



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 18, 2021

Item No. IV. 9.

(SP-555) Application by Moore Public Schools, to operate a Moderate Impact Institutional use in the AA Agricultural District located at 12613 South Western Avenue. Ward 5.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M Box, Williams, Box, Forshee, and Bullard, P.C.
dmbox@wbfbllaw.com
(405) 232-0080

B. Case History

This is a new application.

C. Reason for Request

The purpose for this request is to permit a 21.9-acre expansion of the existing Westmoore High School campus, to include various new athletic facilities and associated parking.

D. Existing Conditions

1. 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.

1. Size of Site (21.9 Acres)

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	PUD-1467	AA	AA
Land Use	Undeveloped	Residential	Undeveloped	Westmoore HS	Undeveloped

II. APPLICANT'S PROGRAM DESCRIPTION

Applicant seeks a Special Permit to expand the Westmoore High School facilities, including but not limited to various athletic facilities, upon the subject property, located on S. Western Ave., north of Westmoore High School ("Subject Property").

The Subject Property is approximately 21.90 acres and is zoned AA. The property to the south, Westmoore High School, is also zoned AA and is the current location of the high school, a football field, baseball and softball fields, and other sports facilities. The property to the east is governed by PUD-1467 and consists of a multi-family development, namely, Traditions at Westmoore. The property to the north is predominantly zoned AA, as well as a R-A and R-4.

The proposed development will consist of school related facilities including an athletic complex with related structures to benefit the Westmoore High School sports programs.

The field and parking lot will be lighted in a manner to mitigate any adverse impact on the surrounding area. The lighting modules are low-glare and have minimal effect on light output, further eliminating any light trespass that may occur.

Due to the nature of the high school and sports facilities directly south of the Subject Property, this development would be cohesive with the surrounding area.

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 existing Westmoore High School campus has frontage on S Western Avenue of which is a Section Line Road classified as a Major Arterial. Access to the proposed new facilities will be from the existing campus.

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

No parking or loading spaces are proposed within 20-feet of a lot line abutting a residential district.

- 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.

Lighted facilities are not proposed to be located closer than 20 feet to any property line that adjoins residential use. Additionally, the proposed field lighting incorporates shielding to mitigate potential for glare.

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(s) (Moore)**
- 6. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 2. Airports**
- 3. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 4. Fire ***
- 5. Information Technology/Geographic Support**
- 6. Parks and Recreation**
- 7. Police**
- 8. Public Works**

a. Engineering

1) Storm Sewer

- a) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- b) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. The improvements shall be placed to provide a minimum of 35 feet clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way. Sidewalks shall be constructed in compliance with the Oklahoma City Ordinance and meet all applicable ADA regulations.

- c) A flood/drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. The study must be reviewed and approved by the Public Works Department.
- d) A portion of the subject property is situated within a FEMA Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year frequency plus one-foot). These elevations shall be approved by the Public Works Department Engineering staff prior to filing of the final plat.
- e) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common areas along the stream shall extend to the flow line of the stream at a minimum.
- f) Place the following note on the plat and construction plans: Maintenance of the common areas and/or private drainage easements shall be the responsibility of the property owners association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the drainage-related common areas and/or drainage easements shown.
- g) Construction within the limits of this plat will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of ½ acre or greater.
- h) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- i) Detention Determination
 - A detention requirement determination will not be issued at the Preliminary Plat stage unless the development is located within the current “detention required area”.
 - Prior to the preparation of a Final Plat and Construction Plans, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that individual Final Plat

- This Detention Determination will be specific to the single Final Plat under consideration
- The Detention Determination will be valid for a period of six (6) months
- If the Final Plat and Construction Plans have not been submitted, reviewed, and approved by the Public Works Engineering Department within that 6 month time frame, the Detention Determination will be void and a new Detention Determination must be requested.
- If construction has not started on the development within six (6) months of the approval of the construction plans, the Detention Determination will be void and a new Detention Determination must be requested.
- For new commercial developments that do not require hearings before the PC or CC, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that commercial development.
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9. Streets, Traffic and Drainage Maintenance

- 1) Subject property is served by a public street.
- 2) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

10. Stormwater Quality Management

11. Traffic Management *

12. Utilities

a. Engineering

Sanitary Sewer Availability

- 1) An existing 8” sanitary sewer main(s) is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) All sanitary sewer mains must flow within the existing drainage basin. Proposed sewer mains that will flow to another drainage basin across a ridgeline will not be allowed.

