

AGENDA
PLANNING AND ZONING MEETING
January 21, 2016
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. ELECTION OF OFFICERS.**

III. MINUTES: December 10, 2015 Meeting

IV. PUBLIC HEARINGS:

- A. **PLN-16-001-ARZ** – Petition to annex and plat a portion of the SW1/4SW1/4, Section 3, T33N, R79W, 6th P.M., Natrona County Wyoming, to create La Hacienda Addition, comprising 0.471-acres, more or less, located at 844 East 1st Street, and establish zoning as City Zoning Classification C-2 (General Business). Applicant: Arnold Cardenas and Haydee Cuevas.
- B. **PLN-16-002-R-** Petition to vacate and replat Lots 10,11,12,14,15,16 a portion of Hope Street Right of Way, and Tract A of Heritage Hills No. 3, to create Heritage Hills Addition No. 4, comprising 8.60-acres, more or less, generally located at South Beverly and East 26th Streets. Applicant: Integrity Building Group, LLC.
- C. **PLN-16-003-ARZ** – Petition to annex and plat a portion of the NE1/4NE1/4, Section 22, and all of the NW1/4NW1/4, Section 23, T33N, R79W, 6th P.M., Natrona County Wyoming, comprising 41.76-acres, more or less, to create Heritage Hills Addition No. 5, generally located at South Beverly and East 28th Streets, and rezoning of same from Natrona County Zoning Classifications UA (Urban Agriculture) and SR-1 (Suburban Residential) to City Zoning Classifications R-2 (One Unit Residential) and R-3 (One to Four Unit Residential). Applicant: Integrity Building Group, LLC.
- D. **PLN-16-004-C** – Petition for a Conditional Use Permit for the construction of an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20' of Lot 2, Block 24, Park Addition, City of Casper, located at 211 East 5th Street. Applicant: VA Resources, LLC.

VI. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Zone change to C-3 (Central Business) for 224 North Lincoln Street.
Replat creating Mesa Del Sol, Lots 3C & 4B.
Replat creating Mesa Addition No. 10.

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

A. Commission

B. Community Development Director

- 1) Old Business Items**
- 2) New Business Items**

C. Council Liaison

D. Other Communications

VII. ADJOURNMENT

**PLANNING AND ZONING MEETING
TUESDAY, DECEMBER 10, 2015
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday, December 10, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Bob King
Randy Hein
Ryan Waterbury
Don Redder
Monte Henrie

Absent Members: Mary England

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Jason Knopp, City Engineer
Dee Hardy, Administrative Support Technician
Wallace Trembath, Assistant City Attorney
Steve Cathey, Council Liasion
Burt Andreen, 74 Gardenia Street
Brian Wagner, 720 Goodstein Drive
Bill Fehringer, 6080 Enterprise Drive

Chairman Holloway presented a photo of the City of Casper to Monte Henrie, and thanked him for his service to the Planning and Zoning Commission. He stated that this would be Monte's last meeting.

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the November 24, 2015 Planning & Zoning Commission meeting.

Mr. King noted on page 2, under case number PLN-15-058-C, the number of conditions

should be changed to five (5) instead of four (4). He advised that he had contacted staff prior to the meeting.

Chairman Holloway called for a motion to approve the minutes of the November 24, 2015 Planning & Zoning Commission, as amended.

Mr. Henrie made a motion to approve the minutes of the November 24, 2015 meeting, as amended. The motion was seconded by Mr. Redder. All those present voted aye. Minutes approved.

III. PUBLIC HEARING

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-15-059-R – Petition to vacate and replat Mesa Del Sol, Lots 3B & 4A, to create Mesa Del Sol, Lots 3C & 4B, comprising 0.18 acres, more or less, located at 3204 and 3216 Sienna Drive. Applicant: Mesa No. 3, LLC & RAM Funding, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Burt Andreen, 74 Gardenia Street, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of, or opposition to, this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-059-R, regarding the proposed Mesa Del Sol, Lots 3C & 4B.

Mr. Henrie made a motion to approve case PLN-15-059-R, a replat creating Mesa Del Sol, Lots 3C & 4B, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. King. All those present voted aye. Motion passed.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-15-060-RZ – Petition to vacate and replat Lot 1, Hembree Addition, comprising 1.903 acres, more or less, creating Hembree Addition No. 2, and rezoning same, from AG (Urban Agriculture) to R-2 (One Unit Residential), located at 2671 South Robertson Road. Applicant: Donald L. Hembree & Mary P. Hembree, Trustees of the Donald and Mary Hembree Family Trust Dated October 23, 1996.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat and rezoning meet the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the requested replat and rezoning and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Brian Wagner, 720 Goodstein Drive, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of, or opposition to, this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-060-RZ, regarding the proposed Hembree Addition No. 2.

Mr. King made a motion to approve case PLN-15-060-RZ, a replat creating Hembree Addition No. 2, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

Chairman Holloway entertained a motion to approve, deny, or table PLN-15-060-RZ, regarding the zone change.

Mr. King made a motion to approve case PLN-15-060-RZ, regarding the rezoning of Hembree Addition No. 2 to R-2 (One Unit Residential), located at 2671 South Robertson

Road, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-15-061-R – Petition to vacate and replat Lots 1 through 12, Mesa Addition No. 8, comprising 10.190 acres, more or less, creating Mesa Addition No. 10, located at the northeast corner of Talon Drive and American Way. Applicant: Granite Peak Properties, LLC & KAD Enterprises, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Bill Fehringer, Civil Engineering Professionals, Inc. (CEPI), 6080 Enterprise Drive, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of, or opposition to, this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-061-R, regarding the proposed Mesa Addition No. 10.

Mr. Redder made a motion to approve case PLN-15-061-R, replat creating Mesa Addition No. 10, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion passed.

COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

Appointment of two (2) Planning and Zoning Commissioners to the OYD (Old Yellowstone District) Advisory Board, for a one-year term ending December 31, 2016.

Chairman Holloway asked if there was anyone interested in serving on this board. Mr. Redder and Mr. Hein raised their hands. Chairman Holloway asked all those in favor to say aye. All those present voted aye.

VI. COMMUNICATIONS:

A. Commission:

Chairman Holloway thanked Monte Henrie and Mary England for their service to the Planning and Zoning Commission.

B. Community Development Director:

Liz Becher, Community Development Director, speaking on behalf of staff, thanked Monte and Mary for their service. She introduced the newest member Fred Feth. She advised the next training would be Thursday, December 17, 2015, 11:30 a.m., with lunch being served. She asked the Commissioners begin thinking about a Chair and Vice Chair for the upcoming year.

Other Communications:

C. There were none.

D. Council Liaison:

Steve Cathey, welcomed Fred Feth to the Planning and Zoning Commission. He thanked the Commission for their service and advised that he appreciated their changing the meetings to the third Thursday of each month.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion

was made by Mr. Waterbury and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:39 p.m.

Chairman

Secretary

January 18, 2015

MEMO TO: Chairman and Members, Planning and Zoning Commission

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

SUBJECT: **PLN-16-001-ARZ** – Petition to annex and plat a portion of the SW1/4SW1/4, Section 3, T33N, R79W, 6th P.M., Natrona County Wyoming, to create La Hacienda Addition, comprising 0.471-acres, more or less, located at 844 East 1st Street, and establish zoning as City Zoning Classification C-2 (General Business). Applicant: Arnold Cardenas and Haydee Cuevas.

Recommendation on the Annexation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested annexation meets the requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the request to annex the subject property and forward a “do pass” recommendation to the City Council for the following reasons:

1. The annexation of the area will serve to protect the health, safety, and welfare of the persons residing in the area and in the City.
2. The urban development of the area to be annexed constitutes a natural, geographical, economical, and social part of the City because the subject property is adjacent to the corporate limits of the City of Casper.
3. The area sought to be annexed is a logical and feasible addition to the City of Casper, and the extension of basic and other services customarily available to the residents of the City shall be made available to the area proposed to be annexed.
4. The proposed annexation is contiguous with and adjacent to the City of Casper.
5. The proposed zoning is compatible with the zoning and existing and proposed land uses in the surrounding area.

Recommendation on the Plat:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested plat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested plat to

create La Hacienda Addition, and forward it to the City Council with a “do pass” recommendation.

Recommendation on the Zone Change:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested rezone meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the C-2 (General Business) zoning of La Hacienda Addition and forward a “do pass” recommendation to the City Council.

Code Compliance:

Staff has complied with all requirements of Section 16.24, 16.36, and 17.12.170 of the Casper Municipal Code pertaining to annexations, plats, and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments regarding this case. The Commission is responsible for reviewing annexations, plats, and zone changes, and making a recommendation to the City Council on each.

Summary:

An application has been received to annex and plat 0.471 acres, more or less, located at the intersection of East 1st Street and South Jefferson Street, to create La Hacienda Addition subdivision. The applicant has applied for C-2 (General Business) zoning for the subdivision. The subject property is surrounded by properties predominately zoned C-2 (General Business), but also OB (Office Business) to the east, and Highway Business (C4) to the west. Land uses in the immediate area include highway commercial properties, auto dealerships, and neighborhood service oriented properties. Access to the subdivision will be via East 1st Street and East Collins Drive. The proposed plat is creating one (1) lot . The future plans for the property are the development of a restaurant.

The Planning Division was originally approached regarding this property, 844 E 1st Street, in late fall of 2015. Requests were made to determine the state of the property as Ms. Cuevas and Mr. Cardenas performed due diligence before purchasing the property. The most applicable plat that was recovered was the Capitol Hill Addition, platted in 1900, which does not plat the subject property, but does plat surrounding lots. The Capitol Hill Addition did dedicate Railroad Street that previously traversed the subject property. A quit claim deed from the City of Casper to Northern Railway Company, dated December 21, 1970 included the entire Railroad Street portion of the property. The Chicago and Northern Railway Company then conveyed the property to Wyoming

Publishers, which put the property into private ownership. Most recently, this property was the site of Five Star Realty office, before the office structure was demolished. While the property has in recent history had a City address, it was discovered that the subject property was not zoned, or platted, and records suggested that this property was not under City jurisdiction. The applicants were directed by Planning staff to undergo this process to ensure the property is formally and lawfully platted, annexed, and zoned.

The Comprehensive Land Use Plan is the planning document that describes the values and ideals expressed by the community for its future. The Plan was created in 2000 and was based on approximately two (2) years of citizen meetings and visioning intended to create a set of goals and policies regarding land use in the Casper area. Whenever zoning is proposed, the Planning and Zoning Commission should base its decision on whether to approve it on the criteria expressed in the Comprehensive Land Use Plan. Furthermore, Section 17.12.170 of the Casper Municipal Code specifies that staff must review zoning applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission based on whether the zoning proposal conforms to the Plan.

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly sets the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. The Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan does not clearly identify a future land use for this area in which the subject property is located. However, the Comprehensive Land Use Plan does describe a "General Commercial" land use as appropriate if designated in nodes at major arterial and collector intersections. The C-2 (General Business) zoning district also allows for a specific intensity and range of uses that is appropriate in facilitating a "General Commercial" land use. Furthermore, the C-2 (General Business) would encourage development that is compatible with the surrounding land use and existing businesses and institutions.

The Comprehensive Land Use Plan establishes a list of visions, principles and goals to guide the City's land use policies and decisions. With regard to the current proposal, the development of the area as proposed is supported by the following visions, principles and goals:

Vision 3: Compact Development –An expanded, more diversified, and stable economy that continuously grows news jobs that pay a higher wage than the current average.

Principle K – Direct Growth to Encourage Infill and Redevelopment.

Goal 20 – Direct future development to underutilized or vacant parcels within the developed urban area where City services and infrastructure already exist.

Goal 22 – Centralize commercial, governmental, retail, residential and cultural activities. Increase the intensity of land uses and employment within the urban cores.

Principle L – Encourage Mixed Uses and Compatibility

Goal 24 – New infill development should be consistent with existing development.

