TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9028  CASE NUMBER: CBOA-2875
CZM: 41  CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 02/16/2021 1:30 PM

APPLICANT: Frank Pattison

ACTION REQUESTED: Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 23425 W COYOTE TL S  Zoned: AG

FENCeline: Keystone  TRACT SIZE: 29.14 acres

PRESENT USE: Agriculture  LEGAL DESCRIPTION: SE NE SW & E/2 SE SW LYING N OF COYOTE TR SEC 28 19 10 29.144ACS,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning and a mixture of agricultural and residential uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202); and a Variance from the all-weather parking surface requirement (Section 1340.D).

A Special Exception is required as the proposed use is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed wedding/event center must be found to be compatible with the surrounding area.

The subject lot is located in a rural area containing some undeveloped lots and AG zoned residential uses. The applicant has submitted a site plan and drawings indicating that the site will contain off-street parking off the driveway located on the eastern boundary of the subject lot. The applicant’s home is located north of the proposed event venue.

The Code requires all parking surfaces be paved with an all-weather surface so as to maintain a minimum level of aesthetics, but more importantly to control air-borne particulates like dust and to control the tracking of dirt and mud onto public streets. The applicant has requested a variance to permit a gravel parking area.

The applicant intends to construct 40’ x 80’ (3200 SF) barn with a 12’ x 80’ lean to on the site. The proposed hours of operation are 12:00 p.m. - 12:00 a.m. and the attendance for weddings and family gatherings would be limited to 150 – 200 maximum guests.
If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding area. The Board, if concerned with the performance of such a use, may limit approval for a temporary period to essentially establish a trial period. The Board may consider the following conditions:

- Limiting the number of onsite events per year.
- Limiting the total number of guests permitted at one time.
- Limiting the day and hours of operation.

Sample Motion:

“Move to ________ (approve/deny) a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202)

Approved per conceptual plan on page ________ of the agenda packet.

Subject to the following conditions (including time limitation, if any): ________.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.”

“Move to ________ (approve/deny) a Variance from the all-weather parking surface requirement (Section 1340.D).

Finding the hardship to be ________.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.
Note: Graphic overlays may not precisely align with physical features on the ground.
Looking north from West Coyote Trail

Looking east down West Coyote Trail from the subject property
Looking west down West Coyote Trail from the subject property