OK	73122
170923	R175551145	VICENTE CALEB FELIX PELICO	6105 NW 63RD ST	OKLAHOMA CITY	OK	73132
170924	R175551155	SPRINGER KATRINA B	7007 NW 59TH ST	BETHANY	OK	73008-1913
170925	R175551165	DECAMP HEATHER Q	4604 RIATA CIR	TUTTLE	OK	73089-5600
170926	R175551175	ESPARZA FERNANDO	7011 NW 59TH ST	BETHANY	OK	73008-1913
170927	R175551185	WRIGHT KODY WADE	7013 NW 59TH ST	BETHANY	OK	73008-1913
170928	R175551195	NELSON MARILYN A	7015 NW 59TH ST	BETHANY	OK	73008-1913
170982	R175571315	SHIRAZI HAMID B & ANA M	7725 NW 116TH ST	OKLAHOMA CITY	OK	73162-1338
170983	R175571325	DUER & DUER LLC	5826 NW 51ST ST	WARR ACRES	OK	73122-6211
170984	R175571335	TSC PROPERTIES LLC	401 NW 150TH CT	EDMOND	OK	73013-2462
170985	R175571345	UNDERWOOD CHARLES III & ALICIA M	11652 NW 111TH ST	YUKON	OK	73099
170986	R175571355	PATTON THOMAS ALAN	6004 N ROCKWELL AVE	BETHANY	OK	73008-1945
170705	R173066250	EBC ENTERPRISES LLC	14100 CANTERBURY DR	EDMOND	OK	73013
170532	R172381205	SUTTON CAPITAL LLC	1513 NW 158TH ST	EDMOND	OK	73013
170875	R129171000	SANDLIAN COLBY B & GENEVIEVE TRS ETAL	435 N BROADWAY AVE STE 201	WICHITA	KS	67202-2313
170941	R175551325	DE LOERA ROSAURA	7000 NW 59TH ST	BETHANY	OK	73008-1914
170942	R175551335	SILVA REYNALDO ARANDA	432 CHARLES CT	YUKON	OK	73009
170943	R175551345	ETEMADZADEHRASHTI ALAMTAJ REV LIV TRUST	6907 NW 60TH ST	BETHANY	OK	73008
170944	R175551355	ENDURING FAITH LLC	6717 NW 118TH ST	OKLAHOMA CITY	OK	73162
170945	R175551365	ELLIS CLIFFORD J & JUDY B TRS	7008 NW 59TH ST	BETHANY	OK	73008-1914
170946	R175551375	MILLER CATHY A	7010 NW 59TH ST	BETHANY	OK	73008-1914
170947	R175551385	ESCOBAR GUSTAVO	9501 N COUNTY LINE RD	YUKON	OK	73099
170948	R175551395	WOOD GEORGE L & NORMA R TRS	7014 NW 59TH ST	BETHANY	OK	73008
170526	R172381145	PRITCHETT TAMMY JO	6906 NW 57TH ST	BETHANY	OK	73008-2018
170527	R172381155	HUDSON JUDY G REV TRUST	1000 WILD ROSE DR	MUSTANG	OK	73064-2929
170528	R172381165	WYNN CURTIS L & TONOIA S TRS ETAL	5005 N COUNCIL RD	BETHANY	OK	73008-2241
170529	R172381175	HUDSON CHAD	14917 VISTA DR	PIEDMONT	OK	73078
170530	R172381185	WERNER ANTHONY & AMBER	7002 NW 57TH ST	BETHANY	OK	73008-2020
170531	R172381195	DANIELS SOLON W & LISA M TRS	6108 WILLOWRIDGE DR	WARR ACRES	OK	73122-7035
170533	R172381215	PROFESSIONAL REHABILITATION	PO BOX 191	WAYNOKA	OK	73860
170794	R175503300	DAVIS RON ALLEN	5602 N ROCKWELL AVE	BETHANY	OK	73008
170521	R172381095	ZHAO YI JUN	2001 CENTRAL PKWY	NORMAN	OK	73071-3941
170795	R175503400	DAVIS RON ALLEN	5602 N ROCKWELL AVE	BETHANY	OK	73008

170517	R172381055	HECK SHAUNDRAH	639 W VAN BUREN ST	PURCELL	OK	73080
170793	R175503200	DAVIS RON ALLEN	5602 N ROCKWELL AVE	BETHANY	OK	73008
170516	R172381045	DAVIS DOROTHY M TRS ETAL	6909 NW 57TH ST	BETHANY	OK	73008-2017
170518	R172381065	PLANT MICHELLE L	6711 NW 37TH ST	BETHANY	OK	73008-3318
170515	R172381035	BOWLES RICHARD	6907 NW 57TH ST	BETHANY	OK	73008
170792	R175503100	CITE PROPERTIES LLC	PO BOX 720244	OKLAHOMA CITY	OK	73172-0244
170787	R175502600	SULLIVAN TRAVIS GEORGE & ANNA MARIE TRS	16232 WINDING PARK DR	EDMOND	OK	73013-3272
170519	R172381075	M2R2 LLC	10421 HARVEST HILLS RD	OKLAHOMA CITY	OK	73162-4010
170520	R172381085	CHAMBERS CAROLINE M BARRETT TRUST	7805 NW 38TH ST	BETHANY	OK	73008-3139
170788	R175502700	SULLIVAN TRAVIS GEORGE & ANNA MARIE TRS	16232 WINDING PARK DR	EDMOND	OK	73013-3272
170522	R172381105	RED WOLF CORNER LLC	PO BOX 38	THOMAS	OK	73669
170791	R175503000	BEDROCK MANAGEMENT LLC	625 BLUE OAK WAY	EDMOND	OK	73034
170790	R175502900	TROJAN INVESTMENTS LLC	20711 N COUNCIL RD	EDMOND	OK	73012
170789	R175502800	WYNN CURTIS L & TONOIA S TRS	5005 N COUNCIL RD	BETHANY	OK	73008-2241
170887	R173063250	M2R2 LLC	10421 HARVEST HILLS RD	OKLAHOMA CITY	OK	73162-4010
170889	R173063500	M2R2 LLC	10421 HARVEST HILLS RD	OKLAHOMA CITY	OK	73162-4010
170888	R173063300	CITY OF BETHANY	PO BOX 219	BETHANY	OK	73008
170695	R173065000	BRUNE PAK N STAK LLC	14100 CANTERBURY DR	EDMOND	OK	73013-7014
170486	R127641010	ROBINS NEST INC	936 SUTTON PL	OKLAHOMA CITY	OK	73132
170485	R127641000	SIGLE TERRY G & KATHY A	7150 NW 192ND ST	EDMOND	OK	73012-9581
170694	R173064750	SOUTHWIND PROPERTIES LLC	PO BOX 1256	OAKLAND	FL	34760-1256
171091	R175951425	JEMCO PROPERTIES LLC	PO BOX 850595	YUKON	OK	73085
171092	R175951435	DELEON WILLIAM S	2812 N HOLLOWAY AVE	BETHANY	OK	73008
171097	R175951485	DELARA GOMARO	7018 NW 60TH ST	BETHANY	OK	73008
171096	R175951475	LAUBACK DIANNA	612 GAULT AVE N	FORT PAYNE	AL	35967
171093	R175951445	MCMURRAY SEAN MICHAEL	7010 NW 60TH ST	BETHANY	OK	73008
171095	R175951465	MCKINNON CAPITAL FUND I LLC	2832 W WILSHIRE BLVD 203	OKLAHOMA CITY	OK	73116
171094	R175951455	CB PROPERTY INVESTMENTS LLC	8120 NW 100TH ST	OKLAHOMA CITY	OK	73162
170964	R175571135	BROWNNEN FAMILY IRREV TRUST	11600 KINGS CIR	OKLAHOMA CITY	OK	73162-2047
170965	R175571145	JOINER TERRY L	7005 NW 59TH TER	BETHANY	OK	73008-1963
170966	R175571155	JUNCKER ERIC A & PAMELA S	7007 NW 59TH TER	BETHANY	OK	73008-1963
170967	R175571165	RAMSEY DAVID M	7009 NW 59TH TER	BETHANY	OK	73008
170968	R175571175	CARCLAN CASEY L	7011 NW 59TH TER	BETHANY	OK	73008

170969	R175571185	J M H PROPERTY ENTERPRISES LLC	2548 NW EXPRESSWAY	OKLAHOMA CITY	OK	73112-7182
170886	R173062260	PENGUIN INVESTMENTS LLC	107 S BROADWAY	EDMOND	OK	73034
170885	R173062250	PENGUIN INVESTMENTS LLC	107 S BROADWAY	EDMOND	OK	73034
171067	R175951195	DJTL PROPERTIES LLC 7019 NW 60TH ST SERIES	13301 S WESTERN AVE	EDMOND	OK	73025
171066	R175951185	CHALMERS BILLY R JR & JAMIE L	7017 NW 60TH ST	BETHANY	OK	73008-1919
171065	R175951175	VALENCIA ROSARIO	7015 NW 60TH ST	BETHANY	OK	73008-1919
171064	R175951165	GRIFFITH EVERETT L TRS	7013 NW 60TH ST	BETHANY	OK	73008-1919
171063	R175951155	DUNCAN DANA L	7011 NW 60TH ST	BETHANY	OK	73008-1919
171062	R175951145	KIM ANTHONY	7009 NW 60TH ST	BETHANY	OK	73008-1919
171061	R175951135	D & N HOLDINGS LLC	PO BOX 721744	OKLAHOMA CITY	OK	73172-1820
171040	R175941115	PICON MARGARITO REGIS	7004 NW 61ST ST	BETHANY	OK	73008-1924
171041	R175941125	GETTINGS TONIA	703 S CIMARRON RD	TUTTLE	OK	73089-8851
171042	R175941135	KIMBALL JEFF	7008 NW 61ST ST	BETHANY	OK	73008-1924
171046	R175941175	DE LA ROSA HIPOLITO RAMIREZ	7016 NW 61ST ST	BETHANY	OK	73008
171045	R175941165	VASQUEZ CARLOS A MIJANGOS	7014 NW 61ST ST	BETHANY	OK	73008
171044	R175941155	POMPA ALEJANDRA	7012 NW 61ST ST	BETHANY	OK	73008-1924
171043	R175941145	BOWIE MONICA L	7010 NW 61ST ST	BETHANY	OK	73008-1924
171025	R175581385	FASHIK DEEDRA PAIGE	7015 NW 61ST TER	BETHANY	OK	73008-1925
171024	R175581375	LINDO DAVE PATRICK TRS	220 N WESTERN AVE	OKLAHOMA CITY	OK	73106-7638
171026	R175581395	MASSEY LINDA	7013 NW 61ST TER	BETHANY	OK	73008-1925
171023	R175581365	HERNANDEZ ALFREDO	7019 NW 61ST TER	BETHANY	OK	73008-1925
171022	R175581355	MARTINEZ JOSE ALFREDO & MARIA BRENDA	14532 NW 23RD ST	YUKON	OK	73099-4122
171029	R175941005	HILL JUDY R	7017 NW 61ST ST	BETHANY	OK	73008
171030	R175941015	JDP LLC 7015 NORTHWEST 61ST SERIES	10912 NW 26TH ST	YUKON	OK	73099
171031	R175941025	ESCOBAR PEDRO & MARGARITA	12626 N FRISCO RD	YUKON	OK	73099-9409
171032	R175941035	CHALMERS BILL TRS	7011 NW 61ST ST	BETHANY	OK	73008-1923
171033	R175941045	EVANS DEBRA & RICHARD	2208 OAKHOLLOW DR	NEWCASTLE	OK	73065-5730
171034	R175941055	ESCALERA MUNOZ JOVANI	7007 NW 61ST ST	BETHANY	OK	73008-1923
171035	R175941065	RAMIREZ DIEGO	7005 NW 61ST ST	BETHANY	OK	73008-1923
171020	R175581335	OSBORNE GEORGE H	6210 N ROCKWELL AVE	BETHANY	OK	73008-1949
171014	R175581275	BROWN COURD EDWARD	7012 NW 62ND ST	BETHANY	OK	73008-1928
171005	R175581185	HARRIS CAROL	7012 NW 61ST TER	BETHANY	OK	73008-1926
171015	R175581285	ESCOBAR JESUS ANTONIO GARCIA	7014 NW 62ND ST	BETHANY	OK	73008-1928

171006	R175581195	DUER & DUER LLC	5826 NW 51ST ST	WARRACRES	OK	73122-6211
171016	R175581295	ESCALERA DIANA L DE LARA	7016 NW 62ND ST	BETHANY	OK	73008-1928
171017	R175581305	CHERRYWOOD PROPERTIES LLC	12001 SLASH PINE DR	EDMOND	OK	73013
171018	R175581315	BARNARD CHARLES W	7020 NW 62ND ST	BETHANY	OK	73008-1928
171007	R175581205	TYNER EMILY R	7016 NW 61ST TER	BETHANY	OK	73008-1926
171019	R175581325	YOUSIF WAHID S & AMNI D	14613 DOULTON CIR	OKLAHOMA CITY	OK	73142
171008	R175581215	PETERSON BRAD A & COLETTE C	8400 NW 87TH ST	OKLAHOMA CITY	OK	73132-1120
171009	R175581225	MARTINEZ JOSE ALFREDO & MARIA B	7020 NW 61ST TER	BETHANY	OK	73008
171010	R175581235	PEREZ JOSHUA ALBERTO	7022 NW 61ST TER	BETHANY	OK	73008-1926
171011	R175581245	NATE PROPERTIES LLC	PO BOX 720244	OKLAHOMA CITY	OK	73172-0244
171021	R175581345	MOONEY SEAN	15609 POMPEYA LN	EDMOND	OK	73013
167889	R144551250	LIFESHARE TRANSPLANT DONOR SERVS OF OKLA	4705 NW EXPY	OKLAHOMA CITY	OK	73132
170992	R175581055	ESPARZA ADRIANA	7013 NW 62ND ST	BETHANY	OK	73008-1927
170993	R175581065	MORENO BERNAL JUAN PABLO	7011 NW 62ND ST	BETHANY	OK	73008-1927
170991	R175581045	WILLIAMS JAMES G & VICKI M TRS	10400 SKI DR	OKLAHOMA CITY	OK	73162-6867
170990	R175581035	CROW CAMERON O & MARY	7017 NW 62ND ST	BETHANY	OK	73008-1927
170989	R175581025	ADAMS DALE & TAMI	7019 NW 62ND ST	BETHANY	OK	73008-1927
170988	R175581015	SBS PROPERTIES INC	9016 NW 147TH TER	YUKON	OK	73099-9778
170987	R175581005	ZES PROPERTIES LLC	708 E CORDELLA TER	MUSTANG	OK	73064
169657	R147701000	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102
170878	R173061005	RRWIENS LLC	7000 NW 63RD ST	BETHANY	OK	73008
170877	R173061000	OMEGA INVESTMENTS LLC	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103
170881	R173061020	SBBN HOLDING COMPANY INC	6350 N ROCKWELL AVE	BETHANY	OK	73008-1951
170884	R173061500	OKLA NATURAL GAS CO		0 Unknown	NO	0
168279	R189096550	CITY OF BETHANY	PO BOX 219	BETHANY	OK	73008
168494	R168541430	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102
169658	R168541720	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102

NOTICE OF PUBLIC HEARING

On February 5, 2026, and February 19, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Hold a discussion in accordance with the City of Bethany's Comprehensive Plan, regarding the potential rezoning of the North Rockwell corridor to Industrial.

The City is seeking input from property owners within a 300-foot radius of the subject area, as well as from other interested parties, to help inform this discussion. This meeting will serve as a public hearing for discussion purposes only; no vote or formal action will be taken at this time. Property owners and interested parties are encouraged to attend the Planning and Zoning Commission meeting to provide input or obtain additional information. The Planning and Zoning Commission will hold two public hearings, during which all interested citizens will have the opportunity to speak before the Commission regarding the proposed item.

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.

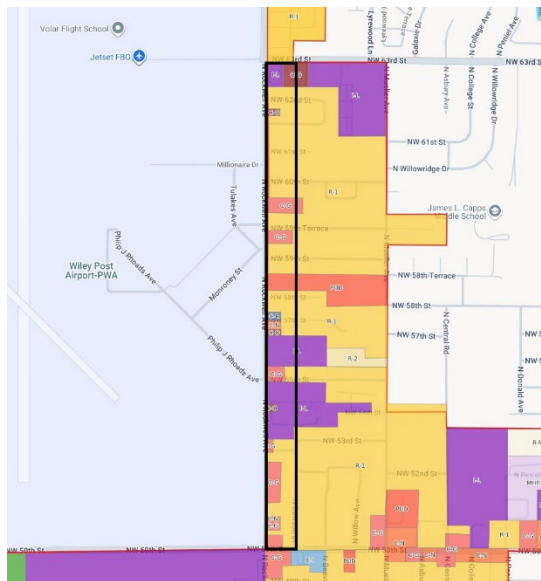
Hearing Schedule

Property owners from NW 50th Street to NW 55th Street:

February 5, 2026, at 6:30 p.m.

Property owners from NW 55th Street to NW 63rd Street:

February 19, 2026, at 6:30 p.m.



City of Bethany
 Planning & Zoning Staff Report
 February 19th, 2026

Case Number: PC 26-03

Request: Consider a request from West Oak Bethany LP, Applicant, and Mike Bass, Property Owner to rezone 500 FT West of Rockwell Along NW 27th. From R-2, Residential Two-family to PUD, Planned Unit Development.

Legal Description: 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

Current Zoning: R-2 (Two Family Residential)

Proposed Zoning: PUD (Planned Unit Development)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	PUD (Planned Unit Development)
East	R-2 (Two Family Residential), C-G (Commercial General) & C-O (Commercial Office)
West	A (Agricultural) & I-L (Industrial Light)

Table 1

Zoning Characteristics

	R-2	PUD
Use	Two Family Residential	Two Family Residential
Minimum Lot Area	9,000 square feet	Avg lot size 9,636 square feet Minimum lot size 7,500 sqft.
Lot area (minimum) per dwelling unit	4,500 square feet	Avg lot area per dwelling unit 4,818 square feet Minimum lot area 3,750 square feet
Lot Coverage (Maximum)	30%	28%
Intensity of lot	1 dwelling per lot	1 dwelling per lot
Total area	8.54 acres	

Table 2

Background:

The applicant seeks to rezone the property to a PUD to develop the site into a duplex development. The proposed duplex development would consist of 22 one-story duplex buildings, containing 43 dwelling units. The 43 dwelling units will consist of three-to-four-bedroom units, approximately 1,200 sqft and 1,300 sqft in size. There will be residential amenities of a basketball court, playground, and a dog park. All internal streets within the planned unit development shall be dedicated to the public upon completion and shall be designed, constructed, and improved to meet the City's current engineering standards for public streets.

Analysis:

The site encompasses a total area of 8.54 acres and is currently undeveloped. The applicant is requesting approval of modified development standards to accommodate the proposed layout, including a minimum lot size of 7,500 square feet, an average lot size of 9,636 square feet, and a maximum lot size of 14,355 square feet. Under §158.020.02, the R-2 Bulk and Yard Standards require a minimum lot area of 9,000 square feet. The applicant's request for reduced lot-size standards is intended to accommodate site constraints while still maintaining a development pattern consistent with the overall intent of the R-2 district.

