

CBOA-2900

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**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2327

CZM: 7

CASE NUMBER: CBOA-2900

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Patricia Contreras

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: 14225 N YALE AV E

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Residential

TRACT SIZE: 37.76 acres

LEGAL DESCRIPTION: PRT SW & NW BEG SWC SW NW TH N965.59 E16.5 NE215.17 E564.73 N165 E698.55 S1321.40 W1320.51 POB LESS W16.5 S965.59 SW NW & N70 W285 NW SW LESS W16.5 THEREOF FOR RD SEC 27 22 13 37.758ACS, COOPER CROSSING, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning to the north, west (Highway 75), and south. It abuts RE zoning to the east. Surrounding uses appear to be agricultural with some residential to the north and northeast.

NEW STAFF COMMENTS:

August 17, 2021: Case was continued until 9/21/2021 to give the applicant more time to prepare.

LATER STAFF COMMENTS:

July 20, 2021: Case was continued until 08/17/2021 due to a mapping error.

ORIGINAL 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 applicant has submitted a site plan and drawings indicating that the site will contain overflow parking on a gravel lot on the southern part of the parcel. The Wedding and Event venue will be located both

indoors in the proposed renovation of a 80'6" x 85'4" building and outdoors near the barns. The applicant lives on the property in a single-family home.

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 provided the following statement. *"Our proposed renovation is approximately 9,837 sf total. 1,466 sf will be used as storage while the other 8,371 sf will be usable event space. Through event planning and management, only half of the usable space will be occupied at one time. For example, a wedding ceremony will be held on one portion of the building and then the entire party will migrate to the other portion of the building for the reception. Considering the worst-case scenario based on preliminary calculations, we are assuming roughly 37 parking spots will be required. For aesthetic design purposes, we would like for the majority of the guests to park on an overflow gravel lot, but if required, we believe we have enough space on the existing all-weather pavement to lay out 37+ parking spots. This gravel lot will connect to a proposed driveway for additional site circulation. Our goal is to stay true to the historic nature of the property and minimize disturbances to the land. If this piece of the property were to one day be reused for agricultural purposes, we believe that removing and rehabilitating a small gravel lot will cause less damage to the property than removing new pavement. This building is truly adored by locals, and we would like to celebrate its uniqueness without bringing too much commercial development to the area.*

The landscape and land features in the area of the proposed gravel lot and driveway provide a water runoff feature and a gravel lot would allow the water to drain by maintaining water control and reducing pooling of water."

The Collinsville Comprehensive Plan as well as the Tulsa County Comprehensive Land Use Plan designate this area as Residential. Residential is defines as follows:

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

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 _____.

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

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

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.



