

**AGENDA
PLANNING AND ZONING MEETING**

December 16, 2021

6:00 P.M.

COUNCIL CHAMBERS

CITY HALL, 200 NORTH DAVID

Meetings can be viewed online at www.casperwy.gov on the Planning Commission web page.

PLANNING AND ZONING POLICY

PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.
2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
 - Clearly state your name and address.
 - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
 - Please do not repeat the same statements that were made by a previous speaker.
 - Please speak to the Planning and Zoning Commission as you would like to be spoken to.
 - Please do not address Applicants or other audience members directly.
 - Please make your comments at the podium and directed to the Planning and Zoning Commission.
3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

I. CALL TO ORDER

II. MINUTES: November 18, 2021

III. PUBLIC HEARINGS:

- A. **SUB-104-2021** – A vacation and replat of Lot 7 in Wolf Creek Eight Addition and Lot 43 in Wolf Creek Nine Addition, to create “Wolf Creek Ten Addition”, located at 3714 and 3720 Dancing Wolf Drive. Applicants: B1 Properties, LLC & Iliana Adler, Administrator - JJSN Living Trust.
- B. **ZOC-106-2021** – A Zone change of 104 and 110 South Beverly Street, described as Portions of Lots 13, 14 and a vacated strip of former Beverly Street right-of-way, Block 2, Beverly Addition. The existing zoning of the properties is R-2 (One Unit Residential) and the proposed zoning is C-2 (General Business). Applicants: Case N Point, LLC/James McBride.

IV. SPECIAL ISSUES:

Recognition of outgoing Commissioners:

- Fred Feth
- Susan Frank

V. COMMUNICATIONS:

- A. Commission**
- B. Community Development Director**
- C. Council Liaison**
- D. OYD and Historic Preservation Commission Liaisons**
- 1) Minutes from November 13, 2021, Historic Preservation Commission Meeting (attached)**
 - 2) Minutes from November 22, 2021, Old Yellowstone Advisory Committee Meeting (attached)**
- E. Other Communications**

VI. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY NOVEMBER 18, 2021
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday November 18, 2021, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Susan Frank
 Fred Feth
 Terry Wingerter
 Carol Johnson
 Ken Bates
 Vickery Fales-Hall
 Mike McIntosh

Absent Members:

Others present: Craig Collins, City Planner
 Kristie Turner, Administrative Assistant III
 Wallace Trembath, Deputy City Attorney
 Bruce Knell, Council Liaison

I. MINUTES OF THE PREVIOUS MEETING

Chairperson Frank asked if there were additions or corrections to the minutes of the October 21, 2021 Planning & Zoning Commission meeting.

Chairperson Frank called for a motion to approve the minutes of the October 21, 2021, Planning & Zoning Commission meeting.

Mr. Wingerter made a motion to approve the minutes of the October 21, 2021, meeting. The motion was seconded by Ms. Fales-Hall.

All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

Our first case this evening:

SUB-96-2021 & ZOC-97-2021 – A vacation and replat of Tracts B, C, D & E of “The Back Nine Addition” to create a new subdivision named “**Eagle Valley**” (aka “**Back Nine**”), located south of West 29th Street, and east of Casper Mountain Road, and comprising 17.25-acres, more or less. The request also includes a zone change of the proposed “**Eagle Valley**” (aka “**Back Nine**”) Addition from R-2 (One Unit

Residential) to R-3 (One to Four Unit Residential). Applicants: Benjamin & Michal Hansuld.

Craig Collins, City Planner presented the staff report and entered 9 exhibits into the record for this case.

Chairperson Frank opened the public hearing and asked for the person representing the case to come forward and explain the application.

Ben Hansuld, 128 E 27th Street Casper, spoke as representative for this case.

Ms. Johnson asked about plans to build twin homes and four plex units and if they were for purchase or rent.

Mr. Hansuld responded that they do not have plans to build four plex units. He is planning on twin homes and single-family homes in the subdivision. All units will be for sale.

Mr. Wingerter asked about the timeline.

Mr. Hansuld responded that they will start dirt work for roads soon.

Ms. Fales-Hall asked about if Mr. Hansuld had reached out to Mr. Rogers who submitted a letter. Other members of commission also encouraged Mr. Hansuld to contact Mr. Rogers.

Mr. Hansuld responded that he had not contacted Mr. Rogers but that he would respond to the email.

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

Deborah Hiner, 2827 Hogan Dr. spoke in opposition as she is concerned about rezoning that allows for four-plex units.

Mr. Hansuld stated that he does not have any plans for four-plex units and his current plan is twin homes similar to what is currently at that location.

Mr. Bates asked if there were any four-plex units in the area.

Mr. Hansuld responded that there are none.

There being no others to speak, Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table SUB-96-2021 regarding the replat.

Mr. Wingerter made a motion to approve case SUB-96-2021. The motion was seconded by Mr Bates.

Discussion

All those present voted aye. Motion carried.

Chairperson Frank entertained a motion to approve, deny or table ZOC-97-2021 regarding the zoning.

Ms. Fales-Hall made a motion to approve case ZOC-97-2021. The motion was seconded by Mr Bates.

Discussion

All those present voted aye. Motion carried.

Our second case this evening:

SP-90-2021 – Site Plan review for the construction of a 60-unit multi-family development to be located on Lots 2 & 3, Highland Park Addition No. 6, (directly north of Fire Station #3). Applicant: Liberty Square Apartments, LLC.

Craig Collins, City Planner presented the staff report and entered 6 exhibits into the record for this case.

Chairperson Frank opened the public hearing and asked for the person representing the case to come forward and explain the application.

Steve Bruce with Inberg Miller - spoke as representative for this case.

Mr. Wingerter asked about the activity levels in area with the Fire Department close by. Mr. Bruce stated that a traffic study had been performed and there were no additional concerns.

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

Alisha Rone with the Child Development Center, 2020 E 12th St. spoke in opposition to the case.

Ms. Rone's concerns were regarding sex offender screening at apartment complex due to proximity to school, additional traffic issues with increase of apartment traffic along with Classical Academy traffic, and the additional trash and loitering that might happen. Additional concern regarded the possibility of a fence that would separate the center from the apartment complex to protect the special needs playground from use by neighborhood kids.

Mr. Bates stated that the Liberty Square Apartments are managed by the Casper Housing Authority and his understanding is that they cannot allow sex offenders as renters. He also stated that the middle school nearby has a playground and there are no known issues with neighborhood use.