The applicant noted a fuel tank located in close proximity, which reduces the buildable area of the site. Therefore, certain lots need to be smaller. These design standards will enable the site to be developed with greater flexibility than the R-2, Two Family Residential Zoning permits. However, the design of this PUD will stay closely resembling R-2, Two Family Residential District Regulations. The lot coverage for this development would be under the 30% maximum under R-2 district regulations. As well the maximum height for any building will be 20 feet, which falls under 35 feet maximum.

Additionally, out of the 22 duplex buildings only 8 lots are under the 9,000 sq ft minimum lot area. All other lots are compliant with the R-2 requirements. Out of the 8.54 acres of the site, approximately 3.6 acres (42% of the total site) will be dedicated to common areas. These include a basketball court, playground, a dog park, and a detention pond.

Water and Sewer

All utility services are currently available to serve this site and will be extended to as needed. The nearest water line is an existing 8" water line along NW 27th Street and will be tapped into from a public water main extension and will connect both ends of the main with 8" and 6" water lines servicing the site.

The proposed sanitary sewer line will extend eastward to connect to an existing 8-inch sanitary sewer main. The extension will be constructed within a dedicated public utility easement from the adjacent Carlson Ventures Property.

The proposed action aligns with the goals outlined in the Comprehensive Plan, which identifies a lack of diverse housing options as a barrier to Bethany's broader appeal. According to the Comprehensive Plan, the city has an abundance of single-family homes and multi-family apartments but lacks a range of “Missing Middle” housing types, such as duplexes. Addressing this gap supports Bethany’s efforts to meet the needs and preferences of its target market by introducing more middle-scale housing options.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by Bethany City Council on March 3, 2026, and a decision whether to approve or deny this change will be made.

Attachments:

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

N 30th St

NW 30th St

R-M

C-G

G-R

N Divis Ave

N Rockwell Ave

Holloway Ave

NW 29th St

N Wilburn Ave

ZONE
R-2
 ZONE DESC
RESIDENTIAL TWO FAMILY



NW 27th St

PUD

A

R-2

NW 26th St

NW 25th St

NW 25th St

R-2

A

R-2

R-M

HL

PUD

R-M

PRD

N Wilburn Ave

N Oakridge Dr

R-2

C-N

St

NW 23rd St

C-G

N Rockwell Ave

E-I

NW 22nd St



ZONE

R-2

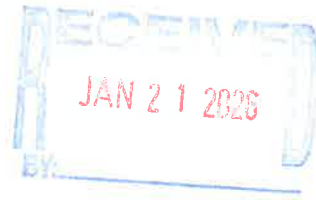
ZONE DESC

RESIDENTIAL TWO FAMILY



City of Bethany

A great place to live, work, shop, and grow a business!



PACKET A

REZONING PROCEDURE



1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - **\$150.00**, Agricultural rezoning- **\$438.00**; R-1 rezoning - **\$625.00 + \$13/ac**; R-2 rezoning- **\$813.00 + \$13/ac**; R-M rezoning - **\$1,000.00 + \$13/ac**; C-O and C-R rezoning - **\$625.00 + \$13/ac**; C-G, C-H, E-I and I-L rezoning - **\$875.00 + \$13/ac**; I-H rezoning - **\$1,250.00 + \$13/ac**; PUD rezoning - **\$1,500.00 + \$19/ac**.
5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.
7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

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: West Oak Bethany, LP Phone#: (405) 9193139
Address: add E. Main St. First Floor
2. Record Property Owner(s): Carlson Ventures Phone#: _____
Address: P.O. Box 18852
3. Request rezoning from: R-2 Two Family Residential
To: PUD
4. Street address or location: 500 ft West of N. Rockwell along NW 27th.
5. Legal description (attach if necessary): Attached "Exhibit A"
6. Area of property (sq. ft.): 8.52 Acres
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: 
NRB 6855 (Jan 21, 2020 10:47:07 CST)

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

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

Legal description Attached.

Present Designation: R-2 Residential Two Family

Requested to be changed to: PUD

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):

Hardship of Fuel tank, reduced buildable area. Need certain
lots smaller, and variance on setbacks on certain
lots.

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

Applicant: West Oak Bethany, LP

Address: 220 E. Main St. First Floor

Phone: (405) 919 3139

Signature: 

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;

2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;

3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;

4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;

5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.
2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
4. Achieve a continuity of function and design within the development and in relation to surrounding areas.
5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.
6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;
7. C-0 Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;
8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.
9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

PUD No.

DESIGN STATEMENT

FOR

THE PLANNED UNIT DEVELOPMENT

OF

West Oak Village

Owner:

Carlson Ventures LLC
P.O. Box 18852
Oklahoma City, OK 73154

Applicant:

West Oak Bethany, LP
Attn: Shawn Smith & Erick Silva
222 E. Main St. First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 919-3139 Cell

Developer:

Belmont Development Company & Silva Development, LLC
222 E. Main St. First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405-)919-3139. Cell

Architect: Blackledge & Associates

7416 N. Broadway, Suite L
Oklahoma City, OK 73116
Phone: (405) 848-2855
Fax: (405) 848-2862

Engineer:

Cedar Creek Consulting
(405)-650-5207
11912 N. Pennsylvania Ave, STE D4
Oklahoma City, OK 73120

1. INTRODUCTION

The Planned Unit Development of West Oak Village consists of 22 one-story duplex buildings containing a total of 43 dwelling units, comprising a mixture of three-bedroom and four-bedroom configurations, along with one on-site leasing office. The project encompasses approximately 8.52 acres of contiguous land under unified control, located approximately 500 feet west of N. Rockwell Avenue along NW 27th Street in Bethany, Oklahoma (as illustrated on the PUD Master Development Plan Exhibit B C1.00 and Preliminary Plat, Exhibit C).

This PUD is proposed as an overlay district pursuant to § 158.024(B) of the Bethany Code of Ordinances to facilitate a coordinated mixture of residential uses—specifically two-family duplex structures—with greater design flexibility than available under conventional zoning regulations. The development promotes a superior built environment through creative site planning, flexible placement and orientation of structures, and efficient clustering to maximize open space.

The PUD is designed to closely align with the density standards of the underlying R-2 Two-Family Residential District, achieving a proposed gross density of 5.2 dwelling units per acre—well below the typical maximum of 12 units per acre. Average lot sizes (9,636 square feet approximately) exceed minimum R-2 requirements of 9,000 square feet, and the average lot coverage ratio (28% approximately building footprint only) remains consistent with R-2 standards, supporting efficient land use while minimizing impacts on public facilities.

The only deviation from standard R-2 District regulations is limited to certain individual lots having an area less than the 9,000 square foot minimum. This deviation applies to eight lots. This limited adjustment enables optimization of the cul-de-sac layout, a central common area including resident amenities such as a basketball court, playground, dog park, and on-site detention pond for effective stormwater control.

In accordance with the intent of § 158.024(B)(1), this PUD advances the public health, safety, and general welfare by delivering high-quality, family-oriented housing; preserving natural drainage features; providing enhanced recreational open space; and ensuring the timely extension of utilities and infrastructure. The project aligns with the Bethany Comprehensive Plan 2030's priorities for strong homes and neighborhoods, efficient infrastructure utilization, placemaking through community amenities, and sustainable infill development in appropriate residential areas.

2. LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of West Oak Village is attached hereto and made a part hereof and marked Exhibit “ A ”.

3. THE DEVELOPER/THE APPLICANT

The developers and applicant on the project are Belmont Development Company and Silva Development, LLC. The Developers have a contract to purchase the property from the current owners, Carlson Ventures LLC.

4. SITE AND SURROUNDING LAND USE

4.1 Current site zoning

This site is currently zoned R-2 Residential Two-Family.

4.2 Site Topography

The site totals approximately 8.54 acres. This site is relatively flat and is currently unimproved. There is no significant vegetation, wetlands, flood zones, or historical features.

4.3 Surrounding site

West:

Agriculture, PUD, R-M Residential Multifamily

North:

Residential One Family

East:

Commercial, R-2 Two Family Residential, R-1 One Family Residential, R-M Residential Multi-Family

South:

PUD, Commercial General

In summary, the proposed PUD is compatible with the surrounding character, providing a transition between single-family residential to the west/north and multi-family/commercial to the east/south.

5. MASTER CONCEPTUAL PLAN

The development concept for the Planned Unit Development is to create 22 two-family duplex structures, providing 43 residential units and one unit used as a leasing office and community center area. The 43 units will consist of three and four-bedroom units. Approximately 1,200 SF and 1,300 SF in size.

The Planned Unit Development (PUD) is designed to closely comply with the density standards of the Current R-2 Two-Family Residential District. The only deviation from the dimensional and bulk regulations of the R-2 Two-Family Residential District (as set forth in

§ 158.020.01 and related tables in Chapter 158 of the Bethany Code of Ordinances) are as follows:

- Certain individual lots will have a lot area less than the standard minimum of 9,000 square feet required for two-family dwellings in the R-2 District. This minor reduction is justified under the PUD overlay's flexibility provisions (§ 158.024(B)) to accommodate efficient site layout, clustering of structures, enhanced open space, and superior overall design while maintaining an overall project density of 5.2 dwelling units per gross acre—well below typical R-2 allowances and consistent with the City's goals for compatible residential infill.

This deviation is requested pursuant to the PUD overlay district's purpose (§ 158.024(B)(1)) to permit greater flexibility, creative site planning, and a superior built environment than possible under conventional zoning, while still achieving the intent of the R-2 District and aligning with the Bethany Comprehensive Plan.

The buildings within the Planned Unit Development will be arranged in a cul-de-sac configuration, featuring a central common area dedicated to open space and passive/active recreation. To enhance resident quality of life and community amenities, the development will include public facilities such as a basketball court, playground, and dog park, as illustrated on the Master Development Plan (Exhibit B C1.00) and Preliminary Plat (Exhibit C). Stormwater management will be addressed through an on-site detention pond designed to effectively control runoff and comply with Bethany's drainage and stormwater regulations.

Maintenance of all common areas, including recreational amenities and open space, shall be the ongoing responsibility of the PUD applicant.

6. UTILITY SERVICE AVAILABILITY

All utility services are currently available to serve this site and will be extended as needed.

6.1 Sanitary Sewer

Sanitary sewer facilities are readily available to serve the Planned Unit Development via existing public lines along Rockwell Avenue. The proposed sanitary sewer system for the development will extend eastward to connect to an existing 8-inch sanitary sewer main, as depicted on the Master Development Plan and Preliminary Plat (Exhibits B C.001 and C). This extension will be constructed within a dedicated public utility easement traversing the eastern portion of the adjacent Carlson Ventures property along the southern boundary of the subject parcel, ensuring proper alignment, access, and future maintenance in accordance with City standards.

6.2 Water.

An existing 8” water main runs along NW 27th Street and ends just east and west of the site. An 8” public water main extension will connect both ends of the main. 8” & 6”

Water lines, including fire hydrants, will be extended internally to serve the site and meet City standards for fire protection

6.3 Fire Protection

Fire protection services are readily available to the Planned Unit Development from the Bethany Fire Department, with existing infrastructure and response capabilities adequate to serve the site. To enhance life safety and property protection, each residential dwelling unit within the development shall be equipped with an automatic residential fire sprinkler system designed and installed in full compliance with the requirements of the adopted International Fire Code (2018 edition, as amended by the Oklahoma Uniform Building Code Commission and any applicable local modifications), including relevant provisions of NFPA 13D (Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes) where applicable.

The development, including all buildings, site improvements, access roads, and fire hydrant placements (as shown on The Master Development Plan, Exhibit B C.100 and Exhibit C), shall conform to all fire protection standards, regulations, and review requirements established by the Bethany Fire Department and the International Fire Code. All installations, inspections, testing, and maintenance of fire protection systems shall be subject to approval and oversight by the Bethany Fire Chief or designated fire code official, ensuring compliance with the City's adopted Fire Code (§ 150.001 of the Bethany Code of Ordinances) and promoting the public health, safety, and welfare consistent with the intent of the Planned Unit Development Overlay District under § 158.024(B).

6.4 Parking

The Development Plan ensures the timely provision of necessary public facilities through coordinated extensions of existing infrastructure, with all improvements funded by the developer to minimize any cost to the community. Existing water, sanitary sewer, stormwater management, fire protection, and utility services (including gas, electricity, and telecommunications) are adequate and readily available adjacent to the site along NW 27th Street. The developer will extend these facilities internally as detailed in the Improvement Plan.

7. ACCESS TO PUBLIC THOROUGHFARES

The ingress and egress for the PUD will be at the north-west corner of the site. The entrance is to be located along NW 27th Street with immediate access to Rockwell Ave to the east. Additionally, there will be access to NW 30th Street from N Divis Ave and N Wilburn Ave.

All internal streets within the Planned Unit Development shall be dedicated to the public upon completion and acceptance by the City of Bethany, in accordance with the applicable provisions of the Bethany Code of Ordinances (including Chapters 154 on subdivisions and

related public dedication requirements), and shall be designed, constructed, and improved to meet the City's current engineering standards for public streets, including but not limited to right-of-way widths, pavement specifications, curb and gutter, drainage, and other infrastructure elements required for public dedication and maintenance.

This configuration ensures safe, efficient vehicular and pedestrian circulation, protects the integrity of the City's thoroughfare system, and complies with the access and circulation standards outlined in § 158.024(B)(4)(8) of the Bethany Code of Ordinances for Planned Unit Development Overlay Districts.

8. BULK, AREA, AND HEIGHT / STATISTICAL SUMMARY

The Planned Unit Development encompasses a total gross acreage of 8.52 acres, providing a cohesive site for residential development under unified control. Key density and intensity metrics are as follows:

9.1 Minimum and Maximum Lot Size:

Approximately 7,500 square feet per lot, ensuring adequate space for two-family duplex structures while promoting efficient land use. The Maximum lot size is approximately 14,355 SF.

9.2 Average Lot Size:

Approximately 9,636 square feet per lot, which exceeds the minimum of 9,000 square feet and allows for flexible building placement, orientation, and integration of open space. Only eight of the lots will be under the 9,000 SF requirements for R-2.

9.3 Average Lot Coverage Ratio (Building Footprint Only):

Approximately 28%, well within standard residential zoning allowances and reflective of a low-intensity design that prioritizes landscaped areas and amenities.

9.4 Residential Density:

The residential density is 5.2 dwelling units per gross acre, based on 44 total dwelling units (including the office suite as a functional residential equivalent for density calculation purposes). This density is appropriately scaled for the site, providing a compatible transition between adjacent single-family and multi-family zones while maximizing housing opportunities without overburdening public facilities.

9.5 Open Space Allocation:

Approximately 3.6 acres (42% of the total site), dedicated to common areas, recreation, landscaping, and a detention pond for drainage requirements. This exceeds typical requirements and enhances livability, environmental integration, and neighborhood compatibility.

9.6 Height:

The Planned Unit Development shall consist of three building types, designated as Type 1, Type 2, and Type 3, as depicted on the Master Development Plan (Exhibit B C1.00). The maximum height for any building shall not exceed twenty (20) feet, measured from the finished floor elevation to the highest point of the structure.

These metrics demonstrate compliance with the intensity regulations outlined in § 158.024(B)(4)(f) and (5) of the Bethany Code of Ordinances, offering a balanced development that aligns with the underlying zoning intent while utilizing PUD flexibility for superior design. The proposed density is conservative relative to potential allowances in comparable districts (e.g., below typical R-2 thresholds), minimizing impacts on infrastructure and supporting the City's goals for sustainable residential growth as per the Comprehensive Plan 2030.

10. ENVIRONMENTAL IMPACT STATEMENT

Key environmental features include a drainage easement along the southern boundary, which currently facilitates stormwater flow. No wetlands, floodplains, protected species, or historical resources have been identified on the site.

Potential problem areas include:

- Stormwater runoff and soil erosion: Construction activities may increase sedimentation and erosion, potentially affecting downstream water quality.
- Temporary construction impacts: Dust, noise, and vibrations may occur during site preparation and building phases.

Proposed solutions:

- Implement stormwater management per Bethany Code requirements, including on-site detention facilities and preservation of the drainage easement to control runoff.
- Use best management practices (BMPs) such as silt fences, sediment basins, and vegetative stabilization to mitigate erosion.
- Minimize temporary impacts through phased construction, dust suppression, and adherence to noise ordinances.

Overall, the development poses minimal long-term environmental risks and will enhance the site through landscaping and open space integration, aligning with sustainable urban infill practices.

11. PERIMETER TREATMENT

The proposed PUD development is meeting city ordinance 151.12 to mitigate proximity risk to fuel tanks to the west of the property. There will be no dwellings built within this 300 FT radius.

“No storage tank shall be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. (Prior Code, § 5-712) (Am. Ord. 1426, passed 8-16-88; Am. Ord. 1974, passed 8-6-19) Penalty, see § [10.99](#)”

12. SIGN REGULATION

The proposed development entrance sign for the Bethany Duplexes Planned Unit Development complies with the regulations set forth in § 153.16(A)(2)(f) of the Bethany Code of Ordinances governing signs in residential districts. Specifically, the sign is an entry feature signage identifying a platted residential subdivision or multi-family residential complex. It will be located at the primary entrance from NW 27th Street, constructed as a freestanding monument-based ground sign to denote the development name and provide identification only. The sign shall not exceed 24 square feet in area, with a maximum height of six feet, and will adhere to the applicable offset and setback requirements of the ordinance.

The design will include durable materials such as brick or stone at the base with appropriate landscaping to ensure aesthetic integration and compatibility with surrounding residential uses. This configuration satisfies the permitted standards for entry feature signage in residential districts without invoking commercial or prohibited sign provisions.

