



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**January 9, 2025**

**Item No. IV. 15.**

**(SP-593) Application by Independent School District No. 29 for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional in the AA Agricultural District, at 10901 North Sooner Road. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Dan Andrulonis  
Smith Roberts Baldischwiler, LLC  
405-415-2288  
Dan.Andrulonis@srbok.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to permit the expansion of an existing Moderate Impact Institutional (School) use.

**D. Existing Conditions**

**1. Size of Site:** 24 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>	AA	AA	RA	AA//PUD-690/PUD-872	AA
<b>Land Use</b>	School	Golf Course	Residential	Residential/Church	Undeveloped

**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. 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.

## **III. ADDITIONAL SPECIFIC STANDARDS**

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

*This site has frontage and access on East Hefner Road and takes access from North Sooner Road, both are classified as arterial streets.*

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

*There are no existing or proposed parking or loading spaces indicated to be within 20-feet of a residential district lot line.*

- 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.

*No lighted outdoor facilities have been indicated.*

#### **IV. 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: Oakdale**
- 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 Services \***

**12. Utilities**

**a. Engineering**

**b. Solid Waste Management - No Solid Waste Management Services needed.**

**c. Water/Wastewater Quality**

**Water Availability \***

**Wastewater Availability \***

**13. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments.

*100-year floodplain is present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available. The site is located at the northeast corner of North Sooner Road and East Hefner Road, both arterial streets in the Urban Low Intensity LUTA. The purpose of this Special Permit application is to allow*

*expansion of a school. The current FAR of the site is within the Urban Low Intensity LUTA FAR range and is expected to remain within the range if the application is approved.*

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 curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.

*The proposed use is located at the northeast corner of North Sooner Road and East Hefner Road, both arterial streets in the Urban Low Intensity LUTA.*

Pedestrian Connectivity:

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

*Sidewalks are available along North Sooner Road and most of East Hefner Road.*

- 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 use adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The purpose of this Special Permit application is to allow an existing school. The site is mostly built out, with conceptual plans indicating expansion of outdoor areas and no plans for new buildings. No new compatibility issues relating to site design were identified.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located at the northeast corner of North Sooner Road and East Hefner Road, both arterial streets in the Urban Low Intensity LUTA.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The purpose of this Special Permit application is to allow an existing school. The site is mostly built out, with conceptual plans indicating expansion of outdoor areas, but no plans for new buildings. The proposed use could create noise levels and spill light above those found in typical residential settings. Plan conformance would be strengthened by ensuring mitigation measures are in place, as possible, along the eastern boundary of the site to reduce impacts to residential development.*

**3) Service Efficiency:**

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Rural or Urban Response*

**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 in the form of 100- and 500-year floodplain associated with the Deep Fork River. The development is required to comply with all City, State, and Federal requirements within the floodplain. The purpose of this Special Permit application is to allow an existing school. The current layout of the school, and illustrations for future expansion, have permanent structures located outside floodplain areas.*
- 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. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

**5) Transportation System:** This site is located at the northeast corner of North Sooner Road, a Major Arterial Street, and East Hefner Road, a Minor Arterial

Street, both in the Urban Low LUTA. Transit (bus) service is not available nearby.

**6) Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- 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)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

**b. Plan Conformance Considerations**

The purpose of this Special Permit application is to allow an existing school. The subject site is zoned AA and developed with a school (Oakdale). Abutting the site to the north is the River Oaks Golf Club, on AA zoned land. East of the site are RA zoned single-family residences. Across East Hefner Road, to the south, are a single-family residential neighborhood, zoned as part of PUD-690, and a church zoned PUD-872. West of the site, across North Sooner Road, is undeveloped AA land followed by the Deep Fork River and the City of Oklahoma City's Witcher Pump Station.

**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*

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*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.**

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