

Planning Commission Minutes  
April 11, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:32 a.m. on April 8, 2024)

9. (SP-587) Application by Westpark Business Center Company, LLC, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional (Charter High School) in the I-1 Light Industrial District(s) located at 4149 Highline Boulevard. Ward 3.

**Technical Evaluation:**

1. The Special Permit allowing the Moderate Impact Institutional use shall apply to the area designated in Exhibit B. Expansion beyond the area shown will require a new Special Permit.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY MEEK, SECONDED BY PRIVETT

AYES: POWERS, MEEK, PRIVETT, NEWMAN, PENNINGTON, NOBLE,  
LAFORGE

ABSENT: CLAIR, GOVIN



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**April 11, 2024**

**Item No. IV. 9.**

**(SP-587) Application by Westpark Business Center Company, LLC, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional (Charter High School) in the I-1 Light Industrial District, located at 4149 Highline Boulevard. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Dawn Bowles  
(405) 697-0459  
Bowles1970@gmail.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to permit the operation of a Charter High School.

**D. Existing Conditions**

**1. Size of Site (4.67 Acres)**

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	I-1	I-1	I-2	I-2	I-1
<b>Land Use</b>	Office	Office	Undeveloped	Warehouse	Office

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

UL 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.

**II. APPLICANT'S PROGRAM DESCRIPTION**

*Not applicable*

### **III. GENERAL STANDARDS**

- A.** The City of Oklahoma City has previously established the process for granting special permit uses. There are certain uses, which, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required or the effects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the City Council to authorize these uses to locate within given designated districts under the controls, limitations and regulations of a special permit.

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**

The following specific standards apply to the proposed use:

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

*The site takes access from Metropolitan Avenue and Highline Boulevard, both are classified Industrial streets in the comprehensive plan.*

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

*The site is not abutting or adjacent to 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.

*The site is not located near a residential use.*

- D. Properties developed and occupied as schools prior to the effective date of this chapter, shall be allowed to continue the use of such property for school purposes and to expand existing facilities without securing a special permit, provided the following conditions are met:

*Not applicable.*

#### **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**
- 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**

The City cannot service. Contact private hauler.

- 13. Planning**
  - a. Comprehensive Plan Considerations**

1) **LUTA Development Policies:**

Site Design:

- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*Public water and sewer are available. The purpose of this Special Permit application is to allow a charter high school within a portion of an existing office building.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The purpose of this Special Permit application is to allow a charter high school within a portion of an existing office building. The current FAR of the site is 0.40.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.
- Provide vehicular connectivity between adjacent developments.

*The subject site currently has one access along Highline Boulevard and two access points along Metropolitan Avenue. All access would be per Code regulations.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

*Sidewalks are available adjacent to the existing buildings on the site, however they are unavailable along street frontages. Any changes would be per Code.*

2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed school use adjacent to existing industrial uses or zoning, the comprehensive plan states that in some cases, a proposed project may need to take measures to reduce the impacts of an existing use.

3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Service Level*

4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site. 500-year floodplain is present. The subject site abuts a branching stream from the Oklahoma River. The purpose of this Special Permit application is to allow a charter high school within a portion of an existing office building.*
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.

5) **Transportation System:** This site is located at the northeast corner of Highline Boulevard and Metropolitan Avenue, both Industrial Streets in the Urban Low LUTA. The nearest transit (bus) service is located within a half-mile to the west, along South Meridian Avenue.

6) **Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

**b. Plan Conformance Considerations**

The subject site is located at the northeast corner of Highline Boulevard and Metropolitan Avenue, in an area generally located south of Interstate 40 and east of South Meridian Avenue. The site is currently developed with an office building. The purpose of this Special Permit application is to allow a charter high school within a portion of the building. The proposed use, Moderate Impact Institutional, requires a Special Permit within the I-1 District. 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. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. 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 subject to the following Technical Evaluations:**