- 3) All sanitary sewer mains must have a minimum cover of 6 feet and a depth no greater than 18 feet.
- 4) The developer will be required to extend a gravity sanitary sewer collection system to each lot or site within the subdivision or land improvement in accordance with City Standard Specifications and the current Subdivision Regulations. No private or public lift stations will be allowed.
- 5) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed sanitary sewer main.
- 6) Proposed sanitary sewer main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.
- 7) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.

b. Solid Waste Management

No solid waste management services needed.

c. Water/Wastewater Quality

Water Availability

- 1) The subject site is adjacent to a 12" water main within the property.
- 2) The developer will provide an internal (on-site) water distribution system capable of supplying water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
- 3) Dead-end water mains must be avoided. Connection to at least two active feeder or grid water mains will be necessary to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 4) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions.

The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.

- 5) No trees, signs, dumpsters or fences within 10 feet of any existing or proposed water main.
- 6) Proposed water main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.

13. Development Services *

14. Planning

Plan Conformance Considerations

The proposed Special Permit would allow new/expanded athletic fields at Westmoore High School. The addition of *Spectator Sports and Entertainment: High Impact* requires a Special Permit and compliance with the use unit's Special Use Standards (59-9350.61) intended to ensure compatibility with surrounding uses, including lighting, access, and noise buffering requirements.

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.

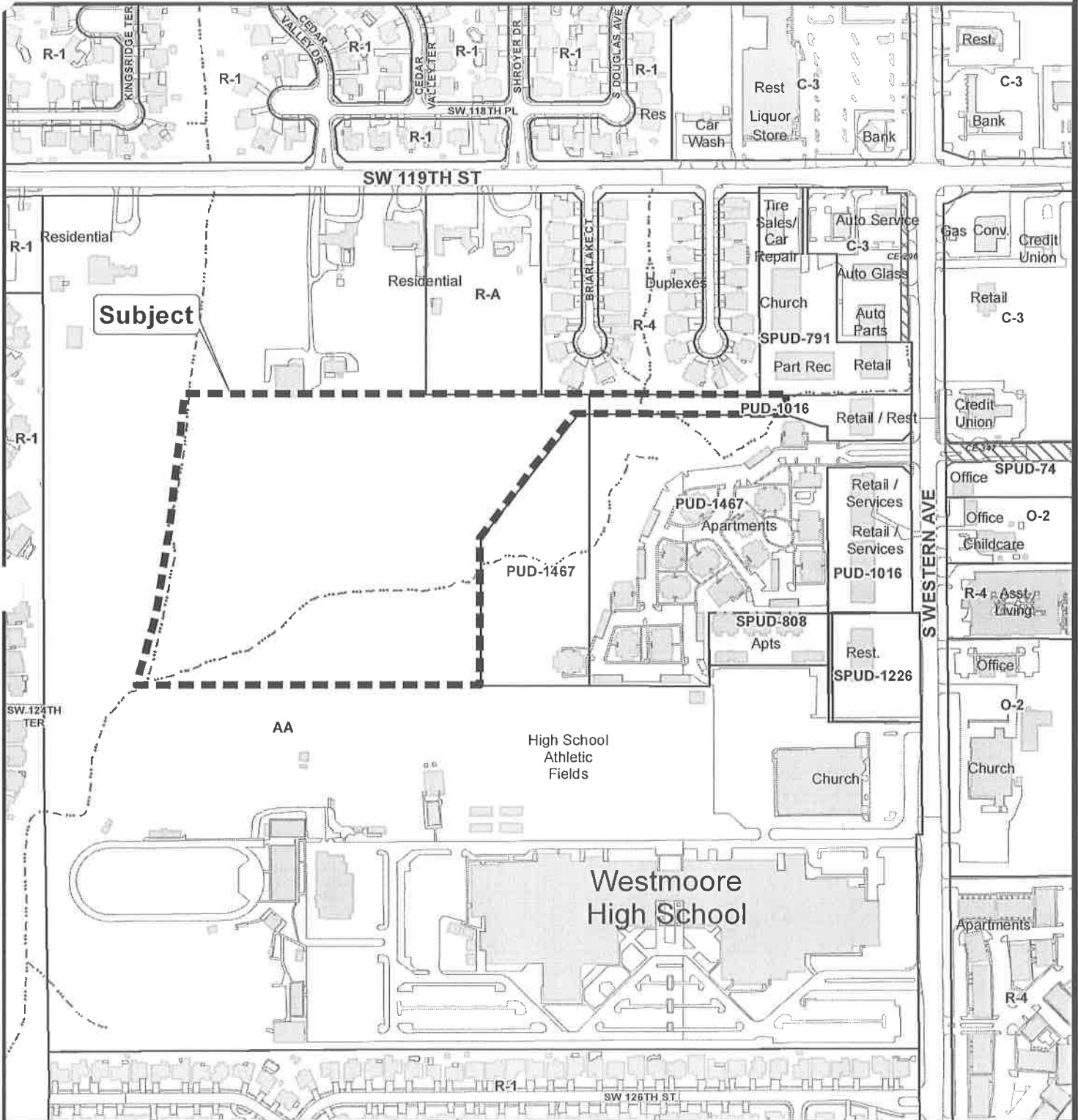
Approval of the application.