13. EXHIBITS

The Following exhibits are hereby attached and incorporated in this PUD. These exhibits are:

Exhibit A: Legal Description

Exhibit B: Master Development Plan For West Oak Village C1.000

Exhibit C: Preliminary Plat of West Oak Village

“Exhibit A”

West Oak Village Legal Description

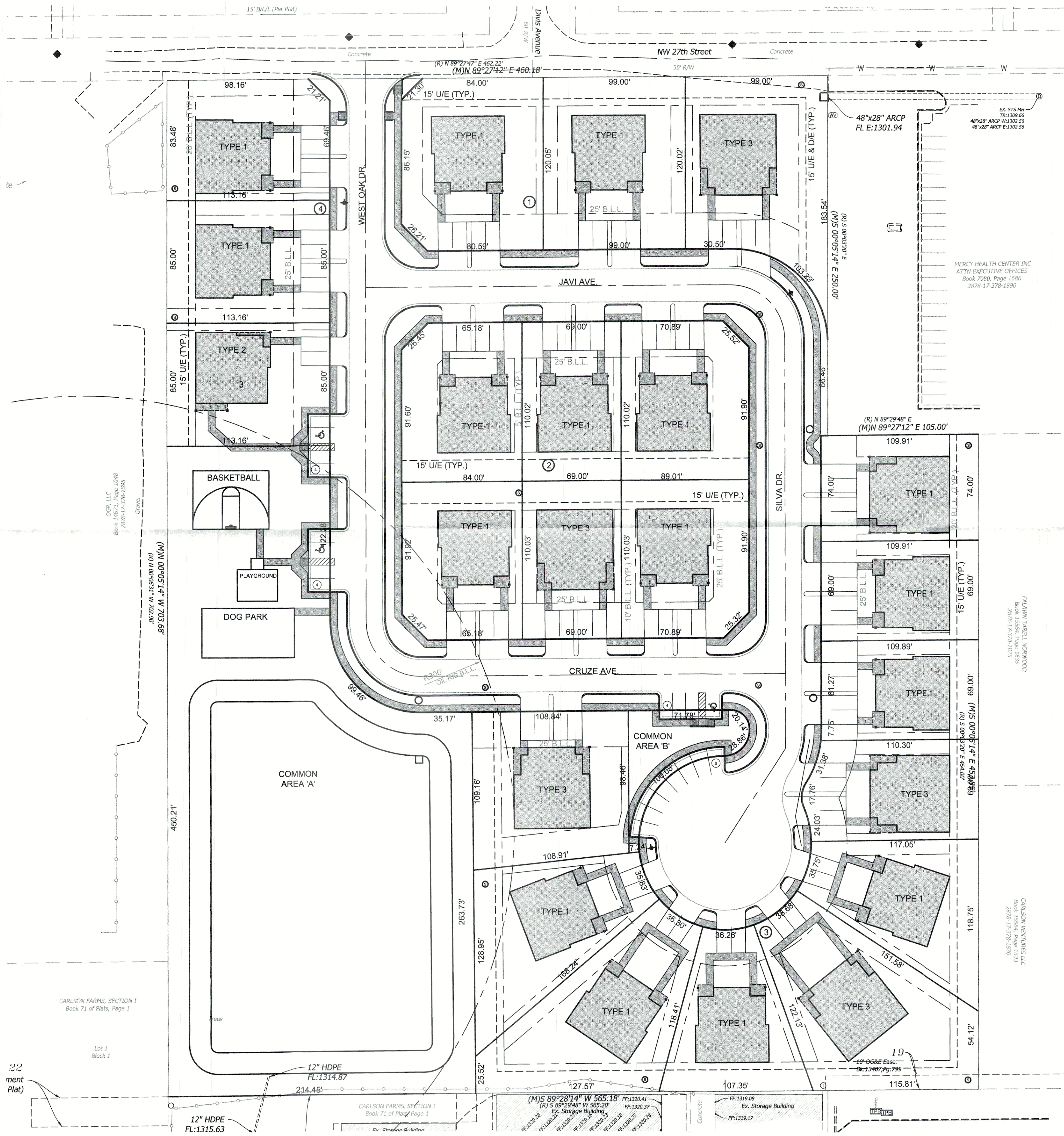
A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the southeast corner of the SE/4; Thence N00°03'20"E along the east line of said SE/4 a distance of 620.00 feet;

Thence S89°29'48"W a distance of 345.00 feet to the point of beginning; Thence continuing S89°29'48"W a distance of 565.20 feet;

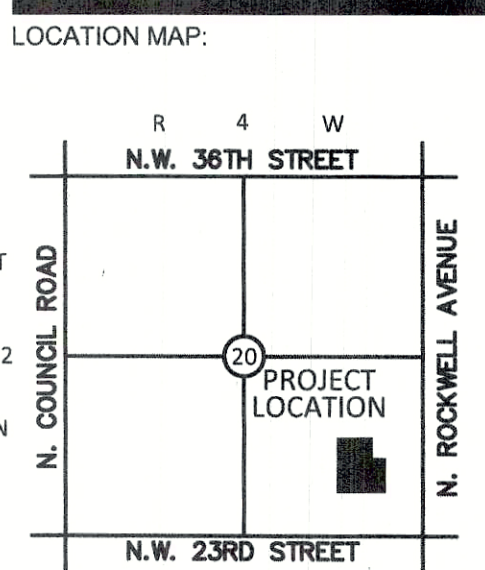
Thence N00°06'31"W a distance of 702.90 feet; Thence N89°27'47"E a distance of 462.22 feet; Thence S00°03'20"E a distance of 250.00 feet; Thence N89°29'48"E (N89°14'40"E measured) a distance of 105.00 feet; Thence S00°03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning.

MASTER DEVELOPMENT PLAN FOR WEST OAK VILLAGE



LEGEND

- EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - EXISTING CONCRETE CURB AND GUTTER
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED FIRE LANE STRIPING
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND FIBER OPTIC
 - SANITARY SEWER
 - WATERLINE
 - RETAINING WALL
 - SCREEN WALL
 - WIRE FENCE
 - CHAIN LINK FENCE
 - BENCHMARK
-
- PROP. FIRE HYDRANT
 - PROP. WATER VALVE
 - PROP. WATER METER
 - PROP. ELECT. METER
 - ⊙ PROP. LIGHT POLE
 - PROP. BOLLARDS
 - ⊕ PROP. TRANSFORMER
 - ⊙ PROP. PARKING COUNT
 - PROP. WHEEL STOP
 - ▭ PROP. FES
 - ▭ PROP. HC RAMP
 - ⊙ PROP. POWER POLE
 - ⊙ PROP. SS MANHOLE
 - ▲ PROP. GAS METER
 - ▼ PROP. SIGN
 - PROP. FIRE ROUTE SIGN
-
- ⊕ PROP. INLETS (SEE GRADING PLAN FOR TYPE)
 - VS VERTICAL SEPARATION REQUIREMENT
- *NOTE: REFER TO SURVEYING LEGEND FOR EXISTING STRUCTURES IDENTIFICATION



PROJECT:
WEST OAK VILLAGE
BETHANY, OK
PROJECT NUMBER: 24031
DRAWING DATE: 01.21.26
ISSUE DATE: 01.21.26

SEAL:
SUBMITTAL:
CITY REVIEW

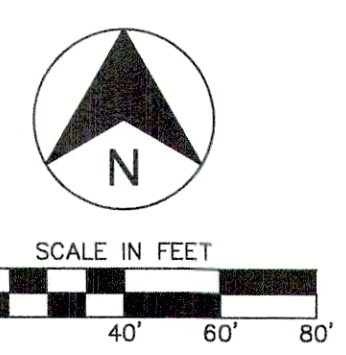
REVISIONS:

NO.	DATE	DESCRIPTION

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CEDAR CREEK CONSULTING INC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE DRAWING DATE. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED, AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

DRAWING TITLE:
PUD MASTER PLAN

SHEET:
C1.00



OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

**OKLAHOMA UNIFORM CONTRACT OF SALE OF REAL ESTATE
VACANT LOT/LAND**

CONTRACT DOCUMENTS. The Contract is defined as this document with the following attachment(s):
(check as applicable)

- Conventional Loan
- Seller Financing
- Assumption
- _____
- _____
- _____
- Single Family Mandatory Homeowners' Association
- Condominium Association
- Townhouse Association
- Supplement
- Sale of Buyer's Property - Presently Under Contract
- Sale of Buyer's Property - Not Under Contract

PARTIES. THE CONTRACT is entered into between:

Carlson Ventures LLC "Seller"
and Silva Development, LLC and/ or assigns "Buyer"

The Parties' signatures at the end of the Contract, which includes any attachments or documents incorporated by reference, with delivery to their respective Brokers, if applicable, will create a valid and binding Contract, which sets forth their complete understanding of the terms of the Contract. This agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns. The Contract shall be executed by original signatures of the Parties or by signatures as reflected on separate identical Contract counterparts (carbon, photo, fax or other electronic copy). The Parties agree that as to all aspects of this transaction involving documents an electronic signature shall have the same force and effect as an original signature pursuant to the provisions of the Uniform Electronic Transactions Act, 12A, Oklahoma Statutes, Section 15-101 et seq. All prior verbal or written negotiations, representations and agreements are superseded by the Contract, which may only be modified or assigned by a further written agreement of Buyer and Seller.

The Parties agree that all notices and documents provided for in this contract shall be delivered to the Parties or their respective Brokers, if applicable. Seller agrees to sell and convey by General Warranty Deed, and Buyer agrees to accept the deed and buy the Property described herein, on the following terms and conditions:

The Property shall consist of the following described real estate located in Oklahoma County, Oklahoma.

1. LEGAL DESCRIPTION. See exhibit A or ALTA survey

<u>TBD</u>	<u>Bethany</u>	<u>73008</u>
Property Address	City	Zip

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the Property, **including** all mineral rights owned by Seller, which may be subject to lease, unless expressly reserved by Seller in the Contract and **excluding** mineral rights previously reserved or conveyed of record (collectively referred to as "the Property")

2. PURCHASE PRICE, EARNEST MONEY, AND SOURCE OF FUNDS. This is a CASH TRANSACTION unless a Financing Supplement is attached. The Purchase Price is \$535,000 payable by Buyer as follows: Within three (3) days of the execution of the Contract, Buyer must deliver \$5,000.00 as Earnest Money, which shall be deposited in the trust account of First American Title, or if left blank, the Listing Broker's trust account, as partial payment of the purchase price and/or closing costs. Buyer shall pay the balance of the purchase price and Buyer's Closing costs at Closing. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

3. CLOSING, FUNDING AND POSSESSION. The Closing process includes execution of documents, delivery of deed, and receipt of funds by Seller and shall be completed on or before January 19th, 2026, ("Closing Date") or such later date as may be necessary in the Title Evidence Paragraph of the Contract. Possession shall be transferred upon conclusion of Closing process unless otherwise provided below:

In addition to costs and expenses otherwise required to be paid in accordance with terms of the Contract, Buyer shall pay Buyer's Closing fee, Buyer's recording fees, and all other expenses required from Buyer. Seller shall pay documentary stamps required, Seller's Closing fee, Seller's recording fees, if any, and all other expenses required from Seller. Funds required from Buyer and Seller at Closing shall be either cash, cashier's check or wire transfer.

4. **ACCESSORIES, EQUIPMENT AND SYSTEMS.** The following items, if existing on the Property, unless otherwise excluded, shall remain with the Property at no additional cost to Buyer:

- Key(s) to the property
- Fences (includes sub-surface electric & components)
- Mailboxes/Flag poles
- Propane tank(s) if owned
- Sprinkler systems & control(s)
- Exterior landscaping and lighting
- Entry gate control(s)
- Water meter, sewer/trash membership, if owned
- All remote controls, if applicable

A. **Additional Inclusions.** The following items shall also remain with the Property at no additional cost to Buyer:

B. **Exclusions.** The following items shall not remain with the Property: _____

5. **TIME PERIODS SPECIFIED IN CONTRACT.** Time periods for Investigations, Inspections and Reviews and Financing Supplement shall commence on May 28th, 2025 (Time Reference Date), regardless of the date the Contract is signed by Buyer and Seller. The day after the Time Reference Date shall be counted as day one (1). If left blank, the Time Reference Date shall be the third day after the last date of signatures of the Parties.

6. **INVESTIGATIONS, INSPECTIONS and REVIEWS.**

A. Buyer shall have _____ days (10 days if left blank) after the Time Reference Date to complete any investigations, inspections, and reviews. Seller shall have water, gas and electricity turned on and serving the Property for Buyer's inspections, and through the date possession is made available to Buyer. If required by ordinance, Seller shall deliver to Buyer within five (5) days after the Time Reference Date any written notices affecting the Property.

B. Buyer, together with persons deemed qualified by Buyer and at Buyer's expense, shall have the right to enter upon the Property to conduct any and all investigations, inspections, and reviews of the Property. Buyer's right to enter upon the Property shall extend to Oklahoma-licensed Home Inspectors and licensed architects for purposes of performing a home inspection. Buyer's right to enter upon the Property shall also extend to registered professional engineers, professional craftsman and/or other individuals retained by Buyer to perform a limited or specialized investigation, inspection or review of the Property pursuant to a license or registration from the appropriate State licensing board, commission or department. Finally, Buyer's right to enter upon the Property shall extend to any other person representing Buyer to conduct an investigation, inspection and/or review which is lawful but otherwise unregulated or unlicensed under Oklahoma Law. Buyer's investigations, inspections, and reviews may include, but not be limited to, the following:

- 1) **Flood, Storm Run off Water, Storm Sewer Backup or Water History.**
- 2) **Psychologically Impacted Property and Megan's Law.**
- 3) **Environmental Risks.** including, but not limited to soil, air, water, hydrocarbon, chemical, carbon, asbestos, mold, radon gas, lead-based paint.
- 4) **Use of Property.** Property use restrictions, building restrictions, easements, restrictive covenants, zoning ordinances and regulations, mandatory Homeowner Associations, dues and special assessments.
- 5) **Square Footage/Acreage.** Buyer shall not rely on any quoted square footage/acreage and shall have the right to measure or survey the Property.
- 6) _____

C. If, in the sole opinion of the Buyer, result of investigations, inspections or reviews are unsatisfactory, the Buyer may cancel the Contract by delivering written notice of cancellation to Seller, in care of Seller's Broker, if applicable, and receive refund of earnest money.

D. **EXPIRATION OF BUYER'S RIGHT TO CANCEL CONTRACT:**

- 1) Failure of Buyer to perform any investigations, inspections and reviews or to cancel the contract within the time periods in INVESTIGATIONS, INSPECTIONS and REVIEWS Provision shall constitute acceptance of the Property regardless of its condition.
- 2) After expiration of the time periods in INVESTIGATIONS, INSPECTIONS and REVIEWS Provision, any square footage/acreage calculation of the Property, including but not limited to appraisal or survey, indicating more or less than quoted, shall not relieve the Buyer of the obligation to close this transaction.

7. **DELIVERY OF PROPERTY INSPECTION REPORTS AND TEST RESULTS.** Upon receipt by Buyer, in care of Buyer's Broker, if applicable, Buyer, or Buyer's Broker, if applicable, shall deliver to Seller, in care of the Seller's Broker, if applicable, a copy of any and all written inspection reports obtained by the Buyer pertaining to all portions of the Property which are subject to Buyer's right of inspections.

- 8. **COST OF INSPECTIONS/REINSPECTIONS.** The cost of any and all inspections and reinspections shall be paid by the Buyer, unless prohibited by mortgage lender.
- 9. **RISK OF LOSS.** Until transfer of Title or transfer of possession, risk of loss to the Property, ordinary wear and tear excepted, shall be upon Seller; after transfer of Title or transfer of possession, risk of loss shall be upon Buyer.
- 10. **ACCEPTANCE OF PROPERTY.** Buyer, upon accepting Title or transfer of possession of the Property, shall be deemed to have accepted the Property in its then condition. No warranties, expressed or implied, by Sellers, Brokers and/or their associated licensees, with reference to the condition of the Property, shall be deemed to survive the Closing.
- 11. **TITLE EVIDENCE.**

A. **Buyer's Expense.** Buyer, at Buyer's expense, shall obtain:
(check one)

Commitment for Issuance of a Title Insurance Policy based on an Attorney's Title Opinion which is rendered for Title Insurance purposes for the Owner's and Lender's Title Insurance Policy.

OR

Attorney's Title Opinion which is not rendered for Title Insurance purposes

B. **SELLER'S EXPENSE.** Seller, at Seller's expense, within thirty (30) days prior to Closing Date, agrees to make available to Buyer the following (collectively referred to as "the Title Evidence"):

1) A complete and current surface-rights only Abstract of Title, certified by an Oklahoma-licensed and bonded abstract company,

OR

A copy of Seller's existing owner's title insurance policy issued by a title insurer licensed in the State of Oklahoma together with a supplemental and current surface-rights-only abstract certified by an Oklahoma-licensed and bonded abstract company;

2) A current Uniform Commercial Code Search.

C. **LAND OR BOUNDARY SURVEY OR REPORT.** Seller agrees that Buyer, at Buyer's expense, may have a licensed surveyor enter upon the Property to perform:
(Check One)

A Land or Boundary (Pin Stake) Survey, or

A Mortgage Inspection Report that shall then be considered as part of the Title Evidence.

Seller shall furnish Seller's existing survey of the Property to Buyer and the Title Company, along with Seller's affidavit acceptable to the Title Company for approval of the survey. The existing Survey (check one): will will not be re-certified to a date subsequent to the Time Reference Date of this Contract at the expense of (check one): Buyer Seller. If the existing survey is not approved by the Title Company or Buyer's Lender, a new survey will be obtained at the expense of (check one): Buyer Seller no later than _____ days (three (3) days if left blank) prior to the Closing Date.

Survey Not Required

D. **BUYER TO EXAMINE TITLE EVIDENCE.**

1) Buyer shall have ten (10) days after receipt to examine the Title Evidence and to deliver Buyer's objections to Title to Seller, or Seller's Broker, if applicable. In the event the Title Evidence is not made available to Buyer, in care of Buyer's Broker, if applicable, within ten (10) days prior to Closing Date, said Closing Date shall be extended to allow Buyer the ten (10) days from receipt to examine the Title Evidence.

2) Buyer agrees to accept title subject to: (i) utility easements serving the property, (ii) building and use restrictions of record, (iii) set back and building lines, (iv) zoning regulations, and (v) reserved and severed mineral rights, which shall not be considered objections for requirements of Title.

E. **SELLER TO CORRECT ISSUES WITH TITLE (IF APPLICABLE), POSSIBLE CLOSING DELAY.** Upon receipt by Seller, or in care of Seller's Broker, if applicable, of any title requirements reflected in an Attorney's Title Opinion or Title Insurance Commitment, based upon the standard of marketable title set out in the Title Examination Standards of the Oklahoma Bar Association, the Parties agree to the following:

1) At Seller's option and expense, Seller may cure title requirements identified by Buyer; and.

2) Delay Closing Date for _____ days [thirty (30) days if blank], or a longer period as may be agreed upon in writing, to allow Seller to cure Buyer's title requirements. In the event Seller cures Buyer's objection prior to the delayed Closing Date, Buyer and Seller agree to close within five (5) days of notice of the cure. In the event that title requirements are not cured within the time specified in this Paragraph, the Buyer may cancel the Contract and receive a refund of earnest money

F. Upon Closing, any existing Abstract(s) of Title, owned by Seller, shall become the property of Buyer.

12. TAXES, ASSESSMENTS AND PRORATIONS.

- A. General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of the taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B. The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; (iv) labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C. At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D. If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E. Matters pertaining to commercial leases or agricultural leases or production, if applicable, shall be addressed in an attached addendum.
- F. If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing.
- G. All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

13. ADDITIONAL PROVISIONS

See Exhibit B

Subject to Oklahoma Housing Finance Agency Approval

- 14. **MEDIATION.** Any dispute arising with respect to the Contract, shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.
- 15. **BREACH AND FAILURE TO CLOSE.** Seller or Buyer shall be in Breach of Contract if either fails to comply with any material covenant, agreement, or obligations within the time limits required by the Contract. **TIME IS OF THE ESSENCE IN THIS CONTRACT.** Following a breach by either Seller or Buyer of the Contract, and after an unsuccessful mediation, as set out in MEDIATION Provision, the other Party shall have the following remedies:
 - A. **UPON BREACH BY SELLER.** If the Buyer performs all of the obligations of Buyer, and if, within five (5) days after the date specified for Closing under Paragraph 3 of the Contract, Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to either cancel and terminate this Contract, return the abstract to Seller and receive a refund of the earnest money, or pursue any other remedy available at law or in equity, including specific performance.
 - B. **UPON BREACH BY BUYER.** If at any time prior to closing the Buyer's Earnest Money should fail for lack of delivery or lack of collection pursuant to Paragraph 2, then Seller may, at Seller's option, elect to do one of the following: (i) cancel and terminate this Contract upon delivery of notice of termination to Buyer, (ii) pursue any other remedy available at law or in equity, or (iii) enter into a written agreement between Buyer and Seller modifying the terms of Paragraph 2 to cure the lack of delivery or lack of collection of the Earnest Money. If, after the Seller has performed Seller's obligation under this Contract, and Buyer fails to provide funding, or fails to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price, as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.
- 16. **INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.**
 - A. **Incurred Expenses.** Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring the expenses and shall not be paid from earnest money.
 - B. **Release of Earnest Money.** In the event a dispute arises prior to the release of earnest money held in escrow, the escrow holder shall retain said earnest money until one of the following occur:
 - 1) A written release is executed by Buyer and Seller agreeing to its disbursement;
 - 2) Agreement of disbursement is reached through Mediation;
 - 3) Interpleader or legal action is filed, at which time the earnest money shall be deposited with the Court Clerk; or
 - 4) The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above have not been exercised; Broker escrow holder, at Broker's discretion, may disburse earnest money. The disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.
- 17. **DELIVERY OF ACCEPTED OFFER OR COUNTEROFFER.** The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer, and any related addenda or documents.

