



Legislation Text

File #: O-1819-22, **Version:** 1

CONSIDERATION OF ORDINANCE O-1819-22 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR AN AGRI-WEDDING EVENT VENUE IN THE A-2, RURAL AGRICULTURAL DISTRICT FOR PART OF THE NORTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4701 NORTH PORTER AVENUE)

SYNOPSIS: The Agri-Wedding Event Venue Special Use was adopted by City Council in March 2018. This is the first request for this Special Use since the ordinance was adopted.

The applicant, Jackson Freedom Farms, L.L.C. (Freedom Farms) is requesting a Special Use for an Agri-Wedding Event Venue in A-2, Rural Agricultural District on approximately 107 acres.

ANALYSIS: Per the 'Conditions of Use' under the Agri-Wedding Event Venue the applicant is requesting a *Large Venue*; acreage must contain forty (40) acres or larger and 300 or fewer guests are allowed per event. The applicant meets this condition with over 107 acres. This site meets the 'Use' as described in the Agri-Wedding Event Venues Special Use Regulations. The site greatly exceeds the 10 acre minimum requirement with 107 acres and has the rural characteristics of an old homestead. The owners will operate the wedding event venue and either the owner or their designee will be on premise during the duration of all events. Overnight stays are not part of this request.

Freedom Farms' proposal is to build two new buildings that will surround the existing farm house; the venue will feature an indoor event center and reception center with two outdoor courtyards with a gazebo and a main chapel area. There will be specifically designated areas for florists, caterers, bar staff and all other vendors through an extensive work space with a full kitchen.

The natural landscape consists of old growth trees and streams that provide extensive buffers, setbacks and screening beyond the requirements of this Special Use. Therefore, a landscape plan is not required for the overall site as part of this request. An aerial photo of the site is included as part of this item to demonstrate the existing natural landscape and terrain. However, when the applicant applies for building permits for the construction of new structures and the parking lot a landscape plan is required for review to ensure screening from adjacent residential properties and as part of Chapter 22 regulations.

SITE PLAN: The applicant will design the venue according to the site plan submitted with this request. All building permit applications for Freedom Farms will be reviewed in accordance with the approved site plan and 'Conditions of Use' for the Agri-Wedding Event Venue before any building permit applications are approved.

There is a dedicated conservation easement on this parcel; however, according to the site plan all proposed new structures and parking areas are not in this easement.

This venue requires 100 parking spaces; the Special Use requires one parking space for three attendees based on the maximum number of attendees allowed and this venue allows 300 attendees. The parking lot area exceeds 100 parking spaces.

The applicant's proposed site plan and the Agri-Wedding Event Venue ordinance are included as part of this item for reference.

ALTERNATIVES/ISSUES:

- **IMPACTS**

This location meets the intent and specifics of the Agri-Wedding Event Venue Special Use. The event center meets the required setbacks from existing surrounding residential uses and is located off an improved urban principle arterial road.

The event center will not create any negative impacts to the surrounding area because the size of parcel the distance between the event center and surrounding residences is greater than the required conditions of this Special Use.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD18-16 - October 27, 2018**
No neighbors attended the meeting.
- **PARK BOARD** Park land dedication is not required for this Special Use.
- **PUBLIC WORKS** The parcel is not platted and currently city water and sewer services are not extended to this site; well and septic services will be utilized. City of Norman sanitation services serve this area and will pick up the trash. All parking surfaces may consist of gravel per the allowance for gravel in A-2, Rural Agricultural District and the Agri-Wedding Special Use ordinance.

STAFF RECOMMENDATION: The applicant meets the criteria of the 'Conditions of Use' to request a Special Use for an Agri-Wedding Event Venue at this location. Staff supports the request for this Special Use and recommends approval of Ordinance O-1819-22.

Planning Commission, at their December 13, 2018 meeting, recommended adoption of Ordinance O-1819-22 by a vote of 8-0.