

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**for SEPTEMBER 28, 2016 PLANNING COMMISSION MEETING**

**PROJECT #:** Special Permit No.16044 Windsong Equitherapy

**PROPOSAL:** A request per Article 13.001(k) for a private stable/ riding stable

**LOCATION:** 6450 S. 148<sup>th</sup> Street, southeast of Old Cheney Road and S. 148<sup>th</sup> Street.

**LAND AREA:** 19.11 acres, more or less

**EXISTING ZONING:** AG Agricultural

**CONCLUSION:** In Conformance with the Comprehensive Plan and County zoning.

<b>RECOMMENDATION:</b>	Conditional Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 13 Irregular Tract, located in the SW 1/4 of Section 15, Township 9 North, Range 8 East, Lancaster County, NE

**EXISTING LAND USE:** Agricultural

**SURROUNDING LAND USE AND ZONING:**

North:	AG Agricultural	Houses on acreage lots
South:	AG Agricultural	Single family houses and farm ground
East:	AG Agricultural	Farm ground
West:	AG Agricultural	Acreage lots, single family houses and farm ground

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2040 Comprehensive Plan shows this as Agriculture.

**UTILITIES:** This area is within Lancaster County Rural Water District #1. Private waste disposal.

**TRAFFIC ANALYSIS:** S. 148<sup>th</sup> Street is classified as a Rural Major Collector.

**PUBLIC SERVICE:** This is in the Bennet Rural Fire District.

**ANALYSIS:**

1. This request is for a riding stable/private stable under the provisions of Article 13.001K on a 19.11 acre parcel.
2. The County AG Agricultural District allows stables and riding academies as a permitted use. However since there are two main uses, a dwelling unit and the stable, the special permit is required. Only one main use is allowed by right. The dwelling unit may be attached to the stable or be separate from the stable.
3. The site plan shows an approximately 18,000 sq. ft. building that includes a 10,800 sq. ft. riding arena, an apartment and horse stalls. The apartment is for a caretaker.
4. Windsong Equitherapy supports people with disabilities through therapeutic horseback riding. Currently they serve approximately 30 clients with plans to grow to 50-60 clients.
5. The stable is an appropriate use in a rural environment and with a dwelling unit on the same lot it will not generate significant impact on nearby land uses.

**CONDITIONS OF APPROVAL:**

Per Article 13.001K this approval permits riding stable/private stable.

**Site Specific Conditions:**

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
  - 1.1 Add a note to the site plan that the building is conceptual and may be placed anywhere outside of the AG District setbacks.
  - 1.2 Identify S. 148<sup>th</sup> Street.
2. Before receiving building permits provide the following documents to the Planning Department:
  - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

**Standard Conditions:**

3. The following conditions are applicable to all requests:
  - 3.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.
  - 3.2 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 3.3 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Tom Cajka  
Planner

