



REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4801

Sponsor(s): xxxxxxx

Date: November 16, 2015

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Ride It Out, LLC Case No. RP-2015-521</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="324 478 1205 793"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
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Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 144 ± acres to District AGp (Agricultural Planned) to host equine events 4 – 6 times a year. The 144 ± acres are described are located in Section 19, Township 48, Range 29, in Jackson County, Missouri, aka 8611 & 8521 S. Stillhouse Road, and specifically described on Attachment to RLA-1. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 11/4/2015 Date: Date: 11/10/15										
	Finance (Budget Approval): <i>If applicable</i> Division Manager: 	Date: Date:										

County Counselor's Office:

Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____.
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from May 21, 2015

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Concept Plan

Letter from adjoining property owner

Elevation view of multipurpose building

Elevation view of horse stalls

PR-2015-521

ATTACHMENT TO RLA 1:

Description:

The North 30 acres more or less of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of the Southeast Quarter, all in Section 19, Township 48, Range 29, Jackson County, Missouri, except a strip of land described as follows to-wit: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 19, Township 48, Range 29, running thence South 12 feet, thence West to the county road, thence North 12 feet, thence East to the place of beginning.

The Northwest Quarter of the Northeast Quarter; also Beginning at the Southwest corner of said Northwest Quarter of the Northeast Quarter and running due West 282 to the public road, thence South along the East line of public road 12 feet, thence East 282 feet, thence North to beginning, all in Section 19, Township 48, Range 29, Jackson County, Missouri.

Except, therefrom, any part lying West of the East line of Stillhouse Road.

STAFF REPORT

PLAN COMMISSION
October 15, 2015

RE: RP-2015-521

Applicant: Ride It Out, LLC

Location: 8611 & 8521 S. Stillhouse Road

Area: 144 ± acres

Request: Change of zoning from District AG (Agricultural) to District AGp (Agricultural Planned)

Purpose: Applicants are requesting to rezone the 144 ± acres for in order to host local equine events.

The applicants are proposing to host Hunter/Jumper events 4-6 times a year over the course of 2-3 days, in preparation of larger national events. Various events would take place throughout the day. This would allow arrivals of attendees to be spread out over time so as not to create traffic issues. They estimate approximately 32 trailers arriving over a 24 hour period. Shows would be conducted within one of the three arenas. Between 8:00 am and 4:00 pm. Spectators would generally consist of the trainers and families of the riders.

A 50' x 200' multipurpose building would be constructed at the far northeast corner of the property. This building would be used as a welcoming center as well as a place for awards ceremonies to be conducted. Having a permanent building would remove the need for temporary structures, such as tents, to be set up and removed for each event. The applicant is also proposing that this building could also be used for events such as corporate retreats, family reunions, and such.

The facility would also consist of 10 stall barns with 20 stalls each. These would be built behind the tree line behind the structures at 8611. Trailers will be parked behind the tree line, out of view of the road.

North of the stall would be the three riding rings.

Comments: The Unified Development Code states under the AG District Planned Uses (24004.2.e.2): *Commercial recreation facilities, including lakes, picnic areas, riding stables, golf courses and private clubs, provided that active recreation areas, excluding golf courses, shall be located no closer than 200 feet from the nearest residential district.*

The only residential district is to the southwest of the subject property.

Buffering at 200 foot shows that areas used for the events are in excess of the 200 foot requirement. The arenas and the stalls are both well over 800 feet from lot.

The applicant has stated that there will be no overnight accommodations available for trainers or riders. This would include travel trailers as well.

The parking lots planned for both the multipurpose building and the arenas exceed the number of spaces as required by the UDC. These will be hard surface areas. Access to the both the multipurpose building and the arenas will be served by gravel roadway.

Lighting will be provided for the roads and the arenas.

A food handler's permit will need to be issued by the Environmental Health Division for the handling of any concessions during the events. These will be limited to items such as chips, drinks, and candy bars.

The building will need to have water service, and an onsite waste water system designed to accommodate the planned usage. Depending of the rating, it had need to have a sprinkler system. As far as restrictions on the uses of the building, the applicant has stated that those restrictions are not yet in place, however the plan is to limit events to indoor use. No patio or outdoor areas are planned.

Access to the property is off of Stillhouse Road, which is classified and functions as a Minor Arterial. Colbern Road, classified as Major Arterial, is about a mile south of the entrance and is the most logical route for trailers coming from Buckner Tarsney or Outer Belt Road (State Route F), also Major Arterials.

There are three ways to enter the property from Stillhouse Road. The main entrance for events would be the entrance south of the residence at 8521.

The posted speed limit on Stillhouse Road in 35 mph. Site distance requirements are 410 feet to the right for a left hand turn, and 360 feet to the left for a right hand turn. Site distance to the right appears to be short about 200 feet. Staffs concern is that south bound traffic approaching the slower moving vehicles pulling horse trailers exiting onto the road may have a difficult time slowing down for the exiting vehicles without the proper site distance. Moving the drive north to a higher point may help to acquire the additional site distance.

Current Land Use and Zoning in the Area:

This area is within the Rural Development Tier. The surrounding properties are within District AG with the exception of the property within District RR adjacent to the applicant's property.

Recommendation:

This request for rezoning is in compliance with the provisions outlined in the UDC.