18. **NON-FOREIGN SELLER.** Seller represents that at the time of acceptance of this contract and at the time of Closing, Seller is not a "foreign person" as it is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et. Sec) ("FIRPTA"). If either the sales price of the property exceeds \$300,000.00 or the buyer does not intend to use the property as a primary residence then, at the Closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, in a form and substance acceptable to Buyer, signed under penalty of perjury containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person within the meaning of Section "FIRPTA."

19. **TERMINATION OF OFFER.** The above Offer shall automatically terminate on January 15th 2026 unless withdrawn prior to acceptance or termination.

20. **EXECUTION BY PARTIES.**

AGREED TO BY BUYER:

Erick Silva Jun 6, 2025
Buyer's Printed Name Date
Erick Silva
Buyer's Signature

Buyer's Printed Name Date

Buyer's Signature

Buyer's Printed Name Date

Buyer's Signature

Buyer's Printed Name Date

Buyer's Signature

AGREED TO BY SELLER:

Mike Bass Jun 6, 2025
Seller's Printed Name Date
Mike Bass
Seller's Signature

Sam Gresham Jun 7, 2025
Seller's Printed Name Date
Sam Gresham
Seller's Signature

Seller's Printed Name Date

Seller's Signature

Seller's Printed Name Date

Seller's Signature

OFFER REJECTED AND SELLER IS NOT MAKING A COUNTEROFFER _____, 20____

Seller's Signature

Seller's Signature

ASSOCIATE INFORMATION

SELLING BROKER/ASSOCIATE:

Erick Silva 207815
Name and **OREC** Associate License Number
Salt Real Estate
OREC Company Name
183074
OREC Company License Number
1508 W Edmond RD Edmond OK 73003
Company Address
4058397070
Company Phone Number
erick@silvaholdingsllc.com 5/28/2025
Associate Email Date

LISTING BROKER/ASSOCIATE:

AJ Tolbert 179422
Name and **OREC** Associate License Number
Creek CRE
OREC Company Name
178837
OREC Company License Number
600 NE 4th St, Suite 100, OKC
Company Address
405-973-8435
Company Phone Number
aj@creekcre.com _____
Associate Email Date

Exhibit "B" Additional Provisions

Buyer acknowledges and agrees that the five- thousand- dollar (\$5,000.00) deposit made upon execution of this Contract is non-refundable.

Buyer and Seller agree that closing is contingent upon approval of a Tax Credit award by the Oklahoma Housing Finance Agency, to be determined on November 19, 2025.

Buyer agrees to make an additional deposit of \$5,000.00 within five (5) business days in the event that the buyers application has passed the Preliminary Threshold Review by OHFA. The Preliminary review date is determined by OHFA, however, it is currently estimated to occur around the end of September 2025. In the event that the Buyers application does not pass the Preliminary Threshold Review, either Buyer or Seller may terminate this Contract upon written notice.

The additional deposit shall also be non-refundable, except in the event that the final Tax Credit award is not approved.

The Title company shall be First American Title, Attention: Amy Jones, 3000 W. Memorial Road Suite 216, Oklahoma City, OK 73120 (amjones@firstam.com).

Seller shall retain the right to continue marketing the Property until the Closing Date. If Seller receives a bona fide, written offer ("Back-Up Offer") from another buyer that includes a closing date at least sixty (60) days after the effective date of the Back-Up Offer and is acceptable to the Seller, Seller shall provide written notice of such Back-Up Offer to Buyer. Upon receipt of this notice, Buyer shall have ten (10) days to elect whether to proceed with closing on the Property in accordance with the terms of this Contract. If Buyer elects not to proceed within the ten (10) day period, or elects to proceed but fails to close within sixty (60) days after receiving notice of the Back-Up Offer, Seller may elect to terminate this Contract by providing written notice to Buyer. In such event, the Second Earnest Money Deposit shall be refunded to Buyer. Notwithstanding the foregoing, Seller shall not have the right to unilaterally cancel or terminate this Contract unless the conditions described herein are satisfied or as otherwise provided in the Contract.


Buyer may assign the contract without Seller's approval.


Buyer and Seller acknowledge that Erick Silva is the principal and agent in this transaction.

Seller shall pay Creek CRE a commission equal to 6% of the total sale price


Buyer agrees to be solely responsible for all costs associated with the Tax Credit award approval process through OHFA. Buyer further agrees to provide Seller with copies of

all surveys, engineering documents, site plans, and any documents submitted to the City of Bethany.


Mike Bass (Jun 6, 2025 17:19 GMT+1)


Sam Gresham (Jun 7, 2025 05:31 CDT)

Erick Silva
Erick Silva (Jun 6, 2025 11:11 CDT)

Signature: 
Email: aj@creekcre.com












Vacant Lot - Land- silva Final 6.6.25


Final Audit Report


2025-06-07


Created:	2025-06-06
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMPWF6f3Lb6z3Se65jmUPxEWFrkjQRemU

"Vacant Lot - Land- silva Final 6.6.25" History

-  Document created by AJ Tolbert (aj@creekcre.com)
2025-06-06 - 3:45:35 PM GMT
-  Document emailed to AJ Tolbert (aj@creekcre.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Document emailed to Sam Gresham (sam@samgreshamarchitect.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Document emailed to Erick Silva (erick@silvaholdingsllc.com) for signature
2025-06-06 - 3:45:40 PM GMT
-  Email viewed by AJ Tolbert (aj@creekcre.com)
2025-06-06 - 3:46:03 PM GMT
-  Email viewed by Erick Silva (erick@silvaholdingsllc.com)
2025-06-06 - 3:46:28 PM GMT
-  Document e-signed by AJ Tolbert (aj@creekcre.com)
Signature Date: 2025-06-06 - 3:49:06 PM GMT - Time Source: server
-  Document e-signed by Erick Silva (erick@silvaholdingsllc.com)
Signature Date: 2025-06-06 - 4:11:31 PM GMT - Time Source: server
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2025-06-06 - 4:18:08 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
Signature Date: 2025-06-06 - 4:19:58 PM GMT - Time Source: server

 Email viewed by Sam Gresham (sam@samgreshamarchitect.com)
2025-06-07 - 10:31:04 AM GMT

 Document e-signed by Sam Gresham (sam@samgreshamarchitect.com)
Signature Date: 2025-06-07 - 10:31:51 AM GMT - Time Source: server

 Agreement completed.
2025-06-07 - 10:31:51 AM GMT





APPLICATION FOR REZONING

Final Audit Report

2026-01-21

Created:	2026-01-21
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGVJkdVDDVGS8I9Jx1WLkHVCvNN7bW7Ys

"APPLICATION FOR REZONING" History

-  Document created by AJ Tolbert (aj@creekcre.com)
2026-01-21 - 4:44:20 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature
2026-01-21 - 4:44:24 PM GMT
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2026-01-21 - 4:46:31 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
Signature Date: 2026-01-21 - 4:47:07 PM GMT - Time Source: server
-  Agreement completed.
2026-01-21 - 4:47:07 PM GMT

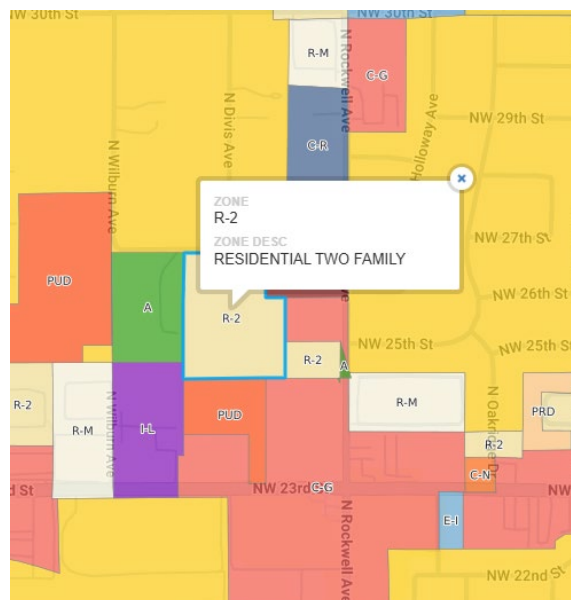
NOTICE OF PUBLIC HEARING

On February 19th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request from West Oak Bethany LP, Applicant, and Mike Bass, Property Owner to rezone 500 FT West of Rockwell Along NW 27th. From R-2, Residential Two-family to PUD, Planned Unit Development.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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: 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





Department of Planning & Community Development

January 26, 2026

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone their property. All rezoning applications within 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**

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: 26-03
2. Location of Property: 500 ft west N Rockwell along NW 27th
3. Legal Description: 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

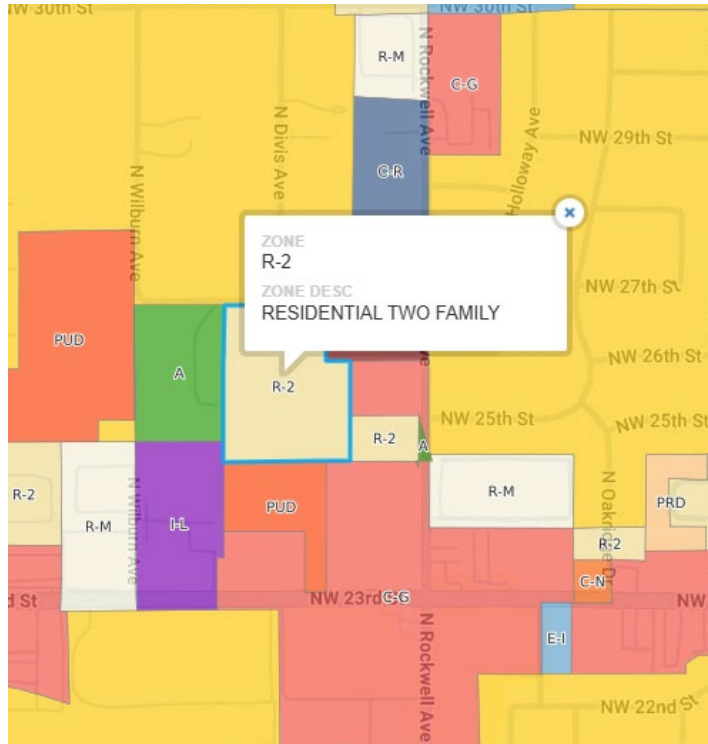
4. Present Zoning: R-2 (Residential Two-family)
5. Proposed Zoning: PUD (Planned Unit Development)

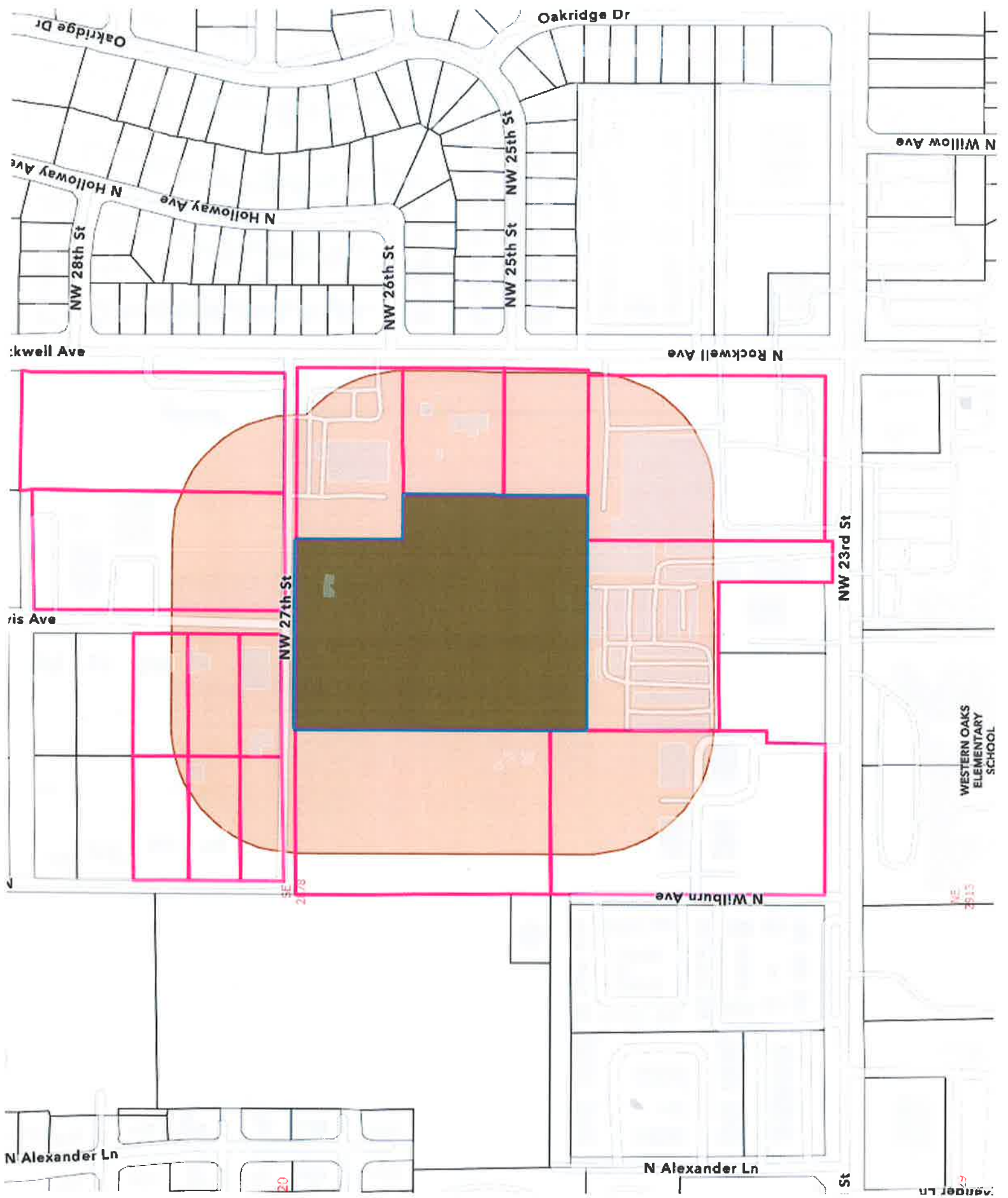
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on February 19th, 2026, 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 March 3rd, 2026, 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 are held in the Bethany City Council Chambers in City Hall.





WESTERN OAKS
ELEMENTARY
SCHOOL

NE
2515

NE
2513

SE
20

SE
2178

N Alexander Ln

N Alexander Ln

St

N Wilburn Ave

NW 23rd St

NW 27th St

N Rockwell Ave

N Rockwell Ave

Oakridge Dr

N Willow Ave

N Holloway Ave

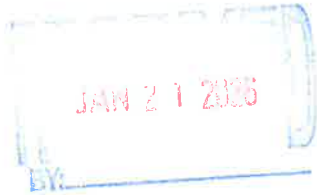
NW 25th St

NW 26th St

NW 28th St

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Non-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
1/16/2026

R173781875	FALAWN TARELL NORWOOD				1249 WELLINGTON DR	PALMDALE CA	93551 4W	UNPLTD PT SEC 20 12N 4W	000	000	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 S250FT W450FT N250FT E450FT TO BEG & EX 1.366ACRS PLTD INTO ALBERTSON'S BUSINESS PARK & EX A TR BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG & EX BEG 546FT W OF SE/C SE4 TH W763.7FT N713.38FT E400FT S93.81FT E363.76FT S620FT TO BEG & EX A TR BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG & EX A TR BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG (CARLSON FARMS SEC I) SUBJ TO ESMTS & RWS OF RECORD	2601 N ROCKWELL AVE BETHANY
R173781870	CARLSON VENTURES LLC				PO BOX 18852	OKLAHOMA CITY OK	73154 4W	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO ESMTS & RWS OF RECORD	0 UNKNOWN
R175031165	MAPANATHA BAPTIST CHURCH INC				2800 N DIVIS AVE	BETHANY OK	73008-4518	S A JONES	002	000	S A JONES 002 000 LOTS 8 THRU 14 EXEMPT	2800 N DIVIS AVE BETHANY
R175031045	MONTE SINAI CORP				3601 NW 17TH ST	BETHANY OK	73008	S A JONES	001	005	S A JONES 001 005	7209 NW 27TH ST BETHANY
R175031055	MONTE SINAI CORP				7201 NW 27TH ST	BETHANY OK	73008-4536	S A JONES	001	006	S A JONES 001 006	0 UNKNOWN BETHANY
R175031095	WESTLAKE PRESBYTERIAN CHURCH INC				2801 N ROCKWELL AVE	BETHANY OK	73008-4631	S A JONES	002	000	S A JONES 002 000 LOTS 1 THRU 7 & 30FT STRIP ADJ ON N BEING E277.5FT OF NW 28TH STREET	2801 N ROCKWELL AVE BETHANY
R175031035	WILLIAMS GARY C & SANDRA				2809 N DIVIS AVE	BETHANY OK	73008	S A JONES	001	004	S A JONES 001 004	2809 N DIVIS AVE BETHANY
R175031065	MAZARIEGOS ESTEBAN N PEREZ				2800 N WILBURN AVE	BETHANY OK	73008-4524	S A JONES	001	007	S A JONES 001 007	2800 N WILBURN AVE BETHANY
R175031025	VELASCO CRUZ ALBERTO GUTIERREZ				4129 NW 15TH ST	OKLAHOMA CITY OK	73107	S A JONES	001	003	S A JONES 001 003	2813 N DIVIS AVE BETHANY
R175031075	HORTON TERRY J & LILIANA S				2806 N WILBURN	BETHANY OK	73008	S A JONES	001	008	S A JONES 001 008	2806 N WILBURN AVE BETHANY

Oklahoma County Assessor's
300ft Radius Report
1/16/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R212091015	KO STORAGE OF OKC LLC			10301 WAVZATA BLVD	MINNETONKA	MN	55305	CARLSON FARMS SEC 1	001	000	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			12150 SW BENNINGTON CIR	PORT SAINT LUCIE	FL	34987-2781	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG TH W450FT N620FT E450FT S620FT TO BEG EX S50FT & E50FT FOR ROAD PURPOSES	7101 NW 23RD ST BETHANY
R173781895	OGP LLC			107 S BROADWAY	EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	000	000	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 CLINIC (WHEN PLATS FILED)	2701 N ROCKWELL AVE BETHANY
R173781890	MERCY HEALTH CENTER INC			2115 S FREMONT AVE, Unit 5300	SPRINGFIELD	MO	65804	UNPLTD PT SEC 20 12N 4W	000	000	CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SE/C LOT 2 TH W218.77FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG	7271 NW 23RD ST BETHANY
R212091000	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	CARLSON FARMS SEC 1	001	001	UNPLTD PT 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 & RWMS OF RECORD	0 UNKNOWN
R173781865	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	000	000		0 UNKNOWN

***** REPRINT RECEIPT*****

REC#: 01401850 1/21/2026 3:55 PM
OPER: ao TERM: 003
REF#: 1611

TRAN: 540.0000 COMM DEV RECEIPTS
REZONE PUD
500FT W OF ROCKWELL NW 27TH
010-39010
MISCELLANEOUS REVEN 1,821.00CR

TENDERED: 1,821.00 CHECK
APPLIED: 1,821.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

City of Bethany
 Planning & Zoning Staff Report
 February 19th, 2026

Case Number: PC 26-04

Request: Consider a preliminary plat request from Erick Silva West Oak Village LP, Applicant and Carlson Ventures LLC, Property Owner for the property containing 8.54 acres located approximately 500 ft West of N. Rockwell along NW 27th St.