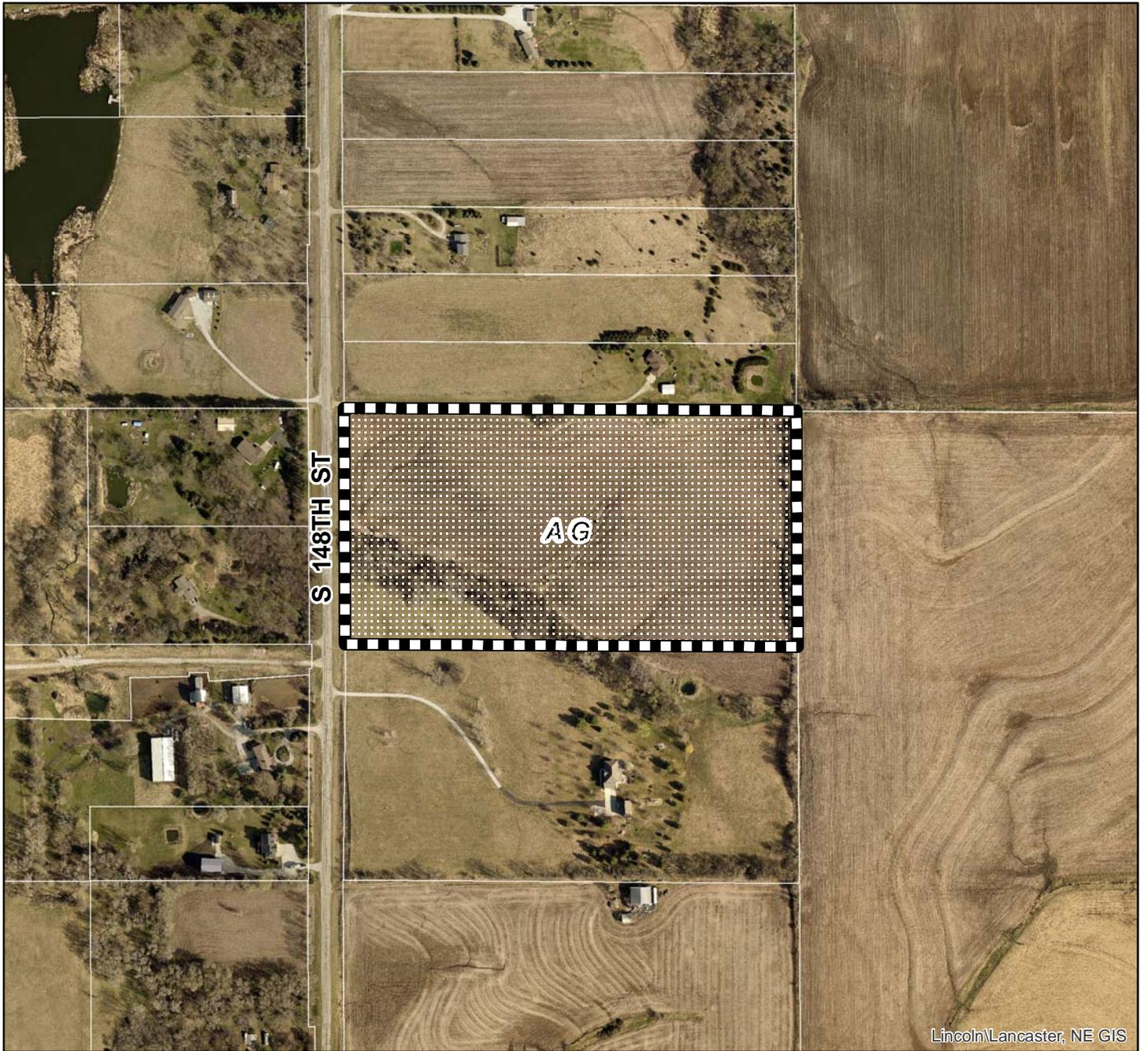
**DATE:** September 9, 2016

**APPLICANT:** Kari Hoeft  
8441 Norval road  
Lincoln, NE 68520

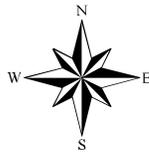
**OWNER:** Windsong Equitherapy  
PO Box 5641  
Lincoln, NE 68505  
402-730-1176

**CONTACT:** Same as applicant

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**Special Permit #: SP16044**  
**Windsong Equitherapy**  
**S 148th St & Old Cheney Rd**



