

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

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

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 2, 2026
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF MARCH 19, 2026
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING
COMMISSION BUSINESS

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

NEW BUSINESS

ADJOURNMENT UNTIL APRIL 16, 2026

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 19, 2026

MEMBERS PRESENT: Justin Peck, Chair
Jame Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Steve Marx
Jennifer Edmonson

MEMBERS ABSENT: Arvel Williams
Ron Crouch

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

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, March 12, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Sam Thurman to approve the March 5, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 1: PC 26-08
Consider a request by Jessica Garcia, Applicant and Property Owner, to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

LEGAL DESCRIPTION: Woods Garden Terrace 2nd Block 005 Lot 039.

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a request to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

Ms. Garcia, Applicant and Aidia Garcia (daughter) spoke to the Planning and Zoning Commission. We are interested in building a new home. This would allow another family to come into the City of Bethany.

Commissioner Thurman asked if the applicant plans to live in the new home or rent the new home.

Aida Garcia explained we have looked at it both ways. If the time comes when the construction is over, and I am ready to live on my own, I would like to take the opportunity to move into the house. But if not in the picture, we would just let another family take the opportunity for themselves.

Commissioner Peck asked if the driveway would come in off N. College.

Aida Garcia said yes.

Commissioner Marx asked staff if the lot north of tonight's request would be large enough for a commercial business.

Brett Crecelius, Comm. Dev. Director said yes, it would depend on the type of commercial to fit the lot.

Commissioner Thurman asked if we allow the home to be built would it have any impact on future commercial construction on the property to the north.

Brett Crecelius, Comm. Dev. Director said it would depend on the business coming in, and the commercial property would be required to meet all the noise and screening requirements.

Ms. Mauer, resident of 2212 N. Gleason spoke to the Planning and Zoning Commission. The lot at NW 23rd and N. College has been empty since 1979 and there has been no activity on this corner. She asked if there was any interest for this corner.

Brett Crecelius, Comm. Dev. Director said since he has been with Bethany, there has not been any interest.

Ms. Mauer, resident of 2212 N. Gleason said she has no objection to the rezoning request.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning request for the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential). The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director did not have any new business.

Ray Jones, City Attorney stated there will be an item on the next City Council agenda recommending a referral to a possible PUD moratorium. There will have to be a hearing on whether to put a temporary hold on PUD type projects.

Motion was made by Robert Helton, seconded by Sam Thurman to adjourn. The motion carried unanimously 6 - 0.

City of Bethany
Planning & Zoning Staff Report
April 2, 2026

CASE NO: PC 26-07

Request: Hold public hearing to make a decision on the discussion on the rezone of parcels abutting the North Rockwell corridor, from NW 50th Street to NW 60th Street.

Legal Description: N/A

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

Proposed Zoning: Industrial Mixed Use

Surrounding Zoning:

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

Table 1

I-L Zoning Characteristics

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

Table 2

Setbacks	R-1	C-G	I-L
Front	<i>25 feet</i>	<i>25 feet</i>	<i>25 feet</i>
Side Interior	<i>10 feet on one side, 5 feet other side</i>	<i>None</i>	<i>None</i>
Side Street lots	<i>15 feet</i>	<i>25 feet</i>	<i>25 feet</i>
Rear	<i>20 feet</i>	<i>20 feet</i>	<i>15 feet</i>

Table 3

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. City staff subsequently mailed and published public hearing notifications. During this time a cost-benefit analysis was conducted to better evaluate the potential impacts of the proposed rezoning on the City of Bethany and its residents. This analysis was presented to the Planning & Zoning Commission and has been made available to the public on the City of Bethany website. This cost-benefit analysis outlines land-use comparisons and evaluates the potential impacts on jobs and businesses. The full analysis is included in the meeting packet for review.

Land Comparison	Non-Ind Value	Ind. Land Value	Difference
	\$	\$	\$
All Land	30,584,186.00	12,841,770.00	17,742,416.00
	\$	\$	\$
1/4	22,938,139.50	3,210,442.50	4,435,604.00
	\$	\$	\$
1/3	20,389,436.94	4,237,784.10	5,956,964.96
	\$	\$	\$
1/2	15,292,093.00	6,420,885.00	8,871,208.00
	\$	\$	\$
2/3	10,194,718.47	8,475,568.20	11,913,899.33

Table 4

The Planning & Zoning Commission held two public hearings on February 5 and February 19 to gather public input regarding the potential rezoning of North Rockwell, from NW 50th Street to approximately NW 60th Street, to Industrial Mixed Use. Based on the discussion and feedback received during those hearings, the Commission determined that an additional public hearing should be scheduled to consider and vote on a recommendation, which would then be forwarded to the City Council for final consideration.

The City of Bethany has received a consistent number of inquiries related to light industrial uses, including small-scale manufacturing, warehousing, distribution, and other employment-oriented businesses. Existing zoning districts do not adequately accommodate this demand, resulting in limited options for prospective businesses seeking to locate within the community. Rezoning this area would help address that gap while supporting economic diversification. Based on the property’s location, consistency with the Comprehensive Plan, proximity to the airport, and demonstrated demand for light industrial land, staff finds that the proposed rezoning to Industrial Mixed Use is appropriate and supports the City’s long-term planning and economic development goals.

At the February 5 public hearing, Commissioner Edmondson presented information regarding available land for lease at Wiley Post Airport. It was directed that the Commissioner submit this information to City staff for inclusion in the agenda materials for the next public hearing. During the February 19 public hearing, the Commission discussed what the availability of industrial land at Wiley Post Airport could mean for the City of Bethany, including whether sufficient industrial land already exists within that area. It was noted, however, that this land is located within Oklahoma City and not within the City of Bethany.

Following the mailing of the most recent public notice, city staff received public input, in the form of phone calls. Several property owners have expressed concerns related to potential impacts on property values, water usage, the extent of the rezoning boundaries, and the effects that potential new businesses may have on neighboring properties, particularly with regard to traffic.

Analysis:

The proposed zoning is consistent with the City's Comprehensive Plan, which identifies this area as appropriate for Industrial mixed-use development. The Comprehensive Plan specifically calls out lands in proximity to the airport as suitable for industrial and employment-based uses due to reduced land-use conflicts, compatibility with aircraft operations, and an area that would have less impact on residential neighborhoods. The proposed rezoning is intended to expand opportunities for light industrial development within the city, a land use category that is currently limited in supply.

