

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Fri., July 31, 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
August 6, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF June 18, 2026

APPROVAL OF MINUTES OF July 16, 2026

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-17

PUD Review of PC 21-16

Legal Description: UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE /C W /2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRS MORE OR LESS
(ITEM TO BE HEARD BY CITY COUNCIL On August 18, 2026.)

ITEM 2: PC 26-15

Discussion and possible action on PUD moratorium.

ITEM 3: PC 26-18

Discussion and possible action on Dumpster Sighting Ordinance.

ITEM 4: Discussion and possible action regarding the Planning and Zoning Ordinance 158.071

NEW BUSINESS

ADJOURNMENT UNTIL August 20, 2026.

AMENDED MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JUNE 18, 2026

MEMBERS PRESENT:

Justin Peck, Chair
Sam Thurman
Robert Helton
Steve Marx
Ron Crouch
Arvel Williams

MEMBERS ABSENT:

James Clemmer, Vice-Chair
Jennifer Edmonson

STAFF PRESENT:

Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynnne Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 W 36th St., Bethany, OK 73008 on Fri., June 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 Robert Helton, seconded by Arvel Williams to approve the June 4, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6-0-0.

ITEM 1: PC 26-15

Discussion and possible action on PUD moratorium.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report for possible action on the PUD moratorium that was enacted by Council for 180 days as we reevaluate our PUD ordinance. Tonight will be the first of many discussions as we begin this topic. Staff reviewed various PUD ordinances from some surrounding cities and a few from out of State. We reevaluated our ordinance and incorporated some components from other cities into our ordinance draft that is in the packet tonight. We are here to review it with you as a Commission and hear your recommendations and take them forward as we reevaluate this PUD. Brett Crecelius, Comm. Dev. Director mentioned since we are built out, we incorporated a simplified plan unit development (SPUD) as well as a Planned

Unit Development (PUD) in the attached ordinance draft. The simplified plan unit development (SPUD) is for smaller locations (example: 3 ac lot).

Commissioner Helton asked what is the point of having a simplified plan unit development (SPUD) if it does not include mixed use?

Brett Crecelius, Comm. Dev. Director explained the SPUD would help simplify the smaller developments. For example, if there is a two acre site and somebody wants to put some units on lot, it would not require as many public extension of utilities and does not require any platting.

Commissioner Marx stated we are trying to be more flexible. A lot of cities use the SPUD, and it is a good idea.

Commissioner Williams stated PUD's originally were intended for large developments. City of Bethany did not put restrictions on sizes originally. The PUD has become for smaller municipalities something it was not intended to be. Some of the PUD's that have come before us, they are generally to sidestep something so developer can get two extra lots in their development.

Ray Jones, City Attorney suggested maybe we should be examining some of the zoning build lines in our discussions.

Commissioner Marx asked when a PUD expires, are we at two or three years.

Brett Crecelius, Comm. Dev. Director stated our current ordinance is three years after the date the PUD has been approved. The new ordinance will change it back to two years for substantial construction.

Commissioner Marx asked about extensions for substantial work on site.

Brett Crecelius, Comm. Dev. Director stated developer can get extensions in the new proposed ordinance draft.

Ray Jones, City Attorney stated from a legal standpoint, he would prefer the two year period. If you cannot get construction started in that time frame you are having problems.

Commissioner Helton asked if tree removal is considered substantial construction.

Brett Crecelius, Comm. Dev. Director stated tree removal does not count as substantial construction.

Ray Jones, City Attorney explained from a legal standpoint tree removal is not construction at all, it is just grading the land. Construction requires foundation of building, walls, etc. We may want to look at putting specific perimeters such as twenty-five percent of the project has been completed or thirty-five percent of the project has been completed. There has to be a plan that is approved, and there are different ways you can approach it.

Justin Peck, Chair asked about the point system.

Brett Crecelius, Comm. Dev. Director explained the point system in the ordinance draft was based off of the Minnesota-Lakewood-Pittsburg PUD's. You would need to do 'X' amount of things on this list that add up to twenty points. On the point sheet in staff report, you seen the points on the right side and the community benefit on the left. So developer would have to do 'X' amount of things to reach the twenty points added up and that would be part of their PUD application. Or these points can go away.

Commissioner Helton requested specific points within the point system.

Brett Crecelius, Comm. Dev. Director explained the point system is there to ensure the community benefit, and so we can see what community benefit is coming from that development.

Ray Jones, City Attorney suggested we look at acreages for the PUD's and SPUD's.

Brett Crecelius, Comm. Dev. Director stated that could be an option for the SPUD and PUD. If we do not like the SPUD, we could have a minimum PUD for example. That is another option as well. For example, development has to be a minimum of two acres to be eligible for a PUD, and get rid of the SPUD.

Commissioner Marx mentioned OKC has had SPUD's for a long time. You can make things a little more flexible for maybe mixed-uses.

Commissioner Helton stated he does not see a point of having PUD's if they are not mixed use and produce sales tax.

It was the general consensus of the Planning Commissioner's to have more time to review the documentation in the staff report and come back with maybe more questions.

Commissioner Marx thanked Brett Crecelius and Raquelynne Diaz for putting the rough draft of the PUD Ordinance together after reviewing information from other cities. The rough draft is pretty close to what would be suitable for Bethany.

Brett Crecelius, Comm. Dev. Director reflected on some of the items mentioned and the point system needing more review:

- More description in the native drought resistant landscaping
- Possibly removing the SPUD
- Maybe looking at the point system and scaling up the points
- Public parks dedication – ball fields
- Definition for substantial construction
- Possibility of mixed use requirements
- Less noise and flammable
- Tree preservation

Ray Jones, City Attorney suggested we bring our landscaping ordinance to the next meeting to see how it would work with the proposed PUD ordinance draft.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director spoke about a grant Bethany was awarded from OU for a housing study which will take into account and evaluate our current housing, our past housing, our future needs, have we got enough units, and what type of units we have. It will be a very comprehensive housing study of Bethany to influence our decisions moving forward.

Motion was made by Robert Helton, seconded by Arvel Williams to adjourn. The votes are as follows: AYE- Justin Peck, Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 – 0.

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JULY 16, 2026

MEMBERS PRESENT:

Justin Peck, Chair
James Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Steve Marx
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT:

Ron Crouch

STAFF PRESENT:

Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynn Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6709 NW 36th St., Bethany, OK 73008 on Fri., July 10, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Commissioner Helton stated he was mis-quoted in the June 18, 2026 Planning and Zoning Commission minutes during the PUD and SPUD discussion. Motion was made by Robert Helton to approve June 16, 2026 minutes with the following change: "PUD item needs to be changed to discussion on PUD and SPUDs". Jennifer Edmonson seconded the motion. The votes are as follows: AYE- Robert Helton, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- Justin Peck, James Clemmer, Sam Thurman, Steve Marx. Motion failed.

2nd motion was made by Steve Marx, seconded by Justin Peck to approve the June 16, 2026 Planning and Zoning Commission minutes. The votes are as follows: AYE- Justin Peck, Steve Marx, Sam Thurman. NAY- Robert Helton. ABSTAIN- James Clemmer, Jennifer Edmonson, Arvel Williams. Motion failed.

Brett Crecelius, Comm. Dev. Director noted we are making a change moving forward, we will have item and action in the minutes. There will not be any quotes in between. We are going to change and adjust the way we do our minutes like City Council. This is to resolve any current or future issues, and to maintain consistency with the Council.

Justin Peck, Chair asked how we rectify any concerns about misquoting so we can approve the June 16, 2026 minutes.

Ray Jones, Attorney said we need to ask what was misquoted and maybe we can correct that and move forward.

Commissioner Helton stated following:

Page 3, Paragraph 2 should read: Commissioner Helton asked what is the point of having a simplified unit development (SPUD) if it does not include mixed use.

Page 4, Paragraph 4 should read: Simplify paragraph to show Commissioner Helton requesting specific points within the point system.

Page 4, Paragraph 9 add: Commissioner Helton stated he does not see a point of having PUD's if they are not mixed use and produce sales tax.

Motion was made by Robert Helton, seconded by Arvel Williams for adjustments to be made to the June 18, 2026 Planning and Zoning Commission minutes and brought back to the next Planning and Zoning Commission meeting for review and approval. The votes are as follows: AYE- Robert Helton, Sam Thurman, Steve Marx, Justin Peck, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN – James Clemmer. The motion carried 6-0-1.

ITEM 1: **PC 26-15**

Discussion and possible action on PUD moratorium.

Discussion only. No action taken at this time.

ITEM 2: **PC 26-10**

Consider a request by Stonetown Capital, Applicant for house moving permits for the purpose of moving four manufactured homes from the Texas State line to the 5200 Blk. N. Peniel Ave. (Lots 14, 25, 29, 35 and a blanket permit).

ACTION: Motion was made by Arvel Williams, seconded by James Clemmer to approve the house moving permits for the purpose of moving four manufactured homes from the Texas State line to the 5200 Blk. N. Peniel Ave. (Lots 14, 25, 29, 35 and a blanket permit). The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 – 0.

NEW BUSINESS

None.

Justin Peck, Chair stated we have had more meetings with current staff than we ever have. He thanked the staff for efforts made by staff to make things right. The Commission appreciates staff.

Brett Crecelius, Comm. Dev. Director stated we have been in conversations with the mayor about filling the last seat on the Planning Commission. We are in the process of looking for someone to fill the last seat.

Motion was made by Robert Helton, seconded by James Clemmer to adjourn. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 – 0.

Robert Helton. PUD draft observations and suggestions.

The main problem with the current PUD ordinance is that it wasn't being followed.

The adherence to the comprehensive plan seems to have been weakened. This should be strengthened. Adhering to the comp plan should be in the ordinance multiple times. The extent the comp plan can be amended when approving PUDs should be addressed. It is amended with every zoning change making the comp plan pointless.

PUDs should only be used for mixed use. Maybe only vertical mixed use as horizontal can still be abused to skirt our ordinances.

Get rid of SPUDs, or restrict to only fix the problems the PUDs approved before the moratorium have created.

Barely anything left over 5 acres. Adjust smaller to a cautious minimum.

The multi family unit restrictions have been taken out. This should be strengthened. The minimum lot areas for our residential zoning already add up to 12 units per acre. Without restrictions the PUD can be used to ignore our ordinances.

Legal non-conforming uses will not count toward "compatibility with surrounding land uses".

PUDs should use superior exteriors of brick, stone, concrete. Stucco to a lesser extent. No corrugated metal, plastic or anything. Less flammable than regular standards. No obnoxious lights that bother neighboring properties. No transference of undesirable smells. Noise dampening. Nothing that makes it worse to live next to the new development.

PUDs must have a direct connection to an arterial road. Good road connectivity with no dead ends. Good pedestrian connectivity. The streets must follow the naming convention we already have in our ordinances.

The Points Table

Mixed-Use Residential and Commercial Uses on Site should be commercial first and anything other than industrial. This should have the highest points than anything else on the list. A second lesser category of mixed use of industrial and something else. Though mixed use should be an outright requirement for a PUD.

Take out anything about bicycles. Not just on the point table.

Sidewalks at 5 ½ feet wide for points.

Less Flammable Material should be a general requirement. Not in the points system.

Noise Dampening Construction and Insulation should also be a requirement not in the points system.

More things in the Community Benefits-Integrated Uses category.

Points for one of a kind blueprints. Fines for lying or reusing the blueprints anywhere in the world.

Amendments to the PUDs

This is far too lenient. Might as well not require an application process at all. The entire thing can just be rearranged. Buildings going to different places. They can increase density. Change the architecture which is a major selling point when convincing people to approve these things. A lot of these things that can be changed are also things points are offered for. The extra points the council can offer for lot coverage increase, increasing density, lot width reduction, reducing setbacks. These are all things to avoid, not reward.

City of Bethany
Planning & Zoning Staff Report

August 6, 2026

CASE NO: PC 26-17

Request: PUD Review of PC 21-16

Background: In early January 2026, a meeting was held at City Hall, located at 6700 NW 36th, between staff and project developers to discuss the Harmony Groves development. During the meeting, the project status was reviewed, along with the next steps necessary for consideration of the preliminary and final plat. At that time, an administrative extension was granted for the Harmony Groves development. The extension was granted because in early 2025, during departmental staffing transitions, the applicant submitted correspondence regarding the development; however, the item was not placed on an agenda due to the staff transition period. The Community Development Director reviewed the development plan to determine whether the plan should be voided or remain in effect. Following that review, the development was determined to remain viable.

The project was reviewed over the following months but the item was not placed on a meeting agenda. The development was unable to receive approval from the City Engineer, Fire Department, and Community Development Director after several submissions due to repeated noncompliance with review comments. Another meeting was held on March 24, 2026, to discuss the development and the requirements necessary to move forward with a recommendation for placement on the Planning and Zoning agenda. During that meeting, staff outlined the comments and corrections that needed to be addressed before the item could be placed on an agenda for preliminary and final plat approval.

Another set of submittals was received; however, the required revisions had still not been adequately addressed. On April 16, 2026, the developer and engineer were advised that all review comments must be addressed with the next submittal. This included providing clean, approvable preliminary and final plats; complete grading, drainage, paving, water, and landscape plans; retaining wall and fence cross-sections; and all required supporting documentation. It was also clearly communicated that staff would not review incomplete submittals or plans that were not submitted in the required format.

Consequently, on May 12, 2026, the developer was informed that the repeated meetings and requests had still not resulted in the necessary updates to make the project viable. The Community Development Director advised the developer that the PUD would be forwarded to the Planning and Zoning Commission for review in accordance with Ordinance § 158.024(B)(5)(19). Notices were subsequently mailed to the surrounding property owners regarding the upcoming review.

Analysis: The property was considered for rezoning by the Planning and Zoning Commission on March 17, 2022, at which time the Commission recommended approval of the rezoning request and forwarded it to the City Council for consideration. On April 5, 2022, the City Council approved Ordinance No. 2022- concerning the Planned Unit Development (PUD).

In the written design statement that was submitted for the PUD. It states the description of the development and justification as senior housing consisting of 17 multiplexes of 78 units in 8 phases. And that the development fills a need for senior housing. With a possible start date of 05/25/2022 and a completion of the first phase of on 05/23/2023. Special development regulations setback front 40', setback rear 20', Setback side 27', and setback side 20'.

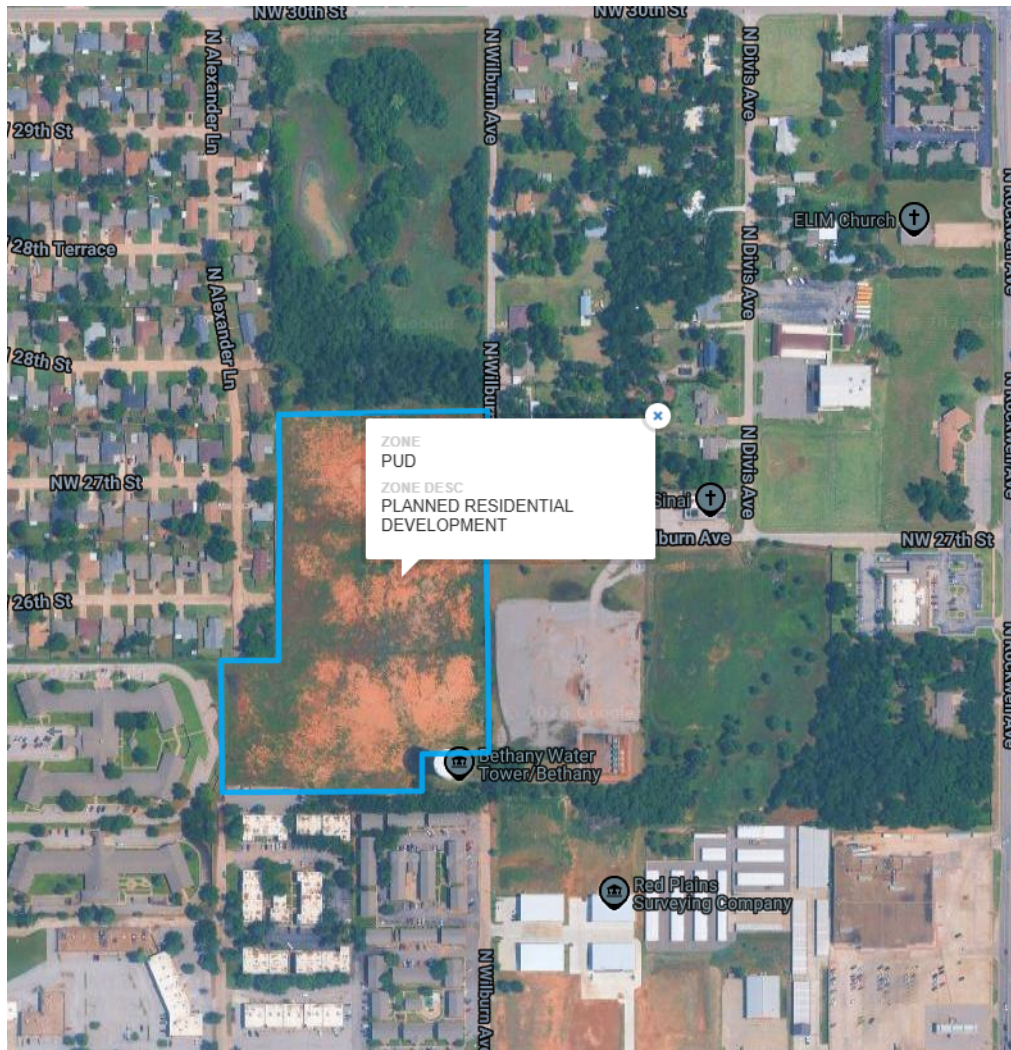
Ordinance § 158.024(B)(5)(18) states that “if substantial construction has not commenced within three years after the date of City Council approval for a PUD development, the Community Development Director shall review the development plan to determine whether the development plan should be voided or remain in effect.” After working with the developer through the process, the Community Development Director has determined that substantial construction has not been completed. The Director is requesting a review of the existing zoning classification and whether an extension should be granted or if the property should be rezoned to the district that immediately preceded the approval of the planned district.

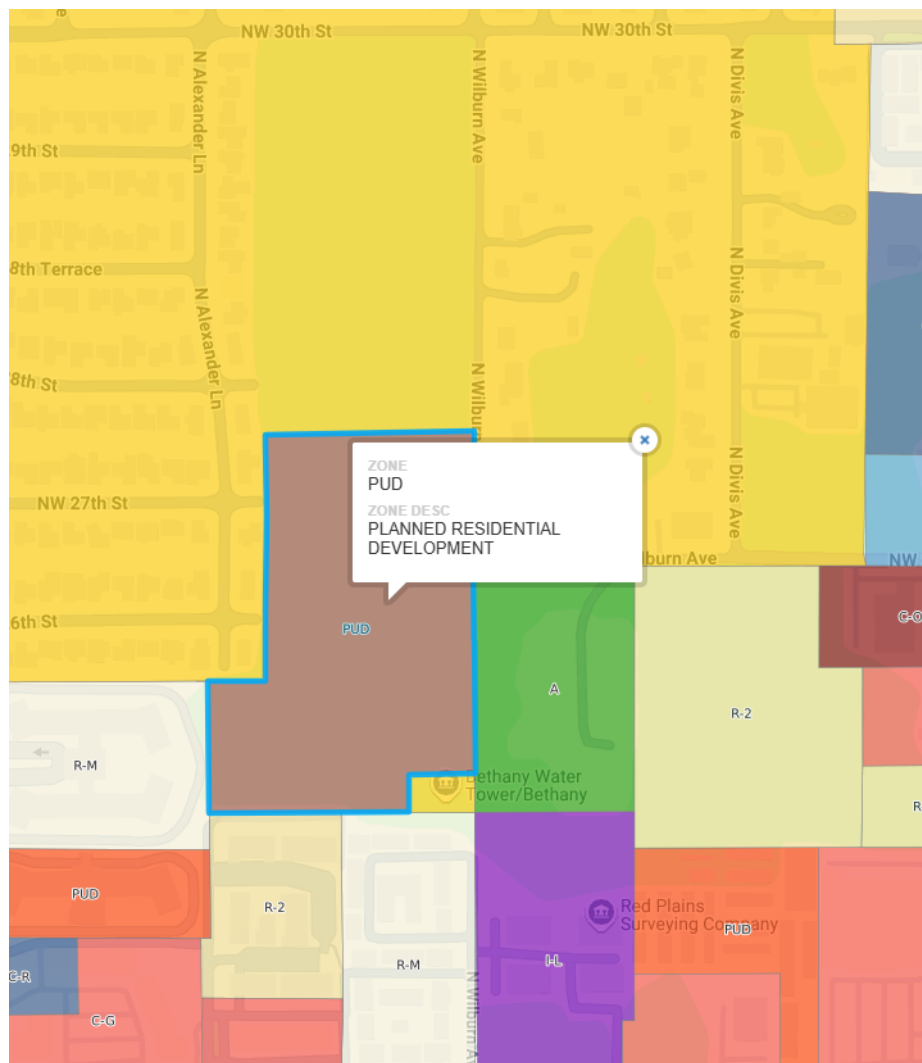
Included in the meeting packet is the original application, design statement, and supporting application materials submitted at that time, as well as the latest submittal plans, and most recent comment letter identifying the items that needed to be addressed before the preliminary and final plats could be placed on an agenda.

Required Action: Review, discussion, and possible action on the existing zoning classification regarding PC 21-16

Attachments:

- Aerial and Zoning
- Original PUD
- Civil Set
- Other related material





BETHANY CITY COUNCIL

From: Amanda McCellon, Comm. Dev. Director
Date: March 22, 2022
Subject: Consider a request by Golam Sarker, Applicant and Property Owner, to rezone a 12-acre tract of land located at the South half of NW 27th St. and Wilburn Ave. from R-1, Single Family to PUD, Planned Unit Development.

BACKGROUND

Attached are the minutes and staff report from the Planning and Zoning Commission meeting of March 17, 2022. Motion was made by Justin Peck, seconded by James Clemmer to recommend approving the rezoning request by Golam Sarker, Applicant and Property Owner, to rezone a 12-acre tract of land located at the South half of NW 27th St. and Wilburn Ave. from R-1, Single Family to PUD Planned Unit Development. The votes re as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, James Clemmer. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

RECOMMENDATION

Recommend approving the rezoning request by Golam Sarker, Applicant and Property Owner, to rezone a 12-acre tract of land located at the South half of NW 27th St. and Wilburn Ave. from R-1, Single Family to PUD, Planned Unit Development.

ADDITIONAL COMMENTS



MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSOIN
MARCH 17, 2022

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Robert Helton
James Clemmer
Kent Lynn

MEMBERS ABSENT: Ron Crouch
Steve Marx

STAFF PRESENT: Amanda McCellon, Comm. Dev. Director
Brendan Summerville, 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 Thursday, March 10, 2022 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Justin Peck to approve the February 17, 2022 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Robert Helton, Kent Lynn, Justin Peck, James Clemmer. NAY- None. ABSTAIN- Charles Snyder. The motion carried 4-0-1.

ITEM 1: **PC 21-16**
Consider a request by Golam Sarker, Applicant and Property Owner, to rezone a 12-acre tract of land located at the South half of NW 27th St. and Wilburn Ave.

LEGAL DESCRIPTION:

A tract of land located in the W ½ of the SE ¼ of Section 20, T12N, R4W, I.M. in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows: COMMENCING at the NE Corner of the W ½ of Said SE ¼; THENCE S00°6'31"E a distance of 994.12 ft TO THE POINT OF BEGINNING; THENCE S89°28'47"W a distance of 165.00 ft; THENCE S00°06'31"W distance of 95.00 ft; S89°28'47"W a distance of 492.39 ft; N00°19'35"W a distance of 334.26 ft; N89°25'47"E a distance of 136.21 ft; N00°34'13" W a distance of 610.91 ft; N89°25'47" E a distance of 527.38 ft to THE POINT OF BEGINNING.

(Item to be heard by City Council on April 5, 2022)

ACTION: Brent Summerville, Comm. Dev. Associate presented the staff report to consider rezoning a 12-acre tract of land located at the South half of NW 27th St. and Wilburn Ave. from R-1, Single Family to PUD, Planned Unit Development. He reviewed the lot characteristics for the lot at NW 27th and N. Wilburn and the zoning of the surrounding properties. Currently there is a 12-inch water line along N. Wilburn and a sewer line on N. Alexander. The developer plans to build

seventeen single story multiplexes (consisting of seventy-eight dwelling units) for senior housing with one car garages. Storm water will be managed by a 100' x 200' detention pond in SW corner of lot.

Commissioner Lynn asked about the sloping of the land.

Mr. Wynne, Engineer for applicant stated we had a surveyor look at the property, and it looks like the water all runs to the south. If that happens to be wrong, we will move the detention pond to the north in our final design.

Rhonda Brown, resident of 2901 N. Alexander asked about the entrance(s) for development; and expressed concerns about the flooding in the area.

Mr. Wynne, Engineer for Applicant said there will be only one entrance of NW 27th and N. Wilburn.

Brian Ward, resident of 1716 N. Oakhill spoke about the current flooding problems in the area. He felt the flooding problem in the area should be taken care of before any development. He wants all exterior walls on this development to be brick.

Oscar Vasquez, resident of 2808 N. Alexander Lane would like flooding to be taken care of before any development.

Jennifer Marquez, resident of 7400 NW 28th St. spoke about the flooding in the area and the safety of her family. She asked if these units will be rental or ownership properties?

Jamie Hanselman, Realtor said properties will be rented.

Jennifer Marquez, resident of 7400 NW 28th St. asked the applicant what they will do for the safety of surrounding neighbor's families and children?

Jamie Hanselman, Realtor said there is a lack of senior citizen housing in Bethany; and this project will be strictly for retired couples (not their family members).

Commissioner Lynn asked for definition of senior.

Mr. Sarker, Applicant stated a senior are couples who are 50+ years old. Seniors will live here.

Mr. Vazquez, resident of 2808 N. Alexander Lane concerned with security.

Mr. Bass with Carlson Adventures said he had a PUD approved in this area (12-acres to the north) and spoke in favor of the proposed rezoning.

Commissioner Snyder asked if applicant would keep current trees on the property?

Mr. Wynne, Engineer for applicant said we will remove all trees and replace with trees of the applicant's choice in the greenbelt areas. We think it is a good thing to remove all existing trees for good quality construction. If you get those trees and the tree root system out so we can have some

firm backfill to work with and build our foundations for the buildings. This would eliminate possible sink holes from tree roots/stumps.

Motion was made by Justin Peck, seconded by James Clemmer to recommend approving the rezoning request by Golam Sarker, Applicant and Property Owner, to rezone a 12-acre tract of land located at the South half of NW 27th St. and Wilburn Ave. from R-1, Single Family to PUD, Planned Unit Development. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, James Clemmer. NAY-Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

NEW BUSINESS

Brent Summerville, Comm. Dev. Associate mentioned we have two items scheduled for the next Planning and Zoning Commission, which are an accessory building and a rezoning case.

Motion was made by Justin Peck, seconded by Robert Helton to adjourn. The motion carried unanimously 5-0.



City of Bethany

Planning & Zoning Staff Report

March 4, 2022

17

CASE NO: PC 21-16

Request: Consider a request by Golam Sarker, Applicant and Property Owner, to rezone a 12.06-acre tract of land located at the South half of NW 27th St. and Wilburn Ave.

Legal Description:

A tract of land located in the W ½ of the SE ¼ of Section 20, T12N, R4W, I.M. in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows:

COMMENCING at the NE Corner of the W ½ of Said SE ¼; THENCE S00°6'31"E a distance of 994.12 ft. TO THE POINT OF BEGINNING; THENCE S89°28'47"W a distance of 165.00 ft; THENCE S00°06'31"W distance of 95.00 ft; S89°28'47"W a distance of 492.39 ft; N00°19'35"W a distance of 334.26 ft; N89°25'47"E a distance of 136.21 ft; N00°34'13"W a distance of 610.91 ft; N89°25'47"E a distance of 527.38 ft to THE POINT OF BEGINNING.

Applicant: Golam Sarker, Property Owner

Current Zoning: R-1, Single-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single-Family Residential
South	R-2 & R-M	Two-Family Residential & Residential Multi-Family
East	A & R-1	Agricultural & Single-Family Residential
West	R-1 & R-M	Single-Family Residential & Residential Multi-Family

Total Lot Characteristics:

Width (Total)	660 ft.
Depth (Total)	945 ft.
Total Area	12.06 Acres
Current Building Line(s)	Front: 25 ft; Side: 10ft. & 5ft. (Interior), 15ft. (Street), 25ft. (Corner); Rear: 20ft.
Existing Structures	None
Proposed Structures	17 Single-Story Multiplexes for Senior Housing
Water Line(s)	12-inch DIP along the East side of lot (Wilburn)
Sanitary Sewer Line(s)	Existing Line along Western side (N. Alexander)

Special Development Regulations:

Direction	R-M (ft)	R-2 (ft)	Proposed PUD (ft)
Front	25	25	40
Rear	25	20	20
Side(s)	25	10 & 5 (Interior) 15 (Street)	27 & 20

Background: The applicant seeks to rezone the property to a Planned Unit Development from Single-Family Residential. Golam Sarker, Applicant & Property Owner, seeks this rezone to construct a 17-building senior living facility with a total of 78 dwelling units. The current site is a wooded and undeveloped greenfield.

Analysis: The request to rezone the property in question is based on the need to develop multifamily dwelling units outside the setback and structure guidelines for multi-family dwellings. The design statement put forth by the applicant calls for setbacks that differ from R-M & R-2 zoning categories. As a result, a planned unit development is the most appropriate zoning category for this project.

The proposed development will manage ingress and egress via 26th St. and 27th St. Stormwater will be managed by a 100' by 200' detention pond and surrounding green space in the Southwest Corner of the development.

This hearing is for a rezoning of the property. Community Development staff and the city Engineer will analyze and approve all site plans for this project should this zoning change be approved by both the Planning & Zoning Commission & City Council.

Required Action: Hold a public hearing and either approve or deny the rezoning of a tract of land located in the W ½ of the SE ¼ of Section 20, T12N, R4W, I.M. from R-1 (Single-Family

Residential) to PUD (Planned Unit Development). Any specific conditions imposed by the Planning & Zoning Commission should be read into any approval motion.

Attachments:

- Water & Sewer Line Atlases
- Zoning Map & Aerial Photograph
- County Information; Certified Owners List
- Application Documents: Legal Description, Rendering, Preliminary Site Plan, and Surveyed Map.
- Public Notification

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

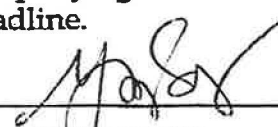
1. Applicant: Golam Sarker Phone #: (405) 479-7462
Address: 11501 Marbella Dr. Oklahoma City, OK 73173
2. Record Property Owner(s): Golam Sarker Phone #: (405) 479-7462
Address: 11501 Marbella Dr. Oklahoma City, OK 73173
3. Request rezoning from: R-1
To: PUD
4. Street address or location: 12 acres located at South half of NW 27th and Wilburn
5. Legal description (attach if necessary):
See Attached "Exhibit B"
6. Area of property (sq. ft.): Approx 12 acres
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: 
Signature of Property Owner: Golam Sarker

EXHIBIT "A"
PLANNED UNIT DEVELOPMENT
Written Design Statement
Graphic Master Plan

1. Title:
2. Property Owner(s): Golam Sarker
Home Address: 11501 Marbella Dr Oklahoma City, OK 73173
Developer(If other than owner):
Architect: Ron Wynne
Engineer: Ron Wynne
3. Description of the development and justification of the design:
Senior housing consisting of multiplexes of 78 units in 8 phases. The development fills a need for senior housing in Bethany.
4. Development Schedule: Possible Start Date: 05/25/2022 and completion of phase 1 is 05/25/2023
5. Property Size: 12 Acres
Permitted Uses: Senior Housing
6. SPECIAL DEVELOPMENT REGULATIONS
Setback Front: 40'
Setback Rear(West): 20'
Setback Side(North): 27'
Setback Side(South): 20'
7. Frontage on Streets
a. Wilburn 200'
Additional Right -of-Way: None
Street Improvements Required: None
8. Current Physical Characteristics of Property: Wooded and undeveloped.