The proposed C-2 (General Business) zoning district allows for the development of any and all of the following permitted uses:

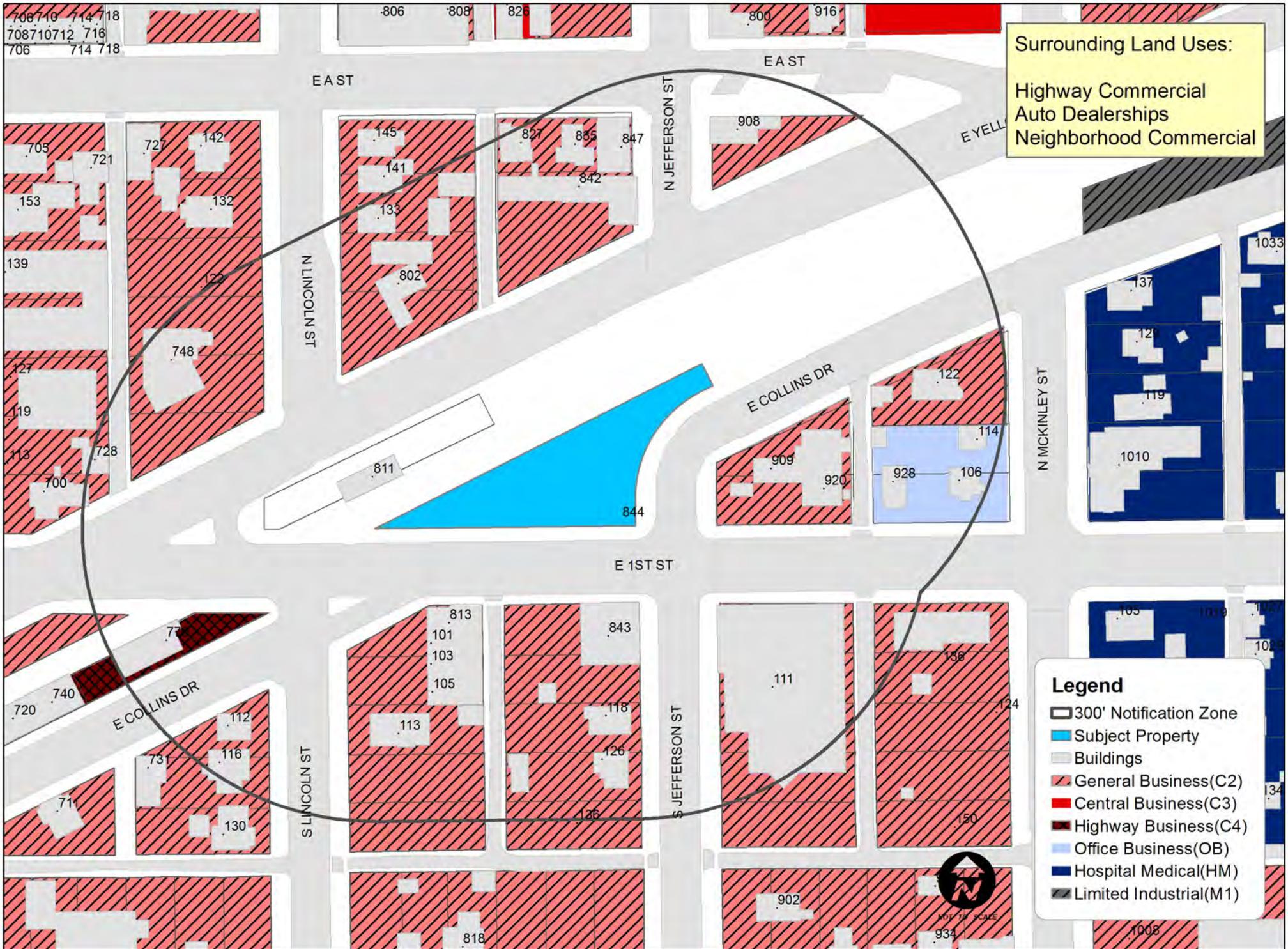
1. Animal clinics and animal treatment centers;
2. Apartments located within a business structure;
3. Arcades/amusement centers;
4. Assisted living;
5. Automobile park, sales area or service center;
6. Automobile service stations;
7. Banks, savings and loans, and finance companies;
8. Bars, taverns, 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. Grocery stores;
25. Group homes;
26. Homes for the homeless (emergency shelters);
27. Hotels, motels;
28. Neighborhood groceries;
29. Offices, general and professional;
30. Pet shops;

31. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
32. Parking garages and/or lots;
33. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
34. Pawn shops;
35. Personal service shops;
36. Pharmacies;
37. Printing and newspaper houses;
38. Reception centers;
39. Recreation centers;
- 40. Restaurants, cafes, and coffee shops;**
41. Retail business;
42. Sundry shops and specialty shops;
43. Theaters, auditoriums, and other places of indoor assembly;
44. Thrift shops;
45. Vocational centers, medical and professional institutions;
46. Neighborhood assembly uses;
47. Regional assembly uses;
48. Branch community facilities;
49. Neighborhood grocery;
50. Conventional site-built and modular single and multifamily dwellings, and "manufactured homes" meeting the definition and standards set forth in Section 17.08.010.

La Hacienda Addition



La Hacienda Addition



NOT TO SCALE

La Hacienda Addition

Facing west from Collins Drive



Facing southwest from South Jefferson Street and Collins Drive



Facing north from Collins Drive towards the Rail Trail



ANNEXATION AND SUBDIVISION PLAT OF
"La HACIENDA ADDITION"
 TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF A PORTION OF THE
 SW1/4SW1/4, SECTION 3
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

SCALE: 1"=30'

CERTIFICATE OF DEDICATION

Arnold Cardenas and Haydee Cuevas, hereby states that they are the owners and proprietors of the foregoing lands located in and being a portion of the SW1/4SW1/4, Section 3, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and a point in the intersection of the northerly right of way line of East First Street with the westerly right of way line of N. Jefferson Street; thence along the southerly line of said Parcel and the northerly right of way line of said East First Street, N.89°55'33"W., 266.99 feet to the westerly corner of said Parcel and a point 25 feet southeasterly and perpendicular to the centerline of the former C & NW Railroad; thence along the northwesterly line of said Parcel, 25 feet southeasterly, perpendicular and parallel to the centerline of said former C & NW Railroad, N.63°59'11"E., 375.34 feet to the northerly corner of said Parcel; thence along the northeasterly line of said Parcel, S.26°00'50"E., 25.00 feet to a point in and intersection with the northwesterly right of way line of Collins Drive; thence along the southeasterly line of said Parcel and the northwesterly right of way line of said Collins Drive, S.63°59'11"W., 14.11 feet to a point of non-tangent curve; thence continuing along the southeasterly line of said Parcel and the northwesterly right of way line of said Collins Drive on the arc of a non-tangent curve to the left having a radius of 122.32 feet, and through a central angle of 64°31'18", southwesterly, 137.75 feet, and the chord of which bears S.31°43'32"W., and distance of 130.58 feet to a point of non-tangency; thence along the easterly line of said Parcel and the westerly right of way line of said N. Jefferson Street, S.0°08'01"E., 25.24 feet to the Point of Beginning and containing 0.471 acres, more or less.

The annexation of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors; the name of said subdivision shall be known as "La HACIENDA ADDITION" and all streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby reserved to public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits and ditches and drainage.

Arnold Cardenas
 2223 Omaha Trail
 Bar Nunn, Wyoming 82601

Haydee Cuevas
 2223 Omaha Trail
 Bar Nunn, Wyoming 82601

ARNOLD CARDENAS, OWNER

HAYDEE CUEVAS, OWNER

ACKNOWLEDGEMENTS

State of Wyoming)
 County of Natrona)ss

The foregoing instrument was acknowledged before me by Arnold Cardenas, owner this ____ day of _____, 2016.
 Witness my hand and official seal.

My commission expires: _____

Notary Public

State of Wyoming)
 County of Natrona)ss

The foregoing instrument was acknowledged before me by Haydee Cuevas, owner this ____ day of _____, 2016.
 Witness my hand and official seal.

My commission expires: _____

Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this ____ day of _____, 2016 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____

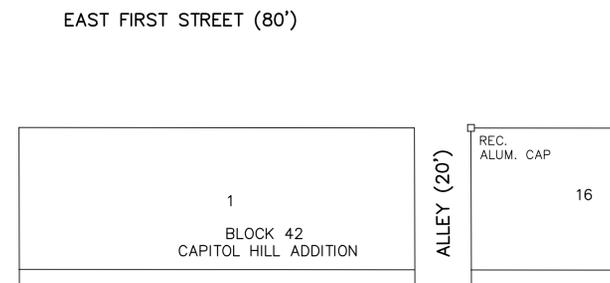
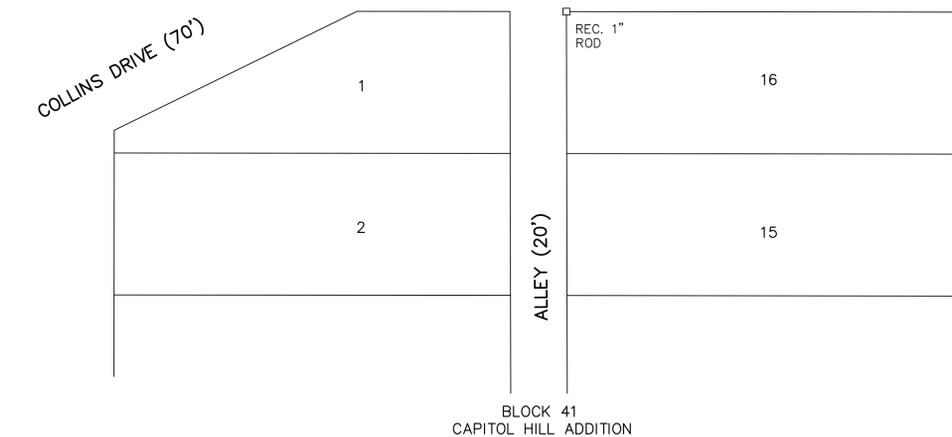
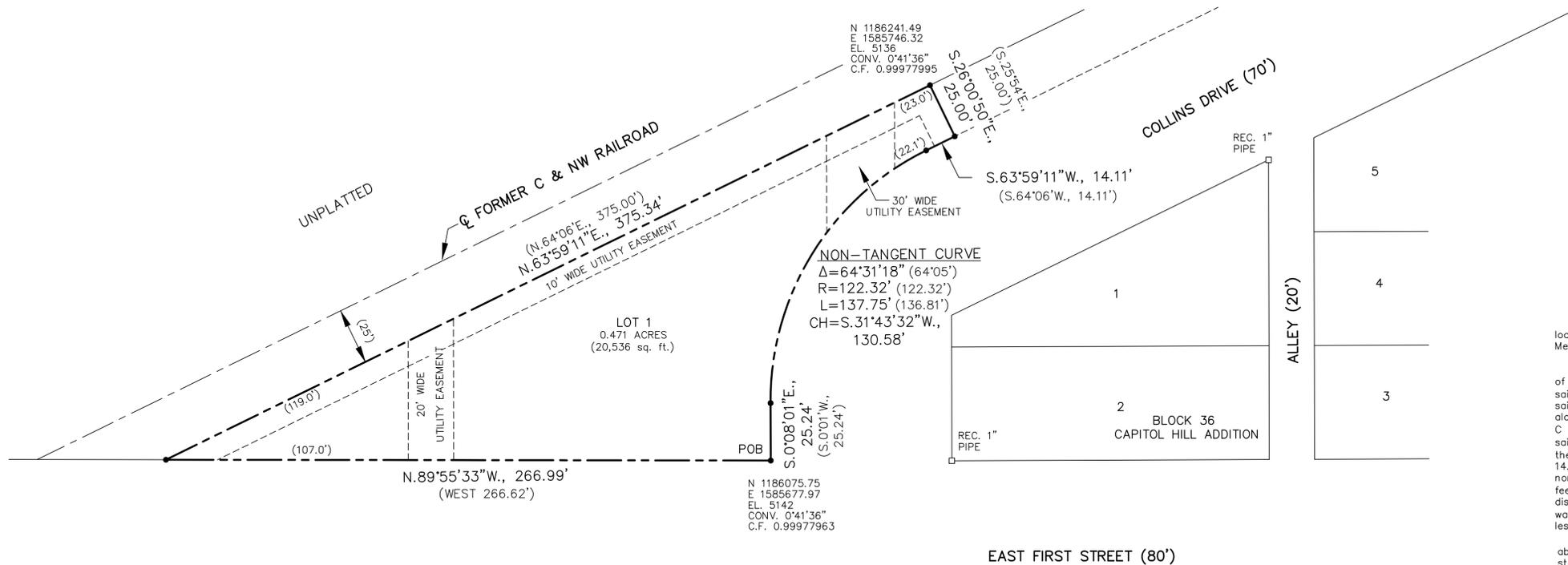
APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. _____ duly passed, adopted and approved on the ____ day of _____, 2016.

Attest: _____
 City Clerk _____ Mayor _____

INSPECTED AND APPROVED on the ____ day of _____, 2016.

INSPECTED AND APPROVED on the ____ day of _____, 2016.

City Surveyor



EAST FIRST STREET (80')

N. JEFFERSON STREET (80')

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF NATRONA)ss

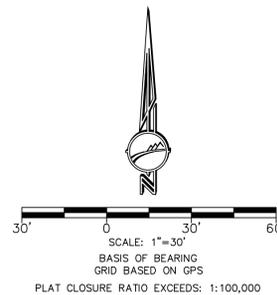
I, Steven J. Granger of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of December, 2015 and that this map correctly represents said surveys. All corners are well and accurately monumented as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 15092 L.S.



Subscribed in my presence and sworn to before me by Steven J. Granger this ____ day of _____, 2016.

My commission expires: _____
 Notary Public



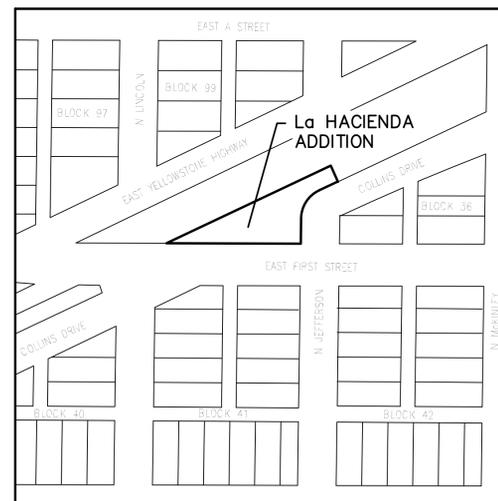
LEGEND
 RECOVERED CORNER (AS NOTED)
 SET BRASS CAP
 N.64°32'30\"/>

DATUM:
 GROUND DISTANCE - U.S. SURVEY FOOT

COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.
 ELEVATIONS ARE NOT INTENDED FOR BENCH MARK
 REFERENCES.



