

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 10, 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
July 16, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF June 18, 2026

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-15

Discussion and possible action on PUD moratorium.

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).

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

NEW BUSINESS

ADJOURNMENT UNTIL August 6, 2026.

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
Raquelynne Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 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)?

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 did not feel we need the point system to encourage the missing middle housing developments. He stated missing middle housing developments is all we have had for PUD's. We should be using PUD's for unique looking structures, not standard things like duplexes and tri-plexes. He questioned the points given for different improvements in the list.

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 asked why do we need to be more flexible for something that does not 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.

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.

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

Attachments:

- PUD draft
- Current PUD
- Other supporting material concerning PUDs

§ 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)

Section 158.024 – Planned Unit Development Overlays

(A) Purpose and Intent

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

These regulations are intended to:

1. Promote innovative site design and efficient land use patterns.
2. Encourage redevelopment and infill development.
3. Support mixed-use development where appropriate.
4. Encourage housing diversity and workforce housing opportunities.
5. Promote sustainability and environmental stewardship.
6. Preserve and enhance natural resources and open spaces.
7. Improve transportation connectivity and pedestrian accessibility.
8. Encourage investment that expands the City's tax base.
9. Provide flexibility from conventional zoning standards when a project provides measurable public benefits.
10. Encourage the provision of amenities beyond the minimum requirements of conventional development.

The Planned Development Overlay District shall function as an overlay zoning district. The underlying zoning classification shall remain in effect except where specifically modified through an approved Development Plan.

(B) Types of Planned Development Overlay Districts

(1) Small Planned Unit Development (SPUD)

A SPUD may be established on properties consisting of less than five (5) acres. Limited to two zoning categories/uses.

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

(2) Planned Unit Development (PUD)

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

The PUD process is intended for larger-scale developments requiring coordinated planning, infrastructure, multiple land uses, housing diversity, open space preservation, or significant public amenities. The proposed PUD, if containing residential uses, will have common open space developed as recreation and/or leisure-oriented improvements reference as referenced by the Community Benefits – Integrated Uses listed in this chapter.

(C) General Standards

All PUD and SPUD developments shall comply with the following:

1. The underlying zoning district shall remain in effect.
2. The development shall not fundamentally alter the intent of the underlying zoning district.
3. All uses shall be specifically identified within the approved Development Plan.
4. Any use not specifically approved shall be prohibited.

5. Modifications to setbacks, lot dimensions, building height, parking requirements, or other development standards shall be limited to those necessary to accomplish the stated objectives of the development.
6. The development shall demonstrate compatibility with surrounding land uses.
7. The development shall provide measurable public benefits through compliance with the Community Benefit Point System.

(D) Required Development Narrative

All applications shall include a Development Narrative containing:

1. Project description and vision.
2. Existing zoning and land use conditions.
3. Proposed land uses.
4. Requested modifications to zoning standards.
5. Description of community benefits.
6. Explanation of how the project supports adopted plans and policies.
7. Description of sustainability and open space features.
8. Description of economic development benefits.
9. Description of public infrastructure improvements.

(E) Development Standards

The Development Plan shall include a comparison table identifying deviations from the underlying zoning district.

Example:

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

(F) Open Space Requirements

SPUD Developments

Minimum five percent (5%) of the site shall be provided as usable open space.

PUD Developments

Minimum fifteen percent (15%) of the site shall be provided as usable open space.

Open space may include but is not limited to:

- Parks
- Plazas
- Trails
- Community gardens
- Natural preservation areas
- Stormwater amenities designed as public features

(G) Community Benefit Point System

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

Minimum Required Points

SPUD Projects: 10 Points

PUD Projects: 20 Points

Categories & Community Benefit	Points
SUSTAINABILITY/RESILIENCE	
Solar-ready building design	2
High-efficiency building systems exceeding code requirements	2
High Efficiency HVAC system (>15.2 SEER rating) or energy efficient Heat Pump (>8.1 HSPF2)	2
Native or drought-resistant landscaping	2
Individual or public storm shelter(s)	3
Cool roof or reflective roof systems	1
TRANSPORTATION	
Sidewalks exceeding minimum 4 foot wide standard	2
Multi-use trail connection	4
Bicycle parking facilities	1
Electric vehicle charging stations	2
Internal pedestrian circulation network	3
Shared parking program	2
PUBLIC SERVICES	
Public plaza or gathering space	4
Public art installation	2
Streetscape improvements beyond code requirements	3
Enhanced stormwater green infrastructure installations, including practices commonly described as nature-based solutions, green stormwater infrastructure, and low-impact development	3
Underground utility installation	3
Public safety improvements incorporated into project (traffic calming, crosswalks, lighting, etc.)	2
HOUSING DIVERSITY	
Workforce housing units	5
Less Flammable material	3
Mixed-income housing component	5
Noise dampening construction or insulation	1
Mixed-Use residential and commercial uses on site	5
NATURAL RESOURCES AND GREEN SPACE	
Open space exceeding minimum requirements	2
Significant tree preservation	3
Rain gardens and planter gardens designed to capture and manage stormwater using soils and vegetation.	3
Improving nearby parks	4
Stream or drainageway restoration	5
Two trees planted for every dwelling unit	1
COMMUNITY BENEFITS- INTERGRATED USES	
Pool	3
Dog Park	3
Basketball Court	4
Pickleball Court	4
Children's playground	4
Gym	3

(H) Application Requirements

SPUD Applications

The following materials shall be submitted:

1. Application form.
2. Permitted uses.
3. Development Narrative.
4. Site Plan.
5. Building Elevations or Conceptual Renderings.
6. Landscape Plan.
7. Community Benefit Point Table.
8. Utility and access information as required by the Community Development Director.

