

1310 Kenrick Drive

Residential Horse Boarding & Training

Use Permit Requests

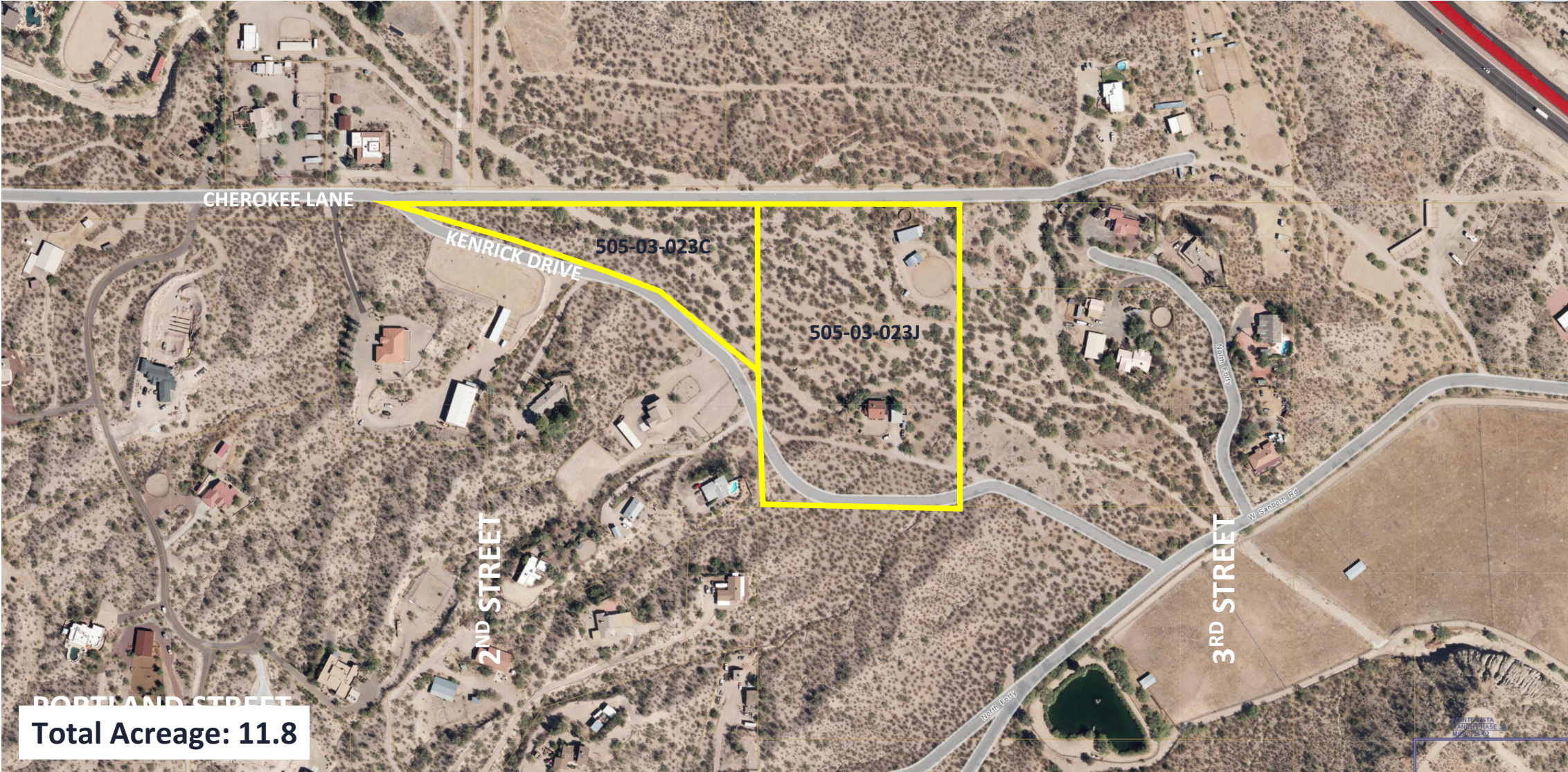
CUP-25-01

Planning & Zoning Commission – April 29, 2025

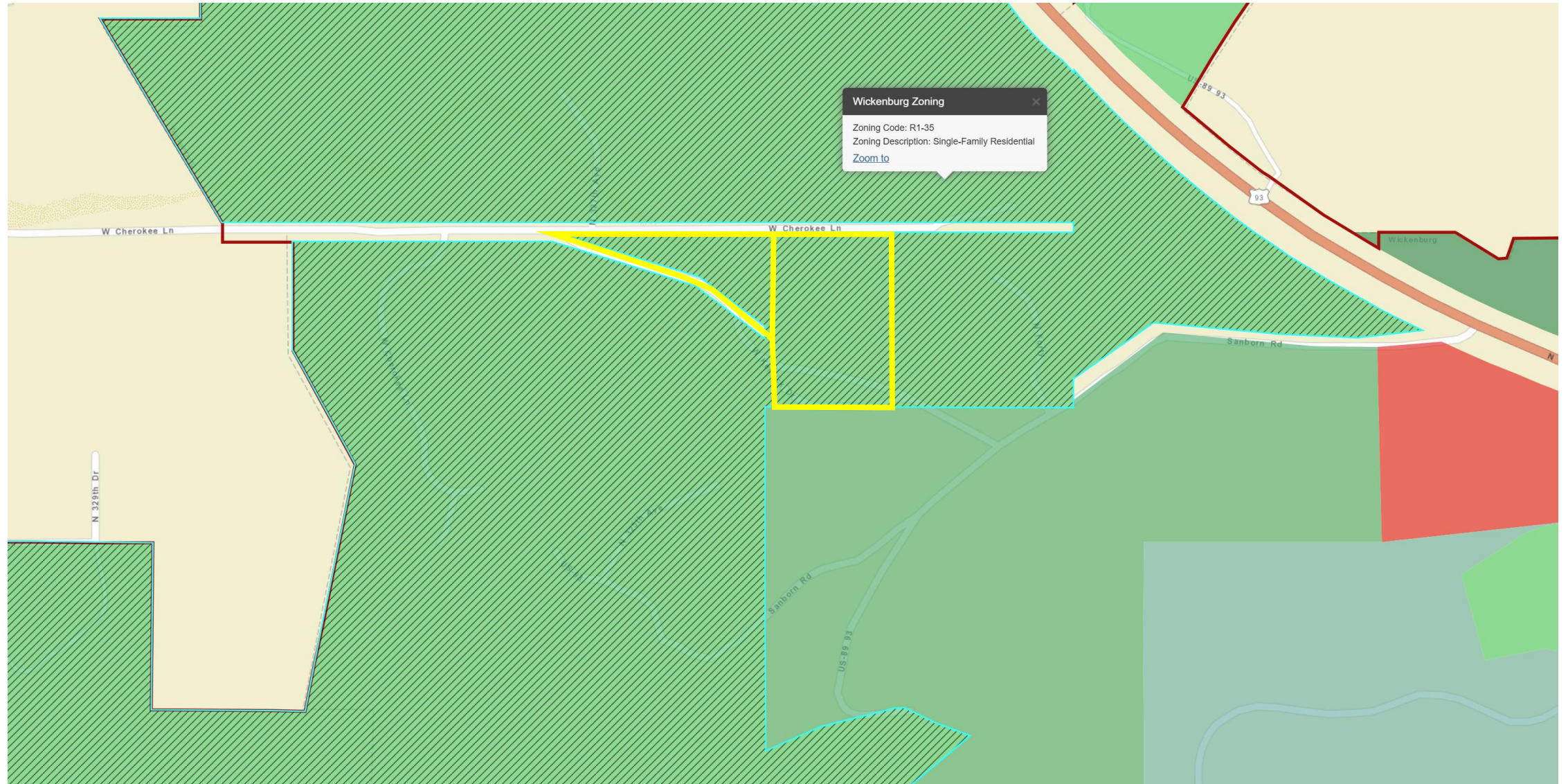
Conditional Use Permit Requests

- 1. Use Permit to allow horse boarding ancillary to a permitted residential horse training Facility (Use Permit required per Section 14-4-2)*
- 2. Use Permit to allow travel trailer park on a site less than 10 acres in size to accommodate short-term stays for traveling clients of the Facility (Use Permit required per Section 14-4-2)*

