

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, April 9, 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
APRIL 16, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF APRIL 2, 2026

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-11

Consider a final plat request from Natalie Hisle, Applicant and Property Owner for the property containing 12.08 acres located approximately on the SW Corner of NW 30th & Wilburn Ave.

LEGAL DESCRIPTION: A Tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.
(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 5, 2026)

ITEM 2: PC 26-14

Presentation and discussion comparing Bethany's residential setback requirements and residential district design standards with those of other metropolitan cities.

ITEM 3: PC 26-15

Discussion and possible action on PUD moratorium.

NEW BUSINESS

ADJOURNMENT UNTIL MAY 7, 2026

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 2, 2026

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Robert Helton
Steve Marx
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT: Ron Crouch
Sam Thurman

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, March 27, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by James Clemmer, seconded by Robert Helton to approve the March 19, 2026 Planning and Zoning Commission minutes. The votes are as follows: AYE - Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN - Arvel Williams. The motion carried 5 - 0 - 1.

ITEM 1: PC 26-07
Hold a discussion in accordance with the City of Bethany's Comprehensive Plan, regarding the rezoning of all parcels abutting the North Rockwell corridor, from NW 50th Street to NW 60th Street, to Industrial Mixed Use.
(THIS ITEM WILL BE HEARD BY CITY COUNCIL ON APRIL 21, 2026.)

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report regarding the rezoning of all parcels abutting the North Rockwell corridor from NW 50th St to NW 60th St to Industrial Mixed Use. This is the third public hearing on this item. It was mentioned in our last meeting that Wiley Post Airport is offering land for industrial use. The zoning of the surrounding properties was presented. We talked about some of the drawbacks and benefits financial for the City when it comes to the potential rezoning of this corridor. He presented land comparisons (land value). There is some decrease in property values.

Commissioner Helton mentioned we should have public comment first.

Ms. Decamp, resident of 7009 NW 59th St. expressed concerns with the industrial use proposal. She expressed concern about people living there not being able to afford to move if the industrial zoning surrounds everyone.

Ms. Springer, resident of 7007 NW 59th expressed concerns. She believes industrial will lower property values, and she would consider moving if this area is rezoned to industrial-light. Is there any control on what moves in? Please send no vote to the City Council.

Anthony Werner, resident of 7002 NW 57th expressed concerns with the value of his property.

Commissioner Helton asked if the city would owe residential property owners money if the industrial rezoning lowers property values.

Ray Jones, City Attorney said no.

Commissioner Helton asked if we approve this request and if people did go to court, would we have to pay.

Ray Jones, City Attorney said we do not pay anything. We are not taking their property. There is some flexibility on how the request is approved.

Commissioner Williams expressed concerns with the property owners investments in their homes if the industrial rezoning is approved.

Commissioner Helton stated he is not understanding why we need industrial zoning along the Rockwell corridor.

Commissioner Marx mentioned we have already passed one industrial zoning case on N. Rockwell.

Brett Crecelius, Comm. Dev. Director noted we have approved two industrial zoning cases.

Justin Peck, Chair read from a document he prepared as to why he believes the Rockwell corridor between NW 50th and NW 63rd would be a good area for light industrial. (see attached document).

Commissioner Helton noted there is plenty of industrial light across the street from Bethany in Oklahoma City (Wiley Post Airport).

Commissioner Clemmer read a story from the Tribune about developing the city. There are ways we can improve Bethany by considering this industrial zoning item tonight.

Motion was made by Robert Helton, seconded by Jennifer Edmonson to open up to public speaking. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

Anthony Werner, resident of 7002 NW 57th expressed additional concerns for the children in the area, his health, and being compensated so he could move.

Commissioner Clemmer asked how many calls does the city receive about industrial zoning.

Brett Crecelius, Comm. Dev. Director stated for the past year we were receiving one to two calls a week. Now we receive one a week.

After some discussion about industrial zoning along N. Rockwell between NW 50th and NW 63rd; and possibly creating an industrial district, Ray Jones, City Attorney said if the Planning Commission needs more discussion on the industrial zoning, and possibly creating an industrial district, he believes this would be a good thing to do.

Brett Crecelius, Comm. Dev. Director said we could table this item to the April 16, 2026 Planning Commission meeting.

Ray Jones, City Attorney suggested tabling this item to the next Planning Commission meeting thirty to forty-five days from now would be more appropriate time frame to get more information together on the different options and bring back to the Planning Commission.

Motion was made by James Clemmer, seconded by Jennifer Edmonson to table this item to the May 21, 2026 Planning and Zoning Commission meeting for further review. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Jennifer Edmonson, Arvel Williams. NAY- Steve Marx. ABSTAIN- None. The motion carried 5 - 1 - 0.

NEW BUSINESS

No new business.

Motion was made by Robert Helton, seconded by Jennifer Edmonson to adjourn. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

City of Bethany
Planning & Zoning Staff Report

April 16th, 2026

CASE NO: PC 26-11

Request: Consider a final plat request from Natalie Hisle, Applicant and Property Owner, for the property containing 12.08 acres located approximately on the SW Corner of NW 30th & Wilburn Ave.

Legal Description: A Tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

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

Surrounding Zoning:

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

Table 1

<i>Characteristics</i>	
<i>Total Area</i>	12.08 acres
<i>Number of lots</i>	12
<i>Water</i>	Existing 12-inch East Side
<i>Sewer</i>	Septic

Background:

The applicant is requesting approval of a final plat for the property located at the southwest corner of NW 30th Street and Wilburn Avenue to subdivide the site into 12 single-family residential lots. The surrounding area consists primarily of single-family homes to the north, west, and east, while the property to the south is zoned PUD (Planned Unit Development). The applicant went before the board of adjustment (BA 25-09) and was granted a variance to Section §154.55 of the Bethany Code of Ordinances, which stipulates that a subdivider shall connect to public sanitary sewage facilities and provide sewer access to each lot within the subdivision. The variance granted permits the use of private individual sanitary sewer systems, i.e. aerobic/septic systems.

Analysis:

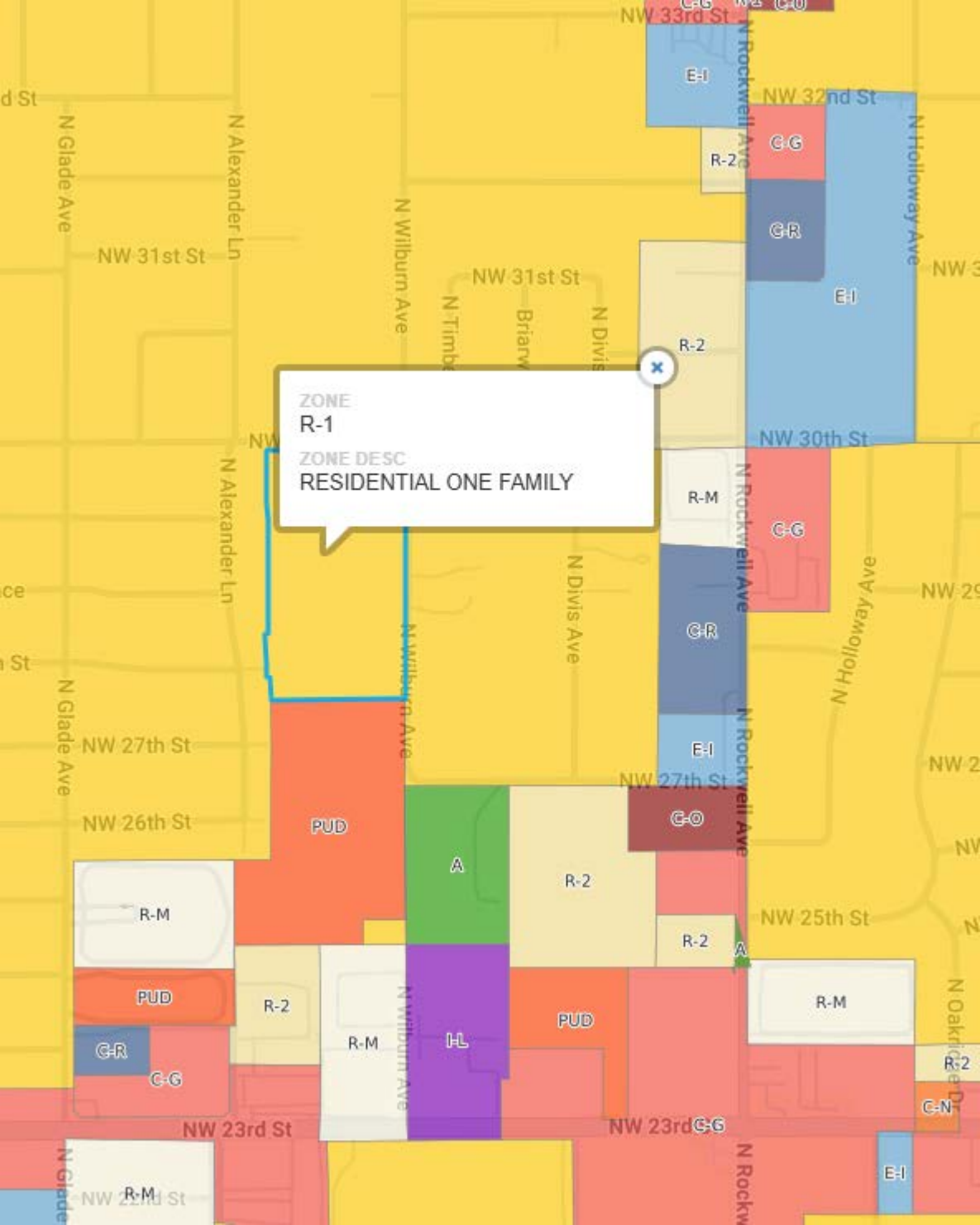
All necessary documents and plans have been submitted for review, and feedback has been provided by city staff and engineers. Sidewalks will be installed for each lot at the permit stage, with installation completed prior to the issuance of a certificate of occupancy for each residence. Submitted materials include the final plat application, drainage report, and finished floor elevation letter.

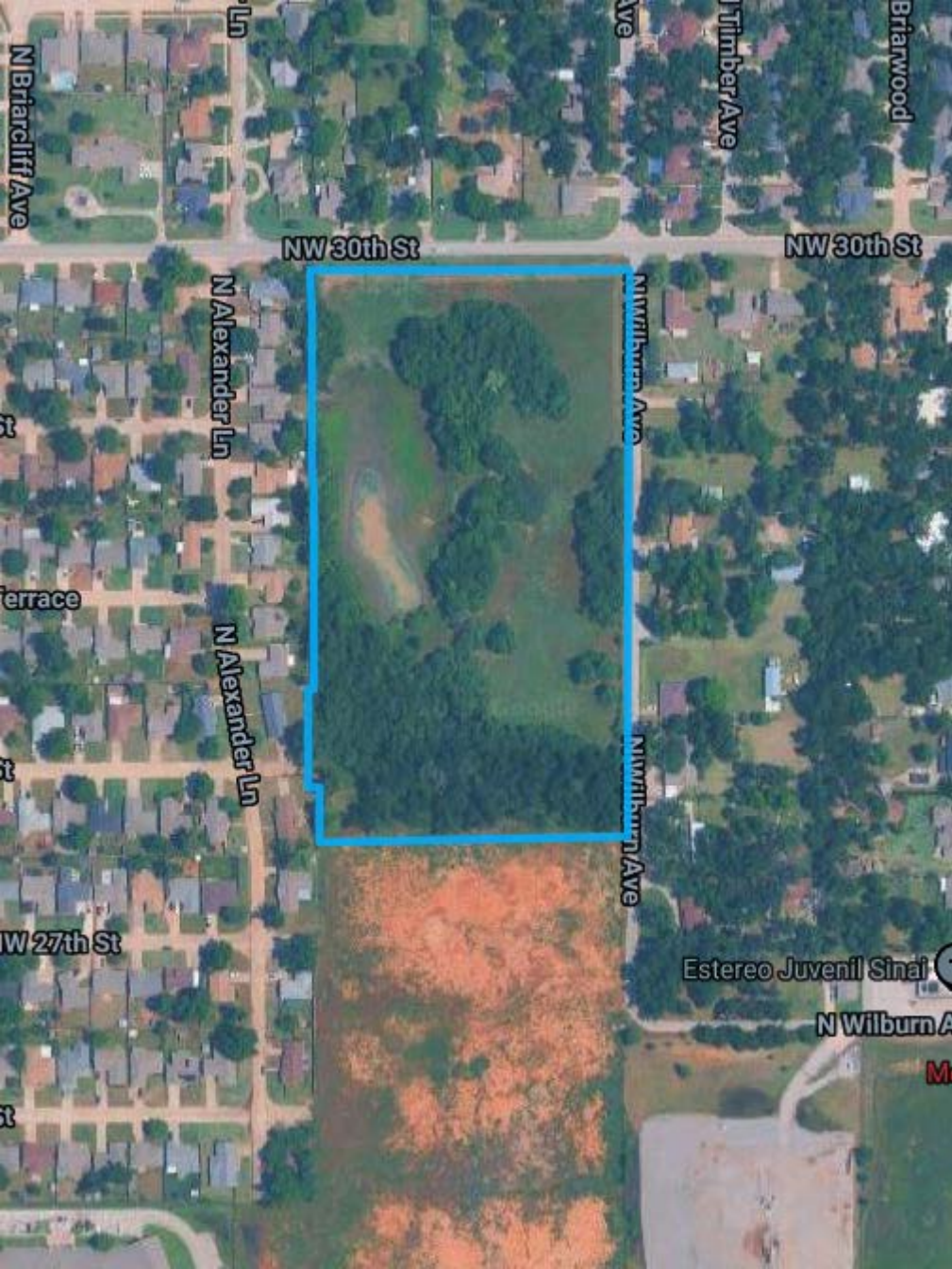
A letter of comments from TEIM is included in the packet. In addition, the Fire Department has reviewed the proposed development and has determined that it complies with all applicable fire safety codes and has been approved for construction.