Subject Tract

CBOA-2900

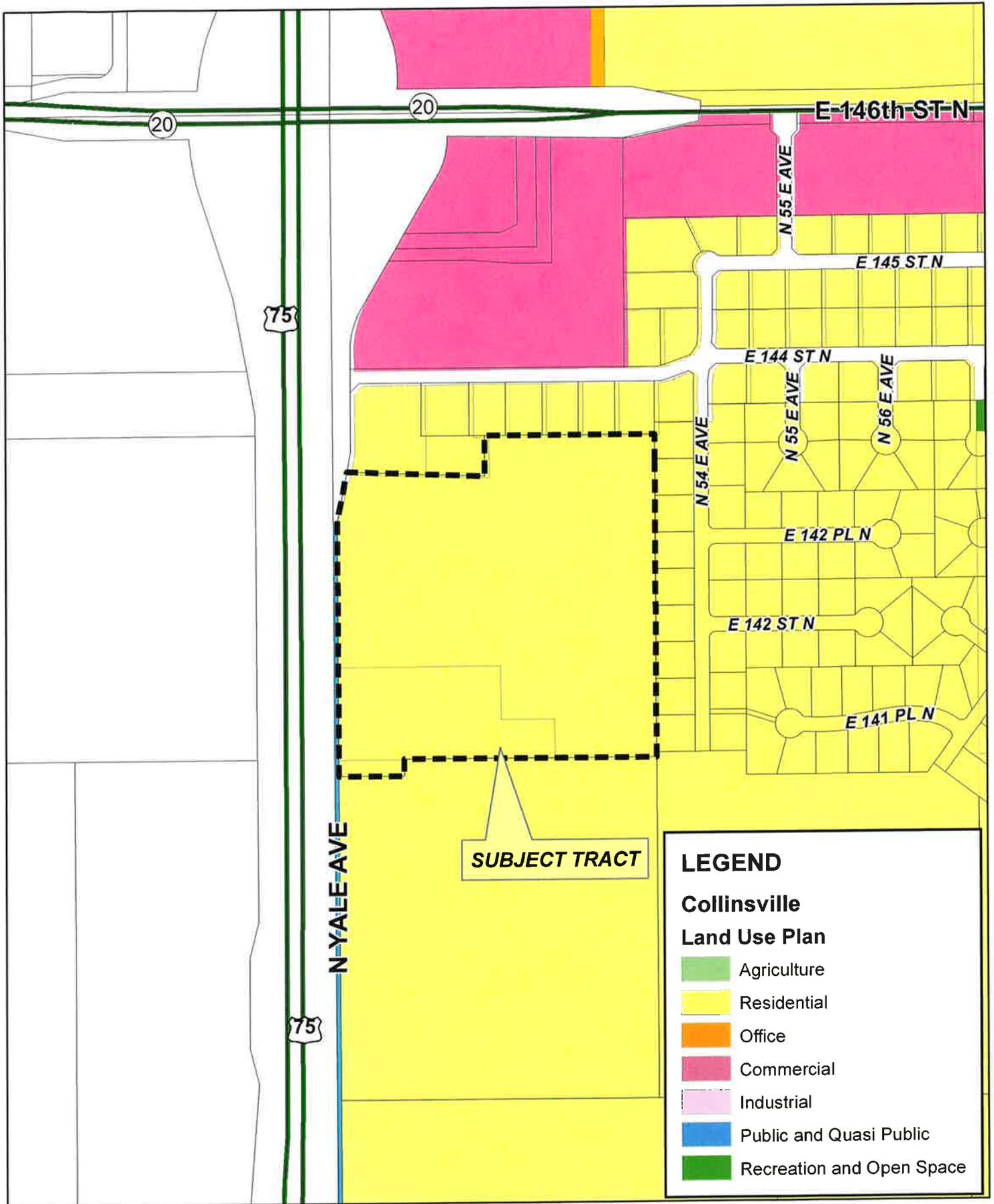
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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SUBJECT TRACT

