



Report to:  
**Stillwater**  
**Board of** PZ-17-2217  
**Adjustment**

*ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT STILLWATER,  
OKLAHOMA*

**Date of Meeting:** August 24, 2017  
**Subject:** Turning Point Ranch Association  
**Project Name:** Special Exception to extend the A, Agricultural zoning to the entire property  
**Location:** 385 S Country Club Rd (also known as 299 and 401 S Country Club Rd)

### **BACKGROUND**

The Turning Point Ranch Association has acquired the property and intends to use it for a non-profit therapeutic horse riding for persons with physical disabilities or emotional challenges in the community. The group was formerly located on OSU property and then at a private stable facility.

There exist 3 separate zoning districts on the single property: Commercial General, Commercial Shopping, and Agriculture. The commercial zoning districts do not reflect the intended use of the property nor the vast amount of floodplain on the property. With the extension of the Agriculture zoning across the entire single property, the use of the property will be compliant with zoning and the distance from adjacent residences from which the horses may be pastured is reduced.

### **CODE APPLICATION**

Sec. 23-67. - Special exception considerations.

- (a) Enumerated. The following considerations shall be given the actions requested in the following:
- (1) To permit a contractor's office and/or equipment shed accessory to the construction project to have direct access from a minor street if it is determined that such location would result in less traffic on streets in residential areas;
  - (2) To extend the time period beyond one year during which a contractor's office and/or equipment shed may be located at the same construction site;
  - (3) To extend the time period beyond two years or until 90 percent of lots are sold for a real estate sales office incidental to the marketing of properties in a subdivision;
  - (4) To permit the conversion of an existing residential structure to a nonresidential use, provided that such structure is determined to be architecturally similar or structurally sound in compliance with all code requirements;
  - (5) To permit any multifamily apartment complex or structure which has been made nonconforming with regard to density and/or off-street parking by the adoption of this chapter to be reconstructed at the same density and number of off-street parking spaces existing prior to the time of destruction if destroyed by an act of God. Reconstruction must meet all applicable building codes in affect at the time of the reconstruction;
  - (6) **To permit the extension of a zoning district where the boundary line of the zoning district divides a single lot, tract, or parcel of land under one ownership.**

**DISCUSSION/ANALYSIS/FINDINGS**

**Section 23.66 Special exception considerations.**

In determining whether or not the special exception should be granted the Board of Adjustment shall consider, and record in the official minutes of the meeting, the extent to which the evidence demonstrates that:

- (1) Granting of the special exception will not adversely affect the rights of adjacent property owners or residents; and
- (2) Granting of the special exception will not cause substantial detriment to the public health, safety, convenience, or general welfare.

**ALTERNATIVES**

The Board of Adjustment has the following alternatives of action:

1. Find that each of the criteria for approval of the request are met. The Board will explain how each criteria are met in order to approve the special exception.
2. Find that each of the criteria for approval of the request are met by imposing modifications or conditions to ensure that the criteria are met. The Board will explain how the criteria are met to grant partial, conditional, or modified approval of the special exception.
3. Find that one or more of the criteria for approval of the request are not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

**Prepared by:** Tom Coots, Planner I  
**Date of Preparation:** August 17, 2017  
**Attachments:** Area Map  
**Map Designation:** SW