PUD Applications

The following materials shall be submitted:

1. Application form.
2. Development Narrative.
3. Permitted uses
4. Preliminary Development Plan.
5. Site Plan.
6. Open Space Plan.
7. Circulation Plan.
8. Utility Plan.
9. Landscape Plan.
10. Building Elevations or Conceptual Renderings.
11. Community Benefit Point Table.
12. Phasing Plan, if applicable.

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

(I) Review Procedures

SPUD Review Process

1. Application Submission.
2. Staff Review.
3. Planning Commission Public Hearing and Recommendation.
4. City Council Public Hearing and Final Action.

PUD Review Process

1. Pre-Application Meeting.
2. Application Submission.
3. Preliminary Development Plan Review.
4. Planning Commission Public Hearing and Recommendation.
5. City Council Public Hearing and Approval.
6. Final Development Plan Approval.

(J) Approval Criteria

The Planning Commission and City Council shall consider whether the proposed development:

1. Is consistent with the Comprehensive Plan.
2. Is compatible with surrounding development.
3. Enhances community character.
4. Provides adequate public facilities and infrastructure.
5. Provides measurable public benefits.
6. Preserves or enhances natural resources.
7. Promotes housing diversity.
8. Supports economic development and expansion of the tax base.
9. Improves transportation connectivity and pedestrian accessibility.
10. Advances the goals and intent of this Section.

(K) Expiration

Approval of a SPUD or PUD shall expire two (2) years following approval unless substantial construction has commenced. Substantial construction shall be defined by completion of at least twenty-five percent (25%) of the total construction development or where 25% or more of the total cost of construction has been expended and for which materials have been delivered on-site. Extensions of up to one (1) year may be granted by the City Council upon demonstration of good cause.

(L) Amendments to Approved Planned Development Overlay Districts

(1) Purpose

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

(2) Minor Modifications

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

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

Examples of Minor Modifications include:

- (a) Relocation of buildings, structures, parking areas, or internal drives that does not substantially alter the approved site design.
- (b) Modifications to landscaping, screening, fencing, lighting, or streetscape elements.
- (c) Changes to building architecture, exterior materials, colors, or design features.
- (d) Adjustment of lot lines, tracts, easements, or common areas that do not increase development intensity.
- (e) Changes to utility locations or infrastructure design.
- (f) Reconfiguration of parking layouts that does not reduce approved parking below required minimums.
- (g) Modifications to open space design that do not reduce the total approved open space area.

- (h) Adjustments to setbacks, lot dimensions, lot coverage, building placement, or parking ratios that remain within the flexibility limits approved as part of the Development Plan.
- (i) Changes necessary to comply with engineering requirements, utility provider requirements, state regulations, or federal regulations.
- (j) Any other modification determined by the Community Development Director to be substantially consistent with the approved Development Plan.

(3) Major Modifications

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

Major Modifications shall require review and approval by the Planning Commission and City Council following the same procedures required for the original approval.

Major Modifications include:

- (a) Addition of a land use not specifically authorized in the approved Development Plan.
- (b) Elimination or substantial modification of an approved community benefit or incentive feature.
- (c) Increase in residential density exceeding ten percent (10%) above the approved density.
- (d) Increase in nonresidential floor area exceeding ten percent (10%) above the approved floor area.
- (e) Increase in building height exceeding ten percent (10%) above the approved maximum height.
- (f) Reduction of required open space.
- (g) Modification of approved access points to public streets that substantially alters traffic circulation.
- (h) Expansion of the boundaries of the approved PUD or SPUD.
- (i) Elimination of approved housing types or mixed-use components.
- (j) Any modification that significantly increases traffic generation, utility demand, stormwater impacts, or other public service impacts.
- (k) Any modification determined by the Community Development Director, Planning Commission, or City Council to substantially alter the character or intent of the approved Development Plan.

(4) Community Benefit Commitments

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

Approved community benefits shall not be removed, reduced, or materially altered unless approved through a Major Modification process.

Where a proposed amendment reduces or eliminates an approved community benefit, replacement benefits providing equivalent or greater point values may be approved by the City Council.

(5) Incentive-Based Flexibility

Development flexibility authorized through the Community Benefit Point System shall be directly tied to the approved point total achieved by the development. No incentive shall be granted unless the corresponding community benefit points are provided and maintained. The City Council may authorize one or more of the following development incentives based upon approved point totals:

Incentives available if additional points are calculated

SPUD: 20 Points

PUD: 35 Points

Eligible Incentives:

- (a) Building height increase of up to ten (10) feet.
- (b) Parking reduction of up to twenty percent (20%).
- (c) Lot coverage increase of up to (20%)
- (c) Density increase of up to twenty percent (20%).
- (d) Lot width reduction of up to twenty percent (20%).
- (e) Reduced setbacks or increased building densities, in exchange for additional tree preservation.