LEGEND

**Collinsville
Land Use Plan**

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space



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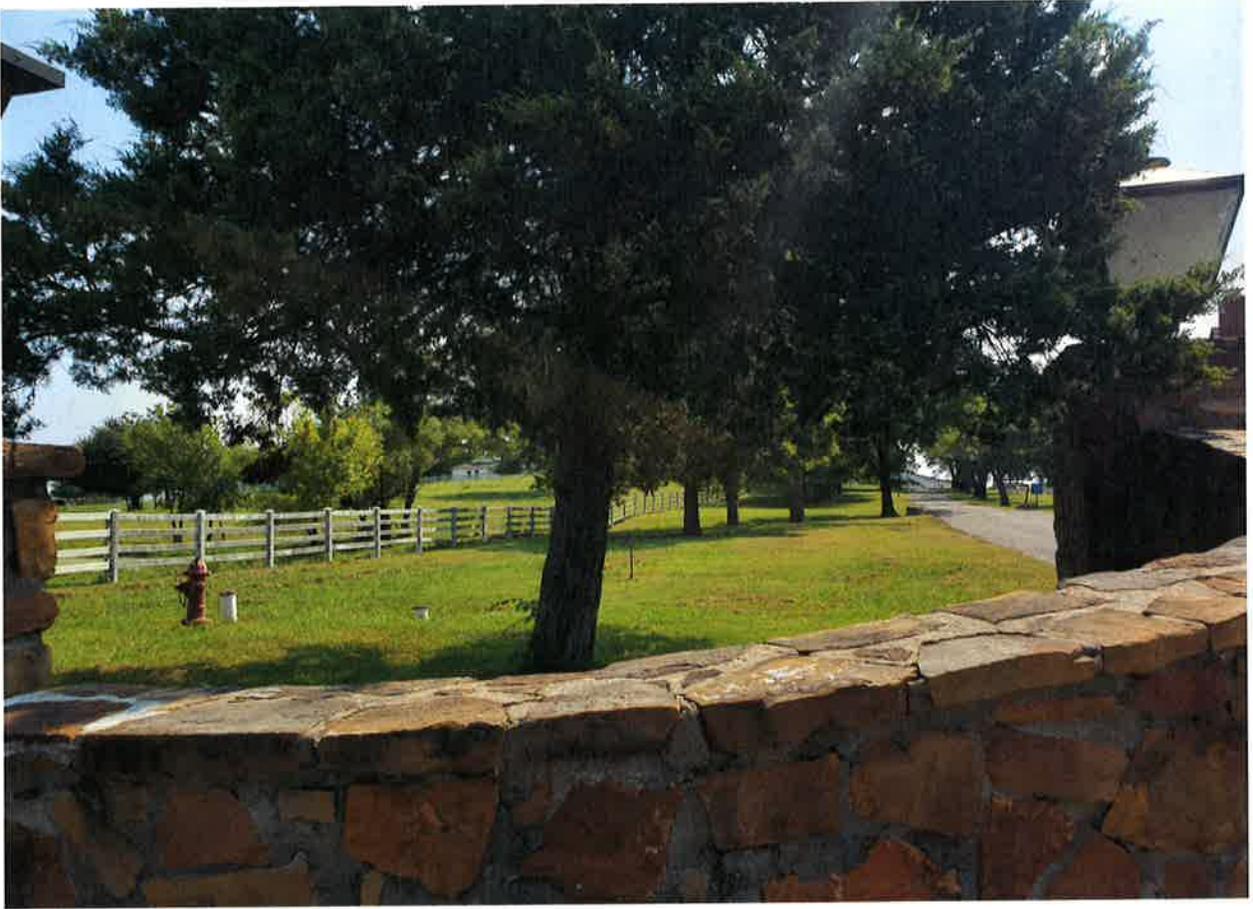