Mr. Bruce stated the project had no current plans to build a fence to separate the properties. Mr. Knell suggested that if the Child Development Center would like a fence they should pursue installing one.

Ms. Frank suggested that Ms. Rone speak to the housing authority to inquire if they would assist in building a fence but that the Child Development Center is free to build a fence if they so desire.

There being no others to speak, Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table SP-90-2021 regarding the replat.

Mr. Wingerter made a motion to approve case SP-90-2021 The motion was seconded by Mr. McIntosh.

Discussion

All those present voted aye. Motion carried.

Our third case this evening:

SUB-98-2021 & ZOC-99-2021 – A vacation and replat of a portion of Tract 4, North Platte River Park Subdivision, to create **North Platte River Park No. 2**, comprising 185-acres, more or less, and located generally northwest of the Events Center, and also including the Events Center property. A vacation and rezone of proposed Lots 1 & 2 of North Platte River Park No. 2 is also proposed. Lot 1 (west of North Poplar Street and north of Events Drive) is proposed for M-2 (General Industrial) zoning and Lot 2 (east of North Poplar Street and north of Events Drive) is proposed for M-1 (Limited Industrial) zoning. Proposed Lot 3 (Events Center parcel) will remain to be zoned PH (Park Historic).

Craig Collins, City Planner presented the staff report and entered 7 exhibits into the record for this case.

Chairperson Frank opened the public hearing and asked for the person representing the case to come forward and explain the application.

Mr. Collins spoke as representative for this case.

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

There being no others to speak, Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table SUB-98-2021 regarding the replat.

Mr. McIntosh made a motion to approve case SUB-98-2021. The motion was seconded by Mr. Wingerter.

Discussion

All those present voted aye. Motion Carried.

Chairperson Frank entertained a motion to approve, deny or table ZOC-99-2021 regarding the zoning.

Mr. Feth made a motion to approve case ZOC-99-2021. The motion was seconded by Ms.Fales-Hall.

Discussion

All those present voted aye. Motion Carried.

III. SPECIAL ISSUES:

None

IV. COMMUNICATIONS:

- A. Commission:
No Report
- B. Community Development Director:
No Report
- C. Council Liaison:
Mr. Knell the Council is continually working on economic development and thanked the Commission for passing the Liberty Square Apartment project. The Council respects the work of the P&Z Commission and appreciate all their efforts.
- D. OYD and Historic Preservation Commission Liaisons:
OYD: Last meeting was the review of the African American study. Ms. Frank stated that she thought it was great report.
Mr. Feth stated that the ribbon cutting went well on Oct 26, but that turnout was small due to the rain storm.
- E. Other Communications:
No Report

Chairperson Frank stated that the next Planning and Zoning Commission meeting will be held Thursday, December 16, 2021.

V. ADJOURNMENT:

Chairperson Frank called for a motion for the adjournment of the meeting. A motion was made by Mr. Wingerter and Mr. Feth seconded by to adjourn the meeting.

All present voted aye. Motion carried.

The meeting was adjourned at 6:50p.m.

Chairperson

Secretary

OLD YELLOWSTONE DISTRICT ADVISORY COMMITTEE MEETING
Monday, November 22, 2021
City Hall – Downstairs Meeting Room

The OYD held its monthly meeting at 4:00 p.m., on Monday, November 22, 2021.

Members Present: Amber Pollock
Jamie Haigler
Fred Feth
Mike McIntosh
Karen Meyer
Tyler Cessor

Members Absent: Steve Freel, Vickery Hall, Patty McKenzie, Phillip Rael,
Carol Martin, and Linda Wolcott

Liaisons Present: Renee Hahn (ARAJPB)

Others Present: Kelly Ivanoff (Wyoming Plant Company)

Staff present: Liz Becher and Kristie Turner (City Planning)

CALL TO ORDER:

Vice-Chairman Feth ascertained a quorum and called the meeting to order at 4:05 p.m.

APPROVAL OF THE SEPTEMBER 20 MINUTES:

Vice-Chairman Feth asked for the approval of the September 20 meeting minutes. Ms. Meyer moved to approve the minutes, Mr. McIntosh seconded. All members voted aye; minutes were approved.

INTRODUCTION OF GUESTS / PUBLIC COMMENT:

None.

OLD BUSINESS:

Neighborhood Construction Projects

Ms. Becher updated the Committee on the status of the four major construction projects, which occurred this year in the OYD:

- Former Goodstein lot (the Old Yellowstone District Parking Lot) – *The work is completed, and the dedication was held on October 26... in the rain.*
- Midwest Avenue Phase 2 – *The work is completed; street looks great. Staff and Council are looking on how to fund/prioritize Phase 3 since the Specific Purpose Tax failed...*

- Industrial Avenue – Phase 1 – *The work is completed; Phase 2 will be bid out in Jan/Feb.*
- David/Ash Street alley work – *completed.*
- Others: An enclosed dumpster area is being constructed in two parking spaces in the City parking lot north of the Hall on Ash.

Specific Purpose Tax – What’s Next

Committee discussion ensued about what to do differently when the City tries again for a specific purpose tax election. Traditional media usage was emphasized; NOT social media. Suggestions to check with Cheyenne and Cody on how they did their marketing. Mailers and door-to-door campaign techniques were also recommended.

NEW BUSINESS:

Christmas Parade

Ms. Becher handed out the most current version of the map for the Christmas Parade and identified the areas where the OYD would be impacted.

Neighborhood Activities for the holidays

The Committee members (Tyler) suggested doing an activity in the OYD neighborhood, called “You’ve been Rudolphed.” Committee members offered to donate gift cards/items to give away to unsuspecting patrons. Kristie will put together a calendar for Committee members to sign up in pairs, at then appear at various locations in the OYD throughout December, to surprise patrons and take a quick pic for posting to FB and our webpage. It will be fun and show some excitement for OYD businesses during the holidays. Patrons will also get Rudolph horns to hear and a certificate.

Committee seat renewals

Ms. Becher reported that three seats are up for renewal for a 2-year appointment – Jamie, Tyler, and Patty. If they are interested, please send a Letter of Interest to Liz. A public notice will also be put in the newspaper in accordance with Council’s guidelines for Commissions/Boards/Committees.

