NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Monday., November 3, 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
November 10, 2026
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF October 13, 2026
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-20

Consider a request by Maria Sanchez, Applicant and Property Owner, to rezone the property located in proximity of NW 38th and N Hammond from C-G (Commercial- General) to I-L (Industrial-Light)

Legal Description: WEST PARK ADDITION Block 002 Lot 007

ITEM 2: PC 26-21

Consider a request by Kim Luong, Applicant and Property Owner, to rezone the property located in at 3501 N Rockwell from C-O (Commercial- Office) to R-1 (Residential One Family)

Legal Description: WEST AVENUE ADDITION Block 000 Lot 002

ITEM 3: PC 26-19

Discussion and possible action on Planned Industrial District (PID) Overlay.

ITEM 4: PC 26-15

Discussion and possible action on PUD moratorium.

ITEM 5: PC 26-18

Discussion and possible action on Dumpster Sighting Ordinance

NEW BUSINESS

ADJOURNMENT UNTIL December 8, 2026.

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
OCTOBER 13, 2026

MEMBERS PRESENT:	Justin Peck, Chair James Clemmer, Vice-Chair Robert Helton Steve Marx Jennifer Edmonson Anthony Garcia Arvel Williams
MEMBERS ABSENT:	Ron Crouch Sam Thurman
STAFF PRESENT:	Brett Crecelius, Comm. Dev. Director Raquelynne Diaz, Comm. Dev. Specialist 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 Monday, October 5, 2026, on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Arvel Williams, seconded by James Clemmer to approve the September 13, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Steve Marx, James Clemmer, Jennifer Edmonson, Anthony Garcia, Arvel Williams. NAY- None. ABSTAIN- Robert Helton. The motion carried 6-0-1.

ITEM 1: PC 26-15
Discussion and possible action on PUD moratorium.

ACTION: Motion was made by Arvel Williams, seconded by Steve Marx to remove "N(f)" from proposed ordinance. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Jennifer Edmonson, Anthony Garcia, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 6-1-0.

Motion was made by James Clemmer, seconded by Jennifer Edmonson to table this item to the next Planning and Zoning Commission meeting on November 10, 2026 with the revision(s). The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Jennifer Edmonson, Anthony Garcia, Arvel Williams. NAY- Robert Helton. ABSTAIN- No. The motion carried 6-1-0.

ITEM 2: **PC 26-18**
Discussion and possible action on Dumpster Sighting Ordinance.

ACTION: Motion was made by Robert Helton, seconded by James Clemmer to table this item to the November 10, 2026 Planning and Zoning Commission meeting with the revision(s). The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Anthony Garcia, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

ITEM 3: **PC 26-19**
Discussion and possible action on Planned Industrial District (PID) Overlay.

ACTION: Motion was made by James Clemmer, seconded by Steve Marx to approve with changes and table this item to the November 10, 2026 Planning and Zoning Commission meeting for public hearing. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Jennifer Edmonson, Anthony Garcia, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 6-1-0.

ITEM 4: **PC 26-22**
Discussion and possible action regarding revisions to Section 54.07 of the City Code to clarify language.

ACTION: Motion was made by Arvel Williams, seconded by Anthony Garcia to table this item to the November 10, 2026 Planning and Zoning Commission meeting with the revision(s). The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Jennifer Edmonson, Anthony Garcia, Arvel Williams. NAY- None. ABSTAIN- Robert Helton. The motion carried 6-0-1.

Motion was made by Justin Peck, seconded by Robert Helton to adjourn. The motion carried unanimously 7 – 0.

_____
Chair

_____
Date

City of Bethany

Planning & Zoning Staff Report

November 10th, 2026

CASE NO: PC 26-20

Request: Consider a request by Maria Sanchez, Applicant and Property Owner, to rezone the property located in proximity of NW 38th and N Hammond from C-G (Commercial- General) to I-L (Industrial-Light)
Legal Description: WEST PARK ADDITION Block 002 Lot 007
Current Zoning: Commercial General (C-G)

Proposed Zoning: Industrial Light (I-L)

Surrounding Zoning:

Direction	Zoning
North	C-G (Commercial- General)
South	R-M (Residential Multi Family)
East	C-H (Commercial-Highway)
West	R-1 (Residential One Family)

Table 1

Zoning Characteristics

	C-G	I-L
Lot area (minimum)	None	None
Lot Coverage (Maximum)	35%	None
Height (Maximum)	90 feet	35 feet or 2 –½ stories
Setbacks *Side* *Rear* *Front*	**Side Interior Lots** (minimum) None **Rear** (minimum) 20 feet **Front** (minimum) 25 feet	**Side Interior Lots** (minimum) None **Rear** (minimum) 15 feet **Front** (minimum) 25 feet
Fence Requirements	Abutting R-1 requires 95% opacity and a height of eight feet on all abutting property lines.	Abutting R-1 requires 95% opacity and a height of eight feet on all abutting property lines

Table 2

***Background*:**

The applicant is requesting to rezone the property located near NW 38th and N Hammond from C-G (Commercial General) to I-L (Industrial Light). The parcel is bordered by R-1 (Residential One Family) to the west, R-M (Residential Multi Family) to the south, C-G (Commercial General) to the north, and C-H (Commercial Highway) to the east. The applicant is requesting to rezone the property in order to allow auto storage on the site. Auto storage is not identified as a permitted use within the C-G (Commercial General). Therefore, the applicant has submitted a rezoning request to I-L (Industrial Light), where the following use is permitted: Establishments primarily engaged in the storage and wholesale distribution of new and used passenger automobiles, trucks, trailers, and other motor vehicles, excluding machinery wrecking establishments and junkyards.

***Analysis*:**

The site encompasses 27,950.0000sq. ft. (0.64 acres). The applicant is requesting a rezone to Industrial-Light to accommodate the auto storage use. The property is currently undeveloped. The subject site is located south of NW 39th Expressway, with surrounding commercial uses to the north, including a furniture store and a thrift store.

The Comprehensive Plan identifies this area as Commercial Mixed Use, and NW 39th Expressway corridor serves as a major commercial corridor within Bethany. Several nearby properties currently contain automotive-related uses that operate as legally nonconforming uses under the existing C-G (Commercial General) zoning district, as these uses are not permitted by right within the district today.

While the proposed rezoning may be compatible with the existing automotive-oriented character of some nearby properties, consideration should also be given to the broader implications of rezoning the property to I-L (Industrial Light). The existing nonconforming automotive uses in the area do not align with the intent of the C-G district or the long-term vision established by the Comprehensive Plan. Furthermore, approval of the rezoning would permit a wider range of industrial uses beyond the proposed auto storage use, some of which may be less compatible with surrounding commercial and residential properties.

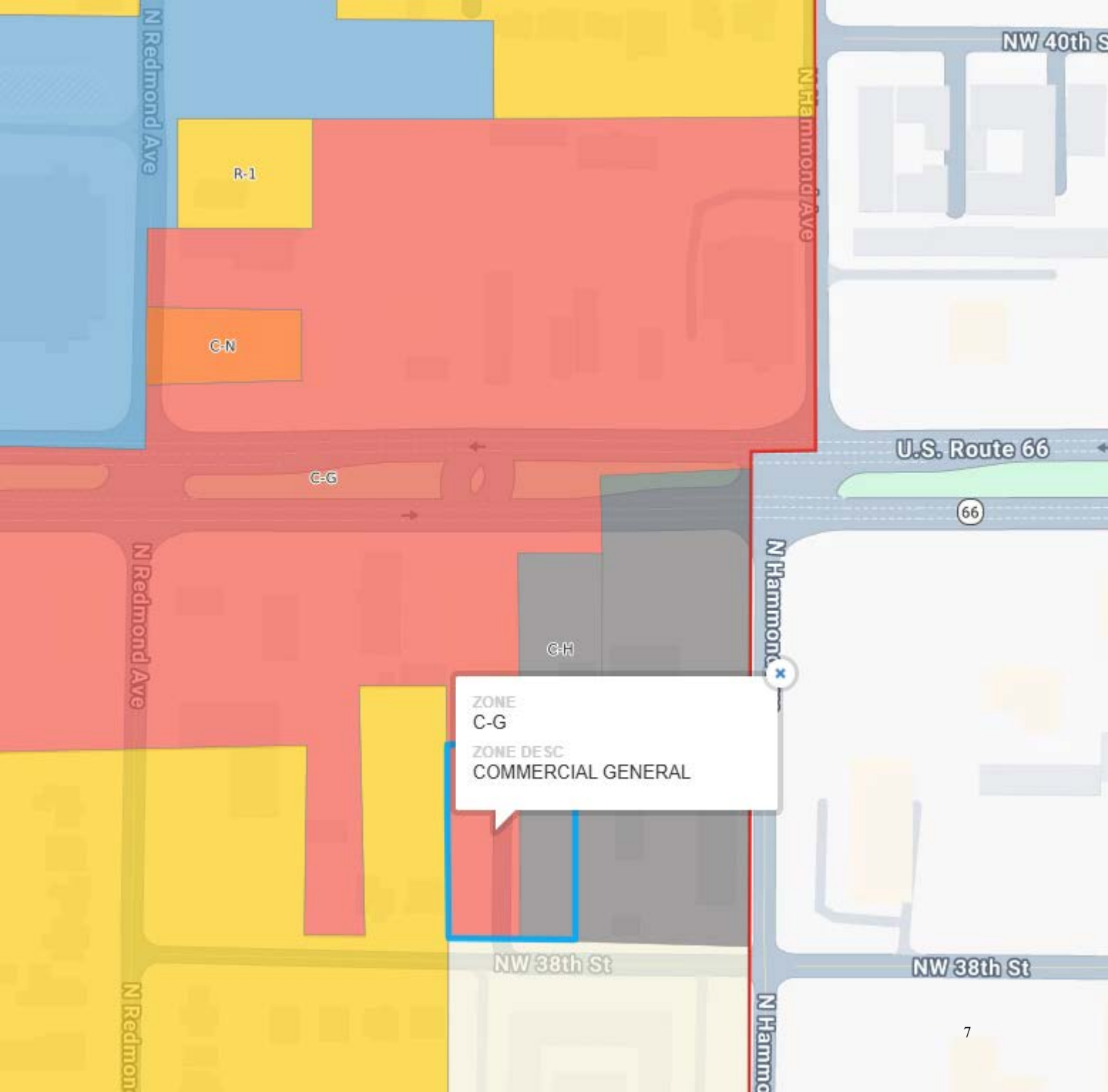
If the property is rezoned, any businesses or buildings will be required to come before the city for review and approval to ensure compliance with zoning, permitted uses, and building requirements.

***Required Action*:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a rezone that would allow the property to be rezoned from C-G to I-L.