taj

Case No: SP-555 Applicant: Moore Public Schools

Address: 12613 S. Western Ave. Present Zoning: AA / PUD-1016

Proposed Use: New Softball Field House and Stadium Facility



The City of
OKLAHOMA CITY

Special Permit Application



0 200 400
Feet

INTERCEPT® VFS

ARENA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



RELATED PRODUCTS

Ø [SLS HID](#) Ø [Matrix MAF](#)

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with 3/4" bolt
- Fixture comes with horizontal and vertical protractors

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0–10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120–480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	35,000–96,000
Wattage Range	440–880
Efficacy Range (LPW)	87–115
Weights lbs. (kg)	100 (45)

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ORDERING GUIDE

Example: VFS-Y-63L-440-3K7-2-120-6C-CD-LGC

CATALOG # _____

Family	Mount	Engine Watts	CCT	Distribution	Voltage	Cord
VFS Flood Sports Lighting	Y Yoke UMY Under Mount Yoke	63L-440 440W, 45,000 lm 84L-660 660W, 60,000 lm 126L-880 880W, 90,000 lm	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI 57K7 5700K, 70 CRI 4K8 4000K, 80 CRI 5K8 5000K, 80 CRI 57K8 5700K, 80 CRI 4K9 4000K, 90 CRI 5K9 5000K, 90 CRI 57K9 5700K, 90 CRI	2 2x2 3 3x3 4 4x4 5 5x5 6 6x6 AV Aviation Optics ¹	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	3C 3' Prewired SEOWA cord 6C 6' Prewired SEOWA cord 12C 12' Prewired SEOWA cord ²

Control Options	Options
CD Continuous dimming	LGC Less Glare Control
NXWE NX Fixture Module	SF Single Fuse
DMX DMX/RDM	DF Double Fuse
	GL Glass Lens

Notes:
1 Includes glass lens
2 12' cord is default option

OPTIONS AND ACCESSORIES

Accessories (Ordered Separately)

- ☐ VFSVISOR Top Visor
- ☐ 93093927 Laser Aiming Assembly
- ☐ 93101964 Safety Cable
- ☐ ACC-O-HLOL-VFS-MTG-SF-LGS Intercept Slip-Fit Adapter

DELIVERED LUMENS

SERIES	NOMINAL WATTS	NEMA	BEAM ANGLE	FIELD ANGLE	5K (5000K NOMINAL, 70 CRI)			4K (4000K NOMINAL, 70 CRI)			3K (3000K NOMINAL, 70 CRI)		
					LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER
VFS	440	2x2	13°x13°	29°x29°	39462	96	488476	38737	94	488476	35710	87	452279
		3x3	22°x22°	34°x34°	41852	101	278250	41083	99	278250	38042	92	278250
		4x4	45°x45°	62°x62°	43076	104	81987	42285	102	81987	39155	95	81987
		5x5	40°x40°	71°x71°	43202	105	77823	42408	103	77823	39269	95	77823
		6x6	75°x79°	104°x104°	48118	115	31763	47234	113	31763	43738	105	31763
	660	2x2	13°x13°	29°x29°	52616	94	488476	51649	93	488476	47826	86	488476
		3x3	22°x22°	34°x34°	55803	100	278250	54777	98	278250	50722	91	278250
		4x4	45°x45°	62°x62°	57435	103	81987	56380	101	81987	52206	94	81987
		5x5	40°x40°	71°x71°	57602	103	77823	56544	102	77823	52358	94	77823
		6x6	75°x79°	104°x104°	64158	115	31763	62978	113	31763	62978	113	31763
	880	2x2	13°x13°	29°x29°	70966	86	488476	77474	94	488476	71739	87	488476
		3x3	22°x22°	34°x34°	83704	101	278250	82166	99	278250	76084	92	278250
		4x4	45°x45°	62°x62°	86153	104	81987	84570	102	81987	78309	95	81987
		5x5	40°x40°	71°x71°	86403	105	77823	84816	103	77823	78537	95	77823
		6x6	75°x79°	104°x104°	96237	115	31763	94468	113	31763	87475	105	31763