Legal Description: 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

Current Zoning: R-2 (Two Family Residential)

Proposed Zoning: PUD (Planned Unit Development)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential)
South	PUD (Planned Unit Development)
East	R-2 (Two Family Residential), C-G (Commercial General) & C-O (Commercial Office)
West	A (Agriculture) & I-L (Industrial Light)

Table 1

Background:

The applicant is requesting approval of their preliminary plat request from the property located approximately 500 ft West of N. Rockwell along NW 27th St. to subdivide the property into 22 lots. The site encompasses a total area of 8.54 acres and is currently undeveloped.

Analysis:

<i>Characteristics</i>	
<i>Total Area</i>	<i>8.54</i>
<i>Number of lots</i>	<i>22</i>
<i>Lot size</i>	<i>Average lot size 9,636</i>
<i>Water</i>	<i>Existing 8-inch and 6- inch</i>
<i>Sewer</i>	<i>Existing 8-inch</i>

Table 2

The applicant is requesting preliminary plat approval to subdivide the property into 22 duplex lots. Plans have been submitted for review, and feedback has been provided by city staff and engineers.

Water and Sewer

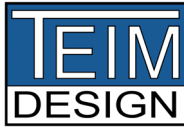
All utility services are currently available to serve this site and will be extended to as needed. The nearest water line is an existing 8” water line along NW 27th Street and will be tapped into from a public water main extension and will connect both ends of the main with 8” and 6” water lines servicing the site.

The proposed sanitary sewer line will extend eastward to connect to an existing 8-inch sanitary sewer main. The extension will be constructed within a dedicated public utility easement from the adjacent Carlson Ventures Property.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant’s request for their preliminary plat.

Attachments:

- TEIM Letter
- Zoning Map
- Aerial Photographs
- Water and Sewer Atlases
- Application Documents
- Certified Owners List
- Public Notification



TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

February 12, 2026

To: Brett Crecelius

From: Robbie Williams

A handwritten signature in black ink, appearing to read 'RW', positioned to the right of the 'From:' field.

Subject: West Oak Village
Preliminary Plat
Submittal No. 2

We have reviewed the preliminary plat and our comments are as follows:

Preliminary Plat

1. We have reviewed the preliminary plat and all of our comments have been addressed.

Drainage Report

1. We have reviewed the Drainage and Detention Study dated February 12, 2026 and recommend its approval.

Let me know if you need additional information.



Fire and Life Safety Plan Review

Building Address: West Oak Village	Review Date: 02/13/2026
Applicant: Shawn Smith, West Oak Bethany, LP	Project Status: APPROVED FOR CONSTRUCTION

The submitted plans have been reviewed for fire and life safety code compliance as it pertains to the City of Bethany's adopted building and fire codes. Fire suppression, fire alarm, or any other special building or system features requiring third party review and/or inspections are not within the scope of this plan review. This plan review does not relieve the applicant of the responsibility to comply with the City of Bethany's adopted codes and ordinances and is subject to field inspection by the Bethany Fire Department.

Review Comments:

1 ITEM: Project Description

RESULT: 22 Lot residential subdivision preliminary plat review.

2 ITEM: General Comments

RESULT: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road all dwelling units shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the 2018 IFC. Suppression system design shall be reviewed and approved by the City of Bethany's third-party plan reviewer prior to rough in inspection. All required inspections and acceptance testing shall be completed prior to CO issuance.

2. During construction approved vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

3. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.

Inspection Signatures

Reviewer Signature

A handwritten signature in blue ink that reads "Matt Biswell". The signature is written in a cursive style with a large initial "M" and "B".

Matt Biswell* Deputy Fire Chief* (405)789-2218* matthew.biswell@bethanyok.org

N 30th St

NW 30th St

R-M

C-G

G-R

N Divis Ave

N Rockwell Ave

Holloway Ave

NW 29th St

N Wilburn Ave

ZONE
R-2
 ZONE DESC
RESIDENTIAL TWO FAMILY



NW 27th St

PUD

A

R-2

NW 26th St

NW 25th St

NW 25th St

R-2

A

R-2

R-M

HL

PUD

R-M

PRD

N Wilburn Ave

N Oakridge Dr

R-2

C-N

St

NW 23rd St

C-G

N Rockwell Ave

E-I

NW 22nd St



ZONE

R-2

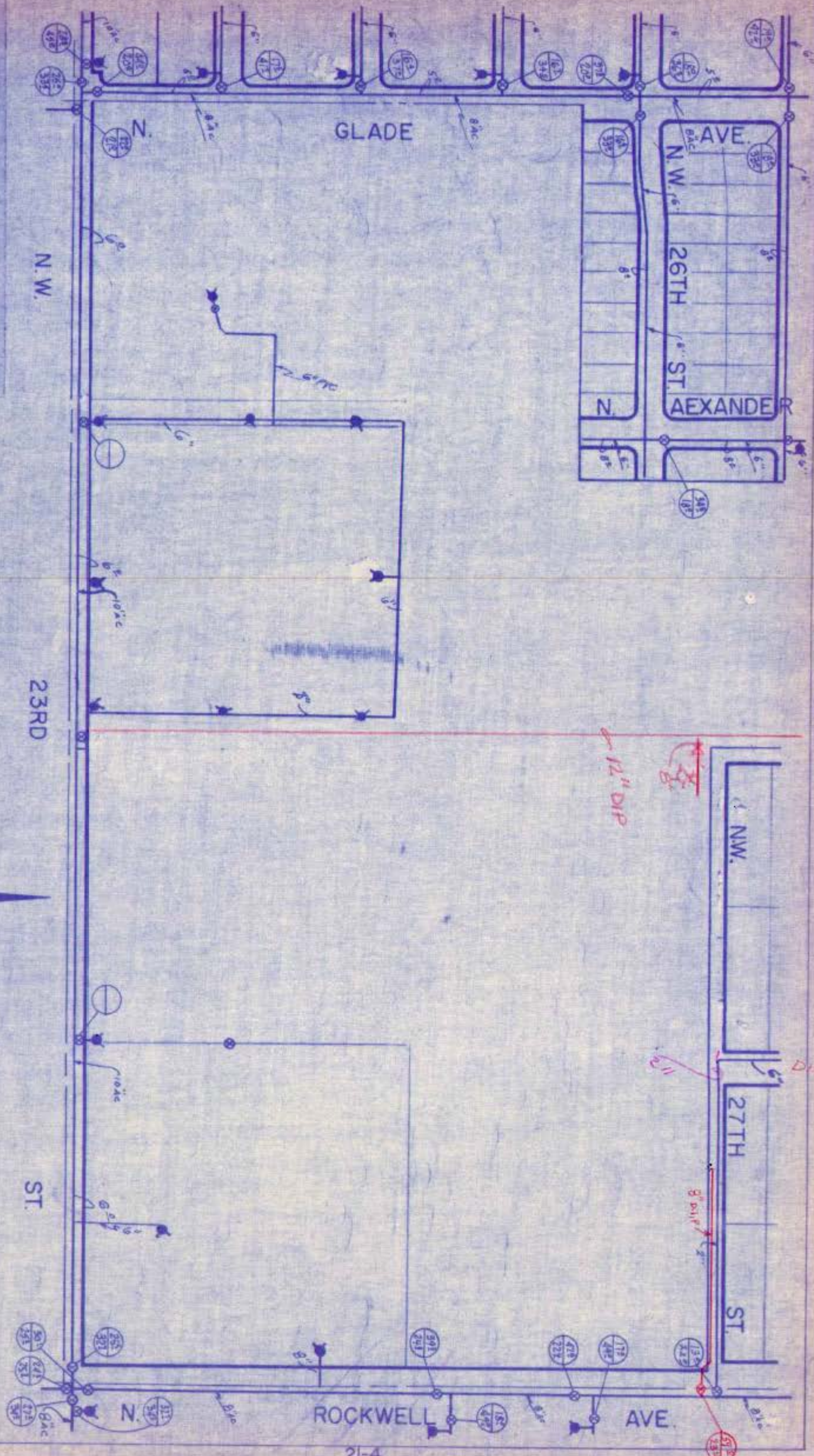
ZONE DESC

RESIDENTIAL TWO FAMILY

20-4

20-6

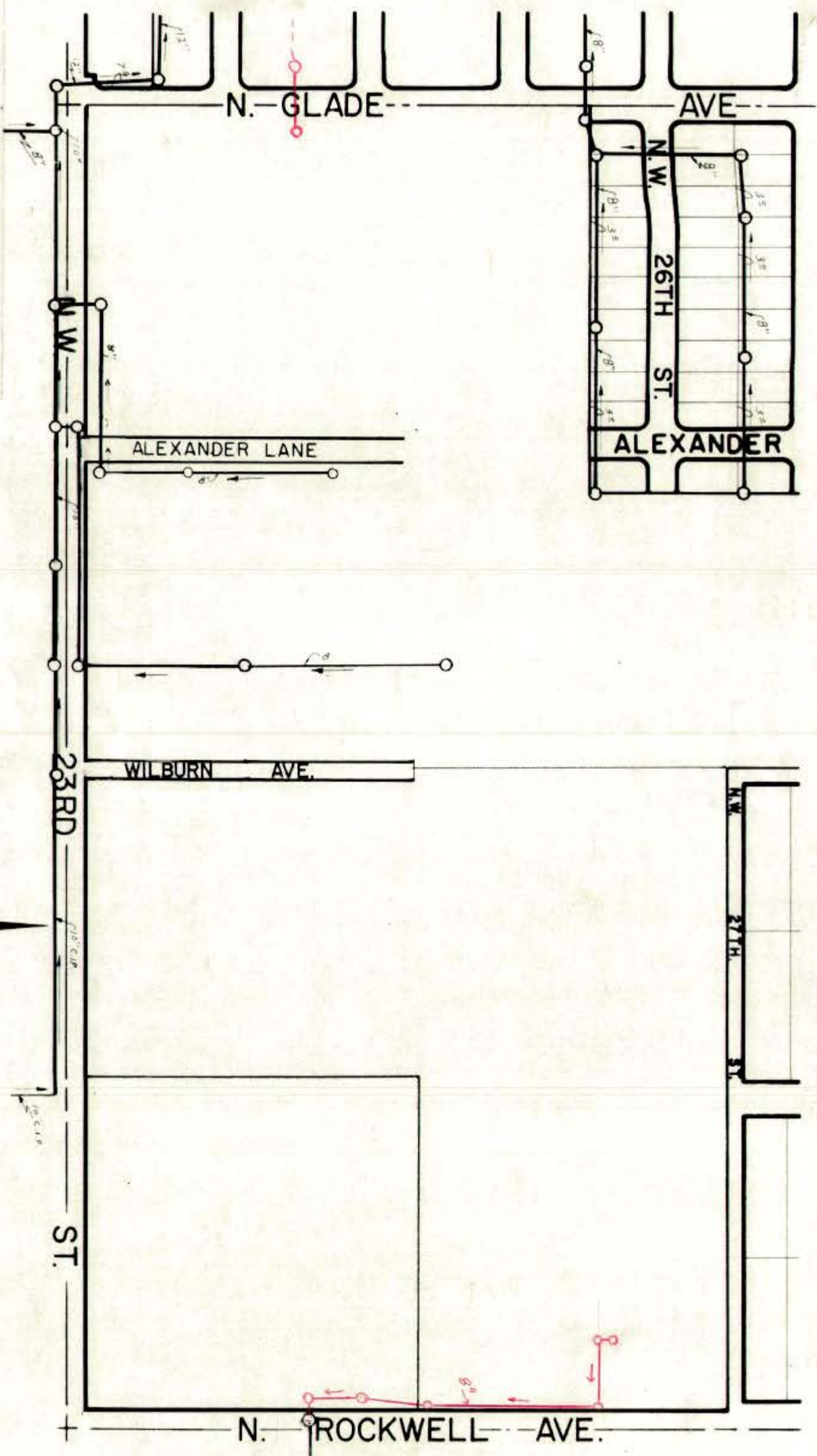
THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



21-4

SCALE 1" = 200'

20-5



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.

Rev. 2-11-58

8-16-00

29-8

SCALE 1" = 200'



20-5



PACKET C SUBDIVISION PROCEDURE

STEP ONE

Pre-application meeting with Community Development staff. Obtain a copy of Subdivision Ordinance (Section 154.01 – 154.79). Commence the preparation of a preliminary plat.

STEP TWO

A. Submission of a preliminary plat application including:

1. Application form filled out.
2. Payment of an application fee and Notice of Hearing fee.

less than 10 acres	\$1,000.00
10-40 acres	\$1,250.00
more than 40 acres	\$1,563.00
Notice of Hearing Fee	\$ 150.00

3. A list of the names and addresses of all property owners of record within a 300 foot radius of the exterior boundaries of the property. This must be a current list and must be prepared and certified by a bonded abstractor or the County Assessor of Oklahoma County.
 4. Attach ten (10) copies of the preliminary plat.
- B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.
- C. The Planning and Zoning Commission will review the preliminary plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.
- D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

STEP THREE

- A. Submission of a final plat application includes:
 - a. Payment of an application fee of **\$625.00**.
 - b. Attach five (5) copies of the final plat.
 - c. Attach seven (7) sets of construction plans for public improvements.
 - d. Attach a transmittal letter indicating any proposed off-site improvements.
 - e. Attach an engineer's itemized estimate of the cost of each public improvement.
 - f. Attach a construction program detailing the timing of the installation of each public improvement.

- B. A Planning Commission hearing date will be set by the Community Department Staff at least fourteen (14) days prior to the next Planning and Zoning Commission meeting.

- C. The Planning and Zoning Commission will review the final plat and will recommend approval, approval contingent on modifications, or denial. These recommendations will be forwarded to the City Council.

- D. The City Council will make the final determination on whether the plat should be approved, modified, or denied.

SUBDIVISION APPLICATION

Name of proposed subdivision:

West Oak Village.

Location:

Approximately 500 ft West of N. Rockwell along NW 27th St.

Legal Description (type here or attach to application):

Attached "Exhibit A"

Total area of property:

8.5d.

Number of lot(s) created:

22.

Current Zoning:

R-2 Two Family Residential

Current Comprehensive Plan designation:

R-2 to PID

Name/Address/Phone/Fax of Engineer:

Jon Doyle

Cedar Creek Inc. 405 6505207.

Name/Address/Phone/Fax of Surveyor:

Jon Doyle

Cedar Creek Inc. (405) 6505207.

Applicant(s) Name (print name):

Erick Silva West Oak Village LP

Address: 10 NE eighth St.

Phone # (daytime): (405) 919 8139

Fax #:

Applicant(s) Signature:



Property Owner(s) Name (print name):

Carlson ventures LLC

Property Owner(s) Signature:



Address: P.O. Box 18852 Oklahoma City, OK 73154.

Phone # (daytime):

Fax #:

Signature for Bethany Subdivision

Final Audit Report

2026-01-21

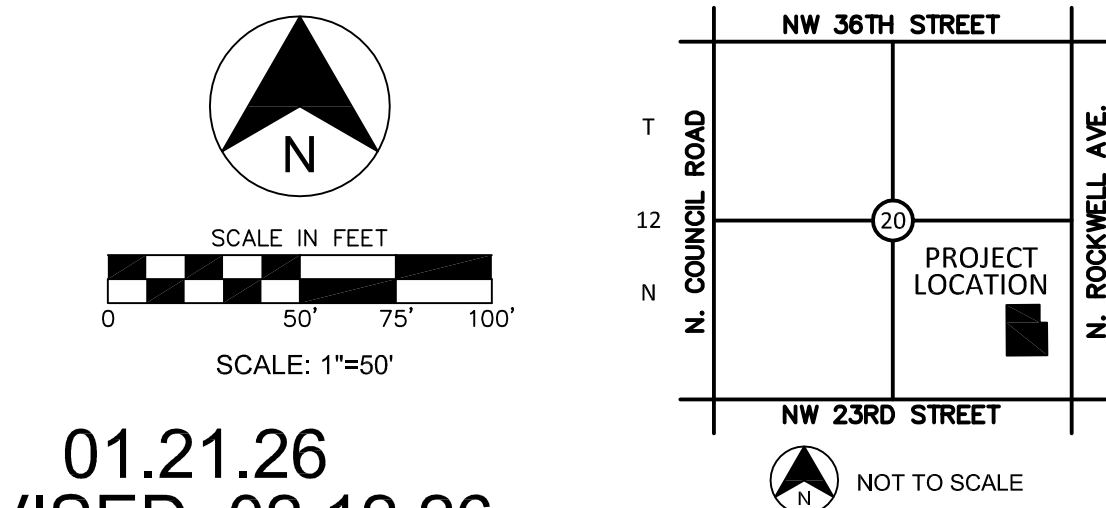
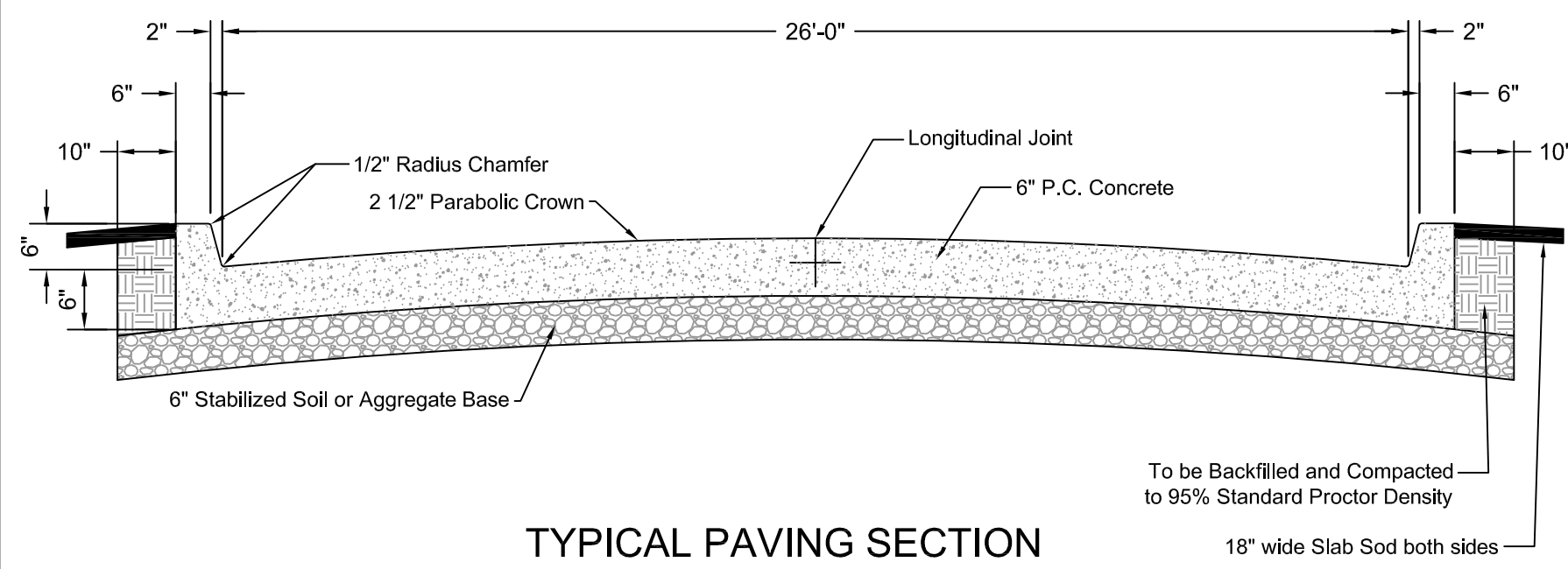
Created:	2026-01-21
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAva_uSkYeg9hqvAhlp39nwb-RjuEf0xgq

