

LEGEND

Blue shaded area: Owasso Corporate Limits



CBOA-2685

10.1

21-14 31



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:1431
CZM:18, 24
PD:

Case Number: CBOA-2685

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Amber Post

ACTION REQUESTED: Special Exception to permit an event center (UU19) in the IM district.
(Section 910)

LOCATION: 6752 N 113 AV E

ZONED: IM

PRESENT USE: Residential

TRACT SIZE: 51.84 acres

LEGAL DESCRIPTION: THE S 438 FT and the W 281 FT of the N/2, SE/4, SE/4, Sec 31 T 31N, R 14E of the I.B.M. Tulsa County, State of Oklahoma, less and except U.S. Highway 169 right of way, and containing 2.82 acres

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large industrial and agriculture zoned parcels.

STAFF COMMENTS:

A Special Exception is required as an event center is not permitted by right in the IM 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 applicant provided the following statement: *"The facility will be used for birthday parties, community events (like Just Between Friends consignment sales), reunions, meetings and banquet-type events"*. The large parcel consists of both AG and IM zoned areas. Per "Exhibit- A", the applicant is proposing to construct the event center within the IM zoned portion of the lot.

If inclined to approve 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.

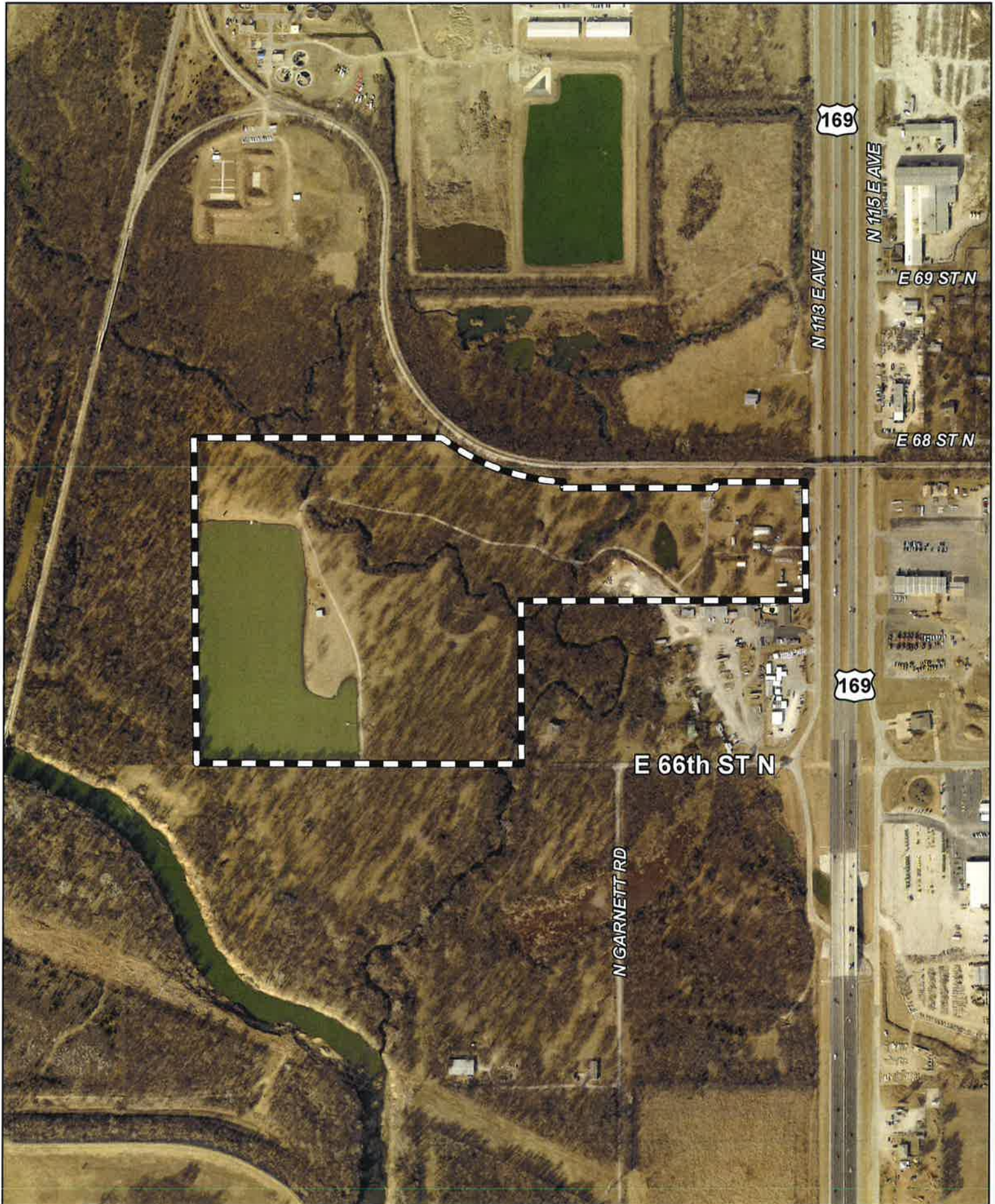
Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit an event center (UU19) in the IM district. (Section 910)

*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.