(6) Findings

Prior to approving any Major Modification, the Planning Commission and City Council shall find that the proposed amendment:

- (a) Remains consistent with the purpose and intent of the approved PUD or SPUD;
- (b) Continues to provide adequate public benefits proportional to the requested flexibility;
- (c) Remains compatible with surrounding land uses;
- (d) Does not create adverse impacts on public facilities or services; and
- (e) Continues to advance the goals of the Comprehensive Plan and this Chapter.

A key advantage of a SPUD is its suitability for infill projects and development on smaller or uniquely constrained parcels. A Simplified Planned Unit Development offers developers and communities a practical approach that encourages creative design solutions while maintaining development standards on smaller lots and placing limitations on number of uses. A SPUD can serve as an effective tool for encouraging redevelopment on properties that are too small to meet the requirements of a traditional development site. Rather than allowing these properties to remain vacant or underutilized, a SPUD provides the flexibility needed to promote quality development.

This is particularly important because a SPUD can provide developers with the flexibility to acquire and redevelop properties in a manner that meets current market demands and community needs. This approach can help revitalize aging sites, reduce the number of vacant structures/lots, and prevent properties from becoming public nuisances. By allowing SPUDs, a city can promote compatible infill development, increase housing opportunities, and strengthen neighborhood vitality while maintaining restrictions and requirements.

For instance, the City of Oklahoma City typically applies the SPUD approach to parcels of five acres or less and limits them to a maximum of two base zoning districts. For example, a five-acre property may be divided into two tracts, with 2.5 acres designated for residential use and the remaining 2.5 acres designated for commercial use. This lower-scale approach limits the property to no more than two base zoning designations. Photos of an Oklahoma City SPUD are provided at the end.

In contrast, a Planned Unit Development (PUD) in Oklahoma City is typically used for larger parcels and allows for a broader range of uses and development standards than conventional base zoning districts. A PUD may include several tracts or use areas. For example, a 100-acre property could include three tracts designated for residential, office, and commercial uses.

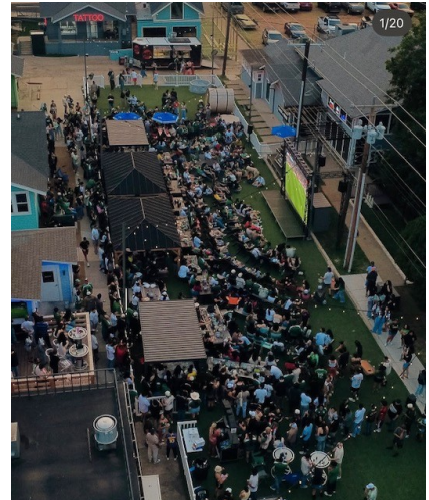
The primary advantage of a SPUD is that it provides developers with a flexible option for creatively redeveloping smaller infill lots that may not be appropriate for a traditional PUD. This allows smaller properties to be redeveloped without the broader scale and complexity of a PUD, while still placing limits on uses and ensuring compatibility with the surrounding area. A SPUD can help return vacant or underutilized properties to productive use. However, creating a SPUD would establish a separate application process, which could increase staff workload. The Commission may also determine that this type of zoning tool is not compatible with Bethany's development goals. As one study notes, "neither a simple fix nor perfect model exists"; communities must decide what type of planned unit development they want and how it should be handled (Mandelker, 2017, p. 234).

As a final point for discussion, recent PUD applications have included requests related to bulk and yard standards. As a result, this may be an indicator that the city may need to evaluate whether its bulk and yard standards should be updated to reflect residential development needs. Doing so could reduce the misuse of PUDs as a way to work around zoning requirements and allow PUD applications to be reserved for their intended purpose, such as larger-scale or mixed-use development.

References

Mandelker, D. R. (2017). NEW PERSPECTIVES ON PLANNED UNIT DEVELOPMENTS. *Real Property, Trust and Estate Law Journal*, 52(2), 229-289.
<http://www.jstor.org/stable/44649763>

OKC SPUD





§ 155.10 LANDSCAPING REQUIREMENTS.

(A) *Purpose.*

(1) All new non-residential development and redevelopment areas, shall be landscaped to provide visual buffering, enhance the beautification of the city, safeguard and enhance property values, protect public and private investment, and to protect the public health, safety and general welfare of the citizens of the city. The landscaped area will help reduce soil erosion, and the volume and rate of discharge of stormwater runoff.

(2) All new residential development/ redevelopment of six or more dwelling units and/or three or more acres shall comply with the provisions of this section for landscaping requirements.