***Attachments*:**

- Zoning Map
- Aerial Photographs

- Application Documents
- Certified Owners List
- Public Notification


N Redmond Ave
R-1
C-N
N Hammond Ave
NW 40th S
U.S. Route 66
66
C-G
C-H
ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL
NW 38th St
NW 38th St


Search
U.S. Route 66
66
NW 39th Expy
66
U.S. Route 66
N Redmond Ave
N Redmond Ave
N Redmond Ave
6330
6308
6236
6220
3910
6205
6207
6303
6301
3900
NW 38th St
NW 38th St
3810
6306

FILE #: 26-002243
PERMIT #: RZ26-000006
ADDRESS: 6228 NW 39TH EXPY, BETHANY, OK 73008
DESCRIPTION: West Park Rezoining

Permit Type Rezoning	Application Date 09/09/2026
Subtype Rezoning	Approval Date
Work Description West Park Rezoining	Issue Date
Applicant Imperial Rental Properties LLC - Maria Sanchez	Expiration Date
Status Payment Required	Close Date

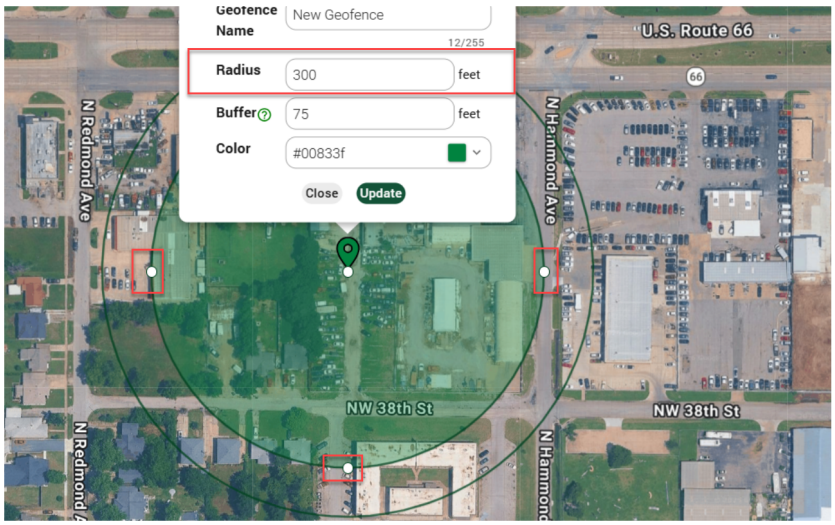
Please see Zoning District definitions HERE
APPLICANT INFORMATION
Are you the recorded property owner?
Yes
GENERAL INFORMATION
Current Zoning
C-G Commercial General
Requested Zoning
I-L Industrial Light
Area of Property (in acres)
0.75
AMENDMENT INFORMATION
Explain how the requested amendment aligns with the City of Bethanys Comprehensive Plan
this is currently an empty lot, used to be a RV park named West Park. the request is to harmonize the subject lot's classification with the established industrial character of the immediate area.The adjacent parcels " Dr Dan's Auto Repair Shop" , Avis Car Rental, Rim Auto Repair, Muniz Diesel Center. This lot is currently use for personal auto storage, creating logical zoning continuity along the corridor, ensuring compatible land uses and preventing incompatibility. The site is positioned to support industrial activity without impacting residential neighborhoods. The proposed use will not create unusual traffic hazard or place an excessive burden on municipal infrastructure. NOTE: the address 6228 NW 39th do not correlate with this parcel, parcel currently dont have an address but is on NW 38th.Parcel Pin ID 2862-17-132-3250
Current Use
Empty Lot
Proposed Use
Personal Car storage
Justification for Changes
this is currently an empty lot, used to be a RV park named West Park. the request is to harmonize the subject lot's classification with the established industrial character of the immediate area.The adjacent parcels " Dr Dan's Auto Repair Shop" , Avis Car Rental, Rim Auto Repair, Muniz Diesel Center. This lot is currently use for personal auto storage, creating logical zoning continuity along the corridor, ensuring compatible land uses and preventing incompatibility. The site is positioned to support industrial activity without impacting residential neighborhoods. The proposed use will not create unusual traffic hazard or place an excessive burden on municipal infrastructure. NOTE: the address 6228 NW 39th do not correlate with this parcel, parcel currently dont have an address but is on NW 38th.Parcel Pin ID 2862-17-132-3250
REQUIRED DOCUMENTS
Legal Description
WEST PARK ADDITION.pdf
List of Property Owners Within 300 Feet
List of nearby business.pdf
Applicable Maps Online Zoning Map
ACKNOWLEDGEMENT
I understand for my application to 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.
Checked
PAYMENTS

Date	Type	Reference	Note	Receipt #	Received From	Amount
09/29/2026				958	Imperial Rental Properties LLC - Maria Sanchez	$1,138.00
					Amount Paid	$1,138.00
					Balance Due	$0.00

List of Properties within 300ft:

1. **Avis Car Rental**
   a. **Owner : Nasrra Homes LLC C/O Ryan LLC**
   b. **Mailing address: 100 OLIVER ST, Unit 1840,Boston , MA, 02110**
2. **Dr. Dan's Auto Clinic:**
   a. **Owner: Morrison J D & Ingrid R TRS**
   b. **Mailing address: 8221 NW 27TH ST, Bethany, OK 73008**
3. **Rim 66 Auto Repair:**
   a. **Owner: ROUTE 66 PROPERTIES LLC**
   b. **Mailing addresss: 3810 N PENIEL AVE, OKC, OK 73112**
4. **Muniz Diesel Center auto repair:**
   Owner: CLAYTON PATSY J TRS & LIVING
   mailing address: 4404 NW 31ST ST, OKC, OK 73112
5. **Orcutt Mechanical Contractors: RED BANANA LLC**
6. **Orcutt Plumbing Heat and Air :**
   a. **Owner: RED BANANA LLC**
   b. **Mailing Address: 6200 NW 39TH EXWY, OKC, OK 73008**
7. **Western Furniture :**
   a.Owner: Imperial rental Properties LLC
   b. Mailing Address: 4618 NE 67TH ST, OKC, OK 73121
8. **Residential Homes 6301 NW 38TH ST BETHANY**
   a. **owner: LOERA SERGIO LEONARDO ETAL**
   Mailing Address: 6200 NW 39TH EXWY, Warr Acres, OK 73122
10. **Rental House: 6305 NW 38TH ST BETHANY**
9. **Graftec Communications.**
   a. **Owner: R K TECHNOLOGIES LLC**
   b. **Mailing Address: 3910 N REDMOND AVE, Bethany OK 73008**

300 Ft Radios Coverage:



Department of Planning & Community Development

October 19, 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 their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

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

SECRETARY
PLANNING AND ZONING COMMISSION

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: 26-20

2. Location of Property: In proximity of NW 38th and N Hammond

3. Legal Description: WEST PARK ADDITION 002 007 EX E30FT
4. Present Zoning: C-G (Commercial- General)

5. Proposed Zoning: I-L (Industrial- Light)

B. Hearing Schedule

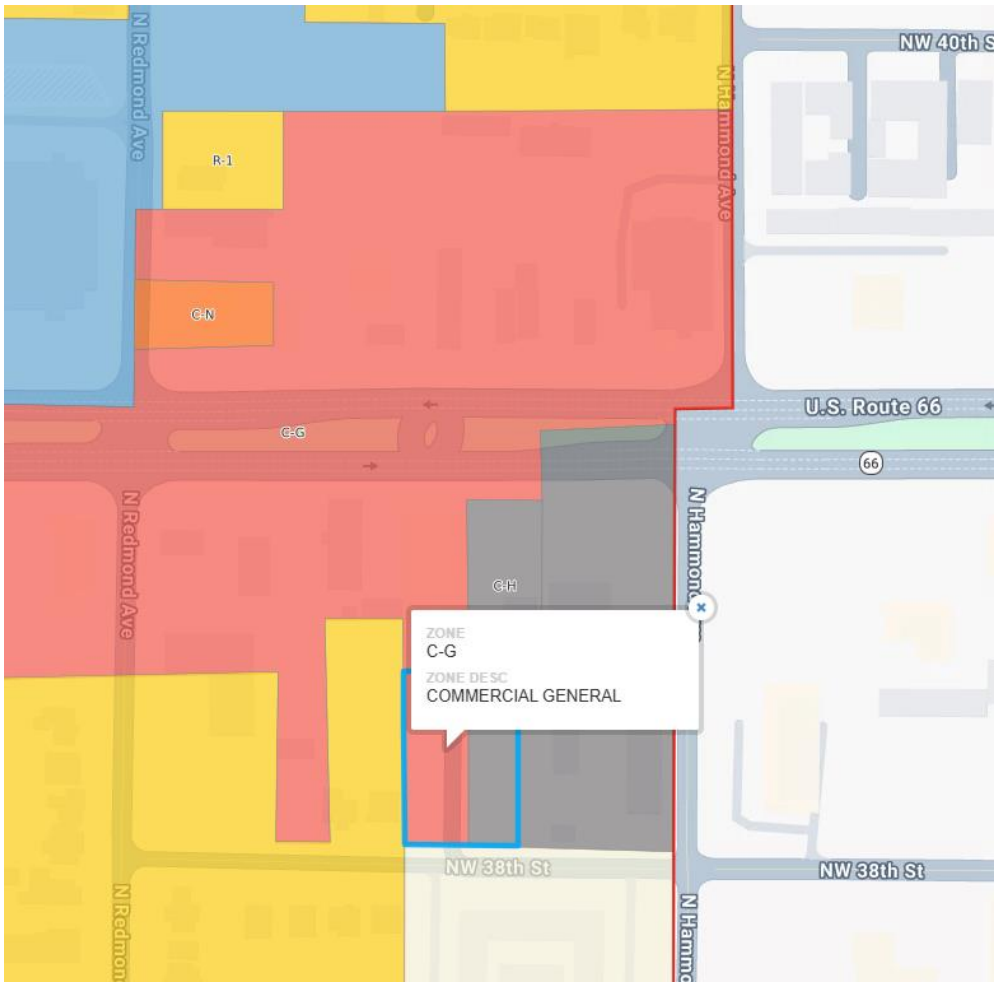
1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on November 10, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval 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 December 1, 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.

D. Map


N Redmond Ave
R-1
C-N
C-G
N Hammond Ave
NW 40th S
U.S. Route 66
66
N Redmond Ave
C-H
ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL
NW 38th St
NW 38th St
N Redmon
N Hammo

NOTICE OF PUBLIC HEARING

On November 10, 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 by Maria Sanchez, Applicant and Property Owner, to rezone the property located in proximity of NW 38th and N Hammond from C-G (Commercial- General) to I-L (Industrial-Light).

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 December 1, 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 and Location: WEST PARK ADDITION 002 007 EX E30FT



City of Bethany

Planning & Zoning Staff Report

November 10th, 2026

CASE NO: PC 26-21

Request: Consider a request by Kim Luong, Applicant and Property Owner, to rezone the property located in at 3501 N Rockwell from C-O (Commercial- Office) to R-1 (Residential One Family)

Legal Description: WEST AVENUE ADDITION Block 000 Lot 002

Current Zoning: Commercial Office (C-O)

Proposed Zoning: Residential One-family (R-1)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Residential One-family)
South	PUD (Planned Unit Development)
East	C-G(Commercial-General)
West	R-1 (Residential One Family)

Table 1

Zoning Characteristics

	C-O	R-1
Lot area (minimum)	7,500 square feet	6,000 square feet
Lot Coverage (Maximum)	35%	None
Height (Maximum)	35 feet	35 feet or 2 –½ stories
Setbacks *Side* *Rear* *Front*	**Side Interior Lots** (minimum) 25 feet abutting residential **Rear** (minimum) 30 feet **Front** (minimum) 25 feet	**Side Interior Lots** (minimum) 10 feet on one side, 5 feet on the other **Rear** (minimum) 20 feet **Front** (minimum) 25 feet

Table 2

***Background*:**

The applicant is requesting to rezone the property located at 3501 N Rockwell from C-O (Commercial Office) to R-1 (Residential One Family). The subject property is bordered by R-1 (Residential One Family) zoning to the north and west, PUD (Planned Unit Development) zoning to the south, and C-G (Commercial General) zoning to the east.