Property Activity in the OYD

The Sage and Sand ownership change, Wyoming Plant Company ownership change, former Stalkup’s lot ownership change, and the former car wash building on Collins sale were all discussed, and what the new owners are planning to do.

OTHER BUSINESS:

Historic Preservation Liaison Report

The African American study of Black history in Casper has been completed.

ARAJPB Liaison Report

Ms. Hahn reported that the inside gym/courts project is continuing. Contaminated soils have been discovered and will need to be replaced for the project to move forward.

NEXT MEETING:

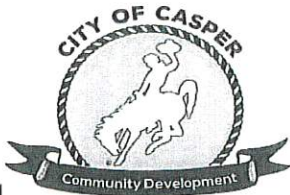
The next meeting originally scheduled in December will be moved to January for a Committee holiday party. Location TBD.

ADJOURN

A motion was made to adjourn. The business meeting adjourned at 5:03 p.m.

(Minutes prepared by Liz Becher)
Respectfully Submitted,

Steve Freel
Chairperson



City of Casper Planning Division

Plat Application

OWNER'S INFORMATION:

NAME: B1 Properties, LLC.
ADDRESS: 550 North Poplar Street
TELEPHONE: 307 234-2385 EMAIL: _____

OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: ECS Engineers
ADDRESS: 111 W. 2nd St., Ste. 600, Casper, WY 82601
TELEPHONE: 307 337-2883 EMAIL: sgustafson@ecsengineers.net

APPLYING FOR (check one): FINAL PLAT REPLAT MINOR BOUNDARY ADJUSTMENT

NAME OF SUBDIVISION: Wolf Creek Ten Addition

LEGAL DESCRIPTION OF LAND: _____
Lot 7 - Wolf Creek Eight, and Lot 43 - Wolf Creek Nine

COMMON ADDRESS OR LOCATIONAL DESCRIPTION: 3714 & 3720 Dancing Wolf Drive

CURRENT LAND USE: Residential

TOTAL ACREAGE: 0.36 acres/sq ft

NUMBER OF LOTS: 2 (Minor Boundary Adjustment can not exceed 2 lots)

SIZE OF LARGEST LOT: 8,079 SF SIZE OF SMALLEST LOT: 7,669 SF

CURRENT ZONING: R2 PROPOSED ZONING: R2

The following owner's signature, or agent, signifies that all information on the application is accurate and correct to the best of the owner's knowledge, and that the owner has thoroughly read and understands all application information and requirements.

SIGNATURE OF PROPERTY OWNER: 

DATE: 10/27/21

SUBMIT TO:
Community Development Department
Planning Division
200 N David, RM 203
Casper, WY 82601
Phone: 307-235-8241
Fax: 307-235-8362
www.casperwy.gov
E-mail: dhardy@cityofcasperwy.com

- COMPLETE SUBMITTAL NEEDS TO INCLUDE::
- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
 - 11 COPIES OF THE PLAT (9 COPIES FOR MINOR BOUNDARY ADJUSTMENT)
 - PROOF OF OWNERSHIP
 - \$1200 (25 LOTS OR LESS); \$1,800 (26 Lots or more); (\$200 FOR MINOR BOUNDARY ADJUSTMENT); (Preliminary Plat \$1,000) APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:
DATE SUBMITTED:
REC'D BY: _____

December 10, 2021

MEMO TO: Susan Frank, Chairperson
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **SUB-104-2021** – A vacation and replat of Lot 7 in Wolf Creek Eight Addition and Lot 43 in Wolf Creek Nine Addition, to create “Wolf Creek Ten Addition”, located at 3714 and 3720 Dancing Wolf Drive. Applicants: B1 Properties, LLC & Iliana Adler, Administrator - JJSN Living Trust.

Recommendation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating the Wolf Creek Ten Addition meets the minimum requirements of the Municipal Code, staff recommends approval, with a “do pass” recommendation to City Council.

Code Compliance:

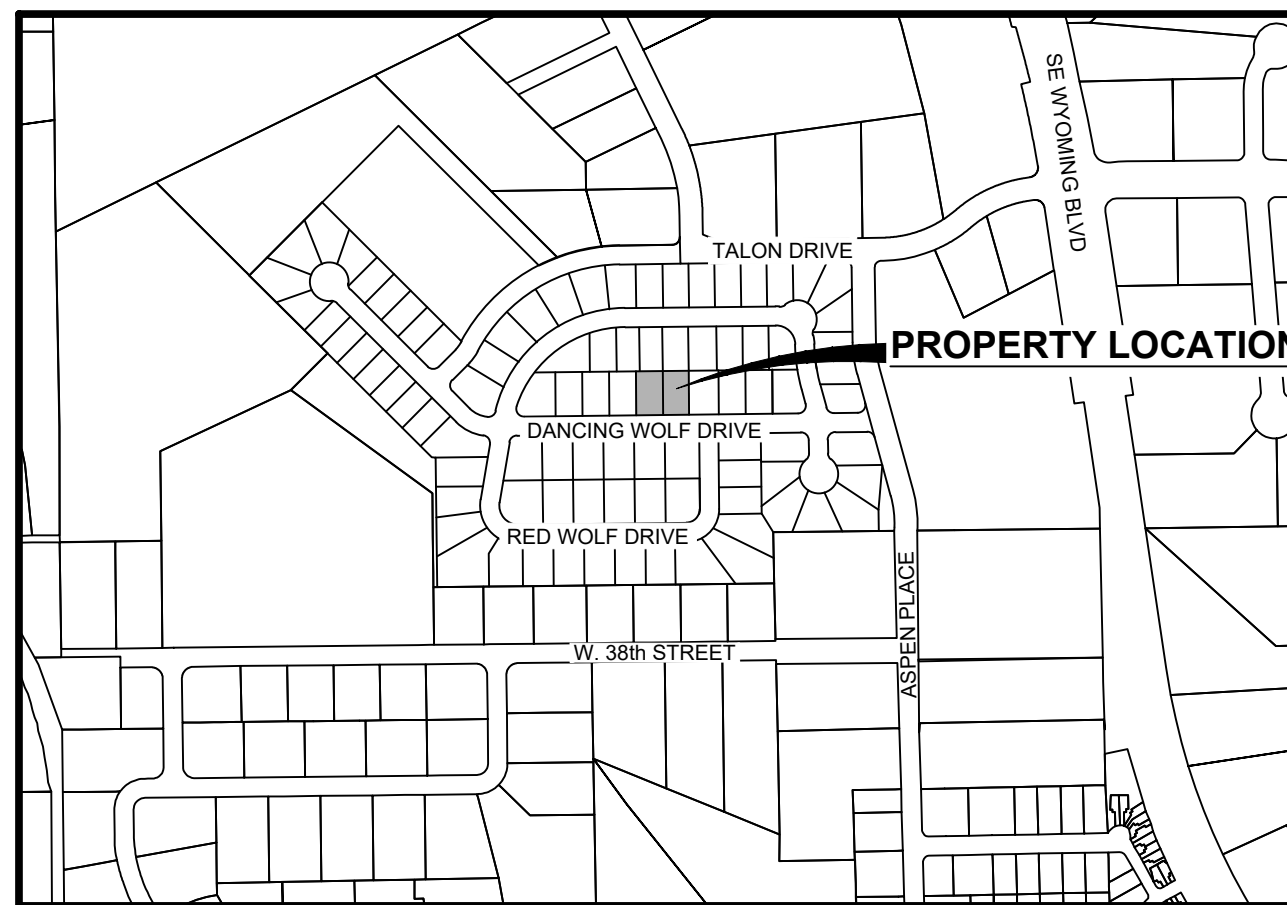
Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had received one public comment, which as been included in the Commission's packet for review.**