Drainage: Detention Pond

10. Easements Required: None

Utility extensions required: Waterline extended from Wilburn

11. Proposed number of buildings and size of each: 17 buildings

15 of 5,500 sq ft, 1 of 3,300 sq ft, 1 of 2,200

Ratio of building size to lot area: $88,000 \text{ sq ft} / 522,720 = 16\%$

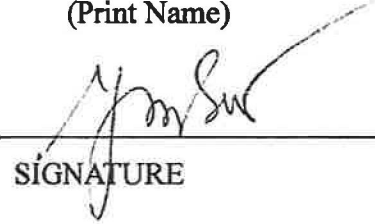
Description of building: One story multiplexes with one car garage.

12. Sequence of development: Site grading and site development including new detention pond.

Retention area and utilities foundations, concrete floors, framing, roofing, brick veneer. Interior electrical wiring, plumbing and HVAC, sheet rock, trim, paint, flooring, fixtures, counter tops, appliances and landscaping.

I, Golam Sarker, Property Owner, do hereby agree to the terms and conditions herein stated..

(Print Name)



SIGNATURE

02/15/2022

DATE

EXHIBIT "B"

Feb.17, 2022

LEGAL DESCRIPTION

A Tract of land located in the W ½ of the SE ¼ of Section 20, T12N, R4W, I.M. in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows:

COMMENCING	At the NE Corner of the W ½ of Said SE ¼;
THENCE	S00°06'31"E a distance of 994.12 ft. to the POINT OF BEGINNING;
THENCE	S89°28'47"W a distance of 165.00 ft;
THENCE	S00°06'31"W a distance of 95.00 ft;
THENCE	S89°28'47"W a distance of 492.39 ft;
THENCE	N00°19'35"W a distance of 334.26 ft;
THENCE	N89°25'47"E a distance of 136.21 ft;
THENCE	N00°34'13"W a distance of 610.91 ft;
THENCE	N89°25'47"E a distance of 527.38 ft. to the POINT OF BEGINNING.

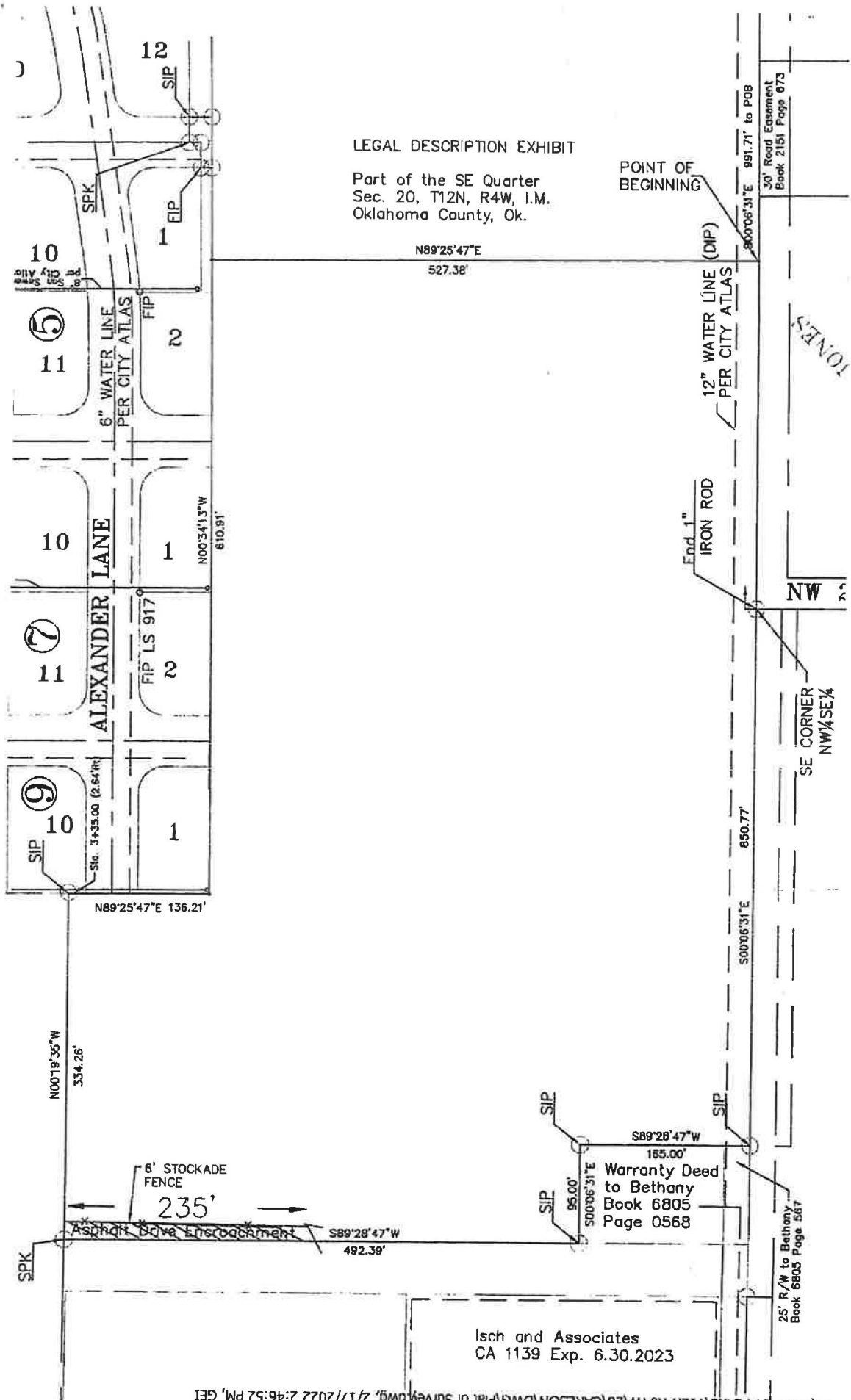
The above described tract contains 525,263 sq. ft. or 12.06 acres more or less and is subject to Easements. Rights-of Way and Restrictions of Record/

The Basis of Bearings and the Base Line for this Legal Description is the North Line of the SE ¼ of Said Section 20.



G E Isch

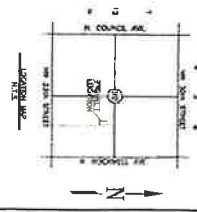
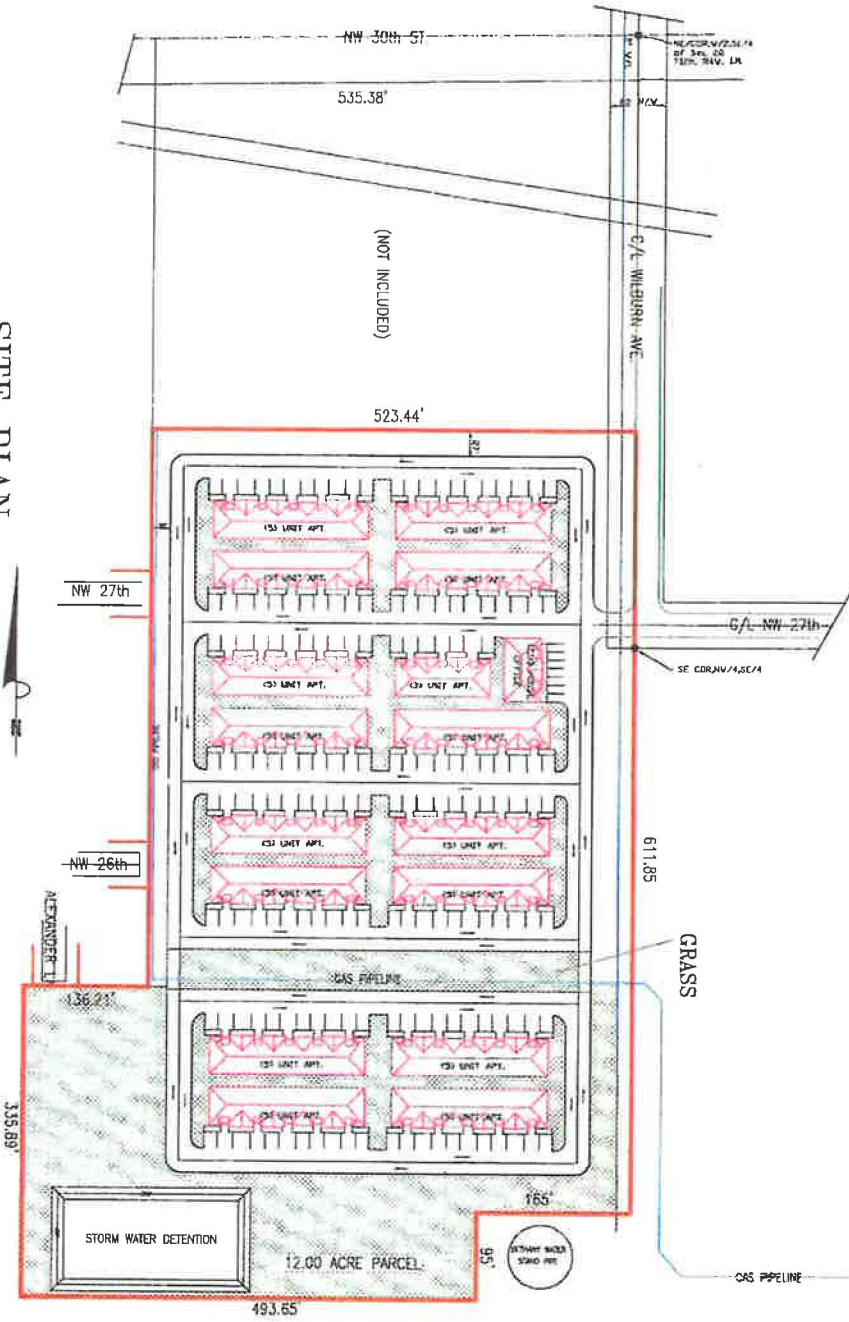
2.17.2022



P:\PROJECT PLANS\T12N-R04W\20\CARLSON\DWG\Plat of Survey.dwg, 2/17/2022 2:46:52 PM, GEI

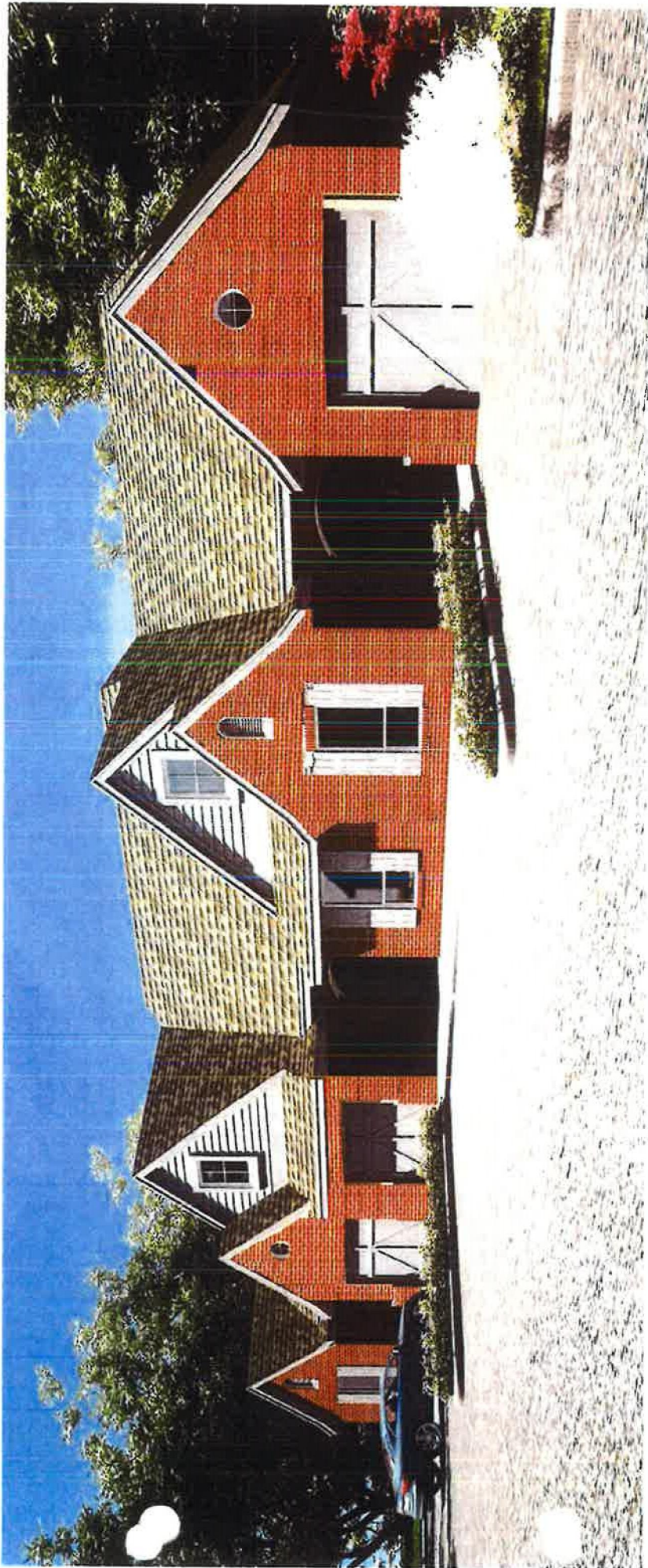
PRELIMINARY SITE LAYOUT
PROPOSED SENIOR TOWNHOUSE DEVELOPMENT
 78 SINGLE FAMILY UNITS
 NEAR NW 30th & N. WILBURN AVE.
 BETHANY, OKLAHOMA
 (12 ACRE PARCEL)

SITE PLAN
 SCALE: 1" = 20'



FOR REVIEW

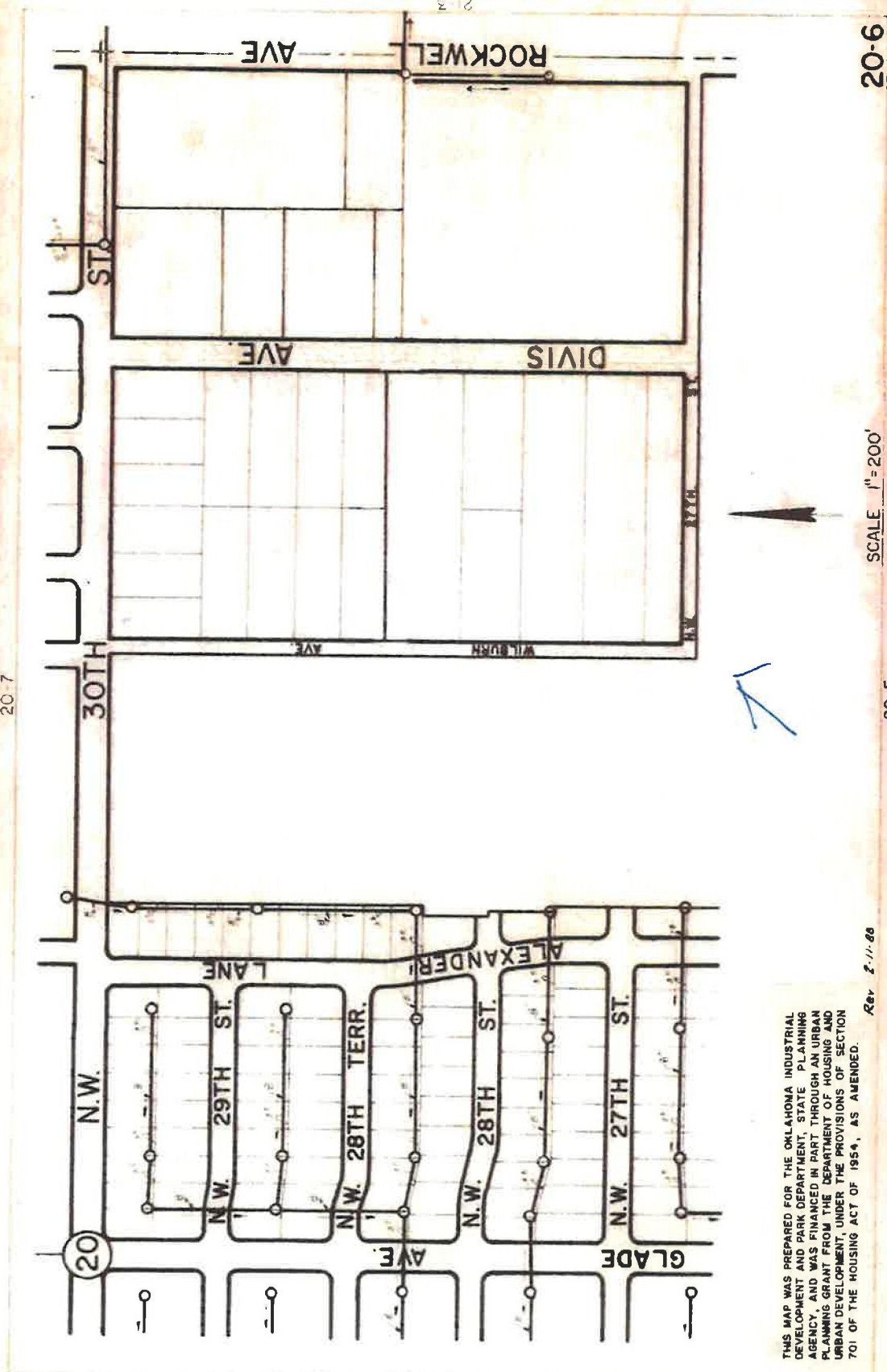
	SENIOR TOWNHOUSES	
	PUD -	
	SITE PLAN	
	SHEET 1 OF 1	
Wynne Engineering Corp. 1200 N.W. 27th St., Suite 100, Oklahoma City, OK 73109 (405) 919-8800		



SEWER

20-7

20-3



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

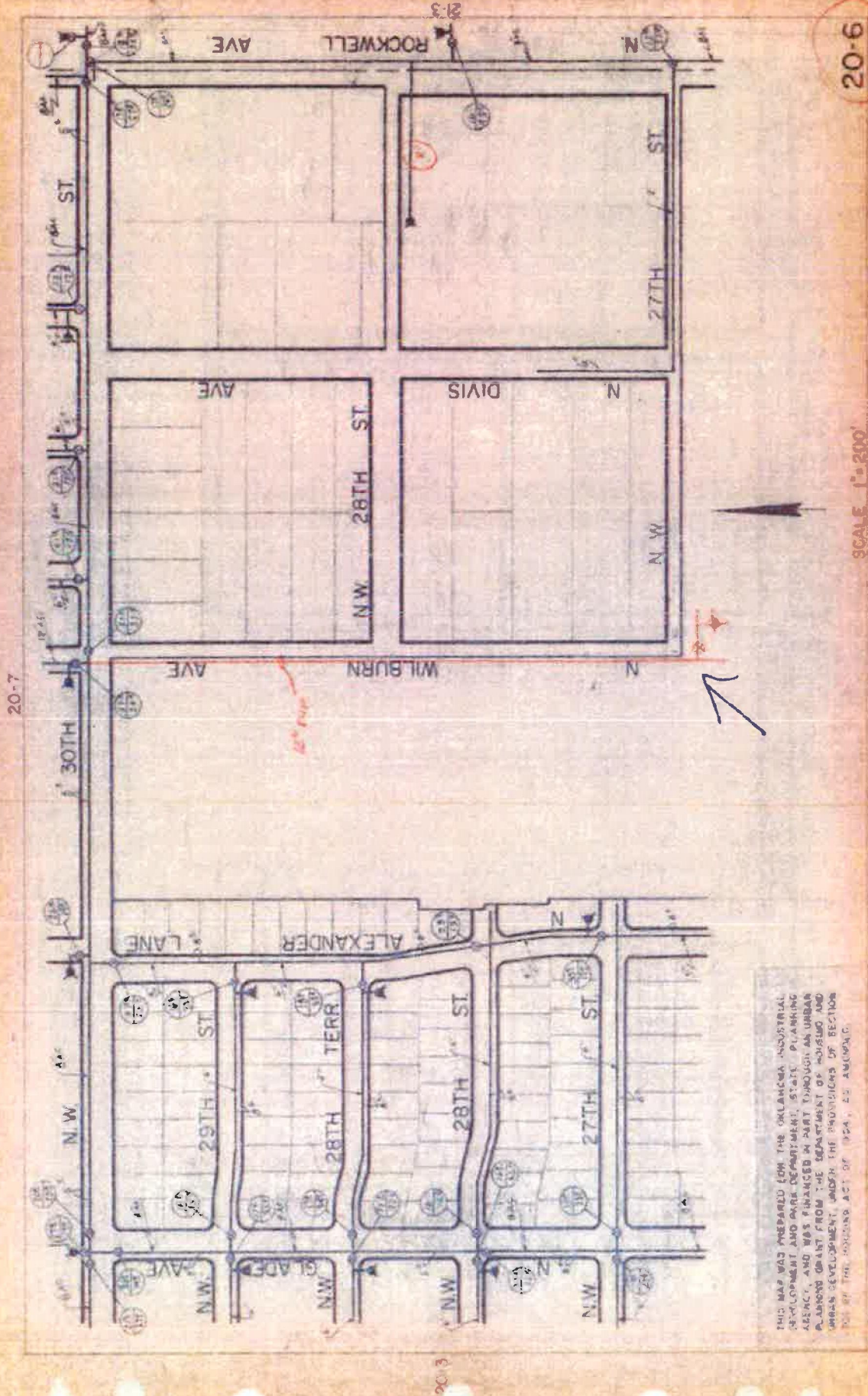
Rev 2-11-60

20-5

SCALE 1"=200'

20-6

WATER



THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND HOME DEPARTMENT STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 101 OF THE HOUSING ACT OF

ESTIMATE OF QUANTITIES				
PAVING				
ITEM NO.	ITEM	UNIT	QUANTITY	AS-BUILT
P.C. CONCRETE BASE BID				
1	6" P.C. CONCRETE PAVING	S.Y.	2312	
2	6"x8"x6" P.C. CONC. INTEGRAL CURB	L.F.	1215	
3	6" TREATED SUBGRADE	S.Y.	2425	
4	STANDARD CITY BARRICADE	EA.	1	
5	THICKENED EDGE	EA.	32	
6	"W" CURB MARK	EA.	4	
7	CONST. TRAFFIC CONTROL	L.S.	1	
8	RIP RAP, 12" STONE, FILTER FABRIC	C.Y.	114	
10	BOLLARDS	EA.	13	
ASPHALT PAVING BASE BID				
1	3" TYPE 'A' ASPHALT	S.Y.	2110	
2	2" TYPE 'B' ASPHALT	S.Y.	2110	
3	6"x8"x12"x24" P.C. CONC. CURB & GUTTER	L.F.	1215	
4	6" TREATED SUBGRADE	S.Y.	2425	
5	STANDARD CITY BARRICADE	EA.	1	
6	THICKENED EDGE	EA.	32	
7	"W" CURB MARK	EA.	4	
8	CONST. TRAFFIC CONTROL	L.S.	1	
9	RIP RAP, 12" STONE, FILTER FABRIC	C.Y.	114	
10	BOLLARDS	EA.	13	
STORM SEWER				
1	58"x16" OVERFLOW FLUME	S.Y.	103	
2	8" PVC OUTLET PIPE	L.F.	36	

[illegible][illegible]

PRIVATE PAVING & DRAINAGE PLANS

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

HARMONY GROVES
BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

GENERAL NOTES

CONSTRUCTION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS", A PUBLICATION FURNISHED BY THE CITY OF MOORE THAT OUTLINES THE MINIMUM STANDARDS OF WORKMANSHIP, MATERIALS, TESTING, AND METHODS OF CONSTRUCTION EXPECTED IN PUBLIC AND PRIVATE DEVELOPMENT WORK, WITHIN THE MOORE LIMITS.

ANY PAY QUANTITY ITEM, OR QUALITY TESTING PROCEDURE OUTLINED IN THE CITY'S STANDARDS THAT IS NOT CLEARLY ADDRESSED IN THE ABOVE PAY QUANTITY TABLE, OR THE CONTRACT AGREEMENT BETWEEN DEVELOPER AND CONTRACTOR WILL BE CONSIDERED AS AN INCIDENTAL PAY ITEM, AND WOULD BE IMPLEMENTED AND PAID FOR BY CONTRACTOR AND/OR DEVELOPER.

TESTING OF MATERIALS & WORKMANSHIP WOULD BE UNDERTAKEN AS OUTLINED IN THE CITY'S STANDARDS. RESULTS WOULD BE PROVIDED TO THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE IN A TIMELY FASHION. CONTRACTOR WOULD CO-ORDINATE AND FACILITATE THE DUTIES OF THE CITY'S DESIGNATED REPRESENTATIVE DURING CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS THAT WILL BE IN CONFLICT WITH THE PROPOSED WORK.

A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOORE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES, EITHER PUBLIC OR PRIVATE, AND SHALL SATISFY HIMSELF AS TO THEIR ACTUAL LOCATION PRIOR TO COMMENCING CONSTRUCTION.

12" RINGS SHALL BE USED ON ALL STORM SEWER PIPE UNDER STREETS AND NEXT TO CURBS. ALL PIPE AND CONCRETE BOX CULVERT JOINTS ARE TO CONTAIN THE APPROPRIATE GASKET OR JOINT MATERIAL AND WRAPPED WITH A TWO FEET WIDE FILTER FABRIC STRIP AROUND THE JOINT AND OVERLAPPING TWO FEET.

A WORK ZONE NOTICE MUST BE FILED WITH THE TRAFFIC MANAGEMENT DIVISION AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AND/OR PLACING OR REMOVING ANY BARRICADES OR MODIFYING EXISTING TRAFFIC CONTROL DEVICES. CALL (405) 297-2531 TO OBTAIN A COPY OF THIS FORM.

A STORM WATER DISCHARGE PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITIES CAN BEGIN.

HANDICAP RAMPS CONTRACTOR TO PROVIDE CURB DEPRESSION ONLY. SIDEWALK RAMP TO BE CONSTRUCTED BY OTHERS AT THE TIME OF SIDEWALK CONSTRUCTION.

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

FINAL PLAT of
HARMONY GROVE ADDITION

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, SARKER CAPITAL, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF
AND THE ONLY PERSON, FIRM, OR CORPORATION HAVING ANY RIGHT, TITLE OR
INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT
THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY
HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE
PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN FOREVER, AND
HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT
THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE.
AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES,
ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE
INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO
BE EXECUTED THIS _____ DAY OF _____,
20____, COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION
ARE CONTAINED IN A SEPARATE INSTRUMENT.

SARKER CAPITAL, LLC.

COMPANY REPRESENTATIVE

STATE OF OKLAHOMA

SS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND
STATE, ON THIS _____ DAY OF _____,
20____, PERSONALLY APPEARED _____ OF _____

TO ME KNOWN TO BE THE
IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON
BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE
AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND
PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LEGAL DESCRIPTION

A Tract of land located in the West Half (W/2) of the Southeast Quarter
(SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4)
West, I.M., in the City of Bethany, Oklahoma County, Oklahoma and being
more particularly described as follows:

Commencing at the Northeast Corner of the West Half (W/2) of Said
Southeast Quarter (SE/4); Thence S00°06'31"E a distance of 989.12 feet to
the Point of Beginning; Thence continuing S00°06'31"E a distance of 850.77
feet; Thence S89°28'47"W a distance of 165.00 feet; Thence S00°06'31"W
(Measured S00°06'31"E) a distance of 95.00 feet; Thence S89°28'47"W a
distance of 492.39 feet; Thence N00°19'35"W a distance of 334.26 feet;
Thence N89°25'47"E a distance of 136.21 feet; Thence N00°34'13"W a
distance of 610.91 feet; Thence N89°25'47"E a distance of 527.38 feet to
the Point of Beginning.

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL
REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY
REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE
MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE
CORRECTLY SHOWN.

ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA

SS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE
THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND
VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE
_____ DAY OF _____, 20____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES,
IN AND FOR THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT
THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED
PLAT IS VESTED IN SARKER CAPITAL, LLC., AN OKLAHOMA CORPORATION, THAT ON THE
_____ DAY OF _____, 20____, THERE ARE NO
ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH
THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE
OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR
YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID
LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO
LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND
INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND
EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE
EXECUTED THIS _____ DAY OF _____, 20____.

NAME OF TITLE COMPANY

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED,
QUALIFIED OR ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA,
THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR
20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE
REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY
TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE
EXECUTED AT CITY OF OKLAHOMA CITY, THIS _____ DAY OF _____,
20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF BETHANY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE BETHANY PLANNING COMMISSION DULY
APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, THAT THE
DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY
THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA THIS _____ DAY OF _____, 20____.

ATTEST:

CITY CLERK

MAYOR

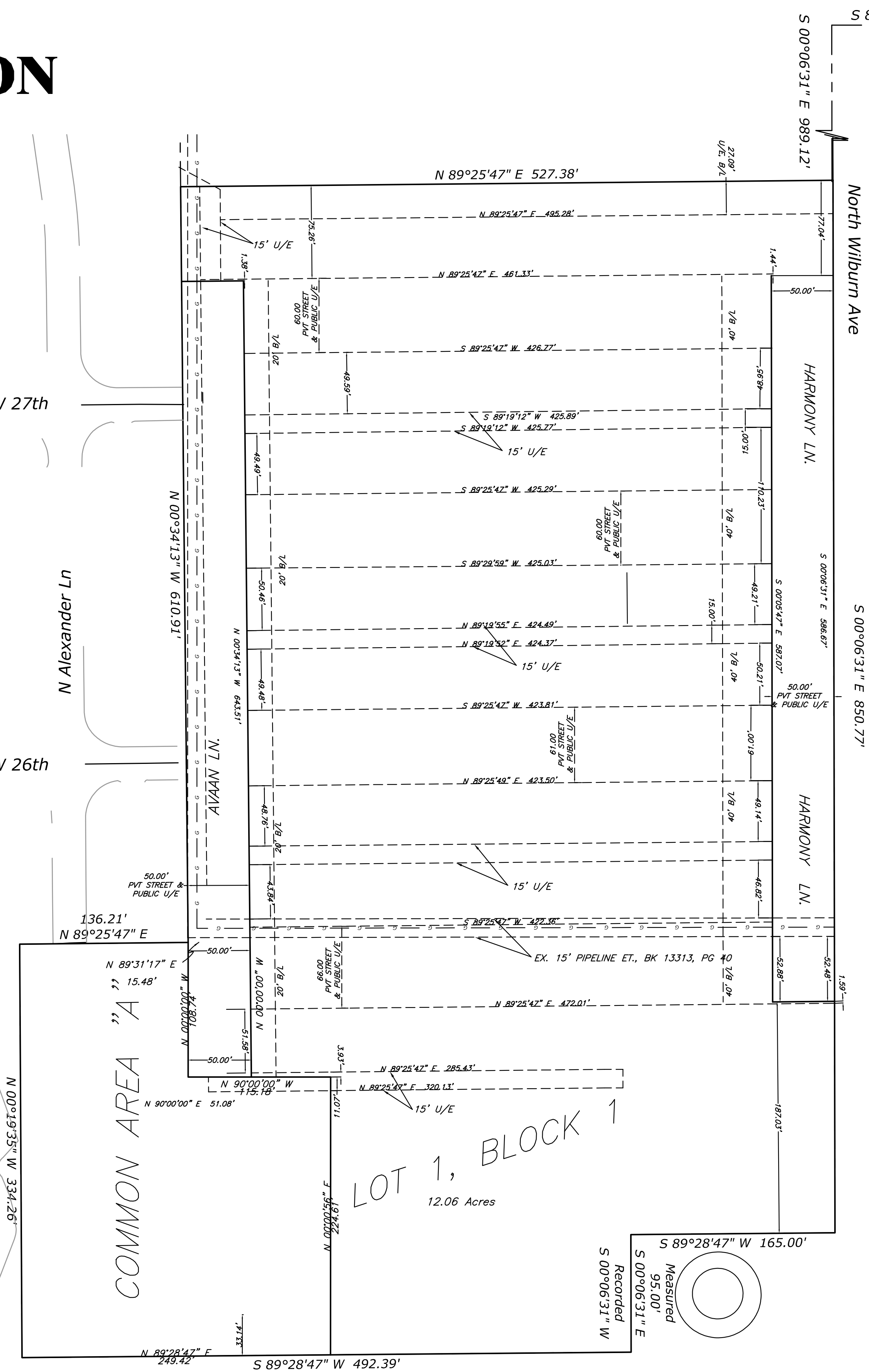
CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF BETHANY, STATE OF
OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND
FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL
ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT
PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS
_____ DAY OF _____, 20____.