(B) *Definitions.* For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

LANDSCAPED AREA. The area within the boundaries of a given lot which is devoted to and consists of plant material, including but not limited to grass, trees, shrubs, flowers, vines and other ground covers, planters, brick, stone, natural forms, water forms, or aggregate or other inorganic features, but not including the use of smooth concrete or asphalt; provided, however, that the use of the brick, stone, aggregate or other inorganic materials shall not predominate over the use of organic plant material.

REDEVELOPMENT. Remodeling, renovation and/ or expansion of improvements on an existing developed property where the usable square footage of the remodeling, renovation and or expansion is increased by 50%, or the costs of the project exceeds 50% of the preredevlopment valuation, or where the project is required to file a site plan under Chapter 155.

VALUATION OF IMPROVEMENTS PRIOR TO REDEVELOPMENT. A determination of the fair market value of the property from the most reliable information available which includes County Assessor valuation, recent appraisals, recent sales price and such further information as may be determined by the Community Development Director.

(C) *Requirements for development and redevelopment.*

(1) *Development.* New construction of buildings classified with respect to use or occupancy as business, mercantile, assembly, educational, or institutional as provided by the International Building Code shall be landscaped with living plants, trees, bushes, grass or similar vegetation. Nonresidential uses that are either permitted by right or under an enabling permit shall be landscaped.

(2) *Redevelopment.* Redevelopment of buildings classified with respect to use or occupancy as business, mercantile, assembly, educational, or institutional as provided by the International Building Code shall be landscaped with living plants, trees, bushes, grass or similar vegetation. Nonresidential uses that are either permitted by right or under an enabling permit shall be landscaped.

(D) *Required area.* The public right-of-way between the property line and the curb and not less than 5% of the total land area of the lot shall be landscaped. To the extent practical, at least 75% of the landscaped lot area shall be in the front or side yards and visible from public or private streets providing access to the property. Inner courts that are not visible from the public street shall not be calculated for purposes of meeting this requirement. Exception: When the minimum landscape area requirements cannot be met, the required landscaped area may be reduced, upon approval by the City Council.

(E) *Landscaped materials and plan.* An application for a building permit and/or special use permit for nonresidential land usages shall be accompanied by a detailed landscaping plan for both the required lot area and the area within the public street right-of-way between the property line and the curb. A landscape plan shall be required as a part of the site plan review process. The plan shall conform to the following requirements:

(1) The quantity, location and types of all plants:

(a) The maximum height for mature trees shall not exceed 25 feet;

(b) *Street yard.* One tree shall be planted and maintained or preserved for each 1,500 square feet of street yard or fraction thereof;

(c) *Surface parking areas located outside the street yard.* One tree shall be planted and maintained or preserved for each 12 parking spaces; and at least one tree shall be planted and maintained or preserved in each required landscaped area;

(d) Rock gardens or sculpture may be approved; however, the use of gravel or chat as ground cover shall not be considered as meeting the landscape requirements;

(e) The landscape plan shall respect sight triangles at intersections and all other elements relating to traffic control;

(f) Trees and shrubs located in and over utility easements shall be limited to those trees and shrubs which in their mature state will not interfere with overhead and underground utilities; and

(g) The plan shall be reviewed and approved as part of the building permit and special use permit review process.

(2) (a) *Tree requirements.*

(b) *Selection of tree species.* The following list constitutes the species of trees that may be planted under the terms of this chapter. No species other than those included in this list may be planted without the express written permission of the City Arborist.

1. *Small trees:*

- A. Flowering Crabapple; *Malus* spp;
- B. Redbud; *Cercis canadensis*, *Cercis chinensis*;
- C. Purple Leaf Plum; *Prunus cerasifera*;
- D. Hawthorn; *Crateagus* spp;
- E. Flowering Dogwood; *Corpus florida*, *Corpus kousa*;
- F. Buckeye; *Aesculus arguta*, *Aesculus glabra*;
- G. Crapemyrtle; *Lagerstroemia indica*;
- H. Euonymus (deciduous); *Euonymus atropurpureus*;
- I. Holly:
 - (i) American; *Ilex opaca*;
 - (ii) Deciduous; *Ilex deciduas*; and
 - (iii) Yaupon; *Ilex vomitoria*;
- J. Amur Maple; *Acer ginnala*;
- K. Russian Olive; *Elaeagnus angustifolia* L;
- L. Autumn Olive; *Elaeagnus umbellata* Thunberg; and
- M. Smoketree; *Cotinus coggygia*

2. *Medium trees:*

- A. Honeylocust (thornless); *Gleditsia triacanthos*;
- B. Pin Oak; *Quercus palustris*;
- C. River Birch; *Betula nigra*;
- D. Kentucky Coffeetree; *Gymnocladus dioica*;
- E. Red Mulberry (male); *Morus rubra*;
- F. Golden Raintree; *Koelreuteria bipinnata*, *Koelreuteria paniculate*;
- G. Osage Orange (male, thornless); *Maclura pompifera*;
- H. Bald Cypress; *Taxodium distichum*;
- I. Japanese Pagoda Tree; *Sophora japonica*;
- J. Chinese Pistachio; *Pistacia chinensis*;
- K. Ornamental Pear; *Pyrus calleryana*; and
- L. Red Maple; *Acer rubrum*.

