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MEETING DATE: November 18, 2025

**STAFF PERSON
RESPONSIBLE:** Heather Scott, AICP, Principal Planner

DESCRIPTION: 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003.

SUMMARY: The request is for approval of a Use by Special Review for a riding academy to allow 14 lessons per day and two employees on property zoned Agricultural One.

**STAFF
ASSESSMENT:** Staff has evaluated the Use by Special Review (USR) request in accordance with Section 21 of the Douglas County Zoning Resolution. Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

Staff Report - US2025-003