The applicant is requesting the rezoning to convert the property into a single-family residence. Residential use is not permitted within the existing C-O zoning, requiring the requested rezoning.

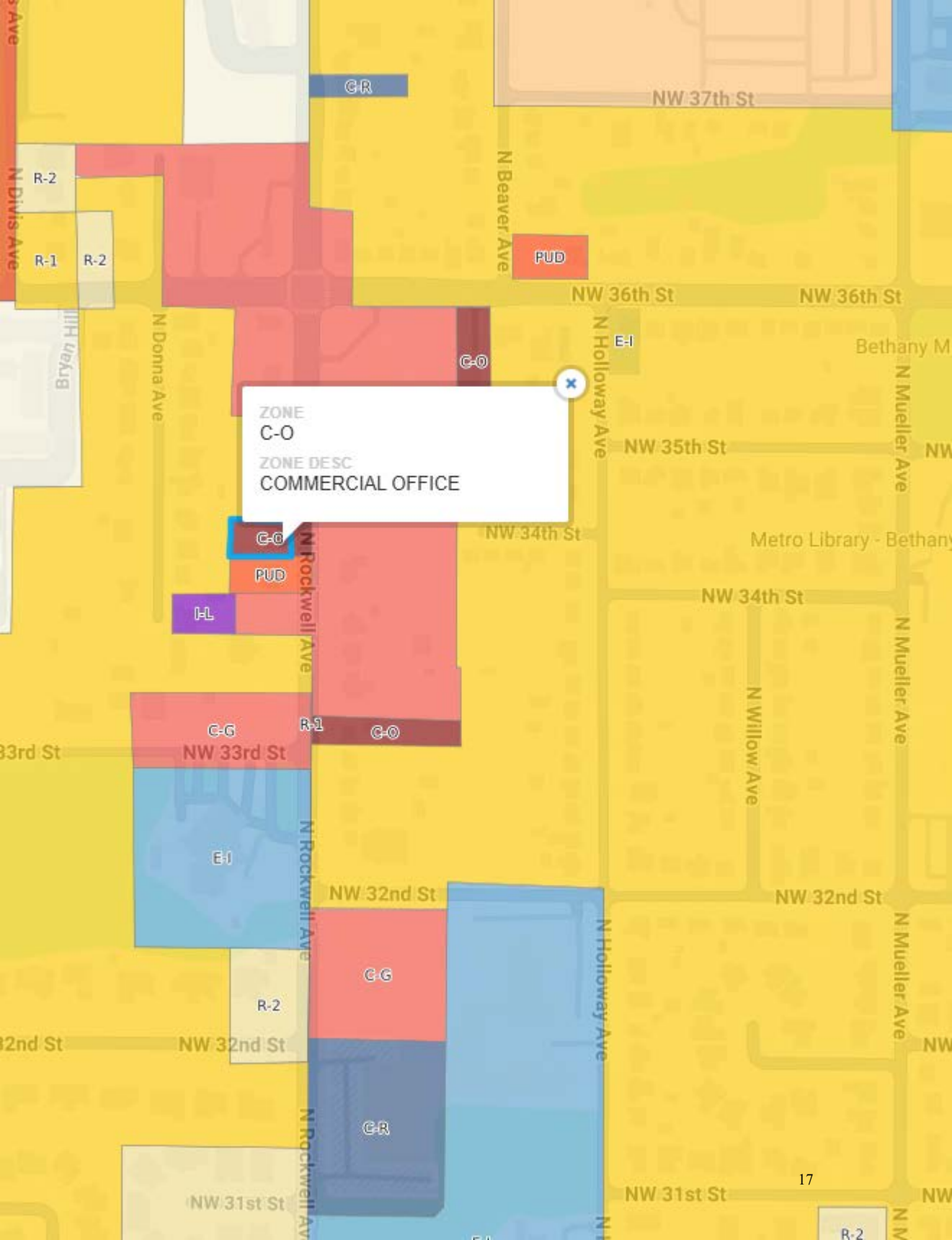
***Analysis*:**
The site encompasses 10,414.0000 sq. ft. (0.24 acres).. The subject property is located on Rockwell Avenue, in an area characterized primarily by commercial uses; however, it directly abuts R-1-zoned properties from the adjacent residential neighborhood. The property was originally zoned R-1 before being rezoned to C-O in 1978 and has been used commercially since that time.

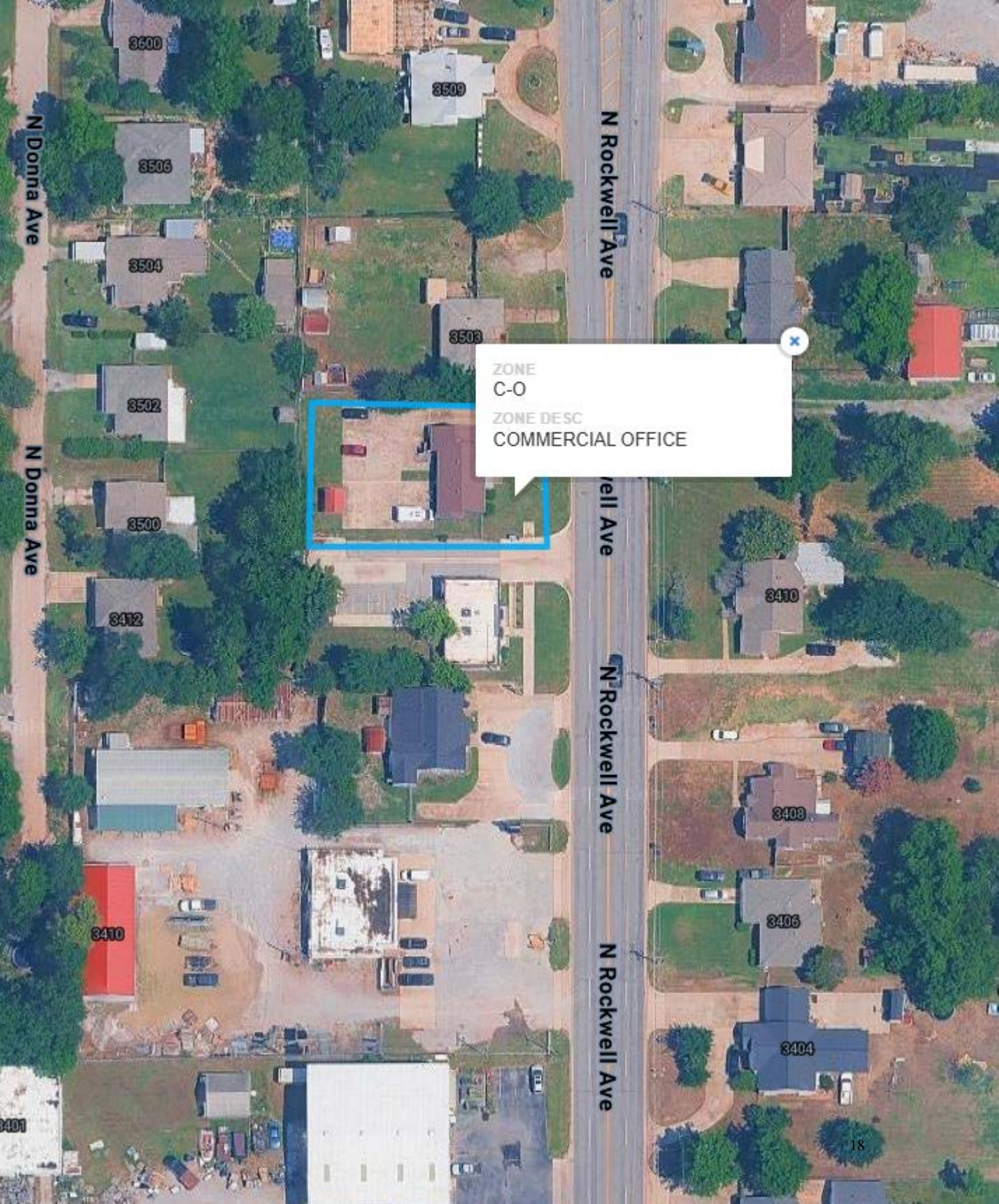
The Comprehensive Plan designates this area as Commercial Mixed Use and identifies it as one of six targeted areas within Bethany where mixed-use development is encouraged, specifically between NW 16th Street and NW 36th Street. The Comprehensive Plan supports the development of mixed-use districts that promote economic growth, encourage residential infill, expand opportunities for shopping, and dining, and strengthen community identity through distinctive commercial areas and gateway features.

***Required Action*:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a rezone that would allow the property to be rezoned from C-O to R-1.

***Attachments*:**

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


ZONE
C-O
ZONE DESC
COMMERCIAL OFFICE
C-R
NW 37th St
N Beaver Ave
R-2
N Divis Ave
R-1
R-2
PUD
NW 36th St
NW 36th St
C-O
E-I
N Holloway Ave
N Donna Ave
Bryan Hill
NW 35th St
N Mueller Ave
C-O
NW 34th St
Metro Library - Bethany
PUD
N Rockwell Ave
I-L
NW 34th St
N Mueller Ave
N Willow Ave
C-G
R-1
C-O
NW 33rd St
E-I
N Rockwell Ave
NW 32nd St
NW 32nd St
N Mueller Ave
C-G
R-2
N Holloway Ave
NW 32nd St
C-R
N Rockwell Ave
NW 31st St
NW 31st St
R-2


ZONE
C-O
ZONE DESC
COMMERCIAL OFFICE
N Donna Ave
N Donna Ave
N Rockwell Ave
N Rockwell Ave
N Rockwell Ave
3600
3509
3506
3504
3503
3502
3500
3412
3410
3410
3408
3406
3404

FILE #: 26-002518
PERMIT #: RZ26-000008
ADDRESS: 3501 N ROCKWELL AVE, BETHANY, OK 73008
DESCRIPTION: rezone to residential

Permit Type Rezoning	Application Date 10/02/2026
Subtype Rezoning	Approval Date
Work Description rezone to residential	Issue Date
Applicant White Lion Nail Salon - Kim Luong	Expiration Date
Status Payment Required	Close Date

Please see Zoning District definitions HERE
APPLICANT INFORMATION
Are you the recorded property owner?
Yes
GENERAL INFORMATION
Current Zoning
C-O Commercial Office
Requested Zoning
R-1 RESIDENTIAL ONE FAMILY
Area of Property (in acres)
0.24
AMENDMENT INFORMATION
Explain how the requested amendment aligns with the City of Bethanys Comprehensive Plan
rezone from commercial to residential
Current Use
commercial
Proposed Use
residential
Justification for Changes
I want to live there.
REQUIRED DOCUMENTS
Legal Description
legal.pdf
List of Property Owners Within 300 Feet
3411.pdf
3503.pdf
Applicable Maps Online Zoning Map
ACKNOWLEDGEMENT
I understand for my application to 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.
Checked
PAYMENTS