ENGINEERING • SURVEYING • PLANNING
 200 PRONGHORN, CASPER, WY. 82601
 W.D. No. 15957 DATE: 12-8-15 FILE NAME: CUEVAS 15957



LOCATION & VICINITY MAP
 NOT TO SCALE

January 18, 2016

MEMO TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-16-002-R** – Petition to vacate and replat Lots 10, 11, 12, 14, 15, 16 a portion of Hope Street Right of Way, and Tract A of Heritage Hills No. 3, to create Heritage Hills Addition No. 4, comprising 8.60-acres, more or less, generally located at South Beverly and East 26th Streets. Applicant: Integrity Building Group, LLC.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation with the following ten (10) conditions:

1. Prior to the issuance of building permits within Heritage Hills Addition No. 4, South Beverly Street shall be constructed, to standard City specifications as a collector street, to the south property line of proposed Lot 28.
2. South Beverly Street shall be constructed as a collector street with five (5) foot wide detached sidewalks, with street trees (deciduous, shade) planted at a maximum spacing interval of forty (40) feet on center along the frontage. Said street trees shall be a minimum of two (2) inches caliper at the time of planting, and any trees that die shall be replaced.
3. East 26th Street shall be constructed as a collector street, to standard City specifications. Depending on the paving width and ultimate configuration of the street section, as determined by the City Engineer, five (5) foot wide detached sidewalks are required unless adequate right-of-way width is not available. The City Engineer shall have the final authority to determine the street section and type of sidewalk along East 26th Street.
4. If detached sidewalks are required by the City Engineer, and adequate parkway width exists, the applicant shall plant street trees (large deciduous, shade) in said landscaped parkway at a maximum spacing interval of forty (40) feet on center along the frontage. Trees shall be a minimum of 2” caliper at the time of planting.

5. Prior to the issuance of building permits within the Heritage Hills Addition No. 4 for areas currently located in the Special Flood Hazard Area, the applicant shall complete the Letter of Map Revision (LOMR) process for the realignment of the drainage/floodplain through the subdivision.
6. Prior to the issuance of a Permit to Construct for Heritage Hills Addition No. 4, the applicant/developer shall obtain all required federal permits for the construction of South Beverly Street through the drainage/floodplain and provide copies to the City.
7. The applicant/developer shall construct a ten (10) foot wide, concrete pedestrian/bike pathway, to standard City specifications, through the drainage easement to connect with the required pathway in the previous phases of Heritage Hills. Said pathway shall be utilized by pedestrians and bicyclists, as well as equipment and vehicles responsible for the maintenance of the drainage way. No fences, structures, or other obstructions shall be permitted within the drainage easement.
8. Pursuant to section 16.16.020(B) of the Casper Municipal Code, the applicant/developer shall construct an eight (8) foot concrete pedestrian way within the fifteen (15) foot wide pedestrian easement in Lot 21.
9. Prior to final approval of the plat by the City Council, the applicant/developer shall vacate the twenty (20) foot wide easement that lays within the new right of way for South Beverly Street and shall provide to the City an executed easement release form from the private utility company.
10. A traffic study shall be completed and the applicant/developer shall enter into a City Subdivision Agreement agreeing to any on or off-site improvements identified by said study and required by the City Engineer.

Code Compliance:

Staff has complied with all requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any comments regarding the proposed replat. The Commission is responsible for reviewing plats, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

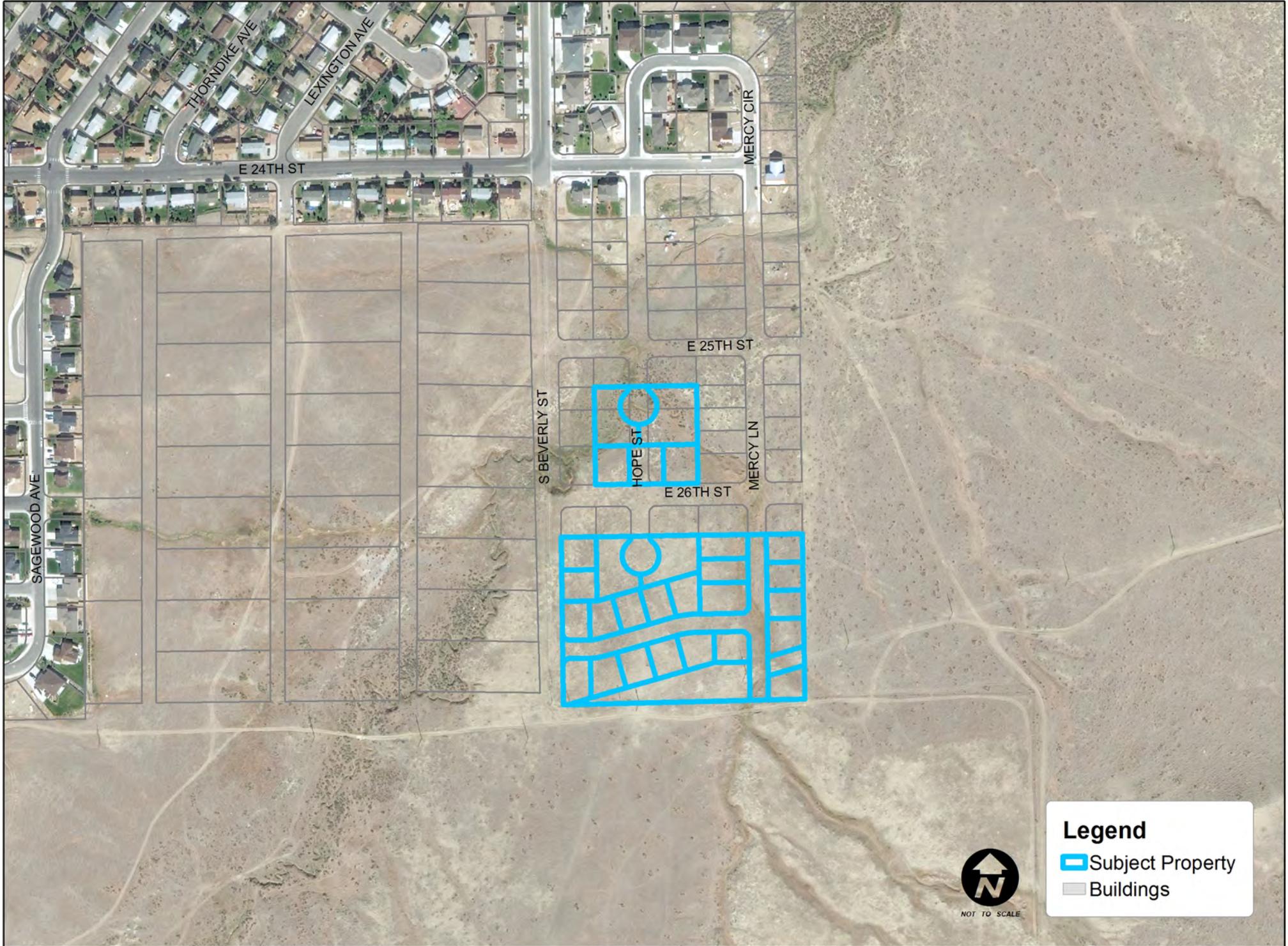
Summary:

Integrity Building Group, LLC has applied to replat 8.6-acres, described as Lots 10, 11, 12, 14, 15, 16, a portion of Hope Street, and Tract A of Heritage Hills No. 3, to create the Heritage Hills Addition No. 4. The property is currently undeveloped, and is zoned R-2 (One Unit Residential). Land uses in the immediate area are all single-family residential, County land, and undeveloped, but platted, City land. The proposed plat is creating twenty-eight (28) residential lots. The proposed lots range in size from 7,676 square feet up to 17,875 square feet. The minimum lot size in the R-2 zoning district is 4,000 square feet.

Heritage Hills Addition No. 2 was originally platted to create twenty-two (22) lots and three (3) large tracts of land, Tracts A, B, and C for a multiple phase construction process; subsequent Heritage Hills subdivisions have intended to complete these phases. Heritage Hills Addition No. 3 was platted in the summer of 2014 to develop Tract A and C of Heritage Hills No. 2 and to create twenty six (26) lots. Heritage Hills Addition No. 4 is a replat of Heritage Hills Addition No. 3 for the purposes of realigning the street right of ways around the Sage Creek drainage and to develop the remaining tract. As a condition of approval with previous phases, South Beverly Street was required to be constructed at the time that any of the Tracts are developed. Therefore, staff has included a condition that requires the construction of South Beverly Street concurrent with the development of any of the lots in Heritage Hills Addition No. 4. Staff's second recommended condition of approval requires that South Beverly Street is constructed as a collector street, which is consistent with what was required with subsequent subdivision phases. In addition, staff's third recommended condition of approval requires that East 26th Street is also constructed as a collector street, as it has previously been planned to be a collector street to carry traffic to future residential development to the east.

Staff also recommends that the Planning and Zoning Commission require the applicant to complete the FEMA Letter of Map Revision (LOMR) process and provide copies to the City of all federal permits for the realignment of the drainage and development of South Beverly Street. FEMA has designated a Flood Hazard Area through the subject property, which the applicants are planning to realign and narrow. Changes to the floodplain, require the approval of FEMA. A recommendation has also been provided that the applicant be required to construct a multi-use pathway along the drainage for use by pedestrians and bicyclists, as well as for maintenance crews/vehicles when necessary.