Summary:

The owners of 3714 and 3720 Dancing Wolf Drive have applied for a replat to create the Wolf Creek Ten Addition. The replat consists of a three (3) foot lot line adjustment between two (2) existing lots, which are located in two (2) different subdivisions. The replat meets all minimum City of Casper subdivision regulations, and both resulting lots exceed the City’s minimum lot size of 4,000 square feet.

VACATION AND REPLAT OF LOT 7 IN WOLF CREEK EIGHT ADDITION
AND LOT 43 IN WOLF CREEK NINE ADDITION AS
WOLF CREEK TEN ADDITION

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SE1/4NW1/4 OF SECTION 19, T.33N., R.79W. OF THE 6TH PRINCIPAL MERIDIAN,
NATRONA COUNTY, WYOMING



LOCATION MAP
CASPER, WYOMING

LEGEND

- ◇ RECOVERED BRASS CAP (PLS 584)
- ◆ SET BRASS CAP (PLS 5529)
- RECOVERED ALUMINUM CAP (PLS 584)
- SET ALUMINUM CAP (PLS 5529)
- PROPERTY LINE (ADJACENT AND EXISTING)
- - - EXISTING EASEMENT LINE

CERTIFICATE OF DEDICATION

THE UNDERSIGNED JJSN LIVING TRUST (ILIANA ADLER AND DANIEL J. ADLER, ADMINISTRATORS) AND B1 PROPERTIES, LLC. (RANDALL S. HALL, PRESIDENT) DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING LOT 7, WOLF CREEK EIGHT ADDITION, AND LOT 43, WOLF CREEK NINE ADDITION, TO THE CITY OF CASPER, WYOMING, AS RECORDED IN THE OFFICE OF NATRONA COUNTY CLERK AS INSTRUMENT NOS: 1021845 AND 1032199, SITUATE IN THE SE1/4NW1/4 OF SECTION 19, T.33N., R.79W. OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHWEST CORNER OF LOT 6 OF THE WOLF CREEK EIGHT ADDITION, SAID POINT BEING MONUMENTED WITH A BRASS CAP; THENCE S.89°22'20"W., 67.54 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF THE DANCING WOLF DRIVE RIGHT-OF-WAY LINE TO A POINT MONUMENTED WITH A BRASS CAP; THENCE S.89°18'46"W., 69.92 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF THE DANCING WOLF DRIVE RIGHT-OF-WAY LINE TO A POINT MONUMENTED WITH A BRASS CAP; THENCE N.00°38'53"W., 114.50 FEET ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF LOT 44 OF THE WOLF CREEK NINE ADDITION TO A POINT MONUMENTED WITH A BRASS CAP; THENCE N.89°15'42"E., 70.00 FEET ALONG THE NORTH LINE OF SAID PARCEL AND SOUTH LINE OF LOTS 50 AND 51 OF THE WOLF CREEK NINE ADDITION TO A POINT MONUMENTED WITH A BRASS CAP; THENCE N.89°24'46"E., 67.53 FEET ALONG THE NORTH LINE OF SAID PARCEL AND SOUTH LINE OF LOT 52 OF THE WOLF CREEK NINE ADDITION TO A POINT MONUMENTED WITH A BRASS CAP; THENCE S.00°36'56"E., 114.51 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND WESTERLY LINE OF LOT 6 OF THE WOLF CREEK EIGHT ADDITION TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.36 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

THE VACATION AND REPLAT OF THE FORGOING DESCRIBED LAND AS IT APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST. THE NAME OF THE NEWLY CONFIGURED LOTS SHALL BE KNOWN AS **WOLF CREEK TEN ADDITION** TO THE CITY OF CASPER, WYOMING.



B1 PROPERTIES, LLC.
550 N. POPLAR ST.
CASPER, WY 82601

ILIANA ADLER, ADMINISTRATOR
JJSN LIVING TRUST
3714 DANCING WOLF DRIVE
CASPER, WY 82601

EXECUTED THIS _____ DAY OF _____, 2021.

EXECUTED THIS _____ DAY OF _____, 2021.

BY: _____
RANDALL S. HALL - PRESIDENT, B1 PROPERTIES, LLC.

BY: _____
ILIANA ADLER - ADMINISTRATOR, JJSN LIVING TRUST

STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY RANDALL S. HALL, PRESIDENT, B1 PROPERTIES, LLC.

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY ILIANA ADLER, ADMINISTRATOR, JJSN LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING THIS _____ DAY OF _____, 2021 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE APPROVED.

EXECUTED THIS _____ DAY OF _____, 2021.

COMMISSION CHAIRMAN _____ SECRETARY _____

BY: _____
DANIEL J. ADLER - ADMINISTRATOR, JJSN LIVING TRUST

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY ORDINANCE NUMBER _____ DULY PASSED, ADOPTED AND APPROVED ON THIS _____ DAY OF _____, 2021.

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY DANIEL J. ADLER, ADMINISTRATOR, JJSN LIVING TRUST.