3. *Large trees:*

- A. Burr Oak; *Quercus macrocarpa*;
- B. Hackberry; *Celtis occidentalis*;
- C. London Planetree; *Platanus X acerifolia*;
- D. American Sycamore; *Platanus occidentalis*;
- E. Pecan; *Carya illinoensis*;
- F. Red Oak; *Quercus rubra*;
- G. Black Walnut; *Juglans nigra*;
- H. Green Ash; *Fraxinus pennsylvanica*;
- I. Cottonwood (male); *Populus deltoids*;

J. Chinese Lacebark Elm; *Ulmus parvifolia*;

K. Ginkgo; *Ginkgo bilboa*;

L. Fruit trees (fruitless); *Malus* spp;

M. Oaks:

(i) Chesnut; *Quercus prinus*, *Quercus muehlenbergi*;

(ii) Sawtooth; *Quercus acutissima*;

(iii) Shumard; *Quercus shumardi*;

(iv) Water; *Quercus nigra*;

(v) Willow; *Quercus phellos*; and

(vi) Red; *Quercus rubra*, *Quercus falcata*;

N. American Linden; *Tilia americana*;

O. Pine:

(i) Austrian; *Pinus nigra*;

(ii) Loblolly; *Pinus taeda*;

(iii) Ponderosa; *Pinus ponderosa*;

(iv) Slash; *Pinus ellioti*;

(v) Scotch; *Pinus sylvestris*;

(vi) White; *Pinus strobus*; and

(vii) Virginia; *Pinus virginiana*;

P. Cedar:

(i) Atlas; *Cedrus atlantica*; and

(ii) Deodar; *Cedrus deodara*

(3) The following list of trees shall not be planted:

(a) Aspen; *Populus* spp;

(b) Black Locust; *Robinia pseudoacacia*;

(c) Box Elder; *Acer negundo*;

(d) Catalpa; *Catalpa speciosa*, *Catalpa bignonioides*;

(e) Chinese Elm (except lacebark); *Ulmus parvifolia*;

(f) Cottonwood (female); *Populus deltoids*;

(g) Fruit trees (except fruitless); *Malus* spp;

(h) Osage Orange (female); *Maclura pomifera*;

(i) Poplar; *Populus alba*, *Populus nigra*;

(j) Silver Maple; *Acer saccharinum*;

(k) Tree of Heaven (*Ailanthus*); *Ailanthus altissima*;

(l) Willow; *Salix* spp;

(m) Eastern Red Cedar; *Juniperus virginiana*.

(4) A certificate of occupancy for a structure shall not be issued until the landscaping has been installed in accordance with the plan; provided, however, that if a structure and all its site improvements are complete except for the landscaping requirements and the season of the year will not permit planting, temporary occupancy may be permitted until a date certain in the growing season. In this case an inspection date in growing season shall be set by the building inspector to determine if the landscaping has been installed;

(5) All landscaping shall be maintained in a live and healthy condition;

(6) Failure to install or maintain landscaping as required and approved shall constitute a violation of this section; and

(7) A landscape plan shall be required as a part of the site plan submitted for all building permits and special use permit

applications. This plan shall show detailed landscape treatment of the area. This landscaping plan must include building footprint, parking, easements, types of plants, typical species of plant, size, location of plants and details of irrigation system, water lines and other utilities, driveways, easements or utilities, irrigation systems or other items as required by the community development director or building inspector.

(F) *Landscape plan content.* All landscape plans shall include the following information:

- (1) North arrow and scale;
- (2) The location of existing property lines and dimensions of the tract, accurately drawn to scale;
- (3) Exact locations and outline of all rights-of-way;
- (4) The location and size of all existing and proposed buildings, and parking areas, including the exact number of parking spaces provided;
- (5) The location and size of any permanent fixture or structure including, but not limited to, sidewalks, walls, fences, trash enclosures, project storage, lighting fixtures, signs and benches, which are relevant to the landscape plan;
- (6) The location, size, and type of all above- ground and underground public utilities with notation, where appropriate, as to any safety hazards to avoid during installation. Alternatively, a letter of no objection provided by the utility company may be provided;
- (7) The location, size, type, species, spacing (on center), and quantity of all proposed plant materials and existing plant materials credited for points shall be graphically represented and referenced on the plan by a common name and/or scientific name, or an appropriate key of all plant species;
- (8) Indicate the method of irrigation on plans and define the area of coverage. If an automatic irrigation system is not proposed, the location of all required hose connections and other watering sources shall be noted; and
- (9) All screening required by this code.

(G) *Maintenance and enforcement.*

- (1) When it is determined by the director, or person officially designated, that improvements required by this division are not being maintained, it shall be his/her duty to give notice in writing to the property owner. Such notice shall specify in what manner the improvements are in need of maintenance and a date for compliance. The property owner shall not have less than 30 days to comply with the notice; provided, however, that any person aggrieved by any such order or disagreeing with any of the requirements of the notice may file an appeal within the 30-day period to the Board of Adjustment.
- (2) Failure to provide the improvements required by this division or failure to maintain required improvements in the manner prescribed by this section shall constitute an offense and violation of this chapter. Each day such violation occurs shall be a separate offense.