HUBBELL
Outdoor Lighting

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

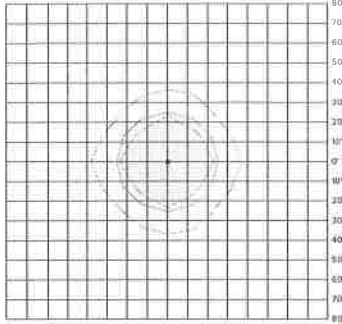
CATALOG #: _____

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

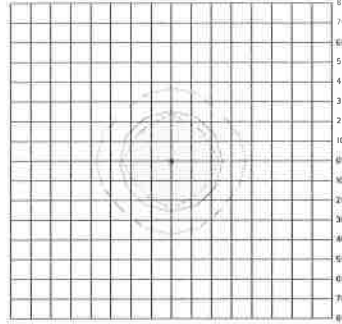
PHOTOMETRY

VFS-Y126L-880-2



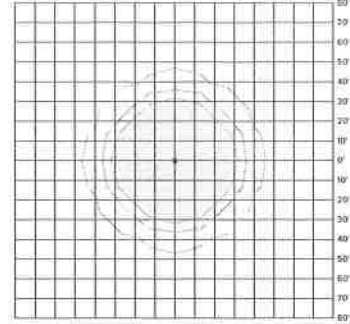
Mounting Distance: 60'

VFS-Y126L-880-3



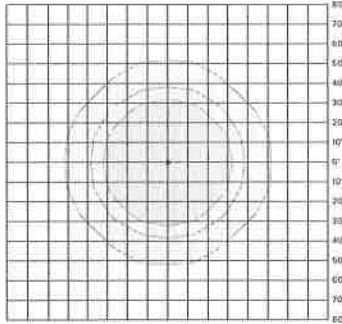
Mounting Distance: 60'

VFS-Y126L-880-4



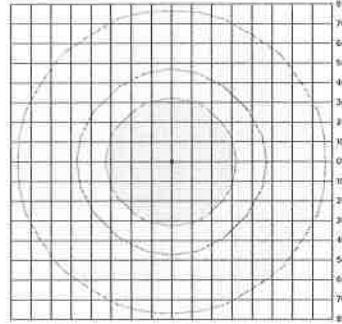
Mounting Distance: 60'

VFS-Y126L-880-5



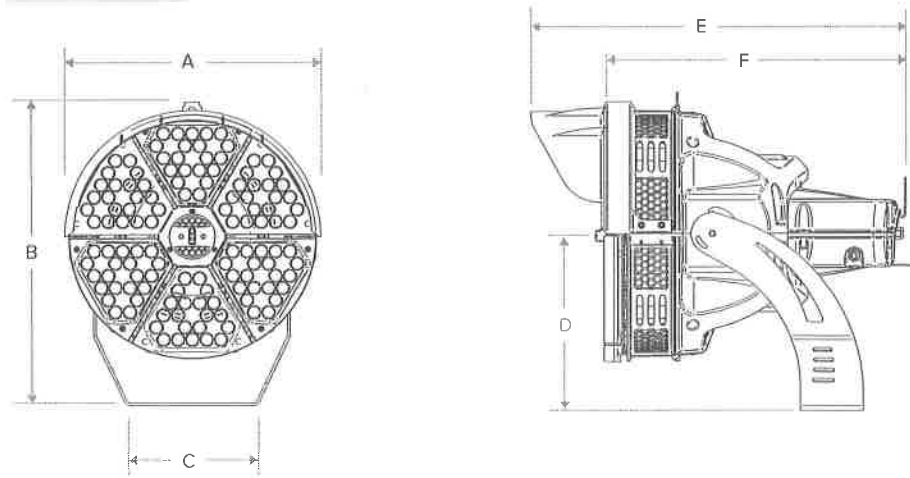
Mounting Distance: 60'

VFS-Y126L-880-6



Mounting Distance: 60'

DIMENSIONS



A	B	C	D	E	F	Weight	EPA
23.5"	28.3"	12.0"	15.6"	32.66"	26.32"	100 lbs	4.2 (with visor)
597 mm	719 mm	305 mm	401 mm	812 mm	668 mm	45 kg	3.9