"Signature for Bethany Subdivision" History

-  Document created by AJ Tolbert (aj@creekcre.com)
2026-01-21 - 5:40:44 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature
2026-01-21 - 5:40:48 PM GMT
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2026-01-21 - 5:41:38 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
Signature Date: 2026-01-21 - 5:41:55 PM GMT - Time Source: server
-  Agreement completed.
2026-01-21 - 5:41:55 PM GMT

PRELIMINARY PLAT OF WEST OAK VILLAGE

AN ADDITION TO THE CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA A
PART OF THE S.E. QUARTER, SECTION 20, T. 12 N., R. 4 W., I.M



01.21.26
REVISED: 02.12.26

LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
Commencing at the southeast corner of the SE/4; Thence N00°03'20"E along the east line of said SE/4 a distance of 620.00 feet;
Thence S89°29'48"W a distance of 345.00 feet to the point of beginning; Thence continuing S89°29'48"W a distance of 565.20 feet;
Thence N00°06'31"W a distance of 702.90 feet; Thence N89°27'47"E a distance of 462.22 feet; Thence S00°03'20"E a distance of 250.00 feet; Thence N89°29'48"E (N89°14'40"E measured) a distance of 105.00 feet; Thence S00°03'20"W a distance of 454.00 feet (453.65 feet measured) to the point of beginning.

SITE DATA

LOT INFORMATION:
NUMBER OF LOTS: 22
TOTAL AREA OF DEVELOPMENT: 8.53 ACRES +/-

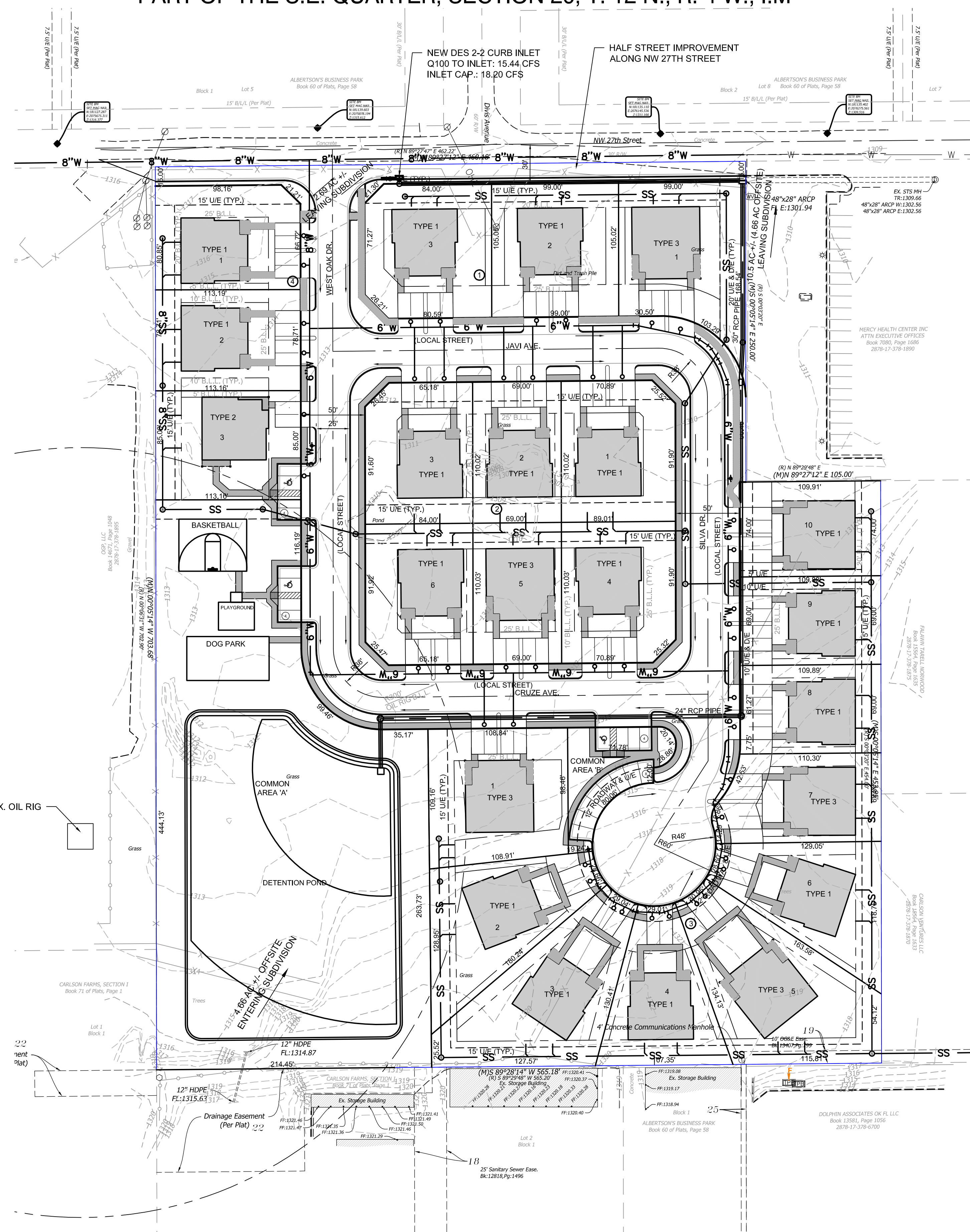
CURRENT ZONING:
R-2

OWNER/SUBDIVIDER:
WEST OAK BETHANY, LP
ATTN: SHAWN SMITH
222 E. MAIN ST. 1ST FLOOR
OKLAHOMA CITY, OK 73104

SURVEYOR:
GOLDEN LAND SURVEYING
4131 N.W. 122ND ST., STE. 100
OKLAHOMA CITY, OK 73120
405-849-6010

ENGINEER:
CEDAR CREEK ENGINEERING
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
405-778-3385

LEGAL COUNSEL:
MCCOY & ORTA
100 N. BROADWAY, 26TH FLOOR
OKLAHOMA CITY, OK 73102
405-230-1041



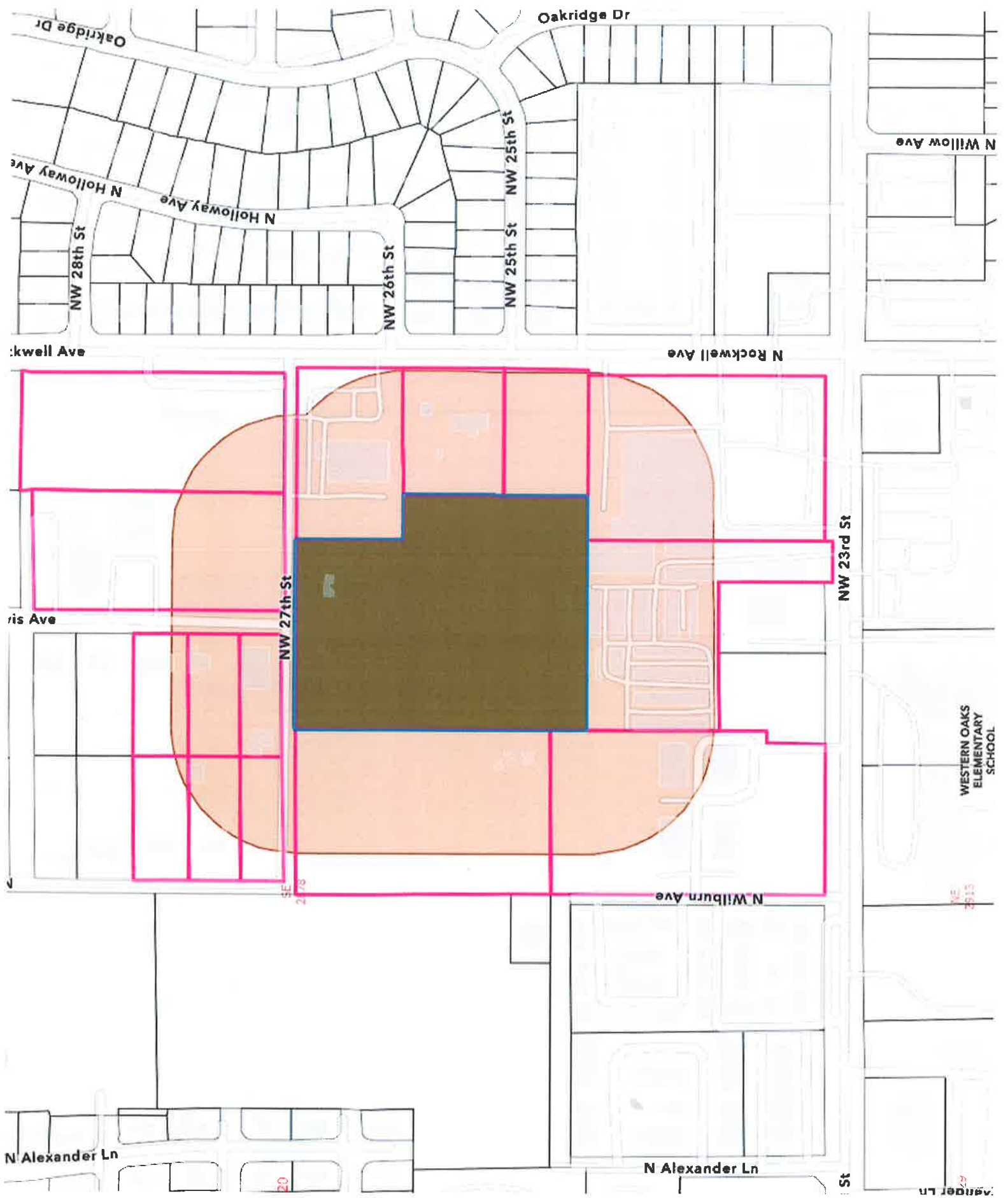
LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- SS SANITARY SEWER
- 8"W WATERLINE
- BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. ELECT. METER
- PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. BOLLARD
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE PED.
- EX. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MANHOLE
- PROP. SS MANHOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MANHOLE
- EX. STORM MANHOLE
- DIRECTION OF FLOW
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT

BENCHMARK DATA

SET MAG NAIL: N: 181127.287 E: 2075675.311 ELEV.: 1316.377	SET MAG NAIL: N: 1811139.603 E: 2075878.194 ELEV.: 1315.612	SET MAG NAIL: N: 1811135.110 E: 2076145.536 ELEV.: 1311.166	SET MAG NAIL: N: 1811135.402 E: 2076275.561 ELEV.: 1319.516
---	--	--	--





Oakridge Dr

N Willow Ave

N Holloway Ave

NW 28th St

NW 26th St

NW 25th St

N Rockwell Ave

N Rockwell Ave

N Wilburn Ave

NW 27th St

NW 23rd St

WESTERN OAKS
ELEMENTARY
SCHOOL

N Alexander Ln

N Alexander Ln

N Alexander Ln

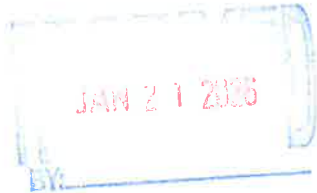
20

20

2178

2515

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-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
1/16/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R212091015	KO STORAGE OF OKC LLC			10301 WAVZATA BLVD	MINNETONKA	MN	55305	CARLSON FARMS SEC 1	001	000	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			12150 SW BENNINGTON CIR	PORT SAINT LUCIE	FL	34987-2781	UNPLTD PT SEC 20 12N 4W	000	000	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			107 S BROADWAY	EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	000	000	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 CLINIC (WHEN PLATS FILED)	2701 N ROCKWELL AVE BETHANY
R173781890	MERCY HEALTH CENTER INC			2115 S FREMONT AVE, Unit 5300	SPRINGFIELD	MO	65804	UNPLTD PT SEC 20 12N 4W	000	000	CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SE/C LOT 2 TH W218.77FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG	7271 NW 23RD ST BETHANY
R212091000	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	CARLSON FARMS SEC 1	001	001	UNPLTD PT 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 & RWMS OF RECORD	0 UNKNOWN
R173781865	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	000	000		

Oklahoma County Assessor's
300ft Radius Report
1/16/2026

R173781875	FALAWN TARELL NORWOOD				1249 WELLINGTON DR	PALMDALE CA	93551 4W	UNPLTD PT SEC 20 12N 4W	000	000	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 S250FT W450FT N250FT E450FT TO BEG & EX 1.366ACRS PLTD INTO ALBERTSON'S BUSINESS PARK & EX A TR BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG & EX BEG 546FT W OF SE/C SE4 TH W763.7FT N713.38FT E400FT S93.81FT E363.76FT S620FT TO BEG & EX A TR BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG & EX A TR BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG (CARLSON FARMS SEC I) SUBJ TO ESMTS & RWS OF RECORD	2601 N ROCKWELL AVE BETHANY
R173781870	CARLSON VENTURES LLC				PO BOX 18852	OKLAHOMA CITY OK	73154 4W	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO ESMTS & RWS OF RECORD	0 UNKNOWN
R175031165	MAPANATHA BAPTIST CHURCH INC				2800 N DIVIS AVE	BETHANY OK	73008-4518	S A JONES	002	000	S A JONES 002 000 LOTS 8 THRU 14 EXEMPT	2800 N DIVIS AVE BETHANY
R175031045	MONTE SINAI CORP				3601 NW 17TH ST	BETHANY OK	73008	S A JONES	001	005	S A JONES 001 005	7209 NW 27TH ST BETHANY
R175031055	MONTE SINAI CORP				7201 NW 27TH ST	BETHANY OK	73008-4536	S A JONES	001	006	S A JONES 001 006	0 UNKNOWN BETHANY
R175031095	WESTLAKE PRESBYTERIAN CHURCH INC				2801 N ROCKWELL AVE	BETHANY OK	73008-4631	S A JONES	002	000	S A JONES 002 000 LOTS 1 THRU 7 & 30FT STRIP ADJ ON N BEING E277.5FT OF NW 28TH STREET	2801 N ROCKWELL AVE BETHANY
R175031035	WILLIAMS GARY C & SANDRA				2809 N DIVIS AVE	BETHANY OK	73008	S A JONES	001	004	S A JONES 001 004	2809 N DIVIS AVE BETHANY
R175031065	MAZARIEGOS ESTEBAN N PEREZ				2800 N WILBURN AVE	BETHANY OK	73008-4524	S A JONES	001	007	S A JONES 001 007	2800 N WILBURN AVE BETHANY
R175031025	VELASCO CRUZ ALBERTO GUTIERREZ				4129 NW 15TH ST	OKLAHOMA CITY OK	73107	S A JONES	001	003	S A JONES 001 003	2813 N DIVIS AVE BETHANY
R175031075	HORTON TERRY J & LILIANA S				2806 N WILBURN	BETHANY OK	73008	S A JONES	001	008	S A JONES 001 008	2806 N WILBURN AVE BETHANY



NOTICE OF HEARING

PLANNING & ZONING COMMISSION

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Community Development 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 development 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, and the number of lots. During the public hearings the applicant for the subdivision presents their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposed subdivision.

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

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BETHANY

PLAT APPROVAL INFORMATION

A. Platting Proposal

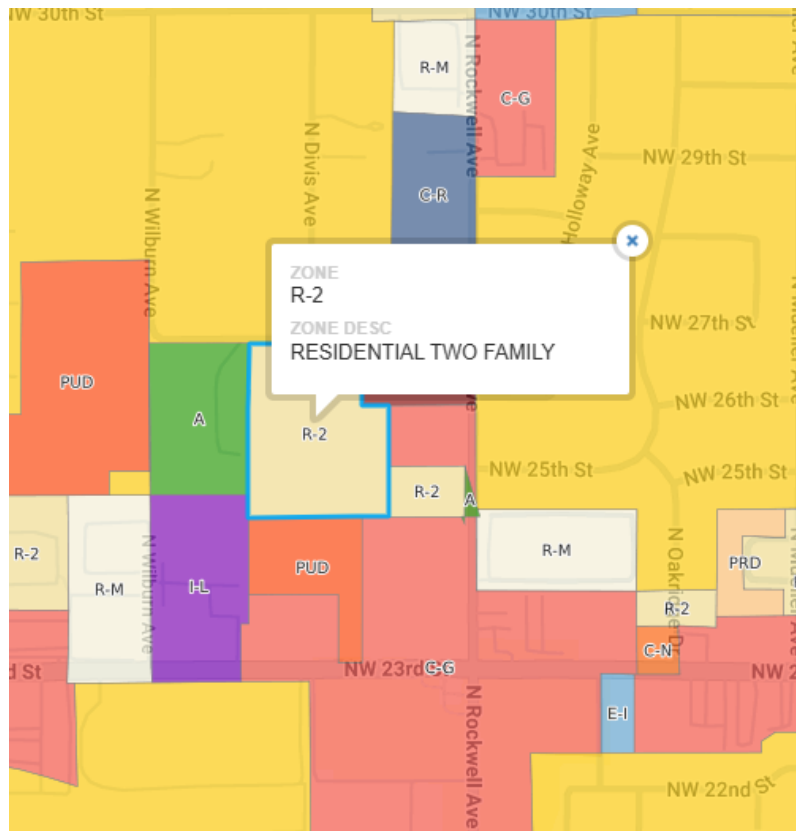
1. Case No. 26-04
2. Location of Property: 500 ft west N Rockwell along NW 27th
3. Legal Description: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record
4. Name of Applicant: Erick Silva West Oak Village LP
5. Name of Subdivision: West Oak Village
6. Number of lots proposed: 22
7. Present Zoning: R-2 (Residential Two-family)
8. Preliminary or Final Plat? : Preliminary Plat

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on February 19th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.
2. The City Council hearing on the proposed plat will be held on March 3rd, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

C. Location of Hearings.

Both the Planning & Zoning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall, 6700 N.W. 36th St., Bethany, OK.