Date	Type	Reference	Note	Receipt #	Received From	Amount
10/02/2026				965	White Lion Nail Salon - Kim Luong	$875.00
					Amount Paid	$875.00
					Balance Due	$0.00

name1	name2	name3	mailingaddress1	city	state	zipcode
AYERS MICHAEL E			3601 N DONNA	BETHANY	OK	73008
NIETO ROBERTO			3507 N DONNA AVE	BETHANY	OK	73008-3811
DETERS COLTEN			3600 N DONNA AVE	BETHANY	OK	73008-3814
PONCE GERARDO			3509 N ROCKWELL AVE	BETHANY	OK	73008-3961
DIXON SHIRLEY FAY			3506 N DONNA AVE	BETHANY	OK	73008-3812
RAMOS CARLOS & MARISOL			3503 N DONNA AVE	BETHANY	OK	73008-3811
WHITE WALTER KEITH			PO BOX 188	WHEATLAND	OK	73097-0188
HORSLEY CHARLES T			PO BOX 987	BETHANY	OK	73008-0987
HERNANDEZ JOSE & SUSANA			7212 NW 46TH ST	BETHANY	OK	73008-2318
TAMBUA PROPERTIES LLC			3407 N ROCKWELL AVE	BETHANY	OK	73008
TAMBUA PROPERTIES LLC			3407 N ROCKWELL AVE	BETHANY	OK	73008
WISH HOMES LLC			7200 NW 32ND ST	BETHANY	OK	73008
BUS KID REALTY LLC			10325 PAISLEY RD	YUKON	OK	73099
KANELOPOULOS GEORGE J & GINA M			5471 EMI RD	KOLOA	HI	96756-9710
HODSON BENTON E & JUDY			3404 N ROCKWELL AVE	BETHANY	OK	73008-3960
WESTBROOK MARY A			4502 CAMBRIDGE CT	SUGAR LAND	TX	77479-3947
METTLER LEON LEE			3601 N ROCKWELL AVE	BETHANY	OK	73008-3963
LLOYDBOYZ LLC			3606 N DONNA AVE	BETHANY	OK	73008
ALLEN ANDREW			3602 N DONNA AVE	BETHANY	OK	73008-3814
KANELOPOULOS GEORGE & GINA M			5471 EMI RD	KOLOA	HI	96756
WILLIAMS JAMES G & VICKI M TRS	WILLIAMS FAMILY TRUST		10400 SKI DR	OKLAHOMA CITY	OK	73162-6867
TROPICAL TAILS OKLAHOMA LLC			3712 DOW DR	OKLAHOMA CITY	OK	73116-1821
WGB REAL ESTATE LLC			3510 N ROCKWELL AVE	BETHANY	OK	73008-3962
THEPHACHANH JOHN			PO BOX 1893	BETHANY	OK	73008-3964
KIM LUONG INVESTMENTS LLC			3501 N ROCKWELL AVE	BETHANY	OK	73008-3961
RAM DAM DEVELOPMENT LLC			3411 N ROCKWELL AVE	BETHANY	OK	73008
ADAME DE HERNANDEZ MARIA T	HERNANDEZ OSCAR & MARIYCARMEN	HERNANDEZ LUIS	4205 N BEAVER AVE	BETHANY	OK	73008-2415
CRUZ ALEX JR & DONNA JEAN			3500 N DONNA AVE	BETHANY	OK	73008-3812
ADAME DE HERNANDEZ MARIA T	HERNANDEZ OSCAR & MARIYCARMEN	HERNANDEZ LUIS	4205 N BEAVER AVE	BETHANY	OK	73008-2415
RUTHERFORD SANDRA J	SLOVER TAMARA D		3504 N DONNA AVE	BETHANY	OK	73008

Department of Planning & Community Development

October 19, 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 their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

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

SECRETARY
PLANNING AND ZONING COMMISSION

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: 26-21

2. Location of Property: 3501 N Rockwell Ave

3. Legal Description: WEST AVENUE ADDITION 000 002
4. Present Zoning: C-O (Commercial- Office)

5. Proposed Zoning: R-1 (Residential One Family)

B. Hearing Schedule

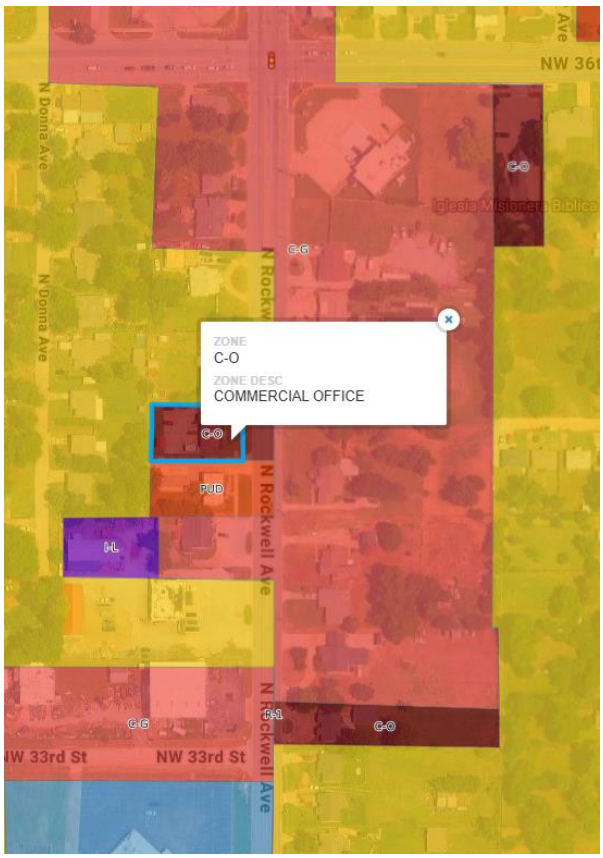
1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on November 10, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval 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 December 1, 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.

D. Map


N Donna Ave
N Donna Ave
N Rockwell Ave
N Rockwell Ave
N Rockwell Ave
NW 33rd St
NW 33rd St
C-O
C-G
C-O
PUD
H-L
C-G
R-1
C-O
ZONE
C-O
ZONE DESC
COMMERCIAL OFFICE

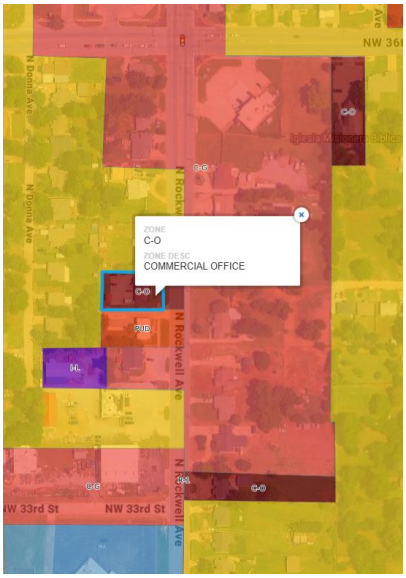
NOTICE OF PUBLIC HEARING

On November 10, 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 by Kim Luong, Applicant and Property Owner, to rezone the property located in at 3501 N Rockwell from C-O (Commercial- Office) to R-1 (Residential One Family).

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 December 1, 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 and Location: WEST AVENUE ADDITION 000 002



City of Bethany

Planning & Zoning Staff Report

November 10, 2026

CASE NO: PC 26-15

Request: Discussion and possible action on PUD moratorium.

***Background*:** On April 16, the Planning and Zoning Commission voted to recommend a PUD moratorium in order to protect community character, evaluate infrastructure capacity, and ensure a clear public benefit. Various issues with existing zoning categories have led to the increased use of the PUD overlay district to bypass residential district bulk and yard standards. Overuse and misuse of the PUD overlay district may compromise the health, safety, and welfare of the community. For these reasons, the City Council approved Ordinance No. 2093 on May 19, 2026, establishing an 180-day moratorium.

During the 180-day PUD moratorium, the Planning Commission has held several meetings and discussions and subsequently prepared a revised PUD ordinance. The Commission will review and discuss the final draft before making a recommendation for consideration.

***Analysis*:**

The current PUD draft outlines the purpose and intent of the overlay district. Distinguishes between a Small Planned Unit Development (SPUD) and a Planned Unit Development (PUD).

The SPUD must be less than five (5) acres and will be limited to two zoning categories/uses, with all residential uses and residential zones shall be considered as one use that must be paired with another commercial or industrial use. As well where a proposed SPUD is surrounded on three (3) sides by residential district(s), that SPUD uses must include one residential use congruent with the surrounding residential district(s). Another key difference is that the project must be completed in one phase of construction with a complete construction schedule included in the development narrative.

The PUD is designed for properties consisting of five (5) or more. The PUD may be developed in multiple phases. However, the development narrative shall provide a clear construction schedule for each phase of the project and specify all phase completion standards required for approval.

Both the SPUD and PUD are subject to general development standards and must include a development narrative, comply with open space and stormwater management requirements, and participate in the community benefit points system. However, the minimum number of community benefit points required differs between the SPUD and PUD.

The ordinance also establishes application requirements, review procedures, approval criteria, expiration provisions, and processes for both minor and major modifications. These standards and regulations provide a more structured framework for the ordinance, ensuring that future developments are reviewed and held to consistent requirements that protect the public health, safety, and welfare of the community.

***Required Action*:** Hold a public hearing to provide a recommendation to either approve or deny the proposed PUD amendments and recommend approval or denial to City Council.

***Attachments*:**

- PUD draft
- Current PUD
- Public Notice

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE XV: LAND USEAGE, CHAPTER 158: ZONING DISTRICT REGULATIONS FOR PLANNED UNIT DEVELOPMENT OVERLAYS AS AUTHORIZED BY THE CITY OF BETHANY, RESTATING THE MASTER PUD TEXT, STANDARDS, AND DEVELOPMENT REGULATIONS IN THEIR ENTIRETY; PROVIDING FOR REVISED PERMITTED USES AND DESIGN GUIDELINES APPLICABLE THROUGHOUT THE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

Section 1 SECTION 158.024 PLANNED UNIT DEVELOPMENT OVERLAYS is amended as follows:

(A) PURPOSE AND INTENT:

(1) The purpose of the Planned Development Overlay District regulations is to encourage high-quality development that provides flexibility in design while maintaining compatibility with surrounding properties and the intent of the underlying zoning district. The PUD is not to be utilized only for the purpose of obtaining a variance to the bulk standards or other City Code requirements. It shall conform to the Comprehensive Plan. These regulations are intended to:

(a) Promote innovative site design and efficient land use patterns.
(b) Encourage redevelopment and infill development.
(c) Support mixed-use development.
(d) Encourage housing diversity and workforce housing opportunities.
(e) Promote sustainability and environmental stewardship.
(f) Preserve and enhance natural resources and open spaces.
(g) Improve transportation connectivity and pedestrian accessibility.
(h) Encourage investment that expands the City's tax base.
(i) Provide flexibility from conventional zoning standards when a project provides measurable public benefits calculated by community point system
(j) Encourage the provision of amenities beyond the minimum requirements of conventional development.

(2) The Planned Development Overlay District shall function as an overlay zoning district. The underlying zoning classification shall remain in effect except where specifically modified through an approved Development Plan. No development plan shall be approved that does not meet the requirements, criteria, and necessary Community Benefit Points listed in this chapter.

(B) TYPES OF PLANNED DEVELOPMENT OVERLAY DISTRICTS

(1) Small Planned Unit Development (SPUD)

(a) A SPUD may be established on properties consisting of less than five (5) acres. Limited to two zoning categories/uses. For purposes of this chapter, all residential uses and residential zones shall be considered as one use that must be paired with another commercial or industrial use.