CITY CLERK

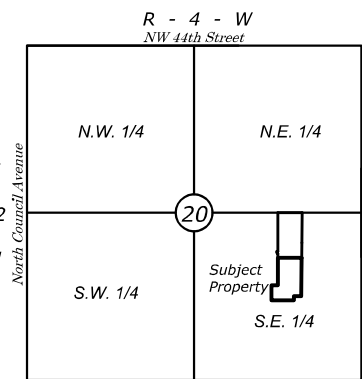
NW 27th

NW 26th

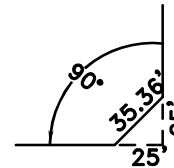


NE COR. SEC. 20
T12N, R4W, IM.

SCALE: 1"=60'



LOCATION MAP
1"=3000'



TYPICAL BLOCK CORNER

LEGEND

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

THIS PLAT OF SURVEY MEETS THE
OKLAHOMA MINIMUM STANDARDS FOR THE
PRACTICE OF LAND SURVEYING AS
ADOPTED BY THE OKLAHOMA STATE BOARD
OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND
SAID FINAL PLAT COMPLIES WITH THE
REQUIREMENTS OF TITLE 11 SECTION
41-108 OF THE OKLAHOMA STATE
STATUTES.

ALL CENTERLINE CONTROL WILL BE PK
NAIL IF ASPHALT PAVING OR CUT "X" IF
CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8"
REBAR WITH L.S. CAP.

NOTE: ALL UTILITIES SHALL BE LOCATED
IN THE PUBLIC STREET RIGHT-OF-WAY
AND PUBLIC UTILITY EASEMENTS.

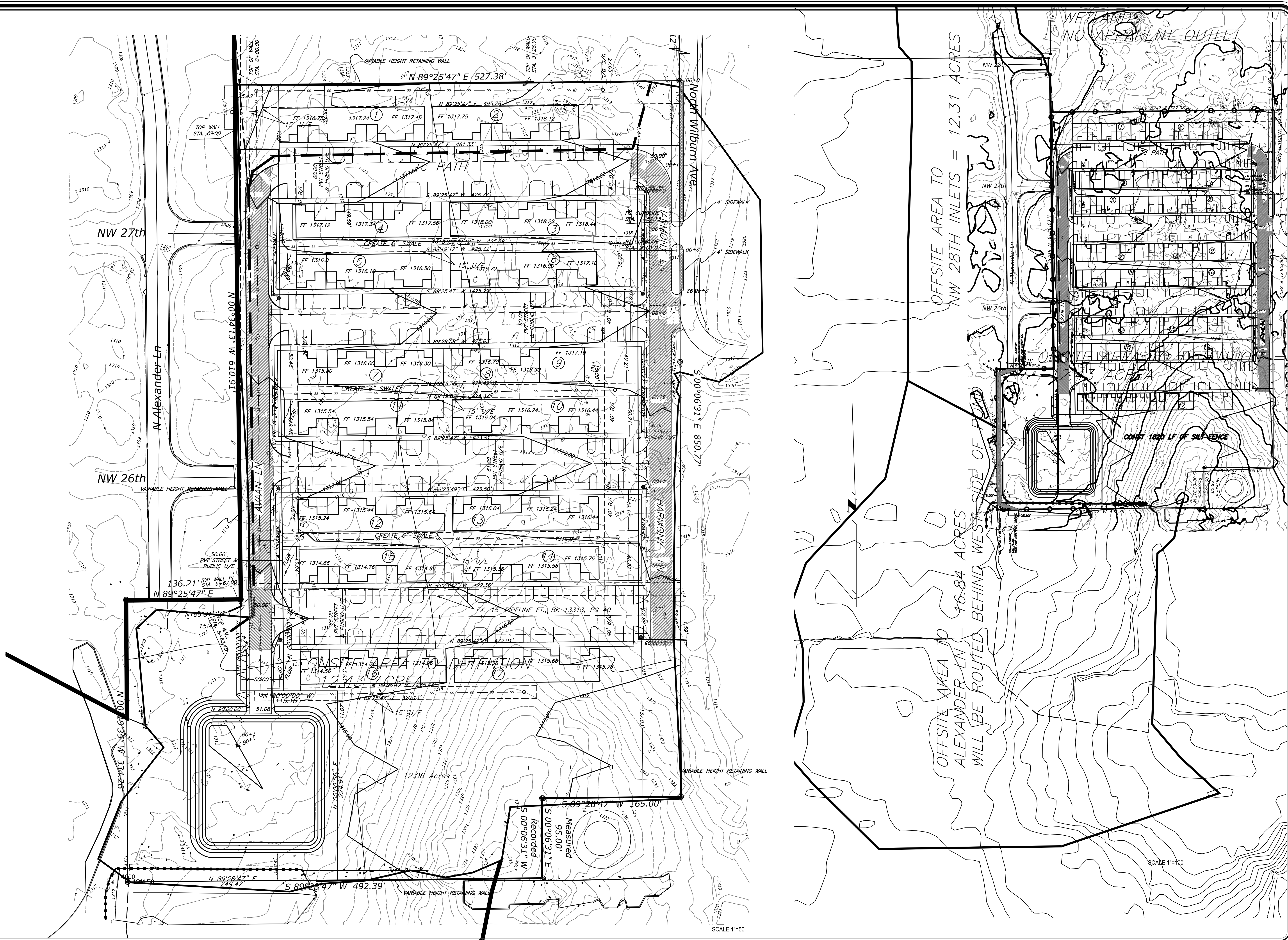
THE MAINTENANCE OR ALL PRIVATE
STREET, ALL COMMON AREAS/DRAINAGE
EASEMENTS, ALL MEDIANS, AND PUBLIC
UTILITY EASEMENTS WILL BE THE
RESPONSIBILITY OF THE HOMEOWNER'S
ASSOCIATION.

HARMONY GROVE ADDITION
PRIOR TO FILING

MORRIS
ENGINEERING AND SURVEYING

617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 3549, EXP. 6-30-25

JOB NO.



CITY OF BETHANY

R - 4 - W

NW 1/4

NE 1/4

S.W. 1/4

SE 1/4

Subject Property

LOCATION MAP

1"=300'

LEGEND

SS

SANITARY SEWER LINE

W

WATER LINE

OHE

OVERHEAD ELECTRIC

6

EXISTING GAS SERVICE

6

SANITARY SEWER MANHOLE

6

STORM SEWER MANHOLE

6

POWER POLE

6

GUY ANCHOR

6

LIGHT POLE

6

FIRE HYDRANT

6

WATER VALVE

6

WATER METER

6

GAS VALVE

6

GAS METER

6

ELECTRIC METER

6

TELEPHONE PEDESTAL

6

MONITOR WELL

6

SIGN

6

TRAFFIC SIGNAL POLE

6

TRAFFIC SIGNAL BOX

6

FENCE

6

SET IRON PIN

6

FOUND IRON PIN

6

BENCHMARK

DRAINAGE MAP - OFFSITE

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE1/4, SEC. 20, T12N, R4W, 1M

CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

MORRIS

ENGINEERING AND SURVEYING

www.morrisengineering.com

617 N.W. 27TH ST. MOORE, OK 73160

(405) 912-2775 OFC (405) 912-2322 FAX

REGISTERED PROFESSIONAL ENGINEER

ROSS C. MORRIS

16837

OKLAHOMA

PE EXP. 9-30-24

CA 3549, EXP. 6-30-25

DATE

2-28-24

SIGNATURE

DRAINAGE MAP - OFFSITE

TO SERVE

HARMONY GROVES

HORIZONTAL:

VERTICAL:

JOB NO.

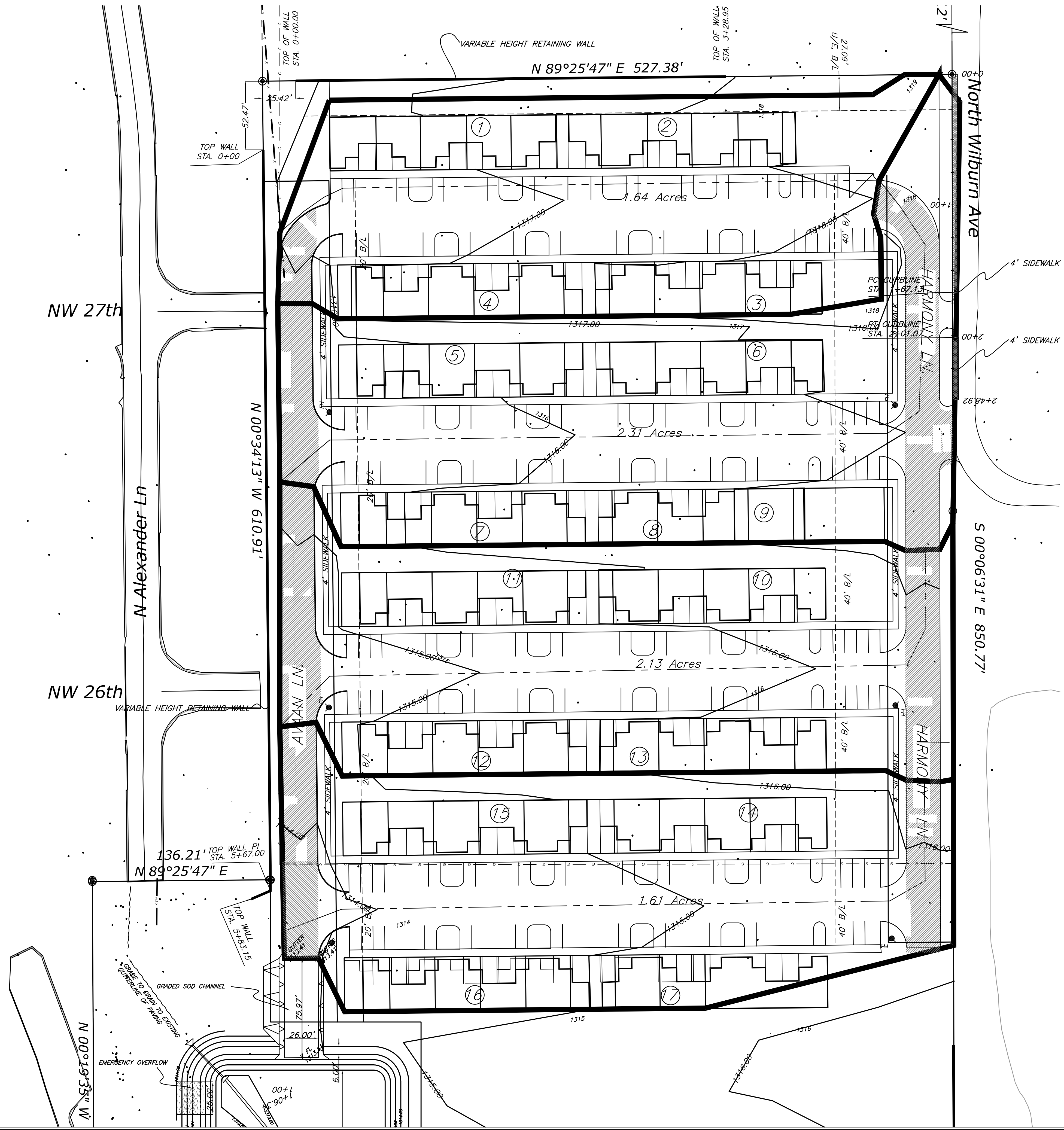
REF. NO.

REF. NO.

SHEET NO.

3

OF 16



ON-SITE DRAINAGE LINES

CITY OF BETHANY

R - 4 - W
NW 1/4 Street

NW 1/4

NW 1/4

SE 1/4

SW 1/4

Subject Property

North Arrow

LOCATION MAP
1"=200'

LEGEND

SS

SANITARY SEWER LINE

W

WATER LINE

OHE

OVERHEAD ELECTRIC

EGS

EXISTING GAS SERVICE

SM

SANITARY SEWER MANHOLE

SPM

STORM SEWER MANHOLE

PP

POWER POLE

GA

GUY ANCHOR

LP

LIGHT POLE

FH

FIRE HYDRANT

WV

WATER VALVE

WM

WATER METER

GV

GAS VALVE

GM

GAS METER

EM

ELECTRIC METER

TEP

TELEPHONE PEDESTAL

MON

MONITOR WELL

SG

SIGN

TSP

TRAFFIC SIGNAL POLE

TSB

TRAFFIC SIGNAL BOX

F

FENCE

SIP

SET IRON PIN

FIP

FOUND IRON PIN

B

BENCHMARK

ONSITE DRAINAGE MAP
TO SERVE

HARMONY GROVES

BEING A PART OF THE SE1/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

MORRIS

ENGINEERING AND SURVEYING

www.morrisengineering.com

817 N.W. 27TH ST. MOORE, OK 73160

(405) 912-2775 OFC (405) 912-2322 FAX

P.E. EXP. 9-30-24

C

REGISTERED PROFESSIONAL ENGINEER

ROSS C. MORRIS

16837

OKLAHOMA

CA 3549 EXP. 8-30-25

DATE

10-24-23

SIGNATURE

ONSITE DRAINAGE MAP
TO SERVE

HARMONY GROVES

HORIZONTAL: 1"=40'

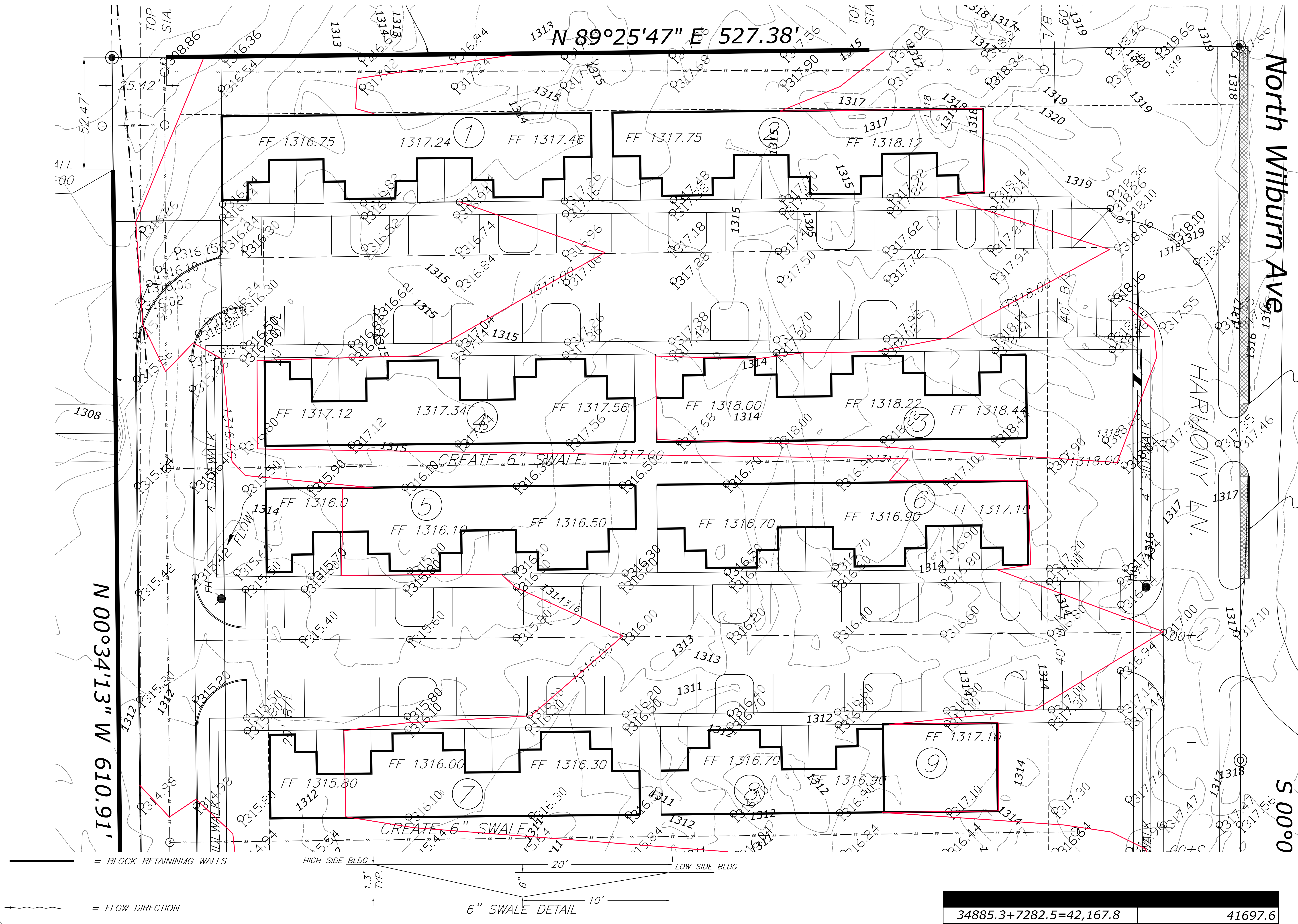
VERTICAL:

JOB NO.

REF. NO.

REF. NO.

SHEET NO. 4 OF 16



CITY OF BETHANY

R - 4 - W

NW 1/4 NE 1/4

Subject Property

SW 1/4 SE 1/4

LOCATION MAP

1"=200'

LEGEND

SS

 SANITARY SEWER LINE

W

 WATER LINE

OHE

 OVERHEAD ELECTRIC

GS

 EXISTING GAS SERVICE

SM

 SANITARY SEWER MANHOLE

SMH

 STORM SEWER MANHOLE

PO

 POWER POLE

GA

 GUY ANCHOR

LP

 LIGHT POLE

FD

 FIRE HYDRANT

WV

 WATER VALVE

WM

 WATER METER

GV

 GAS VALVE

GM

 GAS METER

EM

 ELECTRIC METER

TEP

 TELEPHONE PEDESTAL

MW

 MONITOR WELL

S

 SIGN

TSP

 TRAFFIC SIGNAL POLE

TSB

 TRAFFIC SIGNAL BOX

F

 FENCE

IP

 SET IRON PIN

IFP

 FOUND IRON PIN

B

 BENCHMARK

GRADING PLAN

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE1/4, SEC. 20, T12N, R4W, IM

CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

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REGISTERED PROFESSIONAL ENGINEER

ROSS C. MORRIS

16837

OKLAHOMA

CA 3549, EXP. 6-30-25

DATE

 2-12-24

SIGNATURE

GRADING PLAN TO SERVE

 HARMONY GROVES

HORIZONTAL: 1"=50'

VERTICAL:

JOB NO.

REF. NO.

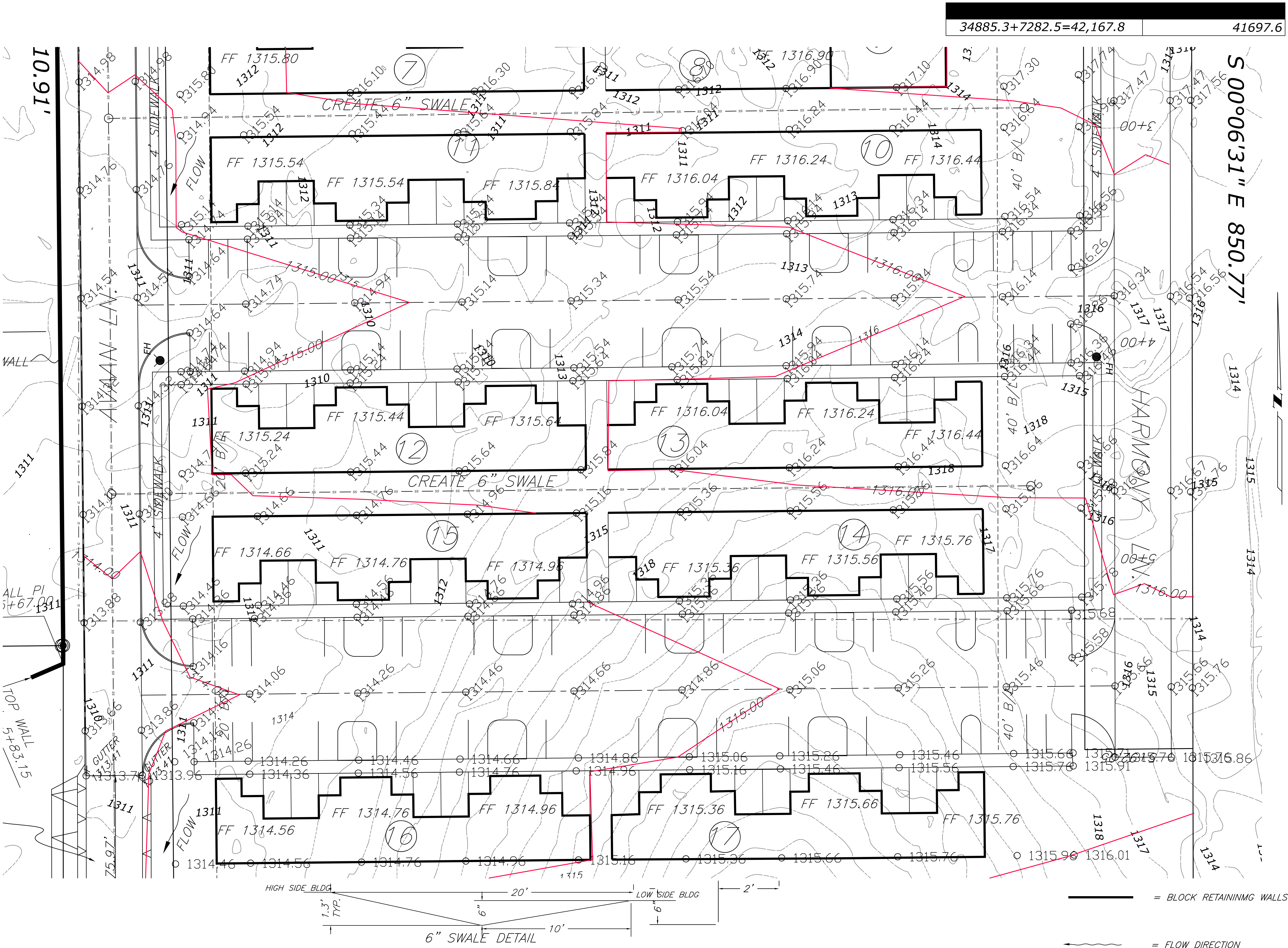
REF. NO.

SHEET NO.

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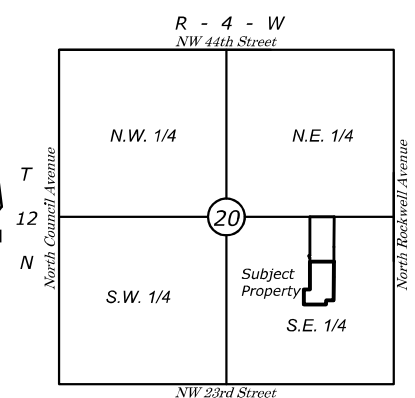
OF

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34885.3+7282.5=42,167.8 41697.6

CITY OF BETHANY



LOCATION MAP 1"=300'

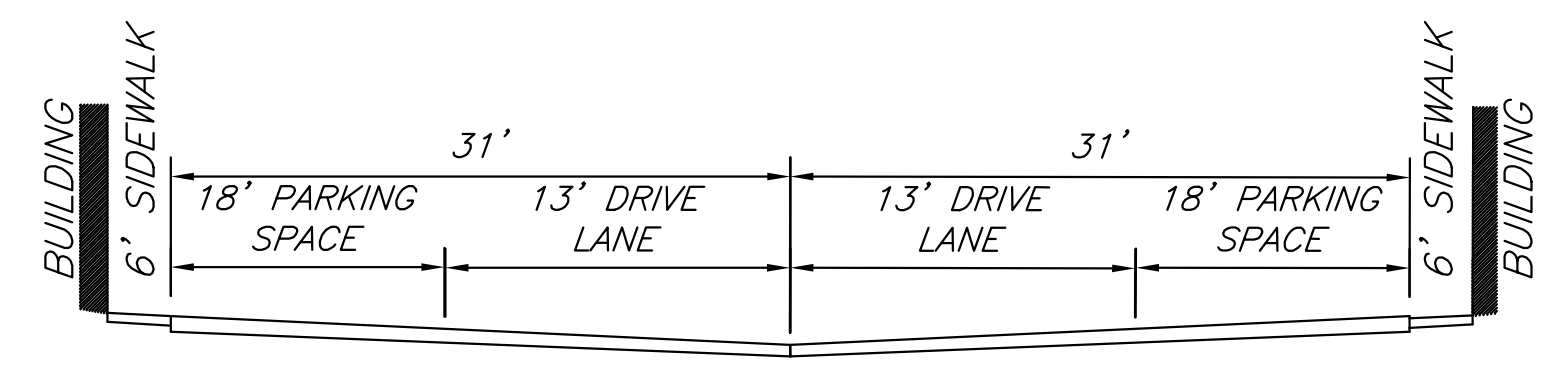
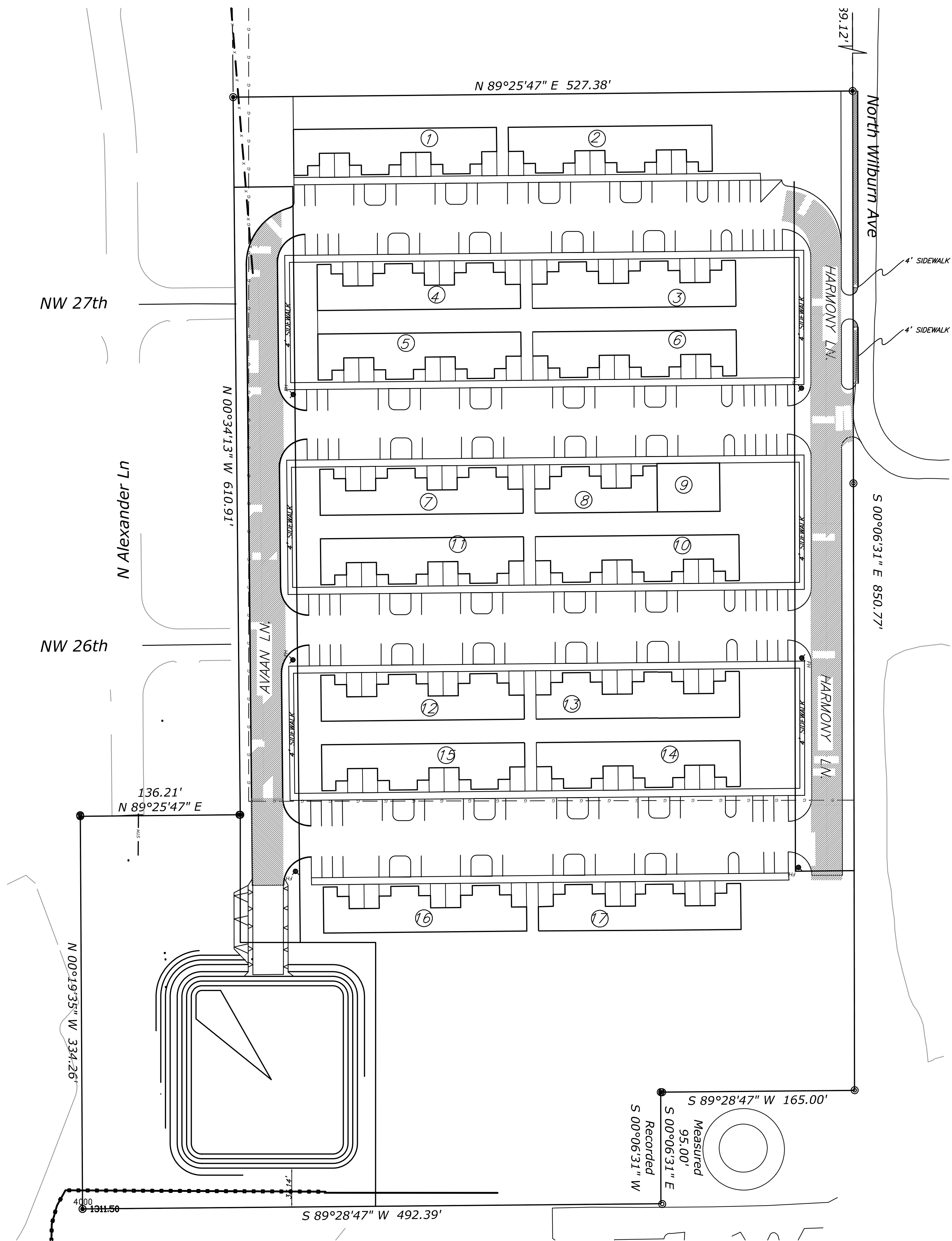
- LEGEND
- SS SANITARY SEWER LINE
 - W WATER LINE
 - OHE OVERHEAD ELECTRIC
 - EGS EXISTING GAS SERVICE
 - SM SANITARY SEWER MANHOLE
 - SMH STORM SEWER MANHOLE
 - PP POWER POLE
 - GA GUY ANCHOR
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - GV GAS VALVE
 - GM GAS METER
 - EM ELECTRIC METER
 - TEP TELEPHONE PEDESTAL
 - MON MONITOR WELL
 - SIGN
 - TSP TRAFFIC SIGNAL POLE
 - TSB TRAFFIC SIGNAL BOX
 - FENCE
 - SIP SET IRON PIN
 - FIP FOUND IRON PIN
 - BENCHMARK

GRADING PLAN
TO SERVE
HARMONY GROVES
BEING A PART OF THE SE1/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

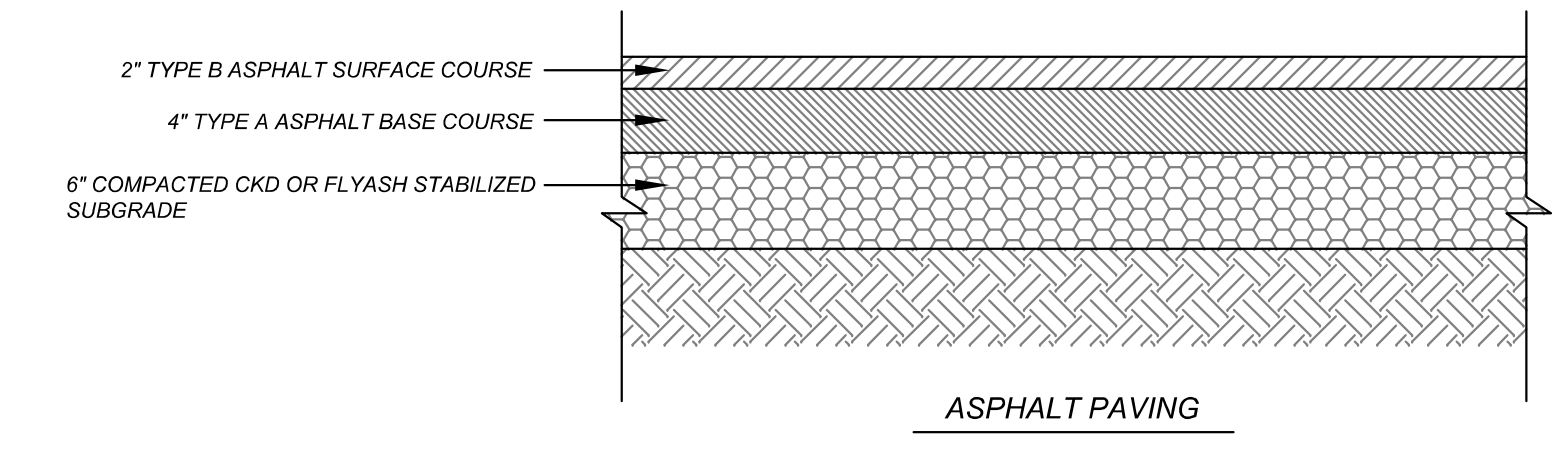
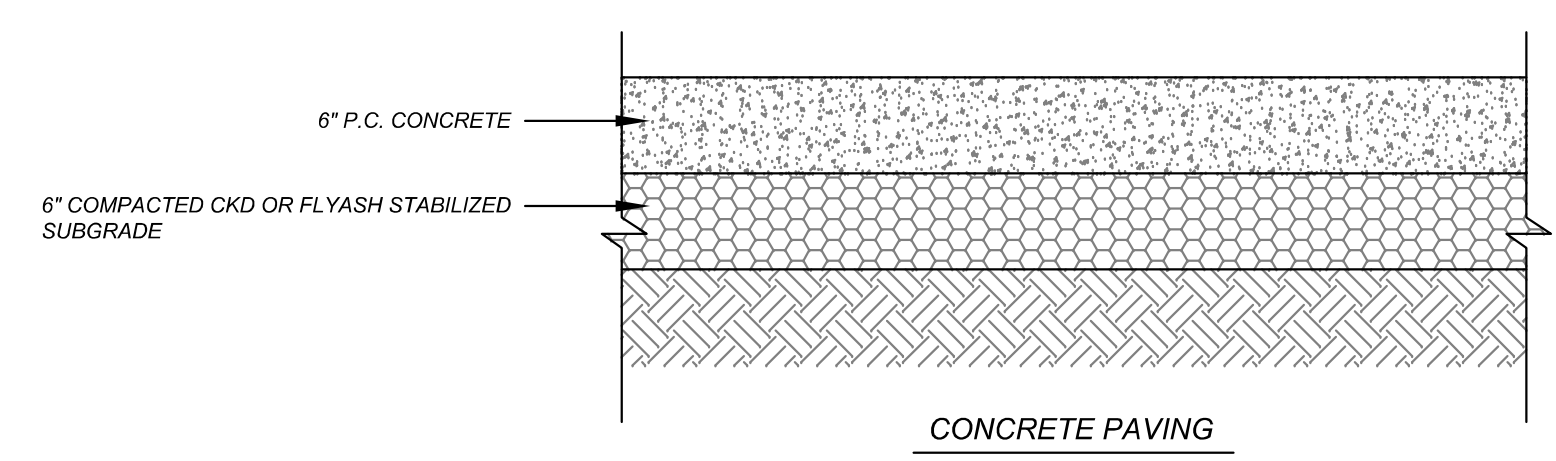
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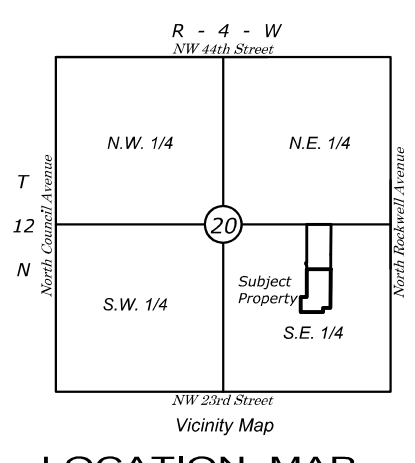
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GRADING PLAN TO SERVE HARMONY GROVES	
HORIZONTAL: 1"=50'	VERTICAL:
JOB NO.	REF. NO.
SHEET NO. 1 OF 1	



TYP. PAVING SECTION OF EAST WEST STREETS
SEE DETAILS
UNLESS OTHERWISE SHOWN
NTS.