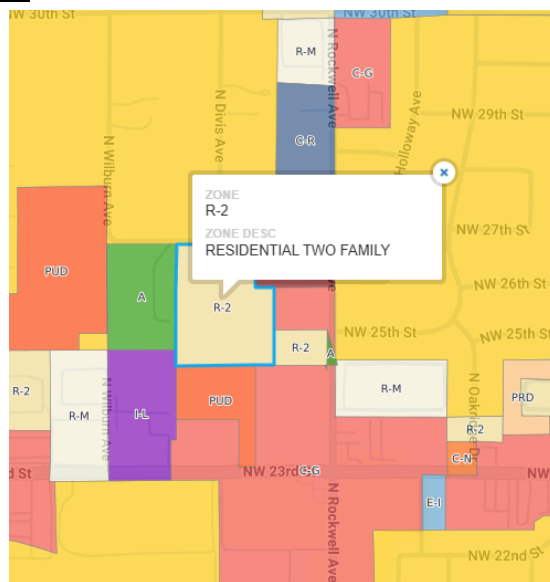
NOTICE OF PUBLIC HEARING

On February 19th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a preliminary plat request from Erick Silva West Oak Village LP, Applicant and Carlson Ventures LLC, Property Owner for the property containing 8.54 acres located approximately 500 ft West of N. Rockwell along NW 27th St.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on March 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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: 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



***** R E P R I N T R E C E I P T*****

REC#: 01401853 1/21/2026 3:56 PM
OPER: ao TERM: 003
REF#: 1612

TRAN: 540.0000 COMM DEV RECEIPTS
 SUB DIV 500FT W OF N ROCKWELL
 NW 27TH ST
 010-39010
 MISCELLANEOUS REVEN 1,150.00CR

TENDERED: 1,150.00 CHECK
APPLIED: 1,150.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
MONDAY FEBRUARY 16TH IN OBSERVANCE OF
PRESIDENTS DAY. TRASH MAKE UP DAY
WILL BE WED FEB THE 18TH.

City of Bethany
Planning & Zoning Staff Report
February 19th, 2026

CASE NO: PC 26-10

Request: Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving three manufactured homes from the Texas State line to the 5200 Blk. N. Peniel Ave. (Lots 17, 18, and 32).).

Legal Description: Unpltd. Pt. Sec 9, 12N, 4W, NW4, SW4, SE4.

Current Zoning: Manufactured Home Park (MHP)

Surrounding Zoning:

Direction	Zoning
North	Warr Acres
South	MHP
East	Warr Acres
West	I-L

Table 1

Background:

The applicant is requesting approval of the three (3) permits submitted for Building Moving. Approval is required as per ordinance 150.099 for any building moving application submitted to the Community Development Department.

Analysis:

The applicant, Stonetown Capital, has submitted three (3) Building Moving permits to the Community Development Department and are seeking to move the buildings within the next month. The site they are requesting permits for is located at 5200 N. Peniel Ave. and is a manufactured home park that was recently purchased by the applicant. The permits requested are for three (3) new homes to be placed on lots in the manufactured home park that previously had units located on them. The units requested to be brought in range from 1056 square feet to 1216 square feet.

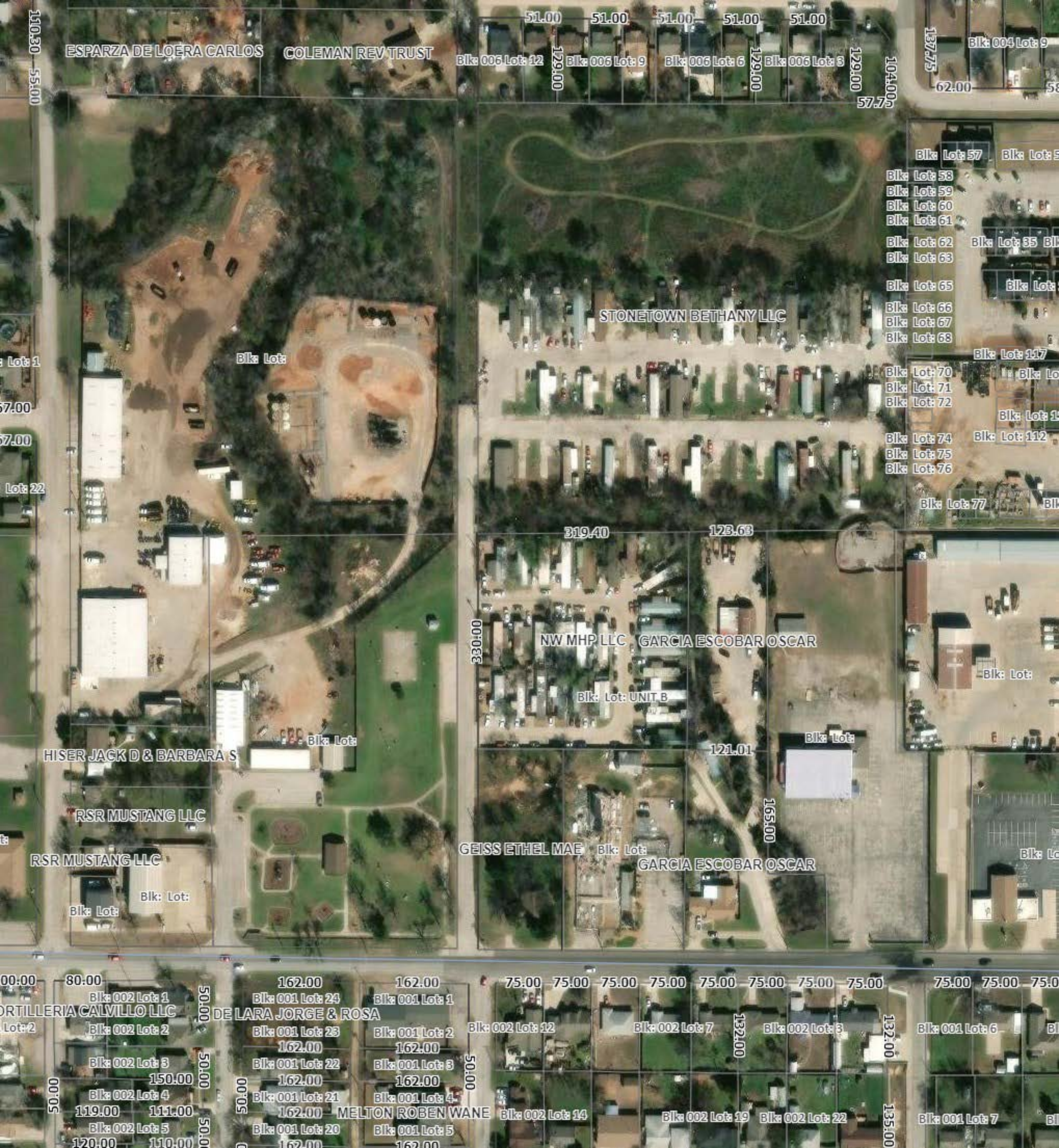
Since purchase of the property, the applicant has removed several extremely dilapidated homes and has begun working on the rehabilitation of the manufactured home park. Work completed thus far includes new private concrete roads, new private sanitary sewer lines for all units, and new private water lines for all units. The applicant plans to continue to provide new roads, pads,

and infrastructure for the manufactured home community as they bring in approximately thirty-five (35) new manufactured homes into the community over the next two (2) years.

Required Action: Hold a public hearing to either approve or deny the applicant's request for a Building Moving Permit for 5200 N. Peniel Ave.

Attachments:

- Zoning Map
- Aerial Photographs
- Application Documents
- Surety Bond Copy



ESPARZA DE LOERA CARLOS COLEMAN REV TRUST

Blk: 006 Lot: 12 51.00 51.00 51.00 51.00 51.00
129.00 129.00 129.00 104.00
57.75

Blk: 004 Lot: 9 62.00 58.00

Blk: Lot: 57 Blk: Lot: 58
Blk: Lot: 59 Blk: Lot: 60
Blk: Lot: 61 Blk: Lot: 62
Blk: Lot: 63 Blk: Lot: 65
Blk: Lot: 66 Blk: Lot: 67
Blk: Lot: 68

STONETOWN BETHANY LLC

Blk: Lot: 70 Blk: Lot: 117
Blk: Lot: 71 Blk: Lot: 118
Blk: Lot: 72 Blk: Lot: 119
Blk: Lot: 74 Blk: Lot: 120
Blk: Lot: 75 Blk: Lot: 121
Blk: Lot: 76 Blk: Lot: 122

319.40 123.63

NW MHP LLC GARCIA ESCOBAR OSCAR

Blk: Lot: UNIT B

121.01 Blk: Lot:

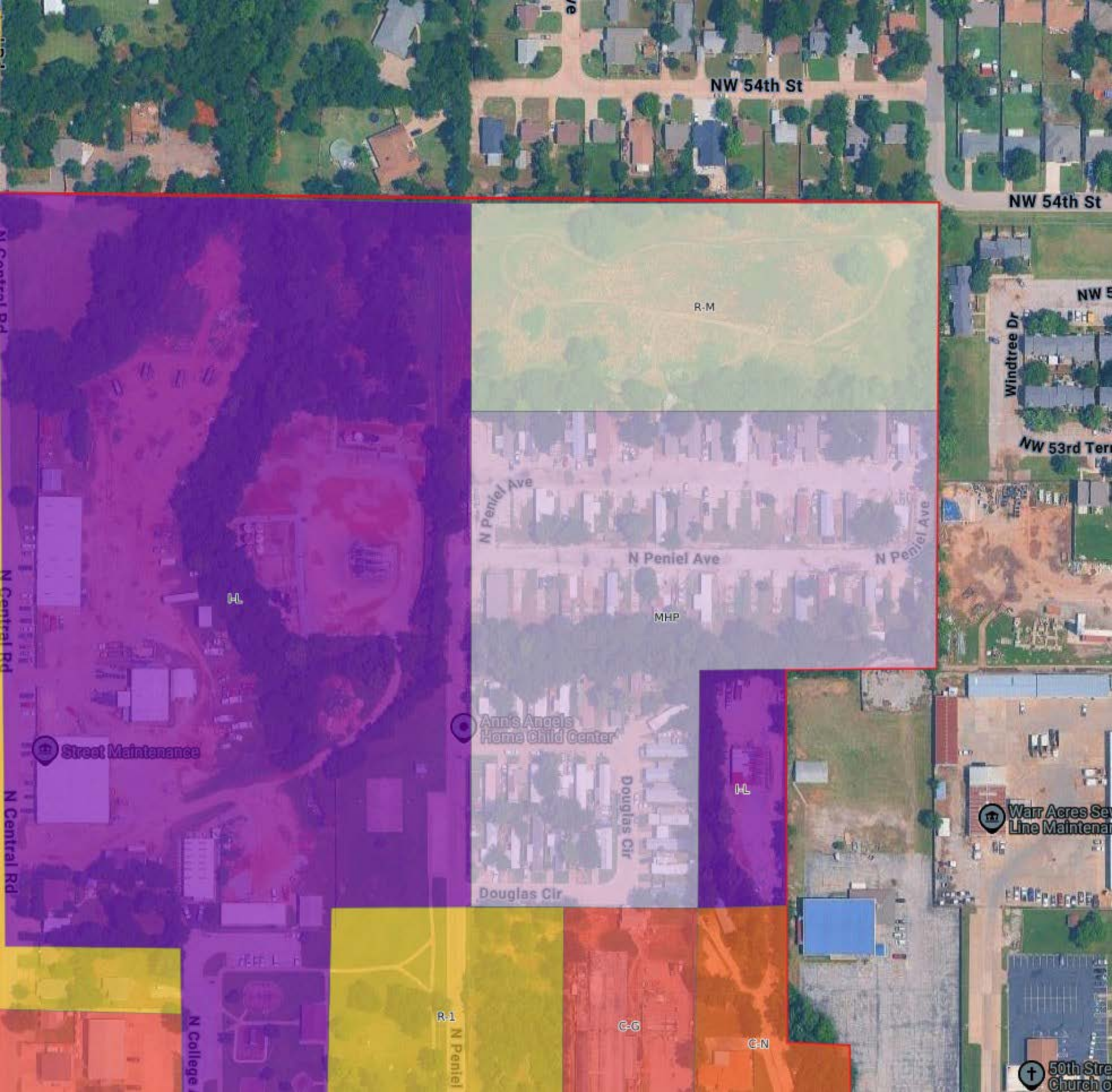
HISER JACK D & BARBARA S

RSR MUSTANG LLC

RSR MUSTANG LLC

GEISS ETHEL MAE Blk: Lot: GARCIA ESCOBAR OSCAR

00.00 80.00 162.00 162.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00
Blk: 002 Lot: 1 Blk: 001 Lot: 24 Blk: 001 Lot: 1 Blk: 002 Lot: 12 Blk: 002 Lot: 7 Blk: 002 Lot: 3 Blk: 001 Lot: 6
Blk: 002 Lot: 2 Blk: 001 Lot: 23 Blk: 001 Lot: 2 Blk: 002 Lot: 13 Blk: 002 Lot: 8 Blk: 001 Lot: 7
Blk: 002 Lot: 3 Blk: 001 Lot: 22 Blk: 001 Lot: 3 Blk: 002 Lot: 14 Blk: 002 Lot: 19 Blk: 002 Lot: 22 Blk: 001 Lot: 7
Blk: 002 Lot: 4 150.00 Blk: 001 Lot: 21 Blk: 001 Lot: 4 Blk: 002 Lot: 15 Blk: 002 Lot: 20 Blk: 001 Lot: 5
Blk: 002 Lot: 5 119.00 111.00 Blk: 001 Lot: 20 MELTON ROBEW WANE Blk: 002 Lot: 16 Blk: 002 Lot: 21 Blk: 001 Lot: 8
120.00 110.00 Blk: 001 Lot: 19 Blk: 001 Lot: 5 Blk: 002 Lot: 17 Blk: 002 Lot: 22 Blk: 001 Lot: 9
00.05 50.00 50.00 50.00 50.00 50.00 132.00 132.00 135.00



NW 54th St

NW 54th St

NW 53rd Ter

Windtree Dr

NW 53rd Ter

N Peniel Ave

N Peniel Ave

N Peniel Ave

MHP

Ann's Angels Home Child Center

Douglas Cir

Douglas Cir

HL

Warr Acres Sewer Line Maintenance

N College

R-1

N Peniel

C-G

C-N

50th St Church

Oklahoma County Tax System		12/10/2025 0:30:45 AM	
Acct No: 173763402	Tax Year: 2025	Tax Type: REAL ESTATE	
Tax Dist: 581	Fire Dist:	TIF Dist:	Pay Group:
Lot: 000	Block: 000	Addr: UNPLTD PT SEC 09 12N 4W	
Legal Description: UNPLTD PT SEC 9 12N 4W NW4 SW4 SE4			
Click here to review the current physical address recorded in the County Assessor's Office. Click here to review how these taxes are apportioned.			
STONETOWN BETHANY LLC 5200 N PENIEL AVE BETHANY, OK 73008		Assessed Value:	48,991
		Exempt Amount:	0
		Net Value:	48,991
		Rate/\$1000:	122.14
		TAX AMOUNT:	5,983.76
Payments		Net Payments:	0.00
		Tax Balance:	5,983.76
		Costs:	0.00
		Interest:	0.00
		TOTAL AMOUNT DUE IF PAID IMMEDIATELY	\$5,983.76
Refunds	Sales/Endorsement Information		
	Tax Roll Correction Information		

**Supplemental Information
Building Moving Application**

In order to comply with Sections 150.095 through 150.104 of the City of Bethany Code of Ordinances the following information must be included with the building permit application
(attach separate sheets if necessary)

Existing location and short description of structure to be moved:

NEW MOBILE HOME

Legal description of the parcel onto which the structure is to be moved:

5200 N. FENIEL AVE, BETHANY, OK 73008

Proposed date(s) and time(s) of the move:

OVER THE NEXT 2 YEARS

	Material	Condition
Sills:	_____	_____
Walls:	_____	_____
Roof:	_____	_____

Will it be necessary to raise, lower, or cut any public wires or cables?

Y

N

Will it be necessary to make any cuts and/or alterations to public paving?

Y

N

Attach a map showing the proposed route of the move

ATTACHED

Attach documentation showing no taxes are delinquent on the receiving parcel

Attach a Certificate of Insurance listing the City of Bethany as the certificate holder in an amount not less than \$1,000,000 for each occurrence

ATTACHED

A surety bond in the amount of \$5,000 must be delivered to the City Clerk before permit approval


Applicant Signature

12-10-25
Date

IMPORTANT - Applicant must complete all items

ADDRESS:(Location) 5200 N. Peniel Ave # 19 Bethany, OK 73008

LEGAL DESCRIPTION: Manufactured home Delivered to Lot #18

TYPE OF IMPROVEMENT

- New Building
- Accessory Structure (Between 120-240 Sq Ft)
- Alteration (Electrical, Mechanical, Etc.)
- Building Upgrade (Carport, Storm Shelter, etc.)
- Other

Please Specify: NEW Mobile Home 16x76
 Valuation: Value of Improvement \$ 80,000
 (valuation = TOTAL COST includes structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor excluding land value. IBC109.3)

If New Building:

- Single Family Dwelling _____ Two or three Family Dwelling

If Alteration:

(check box if commercial alteration)

- Electrical Plumbing
- Mechanical/HVAC _____ Roof
- Demolition/Wrecking

If Building Upgrade:

- Carport _____ Fence
- In-ground Shelter _____ Above-ground Shelter
- Driveway

Contractor Information

Business Name: Jacks Mobile Home
 State License Number: I-0066-2025
 Contact Name: Jackie
 Contact Phone Number: 405-596-8150
 Contractor(s) must obtain and/or hold license with Bethany

DIMENSIONS (New Buildings, Accessory Structures & Upgrades)

Above grade height: 10ft
 Number of stories: 1
 Total Square Feet (All Floors): 1214
 Total Square Feet (Exterior Dimensions): 16x76
 Total lot area: 1800 sq ft 35x100

Mechanical/HVAC

Quantity:

- Heat, Forced Air Refrigeration Size: _____ Gas Service (Temporary)
- Duct System Boiler Size: _____ Gas Extension
- Gas Heater (Floor, Panel, Wall, Unit, or Water) Other: _____

Plumbing

Quantity:

Private

- Water Service Water Extension Water Heater Fixtures Quantity: _____
- Gas Service Gas extension Wall Furnace Sump Pump(s)
- Sewer Septic Tank Other: _____

Electrical

Amp Service:

- Outlets/Fixtures Quantity: _____ Meter Reset NO Service Change
- Retrofit Lighting Quantity: _____ Cut Over Temporary Pole
- Pool/Hot Tub Other: _____

Demo/Wrecking

- Full Demo Partial Demo Primary Bldg Accessory Bldg

Identification

Owner Name: Stonetown Bethany LLC Address: 5200 N Peniel Ave #19 Bethany, OK 73008
 Email: stephanie.boifa@caimcommunities.com Phone: 405-787-5323

EXPLANATION OF PROJECT

TRAILER DELIVERED TO LOT #18

Printed Name of Applicant: Stephanie Boifa

Applicant Signature: S. Boifa

Date 2/9/24

Approved By: _____ Title: _____ Date: _____

6700 NW 36th Street Bethany, OK 73008

www.cityofbethany.org

construction.application@bethanyok.org

IMPORTANT - Applicant must complete all items

ADDRESS:(Location) 5200 N. Peniel Ave # 17 Bethany, OK 73008

LEGAL DESCRIPTION: Manufactured home Delivered to lot #17

TYPE OF IMPROVEMENT

New Building

Accessory Structure (Between 120-240 Sq Ft)

Alteration (Electrical, Mechanical, Etc.)