(b) The SPUD process is intended to provide a review process for smaller redevelopment, infill, mixed-use, commercial, residential, and adaptive reuse projects that provide community benefits and innovative design.

(c) In the instance where a proposed SPUD is surrounded on three (3) sides by residential district(s), that SPUD uses must include one residential use congruent with the surrounding residential district(s) and commercial uses allowed in Commercial-Restricted (C-R). Any commercial uses in this type of SPUD must have a finished floor square footage that is less than half of the residential finished floor square footage. Developments under five (5) acres in construction must be completed in one phase of construction with a complete construction schedule included in the development narrative.

(2) Planned Unit Development (PUD)

(a) A PUD may be established on properties consisting of five (5) acres or greater.

(b) The PUD process is intended for larger-scale developments requiring coordinated planning, infrastructure, multiple land uses, housing diversity, open space preservation, or significant public amenities. The proposed PUD, if containing residential uses, will have common open space developed as recreation and/or leisure-oriented improvements reference as referenced by the Community Benefits – Integrated Uses listed in this chapter. Multi-phase developments must provide clear construction schedules for all phases of the project and all construction phase completion standards in the development narrative for approval.

(C) GENERAL STANDARDS

(1) All PUD and SPUD developments shall comply with the following:
(a) The underlying zoning district shall remain in effect.
(b) The development shall not fundamentally alter the intent of the underlying zoning district.
(c) All uses shall be specifically identified within the approved Development Plan.

(d) Any use not specifically approved shall be prohibited.
(e) Modifications to setbacks, lot dimensions, building height, parking requirements, or other development standards shall be limited to those necessary to accomplish the stated objectives of the development.
(f) The development shall demonstrate compatibility with surrounding land uses.
(g) The development shall provide measurable public benefits through compliance with the Community Benefit Point System.

(D) REQUIRED DEVELOPMENT NARRATIVE

(1) All applications shall include a Development Narrative containing:
(a) Project description and vision
(b) Existing zoning and land use conditions
(c) Proposed land uses.
(d) Requested modifications to zoning standards.
(e) Description of community benefits
(f) Explanation of how the project supports adopted plans and policies.
(g) Description of sustainability and open space features.
(h) Description of economic development benefits.
(i) Description of public infrastructure improvements.

(E) DEVELOPMENT STANDARDS

(1) The Development Plan shall include a comparison table identifying deviations from the underlying zoning district. Example:

Standard	**Underlying Zoning**	**Proposed Zoning**
Setback	25 Feet	20 Feet
Maximum Height	35 Feet	40 feet
Parking Ratio	1 space per 250 sq ft	1 space per 300 sq ft

(F) OPEN SPACE REQUIRMENTS

(1) Any approved development plan must include a minimum of 10% of usable open space. Examples of usable open space include, but are not limited to:
(a) Parks
(b) Plazas
(c) Trails
(d) Community Gardens
(e) Natural preservation areas

(f) Green space (with less than 10% slope)'
(g) Stormwater amenities designed as public features

(G) STORMWATER BENEIFTS AND REQUIREMENT

(1) Stormwater flooding poses a risk to public health, safety, and property within the City of Bethany. To support effective stormwater management, all new developments within a Planned Development Overlay District that are subject to the Community Benefit Point System shall incorporate at least one approved Stormwater Solution from Section (H) Community Benefit Point System into their project.

(H) COMMUNITY BENEFIT POINT SYSTEM

(1) The purpose of the Community Benefit Point System is to ensure that developments receiving flexibility from conventional zoning regulations provide measurable benefits to the community.

(a) Minimum Required Points

SPUD Projects: 12 Points
PUD Projects: 22 Points

Categories & Community Benefit	Points
SUSTAINABILITY/RESILIENCE	
Solar-ready building design	2
On-site renewable energy generation (solar, geothermal, etc.) providing ≥10% of projected energy demand	2
High Efficiency HVAC / heat pump systems exceeding current SEER2 / HSPF2 code minimums by ≥15%	2
Native or drought-resistant landscaping (≥75% of planted area)	2
Individual or public storm shelter(s) meeting ICC standards	5
Cool roof or reflective roof systems	2
TRANSPORTATION	
Sidewalks exceeding minimum width (minimum 6 feet)	5
Multi-use trail connection	4
Bicycle parking facilities exceeding minimum code requirements	1
Electric vehicle charging stations	2
Internal pedestrian circulation network connecting all major uses and adjacent public rights-of-way	3
Shared parking program	2
PUBLIC SERVICES	
Public plaza or gathering space (≥2,000 sq ft, publicly accessible)	4
Public art installation (approved by Commission or equivalent)	2

Streetscape improvements beyond code requirements (lighting, benches, planters, etc.)	3
Underground utility installation	3
Public safety improvements incorporated into project (traffic calming, crosswalks, lighting, etc.)	2
HOUSING DIVERSITY	
Workforce housing units (≤80% Average Median Income) – minimum 10% of total units	5
Deeper affordability units (≤60% Average Median Income) with long-term deed restriction (≥30 years) – minimum 5% of total units	3
Live-work units	3
True mixed-use (residential + commercial on the same site or building; commercial ≥15% of total floor area)	5
NATURAL RESOURCES AND GREEN SPACE	
Open space exceeding10% minimum (2 pts per additional 5%, max 6 pts)	2-6
Significant tree preservation (protected trees ≥12" at diameter retained and protected)	3
Improving nearby parks or trails (within ¼ mile, value-based contribution approved by Parks Department)	4
Two canopy trees (minimum 2" caliper, approved species) planted per dwelling unit with 2-year survival guarantee	3
Public Amenities & Recreation (must be accessible to residents and, where feasible, the broader neighborhood)	
Swimming pool	3
Dog Park	3
Basketball Court	4
Pickleball Court	4
Children's playground	4
Fitness center/ Gym	3
Stormwater Solutions	
Enhanced stormwater green infrastructure installations, including practices commonly described as nature-based solutions, green stormwater infrastructure, and low-impact development	2
Rain gardens, planter gardens, or pollinator gardens	2
Stream, drainageway, or wetland restoration or habitat restoration	4
Stormwater Storage	5
Focal Points, Soil Cells, Permeable Surface**s**	5

(I) APPLICATION REQUIREMENTS

(1) SPUD Applications

The following materials shall be submitted:

(a) Application form.
(b) Permitted uses.
(c) Development Narrative.
(d) Site Plan.
(e) Building Elevations or Conceptual Renderings.
(f) Landscape Plan.
(g) Community Benefit Point Table.
(h) Utility and access information as required by the Community Development Director.

(2) PUD Applications

The following materials shall be submitted:

(a) Application form.
(b) Development Narrative.
(c) Permitted uses.
(d) Preliminary Development Plan.
(e) Site Plan.
(f) Open Space Plan.
(g) Circulation Plan.
(h) Utility Plan.
(i) Landscape Plan.
(j) Building Elevations or Conceptual Renderings.
(k) Community Benefit Point Table.
(l) Phasing Plan, if applicable.

(3) All applicable information related to the proposed development shall be fully addressed in the application. Applications containing vague or unanswered responses shall be deemed incomplete and will not be reviewed

(J) REVIEW PROCEDURES

(1) SPUD Review Process

(a) Application Submission.
(b) Staff Review.
(c) Planning Commission Public Hearing and Recommendation.
(d) City Council Public Hearing and Final Action.

(2) PUD Review Process

(a) Pre-Application Meeting.
(b) Application Submission.
(c) Preliminary Development Plan Review.
(d) Planning Commission Public Hearing and Recommendation.
(e) City Council Public Hearing and Approval.
(f) Final Development Plan Approval.

(K) APPROVAL CRITERIA

(1) The Planning Commission and City Council shall consider whether the proposed development:
(a) Is consistent with the Comprehensive Plan.
(b) Is compatible with surrounding development.
(c) Enhances community character.
(d) Provides adequate public facilities and infrastructure.
(e) Provides measurable public benefits as identified in the development narrative.
(f) Preserves or enhances natural resources.
(g) Supports economic development and expansion of the tax base.
(h) Meets the requirements and criteria identified in this section.

(L) EXPIRATION

(1) Approval of a SPUD or PUD shall expire two (2) years following approval unless substantial construction has commenced. Substantial construction shall be defined by completion of at least twenty-five percent (25%) of the total construction development as measured by foundations constructed on site as per the approved development plan. Permits related to the project will need to be filed within 1 year. Extensions of up to one (1) year may be recommended by the Planning & Zoning Commission and approved by the City Council upon demonstration of good cause.

(M) AMENDMENTS TO APRROVED PLANNED DEVELOPMENT OVERLAY DISTRICTS

(1) Purpose

(a) The purpose of this section is to provide a clear and predictable process for modifying approved Planned Unit Development (PUD) and Small Planned Unit Development (SPUD) plans while distinguishing between minor modifications that do not substantially alter the approved development and major modifications that require additional public review.

(2) Minor Modifications

(b) Minor Modifications are changes that do not substantially alter the character, intensity, land use composition, community benefit commitments, circulation system, or overall development concept of the approved PUD or SPUD.

(c) Minor Modifications may be approved administratively by the Community Development Director.

(d) Example of Minor Modifications include:

i. Pivoting of buildings or structures or relocation of parking areas and or internal drives that do not substantially alter the approved site design.
ii. Modifications to landscaping, screening, fencing, lighting, or streetscape elements.
iii. Changes to building architecture, exterior materials, colors, or design features.
iv. Changes to utility locations or infrastructure design.
v. Reconfiguration of parking layouts that does not reduce approved parking below required minimums.
vi. Modifications to open space design that do not reduce the total approved open space area.
vii. Changes necessary to comply with engineering requirements, utility provider requirements, state regulations, or federal regulations.
viii. Any other modification determined by the Community Development Director to be substantially consistent with the approved Development Plan.

(3) Major Modifications

(a) Major Modifications are changes that substantially alter the approved development concept, intensity, land use composition, public benefit commitments, or impacts of the development.

(b) Major Modifications shall require review and approval by the Planning Commission and City Council following the same procedures required for the original approval. Any modification not contained in the following will be a minor modification.

(i) Addition of a land use not specifically authorized in the approved Development Plan.

(ii) Elimination or substantial modification of an approved community benefit or incentive feature.

(iii) Increase in residential density exceeding ten percent (10%) above the approved density.

(iv) Increase in nonresidential floor area exceeding ten percent (10%) above the approved floor area.

(v) Increase in building height exceeding ten percent (10%) above the approved maximum height.

(vi) Reduction of required open space.

(vii) Modification of approved access points to streets that substantially alters traffic circulation.

(viii) Expansion of the boundaries of the approved PUD or SPUD.

(ix) Adjustment of lot lines, tracts, easements, or common areas

(x) Adjustments to setbacks, lot dimensions, lot coverage, or parking ratios

(xi) Elimination of approved housing types or mixed-use components.

(xii) Any modification that significantly increases traffic generation, utility demand, stormwater impacts, or other public service impacts.

(xiii) Any modification determined by the Community Development Director, Planning Commission, or City Council to substantially alter the character or intent of the approved Development Plan.

(4) Community Benefit Commitments

(a) Community benefits and incentive points approved as part of a PUD or SPUD shall be considered vested conditions of approval.