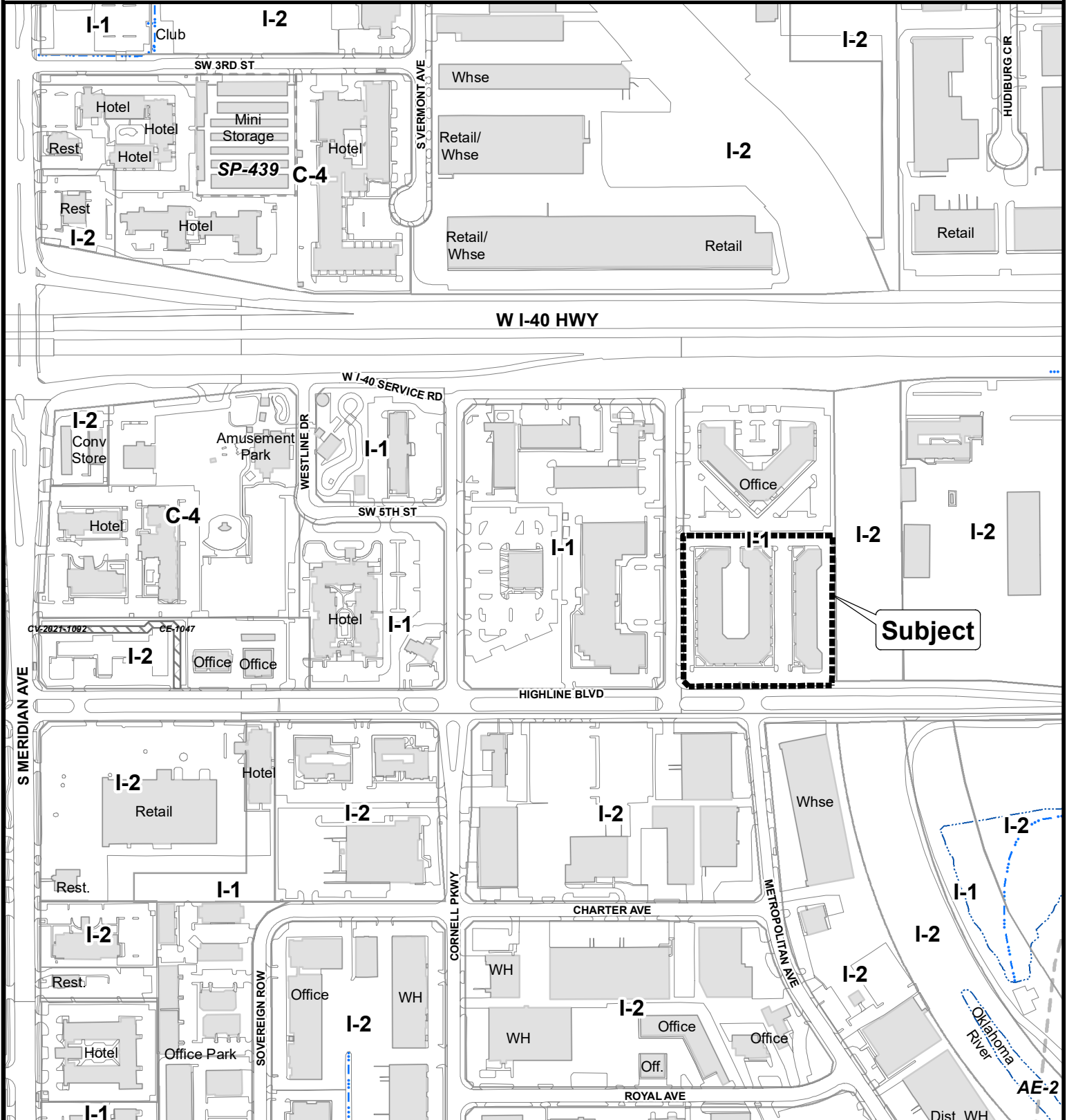
1. The Special Permit allowing the Moderate Impact Institutional uses shall apply to the area designated in Exhibit B. Expansion beyond the area shown will require a new Special Permit.

**taj**

**Case No: SP-587    Applicant: Westpark Business Center Company, LLC**

Address: 4149 Highline Blvd.    Present Zoning: I-1

Proposed Use: 8250.15 Moderate Impact Institutional (Charter High School)



The City of  
OKLAHOMA CITY

## Special Permit Application



0    200    400  
Feet

BUILDING LIMITATIONS AREA A	
① USE GROUP "E" (SECTION 305)	
② CONSTRUCTION TYPE "2B" (TABLE 601)	
③ ALLOWABLE BUILDING AREA (TABLE 506.2)	
92,000 SQ. FT. - ALLOWABLE AREA	
SPRINKLER INCREASE: A= NOT USED	
= 0 SF	
FRONTAGE INCREASE: A= NOT USED	
= 0 SF	
92,000+ 0 + 0 = 92,000 SF ALLOWABLE	
TOTAL BUILDING AREA (GROSS) =15,973 SF	
TOTAL BUILDING AREA (OVERHANGS) =17,057 SF	
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	
75 FEET	
ALLOWABLE BUILDING HEIGHT (TABLE 504.4)	
3 STORY	

