



TOWN OF WICKENBURG

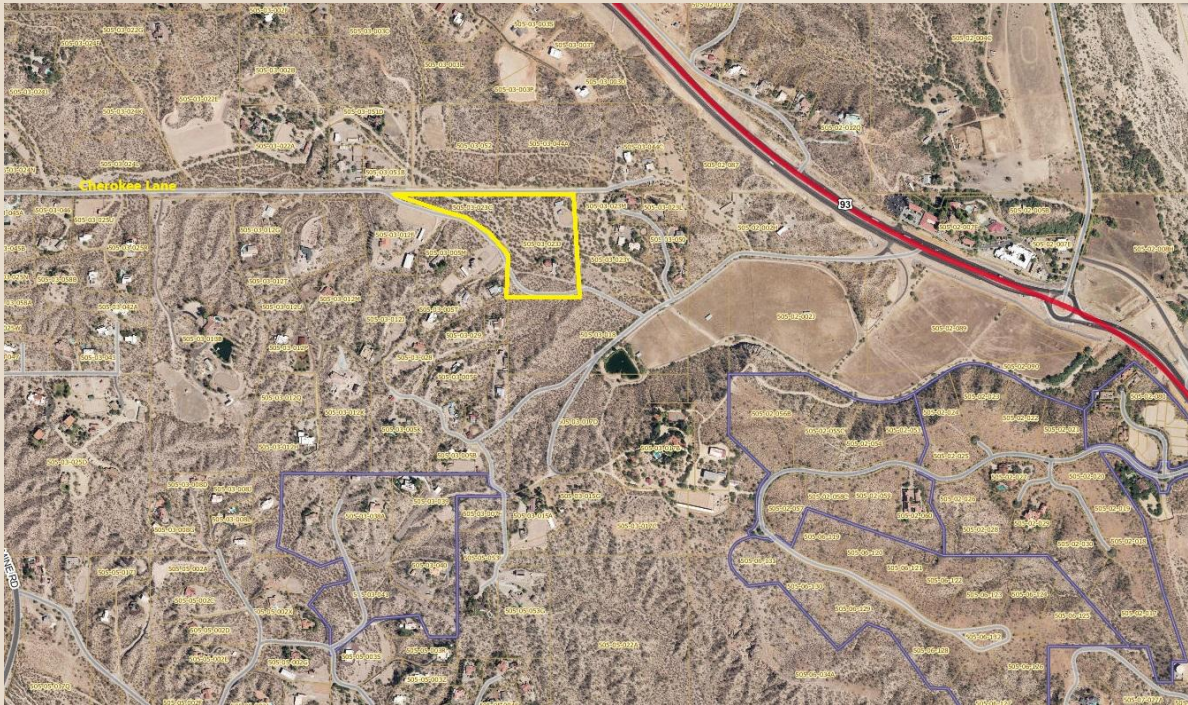
Conditional Use Permit

Steve Boyle

April 29, 2025



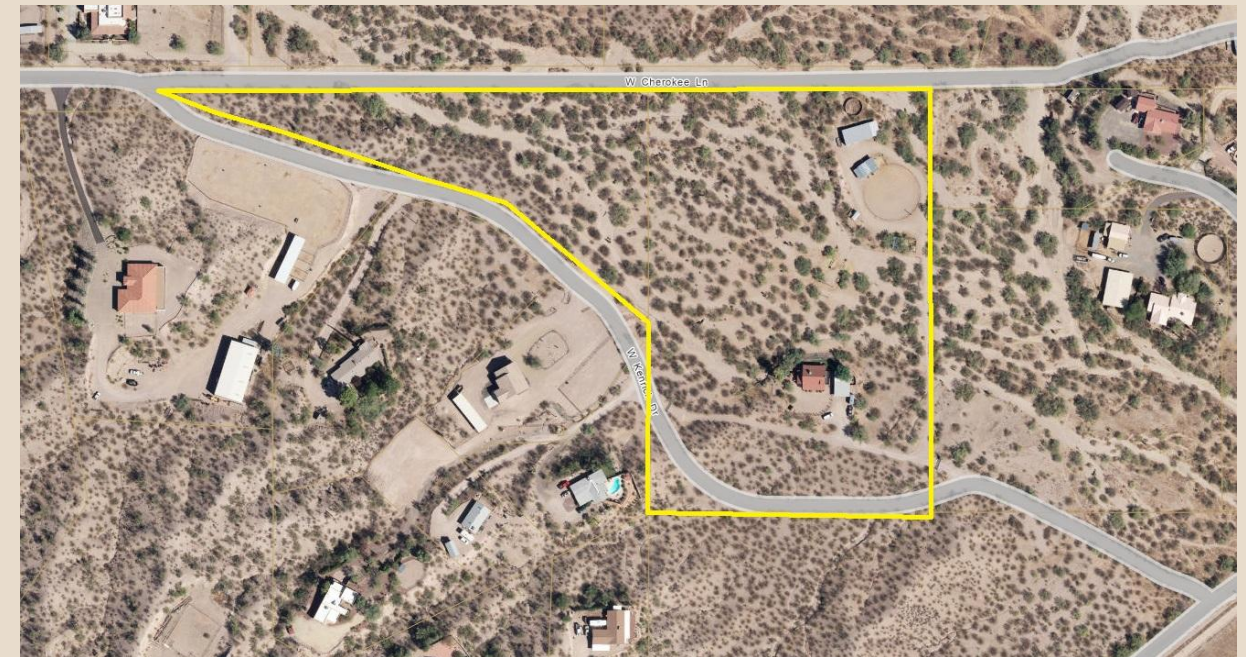
Location



- 1310 Kenrick Drive
- 11.8 Acres of combined land
- Rural Residential
- R1-35 Zoning District
- Access from Cherokee Lane
- Equestrian Area