One Square Mile:  
 Sec. 15 T09N R08E

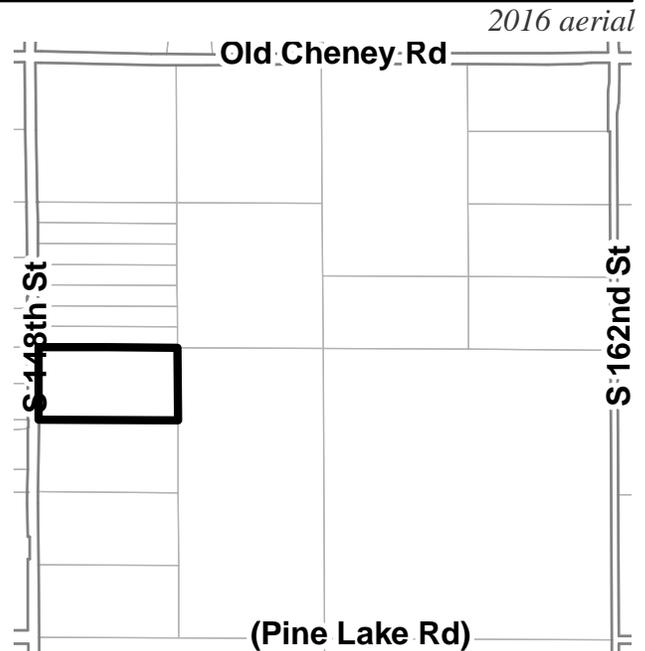
**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

Area of Application

Zoning Jurisdiction Lines

City of Lincoln Jurisdiction



2016 aerial

Not For Construct ON

WINDSONG EQUITHERAPY

C1



6450 S 148th St  
Walton, NE.

1 SITE PLAN

August 31, 2016

Windsong Equitherapy is a 501(c)(3) that supports people with disabilities through therapeutic horseback riding. Windsong has been serving the community for over 10 years. We participate in the Special Olympics each year as well as classes for people with disabilities during the Lancaster County Fair. Until the purchase of the location on S 148<sup>th</sup>, Windsong did not own our own facility.

The property located at 6450 S 148<sup>th</sup> St, Walton, NE will be where a new facility will be built. The facility will be completely handicap accessible, including parking, bathroom, concrete floor all allowing riders accessibility around the entire barn for riders to be able to see the entire facility. The barn and riding arena is the primary use of the property and attaching an apartment to the facility for a care giver is what we feel is the safest for both our horses, but also for the property as a whole.

Windsong is currently ran by volunteers only. It is proposed that we will serve approximately 30 riders a week. Each ride is for 30 minutes and will most likely take place over 2-3 time periods. It is projected that we will grow to 50-60 riders a week. Should fundraising be successful, the riding instructors will get paid for their instruction, however there will still be volunteers present.

During the times that riders are present there will be a riding instructor with the potential of 2-3 volunteers as well. This will vary depending on the needs of the rider.

The hours of operation are currently on Monday evenings however we will try to adjust to the needs of the community.

Currently we serve about 16 riders a week and those are served on Monday evenings with a couple on Saturday mornings.

The proposed apartment attached to the facility will be for a care taker of the horses. This individual will be an employee of Windsong and will insure the that the horses are okay during hours that instructors and riders are not present.

Please feel free to let us know if you have any further questions.