Aerial



Zoning: Single-Family Residential R1-35

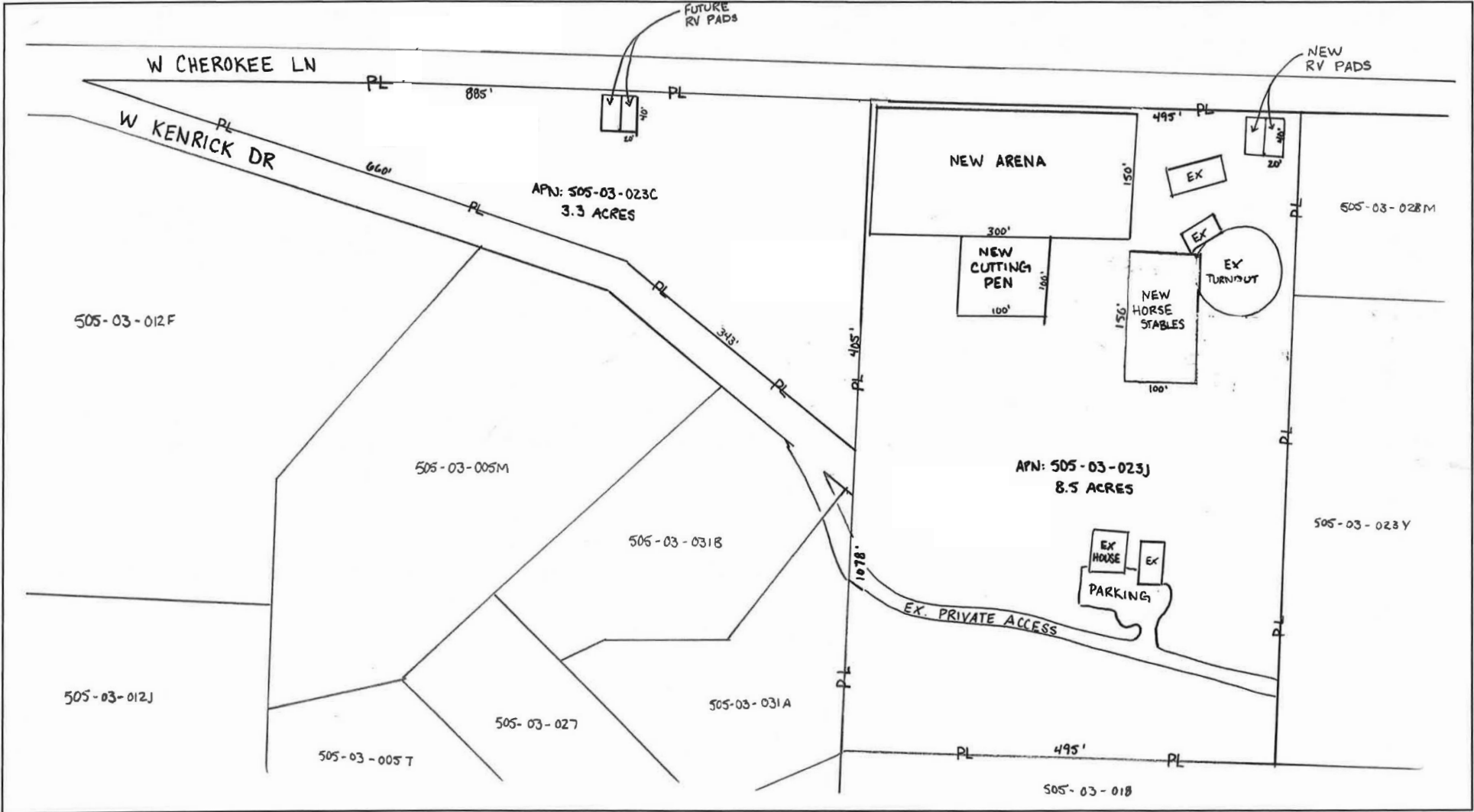


Ryan Thomas Horsemanship

- *Performance Horse Trainer; Cutting and Reining*
- *Reserve Champion, 2024 Australia's Greatest Horseman*
- *Over one decade experience working with National Reined Cowhorse Association (NRCHA) professionals*



Site Plan



Horse Boarding

- Permitted in Single-Family Residential Districts (R1-175, R1-87, R1-35) subject to Conditional Use Permit approval

Travel Trailer Park

- Permitted in Single-Family Residential Districts subject to Conditional Use Permit approval