Heritage Hills Addition No. 4



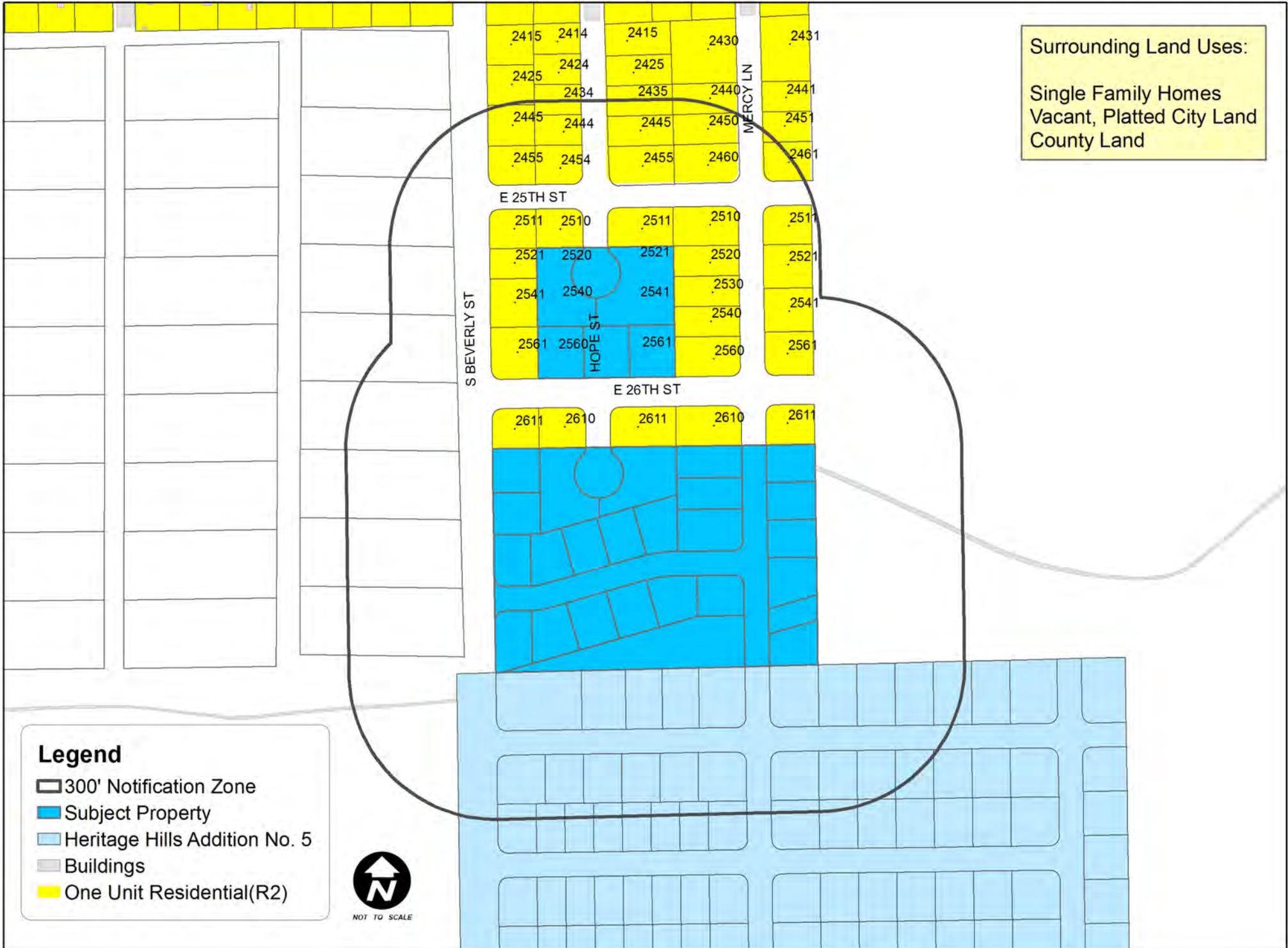
Legend

-  Subject Property
-  Buildings



NOT TO SCALE

Heritage Hills Addition No. 4



Heritage Hills Addition No. 4

Facing south from 24th Street and Hope Street

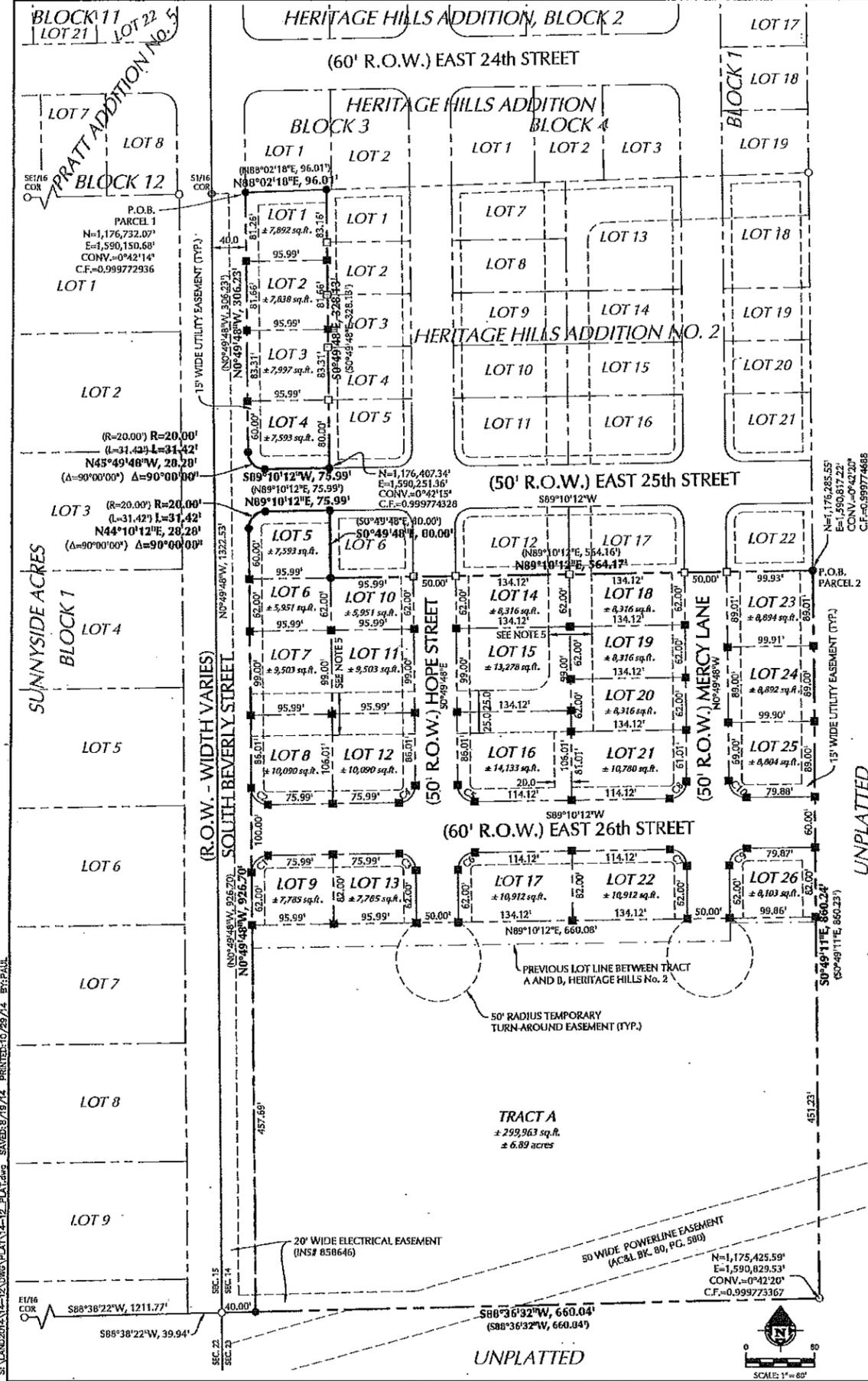


Facing southeast from 25th Street and Hope Street



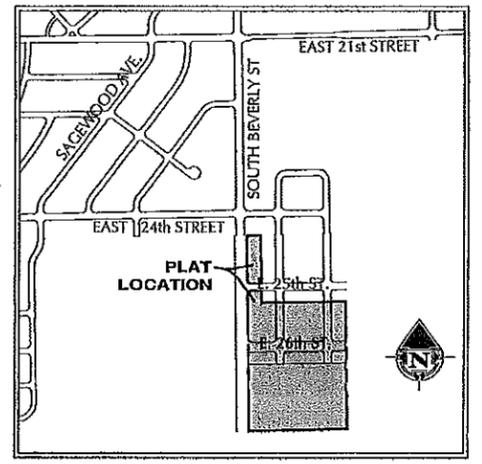
Facing southwest from 25th Street and Hope Street





FINAL PLAT OF
"HERITAGE HILLS ADDITION No. 3"
 TO THE CITY OF CASPER, WYOMING
 BEING A VACATION AND REPLAT OF TRACT A, TRACT B, AND TRACT C OF HERITAGE HILLS No. 2, LOCATED IN AND BEING A PORTION OF THE W1/2SW1/4, SECTION 14, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING
 SCALE: 1"=80'

984717
 NATRONA COUNTY CLERK, WY
 Renee Witts
 Jan 6, 2015 02:57:33 PM
 Page(s): 1
 Fee: \$91.00
 CITY OF CASPER



CERTIFICATE OF DEDICATION

Gaddis Custom Building, LLC hereby certifies that they are the owner and proprietor of the foregoing Parcels located in and being a portion of the W1/2SW1/4, Section 14, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described as follows:
 Parcel 1:
 All of Tract C, Heritage Hills Addition No. 2 to the City of Casper, Wyoming, being more particularly described by notes and bounds as follows:
 Beginning at an aluminum cap at the southwest corner of Lot 1, Block 3, Heritage Hills Addition to the City of Casper, Wyoming; thence along the south line of said Lot 1, Block 3, N88°02'18"E, 96.01 feet to an aluminum cap at the northwest corner of Lot 1, said Heritage Hills Addition No. 2; thence along the west line of Lot 1-5 of said Heritage Hills Addition No. 2, S0°49'48"E, 328.13 feet to an aluminum cap at the southwest corner of Lot 5 of said Heritage Hills Addition No. 2 and in the north right-of-way line of East 25th Street; thence along said north line of East 25th Street, S89°10'12"W, 75.99 feet to an aluminum cap at a point of curvature; thence 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N45°49'48"W, and a chord length of 28.28 feet to an aluminum cap in the east right-of-way line of South Beverly Street; thence along said east line of South Beverly Street, N0°49'48"W, 306.23 feet to the Point of Beginning and containing 0.72 acres, more or less.

Parcel 2:
 All of Tracts A and B, Heritage Hills No. 2 Addition to the City of Casper, Wyoming, being more particularly described by notes and bounds as follows:
 Beginning at an aluminum cap at the southeast corner of Lot 22, said Heritage Hills Addition No. 2; thence along the east line of the said Heritage Hills Addition No. 2, S0°49'11"E, 860.24 feet to a brass cap in the south line of said Section 14; thence along the south line of said Section 14, S88°36'32"W, 660.04 feet to an aluminum cap in the east right-of-way line of South Beverly Street; thence along said east line of South Beverly Street, N0°49'48"W, 926.70 feet to an aluminum cap at a point of curvature; thence 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N44°10'12"E, and a chord length of 20.28 feet to an aluminum cap in the south right-of-way line of East 25th Street; thence along said south line of East 25th Street, N89°10'12"E, 75.99 feet to an aluminum cap at the northwest corner of Lot 6, said Heritage Hills Addition No. 2; thence along the west line of said Lot 6, S0°49'48"E, 80.00 feet to an aluminum cap at the southwest corner of said Lot 6; thence along the south line of Lots 6, 12, 17, and 22, said Heritage Hills Addition No. 2, and across Hope Street and Mercy Lane, N89°10'12"E, 564.17 feet to the Point of Beginning and containing 13.26 acres, more or less.

The above described Parcels contain 13.98 acres, more or less, and are subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.
 The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Heritage Hills Addition No. 3", an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat. The above named owner and proprietor also grants an easement to locate, construct, use and maintain structures for the conveyance of storm water.

OWNER
 Gaddis Custom Building, LLC
 1011 Goodstein Dr.
 Casper, Wyoming 82601
 Kristian M. Gaddis - Managing Member, Gaddis Custom Building, LLC

STATE OF WYOMING) SS
 NATRONA COUNTY)
 The foregoing instrument was acknowledged before me this
 13th day of November, 2014, by:
 Kristian M. Gaddis - Managing Member, Gaddis Custom Building, LLC
 as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: Jan. 23, 2018

APPROVALS
 APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS 27th DAY OF May, 2014.
 ATTEST: Lisa Stecher, SECRETARY
 APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 19-14, DULY PASSED, ADOPTED AND APPROVED
 THIS 5th DAY OF August, 2014.
 ATTEST: V.H.M. Donnell, CITY CLERK

NOTARY PUBLIC
 Lewis James
 LEWIS JAMES
 STATE OF WYOMING
 COUNTY OF NATRONA
 My Commission Expires August 23, 2015

INSPECTED AND APPROVED THIS 16th DAY OF December, 2014.
 INSPECTED AND APPROVED THIS 16th DAY OF December, 2014.
 RECORDED
 FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 6th DAY OF January, 2015.
 INSTRUMENT NO. 984717

NOTARY PUBLIC
 Lewis James
 LEWIS JAMES
 STATE OF WYOMING
 COUNTY OF NATRONA
 My Commission Expires August 23, 2015

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, 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 "HERITAGE HILLS ADDITION No. 3" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

STATE OF WYOMING) SS
 NATRONA COUNTY)
 The foregoing instrument was acknowledged before me this
 29th day of October, 2014, by:
 Paul A. Heintz, P.L.S.

NOTARY PUBLIC
 Lewis James
 LEWIS JAMES
 STATE OF WYOMING
 COUNTY OF NATRONA
 My Commission Expires August 23, 2015

- NOTES**
- ERROR OF CLOSURE:
 PARCEL 1 = 1:104,723
 PARCEL 2 = 1:135,396
 - BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
 - DISTANCES: U.S. SURVEY FOOT (GROUND)
 - COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
 - 50' WIDE PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	90°00'00"	20.00'	31.42'	N44°10'12"E	28.28'
C2	90°00'00"	20.00'	31.42'	S45°49'48"E	28.28'
C3	90°00'00"	20.00'	31.42'	S45°49'48"E	28.28'
C4	90°00'00"	20.00'	31.42'	S44°10'12"W	28.28'
C5	90°00'00"	20.00'	31.42'	S45°49'48"E	28.28'
C6	90°00'00"	20.00'	31.42'	S44°10'12"W	28.28'
C7	90°00'00"	20.00'	31.42'	N45°49'48"W	28.28'
C8	90°00'00"	20.00'	31.42'	N44°10'12"E	28.28'
C9	90°00'00"	20.00'	31.42'	S44°10'12"W	28.28'
C10	90°00'00"	20.00'	31.42'	N45°49'48"W	28.28'

- LEGEND**
- RECOVERED BRASS CAP
 - RECOVERED ALUMINUM CAP
 - RECOVERED CORNER AS NOTED
 - SET 5/8" REBAR WALL/ALUMINUM CAP
 - SET BRASS CAP
 - PLAT BOUNDARY
 - - - LOT LINES
 - - - EASEMENT LINES
 - MEASURED
 - RECORD
- N52°14'56" W, 308.40'
 (N52°14'56" W, 308.40')

ENGINEERING • SURVEYING • CONSTRUCTION
 OIL AND GAS COMPLIANCE • GIS MAPPING
 111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
 Ph: 307-265-4601 • Fax: 307-265-4672

J.K.C. ENGINEERING

FINAL PLAT OF
"HERITAGE HILLS ADDITION No. 3"
 TO THE CITY OF CASPER, WYOMING
 BEING A VACATION AND REPLAT OF TRACT A, TRACT B, AND TRACT C OF HERITAGE HILLS No. 2, LOCATED IN AND BEING A PORTION OF THE W1/2SW1/4, SECTION 14, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 5/19/2014
 PROJECT #: 14-12
 DRAWN BY: JRB
 SHEET TITLE:
 RECORD OF SURVEY
 SHEET NUMBER
1 OF 1

FINAL PLAT OF "HERITAGE HILLS ADDITION No. 4"

TO THE CITY OF CASPER, WYOMING

BEING A VACATION AND REPLAT OF LOTS 10, 11, 12, 14, 15, 16, A PORTION OF HOPE STREET RIGHT-OF-WAY, AND TRACT A OF HERITAGE HILLS No. 3, SITUATED IN AND BEING A PORTION OF THE SW1/4SW1/4, SECTION 14, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=80'

CERTIFICATE OF DEDICATION

Integrity Building Group, LLC hereby certifies that they are the owner and proprietor of the foregoing Parcels located in and being a portion of the SW1/4SW1/4, Section 14, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Parcel 1
Beginning at the brass cap at the southeast corner of Lot 5, Heritage Hills Addition No. 3 to the City of Casper, Wyoming; thence along the south line of Lots 6 and 12 of Heritage Hills Addition No. 2 to the City of Casper, N89°10'12"E, 280.11 feet to an brass cap at the northwest corner of Lot 18 of said Heritage Hills Addition No. 3; thence along the west line of Lots 18-21 inclusive, of said Heritage Hills Addition No. 3, S0°49'48"E, 267.01 feet to an brass cap in the north line of East 26th Street; thence along the north line of East 26th Street, S89°10'12"W, 280.11 feet to an brass cap at the southeast corner of Lot 8 of said Heritage Hills Addition No. 3; thence along the east line of Lots 6-8 inclusive, of said Heritage Hills Addition No.3, N0°49'48"W, 267.01 feet to the Point of Beginning.

Parcel 2
Beginning at a brass cap in the east line of South Beverly Street and at the southwest corner of Lot 9, Heritage Hills Addition No. 3 to the City of Casper, Wyoming; thence along the south line of Lots 9, 13, 17, 22, and 26 of Heritage Hills Addition No. 3, N89°10'12"E, 660.08 feet to an brass cap at the southeast corner of Lot 26 of said Heritage Hills Addition No. 3; thence along the east line of Tract A of said Heritage Hills Addition No. 3, S0°49'11"E, 451.23 feet to a brass cap in the south line of said Section 14; thence along the south line of said Section 14, S88°36'32"W, 660.04 feet to a brass cap in the east line of South Beverly Street; thence along said east line of South Beverly Street, N0°49'48"W, 457.69 feet to the Point of Beginning.

The above described Parcels contain 8.60 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Heritage Hills Addition No. 4", to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate Tract A, Tract B, and all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat. The above named owner and proprietor also grants an easement to locate, construct, use and maintain structures for the conveyance of storm water.