Sincerely,

Kari Hoeft

Vice President, Windsong Equitherapy

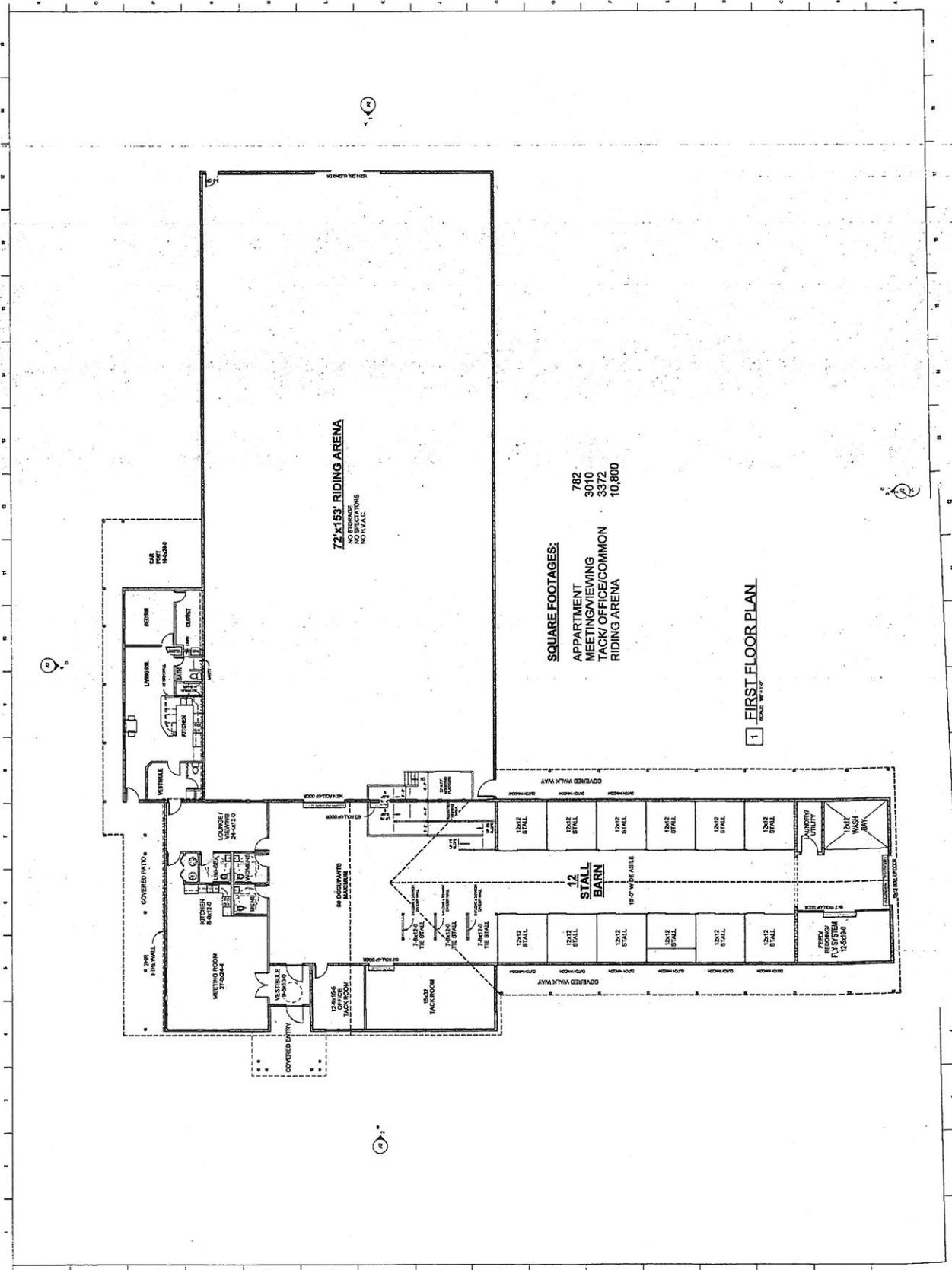
Not For Construction

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
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WINDSONG EQUITHERAPY

FLOOR PLAN  
PROJECT NAME  
DATE: 11-20-2018

A1



72' X 153' RIDING ARENA  
NO STORAGE  
NO ELEVATIONS  
NO HVAC

SQUARE FOOTAGES:  
APARTMENT 782  
MEETING/VIEWING 3010  
TACK/OFFICE/COMMON 3372  
RIDING ARENA 10,800

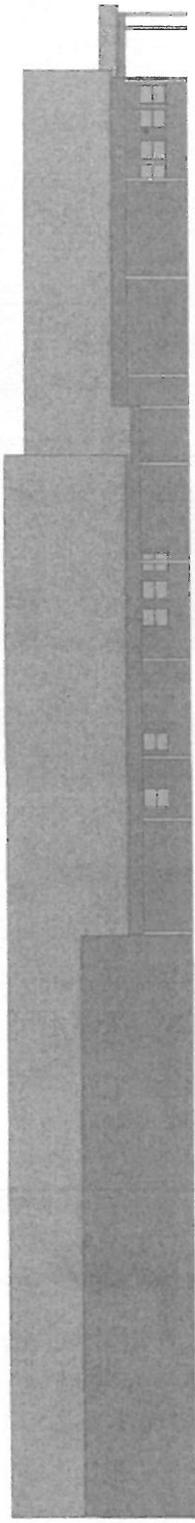
1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Not For Construction