An important attribute to highlight is that each zoning district in the City of Bethany includes standards intended to ensure compatibility with adjacent land uses. These standards include site plan review requirements, buffering provisions, and development regulations. Any future development of Industrial Mixed Uses would be required to comply with all applicable zoning, building, and site development requirements.

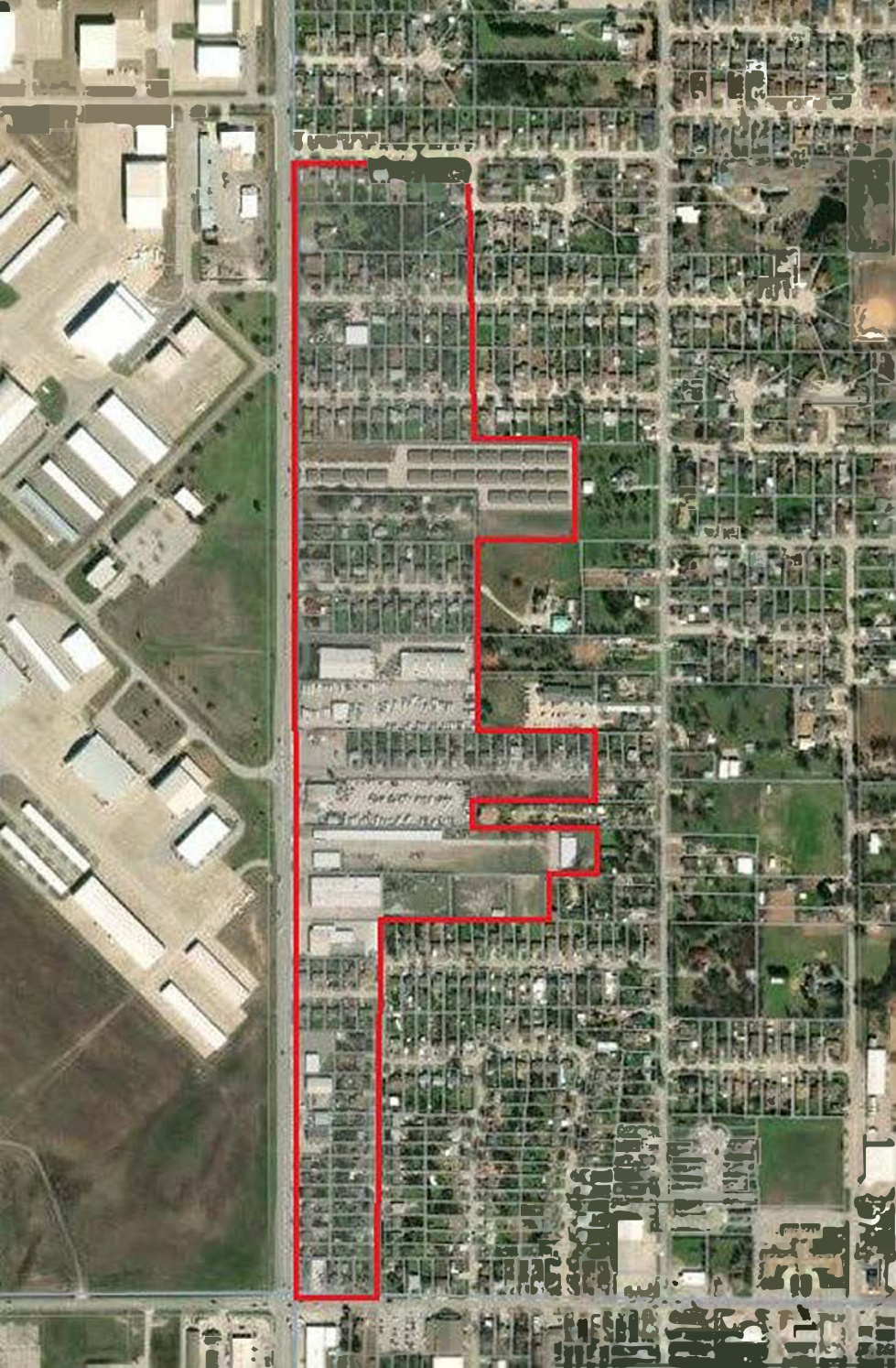
Finally, an evaluation of properties directly abutting Rockwell Avenue between NW 50th Street and NW 60th Street shows that only twelve (12) properties are zoned R-1. The remaining properties within this corridor are already zoned for a mix of uses, including Commercial General, Commercial Restricted, Commercial Office, Industrial Light, Planned Unit Development (PUD), and Commercial Neighborhood.

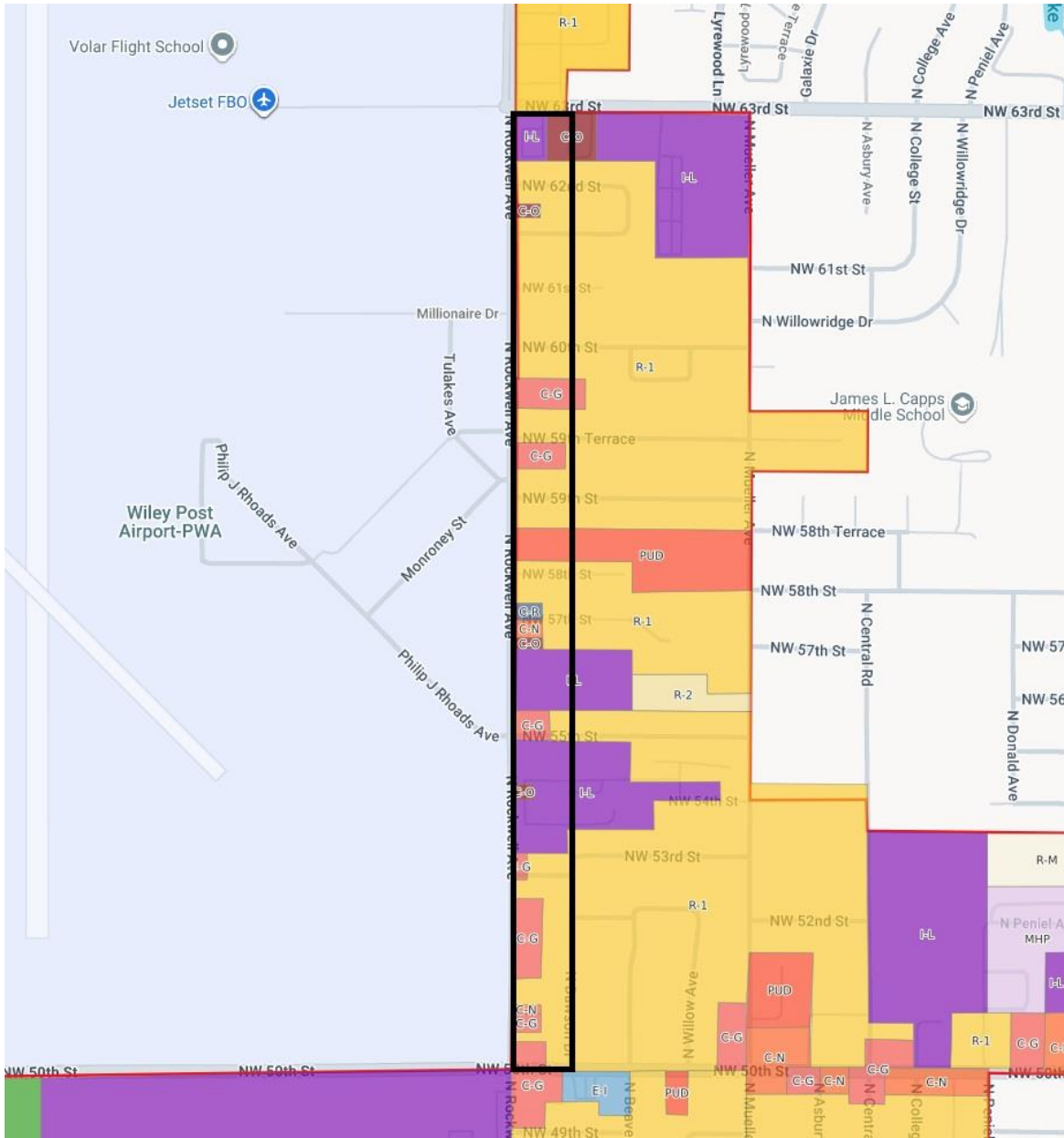
Required Action: Hold a public hearing to provide a recommendation to either approve or deny the rezoning of North Rockwell to Industrial Mixed Use. This recommendation will be heard by Bethany City Council on April 21, 2026, and a decision whether to approve or deny this rezone will be made.

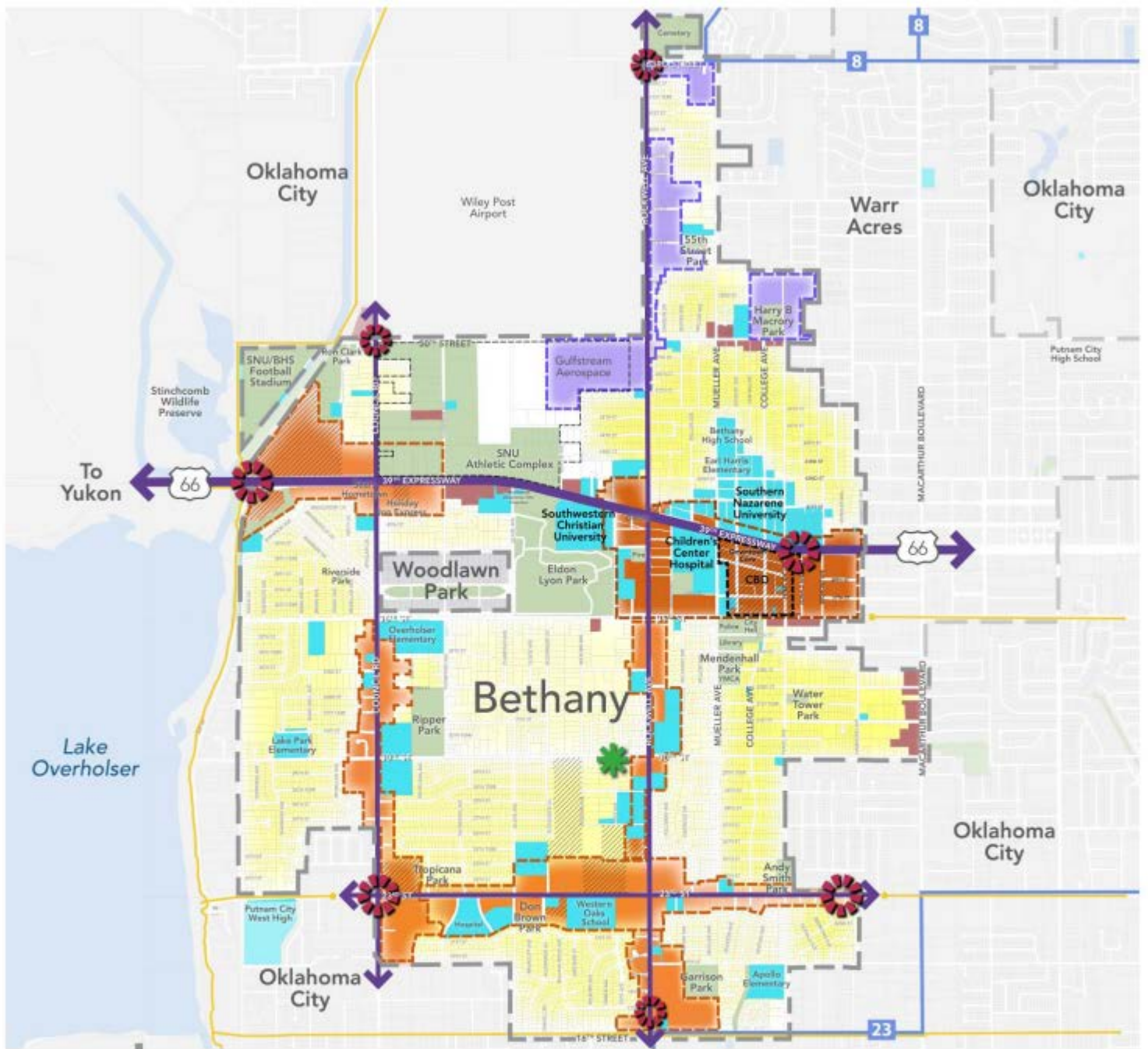
Attachments:

- Aerial Photographs

- Zoning Map
- Comprehensive Plan Strategy Map
- Permitted Use Table
- Cost Benefit Analysis
- Wiley Post Area
- Letter to Property Owners
- Certified Owners List
- Public Notification