MAYOR _____ ATTEST: CITY CLERK _____

WITNESS MY HAND AND OFFICIAL SEAL.

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

I, **JAMES F. JONES**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **WOLF CREEK TEN ADDITION** AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UP ON THE GROUND IN COMPLIANCE WITH THE CITY OF CASPER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

NOTES

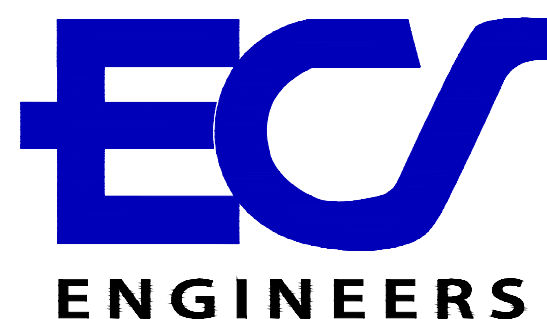
1. PLAT CLOSURE RATIO: 1:73,744
2. DISTANCES ARE GROUND, US SURVEY FOOT
3. BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000) STATE PLANE, WYOMING EAST CENTRAL ZONE(4902), US SURVEY FEET.
4. VERTICAL DATUM: NAVD88(GEOID 12B), US SURVEY FEET.
5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.

STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY JAMES F. JONES.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



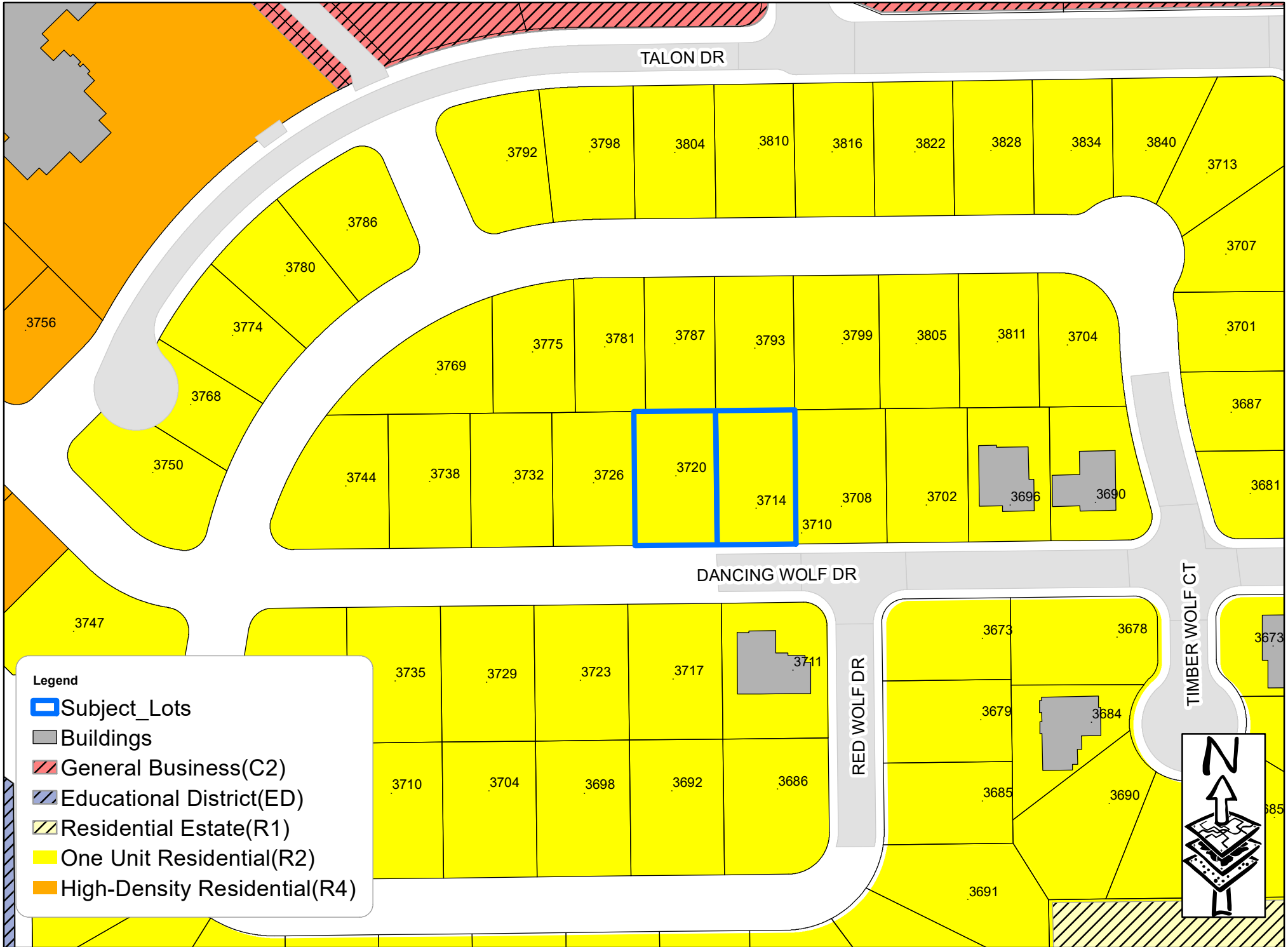
Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82601
Phone: 307.337.2883
www.ecsengineers.net
PROJECT NO. 160015