OWNER

Integrity Building Group, LLC
1011 Goodstein Dr.
Casper, Wyoming 82601

Kristan M. Gaddis - Managing Member, Integrity Building Group, LLC

STATE OF WYOMING) SS
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

Kristan M. Gaddis - Managing Member, Integrity Building Group, LLC

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2016.

ATTEST: _____
SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____, DULY PASSED, ADOPTED AND APPROVED
THIS _____ DAY OF _____, 2016.

ATTEST: _____
CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

NOTES

- ERROR OF CLOSURE = PARCEL 1 = GREATER THAN 1:1,000,000
PARCEL 2 = 1:222,904
- BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
- DISTANCES: U.S. SURVEY FOOT (GROUND)
- COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
- 50' WIDE DRAINAGE, PUBLIC ACCESS, AND UTILITY EASEMENT
- ELEVATIONS LISTED REFER TO NAVD88, GEIOD09 AND ARE NOT INTENDED FOR USE AS BENCHMARKS
- HHA2 = HERITAGE HILLS ADDITION NO. 2 / HHA3 = HERITAGE HILLS ADDITION NO. 3

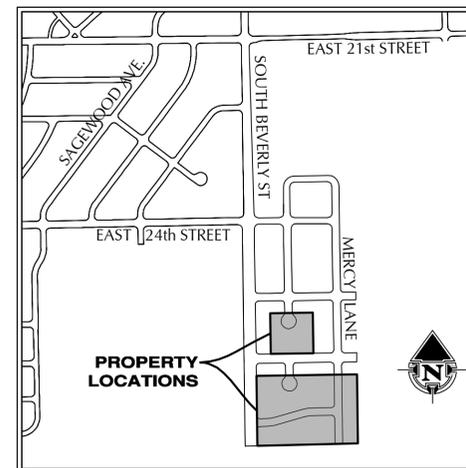
RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS _____ DAY OF _____, 2016.

INSTRUMENT NO. _____

COUNTY CLERK

AFFIX RECORDING LABEL HERE



VICINITY MAP
1" = 600'

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, 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 "HERITAGE HILLS ADDITION No. 4" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

STATE OF WYOMING) SS
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

Paul A. Heintz, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC



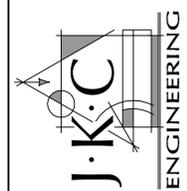
LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- SET 5/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- - - LOT LINES
- - - EASEMENT LINES
- MEASURED

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	49°59'41"	20.00'	17.45'	N24° 10' 03"E	16.90'
C2	49°59'41"	20.00'	17.45'	S25° 49' 38"E	16.90'
C3	140°49'29"	50.00'	122.89'	N19° 35' 16"E	94.21'
C4	139°09'53"	50.00'	121.44'	S20° 25' 03"E	93.72'
C5	49°59'41"	20.00'	17.45'	S24° 10' 03"W	16.90'
C6	49°59'41"	20.00'	17.45'	N25° 49' 38"W	16.90'
C7	141°09'24"	50.00'	123.18'	S19° 45' 13"W	94.31'
C8	138°49'58"	50.00'	121.15'	N20° 15' 06"W	93.62'
C9	90°00'00"	20.00'	31.42'	S45° 49' 48"E	28.28'
C10	2°12'31"	125.00'	4.82'	S88° 03' 57"W	4.82'
C11	12°58'29"	125.00'	28.31'	S80° 28' 27"W	28.25'
C12	3°03'20"	275.00'	14.67'	S75° 30' 52"W	14.66'
C13	12°07'40"	275.00'	58.21'	S83° 06' 22"W	58.10'
C14	90°00'00"	20.00'	31.42'	S44° 10' 12"W	28.28'
C15	90°00'00"	20.00'	31.42'	S45° 49' 48"E	28.28'
C16	15°11'00"	225.00'	59.62'	N81° 34' 42"E	59.45'
C17	13°36'22"	175.00'	41.56'	N80° 47' 23"E	41.46'
C18	1°34'38"	175.00'	4.82'	N88° 22' 53"E	4.82'
C19	90°00'00"	20.00'	31.42'	N44° 10' 13"E	28.28'

FINAL PLAT OF "HERITAGE HILLS ADDITION No. 4"

ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

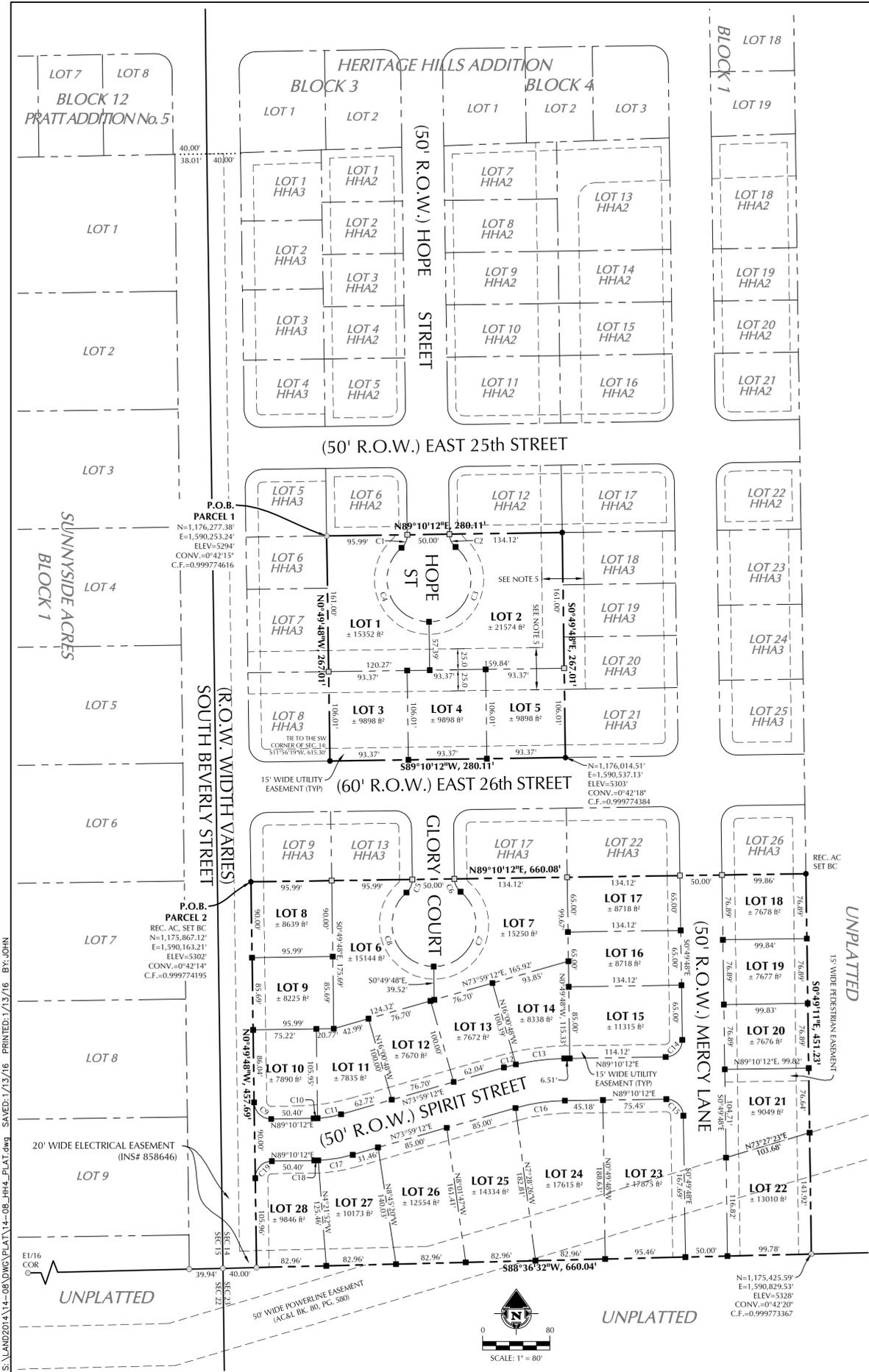


TO THE CITY OF CASPER, WYOMING
BEING A VACATION AND REPLAT OF LOTS 10, 11, 12, 14, 15, 16, A PORTION OF HOPE STREET RIGHT-OF-WAY, AND TRACT A OF HERITAGE HILLS No. 3, SITUATED IN AND BEING A PORTION OF THE SW1/4SW1/4, SECTION 14, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 1/13/2016
PROJECT #: 14-08
DRAWN BY: SAS

SHEET TITLE:
RECORD OF SURVEY

SHEET NUMBER
1 OF 1



S:\LAND\2014\14-08\DWG\PLAT14-08_HHA_PLAT.dwg SANED:1/13/16 PRINTED:1/13/16 BY:JOHN

January 18, 2016

MEMO TO: Chairman and Members, Planning and Zoning Commission

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

SUBJECT: **PLN-16-003-ARZ** – Petition to annex and plat a portion of the NE1/4NE1/4, Section 22, and all of the NW1/4NW1/4, Section 23, T33N, R79W, 6th P.M., Natrona County Wyoming, comprising 41.76-acres, more or less, to create Heritage Hills Addition No. 5, generally located at South Beverly and East 28th Streets, and rezoning of same from Natrona County Zoning Classifications UA (Urban Agriculture) and SR-1 (Suburban Residential) to City Zoning Classifications R-2 (One Unit Residential) and R-3 (One to Four Unit Residential). Applicant: Integrity Building Group, LLC.

Recommendation on the Annexation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested annexation meets the requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the request to annex the subject property and forward a “do pass” recommendation to the City Council for the following reasons:

1. The annexation of the area will serve to protect the health, safety, and welfare of the persons residing in the area and in the City.
2. The urban development of the area to be annexed constitutes a natural, geographical, economical, and social part of the City because the subject property is adjacent to the corporate limits of the City of Casper.
3. The area sought to be annexed is a logical and feasible addition to the City of Casper, and the extension of basic and other services customarily available to the residents of the City shall be made available to the area proposed to be annexed.
4. The proposed annexation is contiguous with and adjacent to the City of Casper.
5. The proposed zoning is compatible with the zoning and existing and proposed land uses in the surrounding area.

Recommendation on the Plat:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested plat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested plat to create Heritage Hills Addition No. 5, and forward a “do pass” recommendation to the City Council with the following conditions:

1. No driveways or curb cuts shall be permitted on South Beverly Street. All points of access shall be off the adjacent local streets.
2. South Beverly Street shall be constructed to City standards as a collector street, with five (5) foot detached sidewalks and large, deciduous-type street trees located within a landscaped parkway area between the sidewalk and the back of curb, at a maximum spacing interval of forty (40) feet on center. Said street trees shall be a minimum of two (2) inches caliper at the time of planting, and any trees that die shall be replaced.
3. Interior (local) streets may be constructed with either curbside, or with detached sidewalks, at the owner’s/developer’s discretion.
4. Prior to final City Council approval, a traffic study shall be completed, and the applicant shall enter into a City Subdivision Agreement agreeing to any on or off-site improvements identified by said study and required by the City Engineer.
5. South Beverly Street shall be constructed to the southern-most phase of development as construction occurs. A minimum of two (2) points of access shall be available and fully constructed to City standards for each phase of development.

Recommendation on the Zone Change:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested rezone meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the zoning of Heritage Hills Addition No. 5, as follows, and forward a “do pass” recommendation to the City Council:

- Lots 26 through 33 – R-3 (One to Four Unit Residential);
- Lots 48 through 63 – R-3 (One to Four Unit Residential);
- Lots 78 through 93 – R-3 (One to Four Unit Residential);
- Lots 108 through 115 – R-3 (One to Four Unit Residential);
- All remaining lots in Heritage Hills Addition No. 5 – R-2 (One Unit Residential).

Code Compliance:

Staff has complied with all requirements of Section 16.24, 16.36, and 17.12.170 of the Casper Municipal Code pertaining to annexations, plats, and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments regarding this case. The Commission is responsible for reviewing annexations, plats, and zone changes, and making a recommendation to the City Council on each.

Summary:

Integrity Building Group, LLC has applied to annex 41.76-acres, more or less, located south of the current terminus of South Beverly Street at future East 28th Street, to create the Heritage Hills Addition No. 5. The plat is creating a total of one hundred fifty three (153) residential lots. Forty-eight (48) of the lots, located in the west/central portion of the plat, are proposed to be R-3 (One to Four Unit Residential) zoning, with the balance of the subdivision being proposed for R-2 (One Unit Residential) zoning. The property is currently undeveloped County land, and is contiguous with the Casper City limits along the northern boundary. The minimum lot size in both the R-2 (One Unit Residential) and the R-3 (One to Four Unit Residential) districts are 4,000 square feet, and all proposed lots exceed the minimum requirement.

The plat is being designed with a grid pattern of streets and blocks, with excellent street connectivity throughout. The blocks have been oriented so as to negate the need for curb cuts along South Beverly Street, a collector street. All access to the lots will be off of interior local streets. The plat has also been designed with street stubs along the north, south and east boundaries to allow for the continuation of streets when the adjacent areas develop. East 29th Street has been designed with a sixty (60) foot right of way width to allow for a wider street. It is likely that, because of topographic obstacles to the south, South Beverly Street will terminate at, or around, East 29th Street, and 29th Street will serve as the continuation of South Beverly Street, west to South McKinley Street. This street alignment is consistent with the Long Range Transportation Plan (LRTP) in this area, which shows South Beverly Street curving to the west to eventually tie into South McKinley Street.

The Comprehensive Land Use Plan is the planning document that describes the values and ideals expressed by the community for its future. The Plan was created in 2000 and was based on approximately two (2) years of citizen meetings and visioning intended to create a set of goals and policies regarding land use in the Casper area. Whenever zoning is proposed, the Planning and Zoning Commission and City Council should base their decisions on whether the zoning should be approved on the criteria expressed in the Comprehensive Land Use Plan. Furthermore, Section 17.12.170 of the Casper Municipal

Code specifies that staff must review zoning applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission based on whether the zoning proposal conforms to the Plan.