Legend

Existing Constraints

- City Boundary
- WPA Trust Land
- Parcels

Key Assets

- Hospitals, Universities, Schools, and Churches
- Parks, City Services, and Shared Facilities
- Other Commercial Areas (Retail/Office/Services)
- Potential Development

Strong Revitalized Neighborhoods

- East Neighborhoods (Pre-1960 Homes)
- Southwest Neighborhoods (1960-1980 Homes)
- Central Neighborhoods (1980-2015 Homes)
- Potential Park

Existing Mobility Connections

- Connection to OKC Bike Trail Network
- Connection to OKC/Embark Mass Transit

Vibrant Mixed Use Districts

- Downtown Mixed Use (Proposed CBD Expansion)
- Commercial Mixed Use
- Industrial Mixed Use

Urban Design and Placemaking

- Route 66
- Commercial Corridor
- Major Gateway
- Secondary Gateway



0 750 1,500 3,000 Feet

APPENDIX A: PERMITTED USE TABLE

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

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

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

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

Cost Benefit Analysis

Rockwell Corridor

Land Comparison	Non-Ind Value	Ind. Land Value	Difference
All Land	\$ 30,584,186.00	\$ 12,841,770.00	\$ 17,742,416.00
1/4	\$ 22,938,139.50	\$ 3,210,442.50	\$ 4,435,604.00
1/3	\$ 20,389,436.94	\$ 4,237,784.10	\$ 5,956,964.96
1/2	\$ 15,292,093.00	\$ 6,420,885.00	\$ 8,871,208.00
2/3	\$ 10,194,718.47	\$ 8,475,568.20	\$ 11,913,899.33

Ind. Developed Area (1/4)			
	Low Intensity	Base Intensity	High Intensity
Jobs	328	657	1641
Businesses	33	66	164
Business License Revenue	\$ 1,148.98	\$ 2,297.95	\$ 5,744.88
Taxable Sales from Employees	\$ 126,059.16	\$ 252,118.31	\$ 630,295.78
Use Tax (~10% of sales tax)	\$ 12,605.92	\$ 25,211.83	\$ 63,029.58
Industrial Utility Increase	\$ 63,557.45	\$ 127,114.90	\$ 317,787.25
City Incremental Services Cost	\$ (65,655.81)	\$ (131,311.62)	\$ (328,279.05)
Loss of Res. Utility Income	\$ (146,400.00)	\$ (146,400.00)	\$ (146,400.00)
Residential costs voided	\$ 77,562.72	\$ 77,562.72	\$ 77,562.72
Net Annual Fiscal Impact	\$ 68,878.41	\$ 206,594.10	\$ 619,741.16
Net 5 Year Impact	\$ 344,392.04	\$ 1,032,970.48	\$ 3,098,705.79
Net 10 Year Impact	\$ 688,784.08	\$ 2,065,940.95	\$ 6,197,411.59

Ind. Developed Area (1/3)			
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	Low Intensity	Base Intensity	High Intensity
Jobs	433	867	2167
Businesses	43	87	217
Business License Revenue	\$ 1,516.65	\$ 3,033.30	\$ 7,583.25
Taxable Sales from Employees	\$ 166,398.08	\$ 332,796.17	\$ 831,990.42
Use Tax (~10% of sales tax)	\$ 16,639.81	\$ 33,279.62	\$ 83,199.04
Industrial Utility Increase	\$ 83,895.83	\$ 167,791.67	\$ 419,479.17
City Incremental Services Cost	\$ (86,665.67)	\$ (173,331.34)	\$ (433,328.35)
Loss of Res. Utility Income	\$ (146,400.00)	\$ (146,400.00)	\$ (146,400.00)
Residential costs voided	\$ 77,562.72	\$ 77,562.72	\$ 77,562.72
Net Annual Fiscal Impact	\$ 112,947.43	\$ 294,732.14	\$ 840,086.26
Net 5 Year Impact	\$ 564,737.14	\$ 1,473,660.68	\$ 4,200,431.29
Net 10 Year Impact	\$ 1,129,474.28	\$ 2,947,321.36	\$ 8,400,862.59

Ind. Developed Area (1/2)	Low Intensity	Base Intensity	High Intensity
Jobs	657	1313	3283
Businesses	66	131	328
Business License Revenue	\$ 2,297.95	\$ 4,595.91	\$ 11,489.77
Taxable Sales from Employees	\$ 252,118.31	\$ 504,236.62	\$ 1,260,591.55
Use Tax (~10% of sales tax)	\$ 25,211.83	\$ 50,423.66	\$ 126,059.16
Industrial Utility Increase	\$ 127,114.90	\$ 254,229.80	\$ 635,574.50
City Incremental Services Cost	\$ (131,311.62)	\$ (262,623.24)	\$ (656,558.10)
Loss of Res. Utility Income	\$ (146,400.00)	\$ (146,400.00)	\$ (146,400.00)
Residential costs voided	\$ 77,562.72	\$ 77,562.72	\$ 77,562.72
Net Annual Fiscal Impact	\$ 206,594.10	\$ 482,025.47	\$ 1,308,319.60

Net 5 Year Impact	\$ 1,032,970.48	\$ 2,410,127.35	\$ 6,541,597.99
Net 10 Year Impact	\$ 2,065,940.95	\$ 4,820,254.71	\$ 13,083,195.97

Ind. Developed Area (2/3)			
	Low Intensity	Base Intensity	High Intensity
Jobs	867	1733	4333
Businesses	87	173	433
Business License Revenue	\$ 3,033.30	\$ 6,066.60	\$ 15,166.49
Taxable Sales from Employees	\$ 332,796.17	\$ 665,592.34	\$ 1,663,980.85
Use Tax (~10% of sales tax)	\$ 33,279.62	\$ 66,559.23	\$ 166,398.08
Industrial Utility Increase	\$ 167,791.67	\$ 335,583.34	\$ 838,958.34
City Incremental Services Cost	\$ (173,331.34)	\$ (346,662.68)	\$ (866,656.69)
Loss of Res. Utility Income	\$ (146,400.00)	\$ (146,400.00)	\$ (146,400.00)
Residential costs voided	\$ 77,562.72	\$ 77,562.72	\$ 77,562.72
Net Annual Fiscal Impact	\$ 294,732.14	\$ 658,301.55	\$ 1,749,009.80
Net 5 Year Impact	\$ 1,473,660.68	\$ 3,291,507.76	\$ 8,745,048.99
Net 10 Year Impact	\$ 2,947,321.36	\$ 6,583,015.51	\$ 17,490,097.98

WILEY POST AIRPORT LAND AVAILABLE FOR LEASE ONLY

Call For Pricing

5915 Philip J Rhoads Avenue, Oklahoma City, OK

Zoned: I-2 Moderate Industrial

244 Acres MOL

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

[Download Flyer](#)





Mexico City
2 Hours 35 Minutes

NAIRED COMMERCIAL REAL ESTATE

BOB SULLIVAN, CCIM
405.641.9798
BOB@NAIRED.COM

CLARK EVERETT
405.985.8424
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WILEY POST AEROSPACE AND INDUSTRIAL PROPERTIES

naired.com





Department of Planning & Community Development

March 9th, 2026

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner

This notice is to inform you that a discussion will be held on April 2, 2026, in accordance with the City of Bethany's Comprehensive Plan, regarding the rezoning of all parcels abutting the North Rockwell corridor, from NW 50th Street to NW 60th Street, to Industrial Mixed Use.

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 April 21, 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.

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. There were two previous public hearings on this item held on February 5th and 19th. This meeting will make the recommended approval or disapproval of the proposed rezoning.

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.

ZONING CHANGE INFORMATION

A. Rezoning Proposal

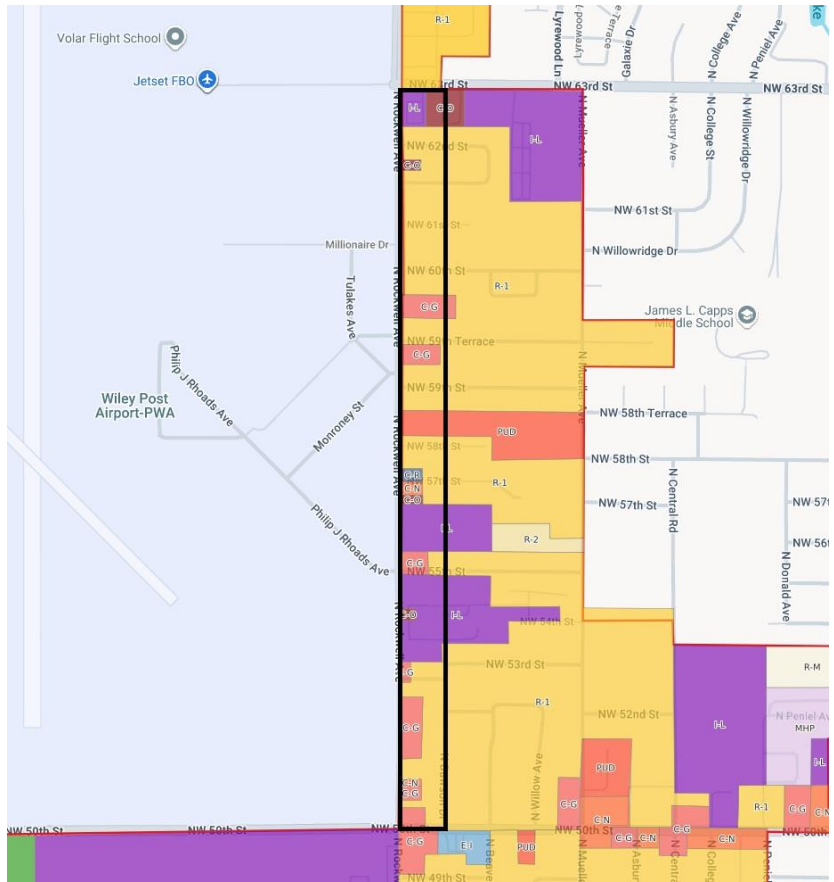
1. Case No.: 26-07
2. Location of Property: All parcels abutting the North Rockwell corridor, from NW 50th Street to NW 60th Street
3. Present Zonings: R-1 (Residential Single-family), G-G (Commercial General), C-N (Commercial Neighborhood, C-O (Commercial Office), C-R (Commercial Restricted), I-L (Industrial Light), PUD (Planned Unit Development)
4. Proposed Zoning: Industrial Mixed Use

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on April 2nd, 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 April 21st, 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.



170887	R1730632	Resident	2836	581	2.83617E	Putnam (M2R2 LLC			10421 HARVEST HILLS RD	OKLAHOMA CITY	OK	73162-4010
170889	R1730633	Resident	2836	581	2.83617E	Putnam (M2R2 LLC			10421 HARVEST HILLS RD	OKLAHOMA CITY	OK	73162-4010
170888	R1730633	Exempt	2836	581	2.83617E	Putnam (CITY OF BETHANY			PO BOX 219	BETHANY	OK	73008
170793	R1755032	Industrial	2835	581	2.83518E	Putnam (DAVIS RON ALLEN			5602 N ROCKWELL AVE	BETHANY	OK	73008
170695	R1730650	Industrial	2835	581	2.83517E	Putnam (BRUNE PAK N STAK LLC			14100 CANTERBURY DR	EDMOND	OK	73013-7014
170694	R1730641	Industrial	2835	581	2.83517E	Putnam (SOUTHWIND PROPERTIES LLC			PO BOX 1256	OAKLAND	FL	34760-1256
170532	R1723812	Commer	2835	581	2.83517E	Putnam (SUTTON CAPITAL LLC			1513 NW 158TH ST	EDMOND	OK	73013
170531	R1723811	Resident	2835	581	2.83517E	Putnam (DANIELS SOLON W & LISA M TRS	S N L FAMILY TRUST		6108 WILLOWRIDGE DR	WARR ACRES	OK	73122-7035
170533	R1723812	Commer	2835	581	2.83517E	Putnam (PROFESSIONAL REHABILITATION	CONSULTANTS INC	C/O RICHARD MOORE	PO BOX 191	WAYNOKA	OK	73860
171010	R1755812	Resident	2836	581	2.83618E	Putnam (PEREZ JOSHUA ALBERTO			7022 NW 61ST TER	BETHANY	OK	73008-1926
171011	R1755812	Resident	2836	581	2.83618E	Putnam (NATE PROPERTIES LLC			PO BOX 720244	OKLAHOMA CITY	OK	73172-0244
171021	R1755813	Resident	2836	581	2.83618E	Putnam (MOONEY SEAN			15609 POMPEYA LN	EDMOND	OK	73013
171022	R1755813	Resident	2836	581	2.83618E	Putnam (MARTINEZ JOSE ALFREDO & MARIA BRENDA			14532 NW 23RD ST	YUKON	OK	73099-4122
171020	R1755813	Commer	2836	581	2.83618E	Putnam (OSBORNE GEORGE H			6210 N ROCKWELL AVE	BETHANY	OK	73008-1949
171018	R1755813	Resident	2836	581	2.83618E	Putnam (BARNARD CHARLES W			7020 NW 62ND ST	BETHANY	OK	73008-1928
171019	R1755813	Resident	2836	581	2.83618E	Putnam (YOUSIF WAHID S & AMNID			14613 DOULTON CIR	OKLAHOMA CITY	OK	73142
170988	R1755810	Resident	2836	581	2.83618E	Putnam (SBS PROPERTIES INC	SCHWARZ KELLY PRESIDENT		9016 NW 147TH TER	YUKON	OK	73099-9778
170987	R1755810	Resident	2836	581	2.83618E	Putnam (ZES PROPERTIES LLC			708 E CORDELLA TER	MUSTANG	OK	73064
171097	R1759514	Resident	2836	581	2.83618E	Putnam (DELARA GOMARO	MARTINEZ PAULA LOPEZ		7018 NW 60TH ST	BETHANY	OK	73008
171096	R1759514	Resident	2836	581	2.83618E	Putnam (BURLESON CARRIE ETAL	LAUBACK KYLE	CARTER KELLI	5008 N MILLER AVE	OKLAHOMA CITY	OK	73112
171095	R1759514	Resident	2836	581	2.83618E	Putnam (MCKINNON CAPITAL FUND I LLC			2832 W WILSHIRE BLVD 203	OKLAHOMA CITY	OK	73116
171067	R1759511	Resident	2836	581	2.83618E	Putnam (DJTL PROPERTIES LLC 7019 NW 60TH ST SERIES			13301 S WESTERN AVE	EDMOND	OK	73025
171066	R1759511	Resident	2836	581	2.83618E	Putnam (CHALMERS BILLY R JR & JAMIE L			7017 NW 60TH ST	BETHANY	OK	73008-1919
171065	R1759511	Resident	2836	581	2.83618E	Putnam (VALENCIA ROSARIO	ORENDAIN JUAN CARLOS		7015 NW 60TH ST	BETHANY	OK	73008-1919
170968	R1755711	Resident	2836	581	2.83618E	Putnam (CAROLAN CASEY L			7011 NW 59TH TER	BETHANY	OK	73008
170969	R1755711	Resident	2836	581	2.83618E	Putnam (J M H PROPERTY ENTERPRISES LLC			2548 NW EXPRESSWAY	OKLAHOMA CITY	OK	73112-7182
170885	R1730622	Resident	2836	581	2.83617E	Putnam (HICKMAN & SUTTON LLC			1513 NW 158TH ST	EDMOND	OK	73013
171046	R1759411	Resident	2836	581	2.83618E	Putnam (DE LA ROSA HIPOLITO RAMIREZ	FLORES VERONICA		7016 NW 61ST ST	BETHANY	OK	73008
171045	R1759411	Resident	2836	581	2.83618E	Putnam (VASQUEZ CARLOS A MIJANGOS			7014 NW 61ST ST	BETHANY	OK	73008
171029	R1759410	Resident	2836	581	2.83618E	Putnam (HILL JUDY R			7017 NW 61ST ST	BETHANY	OK	73008
171030	R1759410	Resident	2836	581	2.83618E	Putnam (JDP LLC 7015 NORTHWEST 61ST SERIES			10912 NW 26TH ST	YUKON	OK	73099
170881	R1730610	Commer	2836	581	2.83617E	Putnam (SBBN HOLDING COMPANY INC			6350 N ROCKWELL AVE	BETHANY	OK	73008-1951
170884	R1730615	Public Se	2836	581	2.83617E	Putnam (OKLA NATURAL GAS CO				0 Unknown	NO	0
170795	R1755034	Commer	2835	581	2.83518E	Putnam (DAVIS RON ALLEN			5602 N ROCKWELL AVE	BETHANY	OK	73008
171031	R1759410	Resident	2836	581	2.83618E	Putnam (ESCOBAR PEDRO & MARGARITA			12626 N FRISCO RD	YUKON	OK	73099-9409
171009	R1755812	Resident	2836	581	2.83618E	Putnam (MARTINEZ JOSE ALFREDO & MARIA B			7020 NW 61ST TER	BETHANY	OK	73008
171044	R1759411	Resident	2836	581	2.83618E	Putnam (POMPA ALEJANDRA			7012 NW 61ST ST	BETHANY	OK	73008-1924
170989	R1755810	Resident	2836	581	2.83618E	Putnam (ADAMS DALE & TAMI			7019 NW 62ND ST	BETHANY	OK	73008-1927
170877	R1730610	Commer	2836	581	2.83617E	Putnam (OMEGA INVESTMENTS LLC			20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103
169658	R1685417	Exempt	2830	101	2.83017E	Putnam (CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102
170967	R1755711	Resident	2836	581	2.83618E	Putnam (RAMSEY DAVID M			7009 NW 59TH TER	BETHANY	OK	73008
170705	R1730662	Industrial	2835	581	2.83517E	Putnam (EBC ENTERPRISES LLC			14100 CANTERBURY DR	EDMOND	OK	73013
170792	R1755031	Resident	2835	581	2.83518E	Putnam (CITE PROPERTIES LLC			PO BOX 720244	OKLAHOMA CITY	OK	73172-0244
168279	R1890965	Exempt	2815	581	2.81519E+	Putnam (CITY OF BETHANY			PO BOX 219	BETHANY	OK	73008
169657	R1477010	Exempt	2829	501	2.82915E	Putnam (CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102
168494	R1685414	Exempt	2818	101	2.81817E+	Putnam (CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102
170519	R1723810	Resident	2835	581	2.83517E	Putnam (M2R2 LLC			10421 HARVEST HILLS RD	OKLAHOMA CITY	OK	73162-4010
170530	R1723811	Resident	2835	581	2.83517E	Putnam (WERNER ANTHONY & AMBER			7002 NW 57TH ST	BETHANY	OK	73008-2020
171017	R1755813	Resident	2836	581	2.83618E	Putnam (CHERRYWOOD PROPERTIES LLC	SERIES A		12001 SLASH PINE DR	EDMOND	OK	73013
171023	R1755813	Resident	2836	581	2.83618E	Putnam (HERNANDEZ ALFREDO			7019 NW 61ST TER	BETHANY	OK	73008-1925
170945	R1755513	Resident	2836	581	2.83618E	Putnam (ELLIS CLIFFORD J & JUDY B TRS	ELLIS CLIFFORD & JUDY REV LIV TRUST		7008 NW 59TH ST	BETHANY	OK	73008-1914
170925	R1755511	Resident	2836	581	2.83618E	Putnam (DECAMP HEATHER Q			4604 RIATA CIR	TUTTLE	OK	73089-5600
171064	R1759511	Resident	2836	581	2.83618E	Putnam (GRIFFITH EVERETT L TRS	GRIFFITH EVERETT L REV TRUST		7013 NW 60TH ST	BETHANY	OK	73008-1919
171094	R1759514	Resident	2836	581	2.83618E	Putnam (CB PROPERTY INVESTMENTS LLC			8120 NW 100TH ST	OKLAHOMA CITY	OK	73162
171032	R1759410	Resident	2836	581	2.83618E	Putnam (CHALMERS BILL TRS	CHALMERS BILL & HILDE FAMILY TRUST		7011 NW 61ST ST	BETHANY	OK	73008-1923
171043	R1759411	Resident	2836	581	2.83618E	Putnam (BOWIE MONICA L			7010 NW 61ST ST	BETHANY	OK	73008-1924
171008	R1755812	Resident	2836	581	2.83618E	Putnam (PETERSON BRAD A & COLETTE C			8400 NW 87TH ST	OKLAHOMA CITY	OK	73132-1120

