

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Fri., May 30, 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**  
**June 4, 2026**  
**6:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF May 7, 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 potential rezoning of the North Rockwell corridor to Industrial.

**(THIS ITEM WILL BE HEARD BY CITY COUNCIL ON June 16, 2026.)**

**NEW BUSINESS**

**ADJOURNMENT UNTIL June 18, 2026.**

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**MAY 7, 2026**

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

MEMBERS ABSENT: Justin Peck, Chair  
Ron Crouch

STAFF PRESENT: 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 36<sup>th</sup> St., Bethany, OK 73008 on Fri., May 1, 2026 on or before 4:30 p.m.

James Clemmer, Vice-Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Sam Thurman, seconded by Robert Helton to approve the April 16, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Steve Marx, Robert Helton, Sam Thurman, Jennifer Edmonson. NAY - None. ABSTAIN- James Clemmer, Arvil Williams. The motion carried 4-0-2.

**ITEM 1:** PC 26-13

Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential-Multi Family) to MHP (Mobile/ Manufactured Home Park).

**Legal Description:** The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.

**(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)**

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider rezoning the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). If request is approved all site plans and home placements will be required to be reviewed and approved by the city.

Conor Reagan with Stonetown Capital, Applicant spoke to the Planning and Zoning Commission and gave a presentation of several developments they have done within Oklahoma. We are owner/operator of manufactured housing communities, and have twenty six communities across Oklahoma. We have been active in this market since 2011. I want it to be known we are long term owners and not flippers of real estate. He presented photos of how the property at 5200 N. Peniel Ave. looked when they purchased property and how it looks now with the improvements they have been making. The homes will be about 1200 square feet with two to three parking pads and an eight by eight storage shed. Also, because we don't have a ton of space we are proposing to make a contribution to the city. A playground for smaller kids next to the existing playground in Macrory Park across the street for our residents and other residents in the area can use. Lastly we will be providing an above ground tornado shelter which the existing community does not have. We will have an active management office on site.

Vice-Chair Clemmer asked if there was an easy access from the south end to where the tornado shelter was going to be.

Conor Reagan with Stonetown Capital, Applicant stated yes it is all pretty close. So the tornado shelter will be in the northeast corner of the community which is pretty accessible from the existing community.

Commissioner Marx thanked the applicant for coming to Bethany and revitalizing that area.

Commissioner Helton stated he believes the limit on cul-de-sacs is fourteen lots. He spoke about changing plans and make a more u-shape in the road.

Conor Reagan, with Stonetown Capital, Applicant stated that is something we can explore with the city.

Brett Crecelius, Comm. Dev. Director stated the preliminary site plan is just that, so any subdivision or replating or construction needs to get permitting and proper approval. So that was just an example site plan that can be adjusted to meet code.

Commissioner Clemmer asked if the Fire Marshall will approve the circle for the turn-around of fire trucks.

Brett Crecelius, Comm. Dev. Director explained during construction and permitting that will be run by the Fire Marshall to make sure there is proper turning radius. Right now we are strictly on the rezoning request.

Mr. Coleman, resident of 6300 NW 54<sup>th</sup> spoke the Planning and Zoning Commission. He expressed concerns about parking, traffic, property values, buffer between the mobile home park and

surrounding residential lots, and what will the mobile home park look like long term. He asked about the proposed entrance and what will happen to the old homes on the lot.

Mr. Patrick, resident of 6301 NW 54<sup>th</sup> asked where the entrance and exit for this property will be located. He feels this development will just add congestion to the neighborhood. He spoke against the rezoning request.

Ms. Enright, resident of 6300 NW 54<sup>th</sup> (corner of NW 54<sup>th</sup> and Redmond) expressed concerns about the entrance to park, traffic, noise, and the need for a fence to buffer mobile home park from residential area. I do not want the corner of NW 54<sup>th</sup> and N. Redmond to be an entrance to the mobile home park.

Mr. Watts, resident of 6030 NW 54<sup>th</sup> Pl. expressed concerns with construction noise and the population density. He mentioned he has gone by some of the other mobile home parks owned by Stonetown Capital and said you are doing a great job. The location in Bethany looks better now than it ever has in the past. He asked if the applicant is renting out spaces or do you own the homes and rent the homes out. Are you going to let people bring in their old worn out trailers? Is there going to be an active property manager on site?

Conor Reagan with Stonetown Capital, Applicant addressed the questions from the people in the audience. In reference to the entrance, our site plan is not final, and we are going to work with the City of Bethany to figure everything out. But as far as Mr. Reagan knows the entrance will not go through Warr Acres, it will come through the existing south side of the park. As far as the field area, permission was not give to any children to do whatever they were doing in the field. In terms of the older homes in community, so we do not kick anybody out of the community. If people are following rules and regulations and paying their rent, and not doing anything dangerous or violent and keep their home in relatively good condition, we are not in the business of kicking people out. But we have taken a lot of the abandon homes out and cleaned up the lots. Over time as people move out, the homes will become newer and newer. There will be active management on site. Also, we will explore the fencing idea with the City of Bethany.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the rezoning of the property located at 5200 N. Peniel Ave. from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). The votes are as follows: AYE- James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

**ITEM 2: PC 26-16**

Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

**Legal Description:** A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma  
**(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)**

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a final plat request from West Oak Bethany, LP, Applicant and Carlson Ventures LLC, Property Owner to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave. The current zoning of this area is PUD, Planned Unit Development. Teim Engineering (City's Engineer) has approved all plans. Sidewalks will be installed along NW 27th St. The preliminary plat and rezoning has already be approved by the City Council, and now the applicant is here for final plat approval.

Erick Silva, Representing West Oak Village stated we are the developers that are proposing the final plat to be approved. We have been working with the City's engineer and are here to answer any questions. We have addressed all the concerns the Planning Commission had and should be in compliance with Fire Department and all the departments. My engineer is here and can answer all the technical questions the Planning Commission may have tonight.

After some discussion on drainage and streets, Jon Doyle Engineer for applicant stated the streets and drainage will meet city codes.

Commissioner Helton mentioned this request is circumventing our ordinances for duplexes.

Brett Crecelius, Comm. Dev. Director asked if there were any other questions from the Planning Commission on the final plat.

Motion was made by Arvel Williams, seconded by Sam Thurman to recommend approving the final plat to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave. The votes are as follows: AYE- James Clemmer, Sam Thurman, Steve Marx, Arvel Williams. NAY- Robert Helton, Jennifer Edmonson. ABSTAIN- None. The motion carried 4-2-0.

**ITEM 3:**      **PC 26-10**

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.)

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

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.) The homes will be from 1,056 to 1,216 square feet in size.

Commissioner Edmonson asked if these manufactured homes are used and how old are the homes. What are their wind ratings?

Brett Crecelius, Comm. Dev. Director explained all the homes that are brought in with foundation plan that has to be approved by our department and IBC 2018. Each home that comes in must have up to date HUD tag which is the federal standard of manufactured homes. In speaking with the developer in the past, they are bringing in all new homes. These are all going to be certified by HUD and inspected foundation by our city inspector.

Commissioner Edmonson explained once home is installed you have a small time frame when it can be moved. Even if it has the highest wind rating once it is installed and moved, they consider that to disqualify the wind rating. So it no longer has the stability as it did when it was originally installed. So that would be my concern.

Brett Crecelius, Comm. Dev. Director stated with discussions with developer, their manufacturer is Texas, so any of these homes brought in from Texas, they are new and straight from the manufacturer.

Motion was made by Arvel Williams, seconded by Sam Thurman to approve the house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.) The votes are as follows: AYE- James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

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## NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned as of Monday, May 4, 2026 we switched to a new permitting system. It is all online. Contractors and citizens alike can create their account and log in and see where their permits are in the process.

Commissioner Marx asked if we are on hold for the comprehensive plan in regard to the light industrial.

Brett Crecelius, Comm. Dev. Director stated that was tabled to May 21, 2026 Planning and Zoning Commission meeting.

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Motion was made by Jennifer Edmonson, seconded by James Clemmer to adjourn. The motion carried unanimously 6 - 0.

**City of Bethany**  
**Planning & Zoning Staff Report**  
**June 4, 2026**

CASE NO: PC 26-07

**Request:** Hold a discussion in accordance with the City of Bethany’s Comprehensive Plan, regarding the potential rezoning of the North Rockwell corridor to Industrial.

**Legal Description:** N/A

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

**Proposed Zoning:** Industrial Light

**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

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

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 Light is appropriate and supports the City's long-term planning and economic development goals.

The Planning & Zoning Commission has held three public hearings on February 5, February 19, and April 2 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.

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.

At the April 2 public hearing, the Commission continued its discussion of the proposed rezoning and received additional public input regarding the potential impacts of Industrial Mixed Use along the North Rockwell corridor. At that meeting, Chair Justin Peck read from a document he prepared explaining why he believes the North Rockwell corridor would be a suitable area for light industrial uses. Commissioner Clemmer also read a Tribune article regarding development in the city and discussed ways Bethany could be improved through consideration of the proposed industrial zoning item. Commissioners Williams and Helton expressed concerns regarding the potential effects of the rezoning on property values and residents in Bethany. Following public

comment and Commission discussion, the item was tabled to allow the Commission additional time to gather information and consider the different options related to the proposed rezoning.

As part of this discussion, two cost-benefit analyses were prepared to better evaluate the potential impacts of the proposed rezoning on the City of Bethany and its residents. The first analysis was presented to the Planning & Zoning Commission and made available to the public on the City of Bethany website. This analysis outlines land-use comparisons and the potential impacts on jobs and businesses across the full area identified in the Comprehensive Plan.

A second cost-benefit analysis was prepared to provide land-comparison figures for the properties directly abutting Rockwell. Unlike the first analysis, which examined the 60.29-acre area shown on the Comprehensive Plan map, this analysis focused specifically on the 28.35 acres with direct frontage along Rockwell, of which only 4.4 acres are residential. Both analyses are included in the meeting packet for review.

City staff has received public input throughout the review of this corridor. Several property owners have expressed concerns regarding 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 respect to traffic. In addition, property owners in the area shared their views with the commission during the public hearings. Included in this meeting packet will be a letter received from a resident for commissioners to read.

**Analysis:**

The proposed rezoning is intended to expand opportunities for light industrial development within the city, a land use category that is currently limited in supply.

The 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 I-L zoning district also 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 on the site 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 50<sup>th</sup> Street and NW 60<sup>th</sup> Street shows that only twelve (12) parcels are zoned R-1 consisting of (18) dwelling units. 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. The second cost-benefit

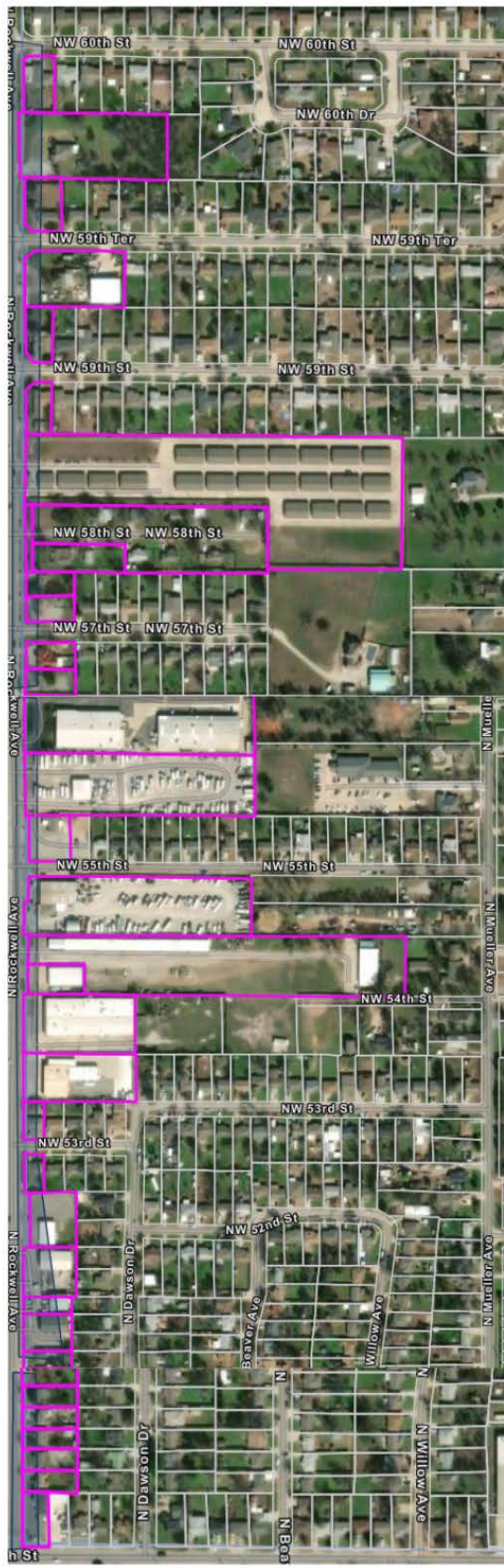
analysis highlights this information by focusing only on the properties directly abutting Rockwell between NW 50<sup>th</sup> Street and NW 60<sup>th</sup> Street.

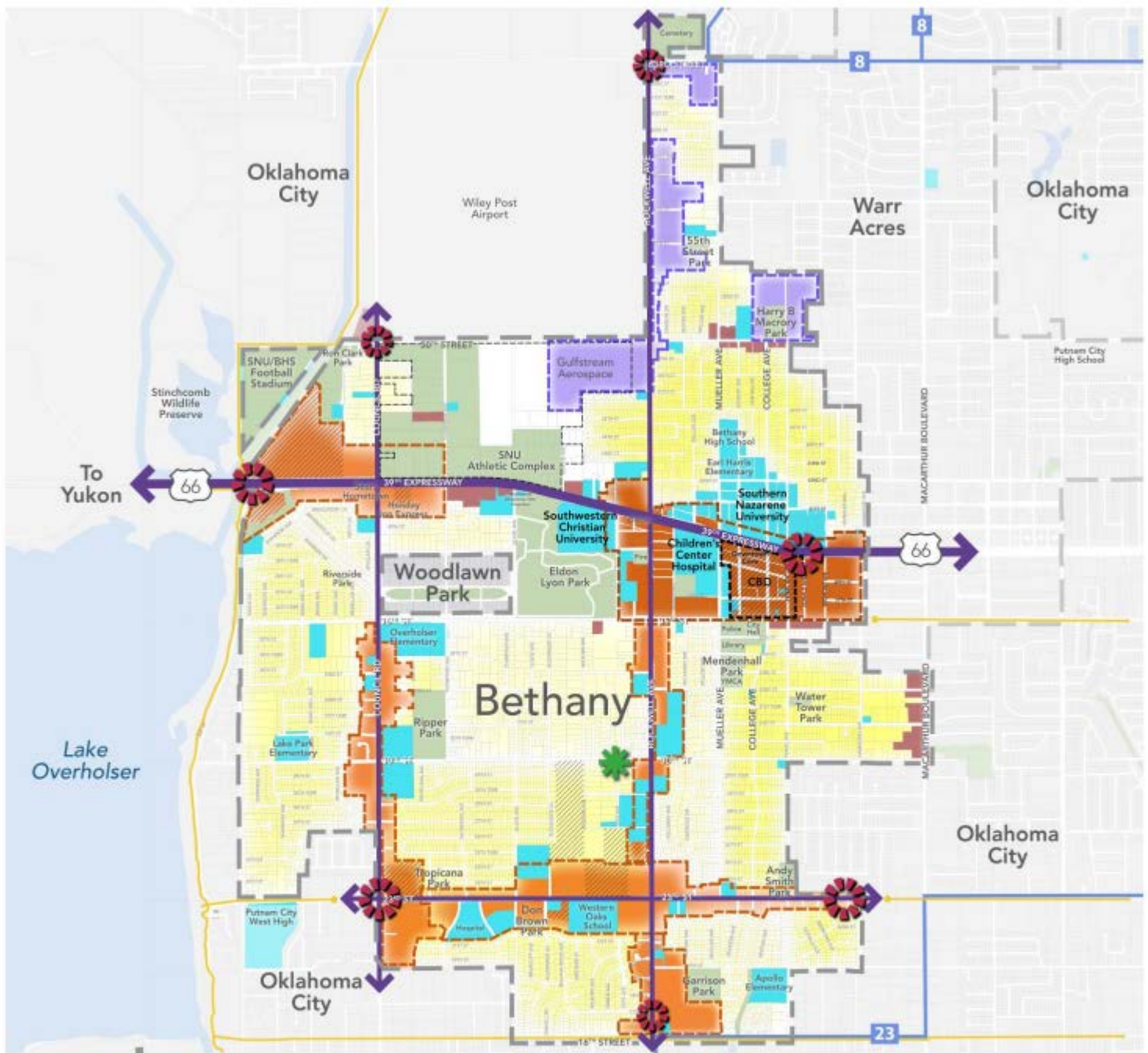
**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the rezoning of North Rockwell to Industrial Light. This recommendation will be heard by Bethany City Council on June 16, 2026.

**Attachments:**

- Aerial Photographs
- Zoning Map
- Comprehensive Plan Strategy Map
- Permitted Use Table
- Cost Benefit Report
- Certified Owners List
- Letter to Property Owners
- Public Notification







## Legend

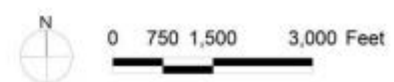
- Existing Constraints**
- City Boundary
  - WPA Trust Land
  - Parcels
- Key Assets**
- Hospitals, Universities, Schools, and Churches
  - Parks, City Services, and Shared Facilities
  - Other Commercial Areas (Retail/Office/Services)
  - Potential Development

- Strong Revitalized Neighborhoods**
- (A) East Neighborhoods (Pre-1960 Homes)
  - (B) Southwest Neighborhoods (1960-1980 Homes)
  - (C) 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



## 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		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	X
Public Safety Facilities	X	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	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)

## Introduction

This report analyzes the potential fiscal impacts of the proposed rezoning along North Rockwell in Bethany, Oklahoma. It compares several rezoning scenarios, including changes from non-industrial to industrial land use, and presents an initial cost-benefit analysis based on low, base, and high business development assumptions. The analysis also evaluates how redevelopment within this corridor could affect city services and reduce residential utility revenue.

The analysis uses data from city utilities to develop average assumptions for residential and industrial utility costs and relies on the city's fee schedule to estimate revenue from new business licenses. Together, these figures provide a basis for estimating potential new revenue, possible revenue losses, and service-related costs to the city. The resulting impacts and assumptions are summarized in the tables below, along with the variables used in the first and second cost-benefit analyses. In addition, this report incorporates employee spending assumptions to estimate taxable sales associated with future job and business growth. According to Owl Labs, in-person employees spend an average of \$55 per day, but this analysis applied a reduced estimate of \$40 per day to reflect Oklahoma's lower cost of living relative to the national average. Using that assumption, the estimated monthly spending per employee is approximately \$800, which is then used to project taxable sales in the cost-benefit analysis.

Lastly, the second cost-benefit analysis compares land values for properties directly abutting Rockwell. Unlike the first analysis, which evaluated the 60.29-acre Comprehensive Plan map area, this comparison focuses on the 28.35 acres with direct frontage along Rockwell, of which 4.4 acres are currently residential. It evaluates three scenarios: rezoning all frontage parcels to industrial light, another in which the existing residential zoning along Rockwell remains unchanged, as well if developed with one business per lot, the 12 parcels could support approximately 12 new businesses and an estimated 120 jobs, based on an average of 10 employees per business. Together, these scenarios provide a clearer picture of the potential land value and city service impacts associated with each approach.

## Findings

### Second Cost Benefit Analysis

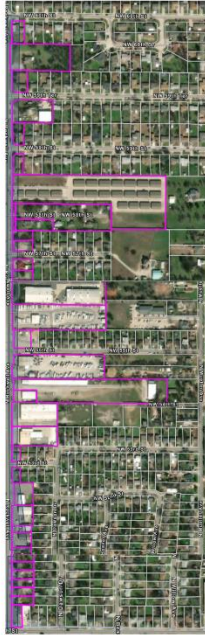
Land Comparison	Non-Ind Value	Ind. Land Value	Difference
All Parcels abutting Rockwell	\$3,671,593.00	\$6,038,550.00	\$2,366,957.00
All Parcels on Rockwell minus Residential	\$3,524,729.28	\$5,101,350.00	\$1,576,620.72

Industrial Developed Area All	Low	Base	High
Jobs	617	1235	3087
Businesses	62	123	309
Business License Revenue	\$2,161.12	\$4,322.24	\$10,805.60
Taxable Sales from Employees	\$237,105.79	\$474,211.58	\$1,185,528.96
Use Tax (~10% of sales tax)	\$23,710.58	\$47,421.16	\$118,552.90
Industrial Utility Increase	\$119,545.78	\$239,091.55	\$597,728.88
City Incremental Services Cost	\$123,492.60	\$246,985.20	\$617,463.00

Loss of Res. Utility Income	\$21,600.00	\$21,600.00	\$21,600.00
Residential costs voided	\$11,443.68	\$11,443.68	\$11,443.68
<b>Net Annual Fiscal Impact</b>	\$539,059.55	\$1,045,075.42	\$2,563,123.02
Net 5 Year Impact	\$2,695,297.74	\$5,225,377.08	\$12,815,615.11
Net 10 Year Impact	\$5,390,595.48	\$10,450,754.16	\$25,631,230.21

<b>Industrial Developed Area not zoned residential</b>	<b>Low</b>	<b>Base</b>	<b>High</b>
Jobs	522	1043	2608
Businesses	52	104	261
Business License Revenue	\$1,825.71	\$3,651.42	\$9,128.54
Taxable Sales from Employees	\$200,306.30	\$400,612.61	\$1,001,531.52
Use Tax (~10% of sales tax)	\$20,030.63	\$40,061.26	\$100,153.15
Industrial Utility Increase	\$100,991.93	\$201,983.87	\$504,959.67
City Incremental Services Cost	\$104,326.20	\$208,652.40	\$521,631.00
Loss of Res. Utility Income	0	0	0
Residential costs voided	0	0	0
<b>Net Annual Fiscal Impact</b>	\$427,480.78	\$854,961.56	\$2,137,403.89
Net 5 Year Impact	\$2,137,403.89	\$4,274,807.78	\$10,687,019.44
Net 10 Year Impact	\$4,274,807.78	\$8,549,615.55	\$21,374,038.88

<b>12 properties zoned R-1 abutting Rockwell</b>	
Jobs	120
Businesses	12
Business License Revenue	\$ 420.00
Taxable Sales from Employees	\$ 46,080.00
Use Tax (~10% of sales tax)	\$ 4,608.00
Industrial Utility Increase	\$ 23,232.96
City Incremental Services Cost	\$ (24,000.00)
Loss of Res. Utility Income	\$ (21,600.00)
Residential costs voided	\$ 11,443.68
<b>Net Annual Fiscal Impact</b>	<b>\$ 40,184.64</b>
Net 5 Year Impact	\$200,923.20
Net 10 Year Impact	\$401,846.40



Variables			
Total Acres in corridor	28.35		1,234,926 Square feet
Land Value	\$3,671,593.00		
Zoning Change All Parcels	28.35		1,234,926 Square feet
Zoning Change of parcels not zone residential	23.95		1,043,262 Square feet
City Sales Tax	4%		
Business License Fee	\$35.00		
Residential utility rate avg	\$21,600.00	\$1,200.00	18 households currently
commercial billing avg	\$1,936.08		Annually per business
Res. Service Cost to City	\$11,443.68	\$635.76	18 households currently
Ind. Land Value per Acre	\$213,000.00		
Ind. Wage assumed	\$12.00		
Jobs created assumed	10		Per business
taxable sale per employee	\$9,600.00		determined by avg employee spend 800 per month in locality
Ind. Service Cost to City	\$200.00		Per employee
Low Intensity All of Rockwell	0.5		jobs per 1K sq ft
All		617.46	Jobs created
Not Residential		521.63	Jobs created
		62	Businesses Created
		52	Businesses Created
Base Intensity		1	jobs per 1K sq ft
		1,235	Jobs created
		1,043	Jobs created
		123	Businesses Created
		104	Businesses Created
High Intensity		2.5	jobs per 1K sq ft
		3,087	Jobs created
		2,608	Jobs created
		309	Businesses Created
		261	Businesses Created

### First Cost Benefit Analysis

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
<b>Net Annual Fiscal Impact</b>	<b>\$ 68,878.41</b>	<b>\$ 206,594.10</b>	<b>\$ 619,741.16</b>
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

<b>Ind. Developed Area (1/3)</b>			
	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	FALSE	\$ (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
<b>Net Annual Fiscal Impact</b>	<b>\$ 199,613.10</b>	<b>\$ 294,732.14</b>	<b>\$ 840,086.26</b>
Net 5 Year Impact	\$ 998,065.48	\$ 1,473,660.68	\$ 4,200,431.29
Net 10 Year Impact	\$ 1,996,130.97	\$ 2,947,321.36	\$ 8,400,862.59

<b>Ind. Developed Area (1/2)</b>			
	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

<b>Ind. Developed Area (2/3)</b>			
	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
<b>Net Annual Fiscal Impact</b>	<b>\$ 294,732.14</b>	<b>\$ 658,301.55</b>	<b>\$ 1,749,009.80</b>
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



Total acres in corridor	60.29	2626232.4 square feet		
Current market value	\$ 30,584,186.00			
Zoning Change Area (1/4)	15.0725	656558.1 square feet		
Zoning Change Area (1/3)	19.8557	866656.652 square feet		
Zoning Change Area (1/2)	30.145	1313116.2 square feet		
Zoning Change Area (2/3)	39.7914	1733313.384 square feet		
City Sales Tax	4%			
Use Tax	10% of sales tax			
Business License Fee	\$ 35.00			
Res. Service Cost to City	\$ 77,592.72	\$ 635.76 per household	122 households currently	
Residential utility rate avg	\$ 146,400.00	\$ 1,200.00	122 households currently	
commercial billing avg	\$ 1,936.08	annually per business		
Ind. Service Cost to City	\$ 200.00	Per ind. Employee		
Ind. Land Value per Acre	\$ 213,000.00			
Ind. Wage assumed	\$ 12.00			
.jobs created assumed	10 Per business			
taxable sale per employee	\$ 9,600.00	determined by avg employee spend 800 per month in locality		
Low intensity		0.5 jobs per 1k sq ft		
		328 .jobs Created		
		433 .jobs Created		
		657 .jobs Created		
		867 .jobs Created		
		33 Businesses Created		
		43 Businesses Created		
		66 Businesses Created		
		87 Businesses Created		
Base Intensity		1 jobs per 1k sq ft		
		657 .jobs Created		
		867 .jobs Created		
		1313 .jobs Created		
		1733 .jobs Created		
		66 Businesses created		
		87 Businesses created		
		131 Businesses created		
		173 Businesses created		
High Intensity		2.5 jobs per 1k sq ft		
		1641 .jobs Created		
		2167 .jobs Created		
		3283 .jobs Created		
		4333 .jobs Created		
		164 Businesses created		
		217 Businesses created		
		328 Businesses created		
		433 Businesses created		

### References

State of Hybrid Work 2025 | US Report. (2025). Owl Labs.com. <https://owlabs.com/state-of-hybrid-work/2025#download>

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

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

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

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

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

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

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

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

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



Department of Planning and Zoning

May 11, 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 rezoning of the North Rockwell corridor to Industrial Mixed Use, in accordance with the City of Bethany's Comprehensive Plan. The City's 2030 Comprehensive Plan identifies the area near Wiley Post Airport as an Industrial Mixed-Use corridor.

Property owners and interested parties are encouraged to attend the Planning and Zoning Commission meeting to provide input and obtain additional information. The Planning and Zoning Commission has held three public hearings on this item. During these hearings, interested citizens had the opportunity to speak before the Commission regarding the proposed rezoning.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether to approve the rezoning; 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, the location of the property, and the proposed zoning category. 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.

## ZONING CHANGE INFORMATION

### A. Rezoning Proposal

1. Case No.: 26-07\_\_\_\_\_
2. Location of Property: All parcels abutting the North Rockwell corridor, from NW 50<sup>th</sup> Street to NW 60<sup>th</sup> Street\_\_\_\_\_
3. Present Zoning: 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 June 4, 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 June 16, 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.





My name is Katrina Springer. I am an SNU grad and teach at Western Oaks Middle School in Bethany. I attend church in Bethany. And, I have owned the house where I live, in Bethany, for 27 years. I believe rezoning industrial or naming the area as an industrial district will both have the same effect of lower property values for the houses in the rezoning area as well as the houses nearby like mine. For myself and my neighbors, the investments in our homes is a major, life time investment. To have that value cut in half because of a decision made by the city honestly does not seem fair to me.

The question I keep asking myself over and over is how does industrial help the city of Bethany? They would not get sales tax. Property tax is all they would get and most of that goes to the schools. I do not agree with the Cost Benefit Analysis report. Under the Taxable Sales from Employees it shows that each employee would spend \$800/month in Bethany? I am curious where they would spend \$800/month? I personally think they would go north to Sam's or Walmart.

If Bethany does a blanket rezone to industrial, do we have any control on what comes in? I personally don't think we need anymore marijuana grows. Seems like we have more control zoning industrial a bit at a time as the property is purchased and individual requests are made. We seem to have a fair amount of vacant commercial property available in Bethany. Maybe our focus should be on encouraging good businesses to come fill those spots where the city can get sales tax revenue.

I know this zoning is part of the comprehensive plan but I believe plans can and sometimes should change. This plan was made 10 years ago. A lot has changed over the last 10 years. I would urge the Bethany Planning & Zoning Commission to not make any changes to this area. If a business comes in and wants to buy property and get it zoned industrial that is one thing. To cut Bethany citizen's property value in half just so we can say we have an industrial district or designated area seems wrong to me.

Thank you for your time.

Katrina Springer  
7007 NW 59th St