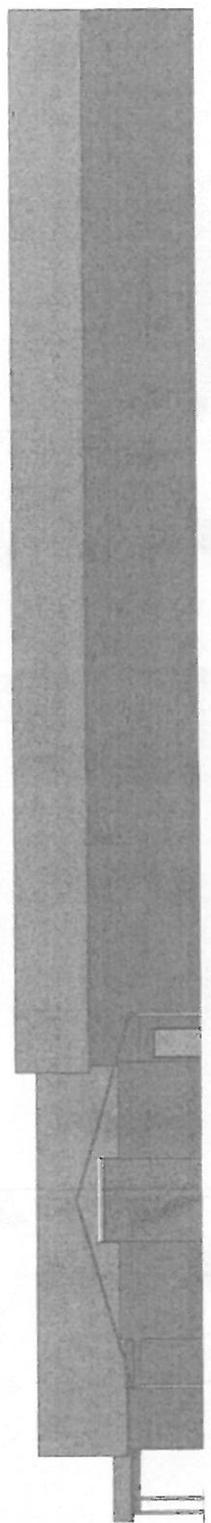
DATE	DESCRIPTION

WINDSONG EQUITHERAPY  
 1000 S. 10TH ST.  
 PHOENIX, AZ 85001

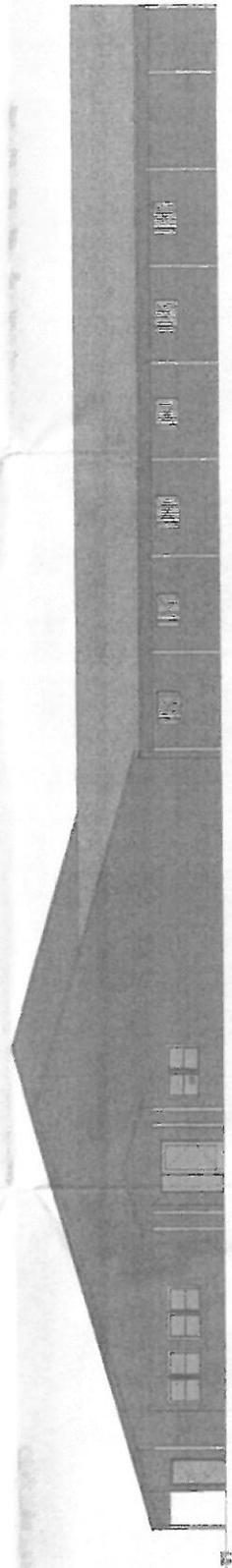
A2



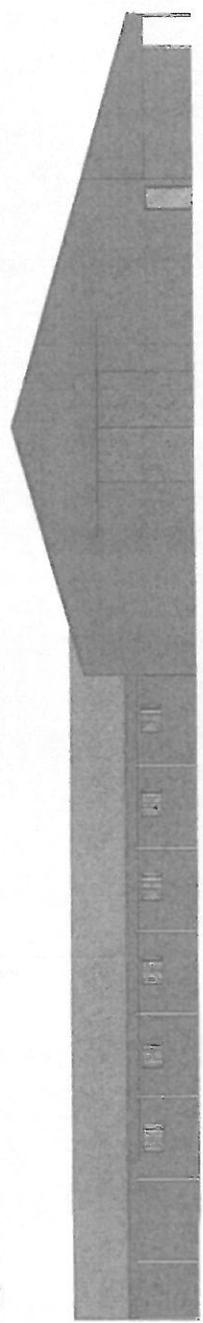
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION