

Anderson Equestrian Center, LLC

Request for Conditional Use Permit

Introduction

- ❖ Katina and John Anderson, Owners and Instructor
 - ❖ Anderson Education Center LLC has been in operation for 6 years.
 - ❖ Just moved from Callaway County to Boone County early spring.
 - ❖ Certified instructor with the American Riding Instructors Association since 2011.
 - ❖ Certified K-12 Special Education Teacher, taught in Fulton Public School District for 7 years. Also worked as the Educational Diagnostician.
 - ❖ Master's of Education Degree in Educational Administration.
 - ❖ John has worked at the Columbia Police Department for 16 years. Certified by the Brotherhood of Working Farriers Association.
 - ❖ We are requesting this conditional use permit in order to continue offering this safe, fun and educational environment that uses horses to facilitate the formation of well rounded members of society.
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The establishment, maintenance, or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- ❖ Approval of a conditional use permit will not affect the public welfare. The property will be monitored and maintained for elimination of potential safety issues.
 - ❖ An efficient manure removal procedure is in place. Manure will be loaded directly into a trailer that holds 30 cubic yards of material. It will be hauled off site for proper disposal.
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The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

- ❖ As the property sits, the barn and riding ring are behind the house. They are difficult to see from the roadway, and are obstructed from view of the neighbors by trees. The topographical nature of the property contains any potential noise from instruction, as the barn sits down in a “valley.”
 - ❖ There is not, and will not be any commercial traffic as all students arrive and depart in personally owned vehicles. Most students receive private instruction and one vehicle arrives at a time, and generally departs before the next student arrives.
 - ❖ When small groups are taught they are no larger than 3 students at a time. Many of these participants are siblings or close friends who carpool.
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The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

- ❖ The property as we received it was in disrepair and overgrowth. We have been working to restore it to a functional and appealing property.
 - ❖ By providing a service for healthy, safe outdoor activity, we can help boost property values and benefit the local community.
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All necessary facilities will be available including, but not limited to, utilities, roads, road access and drainage.

- ❖ The property has a well established driveway that is wide enough for two cars to pass side by side. The driveway leads to a circle drive in front of the barn. The driveway has supported a dump truck carrying 27 tons of gravel.
 - ❖ Ambulance, fire trucks and utility trucks can access the property.
 - ❖ Existing drainage and run-off follows the natural flow of the land to the back of the property and enters the creek bordering the property line. There is no concern about run-off flowing to neighboring properties.
 - ❖ The water district has informed us that the nearest fire hydrant is at Blackthorn and WW. This is located 300 yards from the door of the barn itself. They informed us that it is a large main that runs at 75-85 PSI head pressure and is more than adequate to supply any fire district needs.
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The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

- ❖ The property is surrounded by well established family farms and/or personally owned properties not suitable for future development. However, if neighboring development were to occur, due to the topographical layout and low traffic flow of 8101 East Hwy WW, it would not be burdensome to future development.
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The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

- ❖ The property is located on State Hwy WW which is a well maintained, safe highway. The property enters WW at a location with great visibility in both directions.
 - ❖ On any given day, there will only be personally owned vehicles entering and exiting.
 - ❖ Student lessons are taught Monday-Thursday from 4:00pm-7:15pm, and Saturday's 8:30am-3:00pm. Students have minimal impact on traffic flow.
 - ❖ Boarder's may visit their horses between the hours of 8am-8pm. Out of our current boarder's, two only come on weekend mornings, one comes twice a week in the afternoon and the other lives out of state. Boarder's have minimal impact on traffic flow.
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The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The county commission shall find that there is a public necessity for the public use permit.

- ❖ We are currently in compliance with the requirements for the conditional use permit.
 - ❖ Upon acquiring a building permit in order to construct/enclose the outdoor arena, all requirements will be met including adding hard surface parking for handicap access, approval from architects and building inspectors and regular application of magnesium chloride to the main access driveway and riding arena.
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Thank you for your time!