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly sets the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. At the time that the Land Use Plan was developed in 2000, growth was not planned this far to the south; therefore, the Future Land Use Plan element provides no land-use direction for this subdivision. As the Planning and Zoning Commission is aware, the City will soon be updating the Comprehensive Land Use Plan, and our Future Land Use Plan will likely expand significantly.

The Comprehensive Land Use Plan also establishes a list of visions, principles and goals to guide the City's land use policies and decisions. With regard to the current proposal, the development of the area as proposed is supported by the following visions, principles and goals:

Vision 1: Diverse Economy –An expanded, more diversified, and stable economy that continuously grows news jobs that pay a higher wage than the current average.

Principle E – Balance Housing Supply with Demands Created by Economic Growth.

Goal 7 –Provide a variety of housing types and densities offering convenient and affordable housing to meet the demands created by growth in industrial and commercial development.

Vision 3: Compact Development – A compact development pattern of cohesive neighborhoods and corridors.

Principle K – Direct Growth to Encourage Infill and Redevelopment.

Vision 9: Attainable Housing – A community that offers a full range of housing types to meet the needs and expectations of people of all incomes, lifestyles, and age groups.

Principle Z – Provide for Adequate Attainable Housing.

Goal 48 – Promote the availability of adequate, safe, and well-served housing for all age groups and populations in the Casper area.

Goal 49 – Provide adequate land to meet anticipated housing needs.

Goal 51 – Encourage the distribution of affordable housing in order to achieve a diversified community.

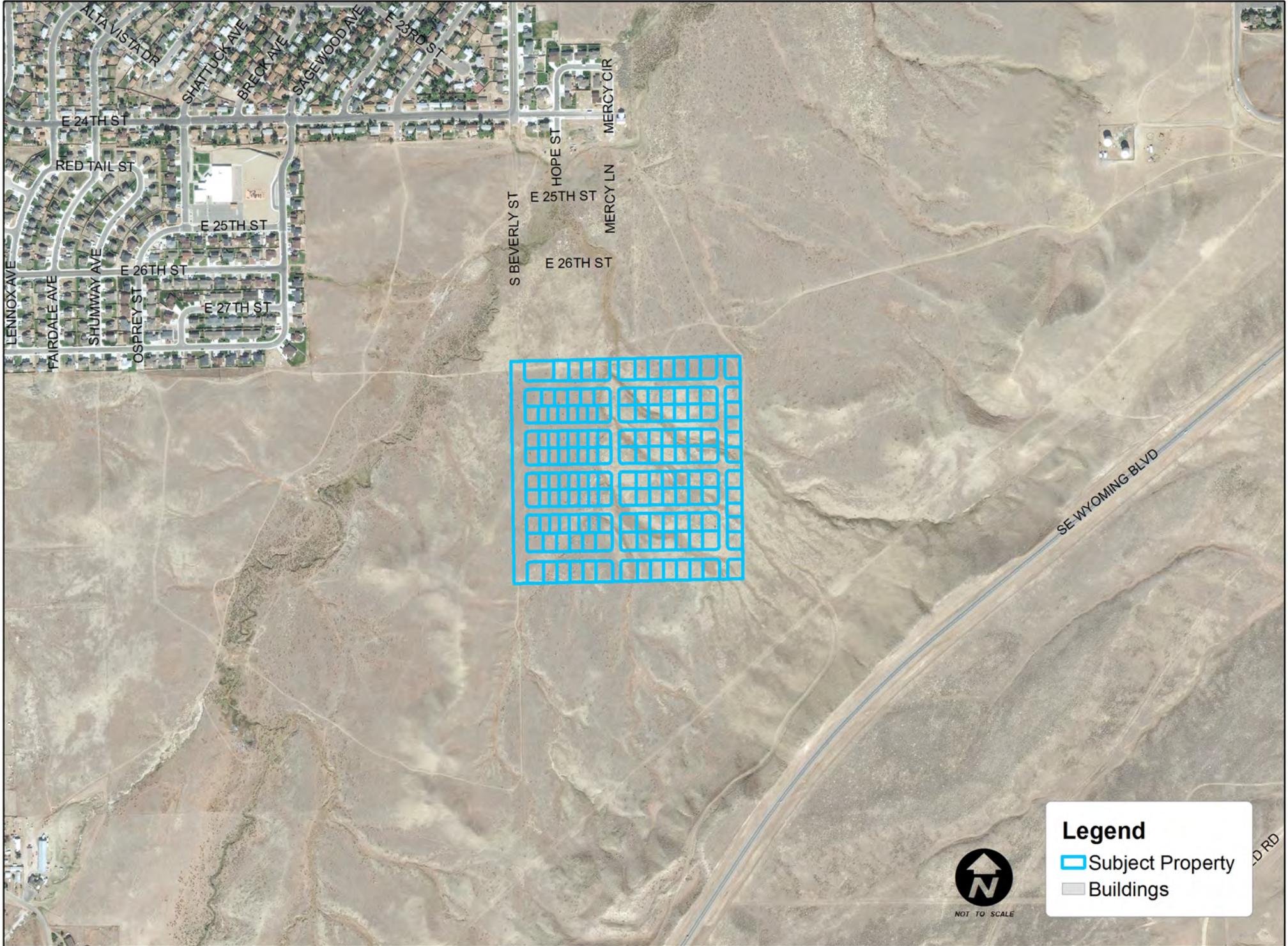
The proposed R-2 (One Unit Residential) zoning district allows for the development of any and all of the following permitted uses:

- A. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
- B. Day care, adult;
- C. Family child care home;
- D. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
- E. Schools, public, parochial, and private elementary, junior and senior high;
- F. Neighborhood assembly uses;
- G. Neighborhood grocery;
- H. Group home;
- I. Church.

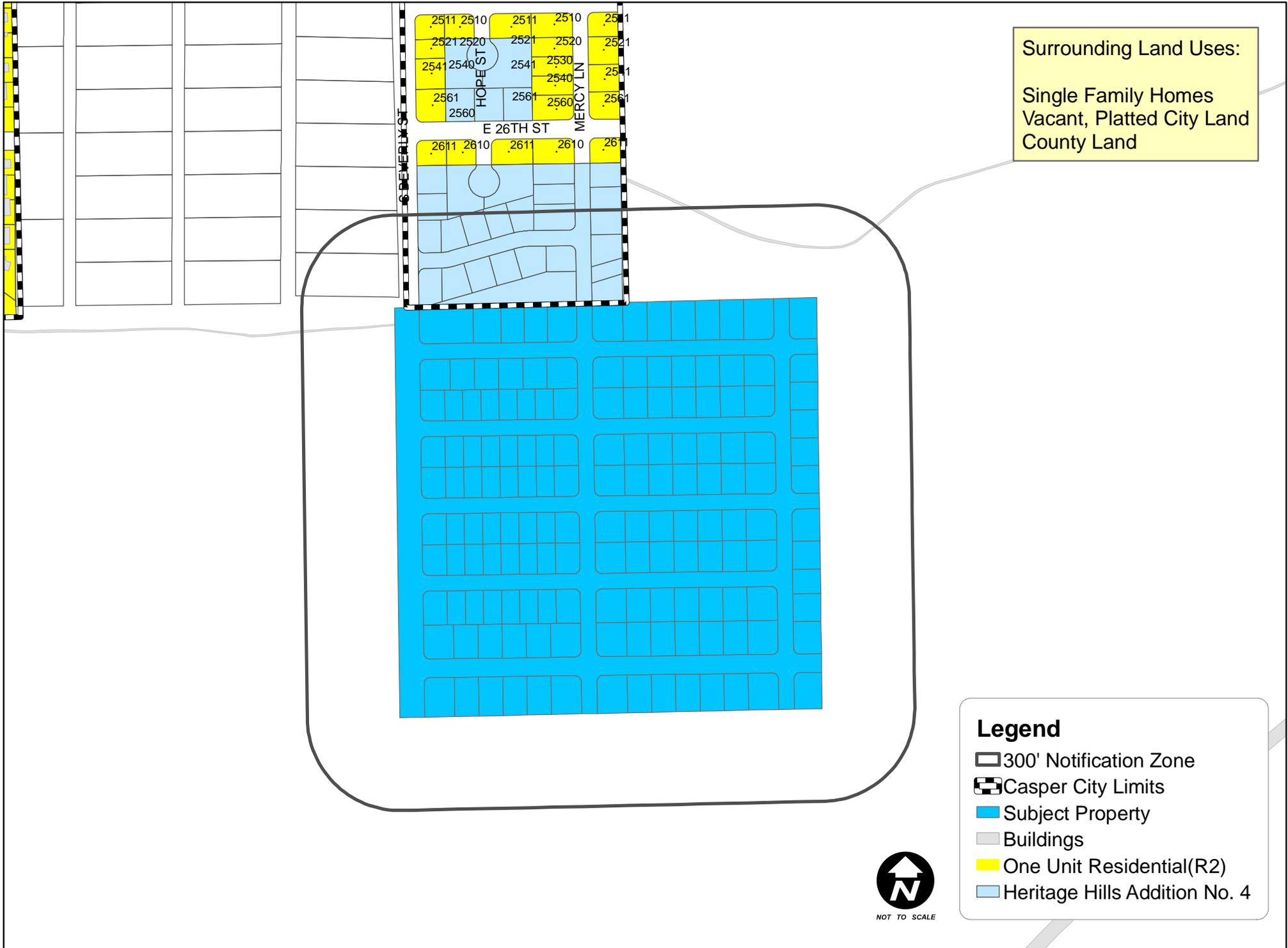
The proposed R-3 (One to Four Unit Residential) zoning district allows for the development of any and all of the following permitted uses:

- A. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding
- B. Conventional site-built and modular two-family dwellings;
- C. Conventional site-built and modular multifamily dwellings consisting of not over four individual dwelling units;
- D. Conventional site-built and modular condominiums for residential use consisting of not over four individual dwelling units;
- E. Conventional site-built and modular townhomes for residential use consisting of not over four individual dwelling units;
- F. Day-care, adult;
- G. Family child care home;
- H. Reserved;
- I. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
- J. Schools, public, parochial, and private elementary, junior and senior high;
- K. Neighborhood assembly uses;
- L. Branch community facilities;
- M. Neighborhood grocery;
- N. Group home;
- O. Church.

Heritage Hills Addition No. 5



Heritage Hills Addition No. 5



Heritage Hills Addition No. 5

Facing south from 24th Street and Hope Street



Facing southeast from 25th Street and Hope Street



Facing southwest from 25th Street and Hope Street



FINAL PLAT OF "HERITAGE HILLS ADDITION No. 5"

TO THE CITY OF CASPER, WYOMING

LOCATED IN AND BEING A PORTION OF THE NE1/4NE1/4, SECTION 22, AND ALL OF THE NW1/4NW1/4, SECTION 23, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=100'

CERTIFICATE OF DEDICATION

Integrity Building Group, LLC hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being a portion of the NE1/4NE1/4, Section 22, and all of the NW1/4NW1/4, Section 23, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the brass cap at the northwest corner of said Section 23; thence along the north line of said NW1/4NW1/4, N88°36'32"E, 700.04' to a brass cap at the southwest corner of Heritage Hills Addition No. 4; thence continuing along the north line of said NW1/4NW1/4, N88°36'08"E, 629.11' feet to a brass cap at the northeast corner of said NW1/4NW1/4; thence along the east line of said NW1/4NW1/4, S0°46'02"E, 1329.11' feet to a brass cap at the southeast corner of said NW1/4NW1/4; thence along the south line of said NW1/4NW1/4, S88°40'34"W, 40.00' feet to a brass cap at the southeast corner of said NW1/4NW1/4; thence along the south line of said NE1/4NE1/4, S88°40'34"W, 40.00' feet to a brass cap; thence along a line parallel with the east line of said NE1/4NE1/4, N0°46'02"W, 1327.08' feet to a brass cap in the north line of said Section 22; thence along the north line of said NE1/4NE1/4, N88°38'22"E, 40.00' feet to the Point of Beginning.

The above described Parcel contains 41.76 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Heritage Hills Addition No. 5", to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate Tract A and all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

OWNER

Integrity Building Group, LLC
1011 Goodstein Dr.
Casper, Wyoming 82601

Kristan M. Gaddis - Managing Member, Integrity Building Group, LLC

STATE OF WYOMING)
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

day of _____, 2016, by:

Kristan M. Gaddis - Managing Member, Integrity Building Group, LLC
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, 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 "HERITAGE HILLS ADDITION No. 5" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

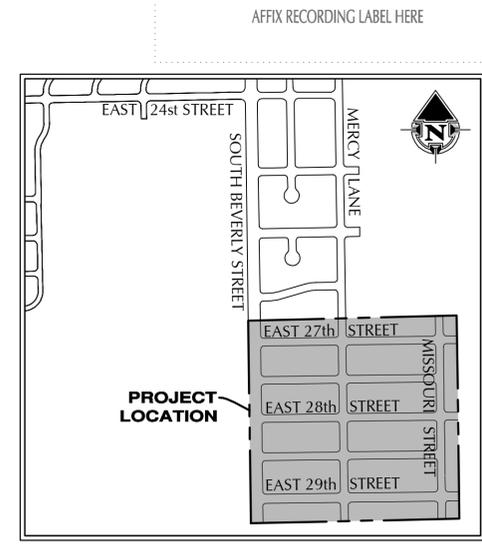
STATE OF WYOMING)
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

day of _____, 2016, by:

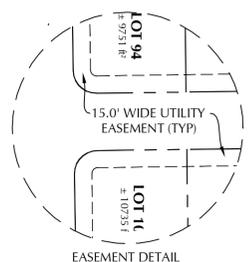
Paul A. Heintz, P.L.S.
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC



VICINITY MAP
1" = 600'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C2	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C3	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C4	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C5	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C6	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C7	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C8	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C9	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C10	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C11	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C12	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C13	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C14	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C15	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C16	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C17	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C18	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C19	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C20	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C21	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C22	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C23	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C24	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C25	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C26	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C27	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C28	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C29	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C30	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C31	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C32	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C33	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C34	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C35	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C36	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C37	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C38	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C39	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C40	90°00'00"	20.00'	31.42'	S44°13'58"W	28.28'
C41	90°00'00"	20.00'	31.42'	N45°46'02"W	28.28'
C42	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C43	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C44	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'
C45	90°00'00"	20.00'	31.42'	S45°46'02"E	28.28'
C46	90°00'00"	20.00'	31.42'	N44°13'58"E	28.28'



- LEGEND**
- RECOVERED BRASS CAP
 - SET 5/8" REBAR W/ALUMINUM CAP
 - SET BRASS CAP
 - PLAT BOUNDARY
 - - - LOT LINES
 - - - EASEMENT LINES
 - - - MEASURED



APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2016.