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

Attachments:

- Zoning Map
- Aerial Photographs
- Application Documents
- TEIMS Letter
- Certified Owners List
- Public Notification





Briarwood

Timber Ave

Ave

Ln

N Briarcliff Ave

NW 30th St

NW 30th St

N Alexander Ln

N Wilburn Ave

terrace

N Alexander Ln

N Wilburn Ave

NW 27th St

Estereo Juvenil Sinai

N Wilburn A

M

FINAL PLAT OF WILBURN PARK

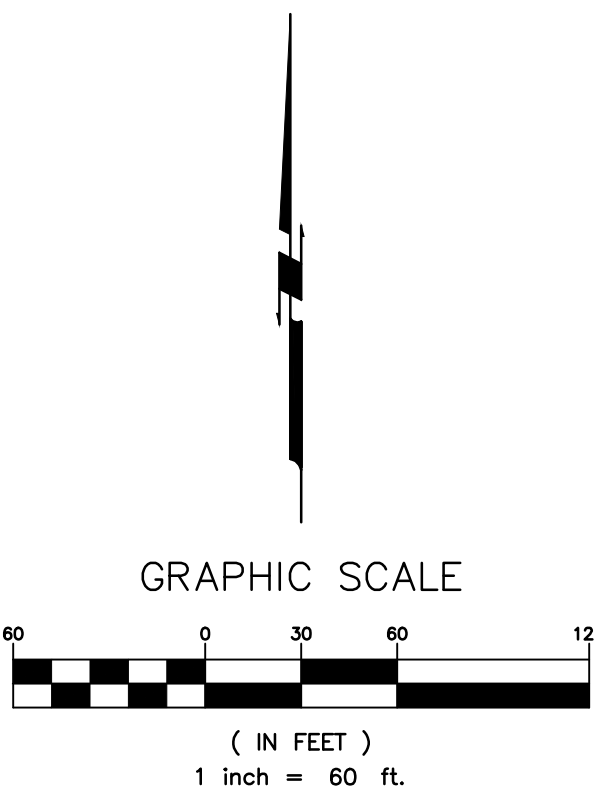
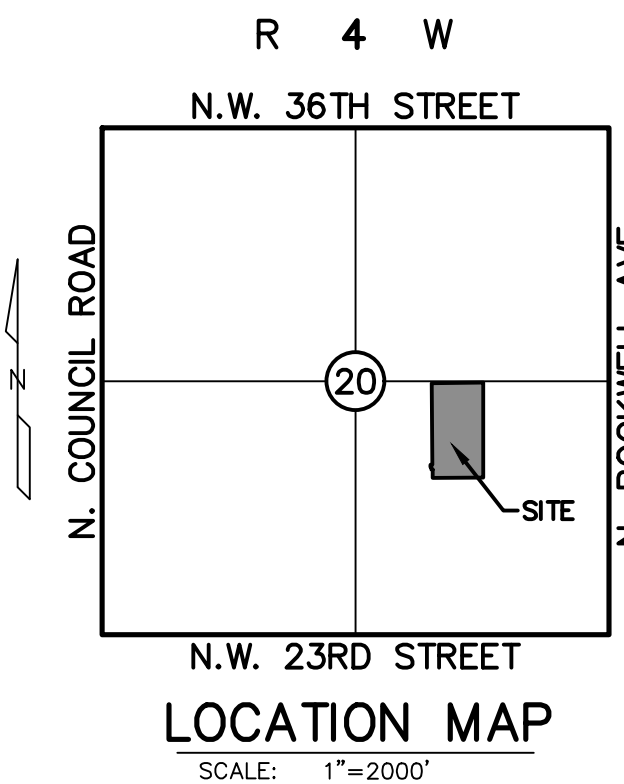
BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, BETHANY, OKLAHOMA COUNTY, OKLAHOMA

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

DEVELOPER:
NATALIE HISLE
4311 N PENEL AVE
BETHANY OK 73008

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA: 12.08 ACRES
CURRENT ZONING: R-1
NUMBER OF LOTS: 12

LINE NO.	DIRECTION	LENGTH
L1	S45°20'16"E	35.21'
L2	N0°34'49"W	9.12'
L3	N0°34'08"W	20.81'



PLAT NOTES:

1. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT SHALL CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER THAT MEETS THE REQUIREMENTS SPECIFIED ABOVE.
2. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
3. THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED

- PG=PAGE
- BK=BOOK
- ROW = RIGHT-OF-WAY
- B/L = BUILDING LINE
- U/E = PUBLIC UTILITY EASEMENT
- ESMT = EASEMENT
- = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
- △ = FOUND MAG NAIL W/ SHINER UNLESS OTHERWISE NOTED
- = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
- ▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
- ⊗ BLOCK NO.

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404
Fax (405) 265-0649
ddurham@durhamsurveying.com

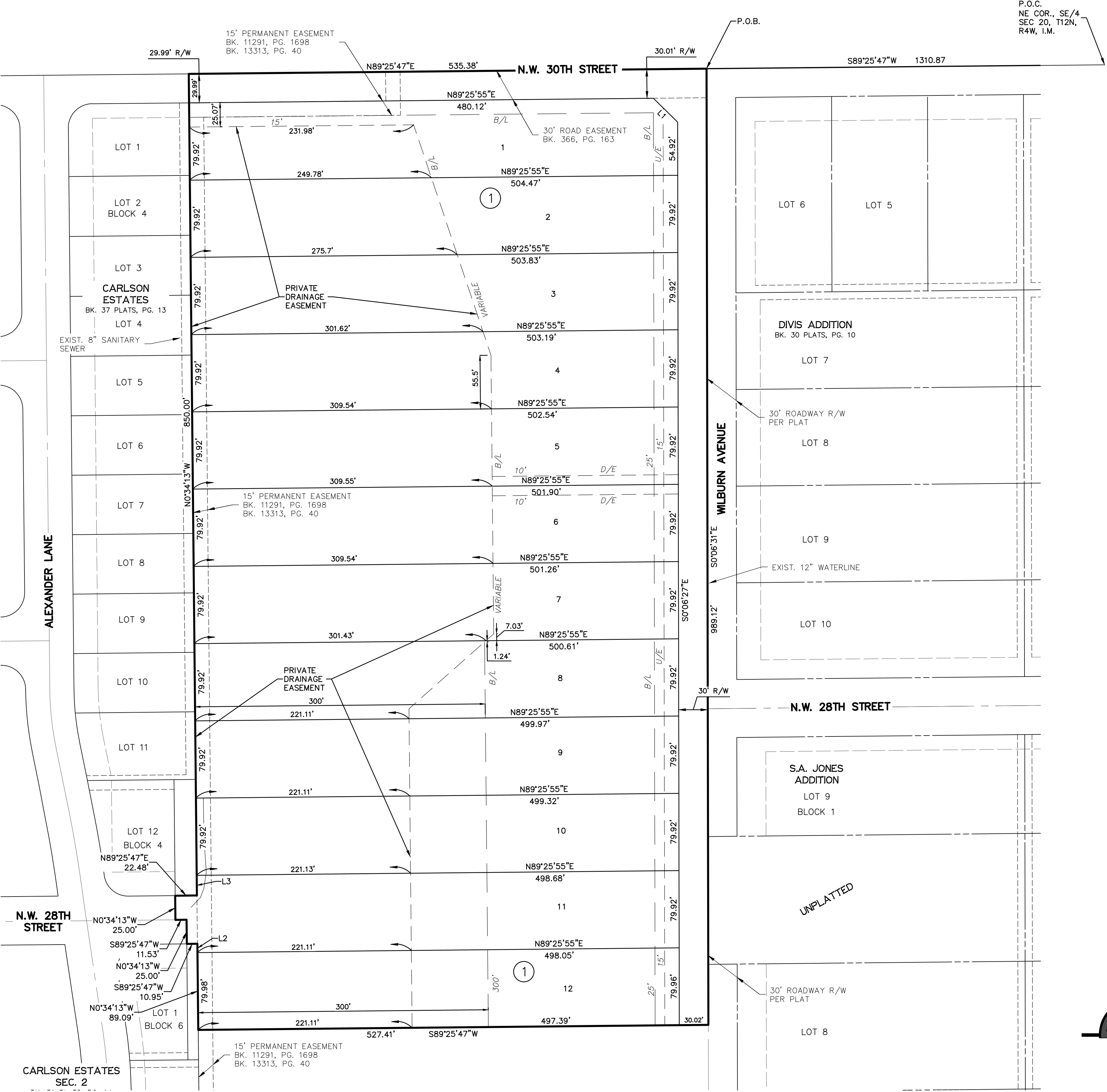
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2026

GRUBBS CONSULTING, LLC

CIVIL ENGINEERING & LAND PLANNING

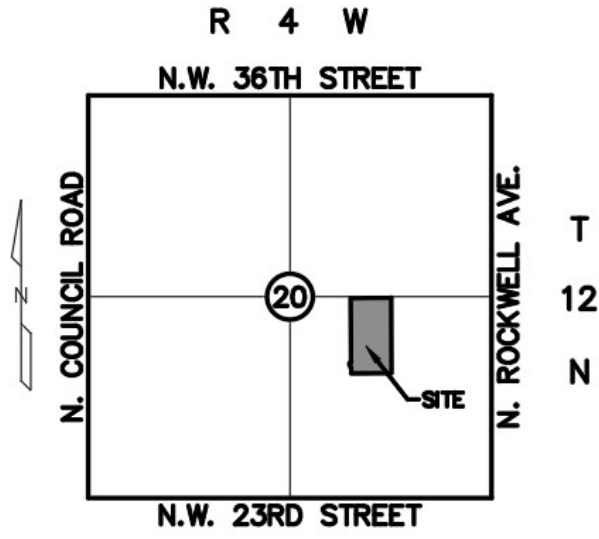
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26



WILBURN PARK

DRAINAGE REPORT



LOCATION MAP

**N. Wilburn Avenue & N.W. 30th Street
Bethany, Oklahoma County, Oklahoma**

March 11th, 2026



 **RUBBS CONSULTING, LLC**
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

TABLE OF CONTENTS

REPORT SUMMARY

<i>PROJECT DESCRIPTION</i>	1
<i>PRE-DEVELOPED CONDITIONS SUMMARY</i>	1
<i>PROPOSED CONDITIONS SUMMARY</i>	1
<i>DETENTION SUMMARY</i>	1
<i>CONCLUSIONS & RECOMMENDATIONS</i>	2

APPENDIX

DRAINAGE AREA MAPS

Detention Pond Drainage Area Map & Grading Detail

DETENTION POND CALCULATIONS

Hydrologic Runoff Worksheets
HydroCAD Calculations
Proposed Swale Capacity Calculations

REPORT SUMMARY

PROJECT DESCRIPTION

This project will develop a 12.08 +/- acre single-family residential development. The site is located at the Northeast corner of N.W. 30th Street & Wilburn Avenue. The project site is a part of the Southeast (SE/4) Quarter, Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma.

This Detention Report addresses the existing pond located on site to provide a 100-year water surface elevation for which to establish minimum finish floor elevations for structure adjacent to the existing pond and to determine the extents of the drainage easements shown on the final plat.

PRE-DEVELOPMENT CONDITIONS SUMMARY

The site currently consists of vegetative cover with tree coverage throughout the site. Historically, site runoff flows from east to west and enters an existing pond located close to the west boundary at approximately the midpoint of the subject property in the north/south direction.

PROPOSED CONDITIONS SUMMARY

The subject site of 12.08 acres will be developed as single family residential (R-1), with an average lot size of 0.92 acres. A runoff coefficient 0.65 was used for runoff calculations within the development and for the surrounding property to the east. A runoff coefficient of 0.70 was used for the denser residential adjacent on the north and west.

DETENTION SUMMARY

The detention report was prepared to analyze the existing pond to determine a 100-year water surface elevation for which to set finish floor elevations for structures adjacent to the existing pond and to determine the extents of the drainage easement needed for the platted lots. Additionally, some proposed grading will be done to construct a sodded swale between lots 5 and 6. This channel will capture water coming down Wilburn Avenue to the low area located between lots 5 and 6 and will route the runoff to the existing pond.