(b) Approved community benefits shall not be removed, reduced, or materially altered unless approved through a Major Modification process. Where a proposed amendment reduces or eliminates an approved community benefit, replacement benefits providing equivalent or greater point values may be approved by the City Council.

(5) Findings

(a) Prior to approving Major Modification, the Planning Commission and City Council shall find that the proposed amendment:
(1) Remains consistent with the purpose and intent of the approved PUD or SPUD;
(2) Continues to provide adequate public benefits proportional to the requested flexibility;
(3) Remains compatible with surrounding land uses;
(4) Does not create adverse impacts on public facilities or services; and
(5) Continues to advance the goals of the Comprehensive Plan and this Chapter.

(N) INCENTIVE-BASED FLEXIBILITY

(1) Development flexibility authorized through the Community Benefit Point System shall be directly tied to the approved point total achieved by the development.

(2) No incentive shall be granted unless the corresponding community benefit points are provided and maintained.

(3) The City Council may authorize one or more of the following development incentives based upon approved point totals:

(a) Incentives available if additional points are calculated
(i) SPUD: 22 Points
(ii) PUD: 38 Points

(b) Eligible Incentives:

(i) Building height increase of up to ten (10) feet.
(ii) Parking reduction of up to twenty percent (20%).
(iii) Lot coverage increase of up to (20%).
(iv) Density increase of up to twenty percent (20%).
(v) Lot width reduction of up to twenty percent (20%).

SECTION 2. All ordinances in conflict herewith are hereby repealed.

SECTION 3. If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

SECTION 4. It being immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Bethany and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and its passage and approval.

END

The foregoing ordinance was introduced before the Bethany City Council on the _____ day of _____, 202__, and was duly adopted and approved by the Mayor and City Council on the _____ day of _____, 202__, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST: CHAIRPERSON OF THE CITY COUNCIL

_____ _____

CITY CLERK

Approved as to form and legality on _____, 202____.

CITY ATTORNEY

_____

§ 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 polices, 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)

NOTICE OF PUBLIC HEARING

On November 10th, 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: Consideration of action on current PUD moratorium.

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 December 1st, 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.

Planning & Zoning Staff Report

November 10, 2026

CASE NO: PC 26-19

Request: Discussion and possible action on Planned Industrial District (PID) Overlay.

***Background*:** Consideration of this corridor began in mid-2025 during discussions related to the Comprehensive Plan. The Bethany Comprehensive Plan 2030 identifies North Rockwell, from NW 50th Street to approximately NW 60th Street, as Industrial Mixed Use. The Planning & Zoning Commission voted to explore this discussion and gather public feedback on the potential rezoning to align with the Comprehensive Plan. After several discussion planning and zoning forwarded a recommendation to City Council on June 4th to approve and develop an overlay district along N Rockwell between NW 50th and NW 63rd St.

Consequently, the item was brought back to the Planning and Zoning Commission on August 20. Following several discussions and refinements to the overlay district boundaries and permitted use table, the proposed ordinance has now been drafted in its final form. The only changes since the last Planning and Zoning meeting are the additions related to Section (e) Lighting, based on recommendations by Chair Peck.

***Analysis*:**

The current PID draft outlines the purpose and intent of the overlay district, which is to encourage quality industrial light and commercial development along the North Rockwell corridor while maintaining appropriate protections for surrounding residential neighborhoods. The PID is intended to promote investment, job creation, and improved connectivity through flexible development standards.

The overlay district may only be applied to properties located along North Rockwell between Northwest 50th Street and Northwest 63rd Street. Any PID shall not extend east of Mueller and shall consist of one contiguous lot spanning the width between Rockwell and Mueller. If a property does not span this width, the PID shall not exceed 650 feet in depth. In addition, all PID properties shall have frontage along Rockwell.

The draft also establishes development standards for lot dimensions, setbacks, parking, landscaping, screening, lighting, and connectivity to ensure quality development and compatibility with adjacent residential areas. Public notifications went out for this item.

***Required Action*:** Hold a public hearing to provide a recommendation to either approve or deny the PID. This recommendation will be heard by Bethany City Council

***Attachments*:**

- PID Draft & Map
- Additional documents

ORDINANCE NO._____

ORDINANCE AMENDING TITLE XV: LAND USEAGE, CHAPTER 158: ZONING DISTRICT REGULATIONS AND ADDING A NEW SECTION REGARDING PLANNED INDUSTRIAL OVERLAY DISTRICT; STATING THE MASTER PID TEXT, STANDARDS, AND DEVELOPMENT REGULATIONS; PROVIDING FOR PERMITTED USES AND DESIGN GUIDELINES APPLICABLE THROUGHOUT THE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

SECTION 1

SECTION 158.024.1 PLANNED INDUSTRIAL OVERLAY DISTRICT is added as follows:

(A) PURPOSE AND INTENT:

(1) The purpose of the Planned Industrial Overlay District (PID) regulations is to encourage high-quality light industrial and commercial uses along the North Rockwell corridor between NW 50th Street and NW 63rd Street. This overlay district is intended to provide design flexibility while maintaining restrictions and protections for surrounding neighborhoods. These regulations are intended to:

(a) Encourage light industrial and commercial redevelopment and infill development
(b) Provide regulations and protections for surrounding residential neighborhoods
(c) Encourage investment that expands the city's tax base
(d) Improve transportation and pedestrian connectivity
(e) Provide opportunities for private investment to create jobs within the city and support employment

(2) The Planned Industrial Overlay District shall function as an overlay district. The underlying zoning classification shall remain in effect except where specifically modified through an approved Industrial Development Plan (IDP). No IDP shall be approved unless it meets the requirements and district specifications set forth in this chapter. The provisions of Section 158.024.1 control over Section 158.024.

(B) APPLICABLE AREA

(a) The Planned Industrial Overlay District shall only be allowed within the city along North Rockwell Avenue between Northwest 50th Street and Northwest 63rd Street. Any PID shall not extend east of North Mueller Avenue and shall have one contiguous lot spanning the width from North Rockwell Avenue to North Mueller Avenue. If one

contiguous lot does not extend to North Mueller Avenue, a PID shall not exceed 650 feet in depth.

(b) Planned Industrial Districts shall have frontage that abuts North Rockwell Avenue.

(C) GENERAL STANDARDS

All PID developments shall comply with the following:

(a) The underlying zoning district shall remain in effect.
(b) All uses shall be specifically identified within the application documents and shall adhere to the specific uses identified in this chapter.
(c) Setbacks, lot dimensions, building height, parking requirements, and other development standards shall adhere to the standards stated in this chapter.

(D) DEVELOPTMENT STANDARDS

(a) Lot Dimensions and Setbacks

(i) No PID shall have a frontage width of less than 100 feet.
(ii) Front yard setbacks shall not be less than 20 feet.
(iii) Interior lots that do not abut residential zones shall have no side yard setback.
(iv) Side yard setbacks that abut residential zones shall not be less than 20 feet.
(v) Rear yard setbacks that do not abut residential zones shall not be less than 10 feet.
(vi) Rear yard setbacks that abut residential zones shall not be less than 20 feet, with an additional 5 feet required for any building over 20 feet in height.
(vii) No building shall exceed 35 feet in height.

(b) Parking Minimums

(i) Parking and loading requirements for Planned Industrial Overlays shall adhere to those set forth in Chapter 158.035.

(c) Landscaping

(i) Landscaping requirements for Planned Industrial Overlays shall adhere to Chapter 155.10.
(ii) A minimum of two trees shall be planted along the sidewalk to provide shade covering. Trees must be approved trees included in Chapter 155.10.

(d) Screening

(i) PIDs that abut a residential district along any side yard or rear yard lot line shall provide an 8-foot-tall fence with 100% opacity along any lot line that abuts a residential district.

(e) Lighting

(i) PIDs that abut a residential neighborhood on any side or rear yard property line shall direct any parking or security lighting away from the residential district. If security or safety lighting is required on the side of a building that faces a residential district, such lighting shall be shielded so that the bulb or lens does not emit light above the horizontal plane of the fixture.

(ii) Parking lot lighting shall be restricted to warm light rated at 4000K or lower.

(iii) Exterior lighting shall be designed, installed, and maintained so that illumination measured at any residential property line shall not exceed one-half (0.5) foot-candle.

(iv) Non-essential security and parking lot lighting shall be dimmed to a maximum of 50% output between the hours of 10:00 p.m. and 6:00 a.m.

(v) Security lighting may remain illuminated during non-business hours, provided such lighting complies with all requirements of this Section.

(vi) Any light pole located within one hundred (100) feet of a residentially zoned property shall not exceed twenty (20) feet in height, as measured from grade to the top of the fixture.

(f) Connectivity

(i) The developer is responsible for installing a minimum 5-foot-wide sidewalk along the Rockwell frontage if no sidewalk currently exists. If a sidewalk exists along one or both sides of the frontage, the developer shall meet the current standards for the existing sidewalk and extend the sidewalk across the frontage, maintaining the existing width throughout.

(E) PERMITTED USES

(a) See Appendix A – Permitted Use Table.

APPENDIX A: PERMITTED USE TABLE (PID Draft)	
Accessory Building (over 240 sq.)	
Adult Business	
Adult day care center	

Agriculture	
Airport or landing field	
Alcoholic beverage establishments	X
Amusement, commercial indoor	X
Amusement, commercial outdoor	X
Art gallery	X
Auto storage or auto auction	
Automobile repair garage	X
Bed and Breakfast Inn	
Brewery (Craft brew)	X
Brewery (large scale)	X
Building and landscaping material sales yard	X
Bus station or terminal	
Caretaker or employee housing	
Catering establishment	X
Charitable or Philanthropic Institutions	
Church	
College or university	
Community center	
Country club, private	
Crematory	
Day camp for children	
Day-care center	
Dispensary store	
Dormitory	
Dwelling, multi-family	
Dwelling, single-family residential	
Dwelling, two-family	
Equestrian Educational Facility	
Equipment storage/rental yard	X
Family day-care homes	
Financial Institutions	
Fraternity or sorority lodge or assembly hall	
Freighting yard/terminal	
Funeral Home and Mortuary	
Gasoline service stations	X

Golf course, commercial	
Greenhouse and plant nursery	X
Grocery store or supermarket	
Group House	
Halfway House	
Hazardous Waste Collection, Processing, or Disposal	
Home occupations	
Hospital	
Hotel or motel	
Inmate pre-release center	
Inmate transitional living centers	
Inmate Work Center	
Impatient Treatment	
Itinerant vendor	
Jail and Correctional Facility	
Kennel	
Laboratory, scientific or research	
Library	
Manufacturing, heavy	
Manufacturing, light	X
Massage Clinic	
Media broadcast	X
Medical or dental facility	X
Mobile and Manufactured Home	
Mobile and Manufactured Home Park	
Museum	
Night club/dance hall	
Nursing care facility, convalescent, or rest home	
Open display, commercial	X
Pest Control Services	X
Petroleum products, Oil field equipment, storage yard and wholesale	X
Pharmacy	
Professional offices	
Public park and playground	
Public Safety Facilities	
Public Utility Station	X

Publisher	
Recreational vehicle or vehicle storage	X
Recreational Vehicle Park	
Recycling Collection Facility	X
Restaurant Eating Establishment (Not drive-in type)	X
Restaurant or Eating Establishment (Drive- in)	X
Retail, general	X
Retail, specialty	X
Sale barn	
Salvage yards	
School, Business	
School, Commercial Trade	X
School, Private, Elementary, or Secondary	
School, Public or Denominational	
Self-service laundry or dry-cleaning establishment	
Shelter	
Shooting range, indoor	X
Swap meet, flea market, and other similar uses	
Swim or tennis club	
Swimming pool, commercial	
Tattoo and/or Body Piercing Shop	X
Telecommunication Facilities	X
Temporary Employment Services, Day Labor Business	
Theater, drive-in	
Transitional Living Facility	
Treatment Facility	
Unlighted private tennis courts	
Vehicle Storage	X
Veterinary hospital	X
Warehouse	X
Warehouse, mini	X
Wastewater treatment plant	
Wholesale or warehouse enterprise	X
Zoo	

SECTION 2. All ordinances in conflict herewith are hereby repealed.