HUBBELL
Lighting



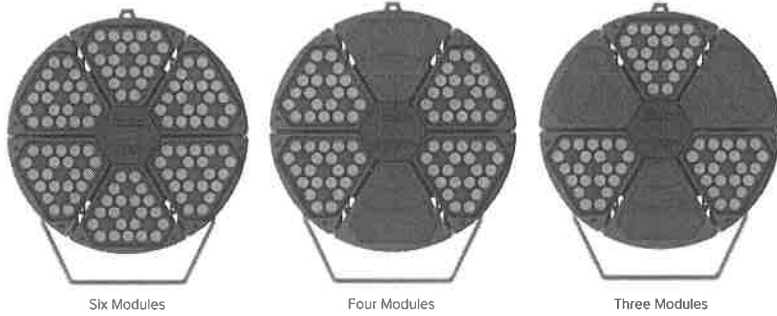
HUBBELL
Outdoor Lighting

INTERCEPT® VFS

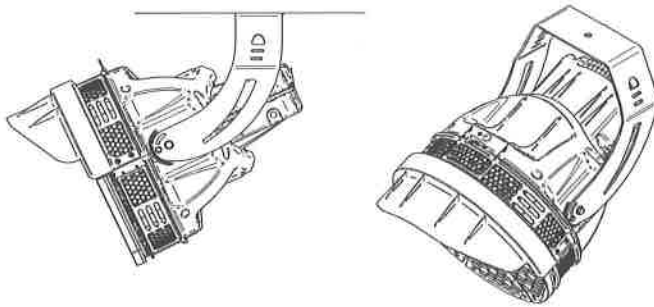
ARENA/SPORT FLOODLIGHT

ADDITIONAL INFORMATION

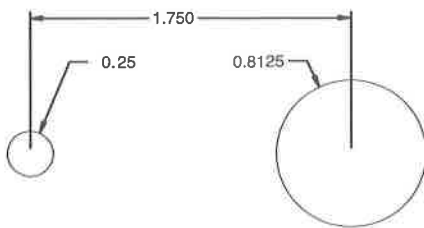
MODULE TYPES



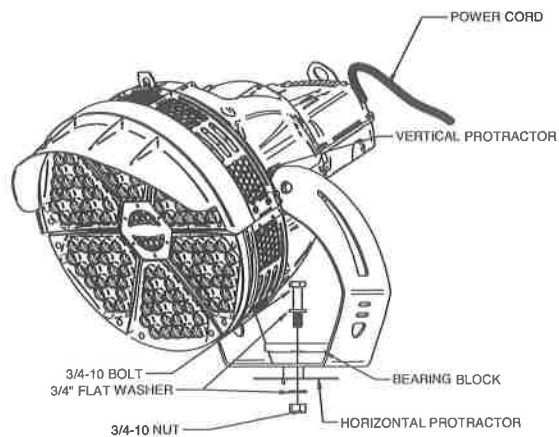