Staff recommends APPROVAL of RP-2015-521

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**Plan Commission
October 15, 2015
RP-2015-521**

Applicants / Property Owners:

**39-900-01-09
Ride It Out, LLC
8611 S. Stillhouse Road
Oak Grove, MO 64075**

56-300-02-08-01
56-300-01-09

Certified Mail – Return Receipt
Property Owners within 1000 feet

56-300-03-12
ARW INVESTMENTS LLC
9020 STILLHOUSE RD
OAK GROVE MO 64075

39-900-03-12
AURAND PAULA A
8213 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-04-03
BROWN BILLY K-TR
1725 WHITE RD
BATES CITY MO 64011

56-300-04-07-01
CUMMINS BEATRICE
37402 E J W CUMMINS RD
OAK GROVE MO 64075

56-300-04-07-02
CUMMINS KENNETH M & VICKI J
8918 HILLSIDE SCHOOL RD
OAK GROVE MO 64075

39-900-04-33
DAVIS JO
36605 E CUMMINS RD
OAK GROVE MO 64075

56-300-02-02-01-1
EVINGER CLAY & PAM
8324 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-02-08-02-1
GROSS EBERHARD & ILSE-TR
8811 S STILLHOUSE RD
OAK GROVE MO 64075

39-900-04-19
HAYES TONY R & YVONNE M
P O BOX 565
OAK GROVE MO 64075

39-900-04-16
HAYES TONY R & YVONNE M

39-900-03-13
HAYES JAMES & CHRISTINE
8205 S STILLHOUSE RD
OAK GROVE MO 64075

39-900-03-07-01
HERMAN MARY E
8119 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-02-01-01
HERMAN MARY E

56-300-01-02
HOLSINGER JEREMIAH &
KATHERINE
RT 1 BOX 1280
CROSS TIMBERS MO 65634

56-300-04-06
HOWARD ROBERT & JUDY
8816 S HILLSIDE SCHOOL RD
OAK GROVE MO 64075

39-900-04-29
HULSE BRADLEY & AMY
36807 E CUMMINS RD
OAK GROVE MO 64075

56-300-02-02-02
JOHNSON CHRISTIAN & RENEE
8424 S STILLHOUSE RD
OAK GROVE MO 64075

39-900-03-07-02
KITTLE MARK D & JANICE N
36207 E CUMMINS RD
OAK GROVE MO 64075

39-900-04-32
LINSON STEPHEN T & CONNIE
36707 E CUMMINS RD
OAK GROVE MO 64075

56-300-03-07
MARTIN DENNIS C. & MARY E
1809 E EMBUDO AVE E
ALBUQUERQUE NM 87112

56-300-02-08-01
MYERS JIMMY E
8611 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-02-10
MYERS JIMMY R & IRENE N
7413 S BUCKNER TARSNEY RD
GRAIN VALLEY MO 64029

39-900-04-22
RICKER DAVID O & URSULA M
P O BOX 123
OAK GROVE MO 64075

39-900-04-17
SCHWOPE RICHARD & PATRICA
1608 SW ROCK CREEK DR
BLUE SPRINGS MO 64015

56-300-03-09
SKISTIMAS JOHN JR & SYLVIA
8727 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-04-07-02-1
SLAHCK JO ELLEN
23701 E BLUE MILLS RD
INDEPENDENCE MO 64058

39-900-03-11
STAMPER EULA JENELLE
8221 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-02-08
STILLHOUSE FARMS LLC
8611 S STILLHOUSE RD
OAK GROVE MO 64075

56-300-01-05
THOMPSON JOYCE R
204 E GUDGELL AVE
INDEPENDENCE MO 64055

56-300-01-07-01
THOMPSON PAUL E
8503 S HILLSIDE SCHOOL RD
OAK GROVE MO 64075

56-300-03-11
WILKERSON ANTHONY
ACKERMAN ELIZABETH
9020 S STILLHOUSE RD
OAK GROVE MO 64075

39-900-04-27
WITTIG CHARLES B
36909 E CUMMINS RD
OAK GROVE MO 64075

39-900-04-21
WITTIG OSCAR & DORIS
8404 S HILLSIDE SCHOOL RD
OAK GROVE MO 64075

39-900-01-08
WITTIG OSCAR & DORIS



JACKSON COUNTY, MISSOURI
PLANNED DEVELOPMENT ZONING APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.
(Check payable to Manager of Finance)
\$350.00 - Change of Zoning to Residential / Planned Development
\$500.00 - Change of Zoning to Commercial or Industrial / Planned Development

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RP- 2015-521

Date Filed 5-17-15 Date of hearing 10-15-15

Date advertised 9-30-15 Date property owner's notified 9-30-15

Date signs posted 9-30-15

Hearings: Heard by DC Date 10-15-15 Decision _____

Heard by LW Date _____ Decision _____

Heard by LEG Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s)

- a. Applicant(s) Name: RIDE IT OUT PROPERTY, LLC
Address: 1320 SW MARKET ST, LEE'S SUMMIT, MO 64081
Phone: 816-898-4447
- b. Owner(s) Name: MATT MITCHELL
Address: 1320 SW MARKET ST, LEE'S SUMMIT, MO 64081
Phone: 816-898-4447

c. Agent(s) Name: _____
Address: _____
Phone: _____

d. Applicant's interest in Property: _____

2. General Location (Road Name) 8521 STILLHOUSE RD

3. Present Zoning AG Requested Zoning AG

4. AREA (sq. ft. / acres) 144 ACRES

5. Legal Description of Property: (Write Below or Attached 9)

6. Present Use of Property: HORSE FARM

7. Proposed Use of Property: HORSE FARM

8. Proposed Time Schedule for Development: FIRST QUARTER 2016

9. What effect will your proposed development have on the surrounding properties?
MINIMAL INCREASE IN TRAFFIC

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? YES - SOUTHWEST CORNER - NOT USING THIS LAND IN PROJECT.
If so, will any improvements be made to the property which will increase or decrease the elevation? NO

11. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. ✓ Water PUBLIC WATER SUPPLY DISTRICT 17 - NO EFFECT
- b. Sewage disposal SEPTIC - NO EFFECT
- c. ✓ Electricity WEST CENTRAL ELECTRIC CO-OP - NO EFFECT
- d. Fire and Police protection SNI-VALLEY JCSO

12. Describe existing road width and condition: COLLECTOR / GOOD CONDITION

13. What effect will proposed development have on existing road and traffic conditions? _____

4-6 EVENTS PER YEAR WITH MINIMAL TRAFFIC

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? _____ If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

15. PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT PLAN:

An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;
- d. general location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. entrances and exits from streets or indication of the criteria for entrance and exit placement;
- f. proposed building layout illustrating the front, side and rear building setback lines.
- g. proposed use of buildings, or a description of the proposed uses by type, character, and intensity;

- h. location and amount of parking or loading, or indication of the proposed parking and loading ratio and the location criteria;
- i. location, type, and size of signs, or indication of the criteria for location, type and size of signs.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

[Handwritten Signature]

9/9/15

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

On this 9th day of September, in the year of 2015, before me the undersigned notary public, personally appeared MATTHEW J MITCHELL

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Handwritten Signature]

Commission Expires

10/22/15

DAVID RYAN MOFFITT
Notary Public - Notary Seal
Comm. Number 11271592
STATE OF MISSOURI
Jackson County
My Commission Expires: Nov. 22, 2015

Ride It Out, LLC

8611 & 8521 S Stillhouse Rd
Oak Grove, MO 64075

Objective: Our objective is to build a beautiful park-like facility that would allow local Kansas City area Hunter / Jumper horses a place to prepare for larger national events. We would host 4-6 events per year that would last 2-3 days each. We would also like to build a multipurpose building that we could use for awards banquets during our events. This building could also be used for other events such as small corporate retreats or family reunions.

Facility: Our horse park would consist of 10 stall barns with 20 stalls each. These barns would be built behind the existing structures on 8611 S Stillhouse Rd, as well as behind a tree line so they would not be visible from the road. We would build 3 riding rings, which would be outlined by a 30-inch tall wood railing. The multipurpose building would be 50' x 200' and constructed to accent the park-like setting the property already conveys. This structure would sit in the northeast corner of the property, which puts it far from the view of the road. Neatly manicured gravel roads, like the ones already on the property, would be used to connect these structures. The use of gravel versus asphalt would not only go with the property's current look and feel, but also assist in not creating unwanted water runoff.

Impact on the Neighborhood:

Horse Events: Our 2-3 day Hunter / Jumper shows would consist of a day of optional schooling which allows trainers and riders time to familiarize themselves with the rings. It is not attended by all of the competitors and has various events throughout the day. This format allows the attendees of the show to arrive over a 24-hour period thus creating less traffic. With 200 stalls available, an average show will rent approximately 160 stalls for boarding horses while the remaining stalls are rented for storage of tack and supplies for the attendees and their horses. On average, most attendees of these shows travel with their trainer and the group brings 5-6 horses per trailer, which would correlate to approximately 32 trailers arriving over a 24-hour period. Yes, an occasional trailer will arrive with less than 5 horses, but a trailer of 6-8 horses is just as likely. Trailers will be parked behind the tree line on the southeast portion of the property and out of view from the road while the show takes place.

Upon arrival, the multipurpose building would be used for welcoming everyone to our event. This removes the need for unsightly temporary tents being constructed on the property during shows.

The show itself would be conducted the following one to two days and consist of events being held between 8:00am and 4:00pm. The only spectators at these shows are generally the trainers and families of the riders. There are no bleachers or

grandstands as there is no need for them. When a rider completes their course in the ring, it is common for their trainer and family to clap for them (Think "golf clap"). Anything louder than this would be detrimental as it frightens most horses. With this in mind, you can see the horse park doesn't create an issue with noise. At the conclusion of each series of events, awards are presented in the multipurpose building.

As riders complete their events on the final day, they pack up and either head home or to the next show on their schedule. Since riders would compete in various events at our shows, this departing is spread out over the course of the final day, which again minimizes traffic.

Retreats & Reunions: The multipurpose building would be constructed in the northeast corner of the property making it barely visible from Stillhouse Rd and far from our property lines. It would be immediately surrounded by trees on two sides and be situated well behind the existing house at 8511 S Stillhouse Rd. Being located 20 minutes from the east side of Lee's Summit and further from the rest of Kansas City, we aren't projecting a busy schedule from this asset. If the building can cover its own costs, it's an asset that can provide a shelter from rainy days during horse shows and doesn't adversely impact the neighborhood.

Structural Details:

Horse Barns: Horse barns will be constructed with rough-cut oak, as we believe it's one of the only woods show horses won't try to eat. The floors are left as dirt for the safety and comfort of the horses. Our stall entrances will be from the outside of the barns, which works best for horsemen during shows as it lessens congestion around the barns. The barns will also be nestled between two sets of trees to help keep the park-like atmosphere intact throughout our property.

Multipurpose Building: The park-like setting of our property would be a scenic getaway for groups wanting to do small retreats or family reunions. The size of the building would allow us to store all of our supplies in one building, thus avoiding having to construct unsightly storage sheds on our property to house tables, chairs and other supplies. It would also allow us to construct a room for potential caterers to use as they serve their guests. This room would not be a kitchen, just a prep room to organize food that has been cooked off site. It is common for small corporate retreats to want to stay on the property all day to maximize their time, thus prompting the need for this serving space as our facility is too far from adequate restaurant choices for a quick lunch. Rest rooms of course would be included in this building as well. The exterior of the building will consist of natural elements as well to make it more attractive. Wood and stone will be part of our design to help in this arena as well as landscaping around the building.