USES	SPECIAL REQUIREMENTS	ZONING DISTRICT						
		All Single-Family Residential Districts						
		R1-175	R1-87	R1-35	R1-18	R1-12	R1-9	R1-6
Accessory Buildings and Uses					X			
Agriculture		X	X	X	-	-	-	-
Bed and Breakfast Lodging		C	C	C	-	-	-	-
Cemetery or Mausoleum					C			
Community Center					C			
Fairs, Circuses, Outdoor Concerts and Other Special Events					T			
Farms		X	X	-	-	-	-	-
Farm Stands		X	X	X	X	X	X	X
Funeral Homes					C			
Golf Course Including Clubhouse(s) and Driving Range(S) Located Thereon, but not Including Miniature Courses.					C			
Group Homes for the Handicapped					C			
Guest Ranch		C	C	C	-	-	-	-
Home Occupations					X			
Horse Boarding		C	C	C	-	-	-	-
Mobile Home and Travel Trailer Parks on Sites with Less Than 10 Acres					C			
Modular Home		X	X	X	X	X	X	X
One Single Family Dwelling Per Lot					X			
Park, Playground, Recreation Field and Public Buildings Owned or Operated by a Public Agency					X			
Pocket Park		X	X	X	X	X	X	X
Privately and Commercially Operated Recreational Lake, Swimming Pool, Tennis Court					C			
Seasonal Produce Stand					X			
Public School and or Private School					C			
Religious Assemblies		X	X	X	X	X	X	X
Roping Arena		X	X	X	-	-	-	-
Seasonal Temporary Uses					T			
Television / Radio Stations and Transmitters					C			
Temporary Buildings					A			
Wireless Communication Facility					C			
Yard and Garage Sales					X			

x = permitted, c = Conditional Use Permit required, t = Temporary Use Permit required, A= administrative Use Permit, "-" = not permitted

Horse Boarding not Permitted in Commercial Zoning Districts

USES	Districts		
	C-1	C-2	C-3
Accessory Buildings	X		
Accessory Business	X		
Adult Uses	-	-	C
Airport and aircraft parking, heliport, helipad or landing area/ runway	-	-	C
Amusement Facility	X	-	X
Antique Stores	X		
Art Galleries	X		
Automobile and Boat sales including display rooms	-	-	X
Automobile and Motorcycle repair shops and garages	-	-	X
Automobile Parts and supplies		X	X
Automobile Rentals	-	-	X
Bakeries, bread, ice cream parlors and candy stores, including the manufacturing of bakery, ice cream and candy products for onsite retail sales only	X		
Banks	X		
Bar, Tavern	-	X	X
Barber and Beauty Shops	X		
Behavior Health Facility			X
Book, Stationery and Gift Stores	X		
Building Materials and Supply Stores	-	-	X
Business Schools, colleges, universities, nursery schools, including art/dancing/vocal/instrumental schools, riding academies, trade/vocational schools	C	C	X
Cabinet and Carpenter Shops	-	-	X
Car Wash	-	-	X
Caretaker's Residence	-	-	X
Cleaning agencies or pressing establishments	X		
Community Centers/Conference Centers	-	X	X



USES	Districts		
	C-1	C-2	C-3
Convenience Stores	X		
Craft Shops which include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, photography, dress designing, sculpturing and wood carving, clock shops	X		
Child Care Centers	X		
Delicatessen Stores	X		
Dress or Clothing Shops	X		
Drive-in or Drive Through Restaurants	-	-	X
Drug Stores	-	X	X
Farmers Market	-	X	-
Feed Stores	-	-	X
Florist Shops	X		
Funeral Homes and customary accessory uses including cremators ⁽²⁾	C	C	C
Garage, public	-	X	X
Gasoline Service Stations	-	X	X
Governmental buildings, public utility offices and exchanges but not including storage and repair facilities	-	X	X
Grocery Stores and Meat Markets, provided there is no slaughtering of animals or poultry on the premises	-	X	X
Hardware Stores	X		
Headquarters for non-profit membership organizations	-	X	X
Health Clubs, Gymnasiums and similar facilities	X		
Hospitals	-	-	X
Hospitals and Clinics for animals	-	-	X
Hotels, Motels		X	X
Household Appliance Repair Stores	X		
Household Appliance Stores	X		
Ice Cream Stores	X		
Impound Lot	-	-	X

Conditional Use Permit Criteria #1

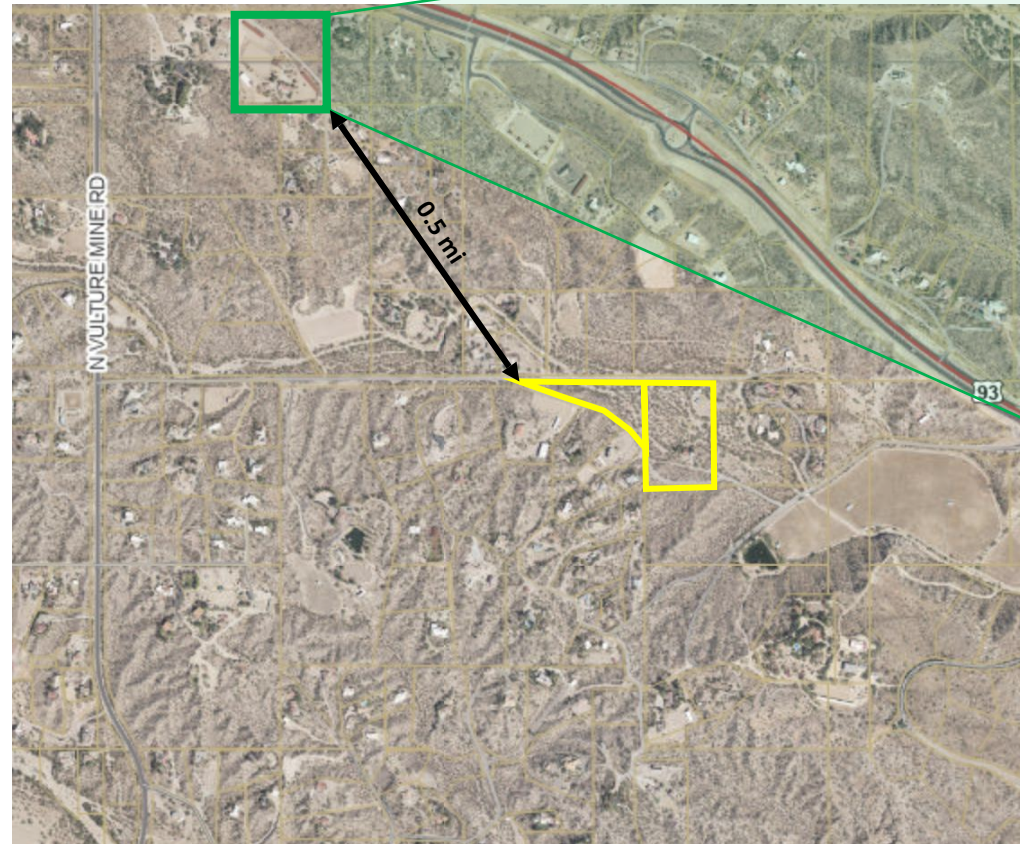
- 1. The proposed use will not adversely affect the use and enjoyment of neighboring properties and there is sufficient separation from incompatible land uses or zones.*