TYPE OF CONSTRUCTION - TABLE 601	
TYPE 2 B - FIRE RATINGS REQUIRED	
- STRUCTURAL FRAME	0 HOURS
- INTERIOR & EXTERIOR	0 HOURS
- BEARING WALLS	0 HOURS
- WALLS & PARTITIONS	0 HOURS
- FLOOR CONSTRUCTION	0 HOURS
- ROOF CONSTRUCTION	0 HOURS

FIRE EXTINGUISHER DISTRIBUTION (NFPA 10)	
- MAXIMUM TRAVEL DISTANCE - 75 LIN. FT.	
- MAXIMUM FLOOR AREA FOR ONE (1)	
- EXTINGUISHER - 11,250 SQ. FT.	
- EXTINGUISHERS - 10 LB, 4-A RATING	

OPENING PROTECTIVE FIRE PROTECTION RATINGS (NFPA 10)		
TYPE OF ASSEMBLY	REQ'D. RATING (HR)	MIN. OPENING PROTECTION ASSEMBLY (HR)
FIRE WALLS AND FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING GREATER THAN 1 HOUR	4	3 HR "A"
	3	1 1/2 HR "B"
	2	1 1/2 HR "B"
	1 1/2	1 1/2 HR "B"
FIRE BARRIERS: SHUTT AND EXIT ENCLOSURE WALLS	1	1 HR
OTHER FIRE ASSEMBLIES	1	3/4 HR "C"
FIRE PARTITIONS: CORRIDOR WALLS	1	1/3
	1/2	
OTHER FIRE PARTITIONS	1	3/4 HR "C"
EXTERIOR WALLS	3	1 1/2
	2	1 1/2
	1	3/4

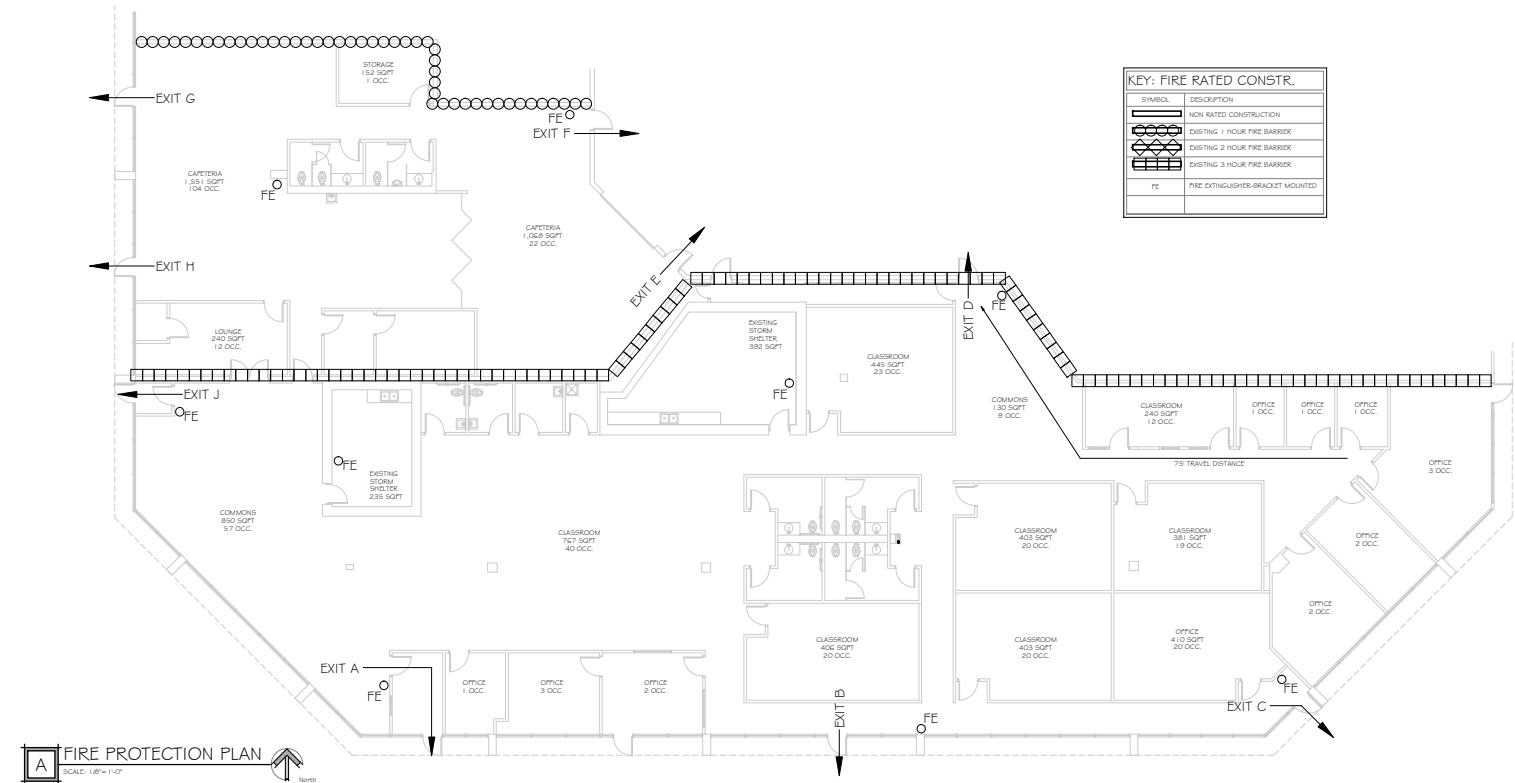
APPLICABLE BUILDING CODES AND STANDARDS	
IBC 2015	
INTERNATIONAL FUEL GAS CODE: 2015 EDITION	
INTERNATIONAL FIRE CODE: 2015 EDITION	
ADA MOST CURRENT EDITION	
INTERNATIONAL MECHANICAL CODE, 2015 EDITION	
INTERNATIONAL PLUMBING CODE, 2015 EDITION	
NATIONAL ELECTRICAL CODE, 2017 EDITION	