ATTEST: _____ SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____, DULY PASSED, ADOPTED AND APPROVED
THIS _____ DAY OF _____, 2016.

ATTEST: _____ CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

CHAIRMAN
MAYOR
CITY ENGINEER
CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE = 1:449,661
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT (GROUND)
4. COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
5. ELEVATIONS LISTED REFER TO NAVD88, GEIOD09 AND ARE NOT INTENDED FOR USE AS BENCHMARKS

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS _____ DAY OF _____, 2016.

INSTRUMENT NO. _____

COUNTY CLERK

S:\LAND2014\14-08\DWG\PLAT\14-08-PLAT.dwg SAVED: 1/13/16 PRINTED: 1/13/16 BY: JOHN

ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT

111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

J.K.C.
ENGINEERING

FINAL PLAT OF
"HERITAGE HILLS ADDITION No. 5"
TO THE CITY OF CASPER, WYOMING

LOCATED IN AND BEING A PORTION OF THE NE1/4NE1/4, SECTION 22, AND ALL OF THE NW1/4NW1/4, SECTION 23, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 1/13/2016
PROJECT #: 14-08
DRAWN BY: SAS
SHEET TITLE:
RECORD OF SURVEY
SHEET NUMBER
1 OF 1

LEGAL DESCRIPTION

A Parcel located in and being a portion of the NE1/4NE1/4, Section 22, and all of the NW1/4NW1/4, Section 23, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the brass cap at the northwest corner of said Section 23; thence along the north line of said NW1/4NW1/4, N88°36'32"E, 700.04 feet to a brass cap; thence continuing along the north line of said NW1/4NW1/4, N88°36'08"E, 629.11 feet to a brass cap at the northeast corner of said NW1/4NW1/4; thence along the east line of said NW1/4NW1/4, S0°46'02"E, 1330.59 feet to a brass cap at the southeast corner of said NW1/4NW1/4; thence along the south line of said NW1/4NW1/4, S88°45'23"W, 1329.11 feet to a brass cap at the southwest corner of said NW1/4NW1/4; thence along the south line of said NE1/4NE1/4, S88°40'34"W, 40.00 feet to a brass cap; thence along a line parallel with the east line of said NE1/4NE1/4, N0°46'02"W, 1327.08 feet to a brass cap in the north line of said Section 22; thence along the north line of said NE1/4NE1/4, N88°38'22"E, 40.00 feet to the Point of Beginning.

The above described Parcel contains 41.76 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

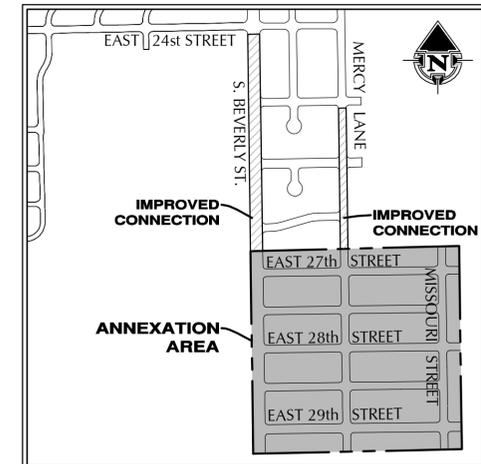
NOTES

1. ERROR OF CLOSURE = 1:449.661
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT (GROUND)
4. OWNER: INTEGRITY BUILDING GROUP, LLC / 1011 GOODSTEIN DR. / CASPER, WYOMING 82601
5. CIVIL ENGINEER: JKC ENGINEERING / CASPER, WYOMING / Ph: 307-265-4601
6. A LOMR FOR BEVERLY CROSSING TO BE SUBMITTED AFTER CONSTRUCTION. THE NEW FLOODWAY WILL BE CONTAINED IN THE 50' DRAINAGE EASEMENT.
7. ZONING:
 - 7.1. EXISTING ZONING = URBAN AGRICULTURE & SUBURBAN RESIDENTIAL 1 (COUNTY)
 - 7.2. PROPOSED ZONING
 - 7.2.1. R2 = TRACT A, TRACT B, LOTS 1-25, 30-43, 52-65, 74-87, & 92-99
 - 7.2.2. R3 = LOTS 26A-29B, 44A-51B, 66A-73B, & 80A-91B
8. LOT SUMMARY:
 - 8.1. OPEN SPACE = TRACT A
 - 8.2. FUTURE DEVELOPMENT = TRACT B
 - 8.3. SINGLE FAMILY = 51
 - 8.4. TWIN HOMES = 48 (24 UNITS)

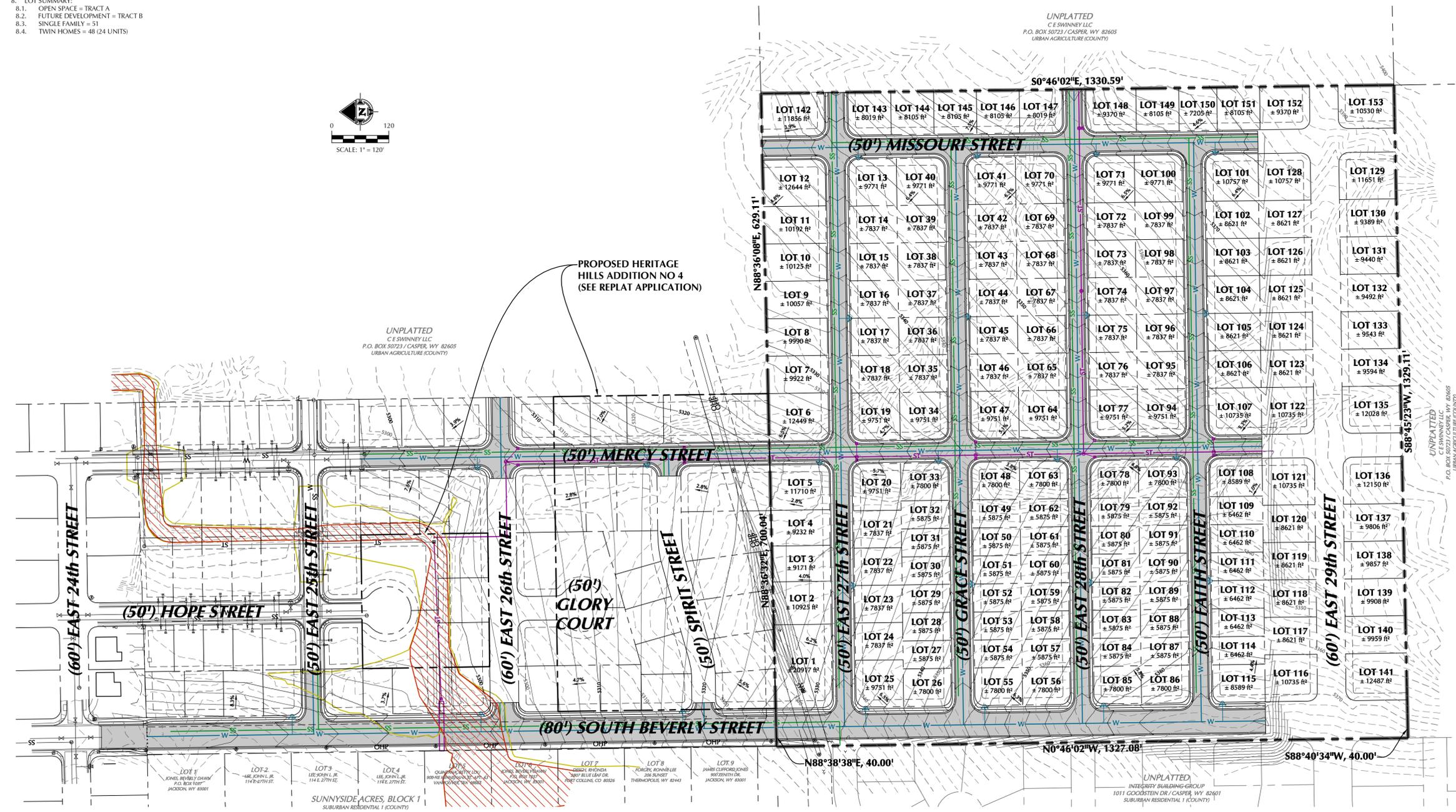


LEGEND

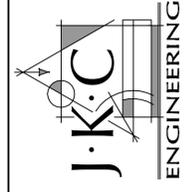
	EX. UTILITY POLE		PROPOSED WATER VALVE		EX. SANITARY SEWER LINE
	EX. LIGHT POLE		EX. FIRE HYDRANT		PROPOSED SANITARY SEWER LINE
	EX. GUY ANCHOR OR POLE		PROPOSED FIRE HYDRANT		EXISTING STORM SEWER LINE
	EX. TELEPHONE PEDESTAL		EX. SANITARY SEWER MANHOLE		PROPOSED STORM SEWER LINE
	EX. CABLE TV PEDESTAL		PROPOSED SANITARY SEWER MANHOLE		EX. 100yr FLOODPLAIN
	EX. GAS MARKER		EX. STORM MANHOLE		PROPOSED 100yr FLOODPLAIN
	EX. CURB STOP		EX. STORM SEWER AREA INLET		EX. RETAINING WALL
	EX. WATER VALVE		PROPOSED STORM MANHOLE		ANNEXATION BOUNDARY
			PROPOSED STORM SEWER AREA INLET		REPLAT BOUNDARY
			PROPOSED STORM SEWER CURB INLET		LOT LINES
	EX. OVERHEAD POWER		EX. GAS LINE		EASEMENT LINES
	EX. GAS LINE		EX. WATER LINE		MEASURED
	EX. WATER LINE		PROPOSED WATER LINE		EX. CONTOUR MAJOR
					EX. CONTOUR MINOR
					PROPOSED CONTOUR MAJOR
					PROPOSED CONTOUR MINOR
					PROPOSED ASPHALT PAVING
					EXISTING 100yr FLOOD BOUNDARY
					EXISTING FLOODWAY



VICINITY MAP
1" = 600'



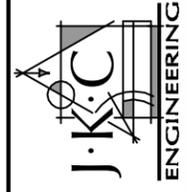
ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672



ANNEXATION AND PRELIMINARY PLAN OF
"HERITAGE HILLS ADDITION No. 5"
TO THE CITY OF CASPER, WYOMING
LOCATED IN AND BEING A PORTION OF THE NE1/4NE1/4, SECTION 22 AND ALL OF THE NW1/4NW1/4,
SECTION 23, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN,
NATRONA COUNTY, WYOMING