Similar Horse Boarding and Animal Keeping Operations

Address: 2010 Diamondback Drive

Zoning: R1-35

Acreage: 9.9



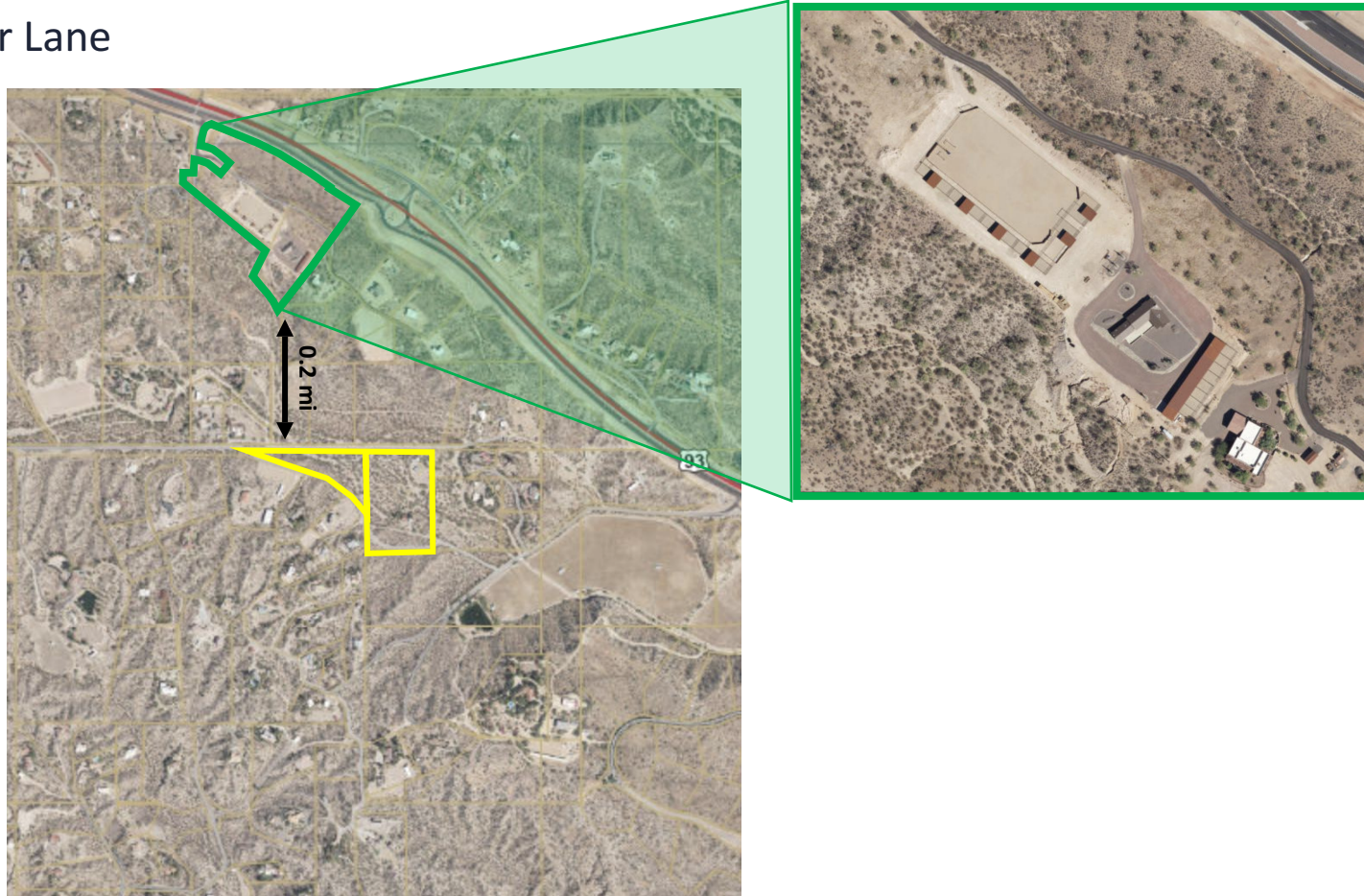


Similar Horse Boarding and Animal Keeping Operations

Address: 1485 Brunner Lane

Zoning: R1-35

Acreage: 15.8



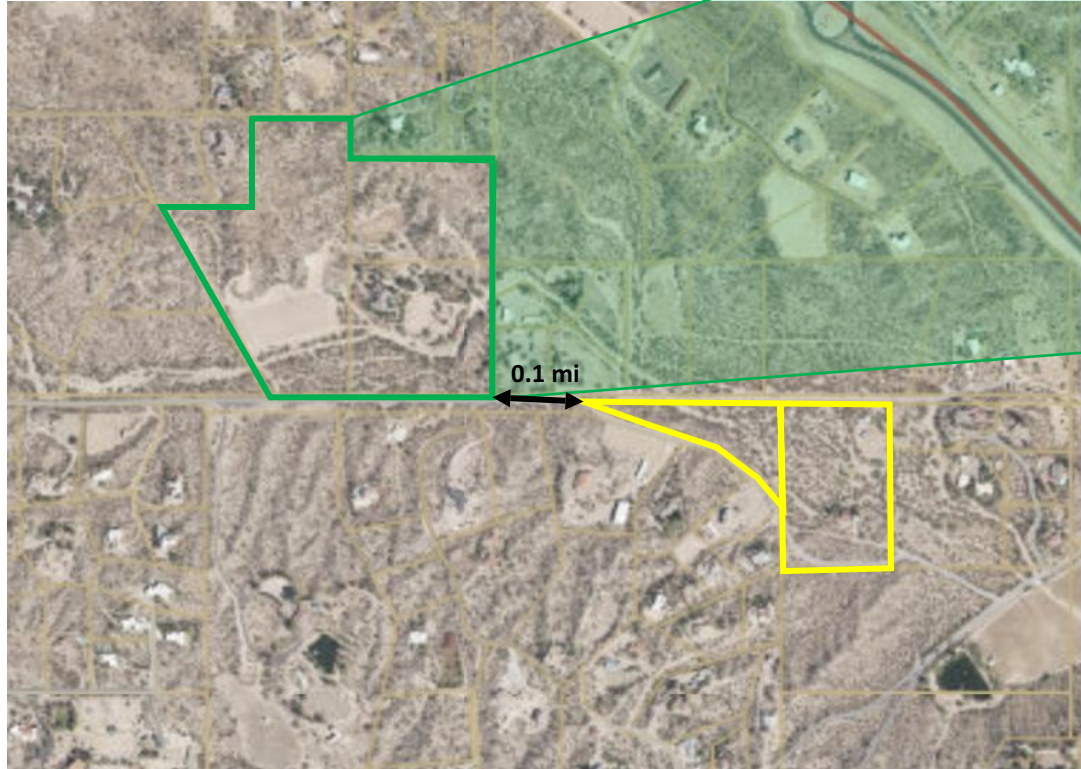