Building Upgrade (Carport, Storm Shelter, etc.)

Other

Please Specify: New Mobile Home 16x76

Valuation: Value of Improvement \$ 82,000
(valuation = TOTAL COST includes structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor excluding land value. IBC109.3)

If New Building:

Single Family Dwelling _____ Two or three Family Dwelling

If Alteration: (check box if commercial alteration)

Electrical Plumbing

Mechanical/HVAC _____ Roof

Demolition/Wrecking

If Building Upgrade:

Carport _____ Fence

In-ground Shelter _____ Above-ground Shelter

Driveway

Contractor Information

Business Name: Jacks Mobile Home

State License Number: L-0066-2025

Contact Name: Jackie

Contact Phone Number: 405.596.8150

Contractor(s) must obtain and/or hold license with Bethany

DIMENSIONS (New Buildings, Accessory Structures & Upgrades)

Above grade height: 10'4"

Number of stories: 1

Total Square Feet (All Floors): 1216

Total Square Feet (Exterior Dimensions): 16x76

Total lot area: 11300 sq ft . 35x 100

Mechanical/HVAC Quantity:	<input type="checkbox"/> Heat, Forced Air	<input type="checkbox"/> Refrigeration Size: _____	<input type="checkbox"/> Gas Service (Temporary <input type="checkbox"/>)
	<input checked="" type="checkbox"/> Duct System	<input type="checkbox"/> Boiler Size: _____	<input type="checkbox"/> Gas Extension
Plumbing Quantity: <u>Private</u>	<input type="checkbox"/> Gas Heater (Floor, Panel, Wall, Unit, or Water)	<input type="checkbox"/> Other: _____	
	<input checked="" type="checkbox"/> Water Service	<input type="checkbox"/> Water Extension	<input checked="" type="checkbox"/> Water Heater
	<input type="checkbox"/> Gas Service	<input type="checkbox"/> Gas extension	<input type="checkbox"/> Wall Furnace
	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other: _____
Electrical Amp Service:	<input type="checkbox"/> Outlets/Fixtures Quantity: _____	<input checked="" type="checkbox"/> Meter Reset	<input type="checkbox"/> NO Service Change
	<input type="checkbox"/> Retrofit Lighting Quantity: _____	<input type="checkbox"/> Cut Over	<input type="checkbox"/> Temporary Pole
	<input type="checkbox"/> Pool/Hot Tub	<input type="checkbox"/> Other: _____	
Demo/Wrecking	<input type="checkbox"/> Full Demo	<input type="checkbox"/> Partial Demo	<input type="checkbox"/> Primary Bldg <input type="checkbox"/> Accessory Bldg

Identification

Owner Name: Stonetown Bethany LLC Address: 5200 N. Peniel Ave #19 Bethany OK 73008

Email: Stephanie.botka@cairncommunities.com Phone: 405-787-5303

EXPLANATION OF PROJECT
Trailer Delivered to lot #17

Printed Name of Applicant: Stephanie Botka
Applicant Signature: [Signature] Date: 2/9/20

Approved By: _____ Title: _____ Date: _____

6700 NW 36th Street Bethany, OK 73008

www.cityofbethany.org

construction.application@bethanyok.org

IMPORTANT - Applicant must complete all items

ADDRESS:(Location) 5200 N. Peniel lot 32 Bethany, OK 73008

LEGAL DESCRIPTION: Moving trailer (delivering) to lot.

TYPE OF IMPROVEMENT

New Building

Accessory Structure (Between 120-240 Sq Ft)

Alteration (Electrical, Mechanical, Etc.)

Building Upgrade (Carport, Storm Shelter, etc.)

Other

Please Specify: New Mobile Home 16x66

Valuation: Value of Improvement \$ 8000
(valuation = TOTAL COST includes structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor excluding land value. IBC109.3)

If New Building:

Single Family Dwelling _____ Two or three Family Dwelling

If Alteration: (check box if commercial alteration)

Electrical _____ Plumbing

Mechanical/HVAC _____ Roof

Demolition/Wrecking

If Building Upgrade:

Carport _____ Fence

In-ground Shelter _____ Above-ground Shelter

Driveway

Contractor Information

Business Name: Jacks Mobile Home

State License Number: I-0026-2025

Contact Name: Jackie

Contact Phone Number: 405-516-9158

Contractor(s) must obtain and/or hold license with Bethany

DIMENSIONS (New Buildings, Accessory Structures & Upgrades)

Above grade height: 12ft

Number of stories: 1

Total Square Feet (All Floors): 12x1656

Total Square Feet (Exterior Dimensions): 16x66

Total lot area: 1200 sq ft. 35x80

Mechanical/HVAC	<input type="checkbox"/> Heat, Forced Air	<input type="checkbox"/> Refrigeration	Size: _____	<input type="checkbox"/> Gas Service (Temporary <input type="checkbox"/>)
	Quantity: <input checked="" type="checkbox"/> Duct System	<input type="checkbox"/> Boiler	Size: _____	<input type="checkbox"/> Gas Extension
Plumbing	<input type="checkbox"/> Gas Heater (Floor, Panel, Wall, Unit, or Water) <input type="checkbox"/> Other: _____			
	<input checked="" type="checkbox"/> Water Service	<input type="checkbox"/> Water Extension	<input checked="" type="checkbox"/> Water Heater	<input type="checkbox"/> Fixtures Quantity: _____
	Quantity: <input type="checkbox"/> Gas Service	<input type="checkbox"/> Gas extension	<input type="checkbox"/> Wall Furnace	<input type="checkbox"/> Sump Pump(s)
Electrical	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> Outlets/Fixtures	Quantity: _____	<input checked="" type="checkbox"/> Meter Reset	<input type="checkbox"/> NO Service Change
	Amp Service: <input type="checkbox"/> Retrofit Lighting	Quantity: _____	<input type="checkbox"/> Cut Over	<input type="checkbox"/> Temporary Pole
Demo/Wrecking	<input type="checkbox"/> Pool/Hot Tub	<input type="checkbox"/> Other: _____		
	<input type="checkbox"/> Full Demo	<input type="checkbox"/> Partial Demo	<input type="checkbox"/> Primary Bldg	<input type="checkbox"/> Accessory Bldg

Identification

Owner Name: Stonetown Bethany LLC Address: 5200 N. Peniel Ave #19 Bethany, OK 73008

Email: stephanie.bolfa@cairncommunities.com Phone: 405-787-5303

EXPLANATION OF PROJECT
Trailer being delivered to lot 32.

Printed Name of Applicant: Stephanie Bolfa
Applicant Signature: S Bolfa Date: 2/5/20

Approved By: _____ Title: _____ Date: _____

DATE:12/11/2025 CK#:1906 TOTAL:\$5,983.76 BANK:Stonetown 8 Community Account(st8c6531)
PAYEE:Oklahoma County Treasurer - TAX(v0004806) MEMO: HR/SW TO PAY. 2025 RE Taxes Acct 173763402; BETH

Property Address - Code	Invoice - Date	Description	Amount
Bethany - beth	2025REBETH - 12/10/2025	HR/SW TO PAY. 2025 RE Taxes Acct 173	5,983.76
			<hr/> 5,983.76

ACCT: 173763402

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY.

Stonetown 8, LLLP 720 South Colorado Blvd Suite 1150N Glendale, CO 80246	JP Morgan Chase Bank N.A. Denver, CO 23-1071020	1906 12/11/2025
--	--	----------------------------------

***** FIVE THOUSAND NINE HUNDRED EIGHTY THREE AND 76/100 DOLLARS *****

\$5,983.76

Valid for 180 days from date of issuance

Kelsey Mohr

Two Signatures Required for Amounts over \$10,000

PAY TO THE ORDER OF
Oklahoma County Treasurer - TAX
320 Robert S Kerr Ave #315
Oklahoma City, OK 73102

MEMO: HR/SW TO PAY. 2025 RE Taxes Acct 173763402; BETH

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈00⑈1906⑈ ⑆⑆0200⑆0⑆7⑆⑆ 60218653⑆⑈



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IMA, Inc. - Wichita PO Box 2992 Wichita KS 67201	CONTACT NAME: IMA Certificate Team	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS: certificates@imacorp.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Employers Mutual Casualty Company		21415
INSURER B : Navigators Insurance Company		42307
INSURER C : Berkley National Insurance Company		38911
INSURER D :		
INSURER E :		
INSURER F :		

INSURED STONCAP-02
 Stonetown Capital Group, LLC
 720 S Colorado Blvd, Ste 1150-N
 Glendale, CO 80246

COVERAGES **CERTIFICATE NUMBER:** 1227257789 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$10,000 Ded. GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			BBB756025	7/22/2025	7/22/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			5E9054226	7/22/2025	7/22/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5Z9054226	7/22/2025	7/22/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	2nd Layer Excess Liability			HO25EXCZ08SVPIV	7/22/2025	7/22/2026	Each Occ \$8,000,000
C	3rd Layer Excess Liability			CEX0960491301	7/22/2025	7/22/2026	Each Occ \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 There is no policy cap on the General Liability aggregate limit.
 Terrorism Coverage is included in the General Liability and Umbrella Liability Policies.

CERTIFICATE HOLDER**CANCELLATION**

City of Bethany
 Attn: Brett
 6700 NW 36th Street
 Bethany OK 73008

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SAMPLE

Oklahoma Department Of Transportation
Phone: (405) 425-7012
Manufactured Home

Permit Number: 20250003445763

OS/OW: Y / N Issued: 12/08/2025 Start Date: 12/09/2025 End Date: 12/13/2025 Contact: SHANIA RUMSEY

User/Mover:	BENNETT TRUCK TRANSPORT	Ordered By:	BENNETT TRUCK TRANSPORT
DBA:	BENNETT TRUCK TRANSPORT, LLC	DBA:	BENNETT TRUCK TRANSPORT, LLC
Address:	1203 N ROBINSON RD ROBINSON TX 76706	Address:	1203 N ROBINSON RD ROBINSON TX 76706
USDOT No:	600382		

Oversize Vehicle Information

Max Height: 14-0 Max Width: 16-0 Trailer and Load: 0-0 Total Length: 110-0 Forward Overhang: 0-0 Rear Overhang: 0-0

Truck Information

Truck Make: KENWORTH Truck Year: 2013 Tag Number: P971287 Tag State: IL VIN: 1XKAA49X7DJ288192 Truck Fleet Unit: 419523B

Manufactured Home Information

Manufactured Home Class: NEW Dealer Tag State: OK Owner: CAIRN COMMUNITIES - LAKEVIEW TERRACE BETHANY MHP Manufactured Home Make: Clayton Homes Model Year: 2025 Tag Number: K64897 Origin County: Love Destination County: Oklahoma Origin PLSS: T. R. sec Destination PLSS: T12N, R4W, sec9

Route Information

Statewide Travel: NO Route: NEW ROUTE Going To: N PENIEL AVE, BETHANY, OK [35.524885, -97.626740] Starting From: I-35 N @ TEXAS State Line (Inbound) Starting State: OKLAHOMA Arrival State: OKLAHOMA Starting County: 43 Arrival County: 55

Trailer Load Information

Serial: CLW059659 Load Description: MANUFACTURED HOME

Permit Restrictions

Commercial Trucks are required to be registered for at least the amount of weight carried or the maximum of 90,000 lbs.

Escorts front and rear required on 2-lane and super 2-lane highways Rear escort required on all multi-lane highways.

If your route traverses City or County roads, D.O.T. suggests you contact the respective City Street Dept and/or County Commissioner and reference any possible restrictions or obstacles within their jurisdiction that may impact your ability to travel. Permit holders are allowed a five (5) mile egress from city or county roads displayed on the permit to accommodate local restrictions which may be imposed by local authorities.

Must maintain minimum speed on turnpikes and interstates.

Permitted vehicles and/or loads, the movement of which requires an escort, shall not travel in convoy.

The maximum width on Oklahoma Turnpikes is 13'6".

Travel is discouraged and may be denied during periods of inclement weather such as high winds, decreased visibility, heavy rain, snow, sleet, ice, etc.

SAMPLE

When using an Oklahoma Turner and/or Will Rogers turnpike - Wide loads will not be allowed to travel on Fridays from 2:00 pm to 12:00 am (midnight).

When using an Oklahoma turnpike - Wide loads must travel in the right lane unless exiting left

Standard Restrictions

- #1 All overweight & oversized vehicles shall bypass load posted bridges if weight is in excess of the posted limit.
- #2 It is the responsibility of the permit holder/operator to contact all utility companies which may be encountered or impacted during the move
- #3 All OS/OW loads shall be non-divisible with the exception of SOTPLT permits
- #4 Oversized loads are not allowed movement one half hour after sun down to one half hour before sun up
- #5 Oversized loads shall not travel on specific holidays
- #6 No oversized movement is allowed on the Interstate Highway System between the hours of 7:00 am & 9:00 am or between 3:30 pm & 6:30 pm in Tulsa, Cleveland and Okla. Counties, Mon. - Fr. In addition for Cleveland County: The two (2) mile section of Interstate 35 between State Highway 9 East (Exit 108) and State Highway 9 West (Exit 106) shall be exempt from this restriction.

Legal Agreement

I, as the owner, operator and/or authorized agent, certify the information shown on this permit is true and correct. I attest to the fact this vehicle and/or load will be in strict compliance with all state statutes, rules and regulations governing its movement. I understand this permit will be deemed void if any laws or restrictions are violated.

This permit must be in the drivers possession and the driver has the ultimate responsibility to avoid hazards and unsafe conditions.

REGULATION OVERSIZE LOAD SIGN REQUIRED FOR ALL OVERSIZE LOADS

Charges:

Payment Type:	Bond
Oversize Base Charge:	\$40.00
Overweight Base Charge:	\$0.00
Overweight Charge:	\$0.00
Delivery Fee:	\$2.00
Total Charges:	\$42.00



OKLAHOMA
Transportation

Deputy General Counsel

SAMPLE



SAMPLE

Driving Directions:

Miles	Instruction
0.9 mi	Start on I-35 N (US-77)
0.3 mi	Take exit US-77 N (US-77)
0.2 mi	Turn LEFT onto US-77 (Anoatubby Way) NB
7.2 mi	Turn RIGHT onto US-77 (US Highway 77) NB
6.9 mi	Continue onto US-77 (S Highway 77, US Highway 77) NB
0.2 mi	Continue onto OK-32 (US-77, N Highway 77) NB
0.4 mi	Turn LEFT onto OK-32 (Memorial Dr) WB
0.1 mi	(Ramp)
0.2 mi	Take exit
110.9 mi	Continue onto I-35 N
0.3 mi	Continue onto I-235 N (US-77)
0.1 mi	Take exit 1B
0.6 mi	Take exit
3.9 mi	Continue onto I-40 W (US-270)
0.1 mi	Take exit 147B
0.5 mi	Take exit
2.8 mi	Continue onto I-44 E (OK-3 W, Will Rogers Expy N)
0.4 mi	Continue onto Lake Hefner Pkwy N (OK-3 W, OK-74 N) NB
0.1 mi	Take exit 123B
0.2 mi	Take exit
0.3 mi	Continue onto OK-66 W (Historic Route 66 W, NW 39th Expy W) WB
2.6 mi	Continue onto OK-66 (NW 39th Expy, NW 39th St) WB
0.8 mi	Turn RIGHT onto N Peniel Ave (Contact Local Municipalities)
0.1 mi	Turn LEFT onto NW 50th St (Contact Local Municipalities)
0.1 mi	Turn RIGHT onto N Peniel Ave (Contact Local Municipalities)
0.1 mi	Continue onto N Peniel Ave (Contact Local Municipalities)

Approximate Mileage: 140.0 mi
Permit Number: 20250003445763

IMPORTANT - Applicant must complete all items

ADDRESS:(Location) 5200 N. PENIEL AVE, BETHANY, OK 73008

LEGAL DESCRIPTION: BLANKET REQUEST FOR 30 LOTS WITH COUNCIL

TYPE OF IMPROVEMENT

- New Building
- Accessory Structure (Between 120-240 Sq Ft)
- Alteration (Electrical, Mechanical, Etc.)
- Building Upgrade (Carport, Storm Shelter, etc.)
- Other

Please Specify: NEW MOBILE HOME
 Valuation: Value of Improvement \$ 80,000
 (valuation = TOTAL COST includes structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor excluding land value. IBC109.3)

If New Building:

- Single Family Dwelling
- Two or three Family Dwelling

If Alteration:

(check box if commercial alteration)

- Electrical
- Plumbing
- Mechanical/HVAC
- Roof
- Demolition/Wrecking

If Building Upgrade:

- Carport
- Fence
- In-ground Shelter
- Above-ground Shelter
- Driveway

Contractor Information

Business Name: JACK'S MOBILE HOME
 State License Number: I-0566-2025
 Contact Name: JACKIE
 Contact Phone Number: 405-596-8150
 Contractor(s) must obtain and/or hold license with Bethany

DIMENSIONS (New Buildings, Accessory Structures & Upgrades)

Above grade height: HOME SIZES
 Number of stories: 1 16x66, 16x68, 16x72, 16x76
 Total Square Feet (All Floors): 1056 - 1216
 Total Square Feet (Exterior Dimensions): 1056 - 1216
 Total lot area: 35x80 - 110 FT

Mechanical/HVAC

Quantity: 1

- Heat, Forced Air
- Duct System
- Refrigeration
- Gas Heater (Floor, Panel, Wall, Unit, or Water)
- Boiler
- Other:
- Gas Service (Temporary)
- Gas Extension

Plumbing

Quantity: 1

- Water Service
- Sewer
- Water Extension
- Septic Tank
- Water Heater
- Other:
- Fixtures
- Sump Pump(s)

Electrical

Amp Service: 1

- Outlets/Fixtures
- Retrofit Lighting
- Pool/Hot Tub
- Meter Reset
- Other:
- NO Service Change
- Temporary Pole

Demo/Wrecking

- Full Demo
- Partial Demo
- Primary Bldg
- Accessory Bldg

Identification

Owner Name: STANTOWN BETHANY, LLC Address: SHIPPING: 5200 N. Peniel Ave, Bethany 73008
205. CEDARWOOD BLVD, STE 1150N, GLENDALE, CO
 Email: donna.bingham@claircommunities.com Phone: 405-708-8622 8246

EXPLANATION OF PROJECT

BLANKET REQUEST FOR 30 NEW HOMES (BRING INTO COMMUNITY
OVER THE NEXT 2 YEARS (EXISTING COMMUNITY ONLY)
INDIVIDUAL APPLICATIONS WILL BE SUBMITTED TO CITY PER LOT FOR THEIR RECORDS

Printed Name of Applicant: Denny Bingham

Applicant Signature: [Signature] Date: 12-10-25

Approved By: _____ Title: _____ Date: _____