

Planning Commission Minutes
December 14, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on December 11, 2023)

9. (SP-583) Application by Oklahoma City Airport Trust, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional in the I-2 Moderate Industrial and AE-1 Airport Environs Zone One Overlay Districts, located at 5919 Philip J Rhoads Avenue. Ward 1.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN



STAFF REPORT
The City of Oklahoma City
Planning Commission
December 14, 2023

Item No. IV. 9.

(SP-583) Application by Oklahoma City Airport Trust, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional in the I-2 Moderate Industrial and AE-1 Airport Environs Zone One Overlay Districts, located at 5919 Philip J Rhoads Avenue. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Applicant

Oklahoma City Airport Trust
Jeffrey Mulder, Director of Airports

Applicant's Representative

Marcia Gallant
marcia@maplusarch.com
405-522-8806

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to provide Putnam City School Aviation Program students with an on-airport experience at Wiley Post Airport.

D. Existing Conditions

1. Size of Site (24,944 Square Feet – Second floor of existing building)

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	I-2	I-2	I-2	I-2	I-2
Land Use	Industrial	Industrial	Industrial	Industrial	Industrial

3. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

Urban – Low Intensity applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Heavy Industrial (HI)

The HI layer is intended to accommodate industrial uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odors. This designation simultaneously concentrates heavy industrial users away from existing or future neighborhoods while preserving prime land that has attributes crucial to industrial businesses, such as proximity to highway and rail access. Small-scale industrial, office, or commercial development may be appropriate provided that it supports or buffers industrial uses and does not restrict future industrial development by fragmenting parcels.

II. APPLICANT’S PROGRAM DESCRIPTION

Not applicable / Not Required

III. GENERAL STANDARDS

All special permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.

- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
- a. A requirement that all machinery and facilities be located within an enclosed building; or
 - b. A requirement that certain areas be screened from view of surrounding neighborhoods; or
 - c. A limitation on intensity of lights or hours of operation; or
 - d. Similar measures designed to protect the public interest.

IV. ADDITIONAL SPECIFIC STANDARDS

- A. The site shall front, or have direct access to, a street meeting design standards for, at least, a collector street.

The proposed location is within airport property and is a related use. The airport fronts onto North Rockwell Avenue which is classified as a Minor Arterial, Section Line Road, by street typology.

- B. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district.

The proposed location is within airport property and not located near any residential district or use.

- C. Lighted outdoor facilities shall not be located closer than 20 feet to any property line that adjoins a residential use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

All outdoor facilities are airport operations related and subject to the provisions of the airport use.

V. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Putnam City)**
- 6. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 2. Airports:** See Exhibit C – Dept of Airport Letter, providing support and authorization for the proposed use and location.
- 3. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 4. Fire (OCFD)***
- 5. Information Technology/Geographic Support (IT/GIS)**
- 6. Parks and Recreation**
- 7. Police (OCPD)**
- 8. Public Works**
 - a. Engineering**

Storm Sewer Availability *
- 9. Streets, Traffic and Drainage Maintenance**
- 10. Stormwater Quality Management**
- 11. Traffic Management ***
- 12. Utilities**

- a. Wastewater Comments ***
- b. Water Comments ***
- c. Solid Waste Management**

No Solid Waste Management services needed.

13. Planning

The purpose of this Special Permit application is to allow Aviation Program students at Putnam City Schools to have an on-airport experience. The proposed use, Moderate Impact Institutional, requires a Special Permit within the I-2 District. The school's lease area is within an existing building at Wiley Post Airport. The program has approval from the Department of Airports, and the proposal can meet the Specific Use Standards for the proposed use.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