FOR:
B1 PROPERTIES, LLC
550 NORTH POPLAR STREET
CASPER, WY 82601

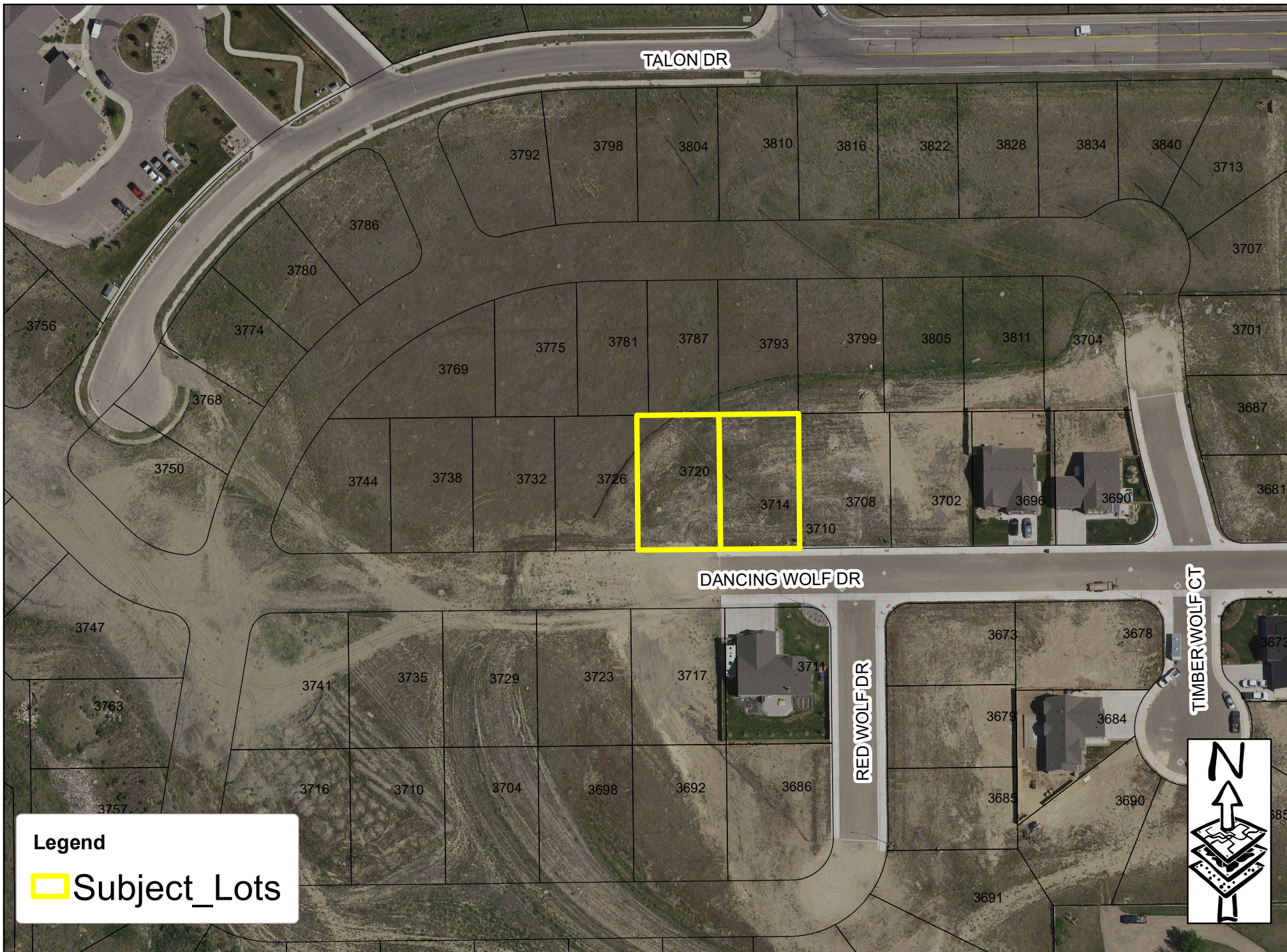
SURVEYOR:
FIELD: TYLER YOUNG
REVIEW: JAMES F. JONES, P.L.S.

DATE DRAWN:
10.27.2021
DRAWN BY:
MFM

Proposed Wolf Creek Ten Addition - (Replat of 3714 & 3720 Dancing Wolf Dr.)



Proposed Wolf Creek Ten Addition - (Replat of 3714 & 3720 Dancing Wolf Dr.)



Kristie Turner

From: Tyler Batt <tylerbatt84@gmail.com>
Sent: Wednesday, December 1, 2021 9:50 PM
To: Planning
Subject: Sub-104-2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing to let you know I am opposed to any changes or replatting of any of the original lots to my neighborhood in Greystone of Wolf Creek 8. Not that it really makes a difference but it was made very clear to me by the owners of Broker One that no changes to any lots in this development can be changed. I know this because I asked on multiple times if I could purchase neighboring lots and was always denied. So it may not apply directly but I object to any changes and will feel discriminated against if changes are made for the benefit of others while I was denied.

I would also note that one of our neighbors was forced to give up 8 feet of their lot for a pointless going to nothing sidewalk and were never reimbursed for that loss of property by the developer, builder, or City. Any further changes that may benefit others would be a huge insult to them and they would have plenty of reason to take legal action for such actions. Just an FYI that may need to be considered before these changes are simply just granted for whatever reason.

Thank you for listening and allowing me to submit my comment.

Tyler Batt
[307 251 9636](tel:3072519636)



City of Casper Planning Division

Zoning/Zone Change Application

OWNER/PETITIONER'S INFORMATION:

NAME: Paul Case & James McBride (Case & Point LLC)
 ADDRESS: PO Box 51591 Casper, WY. 82605
 TELEPHONE: 307-258-0161 PAUL EMAIL: paul@casaper-keep.com
307-262-0611 JIM jimmcb34@yahoo.com

I/WE, THE UNDERSIGNED, HEREBY PETITION THE CITY TO ZONE/REZONE THE FOLLOWING DESCRIBED REAL PROPERTY: Beverly BIK 2 lot 13N 45' & 14S 7.5' & 17.5 STRIP VAC Beverly
ST ADJ ONE
 LEGAL DESCRIPTION: Beverly BIK 2 lot 14N 52.5' & 17.5 STRIP VAC Beverly ST. ADJ ONE
 STREET ADDRESS: 104 & 110 S. Beverly St. Casper, WY. 82609
 FROM EXISTING ZONING DISTRICT: R-2
 TO PROPOSED ZONING DISTRICT: C-2

UPON THE ZONING/REZONING OF THE ABOVE-DESCRIBED REAL PROPERTY, I (WE) PROPOSE TO USE THE PROPERTY FOR THE FOLLOWING PURPOSES (BRIEF STATEMENT OF FACTS AND JUSTIFICATION FOR REZONING):

FOOD PREPARATION FOR OFF PREMISE CONSUMPTION.
FOOD EDUCATION CLASSES

The following owners' signatures signify that all information on the application is accurate and correct to the best of the owners' knowledge.