(H) Where it is alleged there is error in any order, requirement, decision or determination made by the administrative official in the enforcement of this section pertaining to landscape requirements, the developer or land owner shall have the right to appeal to the Board of Adjustment for relief.

(Ord. 1912, passed 2-16-16; Am. Ord. 1914, passed 5- 3-16; Am. Ord. 1941, passed 9-5-17; Am. Ord 1974, passed 8-6-19)

City of Bethany
Planning & Zoning Staff Report
July 16, 2026

CASE NO: PC 26-10

Request: 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).

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

Current Zoning: Manufactured Home Park (MHP)

Surrounding Zoning:

Direction	Zoning
North	Warr Acres
South	MHP
East	Warr Acres
West	I-L

Table 1

Background:

The applicant is requesting approval of the four (4) permits submitted for Building Moving and one blanket permit. Approval is required as per ordinance 150.099 for any building moving application submitted to the Community Development Department.

Analysis:

The applicant, Stonetown Capital, has submitted four (4) House Moving Permit applications to the Community Development Department and is seeking approval to move the buildings within the next month. Additionally, the applicant has requested a blanket approval through December 31, 2027, which would allow future building move requests to be processed without appearing before the Planning and Zoning Commission for each individual application.

The applicant will still be required to obtain the necessary House Moving Permits prior to relocating any structure. However, the blanket approval would streamline the process by eliminating the need for repeated Planning and Zoning Commission review for each permit request.

Since purchasing the property, the applicant has removed several severely dilapidated homes and begun rehabilitating the manufactured home park. Work completed to date includes new private concrete roads, new private sanitary sewer lines serving all units, and new private water lines serving all units. The applicant plans to continue installing new roads, pads, and infrastructure as approximately thirty-five (35) new manufactured homes are brought into the community over the next two (2) years.

Required Action: Hold a public hearing to either approve or deny the applicant's request for a Building Moving Permit for 5200 N. Peniel Ave.

Attachments:

- Zoning Map
- Aerial Photographs
- Application Documents



FILE #: 26-001058
PERMIT #: RB26-000161
ADDRESS: 5200 N PENIEL AVE, BETHANY, OK 73008
DESCRIPTION: Beth 14, 29, 35 Moving

Permit Type
Residential Building
Subtype
House Moving
Work Description
Beth 14, 29, 35 Moving

Application Date
06/24/2026
Approval Date

Issue Date

Applicant
Stonetown Bethany - Stephanie Bolfa
stephanie.bolfa@cairncommunities.com
Home Address: 5200 N. Peniel Ave #19 , Bethany, Ok 73008
Mailing Address: 5200 N. Peniel Ave #19 , Bethany, Ok 73008
Primary Phone: (405) 787-5303

Expiration Date

Status
Online Application Received

Close Date

CONTACT INFORMATION

Applicants relationship to the project
Owner
Will a contractor be performing this work?
Yes

PROJECT INFORMATION

Value of Improvement
500000
Detailed scope of work
Blanket moving Permit for Stonetown Bethany. End Date 12/31/2027 I need to add Lot number 25.
Foundation Type/Affixed To
Other
Please Explain
Homes will be moved onto lots
Will the inspection occur on-site/in City limits?
Yes

Proposed Moving Date
06/30/2026
Will any public service utilities be affected?
No

CONTRACTORS

Contractor
PERMITS - city bethany
linda.hlinicky@bethanyok.org
Home Address: 6700 NW 36th St , bethany, ok 73008
Mailing Address: 6700 NW 36TH ST , BETHANY, OK 73008
Primary Phone: (405) 789-6005

DOCUMENT UPLOADS

Site Plan
BethanyPermitsBlank.pdf
Route Plan
BethanyRoute2026.pdf

ACKNOWLEDGEMENT

I hereby certify that the statements in this application and the attachments hereto are accurate and that the property owner has given permission for this work to proceed. I further certify that all construction work under this permit will conform to all applicable ordinances, rules or regulations of the City of Bethany.

Checked

I understand all applicable contractors must have a valid license prior to permit issuance.

Checked

I understand the moving of a building is prohibited in the City of Bethany between the hours of 7-9 am and 4-6:30 pm

Checked

I understand I must coordinate with the Community Development, Police, and Fire Departments for moving a building into or out the City.

Checked

I understand that my permit with the City of Bethany will not be finalized, and/or a Certificate of Occupancy will not be issued, until all required inspections have been completed and approved and all applicable subcontractor/trade permits (including electrical, plumbing, and mechanical) have been obtained, approved, and finalized.

