



MEMORANDUM

Council Agenda
Item No. XI. A
3/25/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to Technical Evaluation 4 modifying screening requirements to require a sight-proof fence along the arterial frontage only where outdoor material is stored.
2. Amendment to the Special Permit Program Description dated February 5, 2025.
3. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SP-592) establishing a Special Permit to operate Use Unit 8350.13 Scrap Operations in the I-3 Heavy Industrial District, 1315 East Reno Avenue. Ward 7.
Planning Commission recommended approval subject to the Summary of Technical Evaluation, as amended.

Deferred from March 11, 2025.

Request deferral to April 22, 2025.

Applicant:

David M. Box, Box Law Group, PLLC
1501 East Reno, LLC
Standard Real Estate Holdings, LLC

Purpose:

The purpose of this request is to allow Scrap Operations.

Background:

On January 9, 2025, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows.

Amended Technical Evaluation:

1. Amend the Program Description to remove "~~... as well as the existing screening to enclose the Property.~~" "No other screening shall be necessary given the nature of the area."
2. ~~Amend the Program Description to add a condition that "Mechanical processing of materials shall occur within an enclosed structure."~~
3. ~~Amend the Program Description to add a condition that "Crushing or milling of complete automobiles, trucks, boats, trailers, and recreational vehicles shall be prohibited."~~
4. A sight-proof fence shall be installed along the arterial frontage.
5. The operation shall conform to the "Conditions" of the Program Description.
6. The applicant shall work with staff to add mitigation measures regarding operations to the Program Description prior to City Council.

The applicant proposes to further amend Technical Evaluation 4 to state, “A sight-proof fence shall be installed along the arterial frontage where outdoor material is stored.”

On January 17, 2025, the applicant updated the Program Description to address Technical Evaluation 6, which directs the applicant to “work with staff to add mitigation measures regarding operations to the Program Description prior to City Council.” The applicant made the following additions to the Program Description:

“Scrap Management Industries (SMI) works to ensure that the safety of employees and site visitors is of paramount importance, and this includes the safety of the neighbors as well. Within metals recycling, explosions can happen as a result of certain materials coming onto the yard and being unintentionally processed, so recycling facilities and feeder yards implement certain processes to ensure these events are minimized and mitigated as much as possible. Said procedures are as follows:

- Cameras are in place on the scales to document each load, which allows scale house personnel to briefly inspect the loads to ensure loads do not have any hazardous materials.
- SMI personnel are used at the scale house to get better visual affirmations and document findings about loads coming in. As much as possible and as needed, scale house personnel will walk around the load and inspect the material to the best of their ability. If any sealed container is found, the customer is informed and is required to take that container with them upon leaving the yard.
- SMI personnel, including equipment operators unloading piles, specifically look for high pressure gas cylinders, batteries, unopened barrels/containers, air bottles, hydraulic cylinders, propane tanks, and aerosol cans. Suspected hazardous material is spread out on the ground for further inspection. If the material is found to be hazardous, it is reported to the customer as well as the scale house, returned to the customer for removal, and rejected.
- When a car or a load of cars comes in, SMI personnel confirm that fluids have been drained, and the battery is removed. If the car is compressed natural gas, electric, or powered by fuel other than diesel or gasoline, appropriate review and determination is made as to whether the material can be handled properly. If these criteria are not met, the load is rejected.”

Staff compared previous agreements between the City and the current operator (Standard Iron) to the proposed operator’s (SMI) Special Permit Program Description dated January 17, 2025 and summarized the differences.

On February 5, 2025, the Applicant again revised the Program Description to address some of the previous agreements. The comparison has been updated below:

- Hours of Operation for shredder/mill. Standard Iron states they run the shredder 9 a.m. to 4 p.m. on weekdays and not on weekends. SMI has updated their Program Description to mirror these hours.
- Standard Iron’s procedures include a specific number of checkpoints (4) for sealed containers and specify the number of employees per checkpoint. SMI has updated their Program Description to specify procedures for Checkpoints #1 through #4.

- Standard's procedures specifically address the issue with locked trunks. SMI has updated their Program Description to add procedures for locked trunks.
- Standard's procedures include a process for reporting and tracking incidents. SMI has updated their Program Description to state that if there is an explosion SMI will investigate and document the matter and take the appropriate corrective actions to address it.
- Standard's agreement included implementing a \$500 fine for sellers who have prohibited items that could cause explosions. This process is not present in SMI's proposal.
- Standard's agreement included matching the neighboring recycling business' desire to meet with the neighborhood to communicate actions and answer questions. SMI has updated their Program Description to add a statement of intent to be a good citizen of the community and their willingness to meet with neighbors to communicate their policies and practices and to answer questions.

Protests:

1 Protest, 0 Legal, 0%

Previous Action:

The Ordinance was introduced February 11, 2025 and set for final hearing March 11, 2025. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.