SIGNATURE OF PROPERTY OWNER: Paul Case
 SIGNATURE OF PROPERTY OWNER: Jim McBride
 DATE: 11/1/21

SUBMIT TO:
 Community Development Department
 Planning Division
 200 N David, RM 203
 Casper, WY 82601
 Phone: 307-235-8241
 E-mail: ccollins@casperwy.gov

- A COMPLETE SUBMITTAL MUST INCLUDE:**
- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF ALL OWNERS
 - PROOF OF OWNERSHIP
 - \$750 APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:
 DATE SUBMITTED:
 REC'D BY: _____

December 10, 2021

MEMO TO: Susan Frank, Chairperson
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **ZOC-106-2021** – A Zone change of 104 and 110 South Beverly Street, described as Portions of Lots 13, 14 and a vacated strip of former Beverly Street right-of-way, Block 2, Beverly Addition. The existing zoning of the properties is R-2 (One Unit Residential) and the proposed zoning is C-2 (General Business). Applicants: Case N Point, LLC/James McBride.

Recommendation:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed zone change meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff would recommend approval of the zone change, with a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all public notice requirements of Section 17.12.170 of the Casper Municipal Code pertaining to zone changes, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared, staff had not received any public comments on this case.**

Summary:

The owners of 104 and 110 South Beverly Street have requested a zone change of their properties from R-2 (One Unit Residential) to C-2 (General Business). The applicants state that the zone change will facilitate the reuse of the existing structure(s) for food preparation, for off-premise consumption, as well as for food education classes.

The properties consist of two platted lots, each approximately 0.19-acres in size (total 16,500 sf combined). Both properties are occupied by single-family residential structures and associated accessory buildings (garages/sheds). Existing zoning classification in the area are a mix of R-2 (One Unit Residential), C-2 (General Business) R-6 (Manufactured (Mobile) Home Park), R-3 (One to Four Unit Residential) and R-4 (High Density Residential).

Section 17.12.170 of the Casper Municipal Code requires that staff review zoning applications in the context of the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission and City Council as to how the zone change is either

supported, or not supported. The Comprehensive Land Use Plan is the City’s land use and development policy document that describes the values and ideals expressed by the community for its future following an exhaustive public input process. Chapter Three (3) of the Comprehensive Land Use Plan provides principles and goals. Principles and goals that may be applicable to the requested zone change are as follows:

Principle VUC1-2 – Neighborhood Services: Enhance the cohesiveness and identity of residential neighborhoods by encouraging a healthy mixture of commercial, employment, neighborhood services (coffee shops, grocery stores, and restaurants), and cultural uses that support the everyday needs of the residents. (Pg. 3-9)

Goal UQL2-2 – Mixed Use Neighborhoods: Provide for commercial uses in and adjacent to residential neighborhoods in a manner that contributes to the neighborhood’s integrity and identity through thoughtful design of signage, lighting, buffers, and parking.

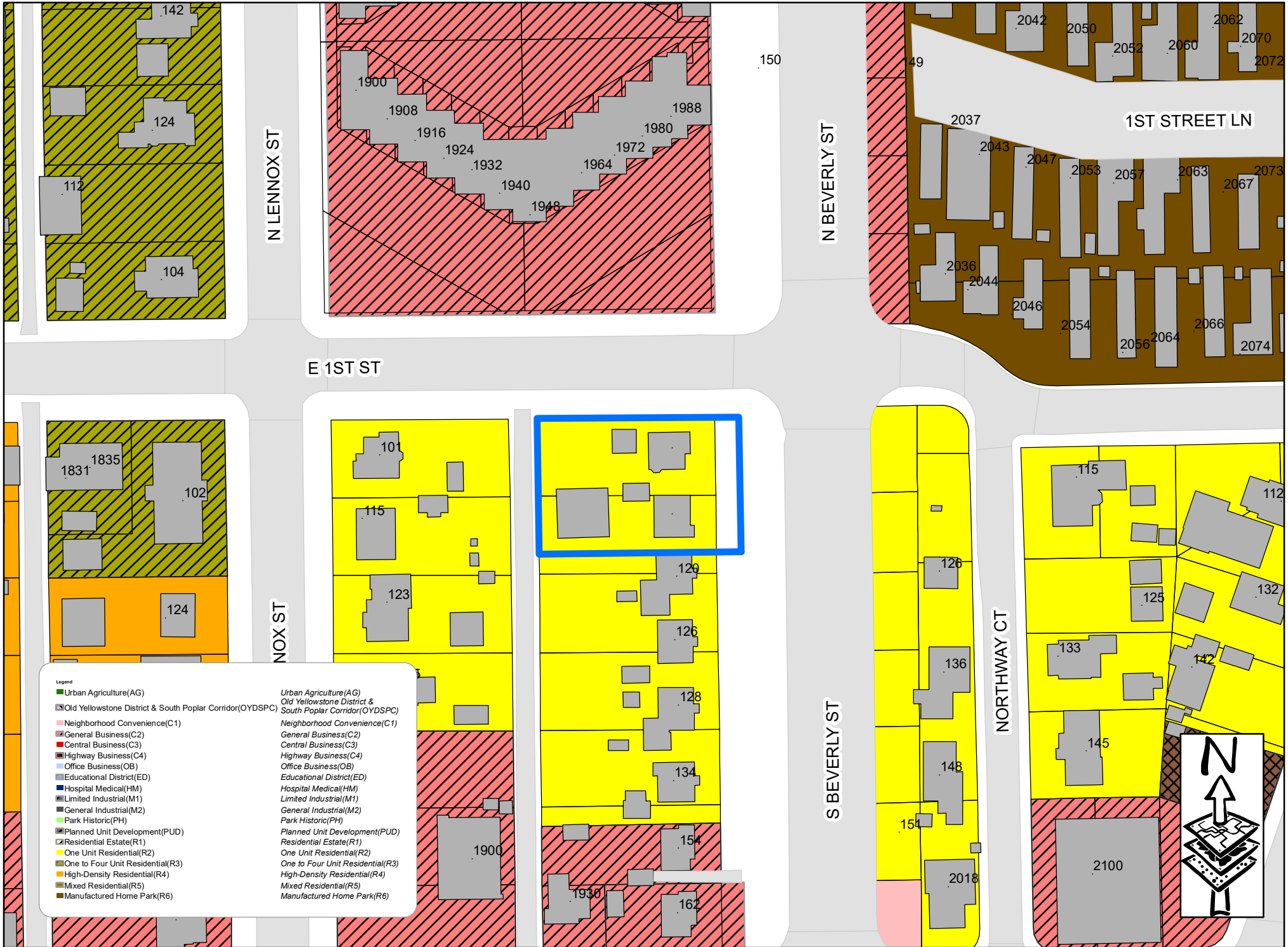
The Generation Casper Comprehensive Plan also provides a Future Land Use Plan (FLU), which is found in Chapter Four (4), on Page 4-26. The FLU is an illustrative map that identifies the physical distribution of land uses, and forms the basis for future zoning and land use regulations. The FLU designates the desired future use of the subject property as “Neighborhood Centers.” Page 4-32 of the Plan provides general characteristics of areas designated as neighborhood centers, which are described as areas designed for low-scale commercial uses supporting general neighborhood needs along with supporting multifamily residential. A rezone of the property to C-2 (General Business) would be in keeping with the land uses envisioned under “neighborhood centers.”