A HORSE PARK & MULTIPURPOSE PAVILION
 FOR
 8611 & 8521 S STILLHOUSE ROAD
 OAK GROVE, MISSOURI

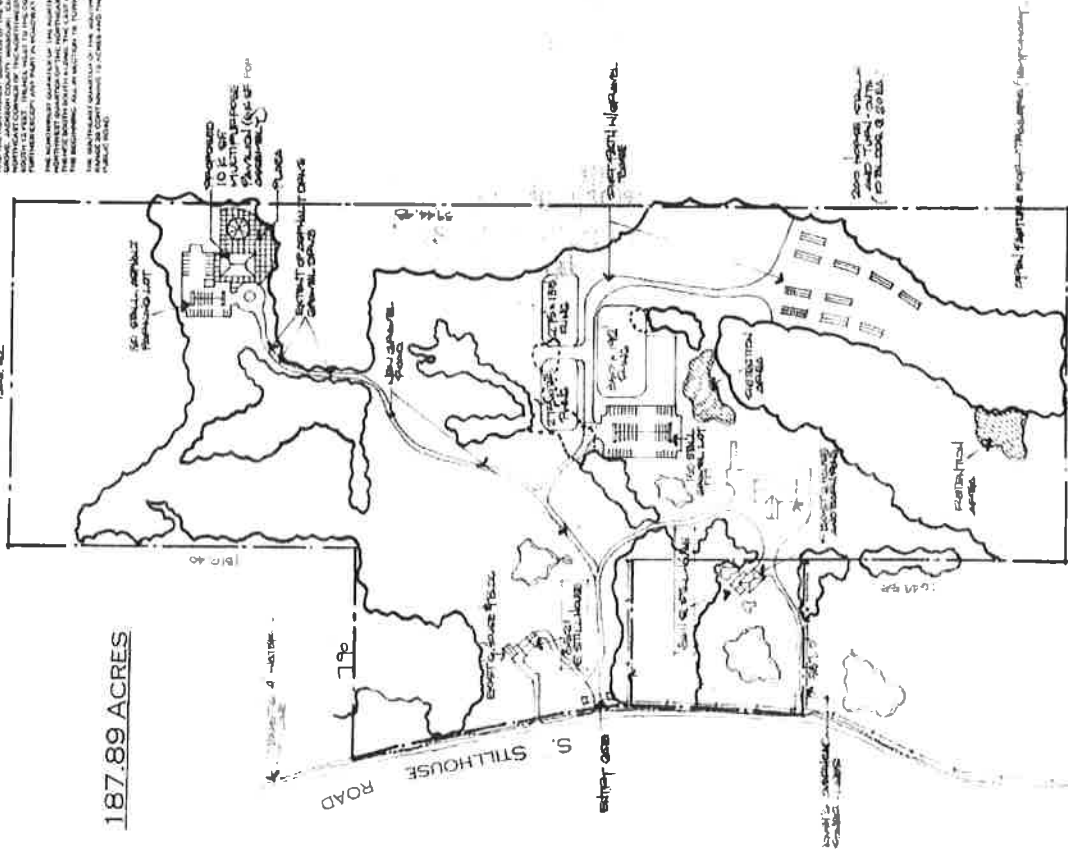


No. Description Date

1

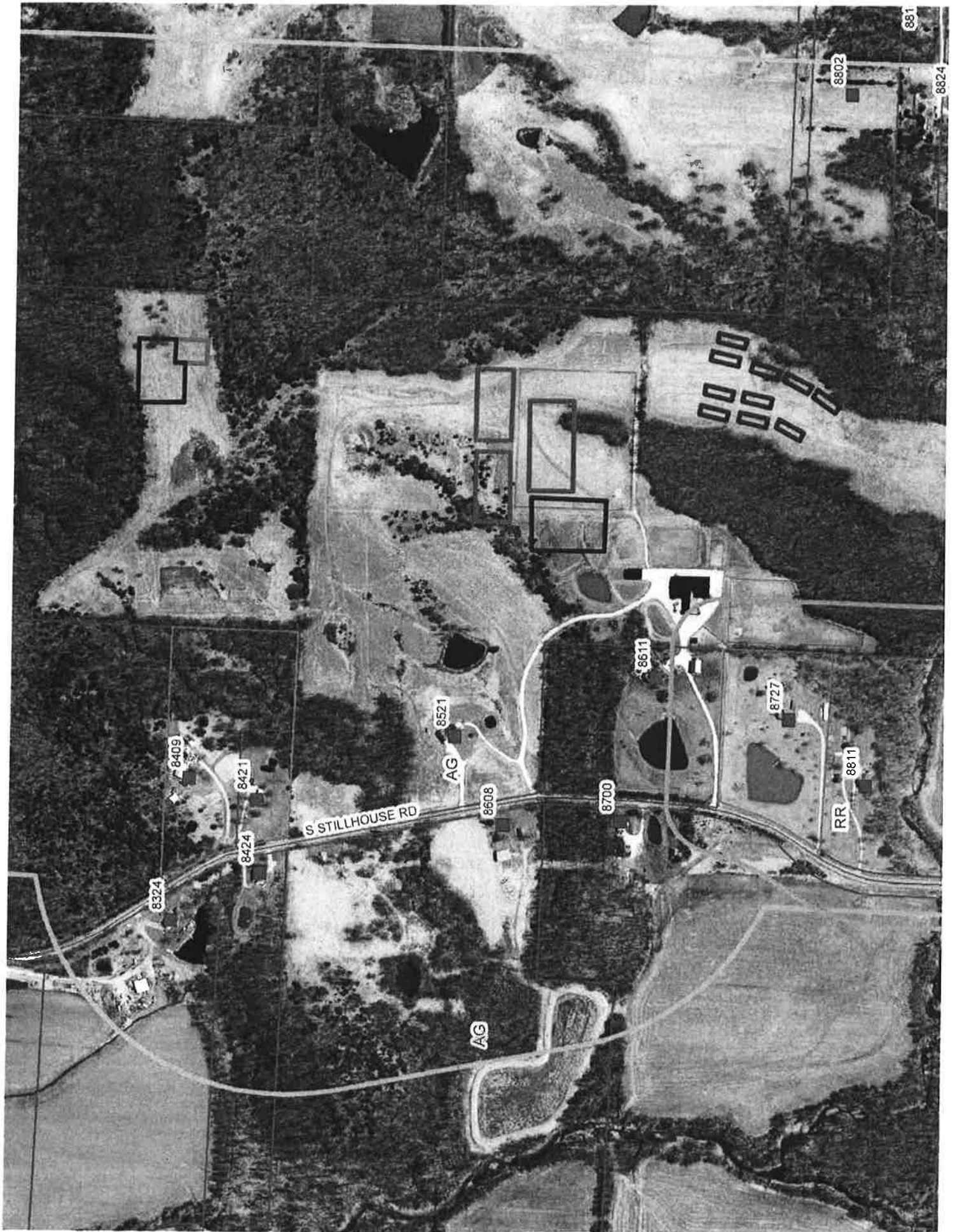
Ord. 4801

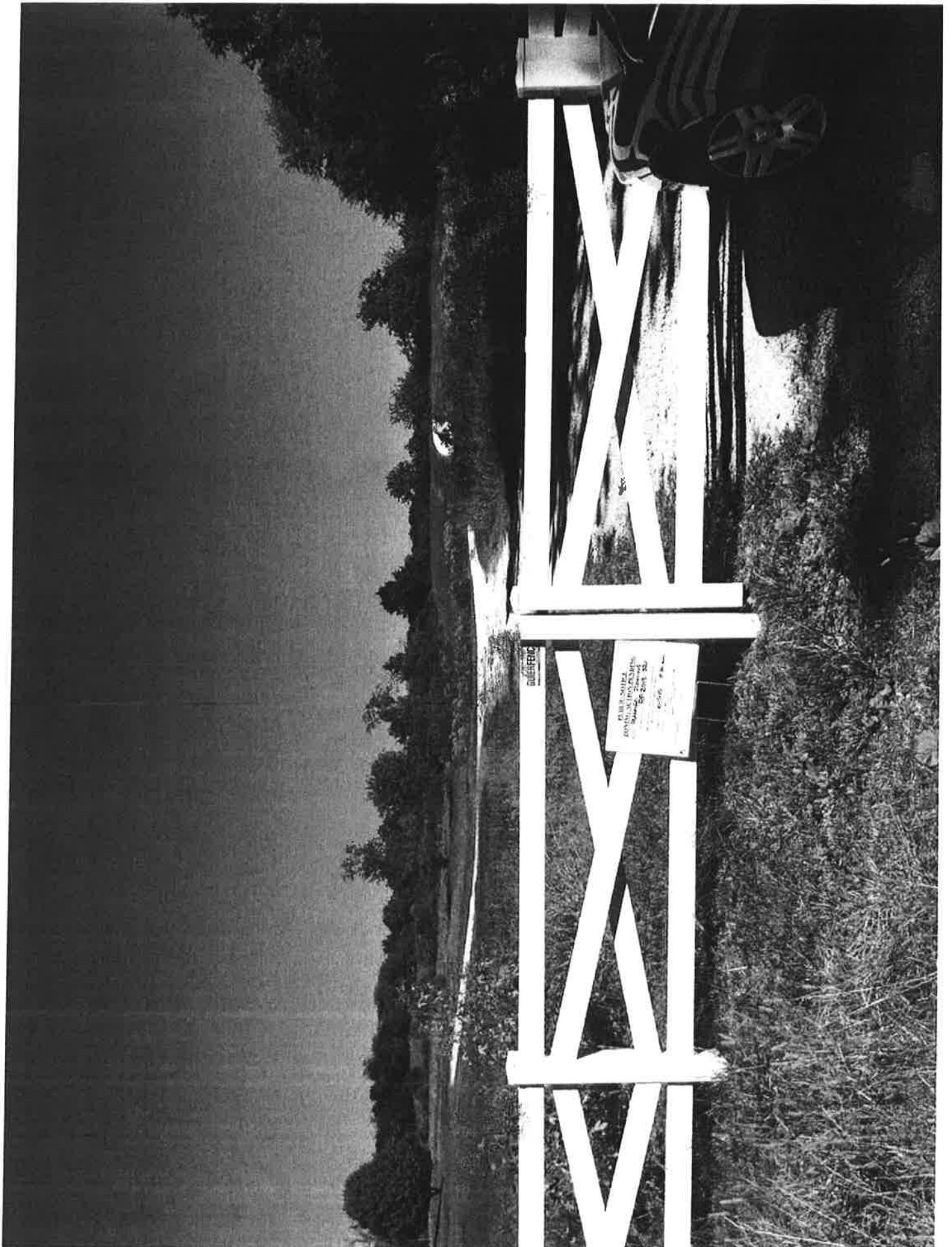
PROPOSED SITE PLAN
 FOR THE HORSE PARK & MULTIPURPOSE PAVILION
 8611 & 8521 S STILLHOUSE ROAD
 OAK GROVE, MISSOURI
 PREPARED BY: [Firm Name]

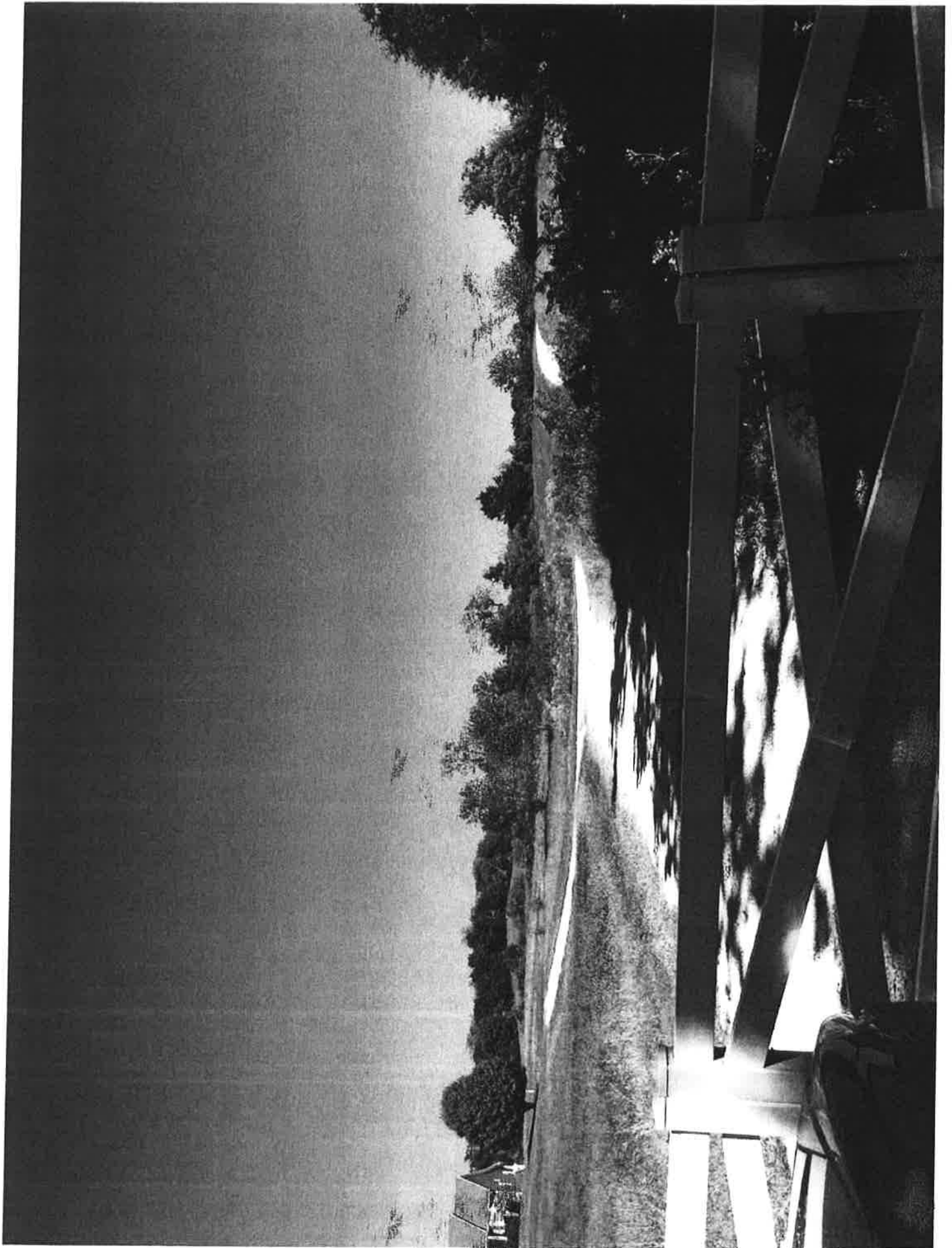


187.89 ACRES

PROPOSED SITE PLAN







Ord. 4801

Ride It Out, LLC

8611 & 8521 S Stillhouse Rd
Oak Grove, MO 64075

Comparable Projects:

Local Shows (KC Area):

Olympia Equine Ventures (OEV)- 12090 West 207th Street, Bucyrus, KS 66013. OEV offers local shows to Hunter / Jumper horses and riders in the same fashion that Ride It Out plans to do. OEV Offers 6 shows per year, with 2 shows lasting 2 days and 4 shows lasting only 1 day.

White Fox Manor (WFM) - Heritage Park, Johnson County Kansas. WFM also offers local Hunter / Jumper shows in the Kansas City area. They offer 4 shows that last 2 days each.

These are the only consistent local shows for Hunter Jumper horses in the Kansas City area. The rest of the schedule is filled by listing shows in other markets.

National Shows:

Maffitt Lake Equestrian Center - Des Moines Iowa. Maffitt Lake hosts Hunter / Jumper shows back to back three times per year. Some of the horses will stay and participate for 2 weeks in both shows, but most people will attend one week or the other. This horse park is much larger than our plan for Ride It Out as Maffitt Lake features 6 rings and 300 stalls as well as several vendors and tents.

Brownland Farms - Franklin, TN. - Brownland is the countries largest Hunter / Jumper show facility and has been around since the early 1950's. Brownland isn't really a comparable project since they house 1000 stalls on their property and hold 16 shows per year. The number of horses in their part of the country is overwhelmingly larger than here in the Midwest. To put this into perspective, Ride It Out would need to draw horses from Texas to Minnesota and Colorado to Ohio to get half as many horses as Brownland has within a 4 hour radius. They do however use only 80 acres of land for their show grounds and are situated very near a populated area in Franklin, TN, yet you can't see or hear them from the street and they don't disrupt traffic!