Subject
Tract

CBOA-2685

21-14 31

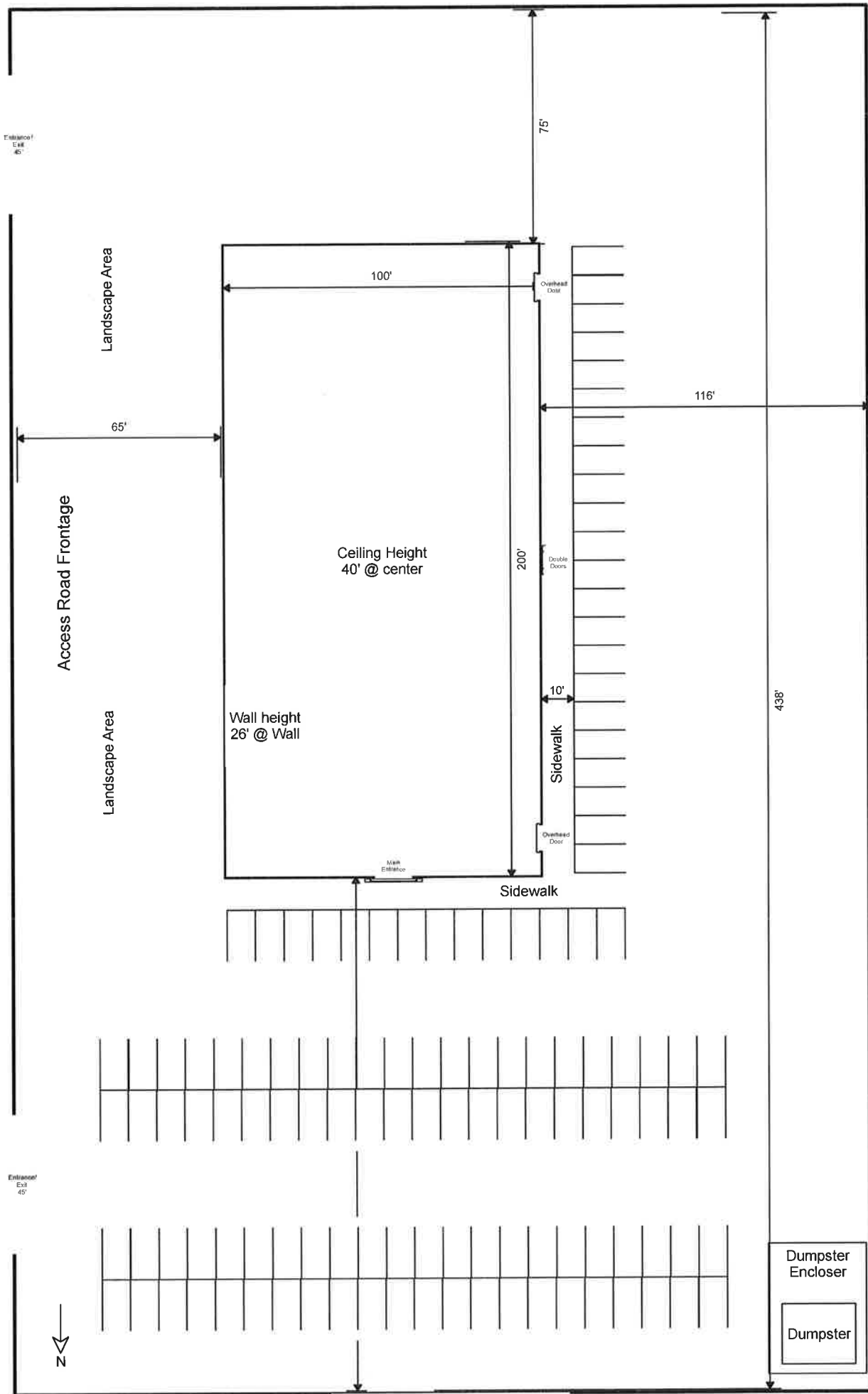
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

10.4



15.01



Entrances/Exit 45'

Landscape Area

Landscape Area

Access Road Frontage

65'

100'

75'

Ceiling Height 40' @ center

Wall height 26' @ Wall

200'

Overhead Door

Double Doors

10'

Sidewalk

Overhead Door

116'

Sidewalk

Main Entrance

438'

Entrances/Exit 45'