SECTION 3. If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

SECTION 4. It being immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Bethany and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and its passage and approval.

END

The foregoing ordinance was introduced before the Bethany City Council on the _____ day of _____, 202__, and was duly adopted and approved by the Mayor and City Council on the _____ day of _____, 202__, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST: CHAIRPERSON OF THE CITY COUNCIL

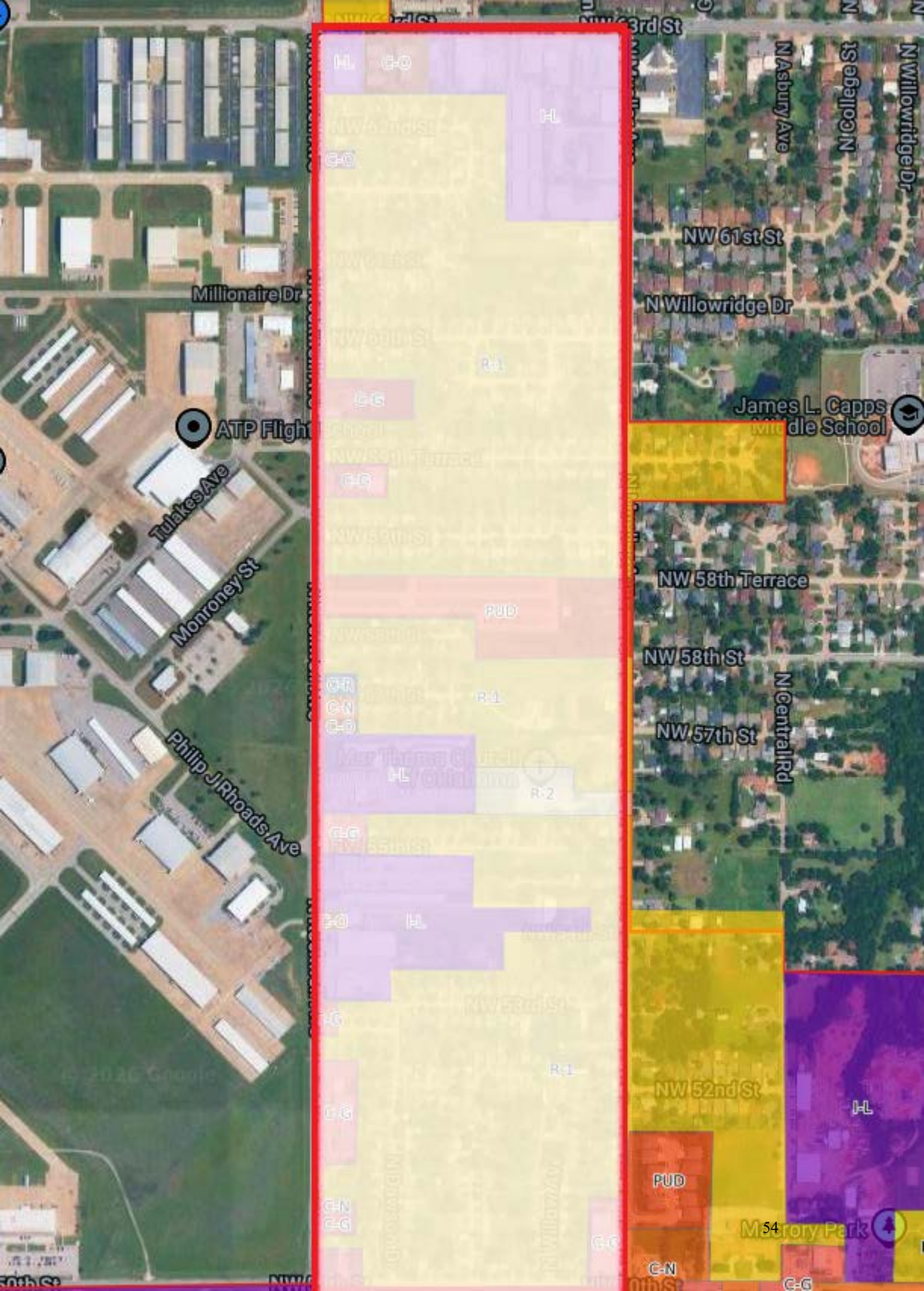
_____ _____

CITY CLERK

Approved as to form and legality on _____, 202____.

CITY ATTORNEY

_____


NW 63rd St
N Asbury Ave
N College St
N Willowridge Dr
NW 61st St
N Willowridge Dr
Millionaire Dr
ATP Flight
James L. Capps Middle School
Tulakes Ave
Monroney St
NW 58th Terrace
NW 58th St
N Central Rd
NW 57th St
Philip J Rhoads Ave
NW 52nd St
PUD
C-N
C-G
HL
R-1
R-2
C-O
C-R

Foot-Candles in Really Simple Terms

A quick way to understand what the measurement means and where the Bethany limit applies.

A foot-candle (fc) is simply a measurement of how much light reaches a surface.

Think of it like measuring rainfall:

Lumens	How much light the fixture produces
Foot-candles	How much of that light actually lands at a particular spot

Simple comparison

An easy mental picture is:

1 foot-candle is approximately the illumination from one candle measured one foot away.

0.5 fc is roughly half that illumination level.

What the Bethany ordinance means

Residential property line limit	0.5 foot-candle or less

The important point: the entire parking lot does not have to be 0.5 fc. The parking lot can be considerably brighter.

The limit applies specifically where the light is measured at the residential property line. At that line, illumination from the exterior lighting must be 0.5 fc or less.

In plain English: Keep the useful light on the site and prevent excess light from spilling onto neighboring residential property.

Bethany Exterior Lighting Ordinance

Plain-Language Guide for Light Industrial Properties Near Residential Areas

WHO IT APPLIES TO New development, redevelopment, or replaced outdoor fixtures on Light Industrial property adjoining, or within 100 ft of, residential zoning.

SAFETY + NEIGHBORS

1. Purpose

Allow useful safety and security lighting while protecting nearby homes from excessive brightness, glare, and spill light.

[HOOD]
↓↓↓

2. Full-Cutoff / Fully Shielded

The lamp or LED source is hidden from normal side view, and the housing blocks all light above a level line through the fixture. Think of a hood or cap that aims light only downward.

SITE → | HOME
max 0.5 fc

3. Light Trespass

Light that crosses the property line onto a neighbor's yard or home. At any residential property line, the measured level may not exceed 0.5 foot-candle. A lighting designer checks this with a photometric plan or light meter.

3000K ■ 4000K
WARM COOL

4. Color Temperature

The fixture may be no cooler than 4,000K. Lower Kelvin looks warmer/yellower; higher Kelvin looks cooler/bluer. Examples: 3,000K warm white, 4,000K neutral/cool white.

NO DIRECT VIEW



5. Glare

The bright LED or lamp itself should not shine directly into a home, driver's eyes, or the public right-of-way. Shielding, aiming, mounting location, and lower output can control glare.

20 ft MAX
↕

6. Pole Height

Any pole within 100 ft of residential zoning is limited to 20 ft, measured from finished grade to the top of the fixture.

AFTER HOURS: OK
RULES STILL APPLY

7. Security Lighting

Security lights may stay on after business hours, but they still must meet the shielding, trespass, color, glare, and height rules.

PLAN + CUT SHEETS
+ PHOTOMETRICS

8. Lighting Plan / Proof

The City may request fixture cut sheets, mounting heights, aiming details, and a photometric plan showing predicted foot-candle levels across the site and at property lines.

INSPECT → CORRECT

9. Noncompliance & Enforcement

Lighting installed after the ordinance takes effect that does not comply must be corrected within a reasonable period set by the City. Violations are handled under the Bethany Zoning Ordinance and City Code.

REMAINDER STAYS VALID

10. Legal Sections

Severability means one invalid provision does not cancel the rest. The ordinance becomes effective after passage, approval, and required publication.

QUICK VISUAL: ACCEPTABLE SHIELDING

GOOD: Full cutoff	NOT GOOD: Unshielded	PROPERTY LINE TEST
[HOODED FIXTURE] ↓↓↓ Light stays below horizontal.	✦ ↖ ↑ ↗ Light escapes upward and sideways.	Industrial site → | Home At the line: 0.5 fc maximum.

Practical submittal checklist: full-cutoff fixture cut sheet • CCT ≤ 4,000K • pole height ≤ 20 ft within 100 ft • photometric value ≤ 0.5 fc at residential lines

Department of Planning and Zoning

October 22, 2026

NOTICE OF HEARING
COMMISSION

PLANNING & ZONING

AND CITY COUNCIL

Dear Property Owner

This notice is to inform property owners that the Planning & Zoning Commission will hold a public hearing regarding the discussion and possible action on Planned Industrial District (PID) Overlay.

This item was previously considered as the N. Rockwell Industrial discussion and was addressed at prior public hearings.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether to approve the item; it makes recommendations on zoning matters to the City Council. The final decision is made by the City Council at a second hearing.

Attached to this notice is information on the hearing dates and the location of the area. 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.

A. Hearing Schedule

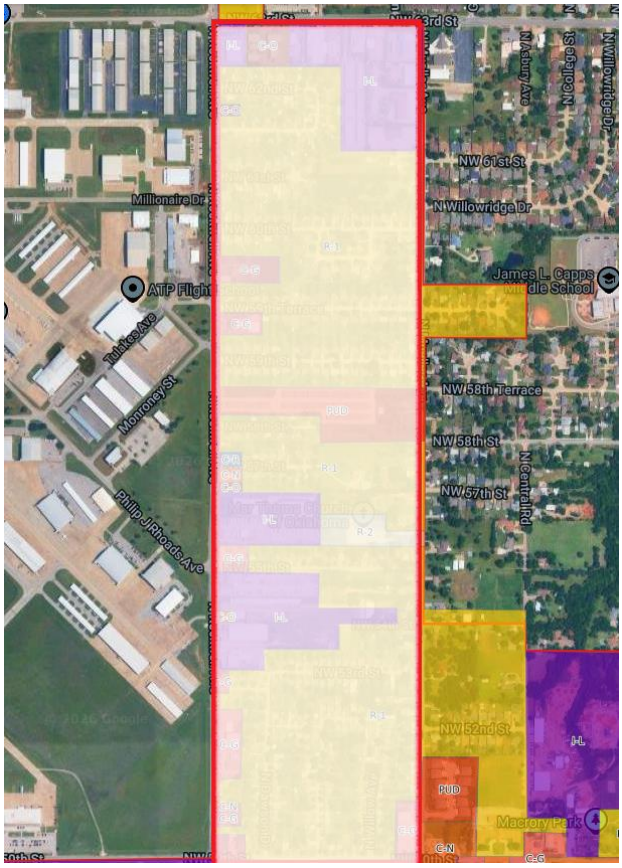
1. The Planning and Zoning Commission hearing on the item will be held on November 10, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the item. The Commission will vote on whether to recommend approval or disapproval of the proposed ordinance.

