



City of Broken Arrow

Request for Action

File #: 17-2589, Version: 1

**Broken Arrow City Council
Meeting of: 09-05-2017**

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration, discussion, and possible approval of SP-284 (Specific Use Permit for animal sales and services including an animal training school) and abrogation of BAZ-1704, My Sonrise Stables, 101.02 acres, A-1, one-quarter to one-half mile south of Jasper Street, east of Olive Avenue

Background:

SP-284 is a request for a Specific Use Permit for animal sales and services including an animal training school. According to the application, My SonRise Stables, which operates on the property, is a training, boarding, and riding facility for horses. The property, which contains 101.02 acres is located one-quarter to one-half mile south of Jasper Street, east of Olive Avenue at 13401 S. 129th E. Avenue. While approximately 80 acres of the property is located in the City Limits of Broken Arrow and has A-1 (Agricultural) zoning, the rest of the property is located in an unincorporated area of Tulsa County and has AG zoning.

The property within the City Limits of Broken Arrow is currently zoned A-1, Agricultural, and is unplatted. Right-of-way and utility easements along Garnett Road have not been dedicated in accordance with the Subdivision Regulations. Commercial animal sales and services, including an animal training school, are not permitted on this property without a Specific Use Permit.

According to information provided by the applicant, the large barn is located 450 feet from the north property line, 300 feet from the west property line along Olive Avenue, and 590 feet from the south property line. In addition to the large barn for horses, there is a 7,000 square foot auxiliary barn, a 5,000 square foot hay barn, and two outdoor arenas, of which one is lighted and has sound. In addition, information from the website for SonRise Stables references a 120 foot by 70 foot indoor lighted arena. One single family house is located on the property along with a personal family facility.

In reviewing aerial photographs, the large barn, hay barn, and one of the outdoor arenas were constructed sometime between 2008 and 2010. The auxiliary barn and second outdoor arena were added between 2010 and 2011. The single family residence was under construction in 2015.

Surrounding land uses and zoning classifications include the following:

North:	A-1, R-2, and RS-3	Undeveloped and Bentley III addition
East:	R-2, RS-3, and R-1	Bentley II addition and soccer fields
South:	AG (Tulsa County)	Large lot residential
West:	RS (Tulsa County)	Single family residential

A small portion (less than an acre) on south end of the property is located in the 100-year floodplain associated with the Arkansas River. The rest of the property is located outside the 100-year floodplain. The property is designated as “Level 2” and “Greenway/Floodplain” in the Comprehensive Plan.

Access to the property occurs from Garnett Road. There is a temporary turnaround on the north end of the property that serves S. Indianwood Avenue in the Bentley III addition. At the time this temporary turnaround was installed, the property associated with Bentley III and the property associated with SP-284 were under the same ownership. This temporary turnaround facility was required by the Subdivision Regulations because the stub street associated with S. Indianwood Avenue is more than one lot in length.

On February 20, 2006, the City Council approved BAZ-1704 to change the zoning on this property from A-1 to R-3S. BAZ -1704 was approved subject to the property being platted. The property was never platted.

The Planning Commission, in their meeting of August 10, 2017, concurred with Staff and recommended approval (3-0 vote) of SP-284, subject to right-of-way and utility easements being provided in accordance with the Subdivision Regulations, as well as the other five conditions recommended by Staff, per the Staff report. In addition, the Planning Commission recommended, as suggested by Staff, that BAZ-1704 that was previously approved on this property be abrogated. There were two nearby residents that spoke regarding this case. One of the speakers asked about increasing the distance for the deposition of collected horse manure be increased from 200 feet to 400 feet and increasing the number of times the property is mowed. The other speaker expressed concerns about the safety of the metal fence that had been installed along their south property line.

Cost: \$0

Prepared By: Brent Murphy, Senior Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comp Plan
Drawing submitted by applicant
September 10, 2016, aerial with 200 foot measurements
April 24, 2014, aerial
June 8, 2011, aerial
March 28, 2010, aerial
April 14, 2008, aerial
June 16, 2017, letter to David and Misty Yonce
Applicable municipal regulations
Website information on My SonRise Stables
Website information on My SonRise Stables
Case history map associated with BAZ 1704

Recommendation:

Approve SP-284 (Specific Use Permit for animal sales and services including an animal training school) and abrogation of BAZ-1704, as recommended by Planning Commission and Staff.

BDM