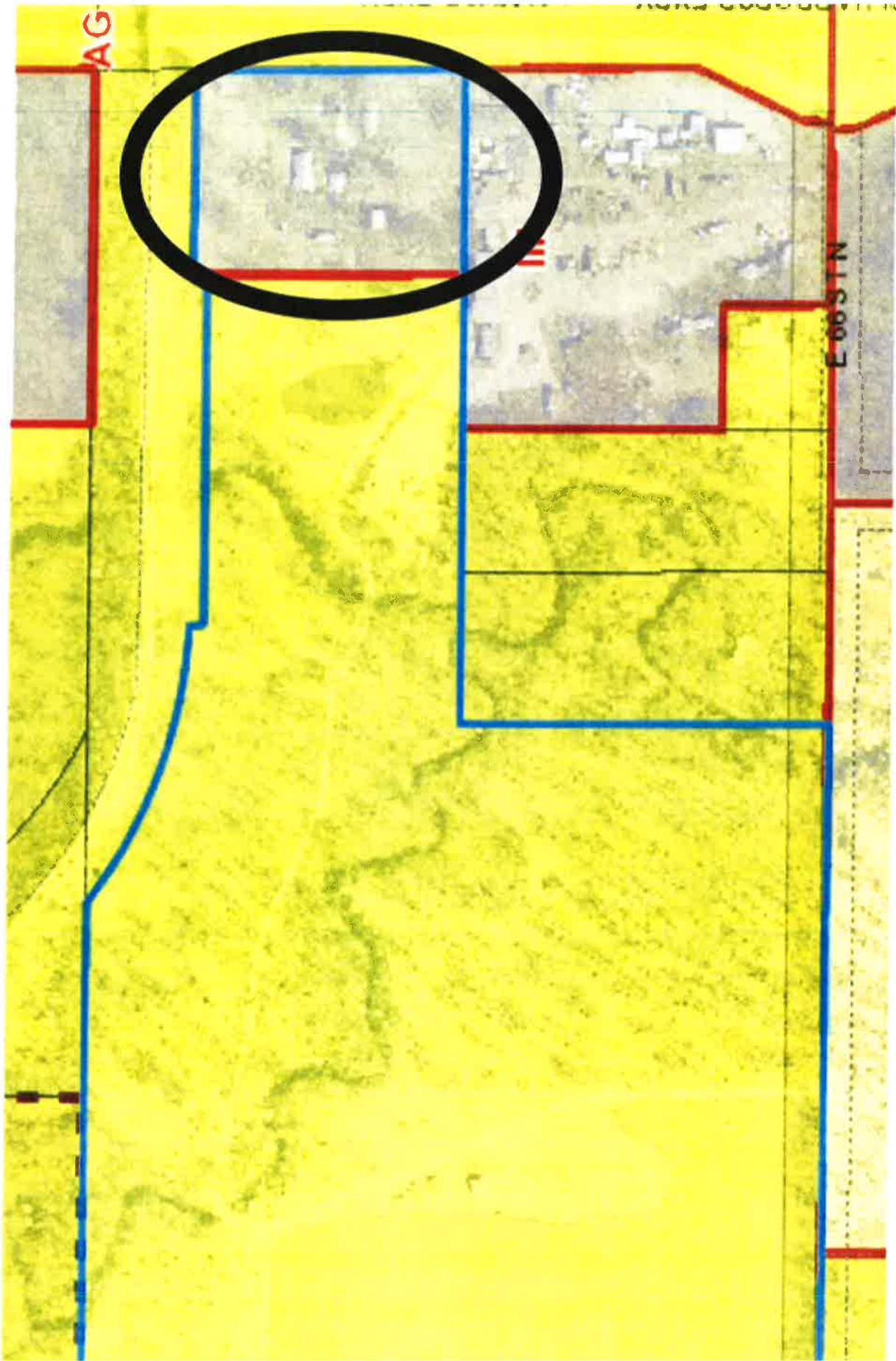
z

Railroad Easement

Dumpster Encloser

Dumpster

"Exhibit - A"



Ulmer, Amy

From: Amber Post <amber@jbfsale.com>
Sent: Thursday, June 07, 2018 12:42 PM
To: Ulmer, Amy
Subject: Re: CBOA-2685
Attachments: Owasso Event Center.pdf; 3037_001 copy.pdf

Hi Amy,

The facility will be used for birthday parties, community events (like Just Between Friends consignment sales), reunions, meetings and banquet-type events. The hours will be as needed for the events, but 8am-Midnight is a generous estimate of time.

On the attached map you sent, I made a red outline of the approximate area of the building. But its not beautiful, sorry! I'm sure you have the site plan we submitted with the application, but just in case I'm attaching it here. On my crude drawing it might not look set back enough on the front or sides to meet regulations.

Let me know what other information you may need. Thanks!!

Amber Post, Event Organizer
Just Between Friends ~ Lee's Summit Missouri
amber@jbfsale.com
816-686-2326



On Jun 6, 2018, at 2:50 PM, Ulmer, Amy <aulmer@incog.org> wrote:

Amber,

It has come to my attention that I need additional information from you. What types of events will be held at the proposed facility? Also, do you know what the hours of operation? Lastly, I will need you to indicate on the attached map where the actual building will be constructed on the site. Thank you.

Amy Ulmer | Land Development Planner
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Tulsa, OK 74103
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918.579.9537 fax
aulmer@incog.org
<image001.jpg>

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