Checked

SIGNATURE

Signature

FEES

Fee	Description	Quantity	Amount	Total
Oklahoma State Fee				\$4.50
House Moving Permit Fee				\$150.00
House Moving Inspection Fee (Inside City Limits)				\$69.00
Misc Fee	House Moving Permit Fee	150.00	\$1.00	\$150.00
Misc Fee	House Moving Permit Fee	150.00	\$1.00	\$150.00
	Plan Check Fees			\$0.00
	Permit Fees			\$523.50
	Total Fees			\$523.50

PAYMENTS

Date Type Reference Note Receipt # Received From Amount

Amount Paid \$0.00

Balance Due \$523.50



Oklahoma Department Of Transportation

Phone: (405) 425-7012

Manufactured Home

Permit Number: 20260003594742

OS/OW: Y / N Issued: 06/24/2026 Start Date: 06/25/2026 End Date: 06/29/2026 Contact: MICHELLE MALER

User/Mover: TRUCKWORKS INC.
Address: 2702 OLD DALLAS RD
WACO TX 76705
USDOT No: 1975313

Ordered By: TRUCKWORKS INC.
Address: 2702 OLD DALLAS RD
WACO TX 76705

Oversize Vehicle Information

Max Height: 14-6 Max Width: 16-0 Trailer and Load: 0-0 Total Length: 110-0 Forward Overhang: 0-0 Rear Overhang: 0-0

Truck Information

Truck Make: FREIGHTLINER Truck Year: 2016 Tag Number: K224529 Tag State: TX VIN: 3AKJGLBG8GSHJ6858
Truck Fleet Unit: 2760 TRUCKWORKS DEREK

Manufactured Home Information

Manufactured Home Class: NEW Dealer Tag State: OK Owner: STONETOWN BETHANY MHC Manufactured Home Make: JESSUP Model Year: 2027 Tag Number: K68524 Origin County: Love Destination County: Oklahoma Origin PLSS: T9S, R1E, sec36 Destination PLSS: T12N, R4W, sec9

Route Information

Statewide Travel: NO Route: NEW ROUTE Going To: N PENIEL AVE, BETHANY, OK [35.524885, -97.626740]
Starting From: I-35 N @ TX State Line [33.726986, -97.159591] Starting State: OKLAHOMA Arrival State: OKLAHOMA Starting County: 43 Arrival County: 55

Trailer Load Information

Serial: JHW-10491-TX27 Load Description: MANUFACTURED HOME

Permit Restrictions

Commercial Trucks are required to be registered for at least the amount of weight carried or the maximum of 90,000 lbs.

Escorts front and rear required on 2-lane and super 2-lane highways. Rear escort required on all multi-lane highways.

If your route traverses City or County roads, D.O.T. suggests you contact the respective City Street Dept. and/or County Commissioner and reference any possible restrictions or obstacles within their jurisdiction that may impact your ability to travel. Permit holders are allowed a five (5) mile egress from city or county roads displayed on the permit to accommodate local restrictions which may be imposed by local authorities.

Must maintain minimum speed on turnpikes and interstates.

Permitted vehicles and/or loads, the movement of which requires an escort, shall not travel in convoy.

The maximum width on Oklahoma Turnpikes is 13'6".

Travel is discouraged and may be denied during periods of inclement weather such as high winds, decreased visibility, heavy rain, snow, sleet, ice, etc.

When using an Oklahoma Turner and/or Will Rogers turnpike - Wide loads will not be allowed to travel on Fridays from 2:00 pm to 12:00 am (midnight).

When using an Oklahoma turnpike - Wide loads must travel in the right lane unless exiting left.

Standard Restrictions

- #1 All overweight & oversized vehicles shall bypass load posted bridges if weight is in excess of the posted limit.
- #2 It is the responsibility of the permit holder/operator to contact all utility companies which may be encountered or impacted during the move.
- #3 All OS/OW loads shall be non-divisible with the exception of SOTPLT permits.
- #4 Oversized loads are not allowed movement one half hour after sun down to one half hour before sun up.
- #5 Oversized loads shall not travel on specific holidays.
- #6 No oversized movement is allowed on the Interstate Highway System between the hours of 7:00 am & 9:00 am or between 3:30 pm & 6:30 pm in Tulsa, Cleveland and Okla. Counties, Mon. - Fr. In addition for Cleveland County: The two (2) mile section of Interstate 35 between State Highway 9 East (Exit 108) and State Highway 9 West (Exit 106) shall be exempt from this restriction.

Legal Agreement

I, as the owner, operator and/or authorized agent, certify the information shown on this permit is true and correct. I attest to the fact this vehicle and/or load will be in strict compliance with all state statutes, rules and regulations governing its movement. I understand this permit will be deemed void if any laws or restrictions are violated.

This permit must be in the drivers possession and the driver has the ultimate responsibility to avoid hazards and unsafe conditions.