taj

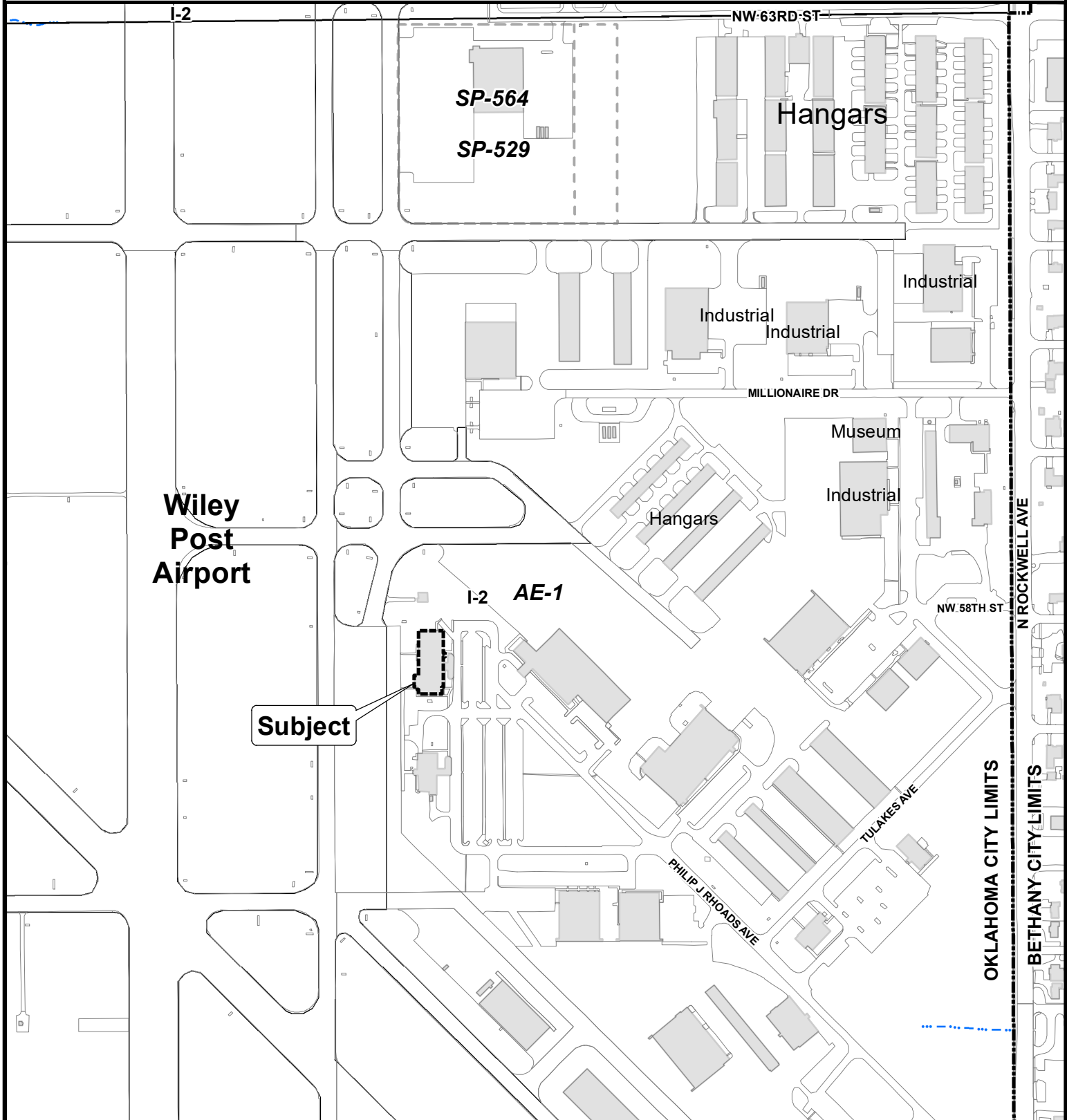
Case No: SP-583

Applicant: Oklahoma City Airport Trust

Address: 5919 Philip J. Rhoads Ave.

Present Zoning: I-2 / AE-1

Proposed Use: 8250.15 Moderate Impact Institutional (Aviation Program)