UNDER MOUNT YOKE



INSTALLATION DETAILS

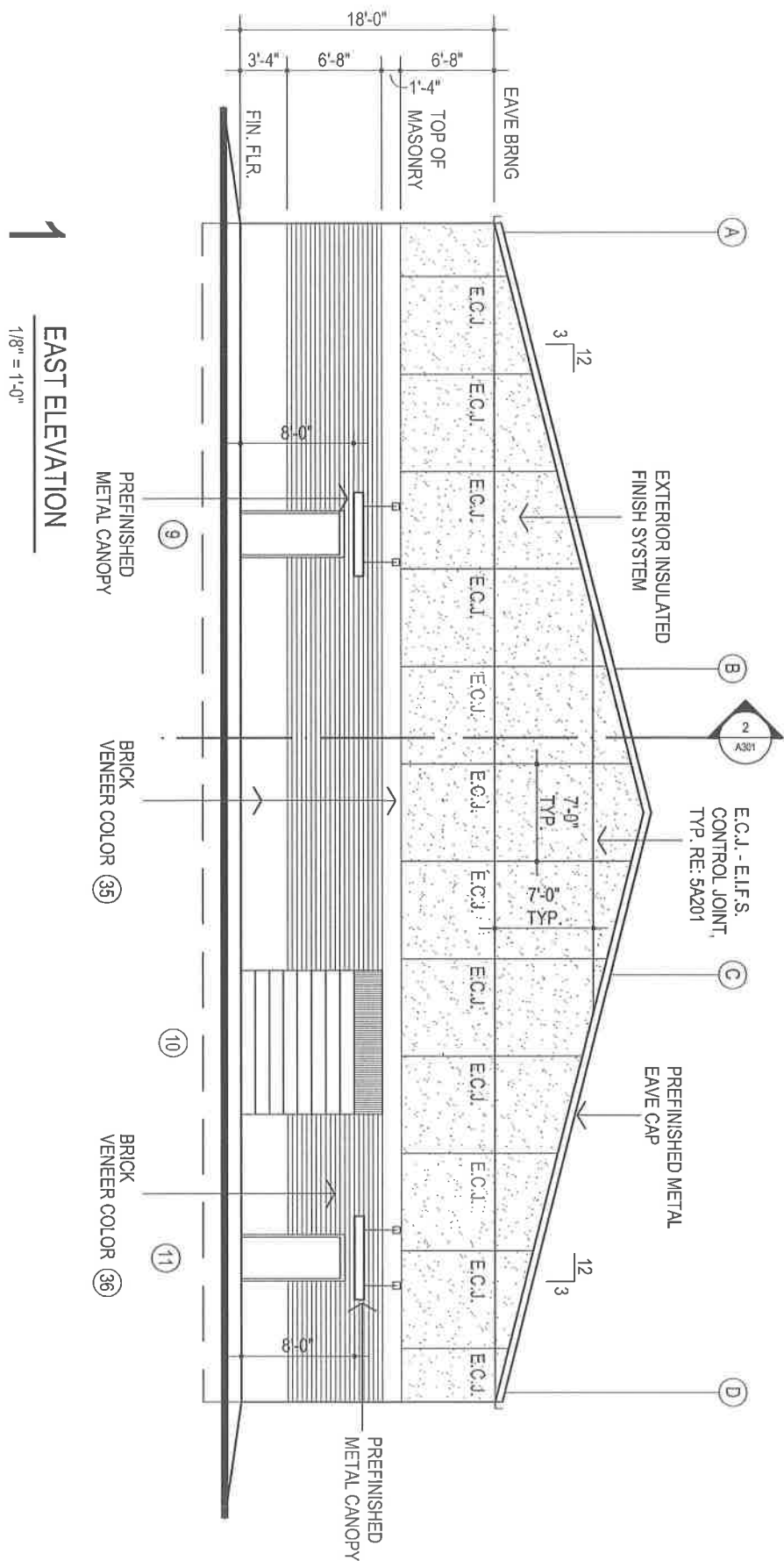


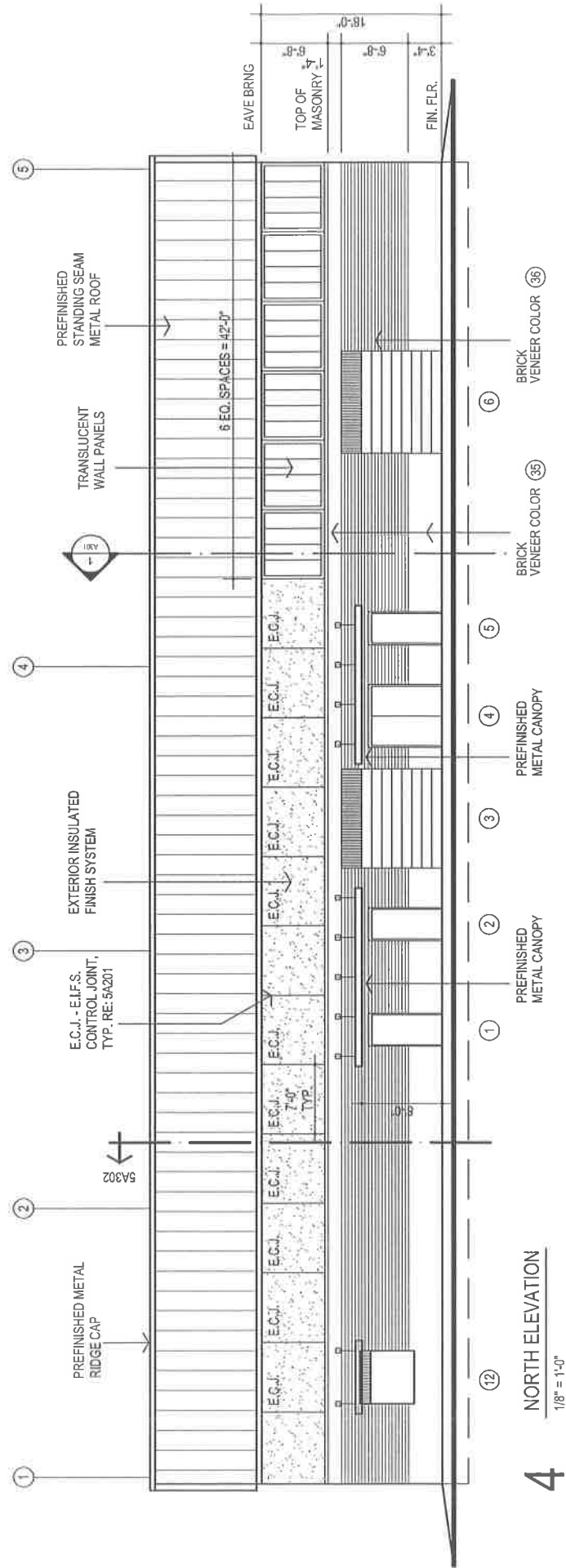
Mounting pattern used for crossarm installation. Secondary hole is used to keep the horizontal protractor stationary. See instruction sheet for additional mounting details.