REGULATION OVERSIZE LOAD SIGN REQUIRED FOR ALL OVERSIZE LOADS

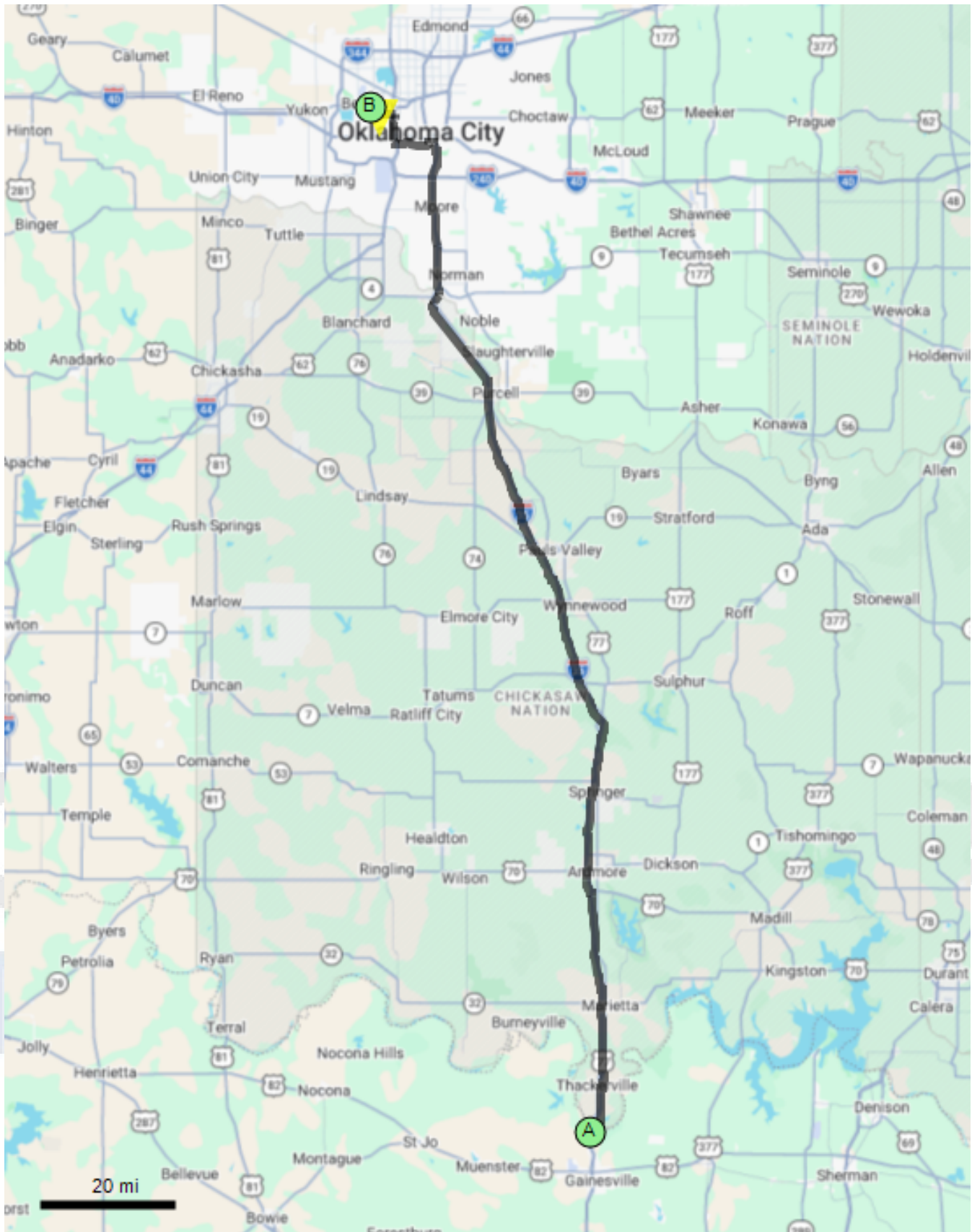
Charges:

Payment Type:	Bond
Oversize Base Charge:	\$40.00
Overweight Base Charge:	\$0.00
Overweight Charge:	\$0.00
Delivery Fee:	\$2.00

Total Charges:	\$42.00
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Deputy General Counsel



Driving Directions:

Miles	Instruction
0.9 mi	Start on I-35 N (US-77)
125.7 mi	Continue onto I-35 N
0.3 mi	Continue onto I-235 N (US-77)
0.1 mi	Take exit 1B
0.6 mi	Take exit
3.9 mi	Continue onto I-40 W (US-270)
0.1 mi	Take exit 147B
0.5 mi	Take exit
2.8 mi	Continue onto I-44 E (OK-3 W, Will Rogers Expy N)
0.4 mi	Continue onto Lake Hefner Pkwy N (OK-3 W, OK-74 N) NB
0.1 mi	Take exit 123B
0.2 mi	Take exit
0.3 mi	Continue onto OK-66 W (Historic Route 66 W, NW 39th Expy W) WB
2.6 mi	Continue onto OK-66 (NW 39th Expy, NW 39th St) WB

Restrictions Violated

Severity	Type	Name	Value
W	VC	LOADS OVER 14' IN HEIGHT ARE NOT RECOMMENDED TO TRAVEL ON SH-66/NW39TH ST AT ANN ARBOR DUE TO LOW HANGING POWER LINES	14-0

0.8 mi	Turn RIGHT onto N Peniel Ave (Contact Local Municipalities)
0.1 mi	Turn LEFT onto NW 50th St (Contact Local Municipalities)
0.1 mi	Turn RIGHT onto N Peniel Ave (Contact Local Municipalities)
0.1 mi	Continue onto N Peniel Ave (Contact Local Municipalities)

Approximate Mileage: **139.3 mi****Permit Number: 20260003594742**

OKLAHOMA
Transportation