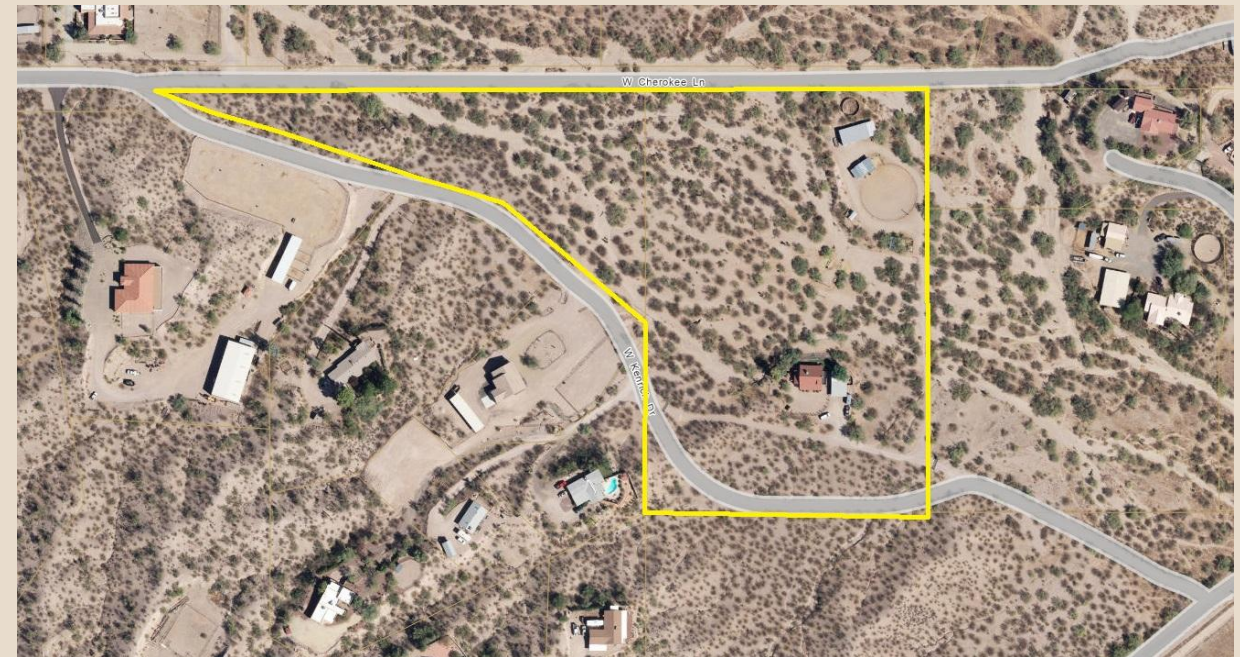
Site

- Two separate properties
- Single Family Home with equestrian
- Not a rezone request
- Notices sent out in excess



Request

- Conditional Use Permit for:
 - Horse Boarding
 - Equestrian Training
 - Short term travel trailer park



Updated Self Imposed Conditions

- No more than 3 trainers will be present, horses will be boarded, trained and fed on property
- No rodeos or team roping competitions
- A maximum of 4 RV pads for private clients only. Property owner is not permitted to rent or lease RV pads to individuals not associated with the facility.
- RV Pads shall only provide water and electric service, no septic hookups shall be provided. In system holding tanks only and transported off-site for disposal
- No stadium seating or public events
- No amplified sound will be used outside of 8:00am to 5:00pm
- Training activities will end at sundown
- Outdoor lighting will be minimal and limited to stable areas. Freestanding lighting for proposes of illuminating walkways shall be low-level, not to exceed 3 feet in heigh. Building mounted lights shall be shielded with cut-off fixtures to direct light downward and shall not exceed 12 feet in height
- Sprinkle system or water truck will be used for dust control
- No more than 30 horse and 15 cattle will be kept on-site at any one time.
- Animal waste shall be collected in an enclosed dumper smaller than 3 yards. Maintenance of the dumpster waste shall be under private contract, with removal of waste occurring on a weekly basis.