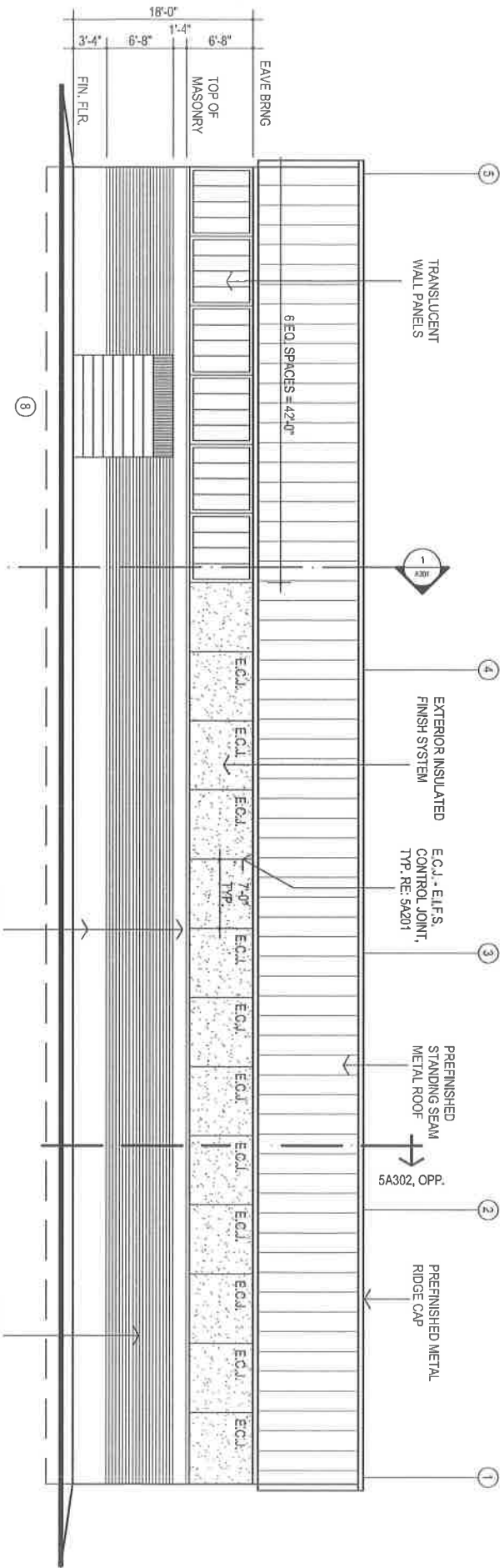


HUBBELL
Lighting

SITE KEY

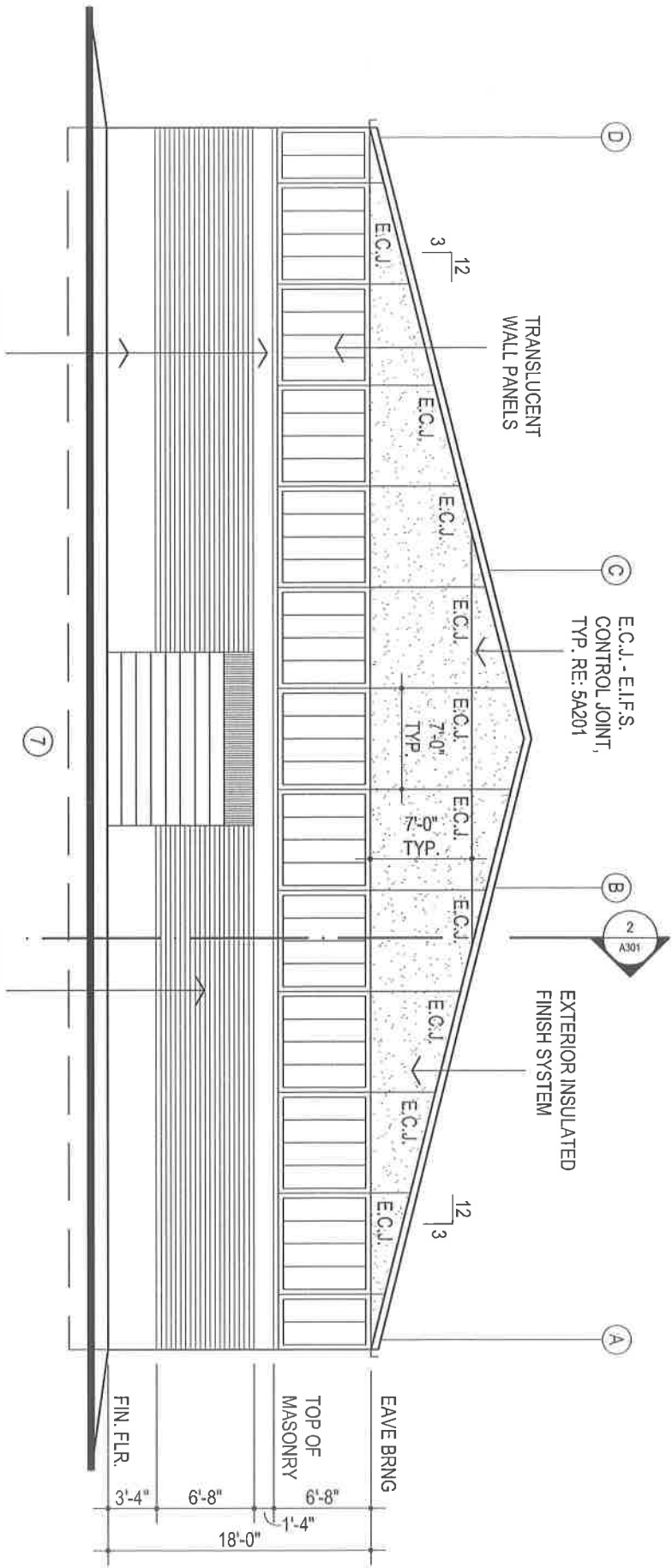






3 SOUTH ELEVATION

1/8" = 1'-0"



