

## Staff Report

**Subject:** 1<sup>st</sup> Reading – Zoning Amendment  
**Author:** Elizabeth Sapp, Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** April 1, 2025

**Item Description:** **Laura Smith** requests a **Conditional Use** to allow for a Rural Business for horse riding lessons. Located at 910 Kolic Helmey Road. **(Second District) [Map# 41C Parcel # 6A]**.

## Executive Summary/Background

- The request for approval of a conditional use is a requirement of ARTICLE V Section 5.2.2 AR-2 Agricultural Residential Districts Conditional Uses. Section 5.2.2.3 discusses Rural Businesses, as provided in Article III, section 3.15B.
- Per Article III, section 3.15B:
  - (c) Rural businesses shall be limited to no more than 1,000 square feet if in a structure, and 1,000 square feet of land if outside a structure. Should the use require both inside and outside area, the total area used may not exceed 1,000 square feet. If the rural business is to be conducted in the residence, no more than 45 percent of the heated floor space or 1,000 square feet, whichever is less, may be used for the business. The proposed size of the business shall be specified at the time that the application is submitted to the zoning administrator.
  - (e) Any outside area in which the business is conducted, other than parking area, shall be completely enclosed in a manner that the business is not visible from surrounding property.
  - (i) Parking for customers/clients must be provided on-site, and the location of the parking approved by the zoning administrator.
  - (j) Days and hours of operation requiring access by the public, customers and/or clients shall be Monday through Saturday, daylight hours only.
- This parcel is a 17.05 acre lot located in the Randall Estate Phase II Subdivision. currently zoned AR-2 .
- The property is open pasture and set up with stables and an arena.
- The applicant would like to provide riding lessons and horsemanship to the area children

## Determination

Staff has reviewed the application, and the application is complete

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments :** 1. Zoning Amendement