OCCUPANT LOAD AND EXIT CAPACITY SUMMARY FIRE AREA	
① OCCUPANT LOAD (TABLE 1004.1.2)	
- 400 PEOPLE AT E OCCUPANCY	
② EXIT WIDTH REQUIRED (TABLE 1005.3.1)	
400X 0.2 = 80.0" REQUIRED	
MIN. 3 EXITS REQUIRED (TABLE 106.3.1)	
③ GENERAL BUILDING EXITS SUMMARY	
EXIT "A" 35 INCHES	
EXIT "B" 35 INCHES	
EXIT "C" 35 INCHES	
EXIT "D" 35 INCHES	
EXIT "E" 35 INCHES	
EXIT "F" 35 INCHES	
EXIT "G" 35 INCHES	
EXIT "H" 35 INCHES	
EXIT "I" 35 INCHES	
EXIT "J" 35 INCHES	
315 INCHES TOTAL	

PLUMBING FIXTURE SUMMARY (TABLE 506.9)		
OCCUPANCY - E (OCCUPANT LOAD 400)		
FIXTURE	REQUIRED	PROVIDED
MALE LAVATORIES	1 PER 50	2
MALE WATER CLOSETS	1 PER 50	3
MALE URINALS	0	1
FEMALE LAVATORIES	1 PER 50	2
FEMALE WATER CLOSETS	1 PER 50	4
UNISEX LAVATORIES	0	4
UNISEX WATER CLOSETS	0	4
DRINKING FOUNTAINS	1 PER 100	1
SERVICE SINK	1	1

REQ. FOR FIRE ALARM PROTECTION (907.2.3)	
BUILDING IS REQUIRED TO HAVE A NFPA-72 COMPLIANT FIRE ALARM. OCCUPANCY OVER 510. UPDATE EXISTING FIRE ALARM FOR CODE COMPLIANCE.	

REQ. FOR FIRE SPRINKLER PROTECTION (903.2.3)	
BUILDING IS REQUIRED TO HAVE A NFPA-13 COMPLIANT FIRE SUPPRESSION SYSTEM. FIRE AREAS OVER 12,000 SF.	



PERMIT SET

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PO BOX 2418

BLANCHARD, OK 73010

PHONE: 405-255-6302

STATE OF OKLAHOMA

RECORDED CHINA

STRINGS

40013

2-27-24

PROJECT:

PTPLA SCHOOL RENOVATIONS

4149 HIGHWAY BLVD

OKLAHOMA CITY, OK 73108

DRAWING SCALE:

PROJECT #:

DATE:

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

0886

2-27-2024

RDS

RDS

RDS

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TITLE:

FIRE PROTECT. PLAN

SHEET:

F-1





PERMIT SET



PROJECT:  
PTPLA SCHOOL  
RENOVATIONS

4149 HIGHWAY BLVD  
OKLAHOMA CITY, OK 73108

DRAWING SCALE: 1" = 30'-0"  
PROJECT #: 0888  
DATE: 2-27-2024  
DESIGNED BY: RDS  
DRAWN BY: RDS  
REVIEWED BY: RDS

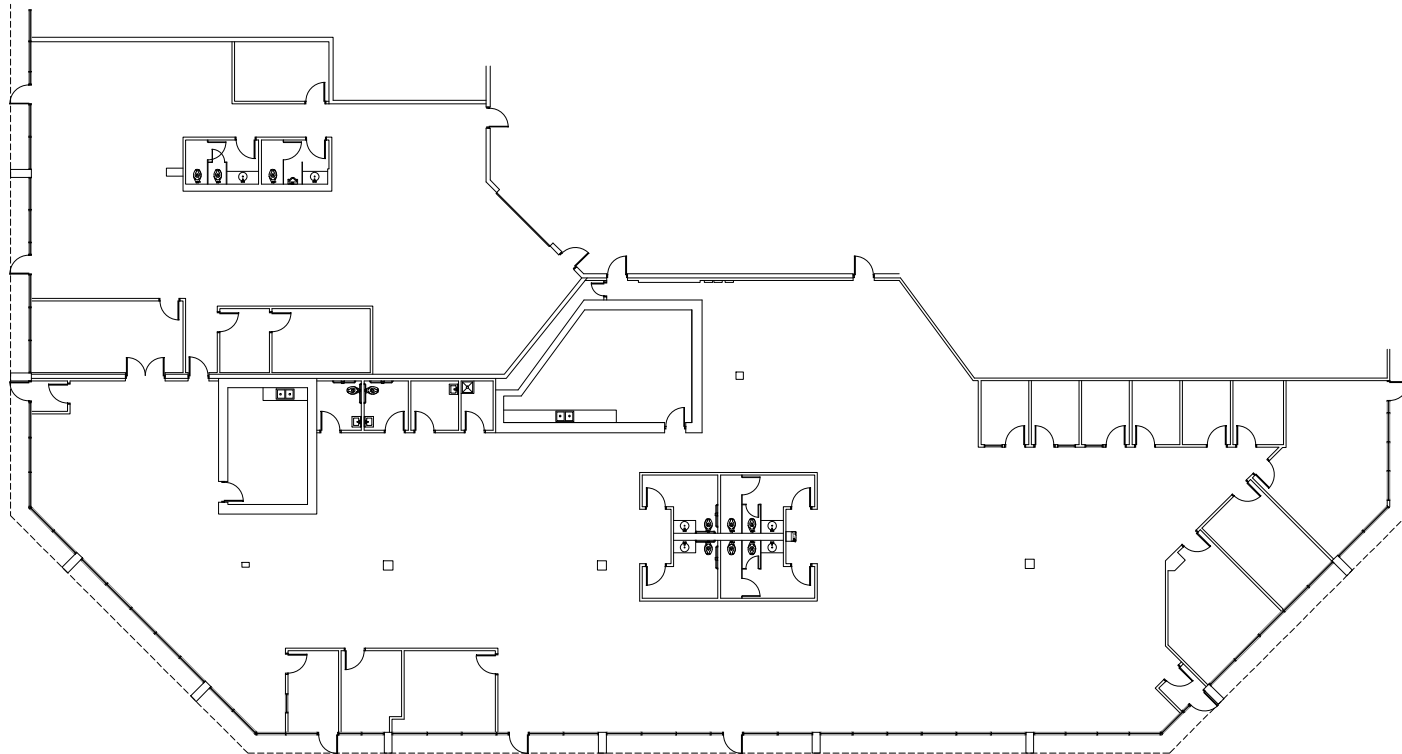
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TITLE:  
SITE  
PLAN

SHEET:

SP



**A** EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
North

PERMIT SET



RD ROW 2418  
BLANCHARD, OK 73010  
PHONE: 405-255-6302



PROJECT:  
PTPLA SCHOOL  
RENOVATIONS

4149 HIGHWAY BLVD  
OKLAHOMA CITY, OK 73108

DRAWING SCALE:  
PROJECT # 0888  
DATE: 2-27-2024  
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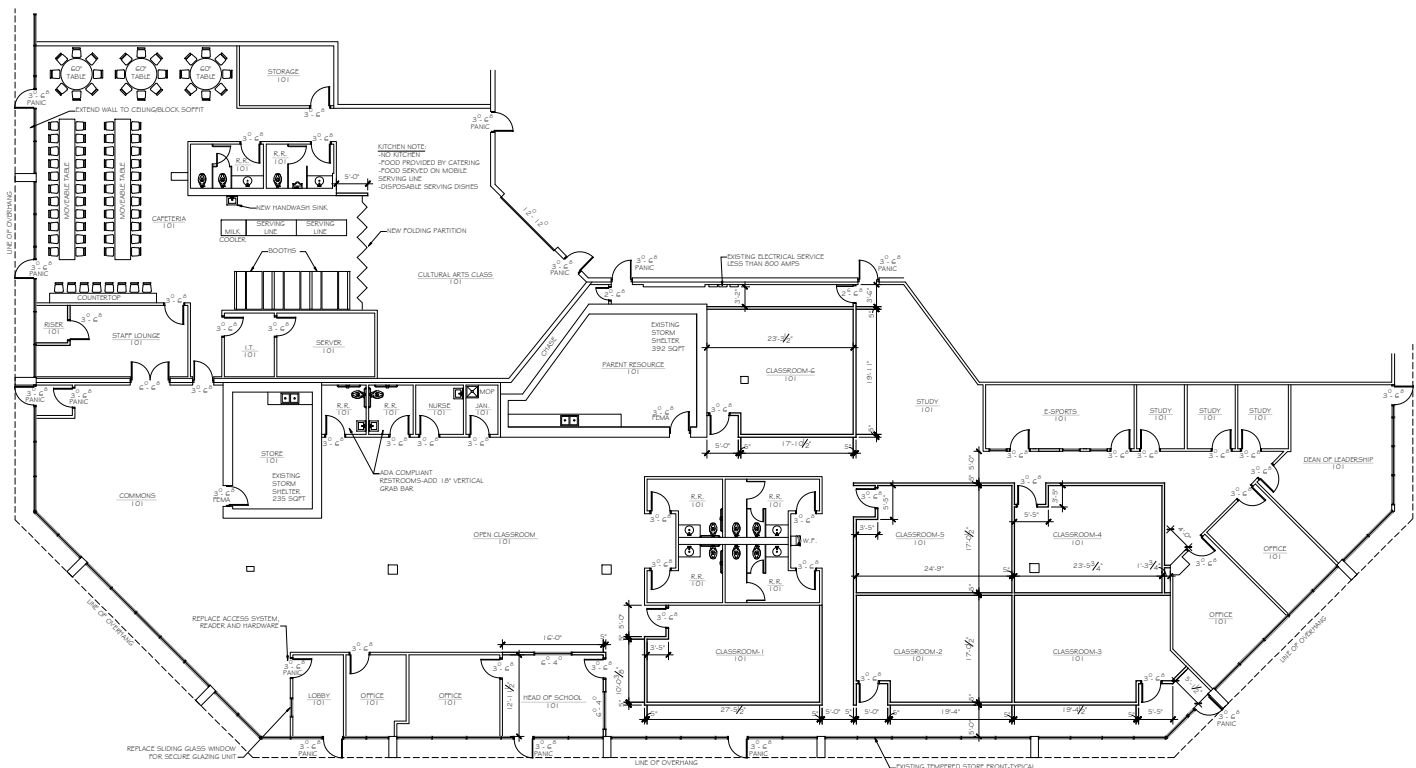
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TITLE:  
EXISTING  
FLOOR  
PLAN

SHEET:

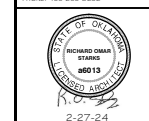
A-1





**RENOVATED FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 North

PERMIT SET

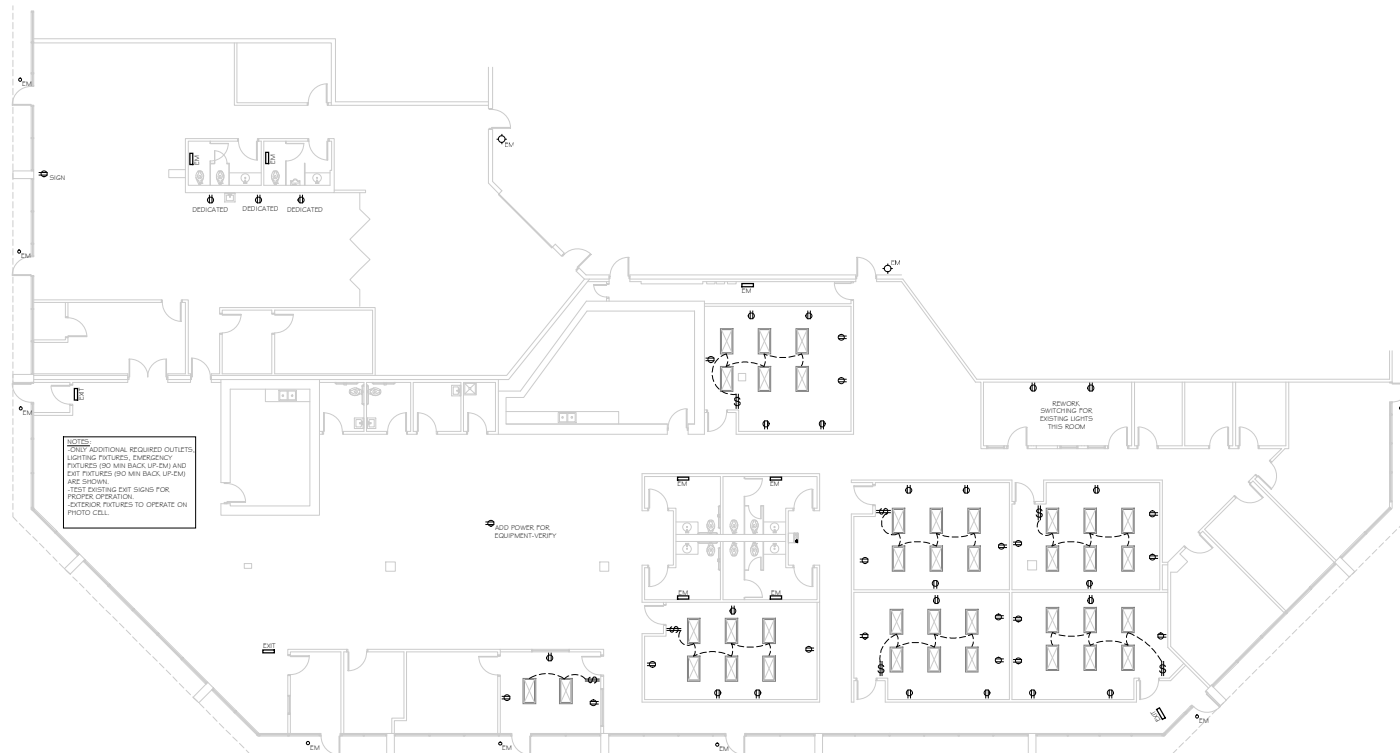


PROJECT:  
**PTPLA SCHOOL RENOVATIONS**  
 4149 HIGHWAY BLVD  
 OKLAHOMA CITY, OK 73108

DRAWING SCALE:  
 PROJECT # 0888  
 DATE: 2-27-2024  
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TITLE:  
**RENOVAT. FLOOR PLAN**

SHEET:  
**A-1.1**



**A RENOVATED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- LEGEND**
- WP WALL PACK
  - EM EMERGENCY FIXTURE
  - EXT EXTERIOR
  - RM RM MOUNTED FIXTURE
  - EXHAUST FAN
  - LED CAN LIGHT
  - 2X4 LED LIGHT FIXTURE
  - QUAD OUTLET
  - DUPLEX OUTLET
  - DUPLEX GFCI
  - 220V OUTLET
  - DATA
  - DUPLEX OUTLET
  - W UNIVERSAL SERIAL BUS
  - EXIT WEIGRESS

PERMIT SET



PO BOX 2418  
BLANCHARD, OK 73010  
PHONE: 405-255-6302



PROJECT:  
**PTPLA SCHOOL RENOVATIONS**

4149 HIGHWAY BLVD  
OKLAHOMA CITY, OK 73108

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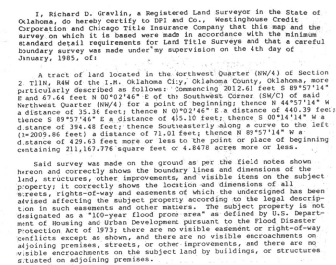
TITLE:  
**RENOVAT. ELECT. PLAN**

SHEET:

**A-1.2**

10

## SURVEY



The Easement in favor of OKLAHOMA GAS AND ELECTRIC COMPANY, filed in Book 5100, Page 1964 is located along the north 5 feet of subject property.

The Easement Agreement between John W. Noble, a widower and OKLAHOMA GAS AND ELECTRIC COMPANY, an Oklahoma corporation, filed in Book 4181, Page 1491 abuts the subject property along the south property line as illustrated.

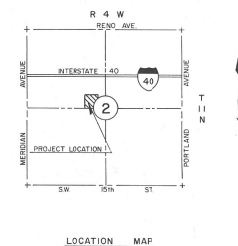
Richard D. Gravin, Reg. Land Surveyor #13

Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 4th day of July, 1985.