Similar Horse Boarding and Animal Keeping Operations

Address: 1610 Cherokee Lane

Zoning: R1-35

Acreage: 9.9



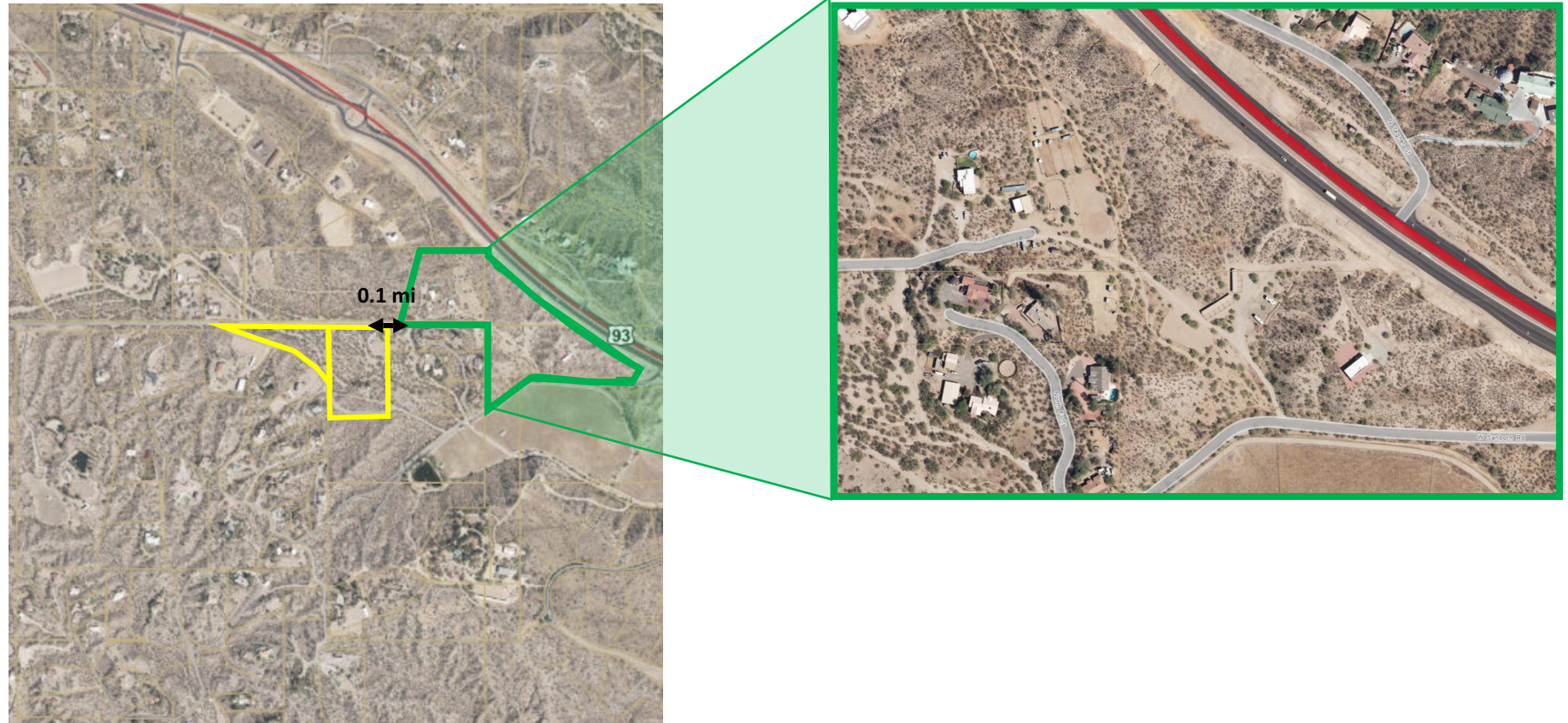


Similar Horse Boarding and Animal Keeping Operations

Address: 1290 Cherokee Lane (Balanced Mind Counseling - Equine Therapy)

Zoning: R1-35

Acreage: 25



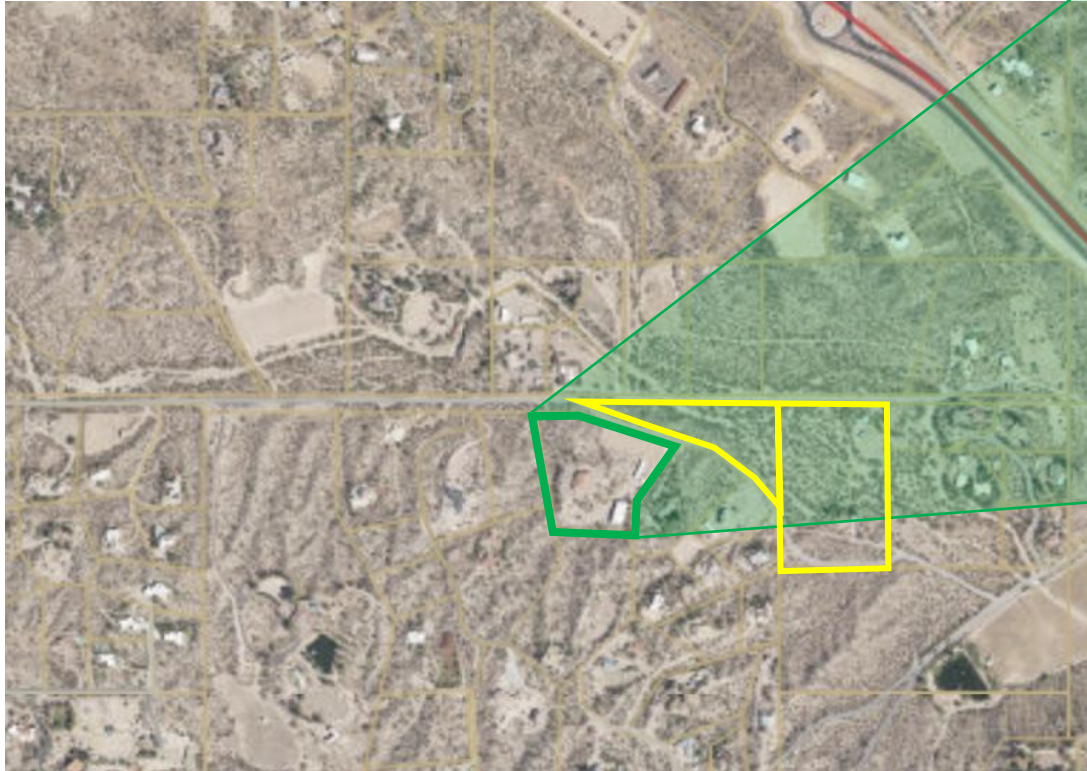


Similar Horse Boarding and Animal Keeping Operations

Address: 1535 Cherokee Lane

Zoning: R1-35

Acreage: 5.8

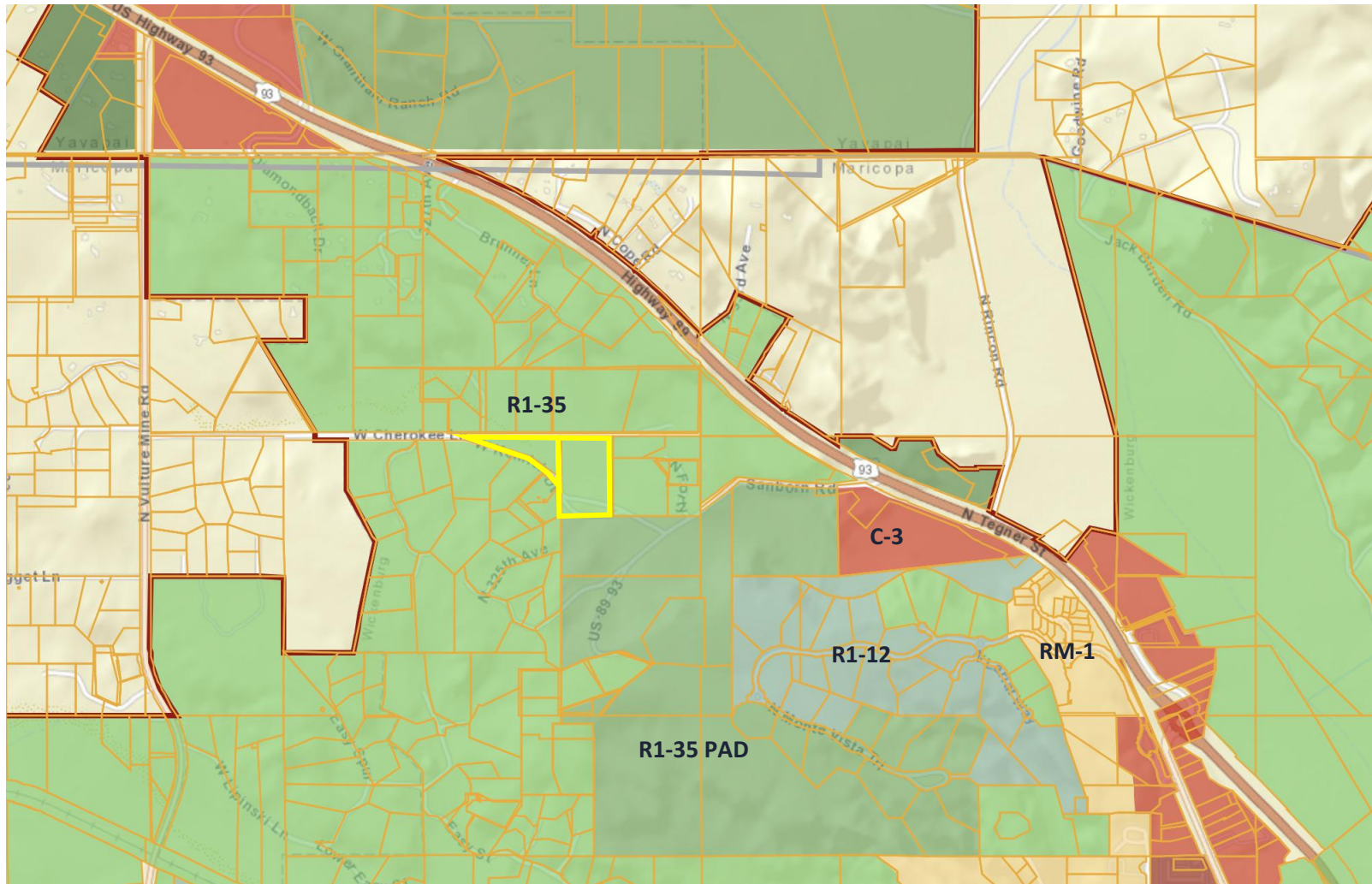




Conditional Use Permit Criteria #2

2. There is an appropriate transition between less intensive uses and zones and the subject property.

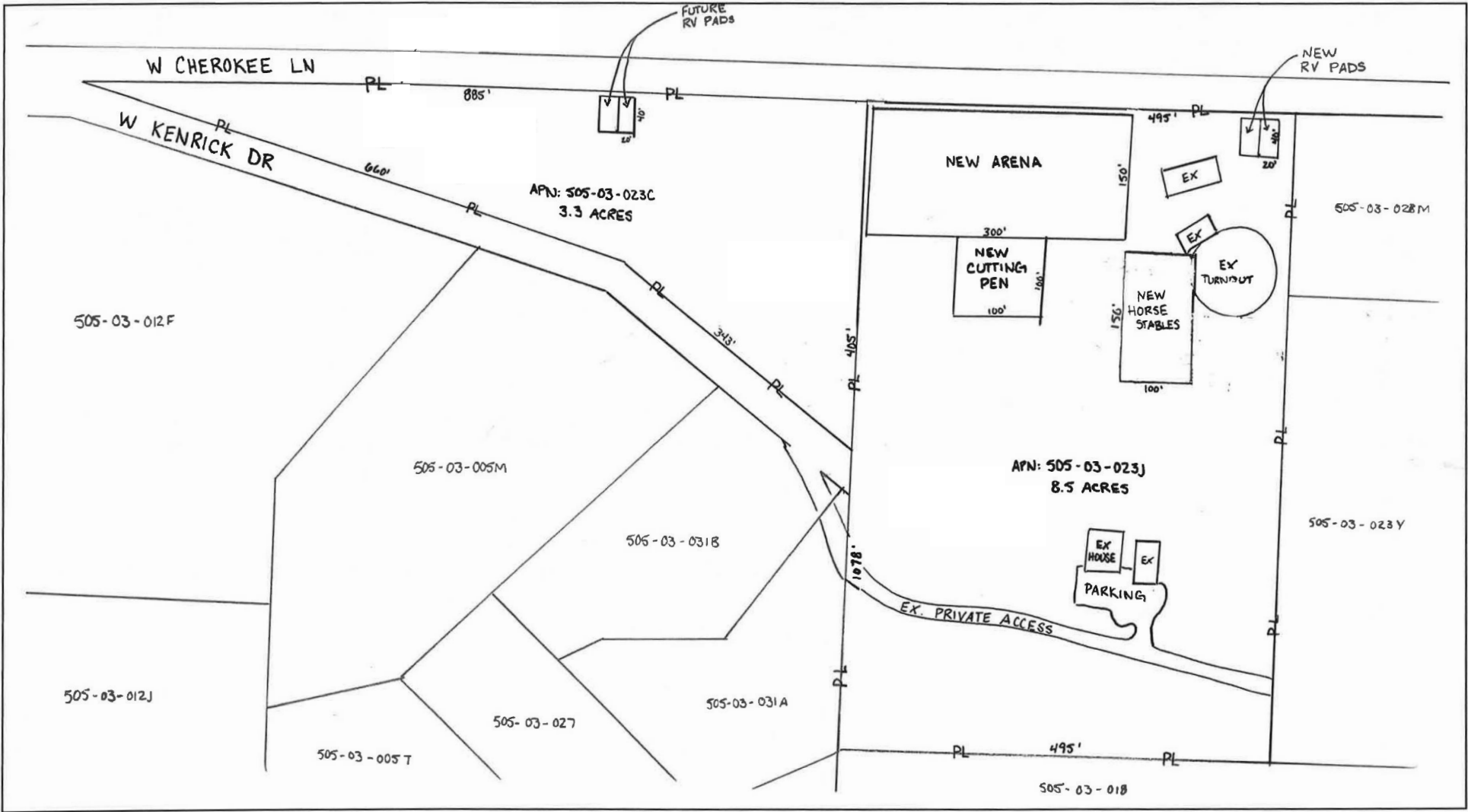
Conditional Use Permit Criteria #2



Conditional Use Permit Criteria #3

3. There will be sufficient off-street parking for the proposed use.

Site Plan



Conditional Use Permit Criteria #4

4. The proposed use complies with the Zoning Code and any other applicable local, State, or Federal requirements; and

Conditional Use Permit Criteria #5

5. The public health, safety, and general welfare of the community will not be adversely affected.

Revised Conditions of Approval

- 1. Horses will be boarded, trained, and fed at the Property and there shall be no more than three trainers on the Property at a single time.*
- 2. Training operations will be limited to performance horse training. No rodeo or team roping competitions will be permitted or hosted on the Property.*
- 3. A total of four RV pads are proposed to accommodate limited overnight stays for individuals transporting their horses to this Property.*
- 4. RV pads will **ONLY** be used in connection with the horse training and boarding facility. **THE PROPERTY OWNER IS NOT PERMITTED TO RENT OR LEASE RV PADS TO INDIVIDUALS NOT ASSOCIATED WITH THE HORSE TRAINING AND BOARDING FACILITY.***
- 5. RV PADS SHALL ONLY PROVIDE WATER AND ELECTRIC SERVICE; SEPTIC HOOKUPS SHALL NOT BE PROVIDED. RV WASTE SHALL BE COLLECTED WITHIN INDIVIDUAL RV HOLDING TANKS AND TRANSPORTED OFF-SITE FOR DISPOSAL.**

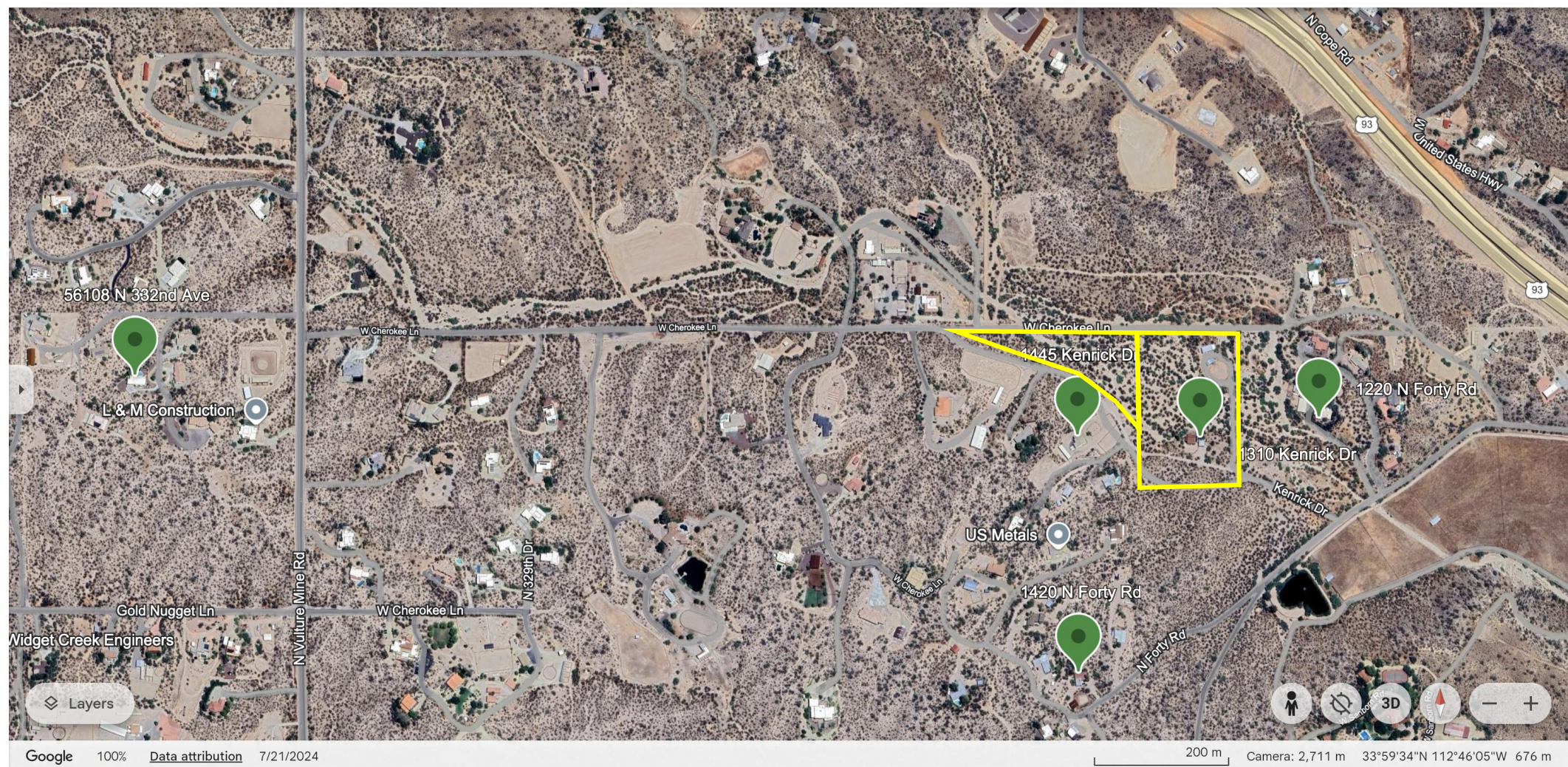
Revised Conditions of Approval

6. *No stadium seating will be located on the Property and there will be no public events hosted on the Property.*
7. *No amplified sound will occur on the Property outside of the hours of 8am to 5pm.*
8. *Training activities will cease at sundown.*
9. *Outdoor lighting will be modest and limited to the stable areas for horse security and trainer safety.*
FREESTANDING LIGHTING FOR PURPOSES OF ILLUMINATING WALKWAYS SHALL BE LOW-LEVEL, NOT TO EXCEED 3 FEET IN HEIGHT. BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND SHALL NOT EXCEED 12 FEET IN HEIGHT.
10. *A sprinkler system and/or water truck will be used to control dust.*

Revised Conditions of Approval

- 11. HORSE WASTE SHALL BE COLLECTED IN AN ENCLOSED DUMPSTER NO SMALLER THAN 3 YARDS IN SIZE. MAINTENANCE OF THE DUMPSTER WASTE SHALL BE UNDER PRIVATE CONTRACT, WITH REMOVAL OF WASTE OCCURRING ON A WEEKLY BASIS.**
- 12. No more than 30 horses will be located on site at a single time.*
- 13. No more than ~~30~~ **15** cattle will be located on the Property at a single time.*

Signed Letters of Support



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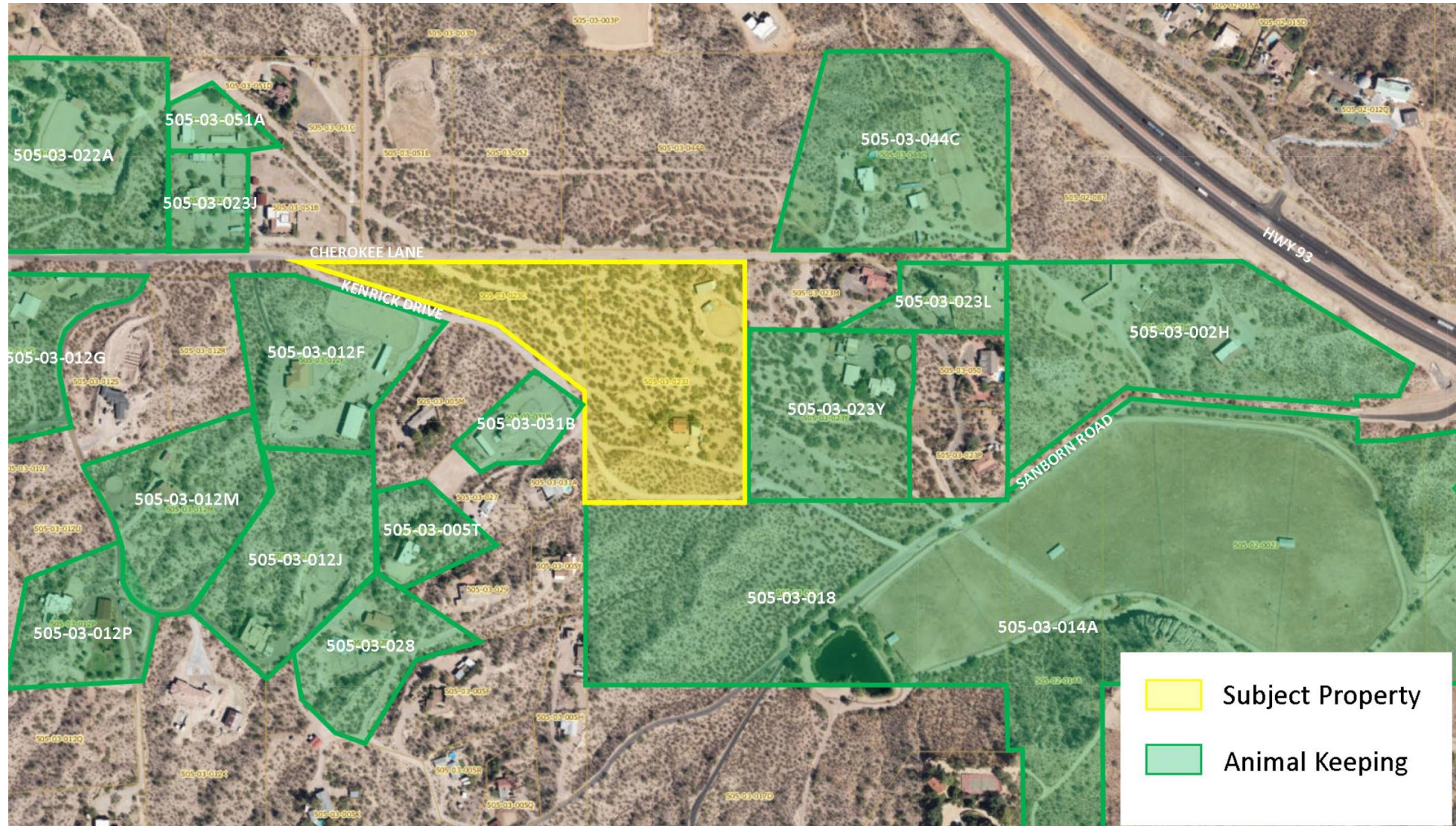
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Citizen Participation Meeting – April 23, 2025

Keeping of Animals



Proposed Horse Trailer Access Plan