2

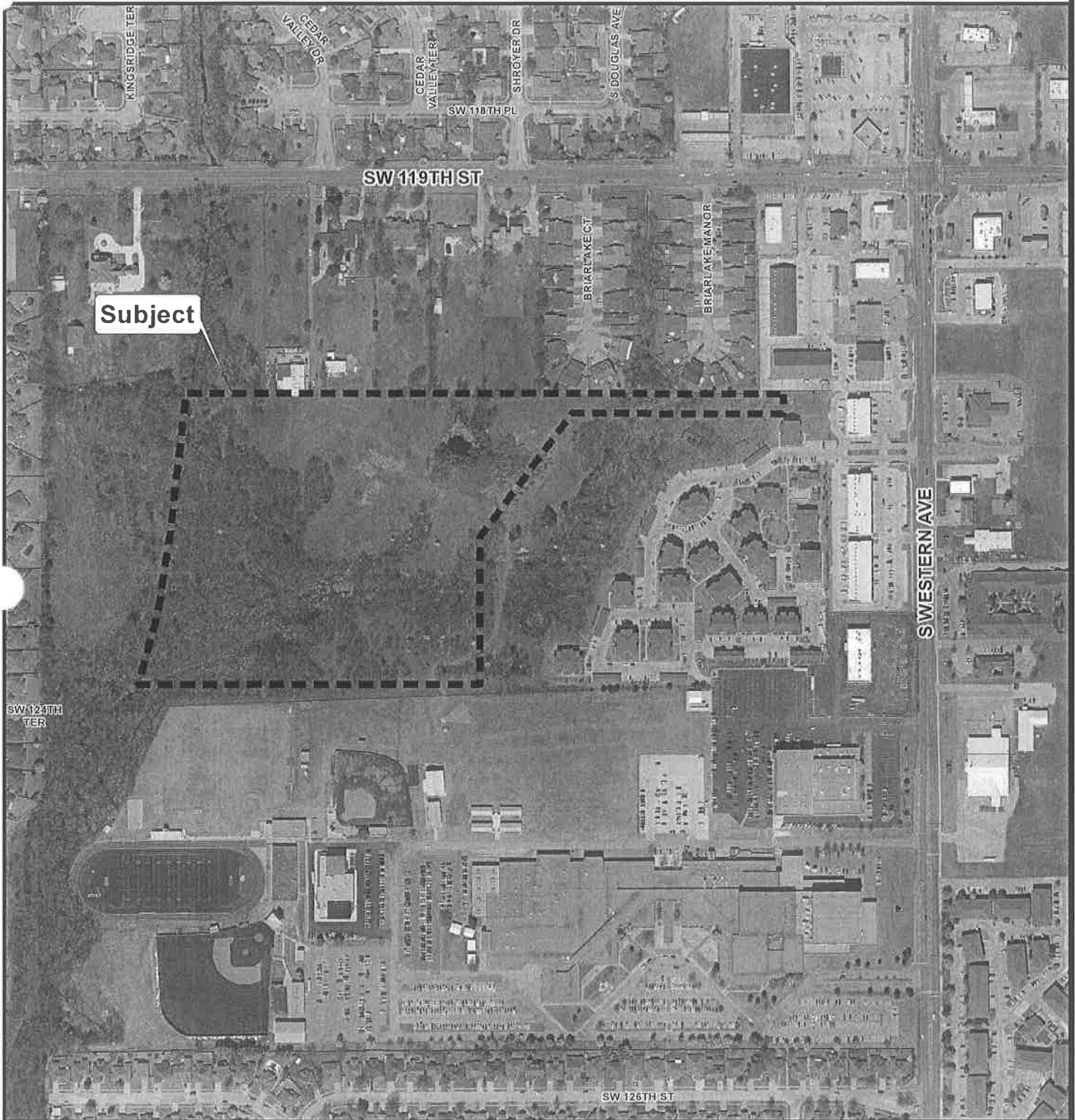
WEST ELEVATION

1/8" = 1'-0"

Case No: SP-555 Applicant: Moore Public Schools

Address: 12613 S. Western Ave. Present Zoning: AA / PUD-1016

Proposed Use: New Softball Field House and Stadium Facility



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Special Permit Application



0 200 400
Feet