70	170990	R175581C Resident	2836	581	2.83618E	Putnam	PETERSON BRAD A & COLETTE C		8400 NW 87TH ST	OKLAHOMA CITY	OK	73132-1120	
71	170791	R175503I Resident	2835	581	2.83518E	Putnam	CROW CAMERON O & MARY		7017 NW 62ND ST	BETHANY	OK	73008-1927	
72	170518	R172381C Resident	2835	581	2.83517E	Putnam	BEDROCK MANAGEMENT LLC		625 BLUE OAK WAY	EDMOND	OK	73034	
73	170529	R172381I Resident	2835	581	2.83517E	Putnam	PLANT MICHELLE L		6711 NW 37TH ST	BETHANY	OK	73008-3318	
74	170966	R175571I Resident	2836	581	2.83618E	Putnam	HUDSON CHAD		14917 VISTA DR	PIEDMONT	OK	73078	
75	17016	R175581C Resident	2836	581	2.83618E	Putnam	JUNCKER ERIC A & PAMELA S		7007 NW 59TH TER	BETHANY	OK	73008-1963	
76	170944	R175551C Resident	2836	581	2.83618E	Putnam	ESCALERA DIANA L DE LARA	RUIZ LUIS F DE LARA	7016 NW 62ND ST	BETHANY	OK	73008-1928	
77	171024	R175581C Resident	2836	581	2.83618E	Putnam	ENCOURING FAITH LLC		6717 NW 118TH ST	OKLAHOMA CITY	OK	73162	
78	170924	R175551I Resident	2836	581	2.83618E	Putnam	LINDO DAVE PATRICK TRS	LINDO DAVE REV TRUST	12 BONNIE LN	GARDEN VALLEY	ID	83622	
79	170985	R175571C Resident	2836	581	2.83618E	Putnam	SPRINGER KATRINA B		7007 NW 59TH ST	BETHANY	OK	73008-1913	
80	171063	R175951I Resident	2836	581	2.83618E	Putnam	UNDERWOOD CHARLES III & ALICIA M		11652 NW 111TH ST	YUKON	OK	73099	
81	171033	R175941C Resident	2836	581	2.83618E	Putnam	DUNCAN DANA L		7011 NW 60TH ST	BETHANY	OK	73008-1919	
82	171042	R175941I Resident	2836	581	2.83618E	Putnam	EVANS DEBRA & RICHARD		2208 OAKHOLLOW DR	NEWCASTLE	OK	73065-5730	
83	171093	R175951H Resident	2836	581	2.83618E	Putnam	KIMBALL JEFF		7008 NW 61ST ST	BETHANY	OK	73008-1924	
84	170790	R175502I Resident	2835	581	2.83518E	Putnam	MCMURRAY SEAN MICHAEL		7010 NW 60TH ST	BETHANY	OK	73008	
85	171007	R175581C Resident	2836	581	2.83518E	Putnam	TRQJAN INVESTMENTS LLC		20711 N COUNCIL RD	EDMOND	OK	73012	
86	170991	R175581C Resident	2836	581	2.83618E	Putnam	TYNER EMILY R		7016 NW 61ST TER	BETHANY	OK	73008-1926	
87	167889	R144551E Exempt	2815	501	2.81514E	Putnam	WILLIAMS JAMES G & VICKI M TRS	WILLIAMS FAMILY TRUST	10400 SKI DR	OKLAHOMA CITY	OK	73162-6867	
88	170517	R172381C Resident	2835	581	2.83517E	Putnam	LIFESHARE TRANSPLANT DONOR SERVS OF OKLA INC		4705 NW EXPY	OKLAHOMA CITY	OK	73132	
89	170528	R172381I Resident	2835	581	2.83517E	Putnam	HECK SHAUNDRAH		639 W VAN BUREN ST	PURCELL	OK	73080	
90	170943	R175551C Resident	2836	581	2.83517E	Putnam	WYNN CURTIS L & TONIO S TRS ET WYNN CURTIS L LOVING TRU	WYNN TONIO S & CURTIS L TRS	5005 N COUNCIL RD	BETHANY	OK	73008-2241	
91	170965	R175571I Resident	2836	581	2.83618E	Putnam	ETEMADZADEHRASHTI ALAMTAJ REV LIV TRUST		6907 NW 60TH ST	BETHANY	OK	73008	
92	170923	R175551I Resident	2836	581	2.83618E	Putnam	JOINER TERRY L		7005 NW 59TH TER	BETHANY	OK	73008-1963	
93	171015	R175581C Resident	2836	581	2.83618E	Putnam	VICENTE CALEB FELIX PELICO		6105 NW 63RD ST	OKLAHOMA CITY	OK	73132	
94	170984	R175571C Resident	2836	581	2.83618E	Putnam	ESCOBAR JESUS ANTONIO GARCIA		7014 NW 62ND ST	BETHANY	OK	73008-1928	
95	171034	R175941C Resident	2836	581	2.83618E	Putnam	TSC PROPERTIES LLC		401 NW 150TH CT	EDMOND	OK	73013-2462	
96	171025	R175581C Resident	2836	581	2.83618E	Putnam	ESCALERA MUNOZ JOVANI		7007 NW 61ST ST	BETHANY	OK	73008-1923	
97	171062	R175951I Resident	2836	581	2.83618E	Putnam	FASHIK DEEDRA PAIGE		7015 NW 61ST TER	BETHANY	OK	73008-1925	
98	171041	R175941I Resident	2836	581	2.83618E	Putnam	KIM ANTHONY		7009 NW 60TH ST	BETHANY	OK	73008-1919	
99	170789	R175502I Resident	2835	581	2.83618E	Putnam	GETTINGS TONIA		703 S CIMARRON RD	TUTTLE	OK	73089-8851	