CITY OF
BETHANY



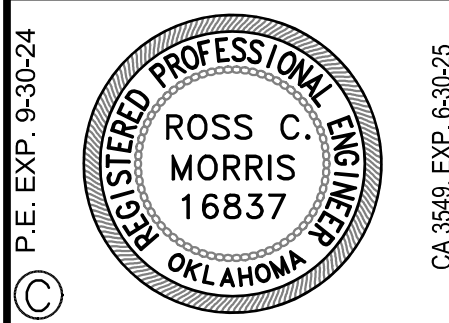
LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
OHE	OVERHEAD ELECTRIC
GE	EXISTING GAS SERVICE
SM	SANITARY SEWER MANHOLE
SPM	STORM SEWER MANHOLE
PP	POWER POLE
GA	GUY ANCHOR
LP	LIGHT POLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
TP	TELEPHONE PEDESTAL
MW	MONITOR WELL
S	SIGN
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
F	FENCE
SIP	SET IRON PIN
FIP	FOUND IRON PIN
B	BENCHMARK

PAVING GENERAL LAYOUT

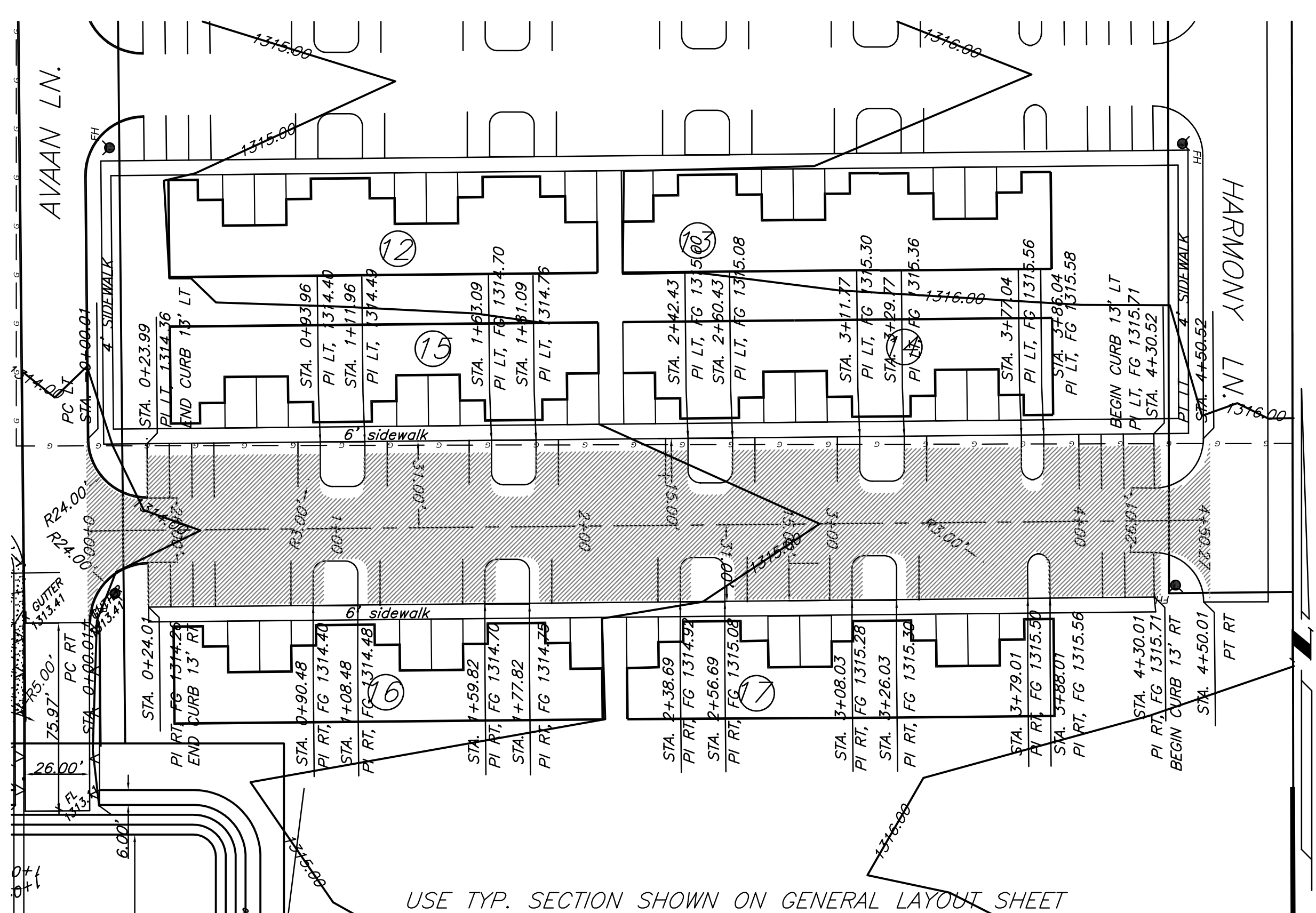
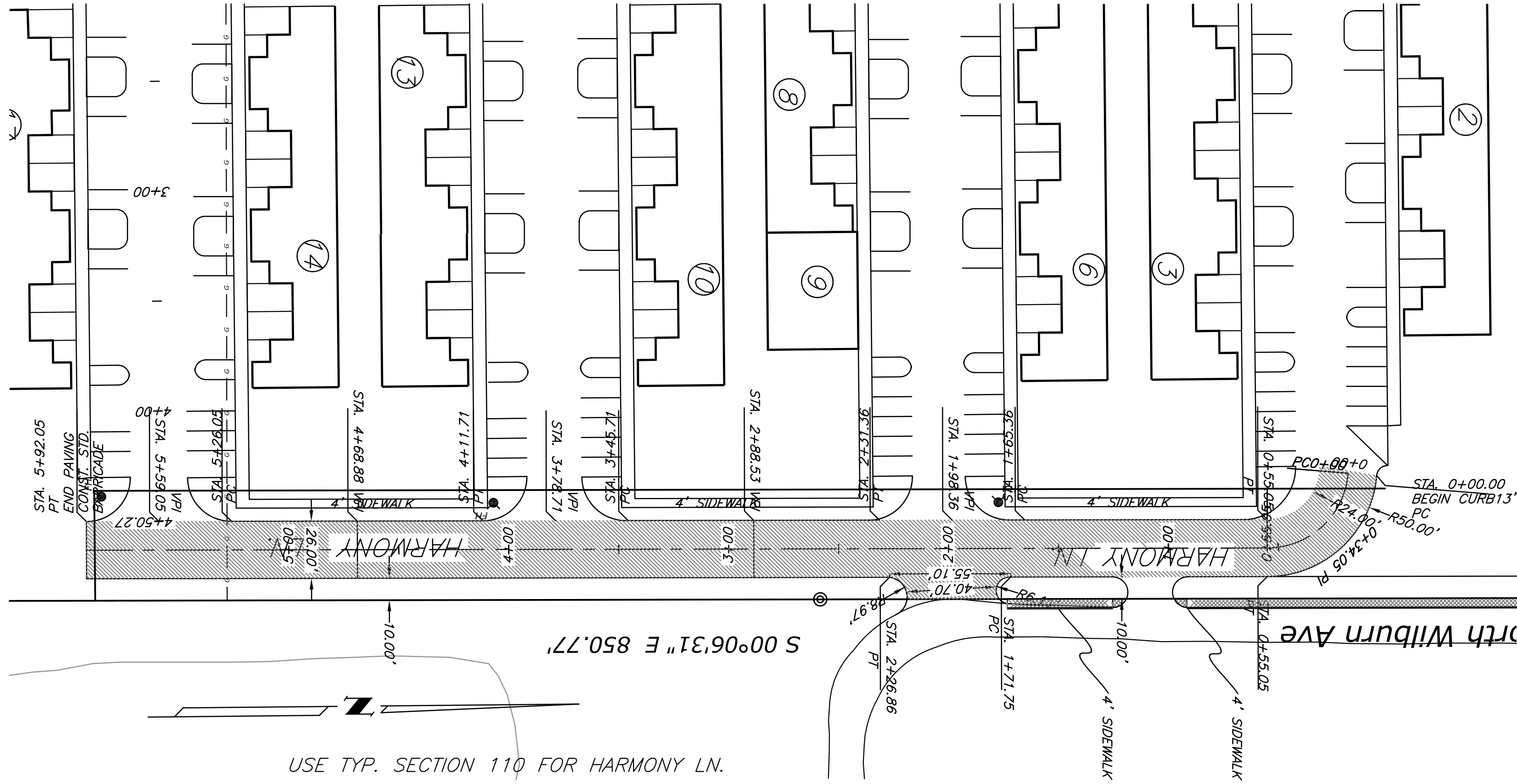
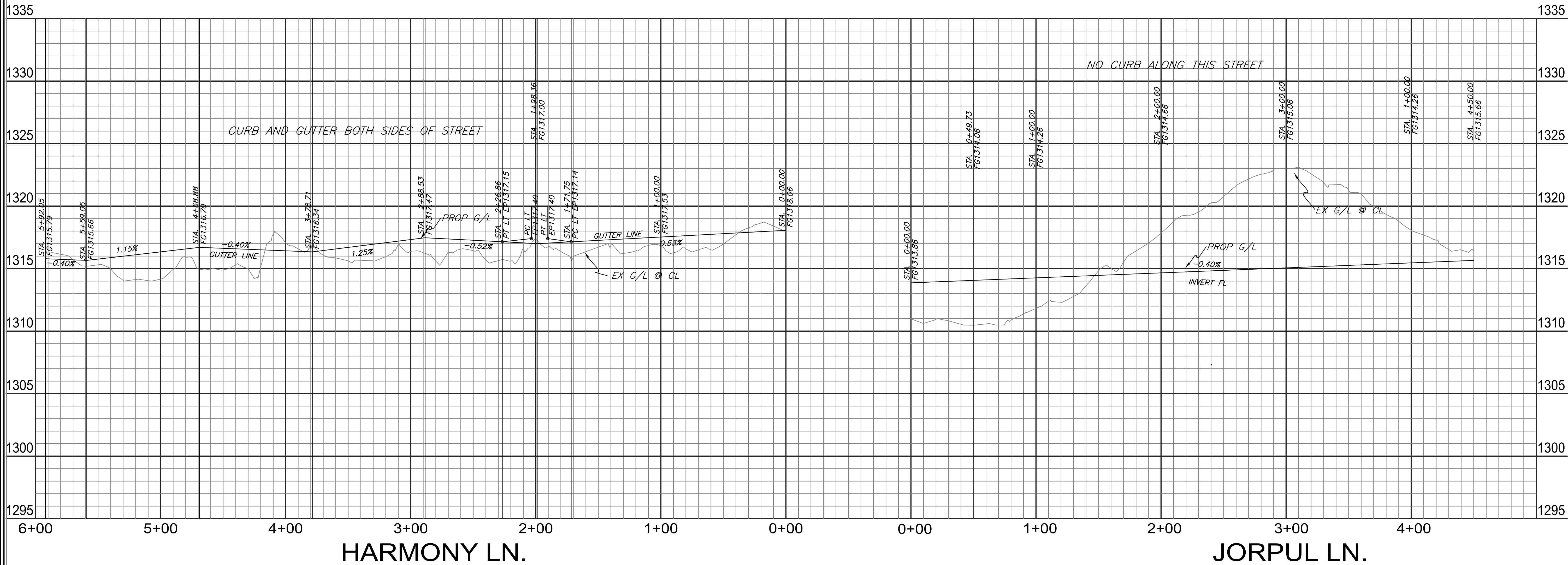
TO SERVE
HARMONY GROVES
BEING A PART OF THE SE1/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

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SIGNATURE	<i>[Signature]</i>
PAVING GENERAL LAYOUT TO SERVE HARMONY GROVES	
HORIZONTAL: 1"=50'	VERTICAL:
JOB NO.	REF. NO.
REF. NO.	REF. NO.
SHEET NO. 1 OF 1	





CITY OF
BETHANY

R - 4 - W
NW 1/4 NE 1/4
S.W. 1/4 S.E. 1/4
Subject Property
Vicinity Map
1"=200'

LOCATION MAP
1"=200'

LEGEND

SS

W

OHE

EXISTING GAS SERVICE

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

POWER POLE

GUY ANCHOR

LIGHT POLE

FIRE HYDRANT

WATER VALVE

WATER METER

GAS VALVE

GAS METER

ELECTRIC METER

TELEPHONE PEDESTAL

MONITOR WELL

SIGN

TRAFFIC SIGNAL POLE

TRAFFIC SIGNAL BOX

FENCE

SET IRON PIN

FOUND IRON PIN

BENCHMARK

GRADING PLAN
TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, 1M
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

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REGISTERED PROFESSIONAL
ROSS C. MORRIS
16837
OKLAHOMA

P.E. EXP. 9-30-24
CA 3549, EXP. 6-30-25

DATE
2-12-24

SIGNATURE
R

GRADING PLAN
TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=50'

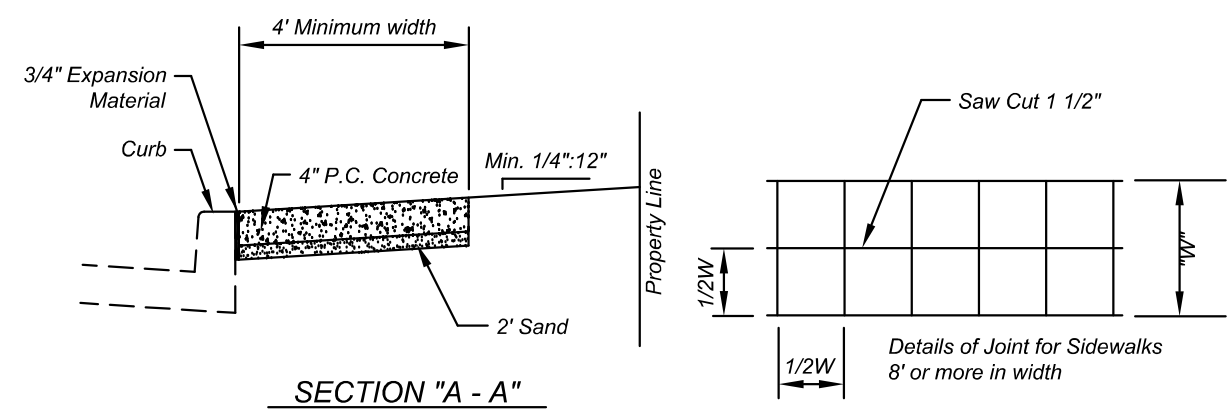
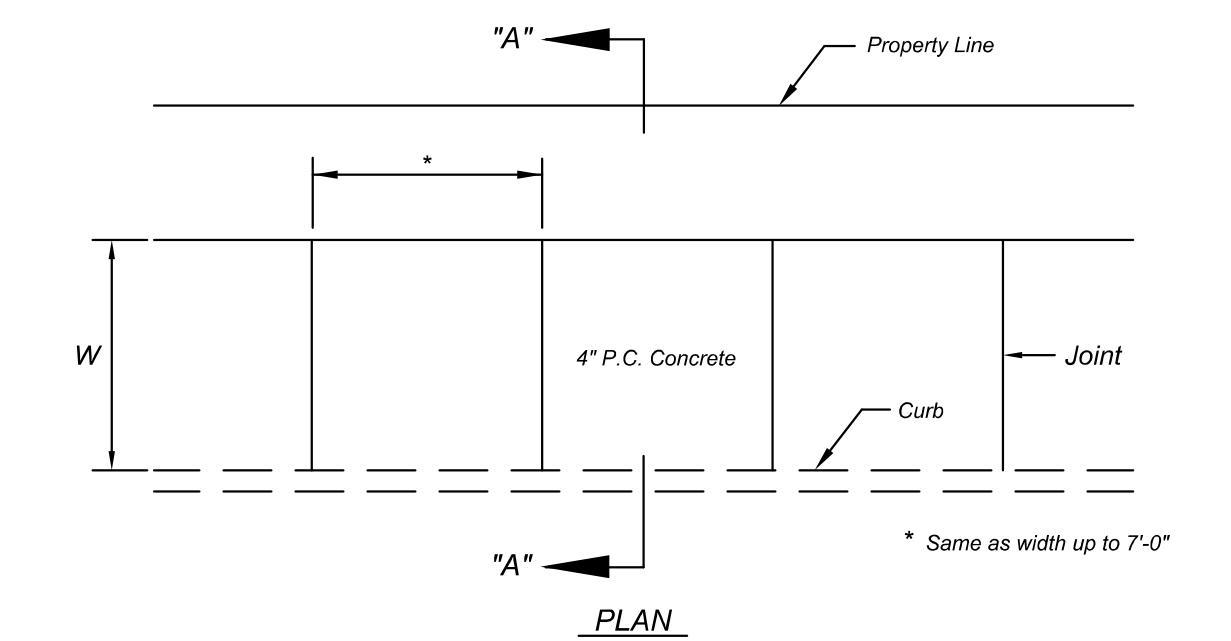
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REF. NO.

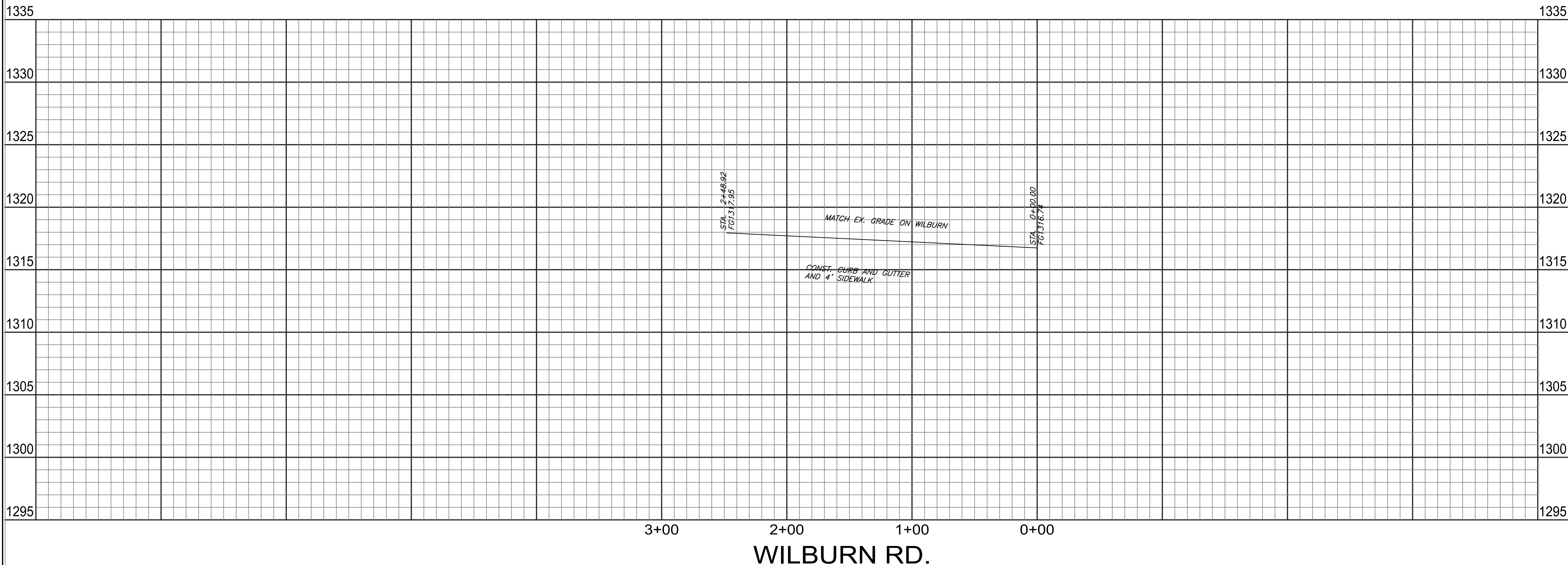
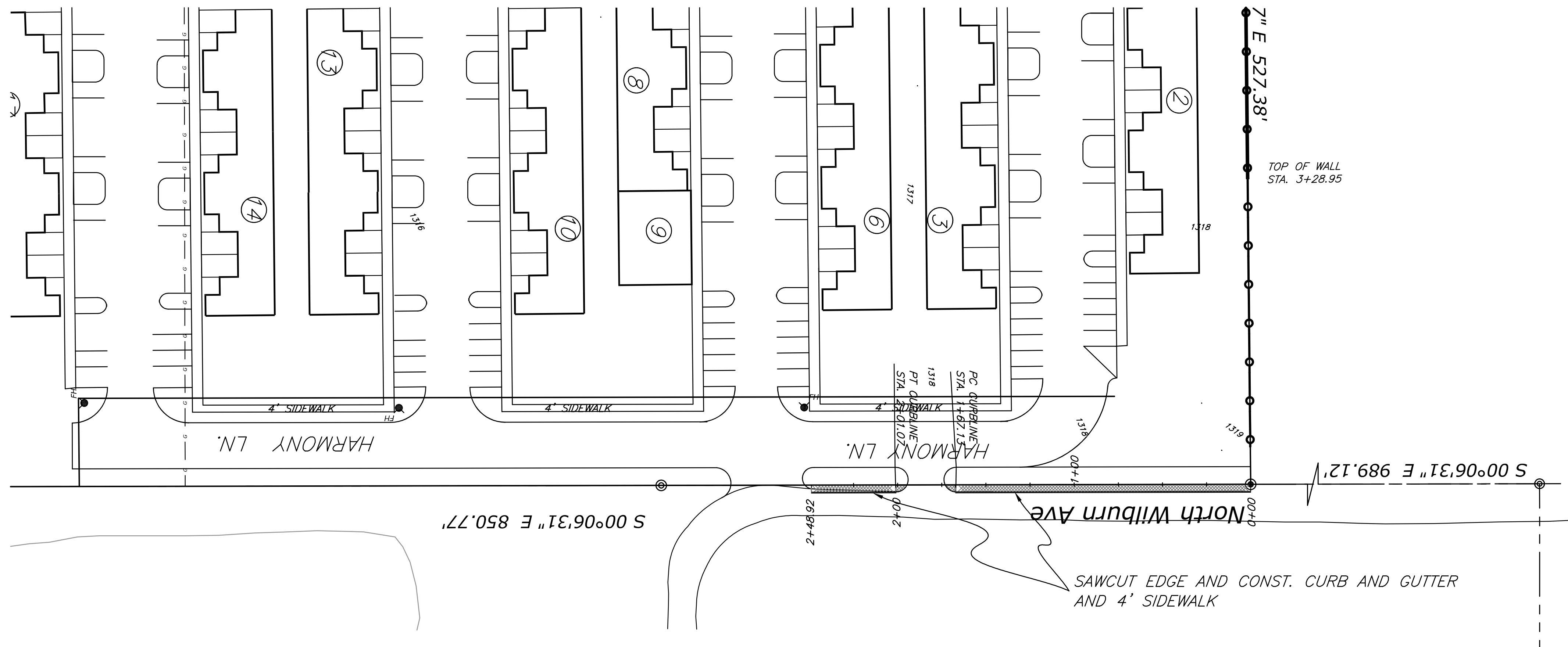
SHEET NO. 1 OF 1

35

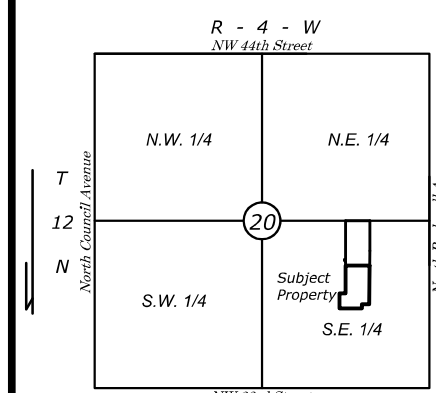


- NOTES:
1. 3/4" x 4" pre moulded expansion material around Power Poles or other structures in walk.
 2. Expansion Joints maximum distance = 100'; use 3/4" x 4" pre moulded expansion material.
 3. Contraction Joints maximum distance = 7'; saw cut 1 1/2" deep and fill with hot poured sealer.
 4. Saw cut joints within 24 hours.
 5. Use 3/4" x 4" pre moulded expansion joint at curb.

DETAILS FOR SIDEWALK
LOCATED AT CURB FOR LOCAL STREET



CITY OF BETHANY



LOCATION MAP

LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- OHE OVERHEAD ELECTRIC
- EGS EXISTING GAS SERVICE
- SSM SANITARY SEWER MANHOLE
- SSM STORM SEWER MANHOLE
- PP POWER POLE
- GA GUY ANCHOR
- LP LIGHT POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- GV GAS VALVE
- GM GAS METER
- EM ELECTRIC METER
- TP TELEPHONE PEDESTAL
- MW MONITOR WELL
- SIGN
- TSP TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- FENCE
- SIP SET IRON PIN
- FIP FOUND IRON PIN
- BENCHMARK

PAVING PLAN

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



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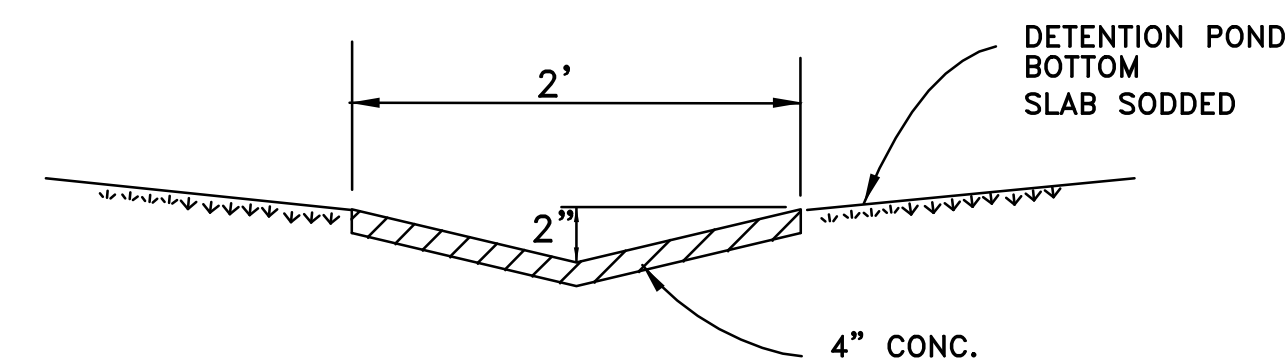
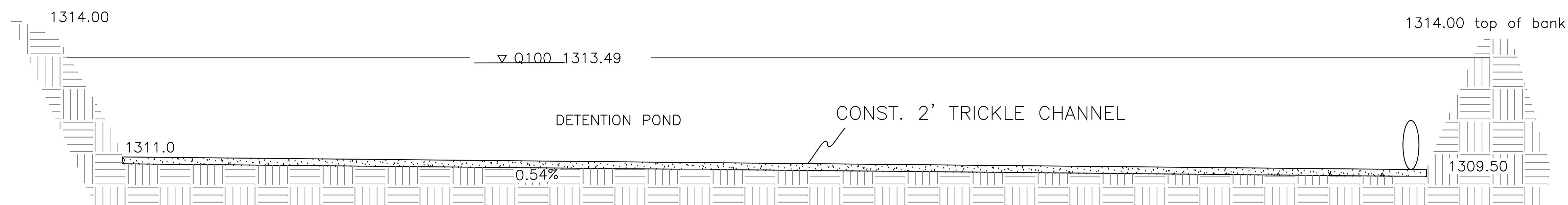
DATE 2-12-24
SIGNATURE

PAVING PLAN
TO SERVE
HARMONY GROVES

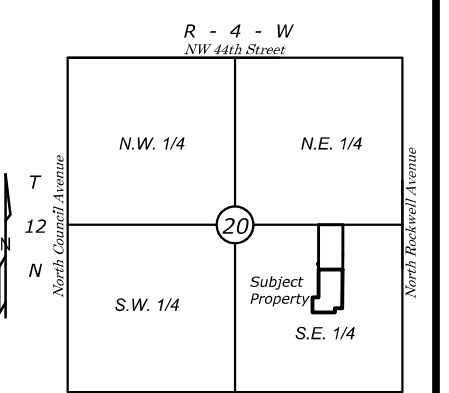
HORIZONTAL: 1"=50' VERTICAL

JOB NO. REF. NO. REF. NO.

SHEET NO. 11 OF 16



CONCRETE TRICKLE CHANNEL
N.T.S.