Looking north from N. Yale Ave. - subject property is on the east



Looking east from N. Yale Ave. at entrance to the subject property

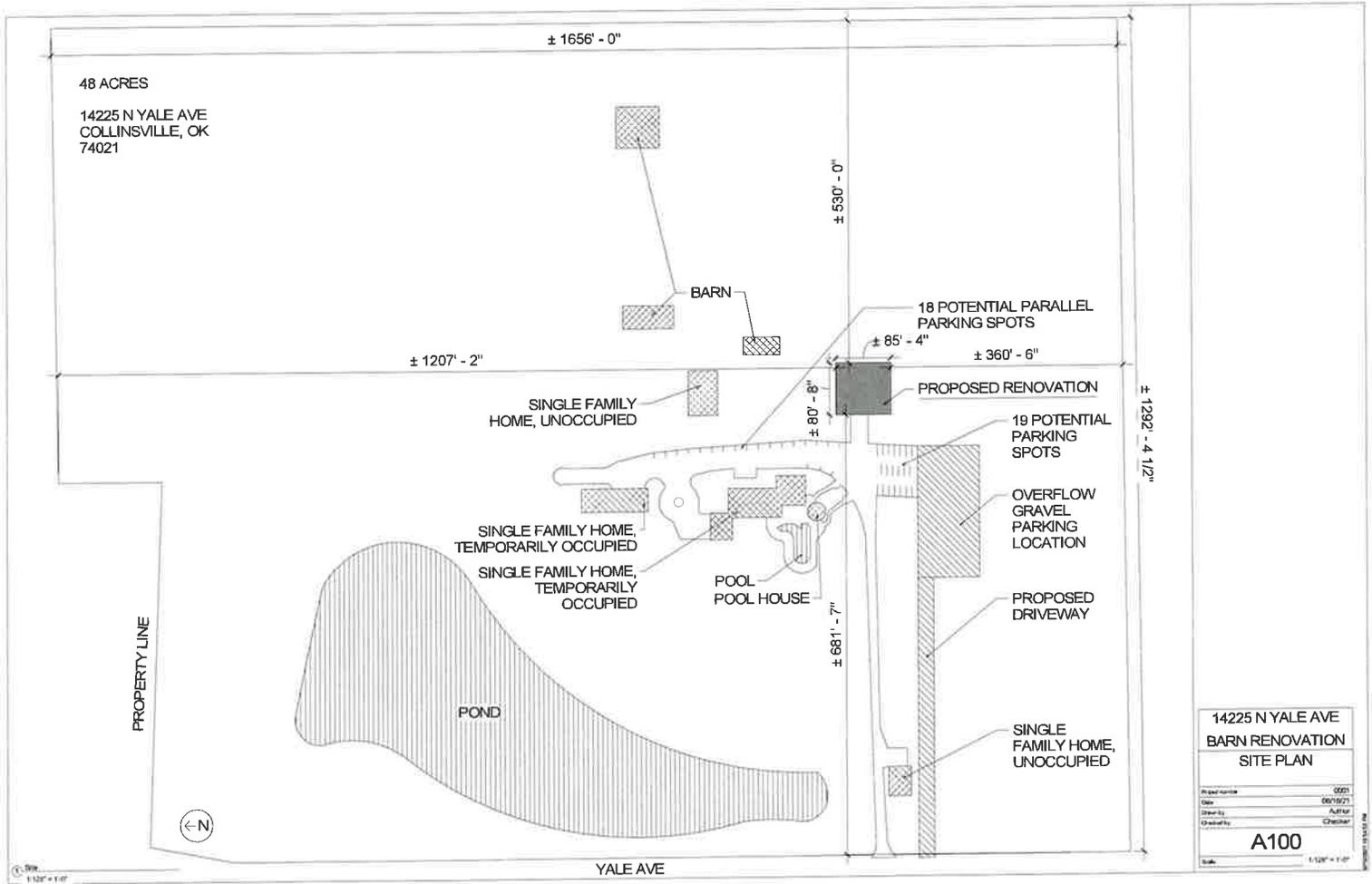


Looking east from N. Yale Ave. towards proposed event venue area on the subject property

Our proposed renovation is approximately 9,837 sf total. 1,466 sf will be used as storage while the other 8,371 sf will be usable event space. Through event planning and management, only half of the usable space will be occupied at one time. For example, a wedding ceremony will be held in one portion of the building and then the entire party will migrate to the other portion of the building for the reception. Considering the worst case scenario based on preliminary calculations, we are assuming roughly 37 parking spots will be required. For aesthetic design purposes, we would like for the majority of the guests to park on an overflow gravel lot, but if required, we believe we have enough space on the existing all weather pavement to lay out 37+ parking spots. This gravel lot will connect to a proposed driveway for additional site circulation. Our goal is to stay true to the historic nature of the property and minimize disturbances to the land. If this piece of the property were to one day be reused for agricultural purposes, we believe that removing and rehabilitating a small gravel lot will cause less damage to the property than removing new pavement. This building is truly adored by locals and we would like to celebrate its uniqueness without bringing too much commercial development to the area.

The landscape and land features in the area of the proposed gravel lot and driveway provide a water runoff feature and a gravel lot would allow the water to drain by maintaining water control and reducing pooling of water.

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