100	171092	R175951H Resident	2836	581	2.83518E	Putnam	WYNN CURTIS L & TONIO S TRS	C L & T S WYNN LOVING TRUST	5005 N COUNCIL RD	BETHANY	OK	73008-2241	
101	170485	R127641C Industrial	2835	581	2.83618E	Putnam	DELEON WILLIAM S		2812 N HOLLOWAY AVE	BETHANY	OK	73008	
102	171006	R175581I Resident	2836	581	2.83513E	Putnam	SIGLE TERRY G & KATHY A		7150 NW 192ND ST	EDMOND	OK	73012-9581	
103	170992	R175581C Resident	2836	581	2.83618E	Putnam	DUER & DUER LLC		5826 NW 51ST ST	WARR ACRES	OK	73122-6211	
104	170516	R172381C Resident	2835	581	2.83618E	Putnam	ESPARZA ADRIANA	GAMEZ ANTONIO	7013 NW 62ND ST	BETHANY	OK	73008-1927	
105	170527	R172381I Resident	2835	581	2.83517E	Putnam	DAVIS DOROTHY M TRS ETAL	BENSON CAROLYN MARIE	DAVIS DOROTHY M LIV TRUST	6909 NW 57TH ST	BETHANY	OK	73008-2017
106	170886	R173062I Resident	2836	581	2.83517E	Putnam	HUDSON JUDY G REV TRUST		1000 WILD ROSE DR	MUSTANG	OK	73064-2929	
107	170788	R175502I Resident	2835	581	2.83617E	Putnam	HICKMAN & SUTTON LLC		1513 NW 158TH ST	EDMOND	OK	73013	
108	170964	R175571I Resident	2836	581	2.83518E	Putnam	SULLIVAN TRAVIS GEORGE & ANNA	SULLIVAN LIV TRUST	16232 WINDING PARK DR	EDMOND	OK	73013-3272	
109	170983	R175571C Resident	2836	581	2.83618E	Putnam	BROWNEEN FAMILY IRREV TRUST	BROWNEEN MICHAEL D TRS	11600 KINGS CIR	OKLAHOMA CITY	OK	73162-2047	
110	170942	R175551C Resident	2836	581	2.83618E	Putnam	DUER & DUER LLC		5826 NW 51ST ST	WARR ACRES	OK	73122-6211	
111	170922	R175551I Resident	2836	581	2.83618E	Putnam	SILVA REYNALDO ARANDA	FLORES SARA L JIMENEZ	432 CHARLES CT	YUKON	OK	73009	
112	171035	R175941C Resident	2836	581	2.83618E	Putnam	VILLATORO PROPERTIES LLC		6036 NW 59TH ST	OKLAHOMA CITY	OK	73122	
113	171040	R175941I Resident	2836	581	2.83618E	Putnam	RAMIREZ DIEGO		7005 NW 61ST ST	BETHANY	OK	73008-1923	
114	171014	R175581C Resident	2836	581	2.83618E	Putnam	PICON MARGARITO REGIS	NEVAREZ MARIA A	7004 NW 61ST ST	BETHANY	OK	73008-1924	
115	171061	R175951I Resident	2836	581	2.83618E	Putnam	BROWN COURD EDWARD		7012 NW 62ND ST	BETHANY	OK	73008-1928	
116	171026	R175581C Resident	2836	581	2.83618E	Putnam	D & N HOLDINGS LLC		PO BOX 721744	OKLAHOMA CITY	OK	73172-1820	
117	171091	R175951H Resident	2836	581	2.83618E	Putnam	MASSEY LINDA		7013 NW 61ST TER	BETHANY	OK	73008-1925	
118	171005	R175581I Resident	2836	581	2.83618E	Putnam	JEMCO PROPERTIES LLC		PO BOX 850595	YUKON	OK	73085	
119	170515	R172381C Resident	2835	581	2.83618E	Putnam	HARRIS CAROL		7012 NW 61ST TER	BETHANY	OK	73008-1926	
120	170526	R172381I Resident	2835	581	2.83517E	Putnam	BOWLES RICHARD		6907 NW 57TH ST	BETHANY	OK	73008	
121	170993	R175581C Resident	2836	581	2.83517E	Putnam	PRITCHETT TAMMY JO		6906 NW 57TH ST	BETHANY	OK	73008-2018	
122	170486	R127641C Commer	2835	581	2.83618E	Putnam	MORENO BERNAL JUAN PABLO	COPLAND VELASQUEZ ROSA A	7011 NW 62ND ST	BETHANY	OK	73008-1927	
123	170787	R175502I Resident	2835	581	2.83513E	Putnam	ROBINS NEST INC		936 SUTTON PL	OKLAHOMA CITY	OK	73132	
124	170878	R173061C Commer	2836	581	2.83518E	Putnam	SULLIVAN TRAVIS GEORGE & ANNA	SULLIVAN LIV TRUST	16232 WINDING PARK DR	EDMOND	OK	73013-3272	
125	170982	R175571C Resident	2836	581	2.83617E	Putnam	RRWIENS LLC		7000 NW 63RD ST	BETHANY	OK	73008	
126	170941	R175551C Resident	2836	581	2.83618E	Putnam	SHIRAZI HAMID B & ANA M		7725 NW 116TH ST	OKLAHOMA CITY	OK	73162-1338	
127	170921	R175551I Resident	2836	581	2.83618E	Putnam	DE LERA ROSAURA		7000 NW 59TH ST	BETHANY	OK	73008-1914	
				581	2.83618E	Putnam	ALAMTAJ ETEMADZADEH RASHTI REV LIV TRUST		6907 NW 60TH ST	BETHANY	OK	73008	