OLYMPIA EQUINE VENTURES

HUNTER/JUMPER BOARDING AND TRAINING

2015 SCHEDULE

OEV SHOWS - HIGHLIGHTED IN GREEN



WFM = WHITE FOX MANOR - HOSTS SHOWS
AT HERITAGE PARK IN KANSAS -
HIGHLIGHTED IN PINK

- | | |
|-------------|---|
| 2/28 - 3/1 | WFM - Local |
| 3/7 | OEV St. Patty's Day Show |
| 4/11 - 4/12 | WFM - Local |
| 4/15 - 4/19 | Tulsa |
| 4/25 - 4/26 | GPHA Show at OEV |
| 5/6 - 5/11 | Des Moines |
| 5/23 - 5/24 | Thomas Fahey Memorial Show |
| 6/6 - 6/7 | KCPHA Show at OEV |
| 6/10 - 6/21 | Parker, Colorado |
| 7/11 | GPHA Show @ OEV |
| 7/14 - 7/19 | Emerging Athletes Program - Elkhorn, Nebraska |
| 8/4 - 8/9 | Des Moines |
| 8/22 - 8/23 | WFM - Local |

8/29	GPHA Show at OEV
9/2 - 9/6	Omaha, Nebraska
10/3	OEV Fall Show
10/13 - 18	American Royal
10/19 - 10/25	Nashville, TN
10/31 - 11/1	WFM - Local
11/3 - 11/8	STL - Zone Finals

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Contact



MAFFITT LAKE
EQUESTRIAN CENTER
LLC

Horse Photo Provided
by
Randy Smebeck



Join us in 2015

**MAFFITT LAKE SPRING GATHERING I & II
MAY 6-17, 2015**

**TWO RIVERS SUMMER FESTIVAL I, II
JULY 29- AUGUST 9, 2015**

**MADISON COUNTY FALL CLASSIC & CHALLENGE
SEPTEMBER 16-27, 2015**

The Best in the Midwest

Maffitt Lake Equestrian Center, LLC
Hot Horse Shows
Manager/Owners - Tim & Libby Hot
Cumming, Iowa
www.maffittlakeequestriancenter.com

2 SEPERATE SHOWS EACH

(<http://www.maffittlakeequestriancenter.com/site/wp-content/uploads/2015/06/hjdatesad2015-FINAL.jpg>)

6 TOTAL



HOME HORSE SHOWS LESSONS & BOARDING ABOUT BROWNLAND FARM SPONSORS CONTACT

Horse Show Schedules [Vendors](#)

Thank you to Tennessee Equine Hospital for the complimentary wine & cheese gathering during each week's Grand Prix!

Thank you to the sponsors that help make your show experience even greater! Please visit FarmVet & Franklin Horse Supply while you are here!

2015 Show Schedule - go to horseshowsonline.com to submit entries online

No Frills I - March 14

No Frills II - April 4

Brownland Farm Spring I - April 15-19

Brownland Farm Spring II - April 22-26

USPC MidSouth Region Show Jumping Rally - May 9-10

Nashville Country - May 20-24

Nashville Classic - May 27 - 31

CTDA Dressage Show - June 6-7

Brownland Farm Summer - June 24-28

Mid-South Classic - July 1-5

No Frills III - August 22

11am - 4pm | 11am - 4pm

Brownland Farm Fall I - September 2-6

11am - 4pm | FOR BOTH FALL I & FALL II | 11am - 4pm

11am - 4pm | 11am - 4pm | 11am - 4pm | 11am - 4pm



RECEIVE HORSE SHOW UPDATES

Sign up to receive emails from Brownland Farms and find out the latest news about upcoming horse shows.

email address

SIGN UP

CONTACT US

Brownland Farm
1155 Hillsboro Road
Franklin, Tennessee 37069
615.791.8180
615.791.8182
INFO@BROWNLANDFARM.COM

GET DIRECTIONS

JOIN US

Join Brownland Farm on Facebook, and stay connected with friends you made in Franklin, Tennessee.



Brownland Farm Fall II - September 9-13

Prize List (click link above) | [Time Schedule](#) | [Entry Forms](#)
[Camping Reservations](#) | [Sponsorship Opportunities](#)

No Frills IV - October 3

[Time Schedule](#) | [Entry Forms](#)

Brownland Farm Autumn Country - October 14-18

[Prize List](#) | [Time Schedule](#) | [Entry Forms](#) | [Camping Reservations](#) | [Sponsorship Opportunities](#)

Brownland Farm Autumn Classic - October 21-25

[Prize List](#) | [Time Schedule](#) | [Entry Forms](#) | [Camping Reservations](#) | [Sponsorship Opportunities](#)

Thanks to our 2015 Sponsors! For Sponsorship Opportunities, contact:
info@brownlandfarm.com



Horse Barns

The attached picture shows a "sample barn" similar to our proposed horse barns. While the construction will closely match this photo, our barns will be smaller as we will not have an isle down the middle of our barns. Our only stall access will be from the exterior on each side.

Ord. 4801



Randy D. Diehl

From: John skistimas <skistimas@hotmail.com>
Sent: Tuesday, October 13, 2015 2:51 PM
To: Randy D. Diehl
Subject: FW: Ride It Out LLC

From: skistimas@hotmail.com
To: rdiehl@jacksongov.com; skistimas@hotmail.com
Subject: Ride It Out LLC
Date: Tue, 13 Oct 2015 19:36:08 +0000