2. The City Council Hearing will be held on November 17, 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 ordinance.

B. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.

C. Map



NOTICE OF PUBLIC HEARING

On November 10, 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 and possible action on Planned Industrial District (PID) Overlay.

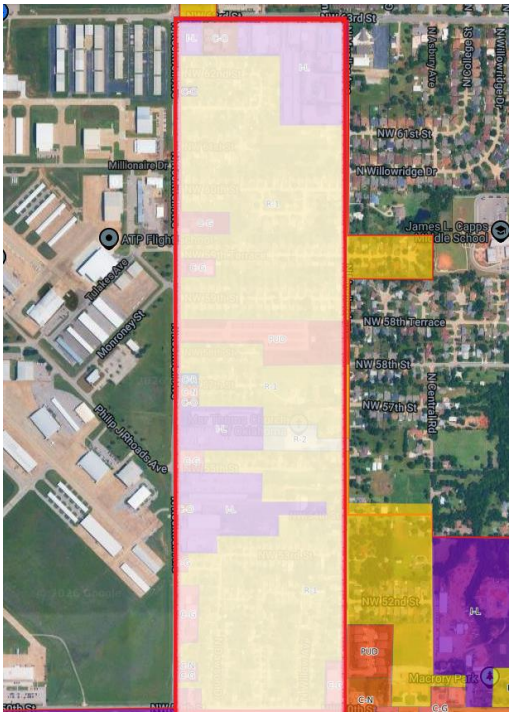
Following the public hearing, the Bethany Planning & Zoning Commission will vote on the request and possibly forward a recommendation to the Bethany City Council, which in turn will hear this case on November 17, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

This item was previously considered as part of the N. Rockwell Industrial discussion and was the subject of prior public hearings.

The Planning and Zoning Commission does not make the final decision on whether or not to approve the item; it simply makes recommendations on development matters to the City Council. The final decision is made by the City Council in a second hearing.

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.

Location



Planning & Zoning Staff Report

November 10, 2026

CASE NO: PC 26-18

Request: Discussion and possible action on Dumpster Sighting Ordinance

***Background*:** Staff and the Planning and Zoning Commission have held several discussions regarding refinement of the dumpster enclosure standards to better address the sanitation needs of the City of Bethany. Based on those discussions, revisions have been incorporated into the ordinance to improve functionality, maintenance, and compatibility with surrounding properties.

At the last meeting, the Commission voted to table the item subject to revisions. Following the meeting, staff consulted with Public Works to gather additional input regarding potential impacts. Attached is an assessment from Public Works Director Phil Stowell regarding an existing dumpster enclosure within the City of Bethany. Based on those discussions and comments from the Director, few modifications have been made to the ordinance for the Commission's review.

***Analysis*:**

The current draft establishes regulations for dumpster enclosures in commercial and industrial districts as well as in multifamily residential uses. The ordinance defines dumpster enclosures and sets standards for their location on the property, dimensions, and construction materials. It also establishes compliance timelines for existing nonconforming dumpsters.

The draft also identifies extraordinary conditions existing, including but not limited to topography, land ownership, adjacent development, historic district considerations. Therefore, there is a eligibility for Administrative Permission from the Community Development Director or Public Works Director in which they may modify these standards as deemed appropriate and in the public interest. These standards shall be reviewed on a case-by-case basis. However, Administrative permission shall not be granted for any new development. And any Appeals from a decision regarding administrative permission shall be heard by the Board of Adjustment.

Staff are aware of the potential need for Administrative Permission applications and is currently developing a standard operating procedure (SOP) to guide the review process. In addition, staff will create an online application through Citizenserve.

***Required Action*:** Hold a public hearing to provide a recommendation to either approve or deny the Dumpster Sighting Ordinance. This recommendation will be heard by Bethany City Council

***Attachments*:**

- Dumpster Sighting Ordinance Draft
- Additional Document

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 51.13 TO THE BETHANY CODE OF ORDINANCES PROVIDING FOR THE REGULATION AND LOCATION OF GARBAGE DUMPSTERS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS AND MULTI-FAMILY RESIDENTIAL USES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

SECTION 1. Chapter 5, Section 51.13 is added as follows:

§ 51.13 DUMPSTER CORRALS.

(A) All garbage dumpsters shall be enclosed in a corral.
(B) Dumpster corrals shall be located behind the front build line of the primary structure.
(C) No dumpster corral shall be located within 20 feet of any property line.
    a. No dumpster corral shall be located within any utility easement.
(D) All dumpsters shall be fully screened from the view of the public right-of-way or any adjacent residential zone or residential use.
    a. Screening shall be provided on three (3) sides by a single-material wall or fence constructed of masonry, concrete, or treated wood.
        i. In commercial zoning fence materials can be chain length fence with privacy slats.
        ii. Dumpster enclosures shall be designed and constructed with materials and finishes that are consistent with the primary building, creating a unified and aesthetically cohesive appearance throughout the development.
    b. The fourth side shall be screened by a solid gate of equal height of the corral walls.
    c. Screening shall provide at least one (1) foot of clearance on each side of the dumpster, measured between the dumpster and gate hinges, to allow garbage trucks to pick up empty, and replace the dumpster.
    d. The minimum height of the corral and gate shall be six (6) feet or the height of the dumpster, whichever is greater. The corral shall have a minimum interior width of (6.5) feet and may be larger than needed to accommodate the dumpster(s).
    e. The installation of bollards on each side of the dumpster enclosure.
    f. The gate shall be equipped with sleeved holes or another approved mechanism capable of securely holding the gate in open and closed positions to prevent injury or property damage.
    g. All gates to dumpster corrals shall remain operational.
    h. No Parking shall be allowed near the dumpster corral to maintain unobstructed access for sanitation services.
(E) All dumpster corrals shall be maintained in good repair and in a sanitary condition by the property owner, property management company, tenant, and or utility account holder.
    a. Trash, litter and refuse shall not be permitted to accumulate around the exterior of the corral. All trash, litter and refuse shall be deposited within the dumpster.
    b. The corral shall remain closed and dumpster shall remain covered.

This ordinance applies to:

c. All new construction or development of commercial and industrial districts and residential multifamily uses consisting of four units or more
d. Any replacement or relocation of an existing dumpster or dumpster corral.

(F) Existing nonconforming dumpsters shall be enclosed within a corral and brought into compliance within 24 months of the effective date of this ordinance.

(G) Temporary private dumpsters used for active construction, demolition, remodeling, renovation, or similar work shall be exempt from the dumpster corral enclosure requirements of this section, provided that:

a. The dumpster is authorized pursuant to § 51.03(B) and any applicable permit requirements imposed by the City Manager or designee;
b. The dumpster is located on the property where the work is being performed;
c. The dumpster remains on site only for the duration of the permitted work and is removed following completion of the work; and
d. The dumpster is maintained in a safe, sanitary, and orderly condition.

(H) Private non-city-issued dumpsters serving Multifamily Residential uses, Commercial and or Industrial uses on an ongoing or permanent basis shall comply with the requirements of § 51.03 and any permit conditions imposed by the city.

(I) All dumpsters, whether temporary or permanent, shall comply with subsection (F)(a). Trash, litter, refuse, debris, or other waste materials shall not accumulate outside the dumpster or within the surrounding area. All waste materials shall be deposited within the dumpster, and the responsible property owner, occupant, contractor, and/or hauler shall maintain the dumpster and surrounding area in a clean and sanitary condition.

(J) A violation of any provision of this ordinance shall be unlawful and subject to the penalty provisions of Section 10.99 of the Bethany Code of Ordinances, as amended.

(K) Administrative Permission

a. When extraordinary conditions exist, including but not limited to topography, land ownership, adjacent development, historic district considerations, the Community Development Director or Public Works Director may modify these standards as deemed appropriate and in the public interest. These standards shall be reviewed on a case-by-case basis by the Public Works Director and shall not establish precedent.
b. Administrative permission shall not be granted for any new development.
c. Appeals from a decision regarding administrative permission shall be heard by the Board of Adjustment in accordance with applicable procedures.

SECTION 2. All ordinances in conflict herewith are hereby repealed.

SECTION 3. If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

END

The foregoing ordinance was introduced before the Bethany City Council on the ____ day of _____, 2026, and was duly adopted and approved by the Mayor and City Council on the ____ day of _____, 2026, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST: MAYOR

_____ _____

CITY CLERK

Approved as to form and legality on _____, 2026.

CITY ATTORNEY

_____

Public Works
Bethany Oklahoma

PROJECT PROGRESSION

PROJECT: **DUMPSTER ENCLOSURE ASSESSMENT**

INITIATION DATE: **OCT.2026**

FIELD NOTES:	SCOOTER ENCLOSURE - STEEL AND CINDER BLOCK DESIGN **NOTE: THE FOLLOWING IS THE INTERIOR FOOT PRINT MEASUREMENTS ONLY – THE MEASUREMENTS DO NOT TAKE INTO CONSIDERATION THE THICKNESS OF THE WALLS:** 12' WIDE X 9'6" DEEP 6' 2" HIGH DESIGNED FOR TWO 4 YD DUMPSTER DUMPSTER MEASUREMENTS: 43" DEEP 78" WIDE INCLUDING HOOK UP TABS 49.5" TALL **NO PARKING STRIPES A GOOD THING, SIGNIFICANT IN SIZE GATES WHEN OPENED: NO HOLE IS DRIVING SURFACE TO SECURE GATE ROD.
ASSESSMENT	THE EXAMPLE ENCLOSURE IS A GOOD TEMPLATE FOR CONSTRUCTION SPECIFICATIONS . THE UNIT IS DESIGNED TO HOUSE TWO OF THE CITY'S 4 YARD DUMPSTERS. IF ADDITIONAL DUMPSTERS BEYOND TWO ARE DESIRED TO BE HOUSED IN ONE ENCLOSURE, THE AREA NEEDED COULD BE EXTRAPOLATED BASED ON THE TEMPLATE. IT WAS NOTED THAT THERE WERE SLEEVED HOLES IN THE DRIVING SURFACE TO SECURE THE GATES IN THE CLOSED POSITION HOWEVER, THERE WERE NO ADDITIONAL HOLES TO SECURE THE GATES IN THE OPENED POSITION. I WOULD RECOMMEND THAT A MECHANISM SUCH AS SLEEVED HOLES BE REQUIRED FOR BOTH OPEN AND CLOSED GATE POSITIONS. WINDS, GATE SAG, ECT COULD CAUSE INJURY AND DAMAGE IF NOT PROPERLY SECURED. ALSO NOTED : THE PAINTED STRIPED NO PARKING AREA IN FRONT OF THE GATES – THIS WOULD ALSO BE A GOOD REQUIREMENT TO KEEP THE ENCLOSURE ACCESSIBLE FOR SANITATION SERVICE. SCOOTER ENCLOSURE PHOTOS ATTACHED. PHIL STOWELL, PUBLIC WORKS DIRECTOR


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