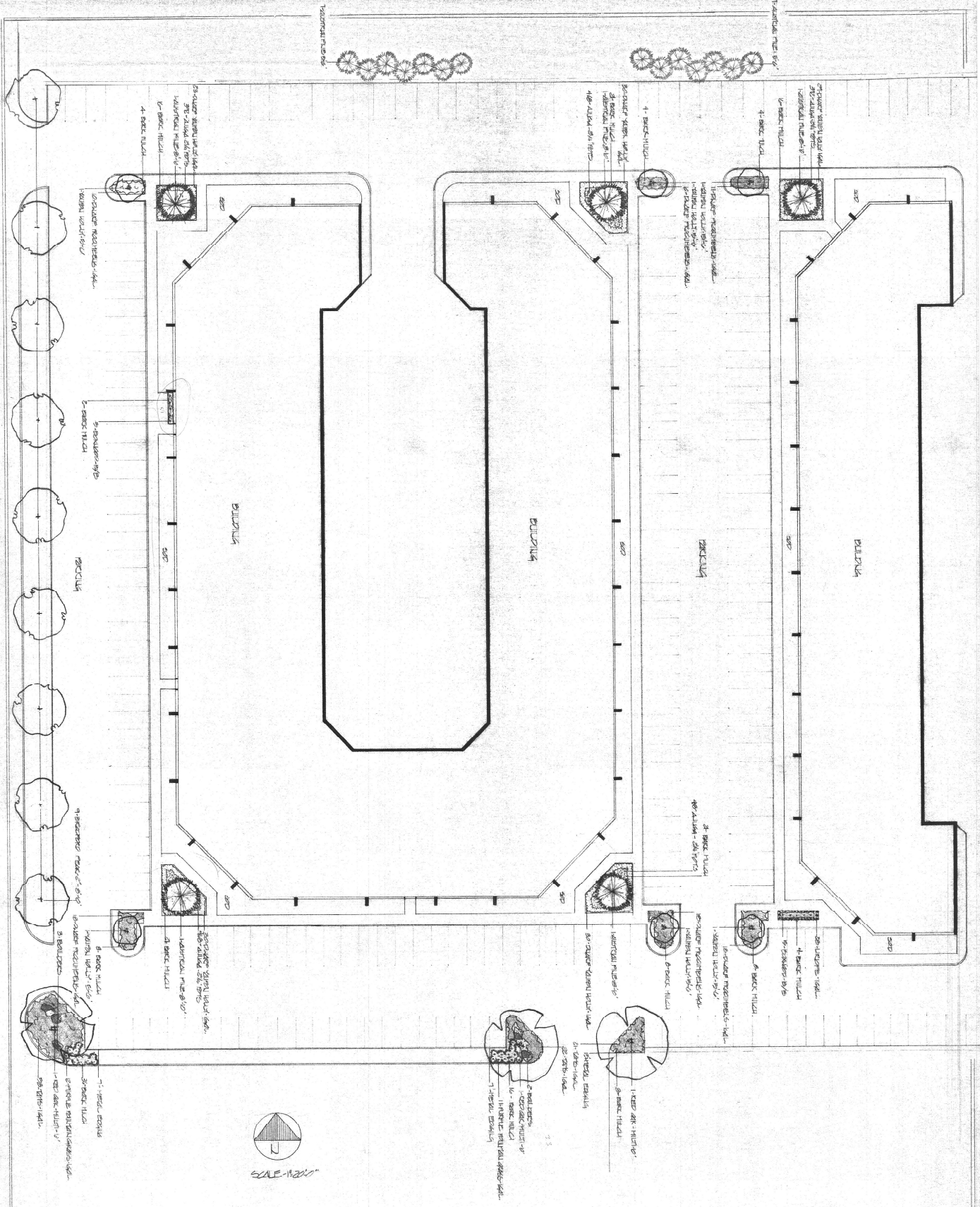
My Commission Expires: February 21, 1989

Pamela R. Lee  
NOTARY PUBLIC

No.	BEARING	CHORD	$\Delta$	RADIUS	LENGTH	TAN
C1	S 00°36'11" E	70.9948*	02°01'27"	2009.86000	7101000	35.50297



## SERVICE CENTER MASTER SET



A LANDSCAPE PROPOSAL FOR  
**WESTPARK SERVICE CENTER**

15400E BOULEVARD  
 ATLANTA CITY, GA

DESIGN BY:  
**STRAUBER LANDSCAPING LLC**  
 2022 EAST ROAD  
 MARIETTA CITY, GA  
 781-454-40  
 2.15.2021







**Case No: SP-587    Applicant: Westpark Business Center Company, LLC**

**Address: 4149 Highline Blvd.    Present Zoning: I-1**

**Proposed Use: 8250.15 Moderate Impact Institutional (Charter High School)**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Special Permit Application



0    200    400  
Feet