Hi Randy,

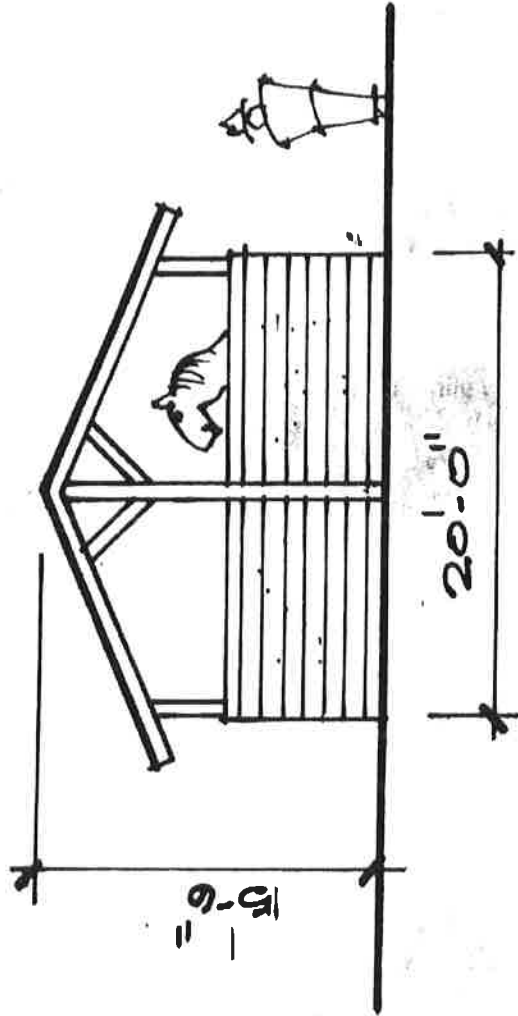
After giving this issue some thought, I have to say that while I am for outdoor activities, the information you provided me makes me skeptical of the actual activities, traffic, noise etc the residents of Stillhouse Rd and roads leading to the property and immediate neighbors will endure. With the building of arenas and a event center there is a large cost. Is this cost going to be recovered through entry fees, spectator tickets, food sales etc? Would these events be during daylight hours only? Would loudspeakers be used?

If I understand the paper I recieved, only neighbors within a 1000' of subject property were notified. This is wrong in many ways! A facility holding events would cause traffic for the entire area! At minimum all residents on Stillhouse Rd from Colbern on the south to RD Mize on the north should be given notice to be invited to the hearing because they are the ones dealing with the additional traffic. This meeting should be tabled until residents to the north and south of Ride It Out LLC are notified of the public hearing.

With the information provided to me to date, I would be against a zoning change for these reasons:

1. Noise
2. Traffic
3. Commercial activities/ticket sales for cost recovery
4. Not notifying neighbors in the traffic affected areas

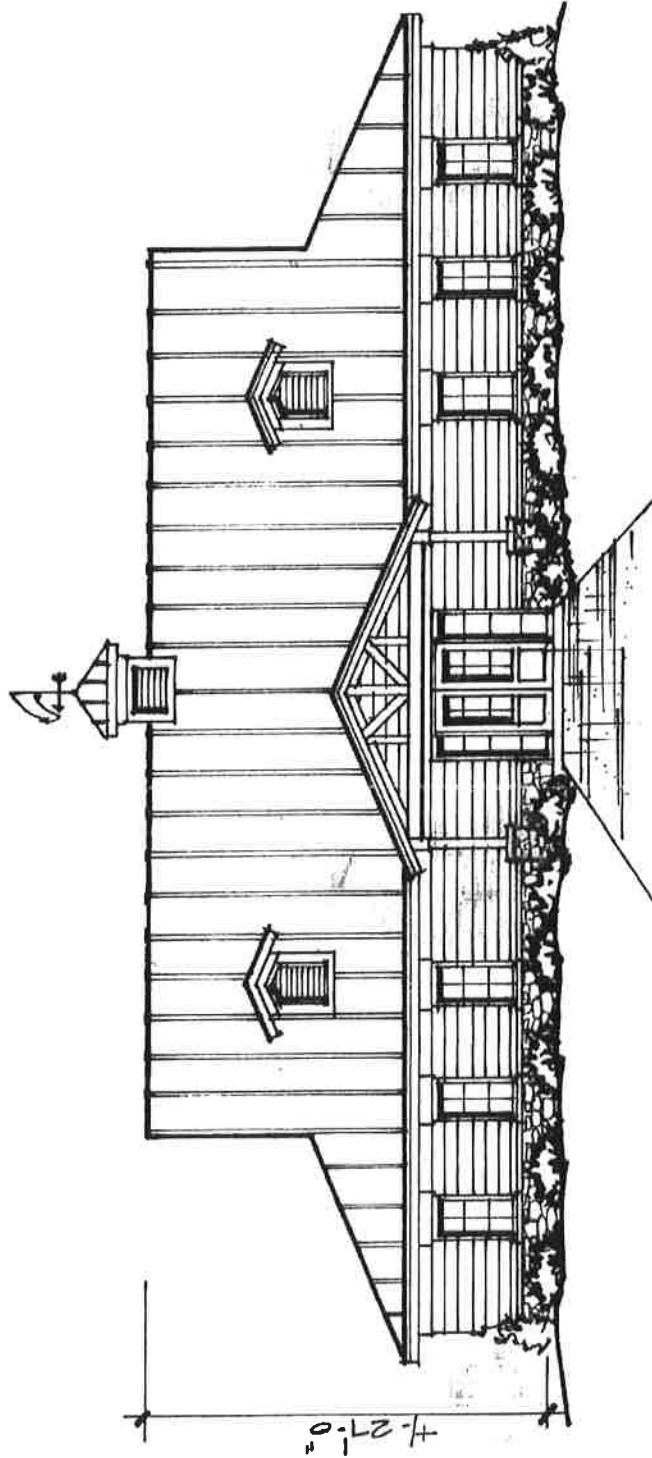
John Skistimas
8727 S Stillhouse Rd
Oak Grove MO 64075
816-690-4560



SIDE ELEVATION OF HORSE STALLS

RIDE IT OUT HORSE PARK

OAK GROVE, MISSOURI



FRONT ELEVATION OF MULTI-PURPOSE BUILDING

11-25
Ord. 4801