For the Commission’s reference regarding allowable land uses, the Municipal Code provides for the following permitted uses under C-2 (General Business) zoning:

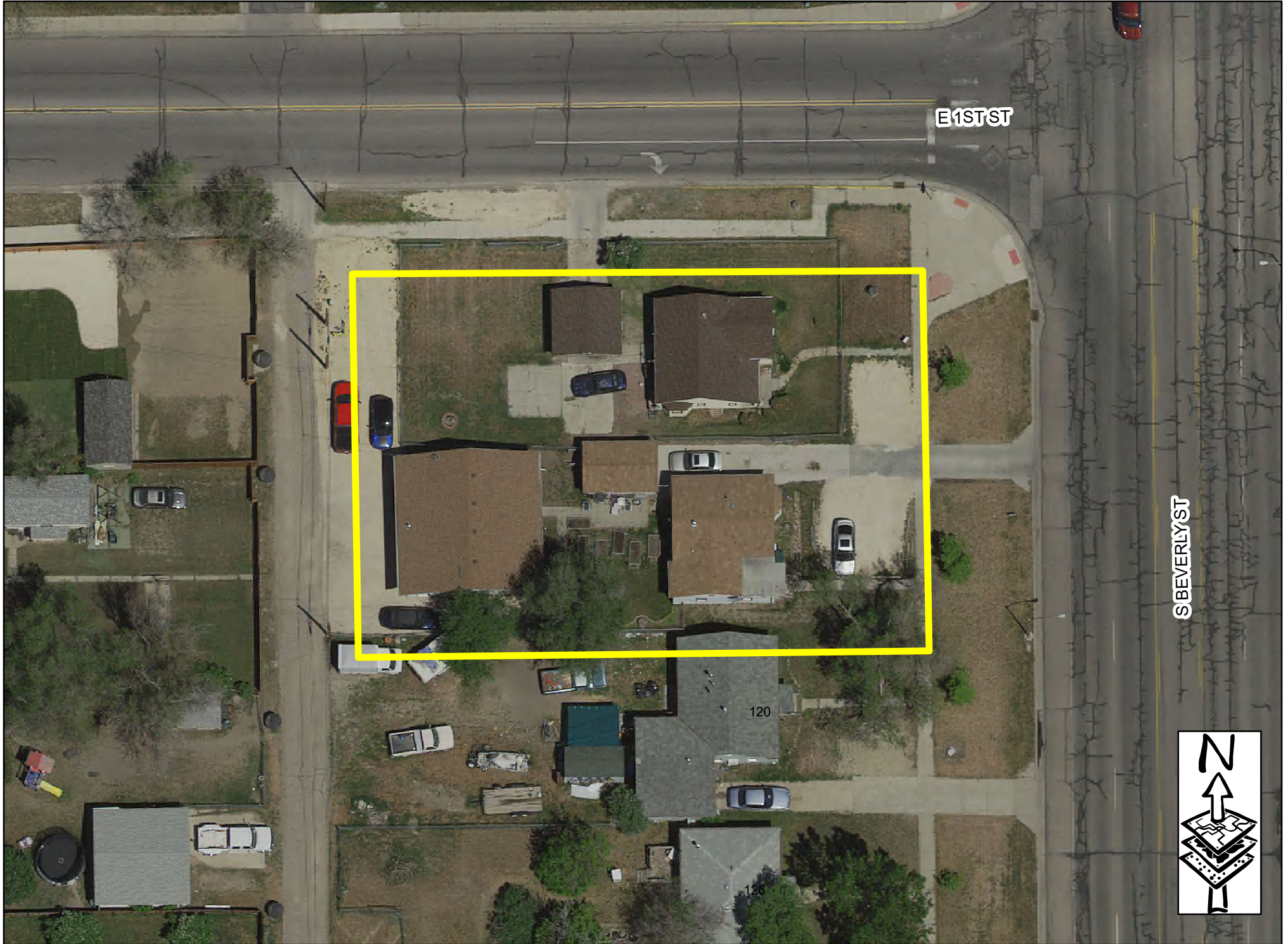
1. Animal clinics and animal treatment centers;
2. Apartments located within a business structure;
3. Arcades/amusement centers;
4. Assisted living;
5. Automobile park, sales area or service center;
6. Automobile service stations;
7. Banks, savings and loans, and finance companies;
8. Bars, taverns, retail liquor stores, and cocktail lounges;
9. Bed and breakfast;
10. Bed and breakfast homestay;
11. Bed and breakfast inn;
12. Business, general retail;
13. Chapels and mortuaries;
14. Churches;
15. Clubs or lodges;

16. Convenience establishment, medium volume;
17. Dance studios;
18. Day care, adult;
19. Child care center;
20. Family child care center—zoning review;
21. Family child care home;
22. Family child care home—zoning review;
23. Electrical, television, radio repair shops;
24. Gaming/gambling;
25. Grocery stores;
26. Group homes;
27. Homes for the homeless (emergency shelters);
28. Hotels, motels;
29. Neighborhood groceries;
30. Offices, general and professional;
31. Pet shops;
32. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
33. Parking garages and/or lots;
34. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
35. Pawn shops;
36. Personal service shops;
37. Pharmacies;
38. Printing and newspaper houses;
39. Reception centers;
40. Recreation centers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;
44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;
46. Vocational centers, medical and professional institutions;
47. Neighborhood assembly uses;
48. Regional assembly uses;
49. Branch community facilities;
50. Neighborhood grocery;
51. Conventional site-built and modular single and multifamily dwellings and "manufactured homes" meeting the definition and standards set forth in Section 17.08.010.

Zone Change Request - 110 & 104 South Beverly St



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