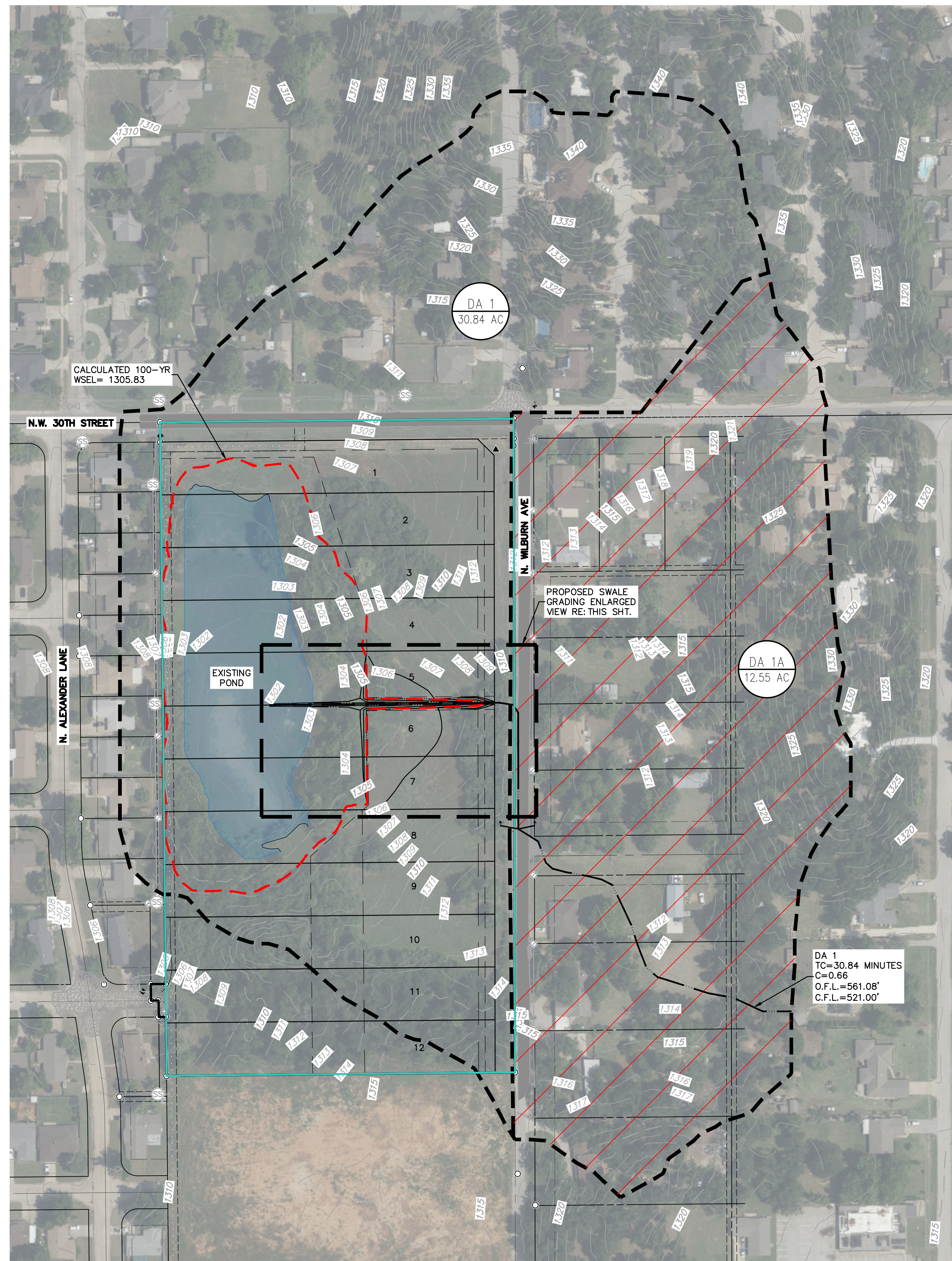
The existing pond does not overtop/discharge any water at the 100-year duration analyzed. The calculated 100-year water surface elevation for the existing pond in developed conditions is 1305.83

CONCLUSIONS & RECOMMENDATIONS

The detention calculations show that the existing pond during a 100-year storm event will not cause any adverse impacts to the residents of the proposed development of Wilburn Park or the surrounding properties.

APPENDIX

DRAINAGE AREA MAP



**EXISTING POND DRAINAGE
AREA DELINEATION**
SCALE: 1" = 100'

DA 1
TC=30.84 MINUTES
C=0.66
O.F.L.=561.08'
C.F.L.=521.00'

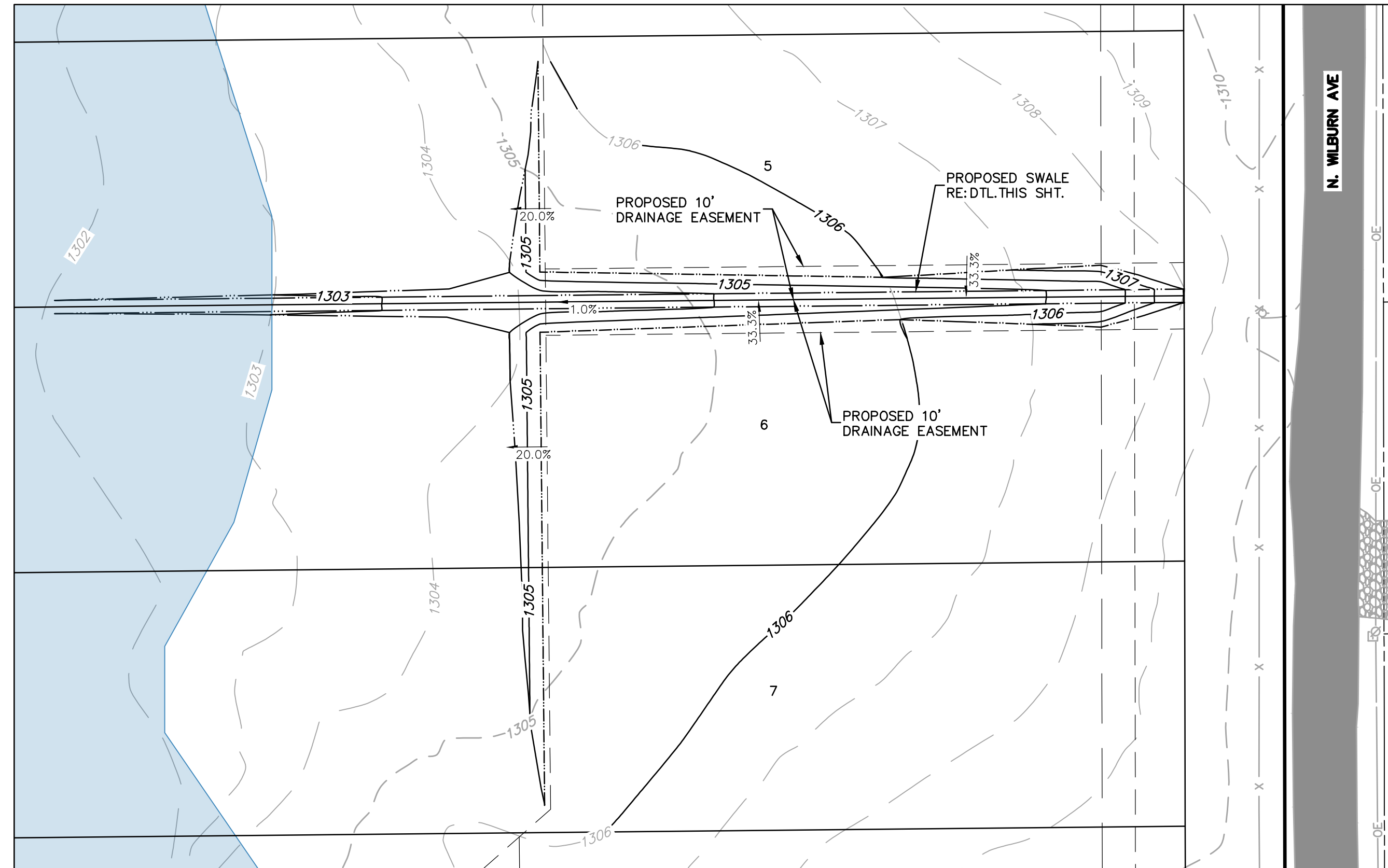
PROPOSED SWALE
GRADING ENLARGED
VIEW RE: THIS SHT.

CALCULATED 100-YR
WSEL= 1305.83

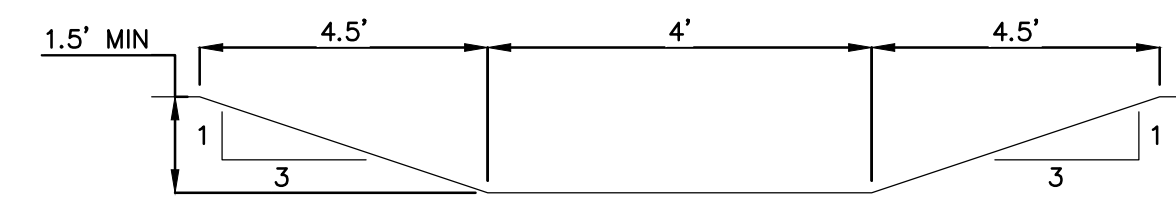
DRAINAGE AREA MAP LEGEND

- DA "B"
0.07 AC DRAINAGE AREA DESIGNATION
- DRAINAGE AREA (ACRES)
- DRAINAGE AREA BOUNDARY
- DRAINAGE TO FLOW PATH
- TRANSITION FROM OVERLAND FLOW TO CHANNEL FLOW
- DRAINAGE AREA 1A RUNOFF TO PROPOSED SWALE
- SUBJECT PROPERTY BOUNDARY

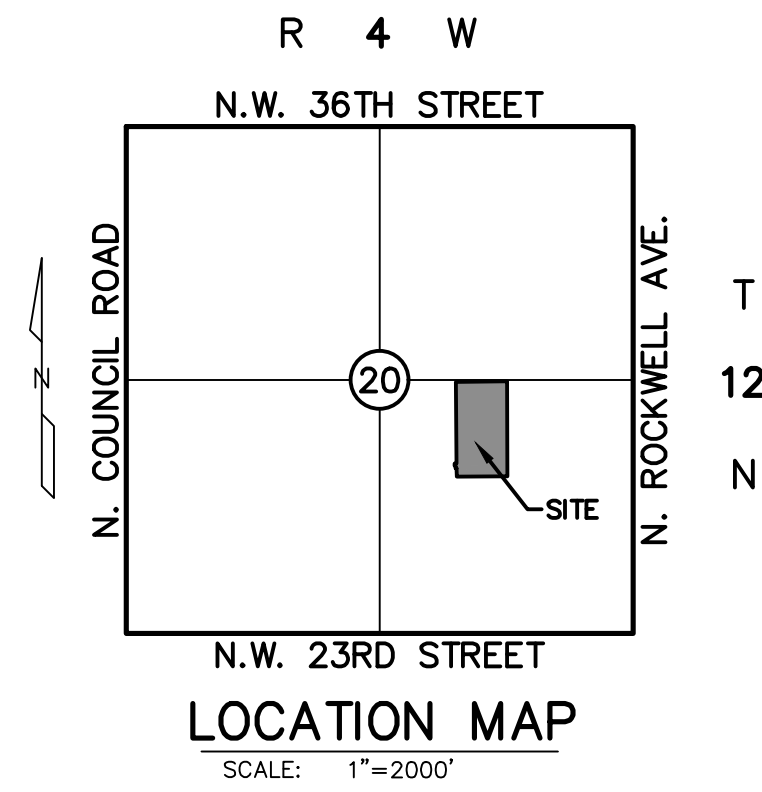
NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.



**PROPOSED GRADING
ENLARGED VIEW**
SCALE: 1" = 30'



SWALE DETAIL
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 2000'



WILBRUN PARK
N. WILBURN AVE & N.W. 30TH STREET
BETHANY, OK
**DETENTION POND DRAINAGE
AREA MAP & GRADING DETAIL**

NO.	DESCRIPTION	DATE

Proj. No.: 25-030
Date: 03/11/26
Scale: (Horiz.) VARIES
(Vert.) N/A
Drawn By: JGB
Checked By: JGB
Approved By: JGB

SHEET NUMBER
DA

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 N. WILBURN AVE
BETHANY, OK 73008
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA5115 EXD 063026

DETENTION POND CALCULATIONS

HYDROLOGIC RUNOFF WORKSHEETS

WILBURN PARK Hydrologic Runoff Worksheet

Summary

Date Modified: 3/11/2026

Drainage Area Designation:		1		
Drainage Basin Total Area:		30.84	Acres	
Weighted Runoff Coefficient (C):		0.66		
Time of Concentration:		30.99	Min.	
			US/DS BYPASS (cfs)	Q Total to Structure (cfs)
	<u>I (in/hr)</u>		<u>Q (cfs)</u>	
I2=	2.78	Q2=	56.81	
I5=	3.39	Q5=	69.31	
I10=	3.86	Q10=	78.82	
I25=	4.50	Q25=	91.91	
I50=	5.01	Q50=	102.33	
I100=	5.51	Q100=	112.63	112.63

Supporting Calculations

Weighted Runoff Coefficient Supporting Calculations

<u>Undeveloped Land Uses:</u>	<u>Drainage Area (Acres)</u>	<u>Runoff Coefficient (C)</u>	<u>DA * C</u>
Cultivated	0.00	0.50	0.00
Pasture/Range	0.00	0.50	0.00
Forest/Woodlands	0.00	0.47	0.00
 <u>Developed Land Uses:</u>			
Commercial	0.00	0.90	0.00
Shopping Center/Industrial	0.00	0.95	0.00
Rural Single Family Residential	23.27	0.65	15.13
Single Family Residential	7.57	0.70	5.30
Apartments	0.00	0.85	0.00
Total Area:	30.84		20.42
			Weighted C: 0.66

Time of Concentration (Tc) Supporting Calculations

Overland Flow Tc:

	<u>Upstm Elev.</u>	<u>Dwnstm Elev.</u>	<u>Reach Length (ft)</u>	<u>Slope (%)</u>	<u>Overland Condition</u>	<u>K</u>	<u>Tc (Min.)</u>
Reach 1:	1316.06	1310.49	561.08	0.99	Average Grass	1.000	26.17
Reach 2:							

Channel Flow Tc:

	<u>Upstm Elev.</u>	<u>Dwnstm Elev.</u>	<u>Reach Length (ft)</u>	<u>Slope (%)</u>	<u>Surface Type</u>	<u>K Value</u>	<u>Tc (Min.)</u>
Reach 1:	1310.49	1302.00	521.00	1.63	Sodded Swale	0.0080	4.82
Reach 2:				0.00	Curbed St.	0.0035	0.00

Pipe Flow Tc:

	<u>Pipe Length (ft)</u>	<u>Velocity (fps)</u>	
Reach 1:			0.00
Reach 2:			0.00

Total Tc: 30.99
(For Tc < 5 min., Use Tc = 5 min.)

Runoff (Q) Supporting Calculations

Intensity (I) = A / (B + Tc)^E (A, B & E obtained from table to right)
Runoff (Q) = CI(DA)

	<u>I (in/hr)</u>		<u>Q (cfs)</u>
I2=	2.78	Q2=	56.81
I5=	3.39	Q5=	69.31
I10=	3.86	Q10=	78.82
I25=	4.50	Q25=	91.91
I50=	5.01	Q50=	102.33
I100=	5.51	Q100=	112.63

Frequency (Year)	Parameters for OKC IDF Equations		
	A	B	E
2-Year	104.33266	17.298017	0.934857
5-Year	79.655486	14.827708	0.825124
10-Year	87.535303	15.882422	0.811341
25-Year	101.48187	16.773612	0.805881
50-Year	98.924724	15.864806	0.775353
100-Year	102.76926	15.860016	0.760373

WILBURN PARK Hydrologic Runoff Worksheet

Summary

Date Modified: 3/11/2026

Drainage Area Designation:		1A		
Drainage Basin Total Area:		12.55	Acres	
Weighted Runoff Coefficient (C):		0.65		
Time of Concentration:		28.57	Min.	
			US/DS BYPASS (cfs)	Q Total to Structure (cfs)
	<u>I (in/hr)</u>		<u>Q (cfs)</u>	
I2=	2.92	Q2=	23.81	
I5=	3.55	Q5=	28.95	
I10=	4.03	Q10=	32.87	
I25=	4.69	Q25=	38.28	
I50=	5.22	Q50=	42.59	
I100=	5.74	Q100=	46.84	46.84

Supporting Calculations

Weighted Runoff Coefficient Supporting Calculations

<u>Undeveloped Land Uses:</u>	<u>Drainage Area (Acres)</u>	<u>Runoff Coefficient (C)</u>	<u>DA * C</u>
Cultivated	0.00	0.50	0.00
Pasture/Range	0.00	0.50	0.00
Forest/Woodlands	0.00	0.47	0.00
 <u>Developed Land Uses:</u>			
Commercial	0.00	0.90	0.00
Shopping Center/Industrial	0.00	0.95	0.00
Rural Single Family Residential	12.55	0.65	8.16
Single Family Residential	0.00	0.70	0.00
Apartments	0.00	0.85	0.00
Total Area:	12.55		8.16
			Weighted C: 0.65

Time of Concentration (Tc) Supporting Calculations

Overland Flow Tc:

	<u>Upstm Elev.</u>	<u>Dwnstm Elev.</u>	<u>Reach Length (ft)</u>	<u>Slope (%)</u>	<u>Overland Condition</u>	<u>K</u>	<u>Tc (Min.)</u>
Reach 1:	1316.06	1310.49	561.08	0.99	Average Grass	1.000	26.17
Reach 2:							

Channel Flow Tc:

	<u>Upstm Elev.</u>	<u>Dwnstm Elev.</u>	<u>Reach Length (ft)</u>	<u>Slope (%)</u>	<u>Surface Type</u>	<u>K Value</u>	<u>Tc (Min.)</u>
Reach 1:	1310.49	1305.16	243.78	2.19	Sodded Swale	0.0080	2.40
Reach 2:				0.00	Curbed St.	0.0035	0.00

Pipe Flow Tc:

	<u>Pipe Length (ft)</u>	<u>Velocity (fps)</u>	
Reach 1:			0.00
Reach 2:			0.00

Total Tc: 28.57
(For Tc < 5 min., Use Tc = 5 min.)

Runoff (Q) Supporting Calculations

Intensity (I) = A / (B + Tc)^E (A, B & E obtained from table to right)
Runoff (Q) = CI(DA)

	<u>I (in/hr)</u>		<u>Q (cfs)</u>
I2=	2.92	Q2=	23.81
I5=	3.55	Q5=	28.95
I10=	4.03	Q10=	32.87
I25=	4.69	Q25=	38.28
I50=	5.22	Q50=	42.59
I100=	5.74	Q100=	46.84

Frequency (Year)	Parameters for OKC IDF Equations		
	A	B	E
2-Year	104.33266	17.298017	0.934857
5-Year	79.655486	14.827708	0.825124
10-Year	87.535303	15.882422	0.811341
25-Year	101.48187	16.773612	0.805881
50-Year	98.924724	15.864806	0.775353
100-Year	102.76926	15.860016	0.760373

HYDROCAD CALCULATIONS

Wilburn_Exist Pond

Prepared by Grubbs Consulting, LLC

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EXIST POND PEAK

Table of Contents

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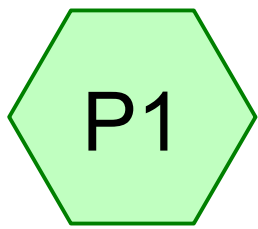
TABLE OF CONTENTS

Project Reports

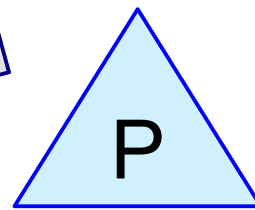
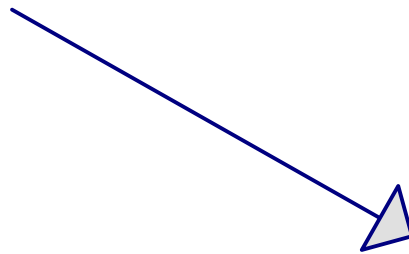
- 1 Routing Diagram
- 2 Area Listing (all nodes)

Current Event

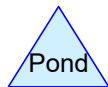
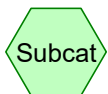
- 3 Node Listing
- 4 Subcat P1: DA P1
- 5 Pond P: EXIST POND



DA P1



EXIST POND



Wilburn_Exist Pond

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Page 2

Area Listing (all nodes)

Area (acres)	C	Description (subcatchment-numbers)
30.840	0.66	(P1)
30.840	0.66	TOTAL AREA

Wilburn_Exist Pond

OK-Oklahoma City 100-Year Duration=134 min, Inten=2.28 in/hr

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EXIST POND PEAK
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Page 3

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/2.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P1: DA P1

Runoff Area=30.840 ac 0.00% Impervious Runoff Depth>3.70"
Tc=31.0 min C=0.66 Runoff=46.75 cfs 9.499 af

Pond P: EXIST POND

Peak Elev=1,305.83' Storage=413,549 cf Inflow=46.75 cfs 9.499 af
Outflow=0.00 cfs 0.000 af

Total Runoff Area = 30.840 ac Runoff Volume = 9.499 af Average Runoff Depth = 3.70"
100.00% Pervious = 30.840 ac 0.00% Impervious = 0.000 ac

Wilburn_Exist Pond

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EXIST POND PEAK

OK-Oklahoma City 100-Year Duration=134 min, Inten=2.28 in/hr

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Page 4

Summary for Subcatchment P1: DA P1

Runoff = 46.75 cfs @ 0.52 hrs, Volume= 9.499 af, Depth> 3.70"
Routed to Pond P : EXIST POND

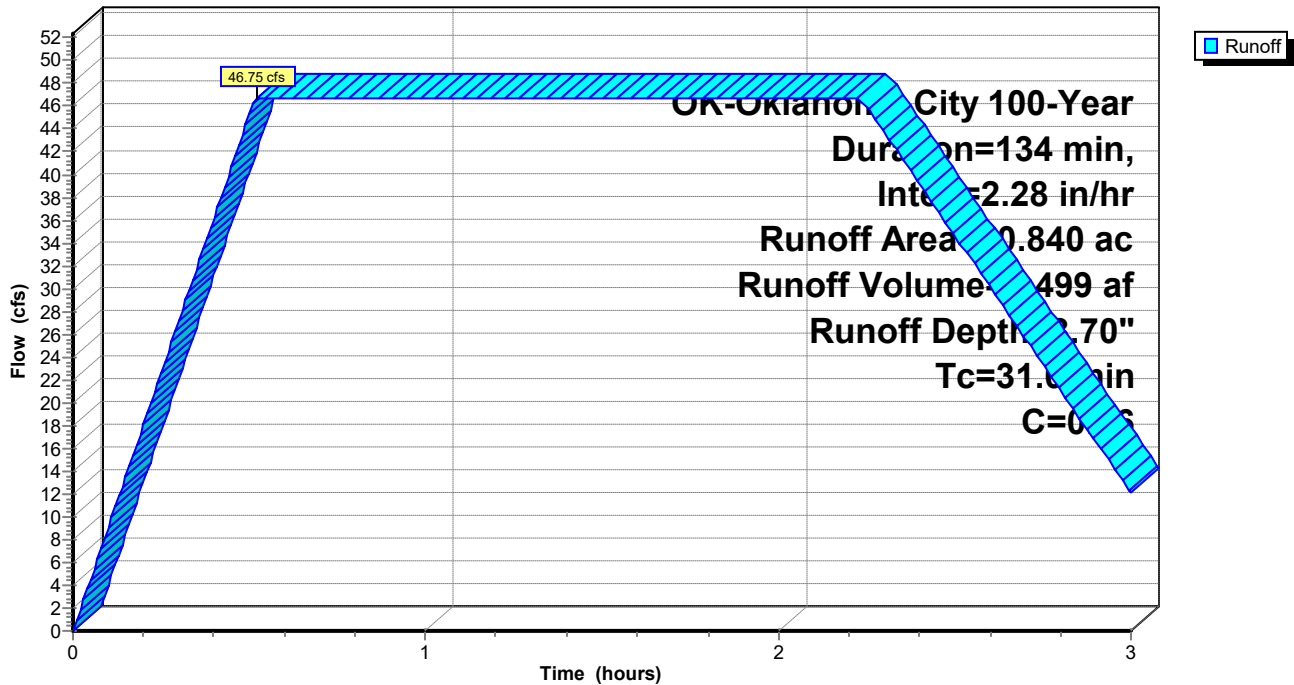
Runoff by Rational method, Rise/Fall=1.0/2.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
OK-Oklahoma City 100-Year Duration=134 min, Inten=2.28 in/hr

Area (ac)	C	Description
30.840	0.66	
30.840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.0					Direct Entry,

Subcatchment P1: DA P1

Hydrograph



Wilburn_Exist Pond

OK-Oklahoma City 100-Year Duration=134 min, Inten=2.28 in/hr

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Page 5

Summary for Pond P: EXIST POND

Inflow Area = 30.840 ac, 0.00% Impervious, Inflow Depth > 3.70" for 100-Year event
 Inflow = 46.75 cfs @ 0.52 hrs, Volume= 9.499 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to nonexistent node C

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,305.83' @ 3.00 hrs Surf.Area= 187,910 sf Storage= 413,549 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,302.00'	938,639 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,302.00	33,865	0	0
1,303.00	66,939	50,402	50,402
1,304.00	115,108	91,024	141,426
1,305.00	149,557	132,333	273,758
1,306.00	195,851	172,704	446,462
1,307.00	243,871	219,861	666,323
1,308.00	300,761	272,316	938,639

Device	Routing	Invert	Outlet Devices
#1	Primary	1,306.00'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 2.00 Width (feet) 4.00 110.00

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,302.00' (Free Discharge)
 ↑1=Custom Weir/Orifice (Controls 0.00 cfs)



Wilburn_Exist Pond

Prepared by Grubbs Consulting, LLC

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EXIST POND PEAK

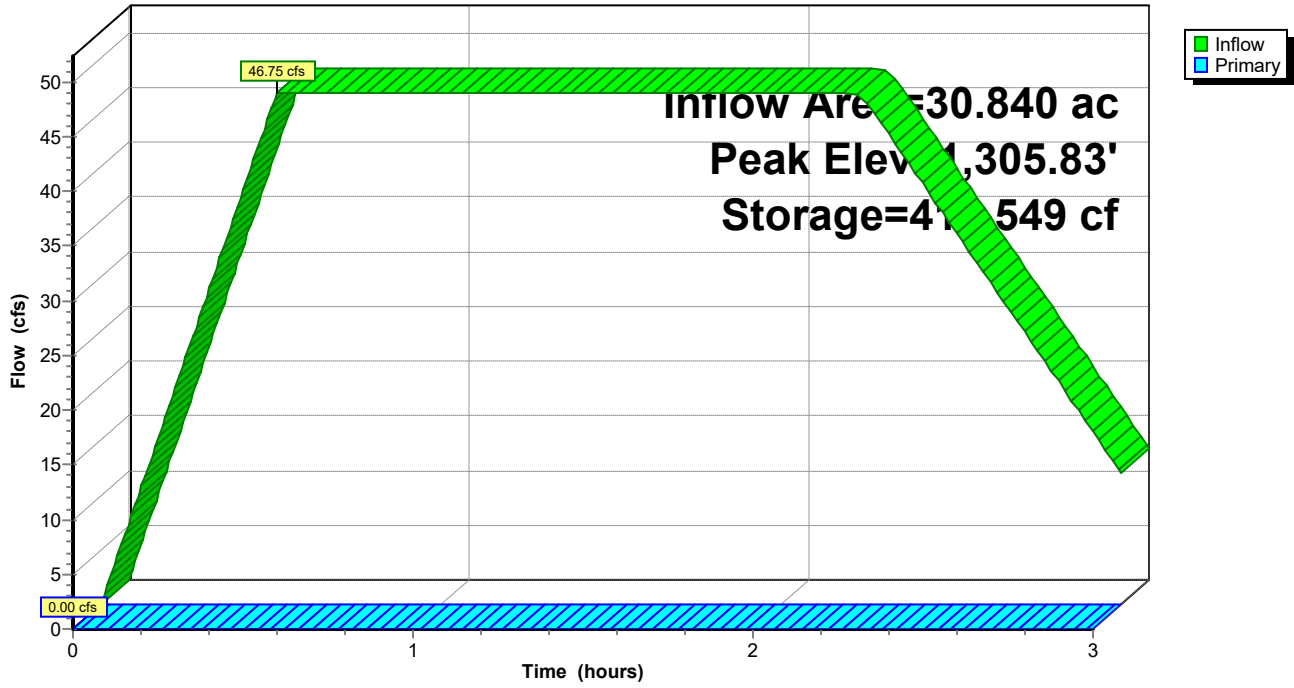
OK-Oklahoma City 100-Year Duration=134 min, Inten=2.28 in/hr

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Page 6

Pond P: EXIST POND

Hydrograph



Wilburn_Exist PondEXIST POND PEAK
OK-Oklahoma City 100-Year Duration=134 min, Inten=2.28 in/hr

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Page 7

Stage-Discharge for Pond P: EXIST POND

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
1,302.00	0.00	1,304.55	0.00	1,307.10	103.22
1,302.05	0.00	1,304.60	0.00	1,307.15	114.62
1,302.10	0.00	1,304.65	0.00	1,307.20	126.74
1,302.15	0.00	1,304.70	0.00	1,307.25	139.60
1,302.20	0.00	1,304.75	0.00	1,307.30	153.20
1,302.25	0.00	1,304.80	0.00	1,307.35	167.57
1,302.30	0.00	1,304.85	0.00	1,307.40	182.72
1,302.35	0.00	1,304.90	0.00	1,307.45	198.65
1,302.40	0.00	1,304.95	0.00	1,307.50	215.39
1,302.45	0.00	1,305.00	0.00	1,307.55	232.95
1,302.50	0.00	1,305.05	0.00	1,307.60	251.34
1,302.55	0.00	1,305.10	0.00	1,307.65	270.57
1,302.60	0.00	1,305.15	0.00	1,307.70	290.66
1,302.65	0.00	1,305.20	0.00	1,307.75	311.61
1,302.70	0.00	1,305.25	0.00	1,307.80	333.44
1,302.75	0.00	1,305.30	0.00	1,307.85	356.17
1,302.80	0.00	1,305.35	0.00	1,307.90	379.80
1,302.85	0.00	1,305.40	0.00	1,307.95	404.34
1,302.90	0.00	1,305.45	0.00	1,308.00	429.81
1,302.95	0.00	1,305.50	0.00		
1,303.00	0.00	1,305.55	0.00		
1,303.05	0.00	1,305.60	0.00		
1,303.10	0.00	1,305.65	0.00		
1,303.15	0.00	1,305.70	0.00		
1,303.20	0.00	1,305.75	0.00		
1,303.25	0.00	1,305.80	0.00		
1,303.30	0.00	1,305.85	0.00		
1,303.35	0.00	1,305.90	0.00		
1,303.40	0.00	1,305.95	0.00		
1,303.45	0.00	1,306.00	0.00		
1,303.50	0.00	1,306.05	0.19		
1,303.55	0.00	1,306.10	0.63		
1,303.60	0.00	1,306.15	1.37		
1,303.65	0.00	1,306.20	2.41		
1,303.70	0.00	1,306.25	3.81		
1,303.75	0.00	1,306.30	5.58		
1,303.80	0.00	1,306.35	7.74		
1,303.85	0.00	1,306.40	10.34		
1,303.90	0.00	1,306.45	13.39		
1,303.95	0.00	1,306.50	16.91		
1,304.00	0.00	1,306.55	20.92		
1,304.05	0.00	1,306.60	25.45		
1,304.10	0.00	1,306.65	30.51		
1,304.15	0.00	1,306.70	36.14		
1,304.20	0.00	1,306.75	42.33		
1,304.25	0.00	1,306.80	49.12		
1,304.30	0.00	1,306.85	56.51		
1,304.35	0.00	1,306.90	64.54		
1,304.40	0.00	1,306.95	73.20		
1,304.45	0.00	1,307.00	82.53		
1,304.50	0.00	1,307.05	92.53		

***PROPOSED SWALE CAPACITY
WORKSHEET***

Channel Report

PROPOSED SWALE BETWEEN LOTS 5 & 6

Trapezoidal

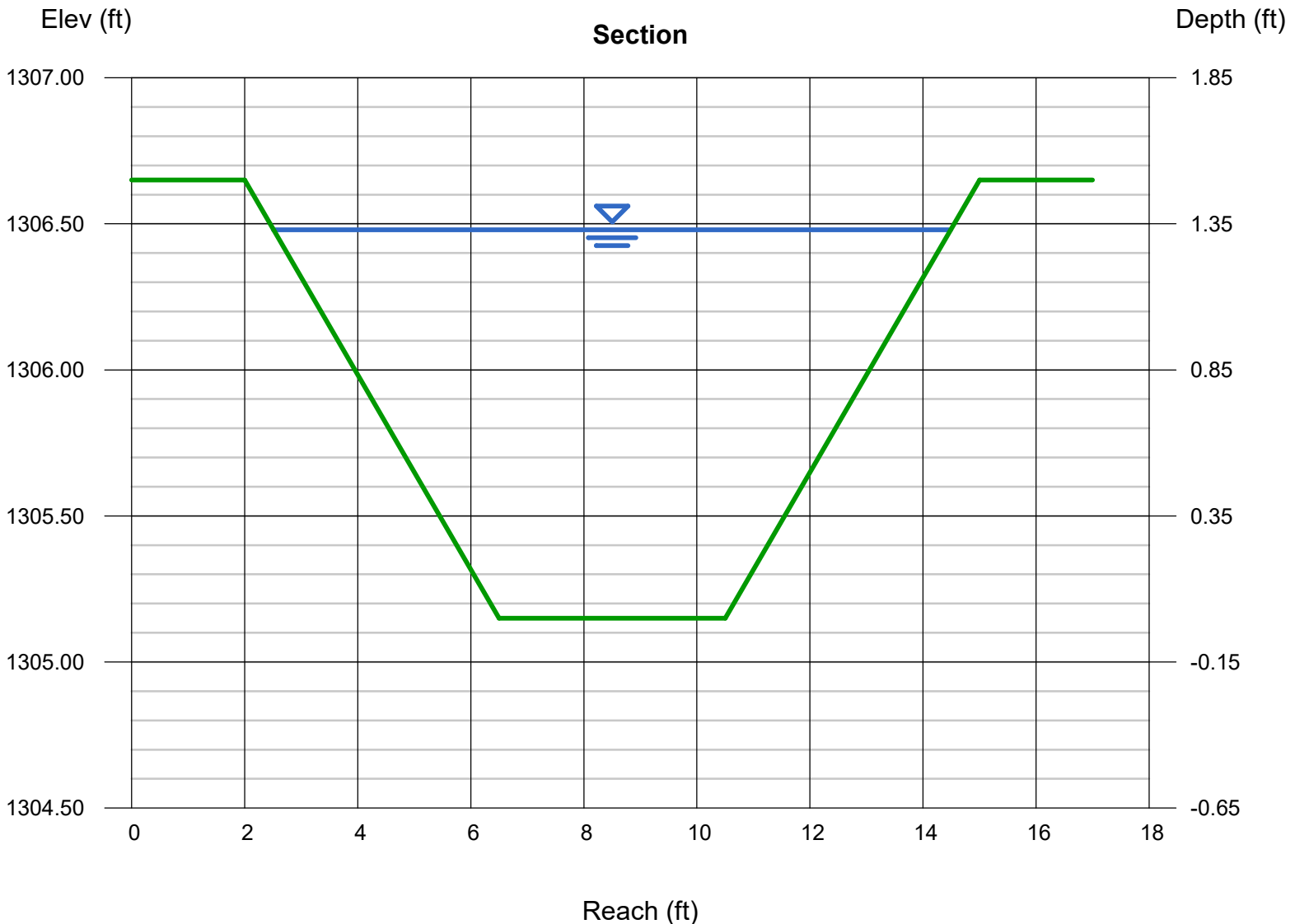
Bottom Width (ft) = 4.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.50
Invert Elev (ft) = 1305.15
Slope (%) = 1.00
N-Value = 0.030

Highlighted

Depth (ft) = 1.33
Q (cfs) = 46.84
Area (sqft) = 10.63
Velocity (ft/s) = 4.41
Wetted Perim (ft) = 12.41
Crit Depth, Yc (ft) = 1.21
Top Width (ft) = 11.98
EGL (ft) = 1.63

Calculations

Compute by: Known Q
Known Q (cfs) = 46.84





DATE: 03/11/2026

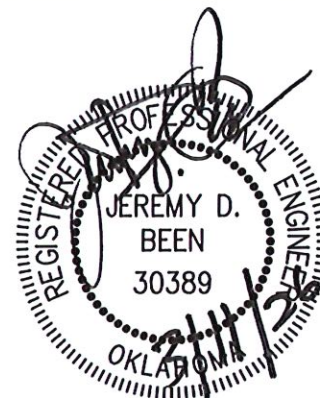
SUBJECT: Building Permits for: Wilburn Park
Location: N.W. 30th Street & W. Wilburn Avenue

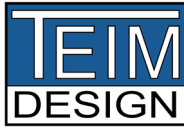
Per the detention report, submitted by Grubbs Consulting, a minimum finished floor elevation is required for the correlating building permits of these lots:

Lot	Block	Minimum Finished Floor Elevation	Basis of Determination
1	1	1306.85	Existing Pond 100-yr WSEL
2	1	1306.85	Existing Pond 100-yr WSEL
3	1	1306.85	Existing Pond 100-yr WSEL
4	1	1306.85	Existing Pond 100-yr WSEL
5	1	1306.85	Existing Pond 100-yr WSEL
6	1	1306.85	Existing Pond 100-yr WSEL
7	1	1306.85	Existing Pond 100-yr WSEL
8	1	1306.85	Existing Pond 100-yr WSEL
9	1	1306.85	Existing Pond 100-yr WSEL

The minimum finished floor elevation provided applies to all structures including garages, outbuildings, mobile home anchor slabs, and basements. No minimum FFE will be required on the remaining lots in this addition. The above elevations have been based on and referenced to the North American Vertical Datum 1988 (NAVD 1988).


Basements and storm shelters can be constructed with lowest opening at or above the minimum finished floor elevation when the basis of determination is a flume or top of curb. If additional Special Flood Hazard Areas are considered in the above table, the lower elevation sets the minimum for basement floors.





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

March 12, 2025

To: Brett Crecelius
From: Robbie Williams 
Subject: Wilburn Park
Final Plat
Drainage Report with Drawing DA (swale detail)
Minimum Finish Floor Elevation

We have reviewed the above referenced project and have the following comments:

Final Plat

1. We have no comments on the final plat. They have added a 10 feet wide drainage easement on both lots 5 and 6 for a total width of 20 feet for the off-site stormwater to the east.

Drainage Report with Drawing DA (swale detail)

1. Conclusion & Recommendations paragraph, 1st sentence, correct pone to pond.
2. The hydrocad calculations. It only routed DA No. 1 (30.84 acres) through the pond. DA 1A needs to be added and combined with DA No. 1 to route through the pond.
3. Sheet DA. The swale detail needs to have a concrete bottom with the concrete 1 foot up the side slopes to a depth a depth 1 foot. Provide detail to sheet DA. This concrete flume is only required within the drainage easement.

Minimum Finish Floor Elevation

1. They need to be reviewed and revised based on drainage report comment no. 2. For lots 5 and 6 double check minimum finish floor elevation as to what controls, pond or flume.

The concrete flume to be installed will be a public improvement accepted by the City. Therefore, we will need to know the construction contract amount to install the flume to determine inspection fees and a two-year maintenance bond will be required from the contractor. We will issue a work order to the contractor after we have received the information and approval of the final plat.

Let me know if you need additional information.

OWNERSHIP REPORT
 FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
 DATE PREPARED: SEPTEMBER 9, 2025

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2878	R173786690	HISLE NATALIE	4311 N PENIEL AVE	BETHANY	OK	73008-2743	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W SE4 NW4 SE4 EX THAT PLTD INTO CARLSON ESTATES & N 1/2 OF NW4 SE4 EX THAT PT PLTD INTO CARLSON ESTATES & NE4 SW4 SE4 EX 2ACRS ON E SIDE & EX THAT PLTD INTO CARLSON ESTATES & EX BEG NE/C LOT 12 BLK 4 CARLSON ESTATES SEC 2 TH E22.48FT S120FT W22.48FT N120FT TO (SEE CONTINUED)	0 UNKNOWN BETHANY
2878	R173786690 CONTINUED									(CONTINUED) BEG & EX BEG NE/C LOT 2 BLK 6 CARLSON ESTATES 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG & EX BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG (SUBJECT TO BEG (SUBJECT TO PROPERTY)	

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

2877	R171151200	GOEBEL LAUREN, GOEBEL ANTHONY, GOEBEL KELLY	3101 N ALEXANDER LN	BETHANY	OK	73008- 3716	BRENTMARK 1	002 001	BRENTMARK 1 002 001	3101 N ALEXANDER LN BETHANY
2877	R171151210	LUEVANO JUAN JOSE	3105 N ALEXANDER LN	BETHANY	OK	73008- 3716	BRENTMARK 1	002 002	BRENTMARK 1 002 002	3105 N ALEXANDER LN BETHANY
2877	R171151220	HARTLEIN ALLAN J TRS, HARTLEIN ERLINDA A TRS; HARTLEIN ALLAN & ERLINDA LIV TRUST	3109 N ALEXANDER LN	BETHANY	OK	73008-	BRENTMARK 1	003	BRENTMARK 1 002 003	3109 N ALEXANDER LN BETHANY
2877	R175221035	OGILBEE JOHN P TRS; OGILBEE JOHN P REV LIV TRUST	3101 N WILBURN AVE	BETHANY	OK	73008- 3734	GROVE ADDITION	000 000	GROVE ADDITION 000 000 S81FT LOTS 4 & 5	3101 N WILBURN AVE BETHANY
2877	R175221045	STOCK MICHAEL, MORRISON ANITA MARIE3103 N WILBURN AVE	3103 N WILBURN AVE	BETHANY	OK	73008-	GROVE ADDITION	000 000	GROVE ADDITION 000 000 N79FT LOTS 4 & 5	3103 N WILBURN AVE BETHANY
2877	R175221025	ROBERTSON JAMES BOYD	3105 N WILBURN AVE	BETHANY	OK	73008- 3734	GROVE ADDITION	000 003	GROVE ADDITION 000 003	3105 N WILBURN AVE BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2877	R173181250	GOODNER JEFFREY S, SMITH KYONG S	3111 TIMBER AVE	BETHANY	OK	73008	ROCKWELL OAKS	002	000	ROCKWELL OAKS 002 000 S68FT LOT 20 & N5FT LOT 21	3111 N TIMBER AVE BETHANY
2877	R173181260	MCLAIN DANAL	3109 N TIMBER	BETHANY	OK	73008	ROCKWELL OAKS	002	000	ROCKWELL OAKS 002 000 S70FT LOT 21	3109 N TIMBER AVE BETHANY
2877	R173181270	BREWER WILLIAM	3105 N TIMBER AVE	BETHANY	OK	73008- 3831	ROCKWELL OAKS	002	022	ROCKWELL OAKS 002 022	3105 N TIMBER AVE BETHANY
2877	R173181280	VIRAMONTES HUGO CARLOS & ANARELY	3101 N TIMBER AVE	BETHANY	OK	73008- 3831	ROCKWELL OAKS	002	023	ROCKWELL OAKS 002 023	3101 N TIMBER AVE BETHANY
2877	R173181600	FARMER RICKY D, FARMER MARJEAN R	3108 N TIMBER AVE	BETHANY	OK	73008- 3832	ROCKWELL OAKS	004	000	ROCKWELL OAKS 004 000 S55FT LOT 14 & ALL LOT 15	3108 N TIMBER AVE BETHANY
2877	R173181610	ARROYO EFREN RIVAS, MONTELONGO ACUNA MARIA	3100 N TIMBER AVE	BETHANY	OK	73008- 3832	ROCKWELL OAKS	004	016	ROCKWELL OAKS 004 016	3100 N TIMBER AVE BETHANY
2877	R173782505	HARRINGTON DEREK	7315 NW 30TH ST	BETHANY	OK	73008- 3746	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 855.98FT E & 30FT N OF SW/C NE4 TH E127.48FT N300.72FT W127.48FT S300.72FT TO BEG	7315 NW 30TH ST BETHANY

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

2877	R173782515	HARRIS MEDLAM AMY, MEDLAM NATHANAEAL	7317 NW 30TH ST	BETHANY	OK	73008- 4W	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 780.98FT E & 30FT N OF SW/C OF NE4 TH E75FT N100FT W75FT S100FT TO BEG & A TR BEG 780.98FT E & 130FT N OF SW/C NE4 TH E75FT N200.72FT W75FT S200.72FT TO BEG	7317 NW 30TH ST BETHANY
2877	R173783310	PALOVIK JAMES S TRS; PALOVIK JAMES S TRUST	3104 N ALEXANDER LN	BETHANY	OK	73008- 3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E & 205.72FT N OF SW/C NE4 TH N125FT E125.33FT S125FT W125.33FT TO BEG	3104 N ALEXANDER LN BETHANY
2877	R173783195	VTL INVESTMENTS LLC	5401 PAINTED PONY RD	WARR ACRES	OK	73132- 5826	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT NE4 SEC 20 12N 4W BEG 175FT W OF SE/C SW4 NE4 TH W155FT N370FT E155FT S370FT TO BEG	7309 NW 30TH ST BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2877	R173782520	MOON PAUL E & LINDA G FAMILY TRUST	3100 N ALEXANDER LN	BETHANY	OK	73008- 3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E OF SW/C NE4 TH N205.72FT E125.33FT S205.72FT W125.33FT TO BEG EXA STRIP 24.33FT ON W & EX 30FT ON S	3100 N ALEXANDER LN BETHANY
2877	R173784000	RALLS JERRY W & DOROTHY A	7411 NW 30TH ST	BETHANY	OK	73008- 3748	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 310.65FT E OF SW/C NE4 TH N265FT E220FT S265FT W220FT TO BEG	7411 NW 30TH ST BETHANY
2878	R175471075	TAPIA CARLOS	7404 NW 30TH ST	BETHANY	OK	73008- 3749	CARLSON ESTATES	001	008	CARLSON ESTATES 001 008	7404 NW 30TH ST BETHANY
2878	R175471085	WATERS MICHAEL ALAN TRS; WATERS MICHAELA TRUST	7400 NW 30TH ST	BETHANY	OK	73008- 3749	CARLSON ESTATES	001	009	CARLSON ESTATES 001 009	7400 NW 30TH ST BETHANY
2878	R175471095	GRAYSON EULENE	7401 NW 29TH ST	BETHANY	OK	73008- 4509	CARLSON ESTATES	001	010	CARLSON ESTATES 001 010	7401 NW 29TH ST BETHANY
2878	R175471105	HERRERA STEPHANIE ZAVALA ORLANDO	7405 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	001	011	CARLSON ESTATES 001 011	7405 NW 29TH ST BETHANY
2878	R175471255	AGUILERA	7404 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	002	008	CARLSON ESTATES 002 008	7404 NW 29TH ST BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2878	R175471265	PHILLIPS JESSE C & SELENA	7400 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	002	009	CARLSON ESTATES 002 009	7400 NW 29TH ST BETHANY
2878	R175471275	MAGRINI CHERYL, NAYLOR LARRY	2825 MANCHESTER DR	OKLAHOMA CITY	OK	73120	CARLSON ESTATES	002	010	CARLSON ESTATES 002 010	7401 NW 28TH TER BETHANY
2878	R175471285	BELTRAN RODOLFO ZEPEDA	7405 NW 28TH TER	BETHANY	OK	73008- 4507	CARLSON ESTATES	002	011	CARLSON ESTATES 002 011	7405 NW 28TH TER BETHANY
2878	R175471425	ADCOX BILLY DON & SANDRA J	3801 N RIVERSIDE DR	BETHANY	OK	73008- 3071	CARLSON ESTATES	003	007	CARLSON ESTATES 003 007	7408 NW 28TH TER BETHANY
2878	R175471435	FREDRICKSON JOANN TRS; FREDRICKSON JOANN REV TRUST	7404 NW 28TH TER	BETHANY	OK	73008- 4508	CARLSON ESTATES	003	008	CARLSON ESTATES 003 008	7404 NW 28TH TER BETHANY
2878	R175471445	REEDER PATRICK L & MICHELLEA	2902 DENVER ST	MUSKOGEE	OK	74401- 5340	CARLSON ESTATES	003	009	CARLSON ESTATES 003 009	7400 NW 28TH TER BETHANY
2878	R175471455	CLARK CAROL	12504 BLUE SAGE RD	OKLAHOMA CITY	OK	73120	CARLSON ESTATES	004	001	CARLSON ESTATES 004 001	3012 ALEXANDER LN BETHANY
2878	R175471465	MCCREA CRYSTAL J & JAMES	3008 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	002	CARLSON ESTATES 004 002	3008 N ALEXANDER LN BETHANY
2878	R175471475	MEDINA VERONICA	3004 N ALEXANDER LN	BETHANY	OK	73008- 4516	CARLSON ESTATES	004	003	CARLSON ESTATES 004 003	3004 N ALEXANDER LN BETHANY

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

2878	R175471485	BINGHAM RUBY KATHLEEN SUC TRS, BINGHAM JOE B & RUBY K REV LIV TRUST	3000 N ALEXANDER LN	BETHANY	OK	73008- 4516	CARLSON ESTATES	004	004	CARLSON ESTATES 004 004	3000 N ALEXANDER LN BETHANY
2878	R175471495	EFH INVESTMENTS LLC	PO BOX 14786	OKLAHOMA CITY	OK	73113	CARLSON ESTATES	004	005	CARLSON ESTATES 004 005	2936 N ALEXANDER LN BETHANY
2878	R175471505	BAILEY MASON EDWARD	2932 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	006	CARLSON ESTATES 004 006	2932 N ALEXANDER LN BETHANY
2878	R175471515	GRAHAM KAREN BROOKS	2928 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	007	CARLSON ESTATES 004 007	2928 N ALEXANDER LN BETHANY
2878	R175471525	DURANT CASSIDY	2924 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	008	CARLSON ESTATES 004 008	2924 N ALEXANDER LN BETHANY
2878	R175471535	PEREZ TANYA LIZETH, BASY ELIZABETH C WINDSONG REAL ESTATE LLC	2920 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	009	CARLSON ESTATES 004 009	2920 N ALEXANDER LN BETHANY
2878	R175471545	SMITH DEBERIE S	2224 GRAHAM AVE	OKLAHOMA CITY	OK	73127	CARLSON ESTATES	004	010	CARLSON ESTATES 004 010	2916 N ALEXANDER LN BETHANY
2878	R175471555	BROWN RHONDA A	2912 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	011	CARLSON ESTATES 004 011	2912 N ALEXANDER LN BETHANY
2878	R175481010		2901 N ALEXANDER LN	BETHANY	OK	73008- 4513	CARLSON ESTATES 2ND	003	010	CARLSON ESTATES 2ND 003 010	2901 N ALEXANDER LN BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2878	R175481020	MARTIN CRISTINA NIEVES, MARTIN YASMIN SHIRALI	7405 NW 28TH ST	BETHANY	OK	73008- 4505	CARLSON ESTATES 2ND	003	011	CARLSON ESTATES 2ND 003 011	7405 NW 28TH ST BETHANY
2878	R175481030	GRAHAM JUNE A TRS; GRAHAM JUNE A REV TRUST	7409 NW 28TH ST	BETHANY	OK	73008- 4505	CARLSON ESTATES 2ND	003	012	CARLSON ESTATES 2ND 003 012	7409 NW 28TH ST BETHANY
2878	R175481110	HAGOOD FLOY I	2900 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES 2ND	004	000	CARLSON ESTATES 2ND 004 000 LOT 12 BLK 4 CARLSON ESTATES SEC 2 PLUS BEG NE/C LOT 12 TH E22.48FT S120FT W22.48FT N120FT TO BEG	2900 N ALEXANDER LN BETHANY
2878	R175481190	MASSEY ALGERITA F	7408 NW 28TH ST	BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	008	CARLSON ESTATES 2ND 005 008	7408 NW 28TH ST BETHANY
2878	R175481200	WHITE KRYSTAL H	7404 NW 28TH ST	BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	009	CARLSON ESTATES 2ND 005 009	7404 NW 28TH ST BETHANY
2878	R175481210	MARQUEZ JENNIFER, MARQUEZ MARCIANO	7400 NW 28TH ST	BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	010	CARLSON ESTATES 2ND 005 010	7400 NW 28TH ST BETHANY
2878	R175481220	WARD BRIAN & URBASHI	1716 N OAKHILL RD	BETHANY	OK	73008	CARLSON ESTATES 2ND	005	011	CARLSON ESTATES 2ND 005 011	7401 NW 27TH ST BETHANY
2878	R175481230	BIEGLER MICHAEL	7405 NW 27TH ST	BETHANY	OK	73008	CARLSON ESTATES 2ND	005	012	CARLSON ESTATES 2ND 005 012	7405 NW 27TH ST BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2878	R175481240	LANDERS PAULA JEAN VAZQUEZ DANIEL HERNANDEZ, VAZQUEZ MARIA ESTHER MARQUEZ	7409 NW 27TH ST BETHANY	7409 NW 27TH ST BETHANY	73008- 4503	OK	73008- 4512	CARLSON ESTATES 2ND	005	013	CARLSON ESTATES 2ND 005 013	7409 NW 27TH ST BETHANY
2878	R175481320	2808 N ALEXANDER LN SHANNON MICHAEL R & JENNIFER R	2808 N ALEXANDER LN BETHANY	2808 N ALEXANDER LN BETHANY	73008- 4512	OK	73008- 4512	CARLSON ESTATES 2ND	006	001	CARLSON ESTATES 2ND 006 001	2808 N ALEXANDER LN BETHANY
2878	R175481330	2800 N ALEXANDER LN NOWLAN	2800 N ALEXANDER LN BETHANY	2800 N ALEXANDER LN BETHANY	73008- 4512	OK	73008- 4512	CARLSON ESTATES 2ND	006	002	CARLSON ESTATES 2ND 006 002	2800 N ALEXANDER LN BETHANY
2878	R175481420	ZACHARIAH R & PHILINDA E PREP	7404 NW 27TH ST BETHANY	7404 NW 27TH ST BETHANY	73008- 4504	OK	73008- 4504	CARLSON ESTATES 2ND	007	009	CARLSON ESTATES 2ND 007 009	7404 NW 27TH ST BETHANY
2878	R175481430	PROPERTIES LLC	9905 S PENNSYLVANIA AVE, Unit A OKLAHOMA CITY	9905 S PENNSYLVANIA AVE, Unit A OKLAHOMA CITY	73159	OK	73159	CARLSON ESTATES 2ND	007	010	CARLSON ESTATES 2ND 007 010	7400 NW 27TH ST BETHANY
2878	R175481540	THOMAS RITA JO, LILES TERRI	7336 NW 27TH ST BETHANY	7336 NW 27TH ST BETHANY	73008- 4502	OK	73008- 4502	CARLSON ESTATES 2ND	008	001	CARLSON ESTATES 2ND 008 001	7336 NW 27TH ST BETHANY
2878	R175481040	GROSS JEFFERY COLE	7413 NW 28TH ST BETHANY	7413 NW 28TH ST BETHANY	73008	OK	73008	CARLSON ESTATES 2ND	3	13	CARLSON ESTATES 2ND 003 013	7413 NW 28TH ST BETHANY
2878	R175481180	IRIAS LUIS OMAR MENDOZA, SANCHEZ ALONDRA MONTES	7412 NW 28TH ST BETHANY	7412 NW 28TH ST BETHANY	73008	OK	73008	CARLSON ESTATES 2ND	5	7	CARLSON ESTATES 2ND 005 007	7412 NW 28TH ST BETHANY
2878	R175021035	SACKE PROPERTIES LLC	3441 W MEMORIAL RD STE 3 OKLAHOMA CITY	3441 W MEMORIAL RD STE 3 OKLAHOMA CITY	73134- 7000	OK	73134- 7000	DIVIS ADDITION	000	004	DIVIS ADDITION 000 004	7212 NW 30TH ST BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2878	R175021045	MCCFLAFLIN AARON JAY	7216 NW 30TH ST	BETHANY	OK	73008-	DIVIS ADDITION	000	005	DIVIS ADDITION 000 005	7216 NW 30TH ST BETHANY
2878	R175021055	PRENTISS ARLITA JEAN CO TRS, PORTER KITTY JUNENE CO TRS	7220 NW 30TH ST	BETHANY	OK	73008- 3818	DIVIS ADDITION	000	006	DIVIS ADDITION 000 006	7220 NW 30TH ST BETHANY
2878	R175021065	QUIETT PAUL & ALISA DAWN	2910 N WILBURN AVE	BETHANY	OK	73008- 4526	DIVIS ADDITION	000	007	DIVIS ADDITION 000 007	2910 N WILBURN AVE BETHANY
2878	R175021075	DE LOERA LOPEZ JOSE MANUEL, LANDEROS ESPARZA ALEJANDRA	2908 N WILBURN AVE	BETHANY	OK	73008-	DIVIS ADDITION	000	008	DIVIS ADDITION 000 008	2908 N WILBURN AVE BETHANY
2878	R175021085	GARCIA DANIEL ALEGRE GILBERTO GERARDO PEREZ, ESCOBAR LESLYE CELESTE ESCOBEDO	2904 N WILBURN AVE	BETHANY	OK	73008- 4526	DIVIS ADDITION	000	009	DIVIS ADDITION 000 009	2904 N WILBURN AVE BETHANY
2878	R175021095	MONTE SINAI CORP	2900 N WILBURN AVE	BETHANY	OK	73008- 4526	DIVIS ADDITION	000	010	DIVIS ADDITION 000 010	2900 N WILBURN AVE BETHANY
2878	R175031055		7201 NW 27TH ST	BETHANY	OK	73008- 4536	SA JONES	001	006	SA JONES 001 006	0 UNKNOWN BETHANY

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2878	R175031065	MAZARIEGOS ESTEBAN N PEREZ	2800 N WILBURN AVE	BETHANY	OK	73008- 4524	SA JONES	001	007	SA JONES 001 007	2800 N WILBURN AVE BETHANY
2878	R175031075	HORTON TERRY J & ULIANA S	2806 N WILBURN	BETHANY	OK	73008	SA JONES	001	008	SA JONES 001 008	2806 N WILBURN AVE BETHANY
2878	R175031085	THEPHACHANH SONGKHAM C	3008 N MCMILLAN	BETHANY	OK	73008	SA JONES	001	009	SA JONES 001 009	2816 N WILBURN AVE BETHANY
2878	R173786695	VAZQUEZ DANIEL H & MARIA E	2808 N ALEXANDER LN	BETHANY	OK	73008- 4512	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG NE/C LOT 2 BLK 6 CARLSON ESTATES SEC 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG	0 UNKNOWN BETHANY
2878	R173786601	GILL BILLY F TRS; GILL BILLY F REV TRUST	2810 N WILBURN AVE	BETHANY	OK	73008- 4524	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 132.23FT S OF NW/C OF SW4 OF NE4 OF SE4 TH E327.68FT S132.27FT W327.69FT N132.23FT TO BEG EX W30FT	2810 N WILBURN AVE BETHANY

OWNERSHIP REPORT

FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

DATE PREPARED: SEPTEMBER 9, 2025

7878	R173786705	SARKER CAPITAL LLC	11501 MARBELLA DR	OKLAHOMA CITY	OK	73173 4W	UNPLTD PT SEC 20 12N	000	000	UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRS MORE OR LESS	UNKNOWN
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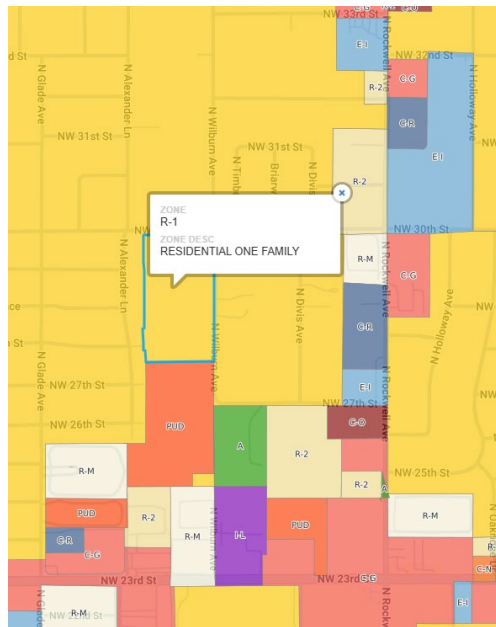
NOTICE OF PUBLIC HEARING

On April 16, 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 final plat request from Natalie Hisle, Applicant and Property Owner for the property containing 12.08 acres located approximately on the SW Corner of NW 30th & Wilburn Ave.

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 May 5, 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. A preliminary plat was previously approved by the City Council(PC 25-20).

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: A Tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma





Department of Planning & Community Development

March 30, 2026

NOTICE OF HEARING
COMMISSION

PLANNING & ZONING

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.:26-11
2. Location of Property: SW Corner of NW 30th & Wilburn Ave
3. Legal Description: A Tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma
4. Name of Applicant: Natalie Hisle
5. Name of Subdivision: Wilburn Park
6. Number of lots proposed:12
7. Present Zoning: R-1 (Residential One-family)
8. Preliminary or Final Plat?:Final Plat

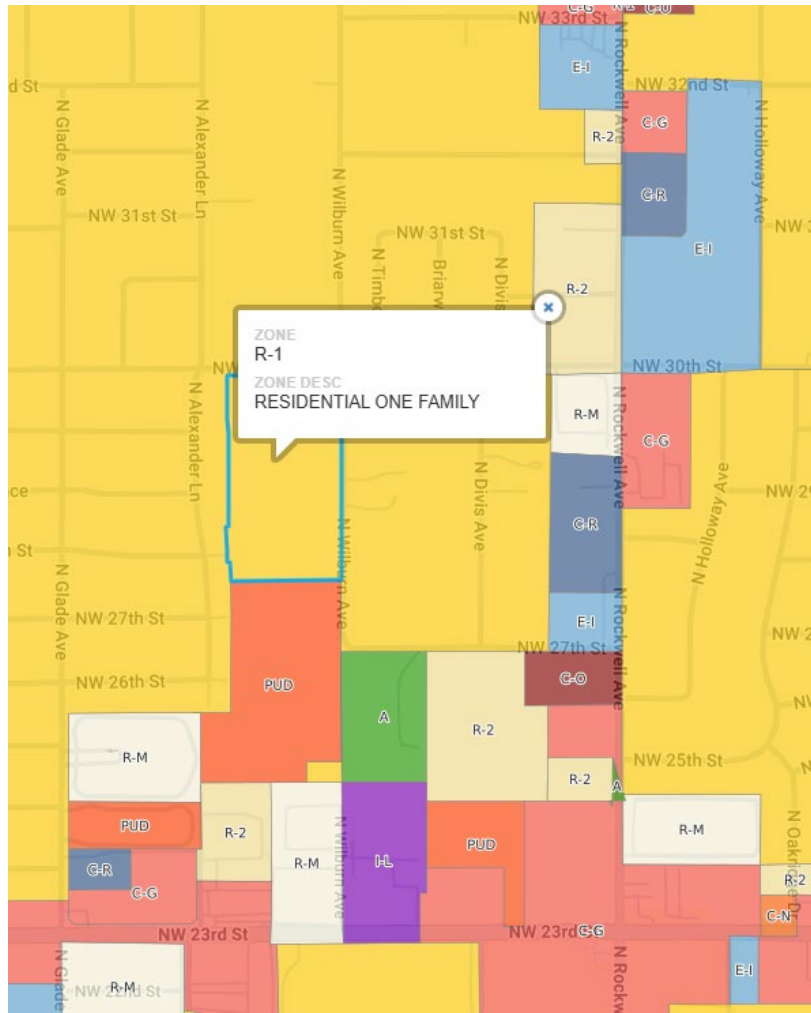
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on April 16, 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 May 5, 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.

D. Map



Residential setback requirements and residential district design standards

Background: The Planning and Zoning Commission has received a significant number of PUD rezoning requests for the development of duplexes. Within these proposals, developers are routinely requesting modifications to setback requirements and other minor variations from the standards of the City of Bethany's R-2 residential district. Based on this trend, a comparison of zoning regulations in surrounding municipalities was initiated to evaluate whether the City of Bethany's bulk, yard, and setback requirements are more restrictive than those of neighboring communities. This review seeks to determine whether the existing R-2 standards adequately support duplex development or whether their rigidity is contributing to the increased reliance on PUD zoning.

Discussion: After reviewing bulk and yard standards and setback requirements in several neighboring municipalities, it becomes clear that many jurisdictions have significantly less restrictive setback standards. In some cases, side setbacks are reduced to five feet on each side, and in others such as Midwest City, Edmond, and Norman a zero-lot-line option is permitted. Zero-lot-line development allows a dwelling to be built directly on one side property line, providing developers with greater design flexibility and more efficient use of land.

A notable distinction between the City of Bethany and neighboring municipalities lies in lot coverage and minimum lot width standards. In Bethany, the minimum lot width is 60 feet in both the R-1 and R-2 districts, and 70 feet in the R-M district. Additionally, the R-M district limits maximum lot coverage to 30 percent, while permitting up to 12 dwelling units per acre.

As well the City of Bethany's existing residential zoning districts, which are R-1, R-2, and R-M, impose more restrictive bulk and yard and setback requirements than those of surrounding communities. Many neighboring municipalities offer a broader range of residential zoning classifications, allowing developers to select districts that are better aligned with the scale and design of their proposed development. Offering flexibility that Bethany's zoning framework currently lacks. These constraints reduce the variety of development layouts available to builders and significantly limit flexibility in housing design.

As a result, developers are increasingly relying on Planned Unit Development (PUD) zoning to advance residential projects. Rather than being used selectively for innovative or mixed-use developments, PUD zoning is often pursued simply as a means to obtain relief from otherwise restrictive base zoning standards. This trend suggests that Bethany's current residential zoning framework does not offer a sufficiently diverse or adaptable set of development options, thereby inadvertently encouraging overuse of PUD zoning.

Provided below is the information gathered to facilitate a comparison of residential zoning districts. It is important to note that certain bulk, yard, and setback standards were not readily available for all neighboring municipalities reviewed. As a result, some data fields are intentionally left off of the comparison.

Despite these omissions, the information presented is believed to be adequate to support meaningful analysis and comparison of zoning standards. The available data sufficiently illustrates key regulatory differences and provides a sound basis for evaluating the relative restrictiveness of the City of Bethany's zoning regulations in relation to surrounding municipalities.

Bethany

Bulk and Yard	R-1	R-2	R-M
Lot Width Minimum	60 feet	60 feet	70 feet
Lot area	6,000 sqft	6,000 sqft	10,000 sqft
Lot Depth Minimum	100	100	200
Side Street Lots	15 feet	15 feet	25 feet
Side interior Lots	10 feet on one side, 5 feet on the other side	10 feet on one side, 5 feet on the other side	25 feet
Side corner lots	25 feet	25 feet	25 feet
Lot Coverage	NA	30%	30%
Height	35 feet or 2-1/2 stories	35 feet or 2-1/2 stories	35 feet or 2-1/2 stories

Edmond

Bulk and Yard	A / Single-Family	B / Two-Family Dwelling *	C-1 Low Density Multiple-Family*
Lot Width Minimum	50 feet	70 feet	50 feet
Lot area	6,000 sqft	7,000 sqft	5,000 sqft
Side Street Lots	15 feet	15 feet	15 feet
Side interior Lots	5 feet or 8 feet if structure is 2 or more stories	5 feet or 8 feet if structure is 2 or more stories *	5 feet or 8 feet if structure is 2 or more stories *
Side corner lots	50	50	50
Height	35 feet	35 feet	35 feet

- Zero lot line dwelling permitted
- A minimum building separation of 12 feet shall be maintained between all zero lot line units

Yukon

Bulk and Yard	R-1	R-2	R-3
Lot Width Minimum	50 feet	60 feet, or 30 feet per unit	75 feet, or 25 feet per unit
Lot area	6,000 sqft	7,500 Sqft Min. per unit, 3,500	7,500 sqft, or 2,500 sqft per unit
Side interior Lots	5 feet	5 feet	5 feet
Side corner lots	15 feet	15 feet	15 feet
Lot Coverage	40%	50%	60%
Height	35 feet	35 feet	35 feet

Norman

Bulk and Yard	R-1	R-2	RM-6
Lot Width Minimum	50 feet	50 feet	50 feet
Lot area	6,000 sqft	7,000 square feet for a two-family dwelling	The minimum area of a lot for single-family use shall be 5,000 square feet, subject to the provisions of NCC 36-544(g), and the minimum area of a lot for two-family use shall be 6,500 square feet. The minimum area of a lot for apartment house use shall be 9,000 square feet.
Side interior Lots	5 feet	5 feet	5 feet
Lot Coverage	65%	65%	65%
Height	Two Stories- Can be three stories with additional side yard setback	Two stories in height. A 2 1/2-story or three-story building may be constructed if the side yards are increased for an additional five feet.	Structures exceeding three stories in height shall be set back from side and rear lot lines abutting other property in residential districts at least five feet for each story above three.

Midwest City

Bulk and yard	R-6 Single Family Residential	R-2F Two Family Residential District	R-MD Medium Density Residential District Two Family Units	R-MD Medium Density Residential District Townhomes
Lot Width Minimum	50 feet	40 feet per dwelling unit	30 feet per dwelling unit	22 feet per dwelling unit
Lot area	6,000 sqft	4,800 Square Feet per Dwelling Unit	Two Family attached units (3,500 square feet per dwelling unit)	Townhomes (2,200 square feet per dwelling unit)
Lot Depth Minimum	100 feet	100 feet	100	100
Side Street Lots	15 feet	15 feet	15 feet	15 feet
Side interior Lots	7 feet	7 feet	7 feet	7 feet
May have one zero side yard setback for unattached dwellings	Yes	N/A	N/A	N/A
Lot Coverage	40% of lot area	50% of lot area	90% of lot area	90% of lot area
Height	35 feet	35 feet	45 feet	45 feet

Mustang

Bulk and Yard	R-1	R-2	R-3/ Townhomes-
Lot Width Minimum	60 feet	Lot width of 30 feet for each dwelling units	For townhouse dwellings, there shall be a minimum lot width of 22 feet at the front building line, and the front lot line shall abut a street for a distance of not less than 22 feet.
Lot area	7,200 sqft	4,200 sqft per unit	5,445 square feet per unit.
Side interior Lots	5 feet on both sides. Not less than 8 if the building is more than one story	Side yard not less than 5 feet and three additional feet for additional story	Side yard not less than 5 feet and three additional feet for additional story
Side corner lots	15 feet	15 feet	15 feet
Lot Coverage	35%	30%	30%
Height	2½ stories or 35 feet in height	2½ stories or 35 feet in height	2½ stories or 35 feet in height

§ 158.024 OVERLAY DISTRICTS.

(A) Except as otherwise specifically provided in this chapter, all use of land, development or structures in special districts shall conform to the requirements set forth herein.

(B) *Planned Unit Development Overlay District (PUD).*

(1) The intent of the Planned Unit Development Overlay District (PUD) is to encourage developments with a superior built environment that permit greater flexibility and consequently more creative and imaginative design than generally is possible under conventional zoning regulations. It is hereby intended to permit, upon application and upon approval of site and use plans, the creation of Planned Unit Development Overlay Districts (PUD). Such a designation shall be determined by, and shall be designed to provide for a mix of uses, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to preserve features of historical significance, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, and with a reasonable consideration being given, among other things, to the character of the district and its peculiar suitability for particular uses and with a view to conserving the land throughout the city. In PUD District, the regulations which are adopted are intended to accomplish the same purposes as do zoning and other applicable regulations in districts which are developed on a lot by lot rather than a unified basis.

(2) *Application of Planned Unit Development Overlay District provisions.* A PUD Overlay District may be proposed for the Central Business District in the city if (1) more than one land use is proposed on a single land; (2) different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership; or (3) an exception or variance from the size, setback, frontage, density, uses or other standards that are required in other zoning districts permitting the same uses are being proposed as part of a development plan. No PUD District shall be considered without submission of a development plan. A site proposed for a PUD District classification shall contain a contiguous area of five acres or more, unless a smaller area is specifically approved by the Governing Body due to special and unusual circumstances. Property shall be deemed to be contiguous if all parts are under unified control, to ensure that the development plan can be executed as approved, and all parts abut or are separated by only a road, easement, or right-of-way.

(3) *Effect of Planned Unit Development District approval.* Approval of a PUD District shall constitute an amendment to the zoning ordinance. Designation of a property as a Planned Unit Development District (PUD) in accordance with an approved development plan shall supersede all existing and prior zoning classifications. A planned district approved by the City Council by ordinance shall be designated on the zoning map by the letter's PUD.

(4) *Standards.* All PUD Districts shall at a minimum satisfy the following standards and requirements:

(a) *Uses permitted.* The Development Plan shall specify, both for the project as a whole and/or for subareas within the project, as appropriate, those principal and accessory uses as are to be permitted. The City Council may include or exclude uses from the Development Plan or include uses with attached conditions as appropriate to achieve the intent of these provisions. In making its determinations of the uses to be permitted within the PUD District, the City Council may consider the compatibility and relationship of uses within the project, the compatibility and relationship of permitted uses adjoining or in proximity to the PUD District, the appropriateness of permitted uses for the area in general and their overall impact on the community and the consistency of the permitted uses with other adopted plans and policies.

(b) *Residential.* A PUD District may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. A PUD District also may provide for a mixture of housing types (single family, two family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development shall make maximum use of natural features, and, through proper site planning measures, it shall be compatible with the existing character and development pattern of the surrounding area. In a PUD District proposing more than 75 individual residential dwelling units, no more than 12% of such units should be two-family or multi-family units.

(c) *Office.* A PUD District may contain orderly, well-designed office and institutional uses compatible with the surrounding area.

(d) *Commercial.* A PUD District may provide for maximum attainable commercial usage of property while ensuring development consistent with the City Council's long-range plans.

(e) *Conditional uses.* Approval of a use requiring a "special use permit" shall be considered as an amendment to the PUD District. In considering a "special use permit," in addition to the Zoning Ordinance's applicable section on conditional uses, all rezoning considerations for a PUD District shall be applicable.

(f) *Intensity of development.* The Development Plan shall contain provisions to regulate the intensity of development within the PUD District. Such provisions may apply to the project as a whole or to subareas within the project as appropriate.

(g) For non-residential development, the intensity of development may be regulated;

1. By specifying an appropriate Floor Area Ratio(s) (FAR);
2. By specifying maximum square footage or gross leasable area;
3. By specifying setbacks, height and bulk restrictions; or

4. By a combination of such restrictions for the project as a whole or for components or subareas within the project. In addition, non-residential Development Plans may specify performance standards to be imposed on the project and restrictions regarding the location and nature of industrial, commercial, and other residential activities. The City Council may impose such standards and restrictions as necessary to achieve the intent of this section. In making its determination regarding the intensity of development and appropriate performance standards, the City Council may consider character and scale of similar developments, the character and scale of surrounding development and the area in general, the real or anticipated impact on public facilities and services, and consistency with other plans and policies.

5. For residential development, the Preliminary and Final Development Plans shall specify the residential density for the project as a whole or for subareas within the project as appropriate. In making its determination regarding whether the proposed residential density is appropriate, the City Council may consider (i) compatibility of residential densities with other uses within the district as well as outside the district, (ii) the impact of residential densities on public facilities and services, (iii) the consistency with the Comprehensive Plan and other adopted plans and policies, and (iv) the comparison of allowed density under the residential zoning districts.

6. *Bulk, area and height requirement.* The Development Plan shall specify bulk, area and height restrictions for the project as a whole and for subareas and/or components of the project as appropriate. The City Council may impose alternate or additional standards or restrictions to achieve the intent of this section. In making its determination regarding such standards or restrictions, the City Council may consider the character and scale of the proposed development as it relates to other uses and structures both within the district and outside the district, the general character and scale of similar developments within the area of the proposal, and the consistency with adopted plans and policies. The Development Plan shall contain a summary of how the proposed bulk, area and height requirements differ from those set forth within the regulations of the underlying district(s).

7. *Public facilities.* The Development Plan shall specify conditions, restrictions and standards relating to the timely provisions of necessary public facilities as appropriate. The City Council may impose conditions, restrictions and standards as appropriate to achieve the intent of this Section. In making its determination regarding such conditions, restrictions and standards, the City Council may consider the adequacy of existing public facilities and services, the timely provision of adequate public facilities and services and the overall cost to the community.

8. *Access to public thoroughfares.* The Development Plan shall specify the location and general design of ingress and egress to the project along with access restrictions as appropriate. The City Council may impose such access standards and restrictions as necessary to protect the integrity and function of the City's thoroughfare system and to otherwise achieve the intent of this section. In making its determination regarding such access standards and restrictions, the City Council may consider the classification and function of the thoroughfare system, existing and projected traffic volumes, the condition and design of the affected thoroughfares, the effect of the proposed development on traffic flow and circulation patterns on other adopted plans and policies.

9. *Off-street parking and loading requirements.* Unless specifically modified by the Development Plan, the off-street parking and loading requirements contained within these regulations shall apply. Reductions in off-street parking and loading standards shall be approved only if it can be demonstrated that parking demand will be less due to density and/or occupancy characteristics of the project and/or the availability of public transportation.

10. *Signs.* Unless specifically modified by the Development Plan, the sign regulations contained within these regulations shall apply. Modifications to the sign regulations shall be approved only if the general intent to the sign regulations regarding size, location, illumination, structural integrity and relation to surrounding uses is satisfied.

11. *Perimeter treatment.* The Development Plan shall specify any special treatment of perimeter areas designed to mitigate the impact of the project upon adjoining properties and/or to achieve an appropriate transition between land uses and densities. The City Council may impose those standards and requirements for perimeter treatment it deems necessary to protect adjoining properties from adverse effects and to achieve an appropriate transition of land uses and densities.

(5) *Procedure.* Applications for PUD District Designation shall be processed pursuant to a three-step review process as specified in this section. The three-step procedure shall include:

- (a) A suggested pre-application conference;
- (b) A preliminary development plan; and
- (c) A final development plan.

1. *Preliminary development plan.* An applicant may submit a Preliminary Development Plan, which shall contain, at a minimum, the following information:

2. A legal description of the site proposed for PUD designation, including a statement regarding present ownership and present zoning. The legal description must contain the original signature and seal of an Oklahoma registered surveyor.

3. A Master Conceptual Plan that indicates parcel, tract or lot locations and dimensions; density per gross and per net acres in the development and in each land use component, if appropriate; the intensity of land use in the development and each land use component, if appropriate; the amount of land in common area open space, recreation use or public use, if appropriate; and the treatment of project boundaries.

4. Written text which includes supporting graphics describing the overall concept of the plan; the uses included and any limitations upon uses; building types and prototypical site layouts, if appropriate; provisions for maintenance of common

areas; any proposed agreements, dedications or easements; any proposed private covenants and restrictions; and any other information required by this section or pertinent to a determination of compliance with the section.

5. A Circulation Plan that indicates roads adjoining the property; the location of access from public roads into the project; and vehicular and pedestrian circulation systems within the project. The Circulation Plan may be included as part of the Master Conceptual Plan.

6. An Improvement Plan that indicates water supply and distribution facilities as well as the source of the water supply; sewage collection and disposal including method and location of sewage discharge; methods and facilities for the management of storm water runoff; improvements to streets and roads; and any other physical improvements required to support the project.

7. A Statistical Summary that indicates the number of acres in the project; the number of acres allocated to each land use within the project; the gross and net residential density within the project and within each land use component of the project; and floor area, floor area ratios, open space ratios, and other data relating the intensity of development to the site size and location.

8. An Environmental Impact Statement indicating possible problem areas within the site as well as solutions to these problems as intended by the developer.

9. To the extent that phases are applicable, phases of development must be shown on the preliminary development plan. If the development will occur in phases, the applicant shall submit a development plan that also displays the entire development at the completion of all phases. The phased development shall have the phases clearly outlined with expected dates for beginning of construction and date of completion of construction. No building permit shall be issued for any phase of development until a final development plan for that phase is approved by the City Council.

10. The following elements are optional at the request of the Planning Commission:

A. A Sign Plan which indicates the location, size and design and other pertinent provisions relating to signs within the project.

B. A Parking Plan which shows the number of parking spaces as well as their general location and design.

C. Any other plan element or technical study that the Planning Commission or the City Council deems necessary to adequately consider and review the Preliminary Development Plan.

11. The Preliminary Development Plan shall be reviewed as a zoning amendment and shall be processed as such.

12. Final Development Plan.

13. Due to diversity in size and character of proposals considered under this section, flexibility in the form, content and approval procedures of the Final Development Plan should be retained. Toward this end, the City Council shall specify, as part of its approval of the Preliminary Plan, the form, content and approval authority of the Final Development Plan.

14. If the City Council considers a submission of a Final Development Plan necessary for all or part of the District, it shall so specify in its approval of the Preliminary Development Plan. The City Council may retain its authority to approve the Final Development Plan or may delegate its approval authority to the Planning Commission or to a specified official(s). In the event the approval authority is delegated, the City Council shall specify the limits of discretion to be exercised by the approving authority.

15. No building permit shall be issued for all or any portion of a PUD District until the Final Development Plan has been approved.

16. Every Final Development Plan shall provide all the information required of a Preliminary Development Plan and shall further include grading, landscaping, lighting and signage plans.

17. Failure to commence construction after approval a PUD District

18. If substantial construction has not commenced within three years after the date of City Council approval for a PUD development, the Community Development Director shall review the development plan to determine whether the development plan should be voided or remain in effect.

19. If the Community Development Director shall determine that the development plan or any phase thereof is no longer viable, he/she shall present the matter to the Planning Commission for recommendation to the City Council. Simultaneously therewith, the Community Development Director may request the Planning Commission to review the existing zoning classification. The Community Development Director may request that the property be rezoned to that district which immediately preceded the approval of the planned district.

20. The Planning Commission shall hold a public hearing on the issue of voiding the development plan or any phase thereof and on the issue of rezoning the property, if so requested by the Director of Community Development. The recommendation of the Planning Commission shall be referred to the City Council.

21. After a public hearing, the City Council shall have the final determination as to whether the development plan or any phase thereof shall be voided or remain in effect, as well as to whether the property should be rezoned.

22. If the Community Development Director shall determine that the development plan or any phase thereof is

viable or necessary to carry out the requirements of this chapter, the Community Development Director shall declare that the development plan or any phase thereof shall remain in effect; provided, however, that the Community Development Director shall report monthly to the Planning Commission detailing the plans to remain in effect.

23. Nothing stated within this section shall be deemed to prohibit an application for an amendment to or a subsequent application for a planned district.

24. Subdivision Plats and Site Plans Required. At the option of the applicant, the preliminary development plan may also serve as the preliminary plat. If the option is exercised, the plan shall include information required of preliminary plats. However, PUD Districts are to be reviewed on their individual merits upon specific application of a developer. Any conflicts with the other provisions of this Zoning and Subdivision Ordinances of the city may be waived by the City Council to carry out the intent of a plan.

(Ord. 1974, passed 8-6-19)