Criteria

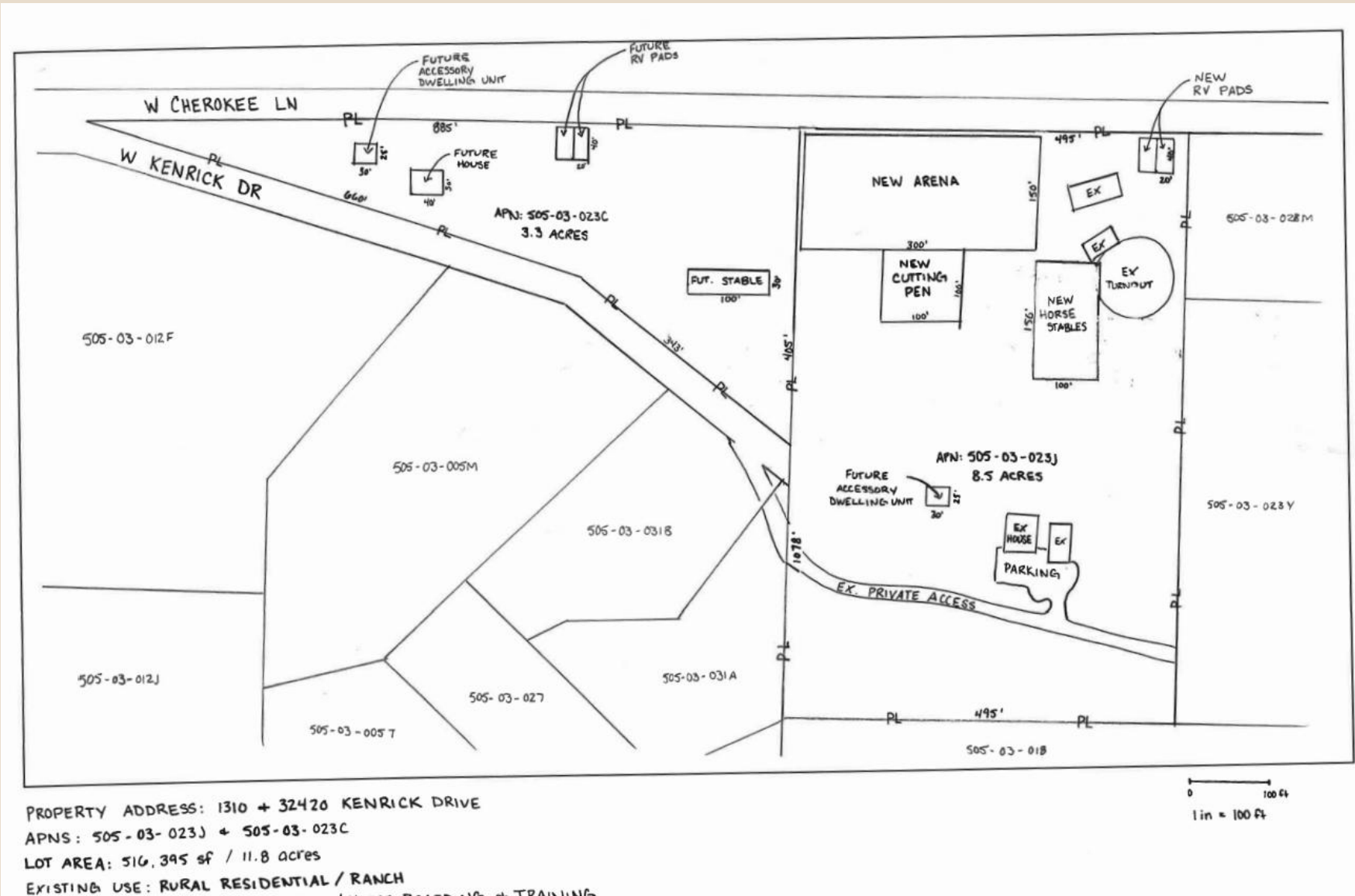
- The proposed use won't negatively impact nearby properties and is adequately separated from incompatible land uses
- There is an appropriate transition between different zoning intensities and the property
- Adequate off-street parking is provided
- The use complies with the Zoning Code and other applicable local, state, and federal regulations
- The health, safety, and general welfare of the public will not be adversely affected.



Zoning

- R1-35, R1-87, & R1-175 are the only zones where horse boarding and training are permitted
- Normal practice for boarding and training facility in rural residential areas
- Local CC&R's likely prohibit location in subdivisions
- Business operation in residential area
 - Churches, B&B's, Golf Courses, Schools, Farm Stands, Funeral Homes

Proposed Site Plan



Neighborhood Meeting

- Commercial operation not allowed in residential zone
- Cattle amount seems excessive unless manure maintenance is great. Horse manure generally not a concern
- Add a self-imposed condition on manure maintenance, especially cattle
- Access a concern- Maintenance of Cherokee Lane public or private street?
- Rotating customers could cause excessive traffic
- Perspective property owner desires to maintain separate parcels of land and not consolidate
- Low level lighting asked for and shielding if necessary
- Seasonal use is proposed, little to no usage in summer months
- Flies to be controlled
- Flood Control will be necessary for permitting services as property is in the flood hazard area
- Notice was sent out to neighbors within 400' of property instead of 300'
- Blind spots on Cherokee Land a concern



Questions?