LOCATION MAP

LEGEND

	SANITARY SEWER LINE
	WATER LINE
	OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	MONITOR WELL
	SIGN
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	FENCE
	SET IRON PIN
	FOUND IRON PIN
	BENCHMARK

DETENTION PLAN

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



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DATE	10-24-23
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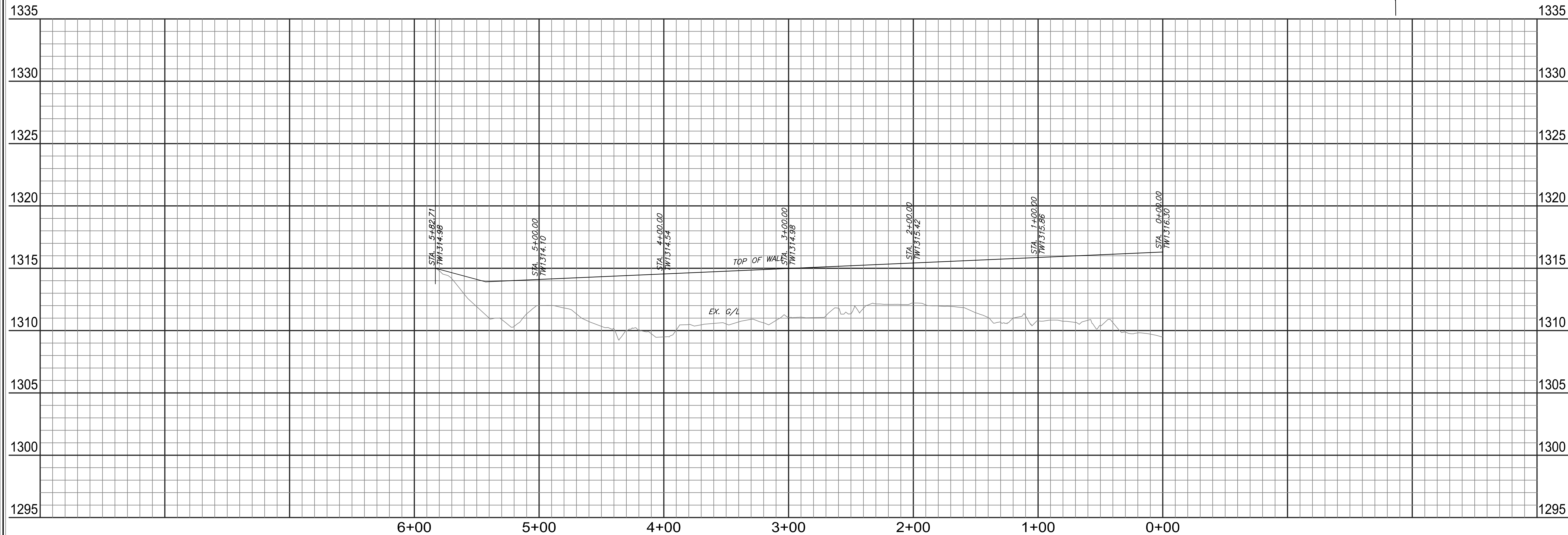
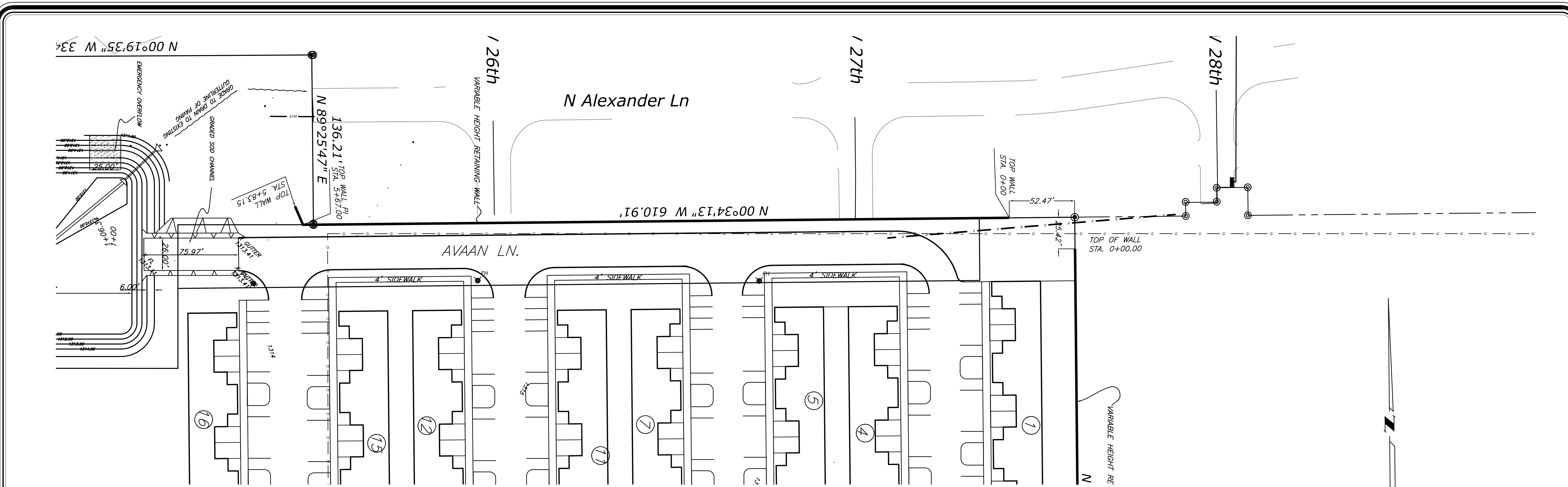
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DETENTION PLAN
TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=10'	VERTICAL:
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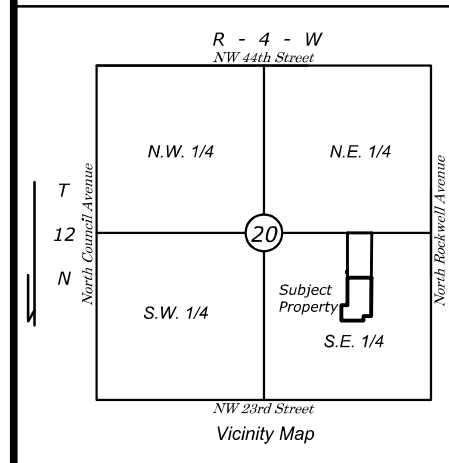
OB NO.	REF. NO.	REF. NO.
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SHEET NO. **1** OF **1**



WEST PROPERTY LINE RETAINING WALL

CITY OF BETHANY

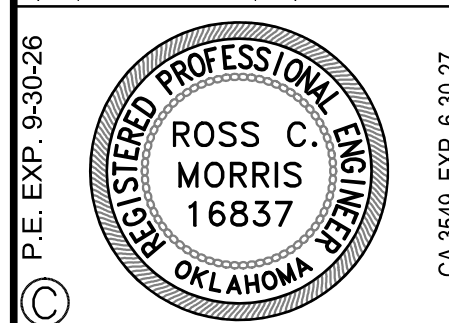


- LEGEND
- SS SANITARY SEWER LINE
 - W WATER LINE
 - OHE OVERHEAD ELECTRIC
 - EGS EXISTING GAS SERVICE
 - SM SANITARY SEWER MANHOLE
 - SP STORM SEWER MANHOLE
 - PP POWER POLE
 - GA GUY ANCHOR
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - GV GAS VALVE
 - GM GAS METER
 - EM ELECTRIC METER
 - TE TELEPHONE PEDESTAL
 - MW MONITOR WELL
 - SG SIGN
 - TS TRAFFIC SIGNAL POLE
 - TB TRAFFIC SIGNAL BOX
 - F FENCE
 - IP SET IRON PIN
 - FP FOUND IRON PIN
 - B BENCHMARK

RETAINING WALL PLAN
TO SERVE
HARMONY GROVES
BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

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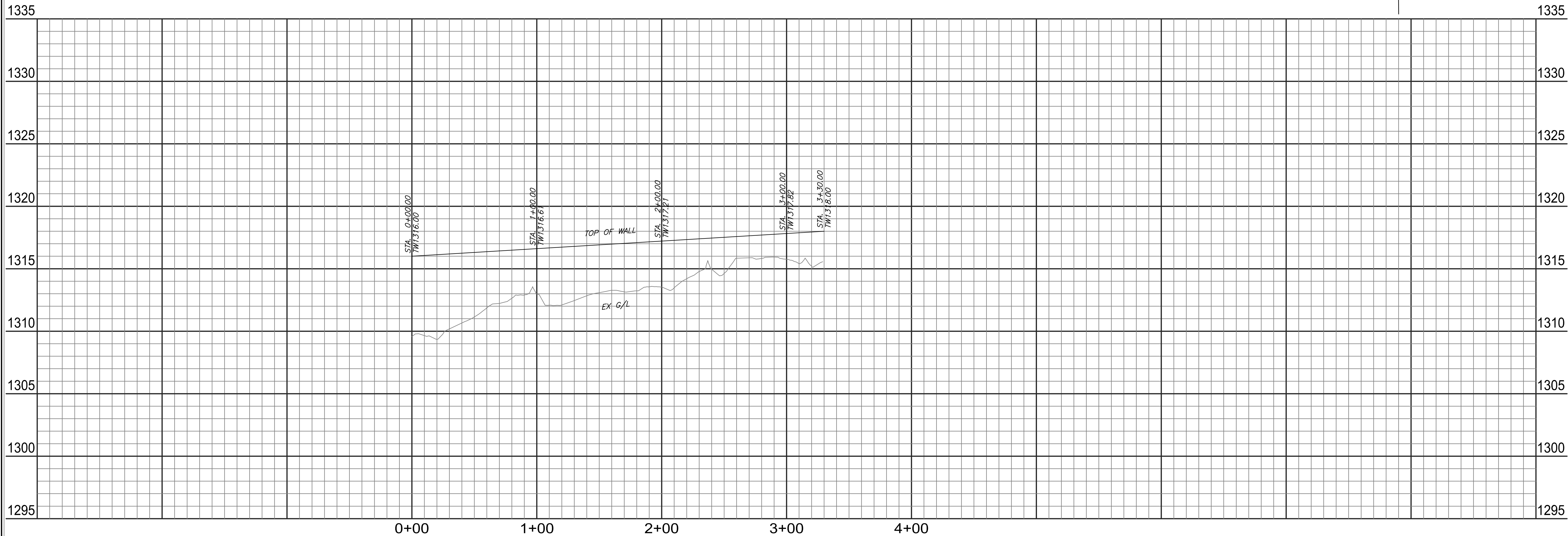
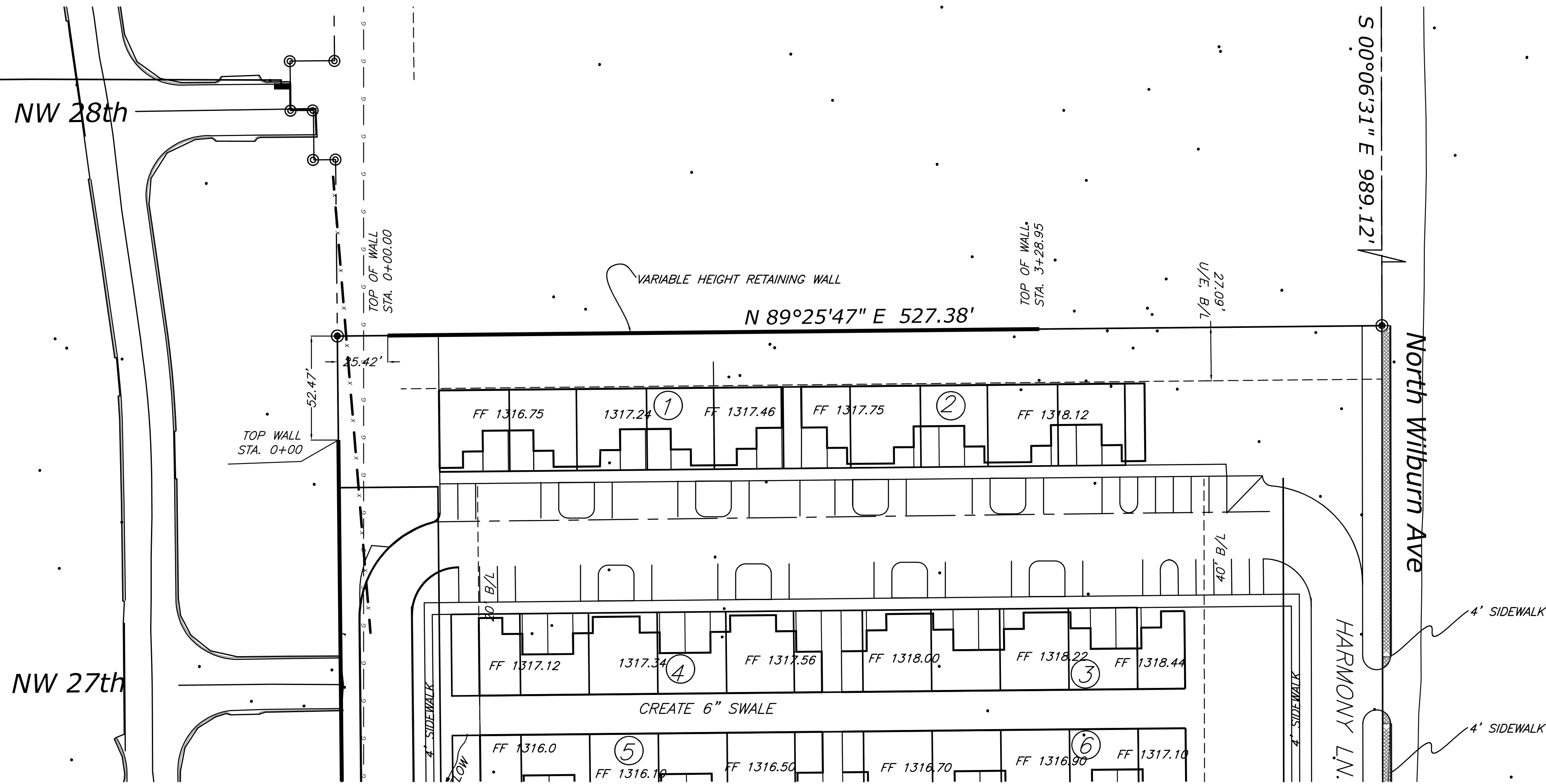
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DATE 5-29-26
SIGNATURE *[Signature]*

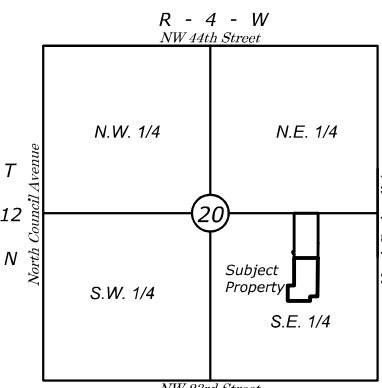
RETAINING WALL PLAN
TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=50'
JOB NO. REF. NO. VERTICAL: REF. NO.
SHEET NO. 11 OF 16



NORTH PROPERTY LINE RETAINING WALL

CITY OF
BETHANY



LOCATION MAP
1"=300'

LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- OHE OVERHEAD ELECTRIC
- EXISTING GAS SERVICE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- MONITOR WELL
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FENCE
- SET IRON PIN
- FOUND IRON PIN
- BENCHMARK

RETAINING WALL PLAN

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

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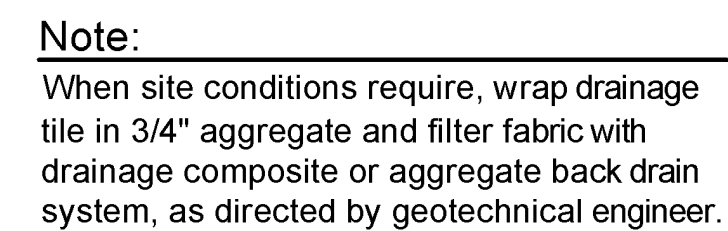
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RETAINING WALL PLAN
TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=50' VERTICAL:

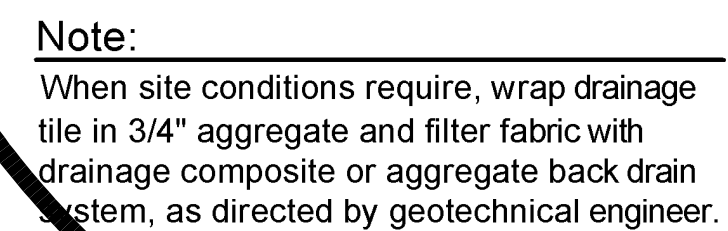
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SHEET NO. 11 OF 16

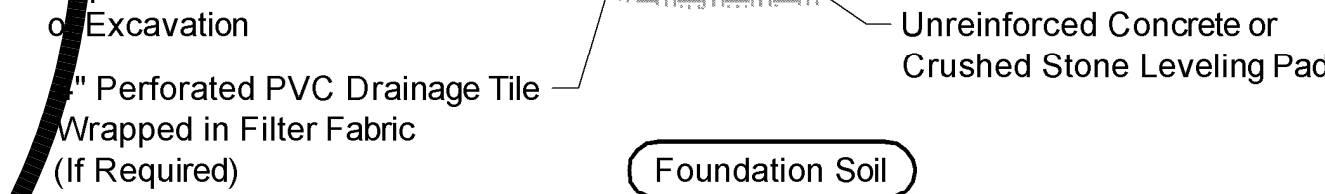


Typical Reinforced Wall Section

Compac Unit - Near Vertical Setback

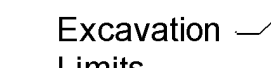


Typical Reinforced Wall Section
Compac Unit - 1" Setback

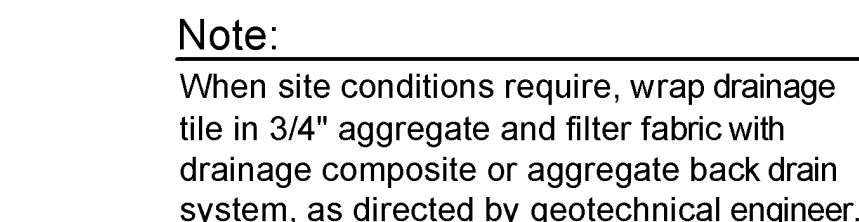


Typical Gravity Wall Section
Compac Unit - 1" Setback

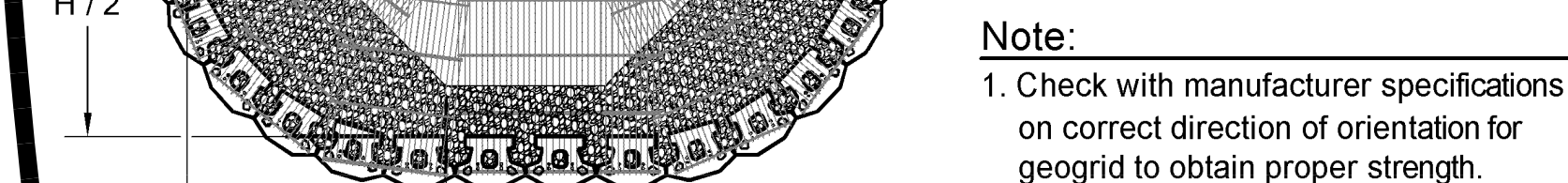
Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	45 lbs



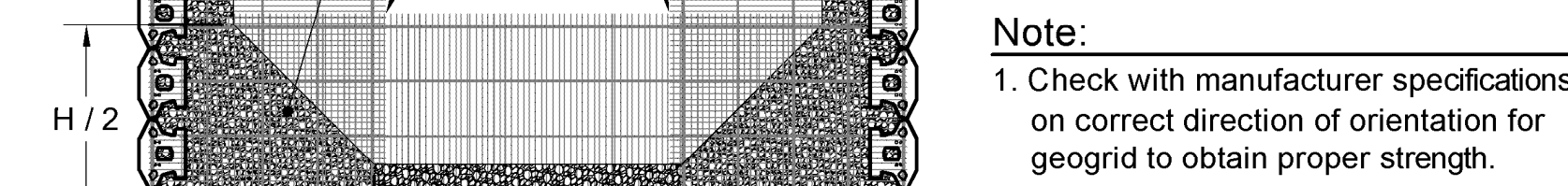
Compac Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



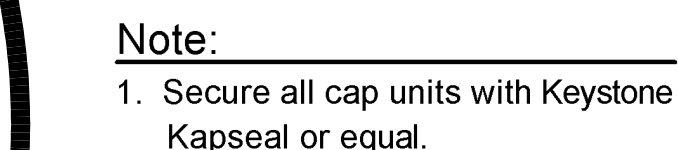
Typical Reinforced Tiered Wall Section
Compac Unit - Near Vertical Setback



Geogrid Installation on Curves



Geogrid Installation at Corners

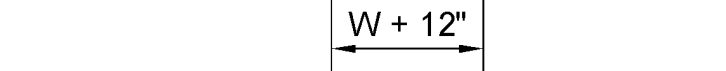


Top of Wall Steps

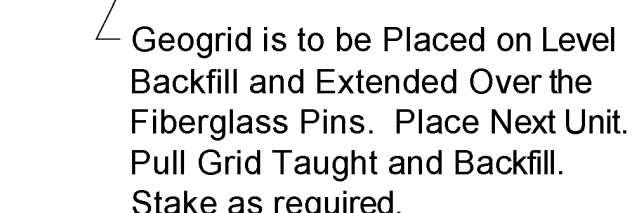
Elevation

Diagram illustrating the front face of the test specimen. The specimen is embedded in a concrete matrix. The width of the specimen is labeled as 6". The height of the specimen is labeled as W. A 1/2" x 5 1/4" Fiberglass Pin is shown embedded in the specimen. The front face of the specimen is labeled as Front Face.

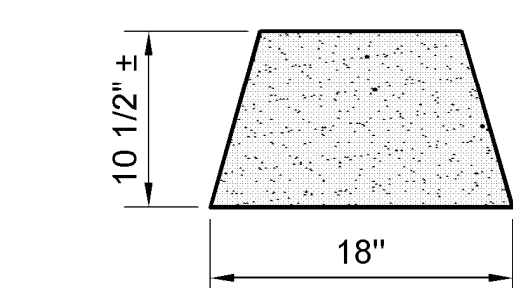
Section



Leveling Pad Detail



Grid & Pin Connection



Cap Unit Elevation

Cap Unit Plan

Universal
Cap Unit Option

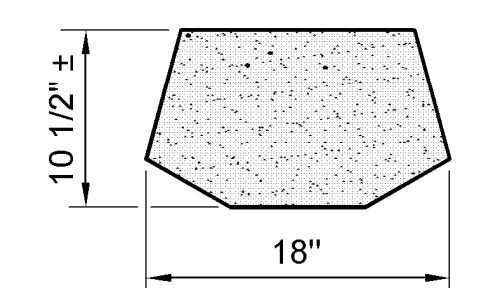
* Dimensions & Availability
Will Vary by Region



Compac Plan

Compac Unit

* Dimensions May Vary
by Region



Cap Unit Elevation

Cap Unit Plan

3-Plane Split Cap Unit Option

* Dimensions & Availability
Will Vary by Region

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No.	Date	Revision	By



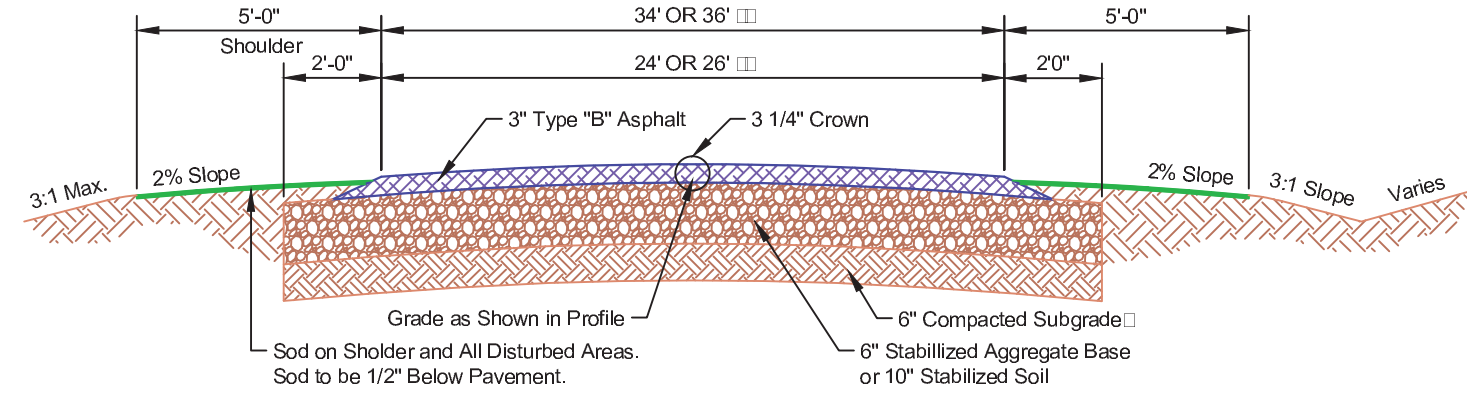
GEOGRID SHALL MEAN "STRATA " GRID MATERIAL SGU60. W ULTIMATE STRENGTH OF 3650 FT/LBS. SPACED AT 2' VERTICALLY AT A LENGTH OF EQUAL TO DEPTH. OR APPROVED EQUAL.

Designed By: RKM	Title: Compac Unit - Tri Plane Face Details	Date:
Checked By: CDM	Project: Keystone Retaining Wall Systems Typical Wall Details	Project No:
Scale: No Scale		Drawing No:



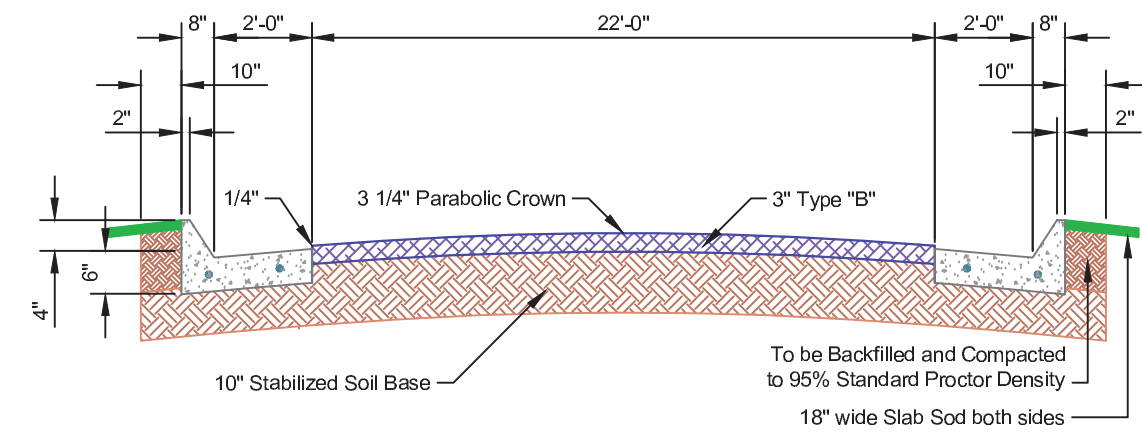
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SHEET NO. _____ OF _____ 40

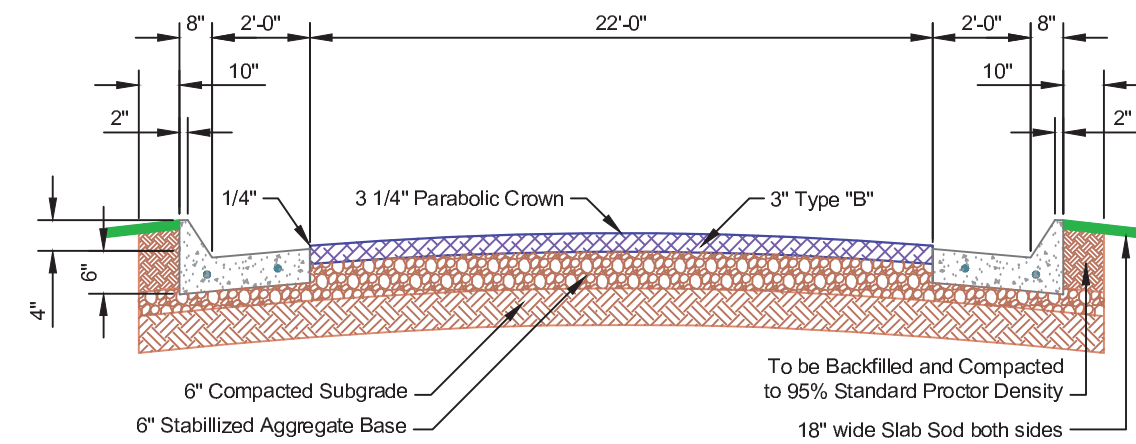


• TYPICAL SECTION •
PUBLIC OR PRIVATE RURAL ROADWAY
(STABILIZED SOIL BASE)
R-A and R-A2 ZONING DISTRICTS
• 101 •

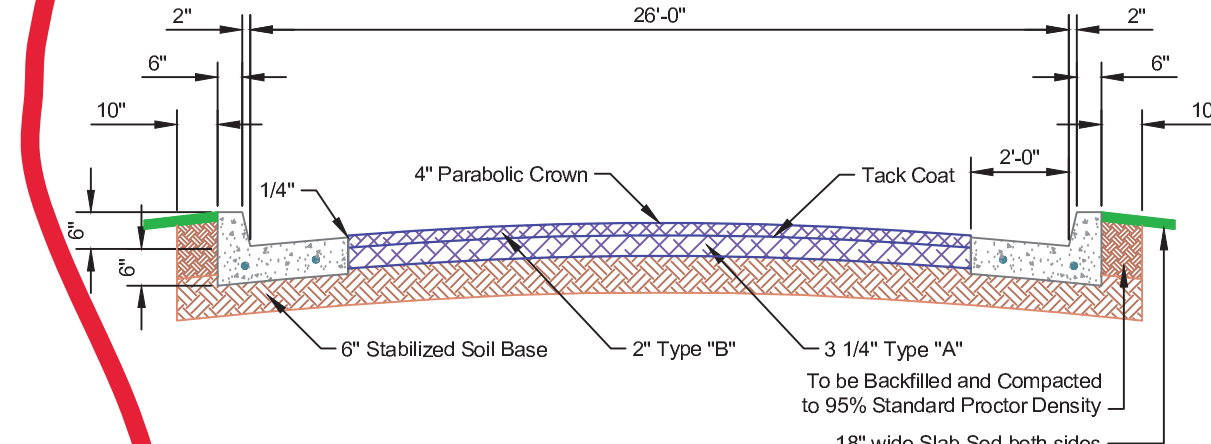
□ To be used only with Aggregate Base
□ As specified in the Subdivision Regulations - Design Standards for Rural Subdivisions;
lots with 2 acres or larger 24' and 34'; lots less than 2 acres 26' and 36'.



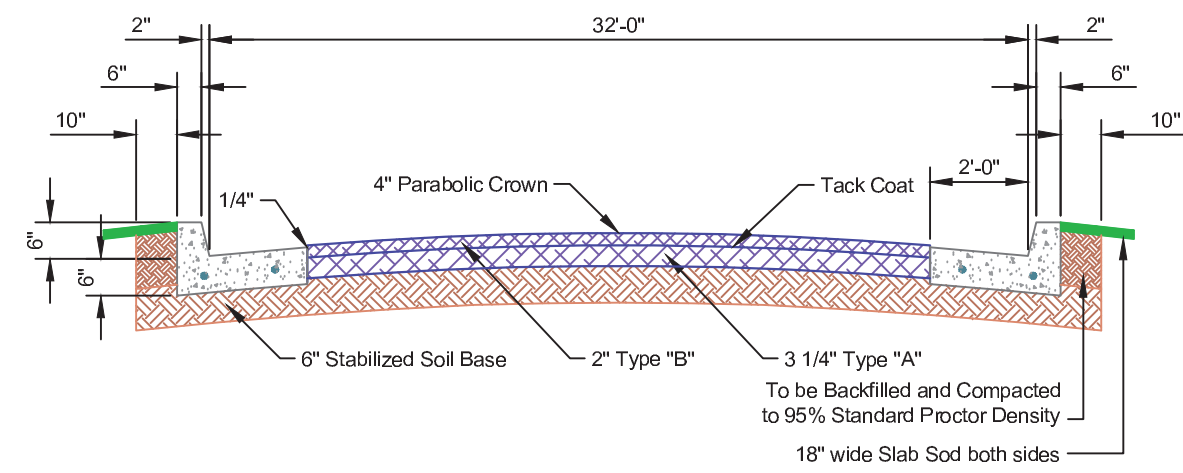
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(STABILIZED SOIL BASE)
R-A & R-A2 ZONING DISTRICTS
• 104 •



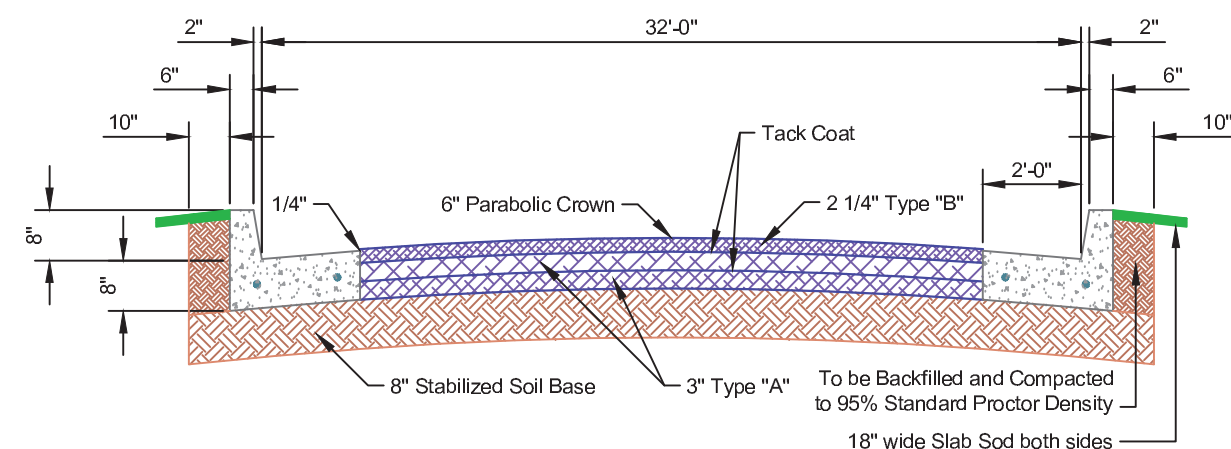
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R-A & R-A2 ZONING DISTRICTS
• 106 •



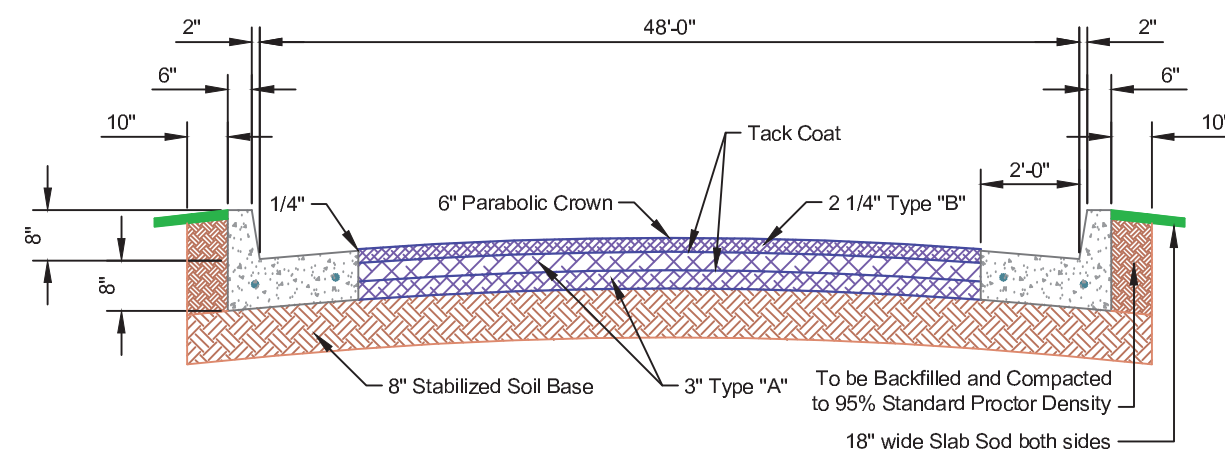
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(STABILIZED SOIL BASE)
• 110 •



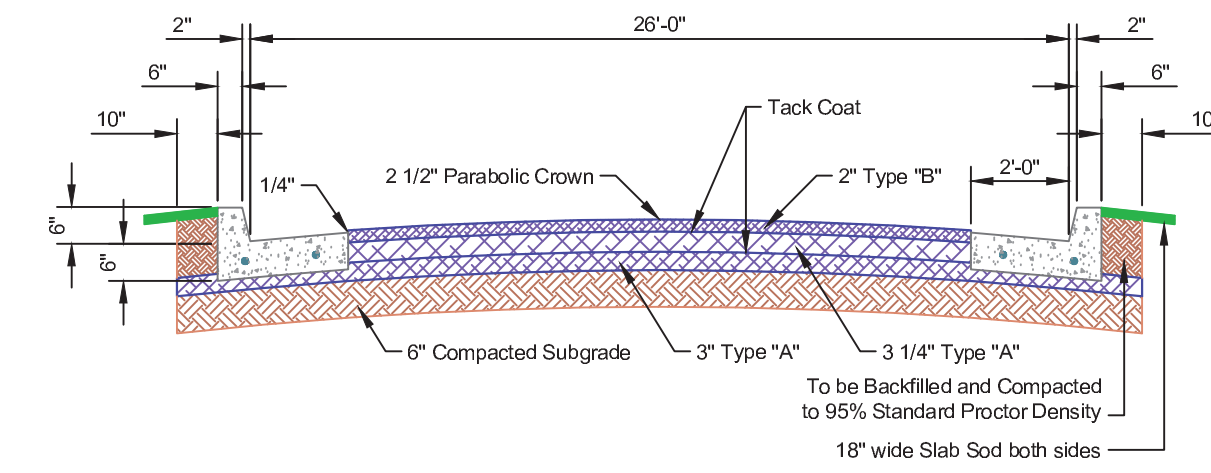
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(STABILIZED SOIL BASE)
• 112 •



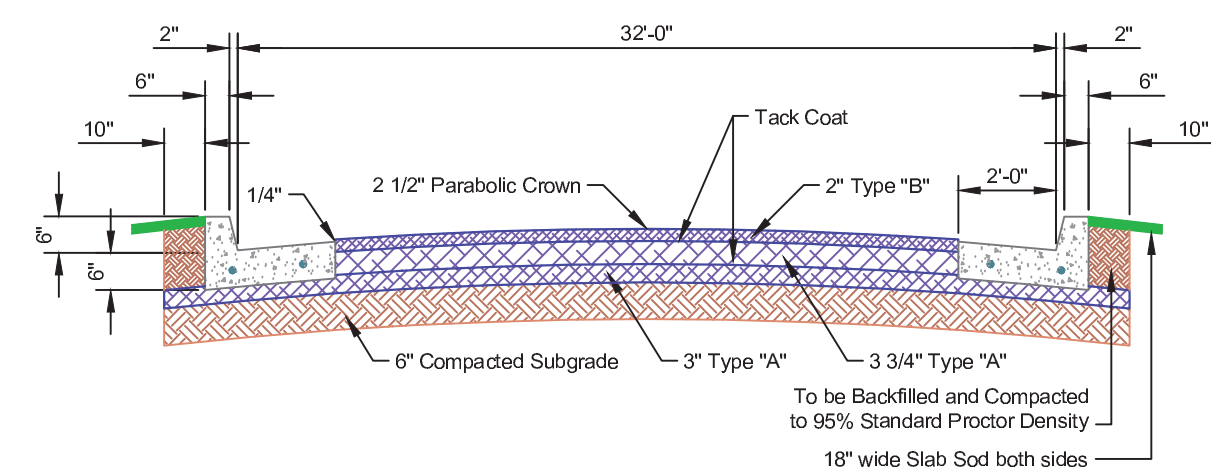
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(STABILIZED SOIL BASE)
INDUSTRIAL ADDITIONS
• 114 •



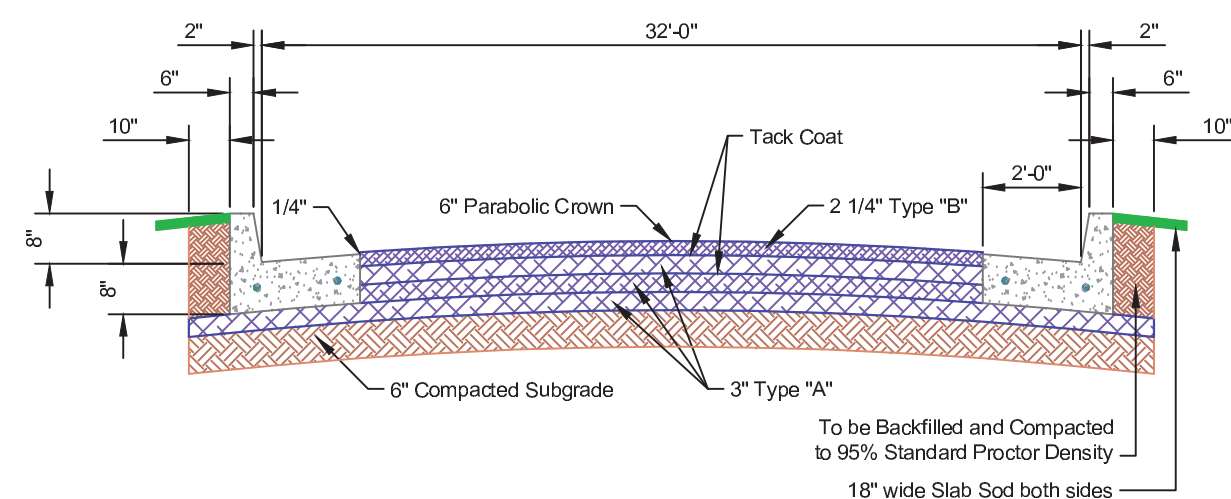
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48' ASPHALTIC CONCRETE PAVING
(STABILIZED SOIL BASE)
ARTERIAL STREET
• 116 •



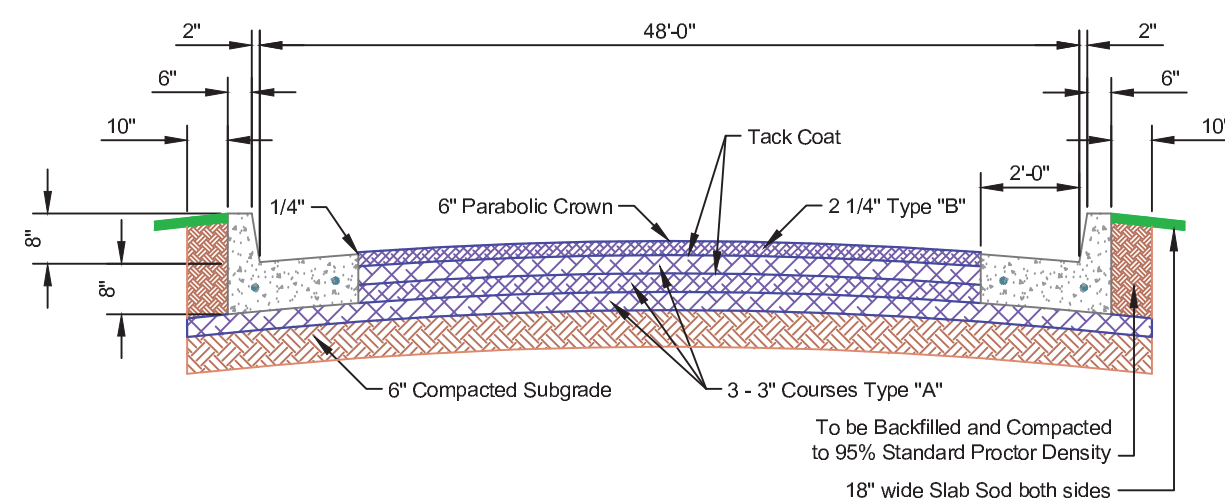
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26' ASPHALTIC CONCRETE PAVING
(ASPHALT BASE)
• 120 •



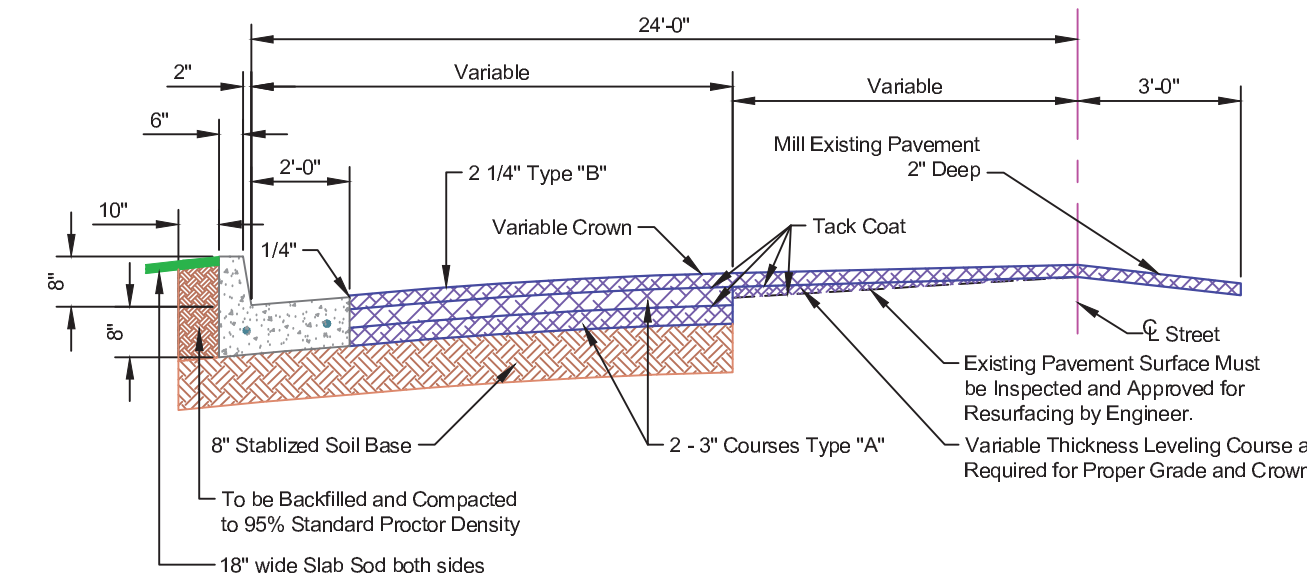
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RESIDENTIAL COLLECTOR STREET
• 122 •



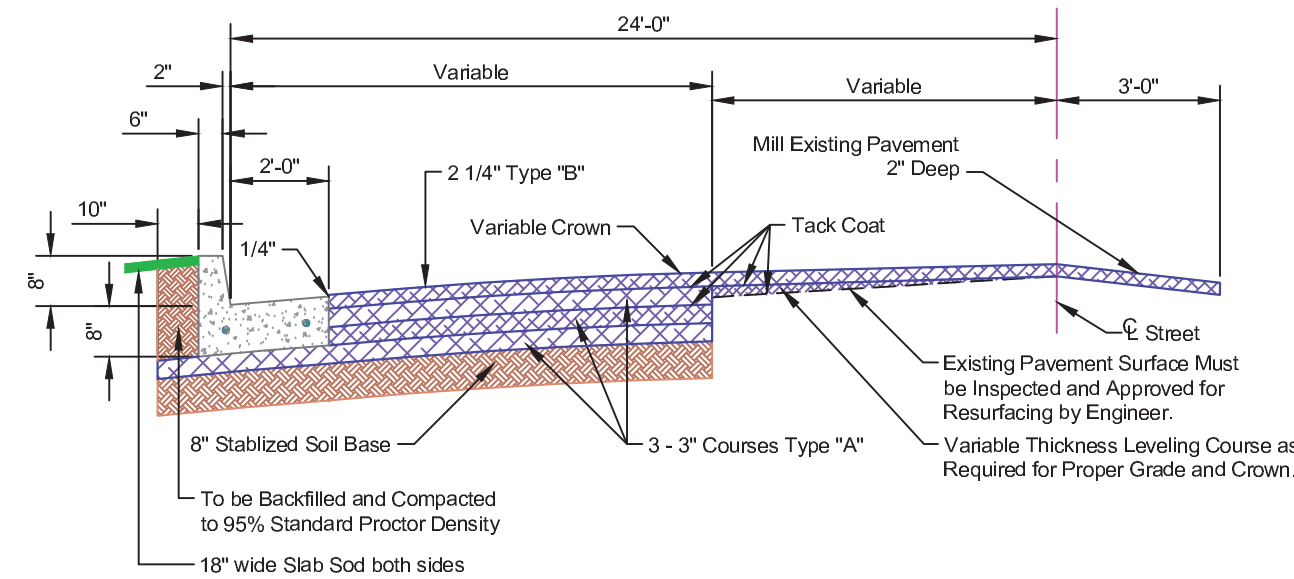
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(ASPHALT BASE)
INDUSTRIAL ADDITIONS
• 124 •



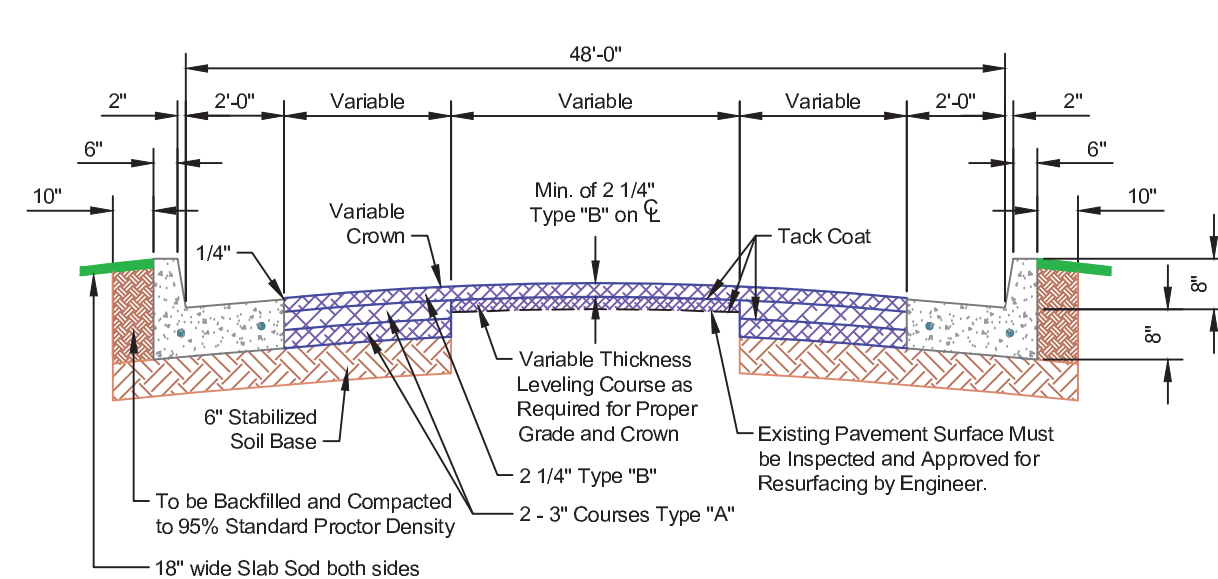
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(ASPHALT BASE)
• 126 •



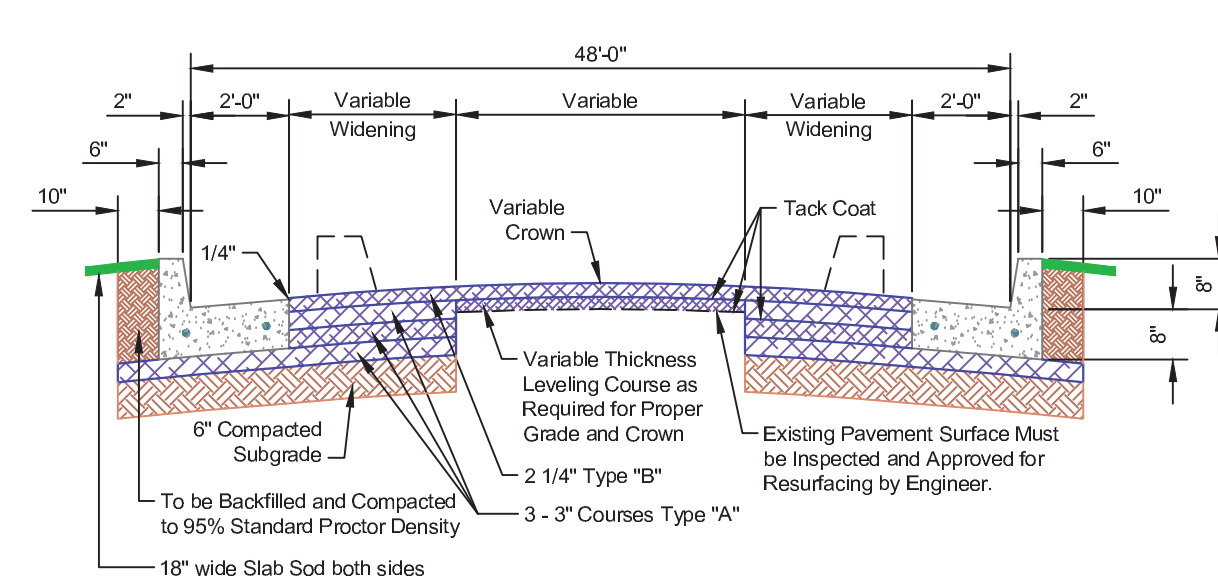
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VARIABLE WIDENING ASPHALTIC CONCRETE PAVING
(STABILIZED SOIL BASE)
• 150 •



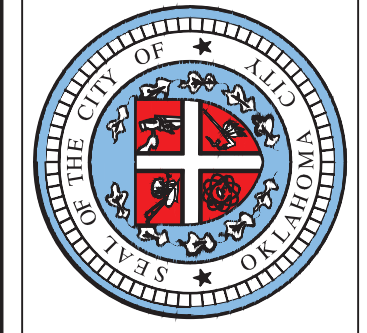
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VARIABLE WIDENING ASPHALTIC CONCRETE PAVING
(ASPHALT BASE)
• 152 •



• TYPICAL SECTION •
48' ASPHALT WIDENING AND RESURFACING
(STABILIZED SOIL BASE)
• 170 •



• TYPICAL SECTION •
48' ASPHALT WIDENING AND RESURFACING
(ASPHALTIC BASE)
• 172 •



APPROVED BY:
ERIC J. WENGER, P.E.
CITY ENGINEER

DATE: 01-30-13

DRAWN: VSC

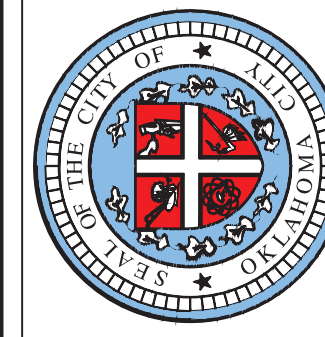
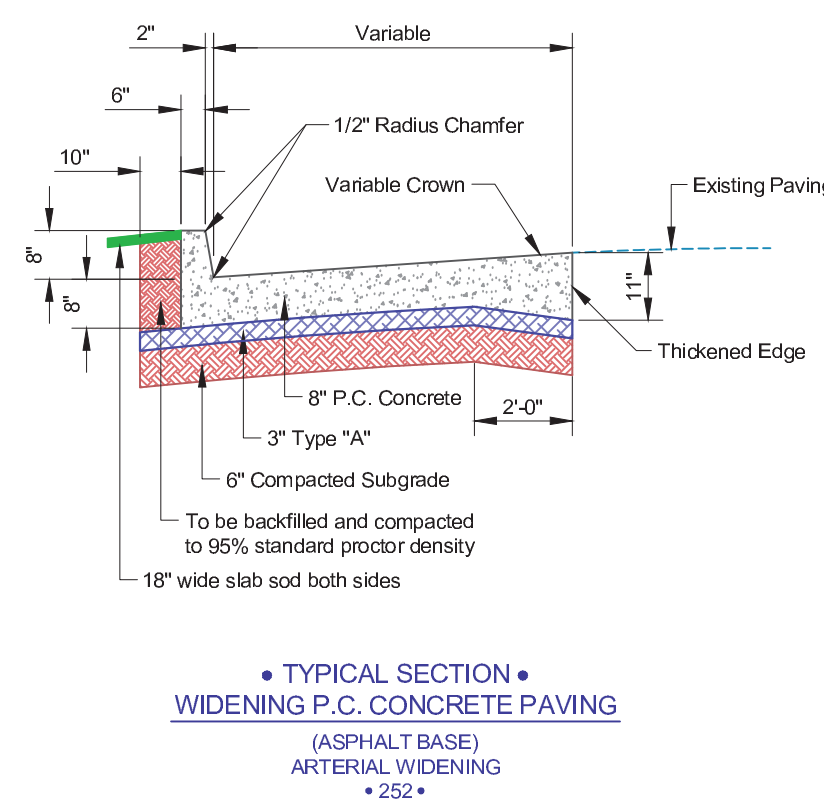
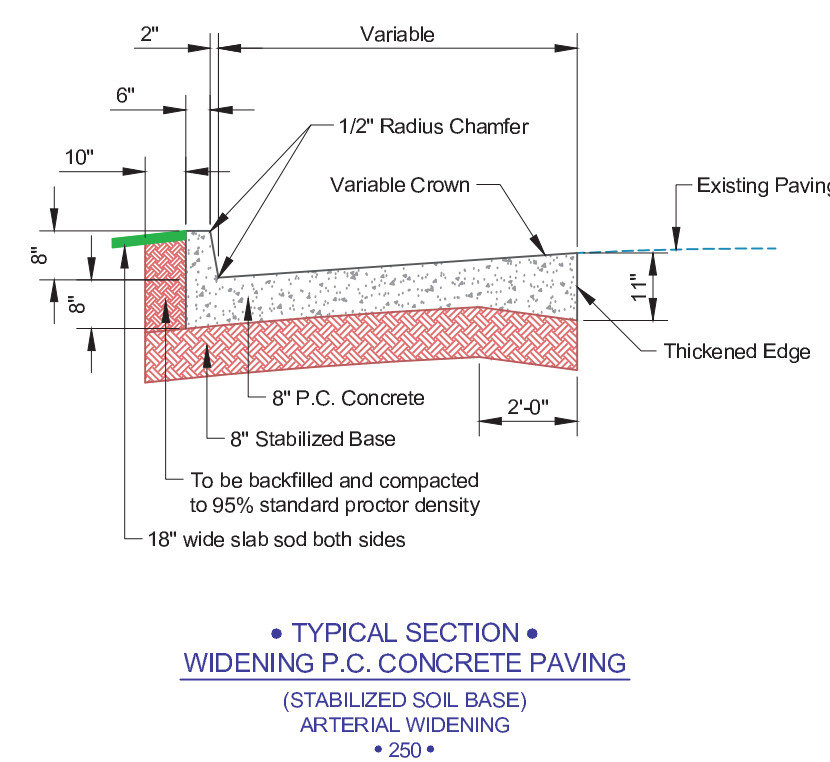
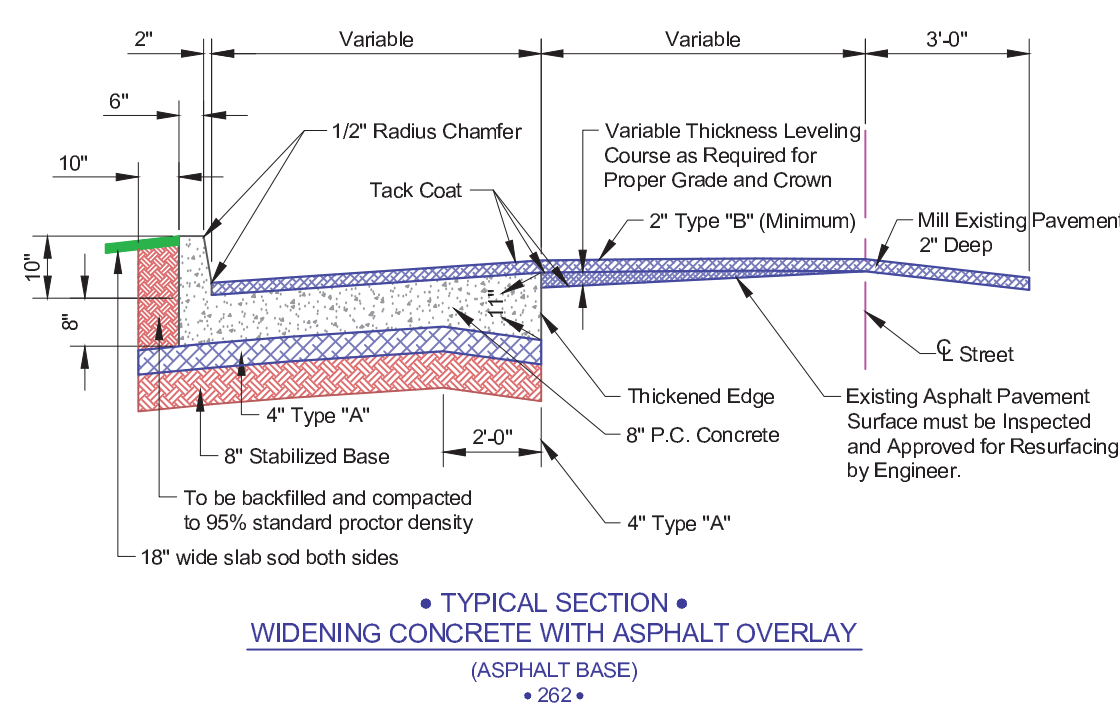
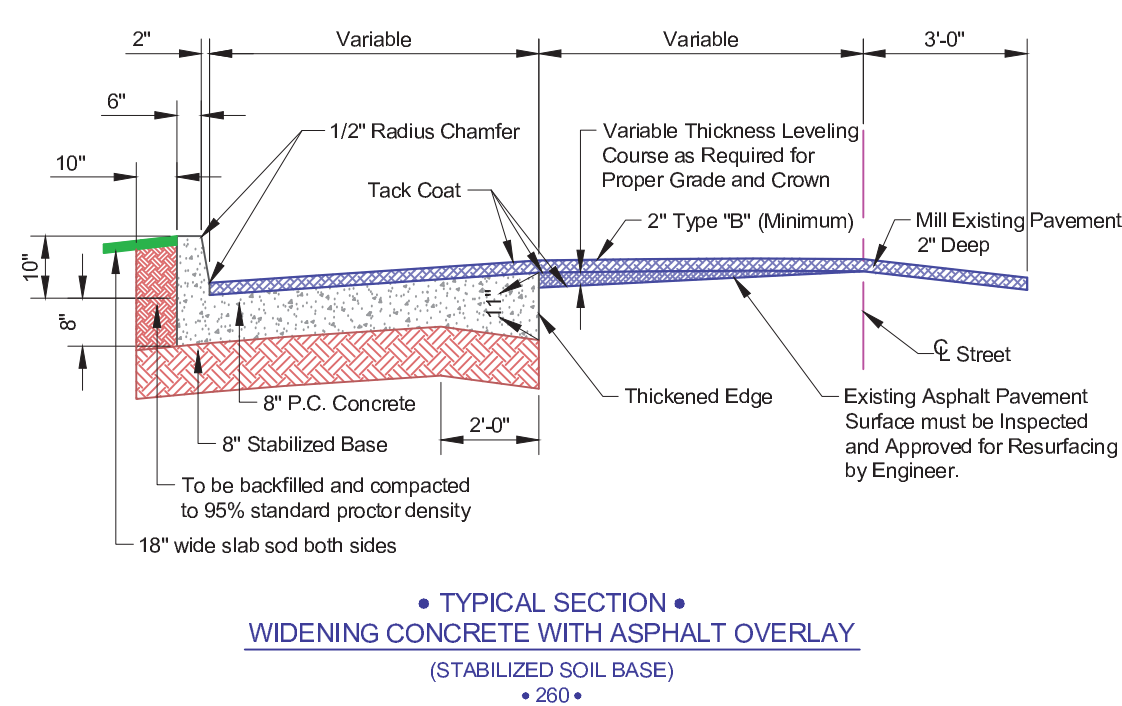
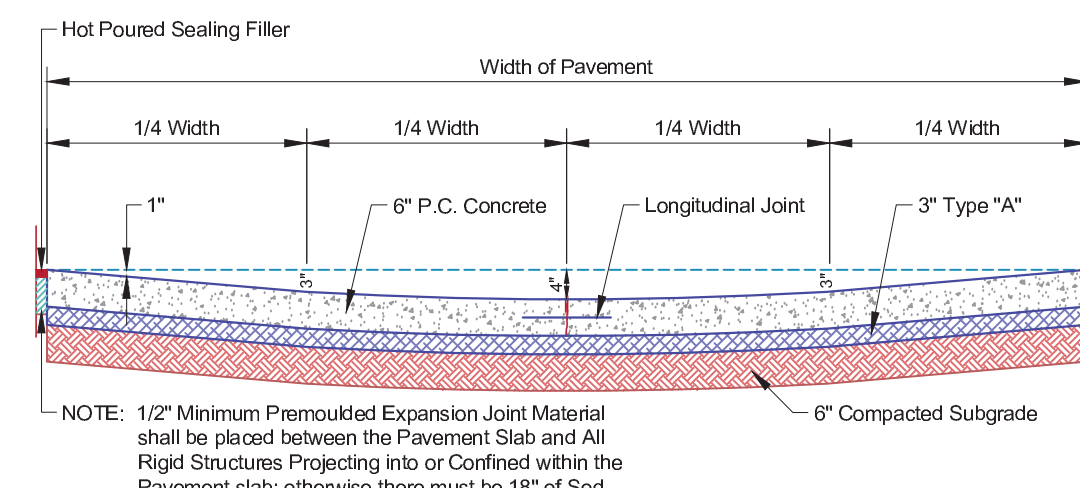
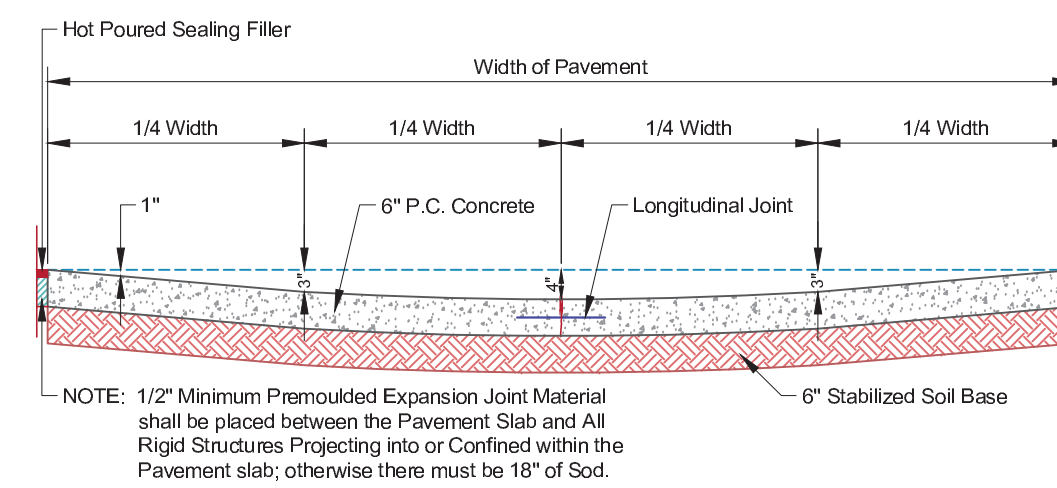
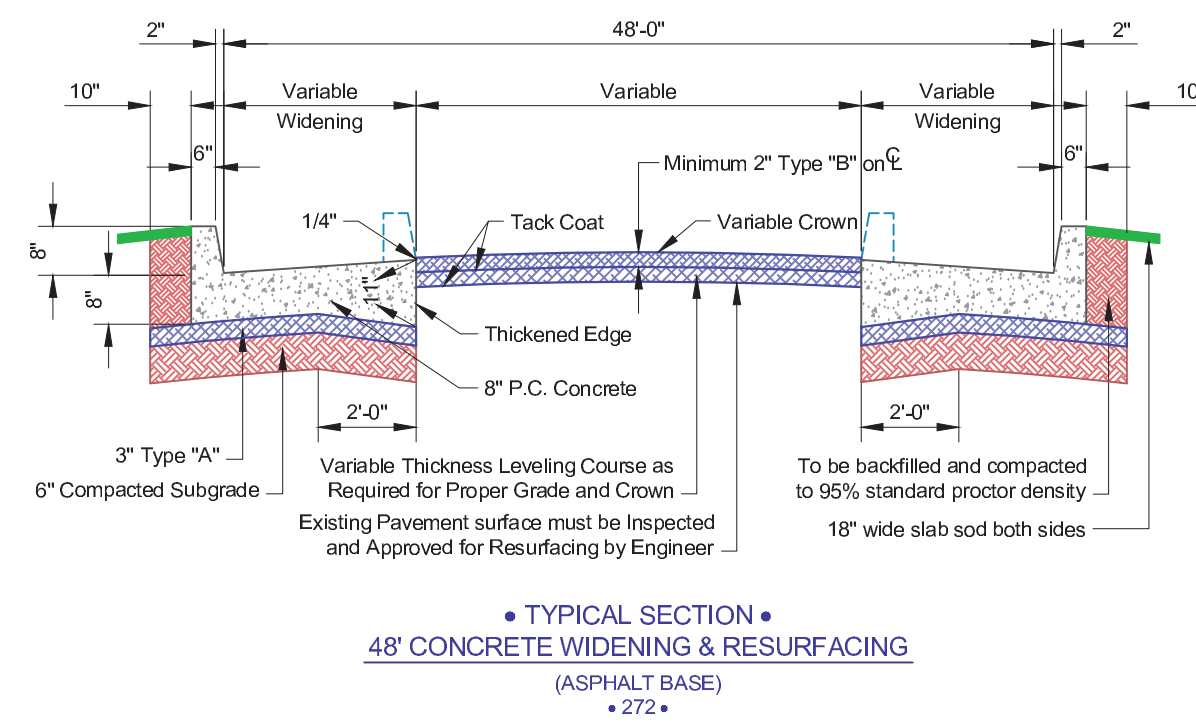
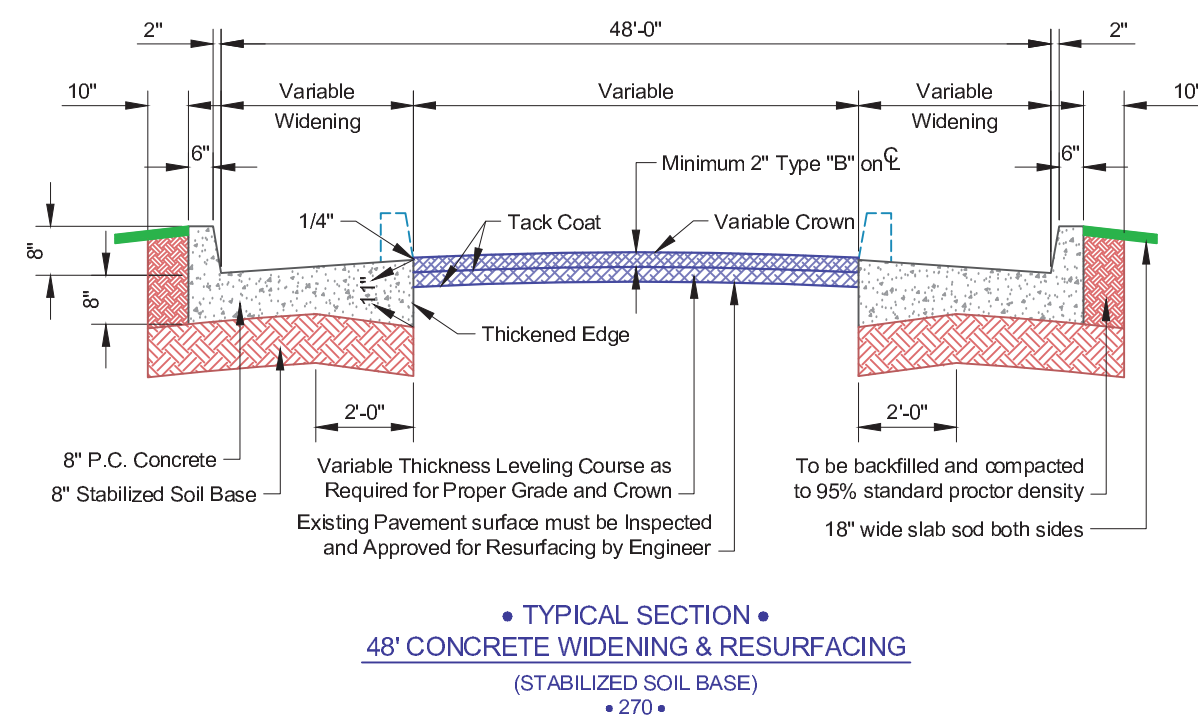
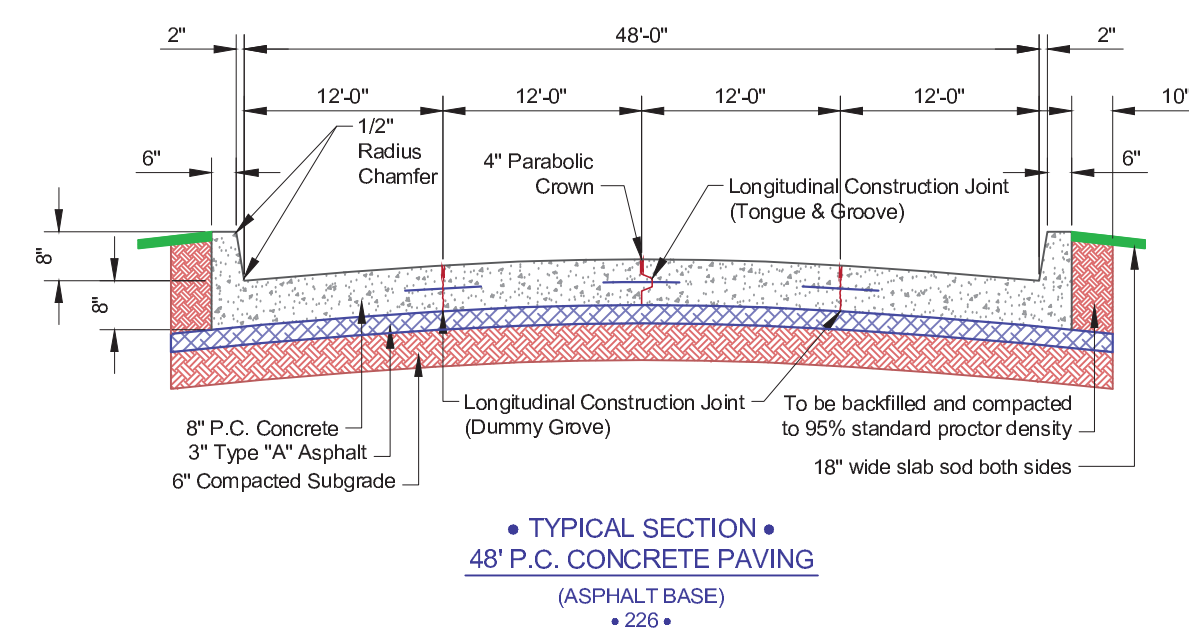
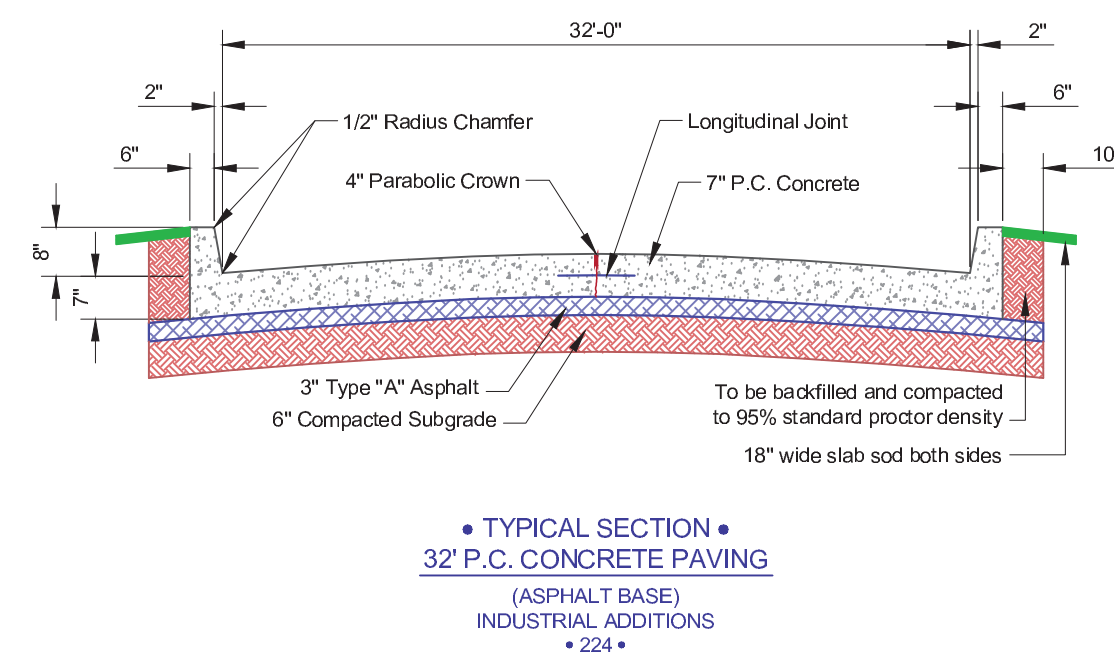
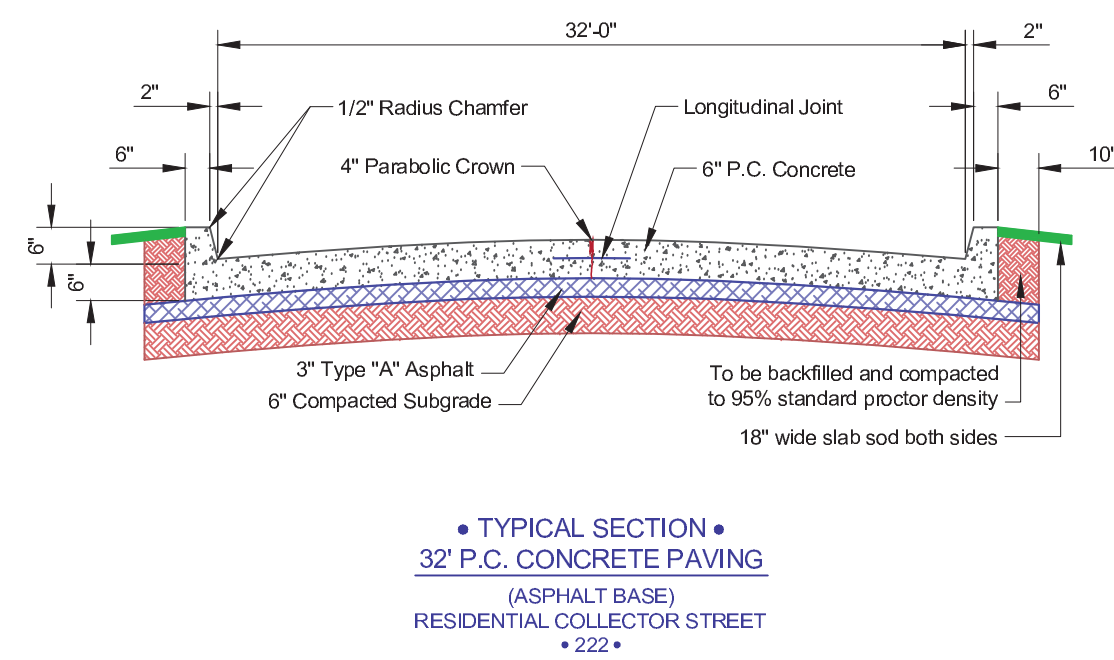
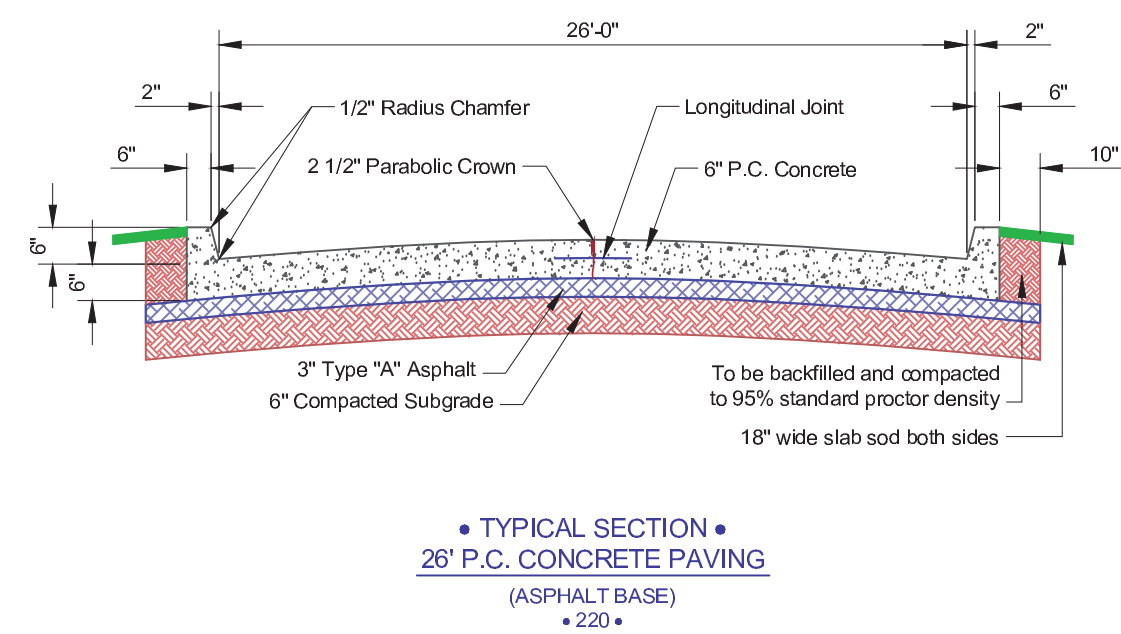
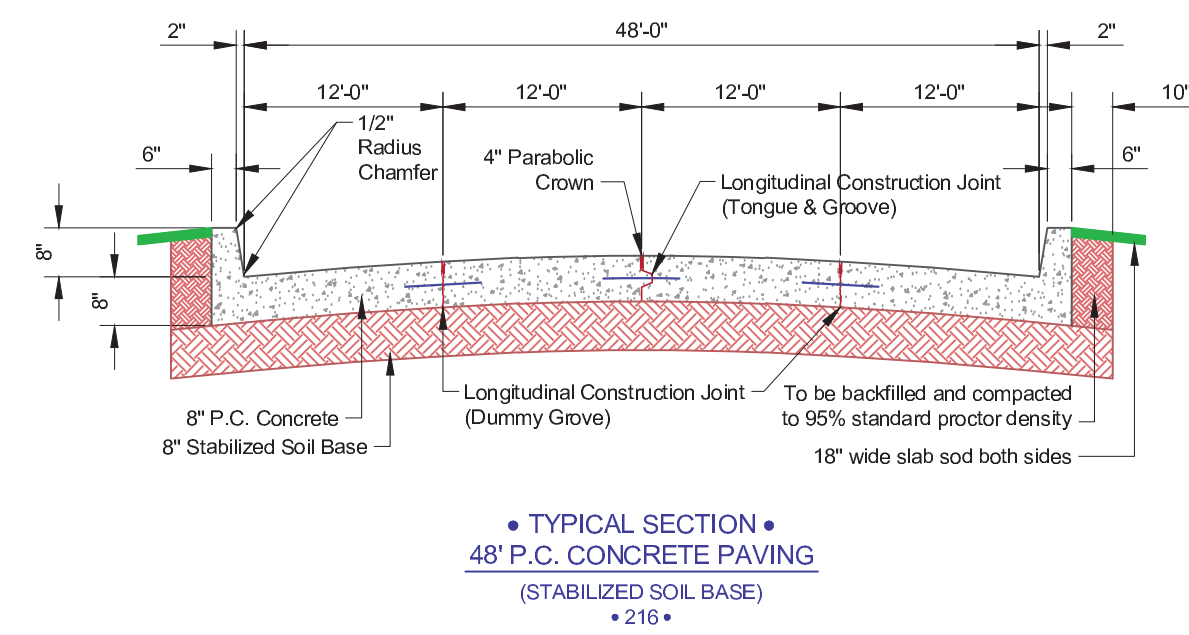
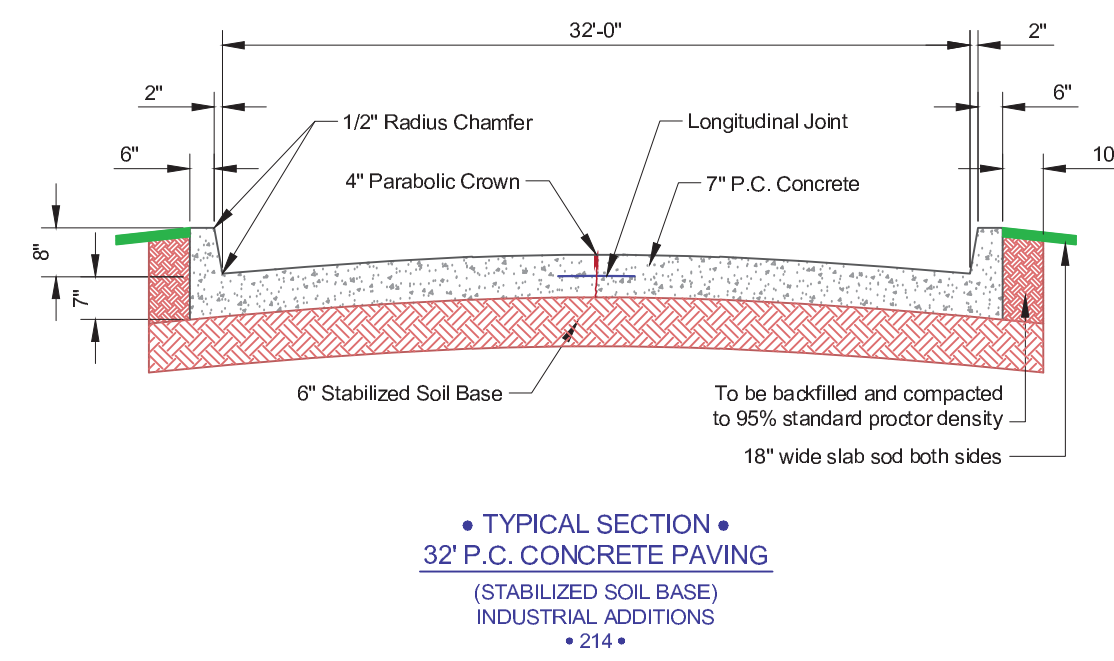
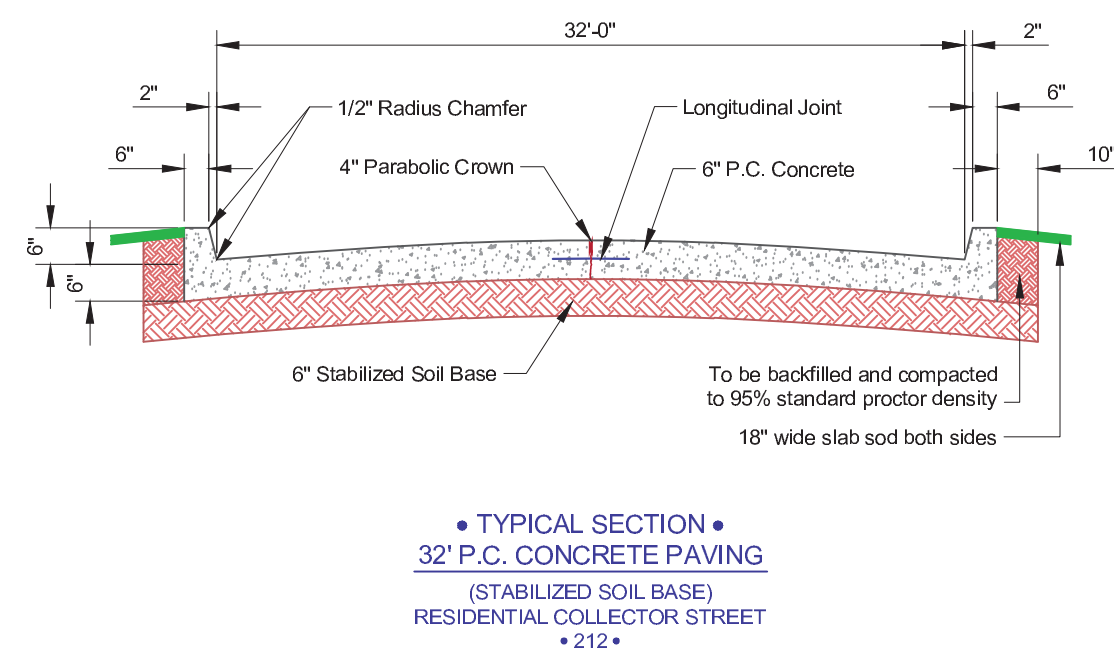
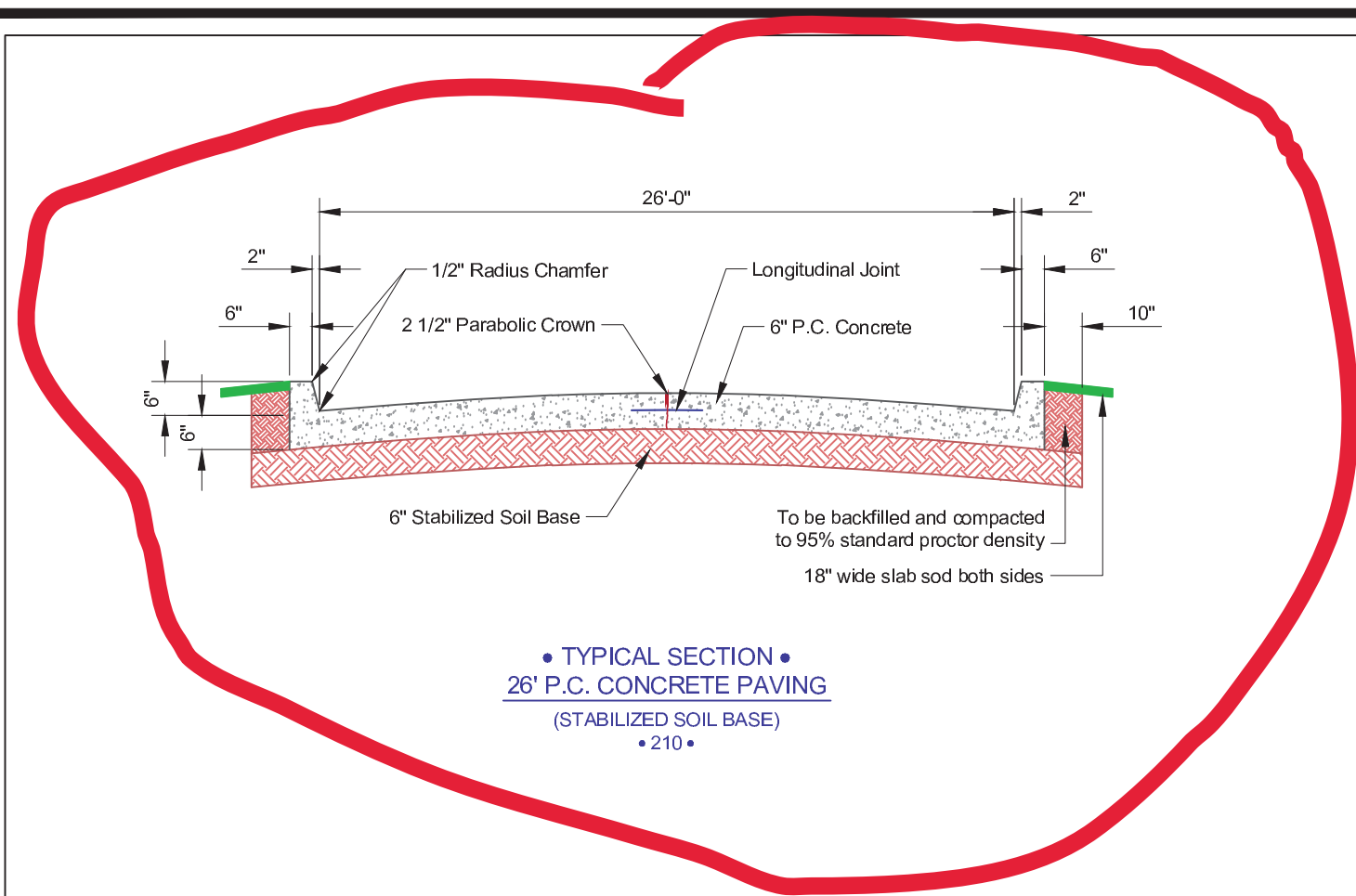
DATE: 01-30-13

STANDARD TYPICAL SECTIONS ASPHALTIC PAVING

Drawing Number

D-100

14 OF 16



APPROVED BY: DATE: 02-04-13
ERIC J. WENGER, P.E.
CITY ENGINEER

DRAWN: VSC

DATE: 02-04-13

STANDARD TYPICAL SECTIONS P.C. CONCRETE PAVING

Drawing Number

D-200

15 OF 16



TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

Date: May 8, 2026
To: Brett Crecelius *RWS*
From: Robbie Williams
Subject: Harmony Grove Addition
Final Plat, Preliminary Plat
Private Paving and Drainage Plans
Public Waterline and Sanitary Sewer Plans
Re-Submittal Received May 5, 2026

We have reviewed the above project and submitted material, and our comments are as follows:

General

1. We would like a written response from the Engineer on your April 15, 2026, memo after our last TEAMS meeting. We are also requesting this to be done for this memo as well.
2. The Engineer/Owner to provide a copy of written approval from the private utility line easement holder. Their easement is adjacent to proposed structures and will have a roadway constructed on top of the gas line. We see no reason to further review plans until this is received.
3. There were no changes to the proposed grading as discussed from April 15, 2026, TEAMS meeting, only contours were added.

Final Plat

1. Our comments are noted on the attached final plat.

Preliminary Plat

1. Our comments are noted on the attached preliminary plat.

Drainage Study with a Revision Date 02-16-2026

1. City Code 156.61 SPECIFIC Standards, Part A requires a minimum of 1 foot above the base flood elevation (100-year storm). The finish floor should be 1 foot above the 100-year flow in the streets and swales, etc. Review all finish floor elevations to meet the code. Also, all the buildings have several finish-floor elevations, if they are just a single building it would have only 1 finish-floor elevation (this was clarified that within the building the floors would need to be stair stepped), please clarify otherwise. This was not done. See ordinance part 156.62 (D) – the engineer needs to generate the base flood elevation (100 Year storm) in the streets and swales to determine finish floor elevations.
2. In the drainage study provide calculations for the 6-inch swale detail in between buildings, see attached. The finish floor elevation of the building needs to be higher than the flowline of the ditch. With the slope available we are uncertain if it will carry the 100-year storm. (See attachment – for one area noted).