The City of
OKLAHOMA CITY

Special Permit Application



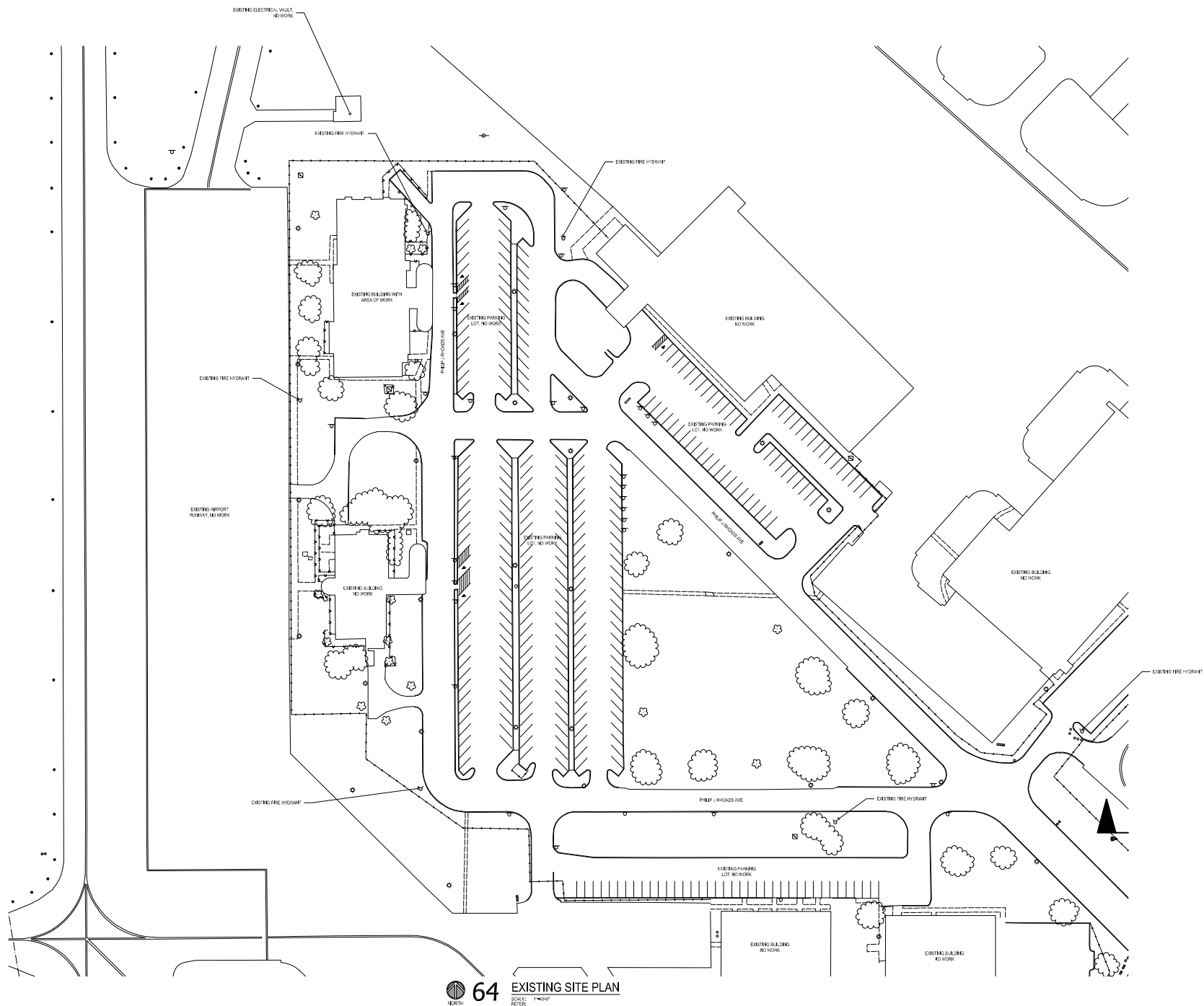
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Feet



Wiley Post
Airport

Special
Permit Area

N.T.S



Oklahoma City + Norman

4000 Classen Blvd. 110 N. Mercurio Dr.
Suite 1004 Suite 200
OKC, OK 73118 Norman, OK 73068

Phone: 405.525.8806
www.majarch.com



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CONSULTANTS

ALL
IN
STRUCTURAL
AND
MEP
ELLEN CONSULTING, INC.

PUTNAM CITY SCHOOLS AVIATION PROGRAM

5909 Philip J. Rhoads Ave
Bethany, Oklahoma 73008

REVISION ISSUE

MARK	DATE	DESCRIPTION
1	08/08/2024	ISSUE FOR PERMIT

SHEET INFO

PROJECT E-01
DRAWN BY: MJC
CHECKED BY: MJC

SHEET TITLE

SITE PLAN

SHEET NUMBER

A101



October 13, 2023

Ms. Marcia Gallant, AIA, CDT, LEED AP
Project Architect/Senior Associate
MA Plus Architecture
110 N. Mercedes Drive, Suite 200
Norman, Oklahoma 73069

RE: Special Permit - Putnam City Schools

Dear Ms. Gallant:

This letter is in support/authorization for the special permit application for Putnam City Schools for the Putnam City Aviation program. The location is Wiley Post Airport, 5919 Phillip J Rhoads Ave., Oklahoma City, Oklahoma.

If you should have any questions, please do not hesitate to contact me at (405) 316-3260.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff Mulder". The signature is fluid and cursive.

Jeff Mulder, A.A.E.
Director of Airports
Oklahoma City/OKC Airport Trust

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OKLAHOMA CITY

Special Permit Application



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Feet