Private Paving and Drainage Plans

1. Grading Plan – From our April 15, 2026, TEAMS meeting discussion none of our comments were addressed regarding our concern of the buildings flooding. None of the spot elevations were changed, only the proposed contours were added. See attached, there are still locations where the building finish floor elevation is at or will be below finish grade when grading is complete, especially the swale between buildings.
2. OKC Standard drawing with typical sections were provided and circled that do not match what is being constructed. Provide correct paving typical details. There was no sidewalk details provided. This is from a previous comment.
3. On the Paving General Layout sheet and a note that all islands are to have solid slab sod, I believe that is what was agreed upon.
4. See drainage report comments update all finish floor elevations for all structures. This was a previous comment.
5. It is unclear where all the retaining walls be constructed. Provide a plan and profile sheets showing existing and proposed grades, etc. so it is clear we can understand where they are and the height etc. This was discussed on April 15, 2026.
6. Add 4' wide sidewalk meeting pedestrian clear zone along North Wilburn Avenue. The design engineer should look at adding curb and gutter along Wilburn Avenue and Street 5. We want to see a typical section due to grade change from Wilburn to subject property. This has not been done only hatched where it goes, details and cross-section need provided to review and to construct. This is from a previous comment.

Public Waterline and Sanitary Sewer Plans

1. No comment water meters have been placed in the grass median.

On the next submittal we expect to see all of the above so we can complete our review.

Should you need additional information let me know.

BETHANY

Oklahoma

Department of Planning & Community Development

4/15/26

Harmony Groves Preliminary and Final Plat meeting notes and comments from the in-person meeting at City Hall at 2:30 PM on 3/24/2026.

Comments, concerns, and questions on the plats are as follows:

- 1) Only outer streets, running North and South, need a name. both north and south streets require a 50' private Right of Way and Public Utility Easement. **Final Plat scale does not appear to be correct 1=100 feet. Final Plat should be cleanup up with buildings and unused markings removed. It should be a clean final plat that can be used to determine easements. Building sizes and comments in bottom left should be removed.**
- 2) Forty (40) foot setback required on the east side of property outside of the required fifty (50) foot right of way as per the approved PUD. **Proper dimensions to be put on preliminary and final plats showing easements and setbacks correctly.**
- 3) Twenty (20) foot setback required on the west side of property outside of the fifty (50) foot right of way as per the approved PUD. **Proper dimensions to be put on preliminary and final plats showing easements and setbacks correctly.**
- 4) A minimum of eight (8) ADA compliant parking spaces need to be identified. Eight (8) is identified at current parking capacity of 320 spaces and if parking space count changes, the proper number will need to reflect the increase/decrease in ADA compliant spaces as identified in the IBC. **Proper amount of ADA spaces included, but two should be moved to the bottom most easement to ensure accessibility to each "row" of buildings.**
- 5) Include a landscape plan. With current drawing, a minimum of 27 trees, outside of the right of way and public easement, should be identified on the landscaping plan that should be included with resubmission. These trees must adhere to allowed species as identified in chapter 155.10 of the Bethany City Ordinances. **A landscape plan was not provided. Provide landscape plan to show green space, trees, etc. that meet city ordinance 155.10.**
- 6) Proper screening, a minimum height of 8' and 95% opacity is required to be identified on all portions of the site that abut a residential zone. Where fence is installed on the retaining wall details must be provided. **No detail was provided. Provide details of retaining wall and fence on the west and north side of property. Fence should be shown on the preliminary plat.**
- 7) Confirm the finished height of the buildings. 13D sprinkler systems will be required due to having two (2) accesses along Wilburn to the property. **Include 13D sprinkler system to be installed in the notes on preliminary plat.**

- 8) Consideration of AC units and subsequent pad placement should be identified so as not to interfere with stormwater runoff. AC units not allowed in utility easement(s) and there currently is no room behind/between buildings. **A/C units not allowed to be in islands in front of buildings that are in an easement. Units should be either roof mounted or noted to be placed in an area outside of any easement.**
- 9) Refer to the IRC of grading away from units. Three (3) inches of grading (down and away) in the first ten feet from the units if material is concrete and six (6) inches (down and away) in the first ten feet if the material is dirt/grass/sod. **This needs to be corrected and should be shown by a Grading Plan that is not spot elevations.**
- 10) **Provide an offset for water meters and identify that they will be placed within the utility easement(s) and the grass islands. Provide an offset for the water meters.**
- 11) Finished floor elevations must be adjusted to ensure that enough clearance between grades does not induce flooding in the units during a 100-year flood. **The swale detail between buildings shown on the cannot be constructed to drain west to Avaan Lane. One note in reviewing the spot elevations is that the elevations for the 6 feet wide sidewalk exceed the ADA maximum cross slope. A Grading Plan must be provided to show how drainage will occur. If one grading plan is too large, it should be broken up into sections showing proper grading and drainage detail.**

GENERAL

- All paving and drainage plans, waterline plans and sanitary sewer plans need to be updated to reflect the final building layouts, water and sewer layouts.
- Provide location of private utility boxes, layout, etc.
- The cross-slope elevations across the 6 foot sidewalk exceed 2%. This needs to be corrected.
- Provide a copy of written approval from the private utility line easement holder

Once these comments have been addressed, please send the revised plats and drawings to Community Development.

Sincerely,



Brett Crecelius

Community Development Director

405-603-3570

Brett.crecelius@bethanyok.org

FINAL PLAT of HARMONY GROVE ADDITION

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT, SARKER CAPITAL, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON, FIRM, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

SARKER CAPITAL, LLC.

COMPANY REPRESENTATIVE

STATE OF OKLAHOMA

SS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ OF _____

TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LEGAL DESCRIPTION

A Tract of land located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West, I.M., in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the Northeast Corner of the West Half (W/2) of Said Southeast Quarter (SE/4); Thence S00°06'31"E a distance of 989.12 feet to the Point of Beginning; Thence continuing S00°06'31"E a distance of 850.77 feet; Thence S89°28'47"W a distance of 165.00 feet; Thence S00°06'31"W (Measured S00°06'31"E) a distance of 95.00 feet; Thence S89°28'47"W a distance of 492.39 feet; Thence N00°19'35"W a distance of 334.26 feet; Thence N89°25'47"E a distance of 136.21 feet; Thence N00°34'13"W a distance of 610.91 feet; Thence N89°25'47"E a distance of 527.38 feet to the Point of Beginning.

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA

SS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN SARKER CAPITAL, LLC., AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

NAME OF TITLE COMPANY

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF OKLAHOMA CITY, THIS _____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF BETHANY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE BETHANY PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA THIS _____ DAY OF _____, 20____.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF BETHANY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____ DAY OF _____, 20____.

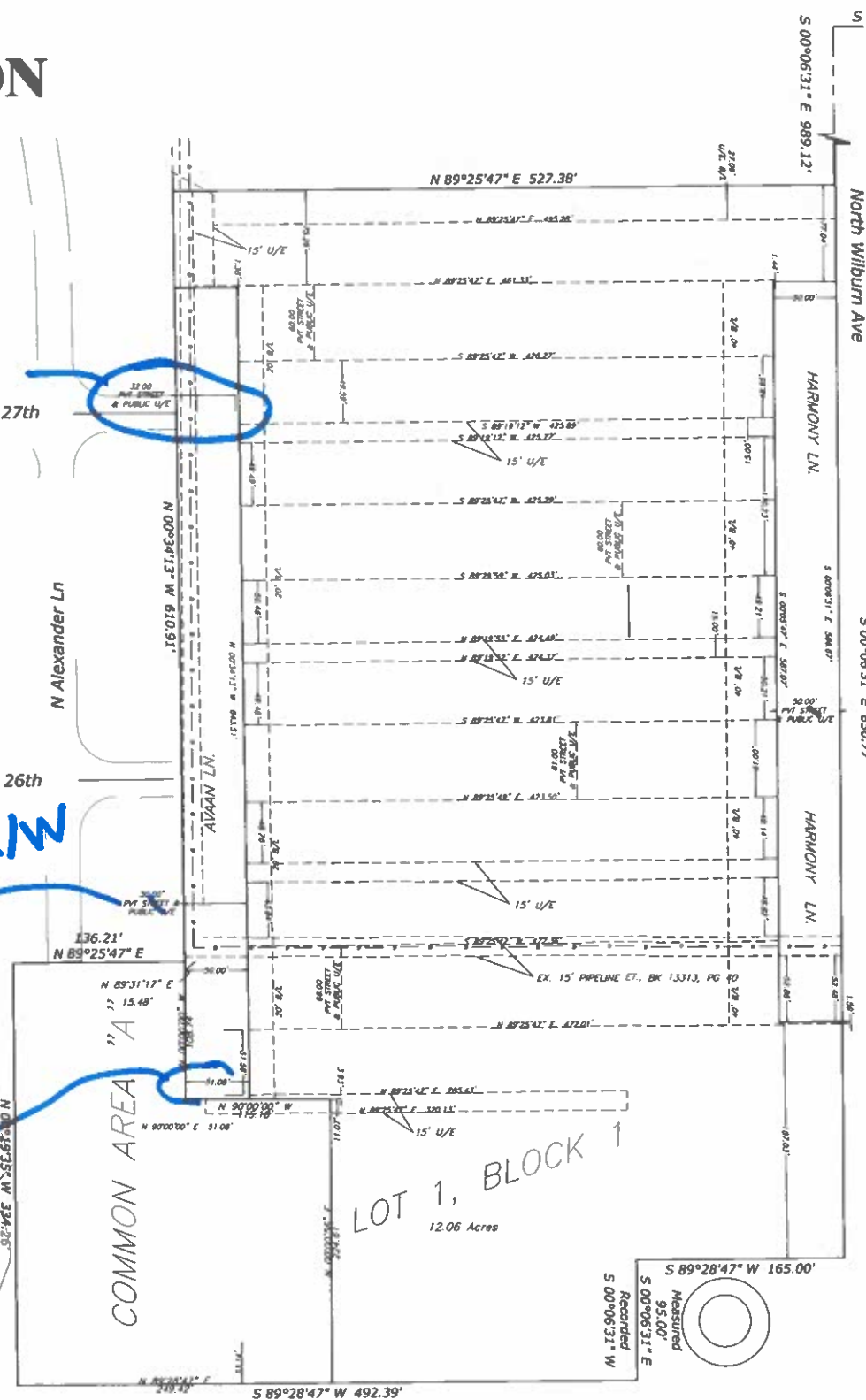
CITY CLERK

NW 27th

NW 26th

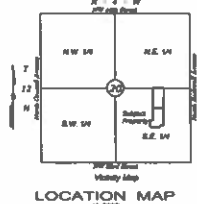
PVT R/W

Why Not 50'

NE COR. SEC. 20
T12N, R4W, IM.

BASIS OF BEARING - DEED OF RECORD

SCALE: 1"=400'



TYPICAL BLOCK CORNER

LEGEND

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

NOTE: ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

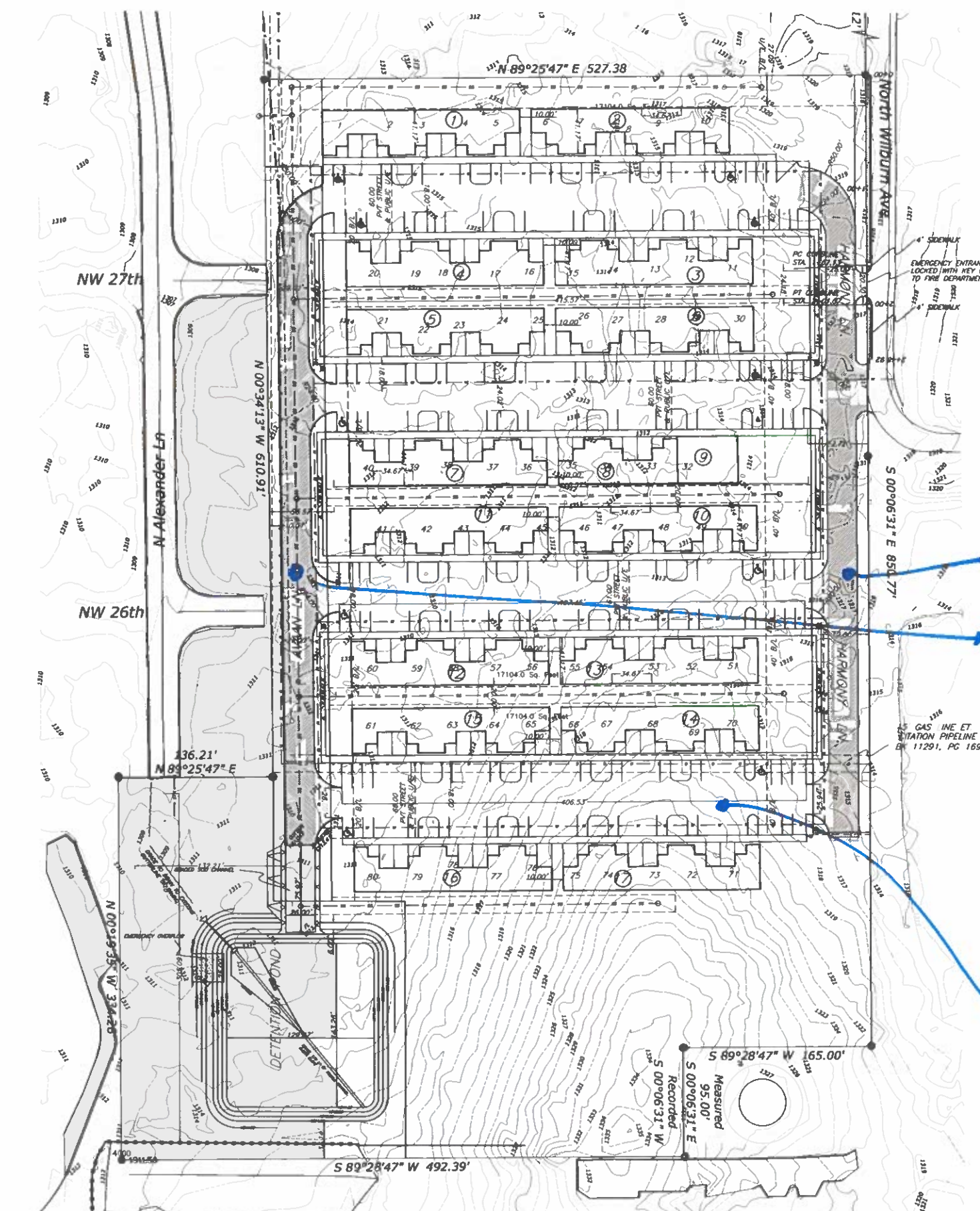
THE MAINTENANCE OF ALL PRIVATE STREET, ALL COMMON AREAS/DRAINAGE EASEMENTS, ALL MEDIANS, AND PUBLIC UTILITY EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

HARMONY GROVE ADDITION
PRIOR TO FILING

MORRIS
ENGINEERING AND SURVEYING

617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 3549, EXP. 6-30-25

JOB NO.



OWNER OF RECORD:
 Golem Sarker
 11501 Marbella Dr
 Oklahoma City, OK 73173
 (405) 479-7462
 gsarker@yahoo.com
 TOTAL UNITS: 78

TOTAL AREA: 12.0 ACRES

TOTAL BUILDINGS: 14 BUILDINGS @ 5500 SF, 1 @ 5166 SF @ 2200 SF, 1 @ 3113

RATIO BUILDING SIZE TO AREA = 85,499/522,720 = 16%

DENSITY: 6.5 UNITS/ACRE

CURRENT ZONING: PUD

BUILDINGS ① ⑦ AND ⑩-⑯ ARE ALL 5,500 SF EACH
 BUILDING ⑧ IS 3113 SF
 BUILDING ⑨ IS THE OFFICE AT 2,200 SF
 BUILDING ⑰ IS 5166 SF

Doesn't
match
PUD

Dimension
PUT R/W &
Public U/E

LEGAL DESCRIPTION Book 15135, Page 1313

A Tract of land located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West, T.12N., R.4W., in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the Northeast Corner of the West Half (W/2) of Said Southeast Quarter (SE/4); Thence S00°06'31"E a distance of 989.12 feet to the Point of Beginning; Thence continuing S00°06'31"E a distance of 850.77 feet; Thence S89°28'47"W a distance of 165.00 feet; Thence S00°06'31"W (Measured S00°06'31"E) a distance of 95.00 feet; Thence S89°28'47"W a distance of 492.39 feet; Thence N00°19'35"W a distance of 334.26 feet; Thence N89°25'47"E a distance of 136.21 feet; Thence N00°34'13"W a distance of 610.91 feet; Thence N89°25'47"E a distance of 527.38 feet to the Point of Beginning.

NOTES

The subject property is located within an area having a Zone Designation, Zone X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40108C02604 with an Effective Date of December 18, 2006, for Community Number 406264 in the City of Bethany, Oklahoma County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.

NOTE: GAS, TELEPHONE, ELECTRIC, CABLE, ECT. SHALL BE PLACED WITHIN THE PROPOSED EASEMENTS

CURB STOPS SHALL BE PLACED AT ALL PARKING SPOTS

ALL HANDICAP SPACES SHALL MEET THE CITY ORDINANCES

ISLANDS SHALL BE AT GRADE, GRASSED, WITHOUT CURBS

A MINIMUM OF 8 ADA SPACES SHALL BE REQUIRED

SCREENING, MIN. 8' HIGH AND 95% OPACITY SHALL BE PLACED ON THE WEST AND NORTH SIDES

SANITATION POLYCARTS SHALL BE PLACED IN THE ISLANDS

WATER METERS SHALL BE LOCATED IN THE ISLANDS

MAXIMUM BUILDING HEIGHTS SHALL BE 30'

A/C UNITS SHALL BE PLACED ON THE ROOF OR ATTICS

13 D Sprinkler System to be installed for all buildings.
 show Proposed Grating Contours

CITY OF BETHANY

LOCATION MAP

LEGEND

- SS - SANITARY SEWER LINE
- W - WATER LINE
- GHE - OVERHEAD ELECTRIC
- GE - EXISTING GAS SERVICE
- SBS - SANITARY SEWER MANHOLE
- SPM - STORM SEWER MANHOLE
- PP - POWER POLE
- QA - QUI AND/OR
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- GV - GAS VALVE
- GM - GAS METER
- EM - ELECTRIC METER
- TP - TELEPHONE PEDESTAL
- MW - MONITOR WELL
- SG - SIGN
- TSP - TRAFFIC SIGNAL POLE
- TSB - TRAFFIC SIGNAL BOX
- F - FENCE
- SP - SET IRON PIN
- FIP - FOUND IRON PIN
- B - BENCHMARK

PRELIMINARY PLAT

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM

CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ROSS C. MORRIS
16837

DATE: 10-24-23

SIGNATURE:

PRELIMINARY PLAT TO SERVE HARMONY GROVES

1"=50'

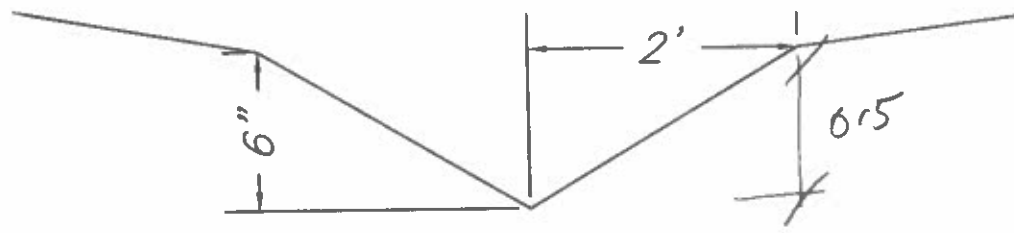
REF NO. REF NO.

SHEET NO. 1 OF 1





$34885.3 + 7282.5 = 42,167.8$	41697.6
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6" SWALE DETAIL

$$A = 4.12$$

$$P = 4.12$$

$$R = A/P = 1/4.12 = 0.24$$

$$S = \frac{1315.96 - 1314.66}{390} \rightarrow S = 0.0033 \text{ or } 0.33\%$$

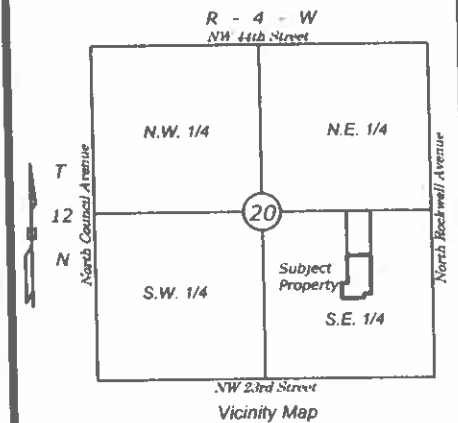
available

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} A$$

$$Q = \frac{1.49}{.04} (0.24)^{2/3} (0.0033)^{1/2} \cdot 1$$

$$Q = 0.82 \text{ cfs}$$

CITY OF BETHANY



LOCATION MAP
1"=3000'

LEGEND

- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC
- EXISTING GAS SERVICE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- MONITOR WELL
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FENCE
- SET IRON PIN
- FOUND IRON PIN
- BENCHMARK

NOTICE OF PUBLIC HEARING

On August 6, 2026, the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Hold a PUD Review of PC 21-16 in accordance with City of Bethany Ordinances 158.024(B)(5)(18) and 158.024(B)(5)(19). These ordinances provide that:

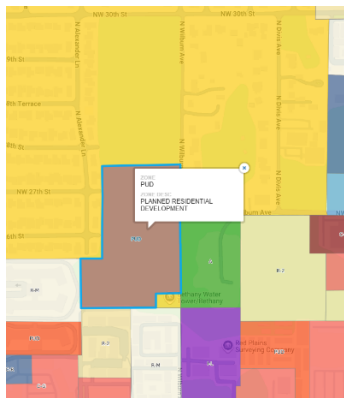
1. If substantial construction has not begun within three years of City Council approval for a planned unit development (PUD), the Community Development Director must review the development plan to determine whether it should remain in effect or be voided.

2. If the Community Development Director determines that the development plan, or any phase of it, is no longer viable, the matter will be presented to the Planning Commission for a recommendation to the City Council. At the same time, the Director may request a review of the existing zoning classification and may ask that the property be rezoned to the district that was in place before approval of the planned district.

Following the public hearing the Bethany Planning & Zoning Commission will forward a recommendation to Bethany City Council, which in turn will hear this case on August 18, 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 recommendation.

Property owners and interested parties are encouraged to attend the Planning and Zoning Commission meeting to provide input or obtain additional information. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

Legal Description: UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE / C W / 2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRS MORE OR LESS





Department of Planning and Zoning

July 13th, 2026

Notice of Hearing

Planning & Zoning Commission and City Council

Subject: PUD Review of PC 21-16

Dear Property Owner:

This notice is to inform property owners that the City of Bethany Planning & Zoning Commission will hold a PUD Review of PC 21-16 in accordance with City of Bethany Ordinances 158.024(B)(5)(18) and 158.024(B)(5)(19). These ordinances provide that:

1. If substantial construction has not begun within three years of City Council approval for a planned unit development (PUD), the Community Development Director must review the development plan to determine whether it should remain in effect or be voided.
2. If the Community Development Director determines that the development plan, or any phase of it, is no longer viable, the matter will be presented to the Planning Commission for a recommendation to the City Council. At the same time, the Director may request a review of the existing zoning classification and may ask that the property be rezoned to the district that was in place before approval of the planned district.

Property owners and interested parties are encouraged to attend the Planning and Zoning Commission meeting to provide input or obtain additional information.

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

**SECRETARY
PLANNING AND ZONING COMMISSION**

(SEE LOCATION MAP ON BACK)

A. Property Information

1. Case No.: 26-17
2. Location of Property: 12 Acres located at the South half of NW 27th and Wilburn.
3. Legal Description: UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE / C W / 2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRS MORE OR LESS
4. Present Zoning: PUD (Planned Unit Development)
5. Proposed Zoning: Zoning that preceded the PUD district

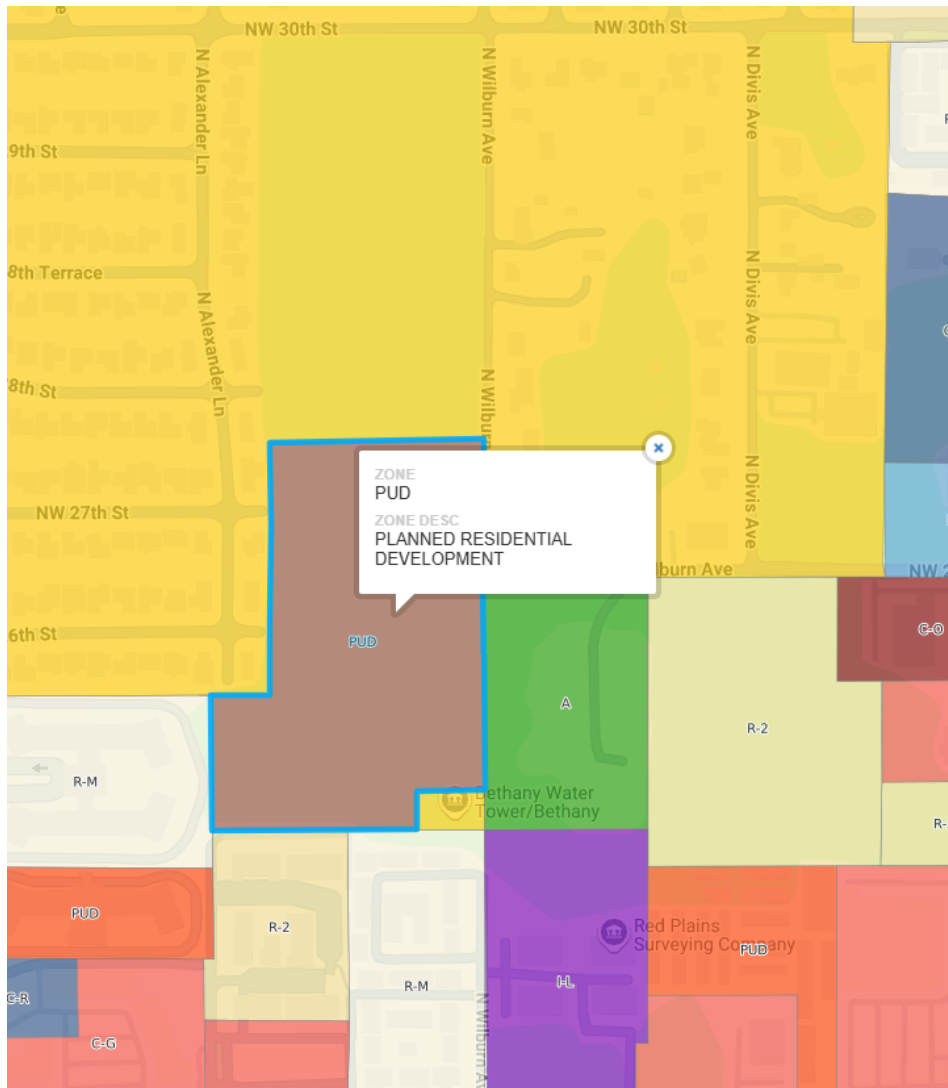
B. Hearing Schedule

1. The Planning and Zoning Commission hearing will be held on August 6, 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 August 18, 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 recommendation. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

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

D. Map



City of Bethany
Planning & Zoning Staff Report

July 16, 2026

CASE NO: PC 26-15

Request: Discussion and possible action on PUD moratorium.

Background: On April 16, the Planning and Zoning Commission voted to recommend a PUD moratorium in order to protect community character, evaluate infrastructure capacity, and ensure a clear public benefit. Various issues with existing zoning categories have led to the increased use of the PUD overlay district to bypass residential district bulk and yard standards. Overuse and misuse of the PUD overlay district may compromise the health, safety, and welfare of the community. For these reasons, the Commission recommended a PUD moratorium, and the City Council approved Ordinance No. 2093 on May 19, 2026, establishing a 180-day moratorium. Ordinance No. 2093 temporarily prohibits the granting of zoning approvals, rezonings, plats, development or site plans, permits, licenses, and certain other zoning approvals, as well as the commencement or expansion of developments or projects involving the planned unit development zoning overlay district.

Analysis: Staff reviewed various Planned Unit Development (PUD) overlay district regulations from surrounding municipalities in Oklahoma, as well as examples from other states that incorporate unique incentive- and reward-based approaches not observed locally. Using these examples as a foundation, a draft PUD was developed to serve as a starting point for staff and commissioners. The draft prompted discussion at the last meeting regarding the desired vision for PUD regulations in Bethany. Commissioners raised questions regarding the Simplified Planned Unit Development (SPUD) provisions included in the draft ordinance. In response, staff reviewed SPUD regulations, infill proposals, and related comments to address those concerns and further refine the draft ordinance.

The meeting packet will include the following materials for commissioners to review and use in developing ideas for discussion: the current City of Bethany PUD overlay district regulations, the draft PUD ordinance, a SPUD review, and the landscaping ordinance. The intent is to develop a viable replacement for the existing PUD regulations during the 180-day PUD moratorium.

The draft PUD will be provided as a Word document to illustrate the markups in the document.

Required Action: Hold a discussion and provide feedback on proposed PUD updates related to the current PUD moratorium.

Attachments:

- Current PUD

§ 158.024 OVERLAY DISTRICTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

and design of the affected thoroughfares, the effect of the proposed development on traffic flow and circulation patterns on other adopted plans and policies.

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

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

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

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

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

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

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

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

4. Written text which includes supporting graphics describing the overall concept of the plan; the uses included and any limitations upon uses; building types and prototypical site layouts, if appropriate; provisions for maintenance of common areas; any proposed agreements, dedications or easements; any proposed private covenants and restrictions;

and any other information required by this section or pertinent to a determination of compliance with the section.

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

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

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

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

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

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

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

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

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

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

12. Final Development Plan.

13. Due to diversity in size and character of proposals considered under this section, flexibility in the form, content and approval procedures of the Final Development Plan

should be retained. Toward this end, the City Council shall specify, as part of its approval of the Preliminary Plan, the form, content and approval authority of the Final Development Plan.

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

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

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

17. Failure to commence construction after approval a PUD District

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

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

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

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

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

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

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

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

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 51.13 TO THE BETHANY CODE OF ORDINANCES PROVIDING FOR THE REGULATION AND LOCATION OF GARBAGE DUMPTSTERS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS AND MULTIFAMILY RESIDENTIAUL USES.

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

SECTION 1. Chapter 5, Section 50.13 is added as follows:

§ 50.13 DUMPSTER CORRALS.

- (A) All garbage dumpsters shall be enclosed in a corral.
- (B) Dumpster corrals shall be located behind the front build line of the primary structure.
- (C) No dumpster corral shall be located within 20 feet of any property line adjacent to a residential zone or residential use. For this section, “adjacent” means sharing a property line or located directly across an alley or street.
 - a. No dumpster corral shall be located within any utility easement.
- (D) All dumpsters shall be fully screened from the view of the public right-of-way or any adjacent residential zone or residential use.
 - a. Screening shall be provided on three (3) sides by a single-material wall or fence constructed of masonry, concrete, or treated wood.
 - b. The fourth side shall be screened by a solid gate of equal height of the corral walls.
 - c. Screening shall provide at least one foot of clearance between the dumpster and the corral walls to permit garbage trucks to pick up, empty, and replace the dumpster.
 - d. The minimum height of the corral and gate shall be six (6) feet or the height of the dumpster, whichever is greater.
- (E) All gates to dumpster corrals shall remain operational.
- (F) All dumpster corrals shall be maintained in good repair and in a sanitary condition by the property owner or tenant.
 - a. Trash, litter and refuse shall not be permitted to accumulate around the exterior of the corral. All trash, litter and refuse shall be deposited within the dumpster.
- (G) This ordinance applies to:
 - a. All new construction or development of commercial and industrial districts and residential multifamily uses consisting of four units or more.
 - b. Any replacement or relocation of an existing dumpster or dumpster corral.
- (H) Existing nonconforming dumpsters shall be enclosed within a corral and brought into compliance within 24 months of the effective date of this ordinance.
- (I) A violation of any provision of this ordinance shall be unlawful and subject to the penalty provisions of Section 10.99 of the Bethany Code of Ordinances, as amended.

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

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

END

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

ATTEST:

MAYOR

CITY CLERK

Approved as to form and legality on _____, 2026.

CITY ATTORNEY