DATE: 1/13/2016
PROJECT #: 14-08
DRAWN BY: JRB
SHEET TITLE:
PRELIMINARY
PLAN
SHEET NUMBER
1 OF 1

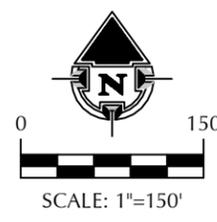
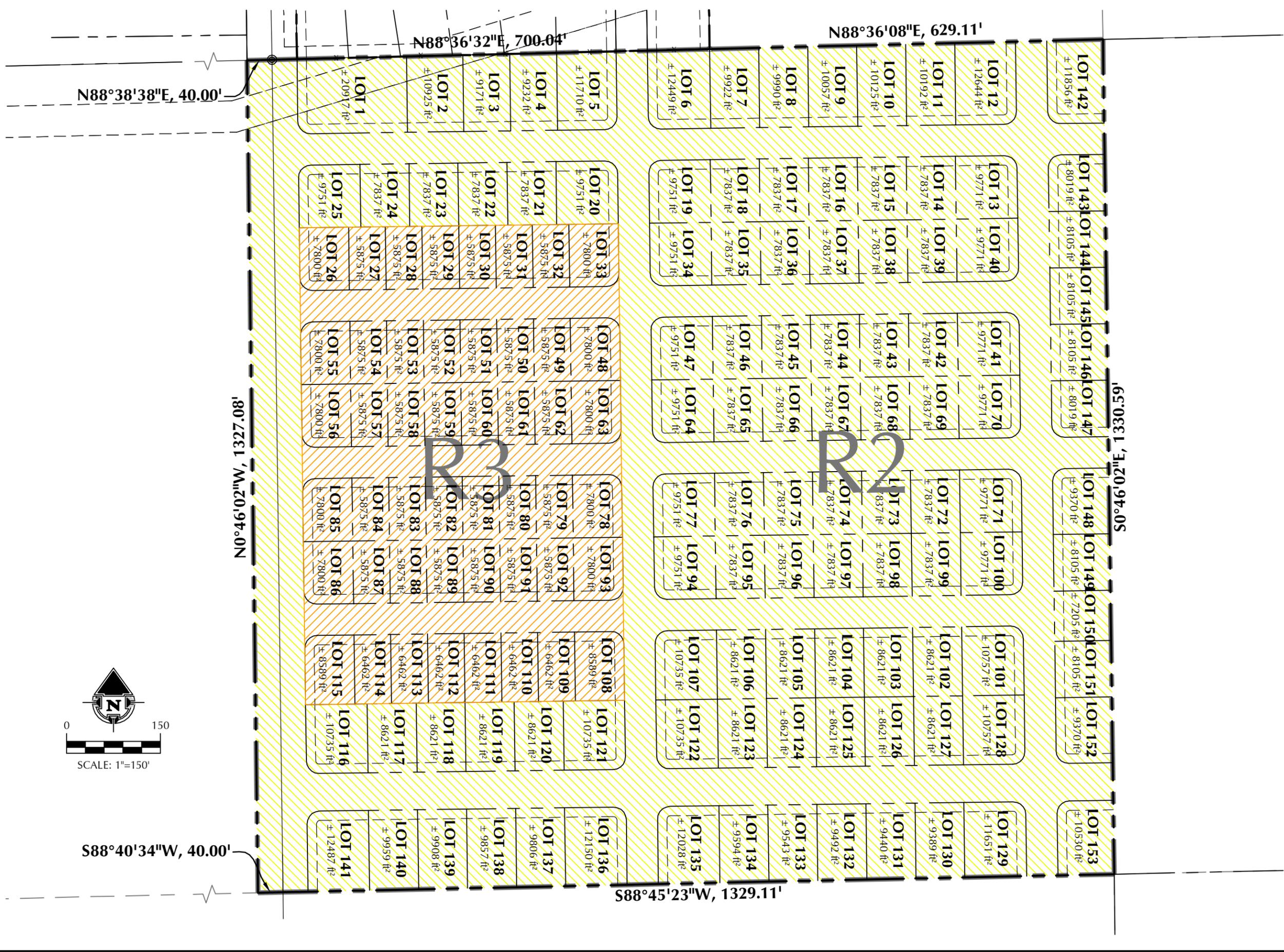
S:\LAND2014\14-08\DWG\PLAT14-08 PRELIMINARY PLAT.dwg SAVER: 1/13/16 PRINTED: 1/13/16 BY: JOHN



ZONING MAP
HERITAGE HILLS ADDITION NO. 5
CITY OF CASPER, WYOMING

REVISION TABLE

NUMBER	DATE	DESCRIPTION



January 18, 2016

MEMO TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-16-004-C** – Petition for a Conditional Use Permit for the construction of an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20' of Lot 2, Block 24, Park Addition, City of Casper, located at 211 East 5th Street. Applicant: VA Resources, LLC.

Recommendation:

If, after the public hearing, the Planning and Zoning Commission finds that the requested Conditional Use Permit meets the two (2) reasons and six (6) findings necessary for the approval of a Conditional Use Permit found in Section 17.12.240 (G) and (H) of the Casper Municipal Code, as outlined below, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, conditions of approval that ensure that the automobile repair shop is compatible with the neighborhood and surrounding area. Conditions should be explicit, and should address details such as, but not limited to:

1. Orientation of the structure on the lot;
2. Building architectural enhancements/features;
3. Building materials;
4. Outside storage and screening;
5. Landscaping and buffering;
6. Fencing;
7. Exterior lighting;
8. Hours of operation, as a way to mitigate noise or other disturbing influences to the neighborhood;
9. Points of access;
10. Size of structure, to include maximum or minimum floor area and/or height;
11. Signage.

Code Compliance:

Staff has complied with all requirements of Section 17.12.240 of the Casper Municipal Code pertaining to Conditional Use Permits, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star Tribune. Staff has received two (2) letters of opposition to this request citing concerns with the compatibility of the use with the surrounding area.

Section 17.12.240(G) of the Casper Municipal Code states that no conditional use permit shall be granted unless the Commission finds the following:

1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and the area of its location.

When making the decision for a Conditional Use Permit, the Commission shall consider the scale of the operation and relationship to other similar issues as expressed in the six (6) considerations outlined in Section 17.12.240(H) as listed below.

- a. Area and height to be occupied by buildings or other structures.
- b. Density of the proposed use in terms of units per acre and the number of offices, employees, occupants, or all three.
- c. Volume of business in terms of the number of customers per day.
- d. Increased traffic congestion or hazard caused by the use which may be over and above normal traffic for the area, as determined by the City Engineer and Community Development Director.
- e. Location of use with respect to the same or similar uses within a three hundred foot (300') radius of the perimeter of the described property.
- f. Any other criteria affecting public health, safety, and welfare, as provided for by written rules of the Commission.

Pursuant to Section 17.12.240(I) of the Casper Municipal Code, the Commission may impose reasonable conditions on a Conditional Use Permit, including, but not limited to, time limitations, requirements that one or more things be done before construction is initiated, or conditions of an ongoing nature. By way of illustration, not limitation, the following limitations or modifications can be placed upon a Conditional Use Permit, to the extent that such conditions are necessary to insure compliance with the criteria of Section 17.12.240(G) and (H):

1. Size and location of site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation systems;
6. Fencing, screening, and landscaped separations;
7. Building bulk and location;

8. Usable open space;
9. Signs and lighting; and,
10. Noise, vibration, air pollution and other environmental influences.

Summary:

VA Resources, LLC has applied for a Conditional Use Permit for the construction of an “automobile repair shop” in a C-2 (General Business) zoning district, on Lot 1 and the North 20’ of Lot 2, Block 24, Park Addition, located at 211 East 5th Street. Automobile repair shops are listed under 17.68.030 of the Casper Municipal Code as a Conditional Use in the C-2 (General Business) zoning district. An “Automobile repair shop” is defined in Title 17 of the Municipal Code as a place where engine fuels may be purchased, and the following services may be obtained: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision services, such as body, frame or fender straightening and repair; and painting and undercoating of vehicles.

The subject property is located at the southeast corner of East 5th Street and South Wolcott Street and is approximately 11,200 square feet in size. Zoning classifications in the immediate area are C-2 (General Business) to the north, south and east; and C-3 (Central Business) to the west. Land Uses in the area are a mix of residential and retail/office to the east; the 12/24 Club immediately to the west; a credit union and multi-family residential to the south, and vacant commercial property to the north. The surrounding area has seen significant redevelopment and improvement in recent years, including the old Bi-Rite building, the 12/24 Club, the River Rail Federal Credit Union, the historic Standard Oil Casper Women’s Clubhouse, the Marian Apartments, the Nicolaysen Art Museum, the Beech Street Transit Plaza, and the Sunshine Apartments. The applicant’s purpose in requesting a Conditional Use Permit is to allow for the relocation of Ames Automotive from the southeast corner of West Yellowstone Highway and South Ash Street (directly south of the former Iris Movie Theater), to facilitate the future construction of the proposed Downtown Public Plaza.

The applicant has provided, as is required, a plot plan showing a proposed layout of the subject property; however, the Planning and Zoning Commission is not being asked to approve a formal site plan with this request, and the plot plan should be considered to be illustrative and preliminary only. If the requested conditional use permit is approved, a separate site plan will be reviewed administratively, and will not be reviewed by the Planning and Zoning Commission. The Planning and Zoning Commission may impose conditions that affect the layout of the site if they so desire. Likewise, the architectural rendering provided by the applicant is what is being proposed by the applicant; however, should the Planning and Zoning Commission vote to approve the requested Conditional Use Permit, conditions may be imposed that affect the building’s architecture, size, orientation, and building materials. The Planning and Zoning Commission should consider the requested Conditional Use Permit primarily a land use decision. More specifically, the question that the Planning and Zoning Commission is being asked to decide, in simplified terms, is whether an automobile repair shop is a compatible use in this location, and if so, what, if any, conditions of approval should be imposed to ensure compatibility with the adjacent neighborhood. Staff has listed, in the recommendation section

above, eleven (11) possible areas of focus which the Planning and Zoning Commission should consider as possible starting points for explicit conditions of approval, should the Commission decide that the Conditional Use Permit should be approved.

As supporting documentation for the request, staff is providing photographs of the surrounding neighborhood in order to give the Planning and Zoning Commission an idea of the architecture, scale, form, orientation, and types of uses and structures in the area so that the project's compatibility can be considered in proper context. Also being provided are photographs of the existing Ames Automotive site so that the Planning and Zoning Commission is aware of what is being relocated, and can identify potential issues that should be addressed with respect to the new site. And finally, staff has researched, and is providing some photographs, which staff considers to be automobile repair shops within a similar neighborhood and land use context, in order to assist the Planning and Zoning Commissioners to visualize concepts such as building orientation, architecture, building materials, landscaping, and screening, to assist in the crafting of conditions of approval, should the Planning and Zoning Commission wish to approve the Conditional Use Permit.

There are several important points that need to be clarified concerning Conditional Use Permits. First, the Municipal Code states that all Conditional Use Permits are valid for one (1) year from the date of approval, and all work must be completed, and all conditions must be met within that timeframe, or the Conditional Use Permit becomes null and void. Second, Conditional Use Permits, once exercised, run with the land in perpetuity; therefore, if approved, an "automobile repair shop" will be considered a permitted use in this location forever. Finally, any conditions of approval that the Planning and Zoning Commission imposes are of a continuing nature, and if the property owner, or any subsequent property owner is found to be in non-compliance with any of the conditions of approval the Conditional Use Permit can be revoked by the City Manager.

Staff expects significant discussion on this proposal, and therefore; has not provided a recommended motion, or potential findings for this case. A general outline has been provided below to assist the Planning and Zoning Commission to make a motion to approve the Conditional Use Permit, if so desired, and staff will be ready to assist with formulating the necessary motion, as well as any conditions of approval, if needed. Should the Planning and Zoning Commission wish to deny the Conditional Use Permit, findings are not required.

Motion to Approve Outline:

Staff has prepared the following outline to assist the Planning and Zoning Commission in making a motion for approval, should the Commission wish to approve the requested Conditional Use Permit:

Case number PLN-16-004-C, a Conditional Use Permit for the construction of an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20' of Lot 2, Block 24, Park Addition, located at 211 East 5th Street, shall be granted, with Conditions X through X, for the following reasons:

1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and the area of its location.

Furthermore, the Planning and Zoning Commission finds that:

- a. Area and height to be occupied by buildings or other structures _____.
- b. Density of the proposed use in terms of units per acre and the number of offices, employees, occupants, or all three _____.
- c. Volume of business in terms of the number of customers per day _____.
- d. Increased traffic congestion or hazard caused by the use which may be over and above normal traffic for the area, as determined by the City Engineer and Community Development Director _____.
- e. Location of use with respect to the same or similar uses within a three hundred foot (300') radius of the perimeter of the described property _____.
- f. Any other criteria affecting public health, safety, and welfare, as provided for by written rules of the Commission _____.

Lot 1 & N 20' of Lot 2, Block 24, Park Addition



Legend

-  Subject Property
-  Buildings



Subject Property & Neighborhood Context



Neighborhood Architectural Context

Sunshine Apartments



Old Bi-Rite Building



Rail River Federal Credit Union



Marian Apartments



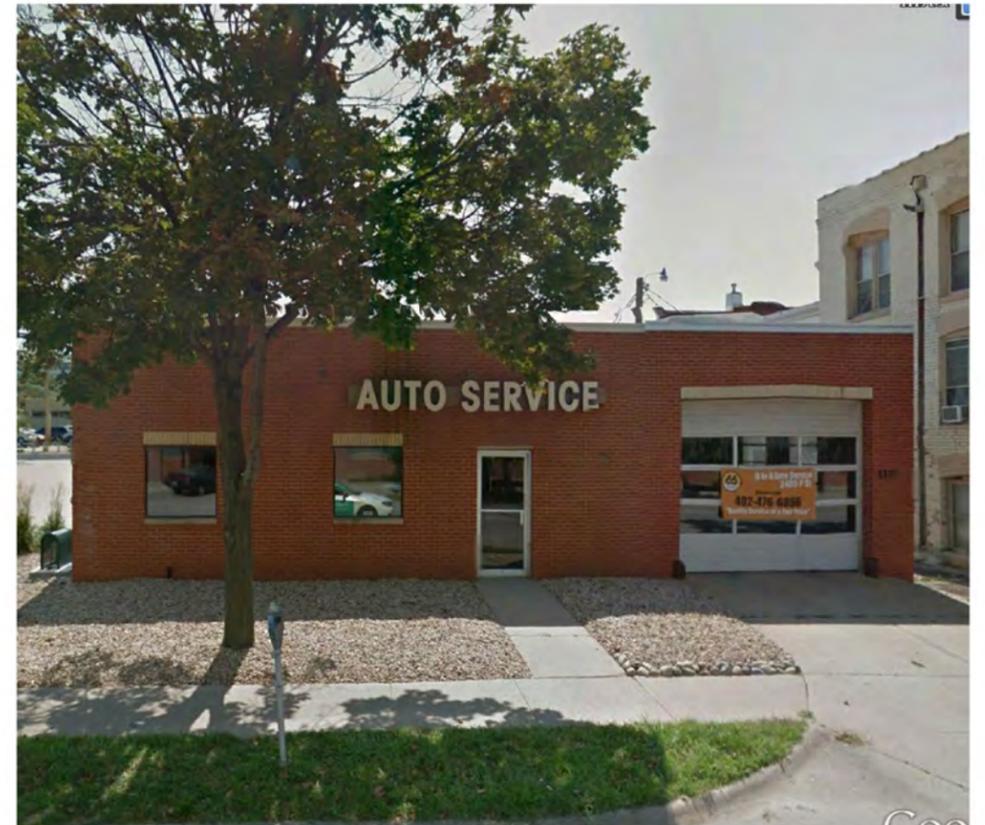
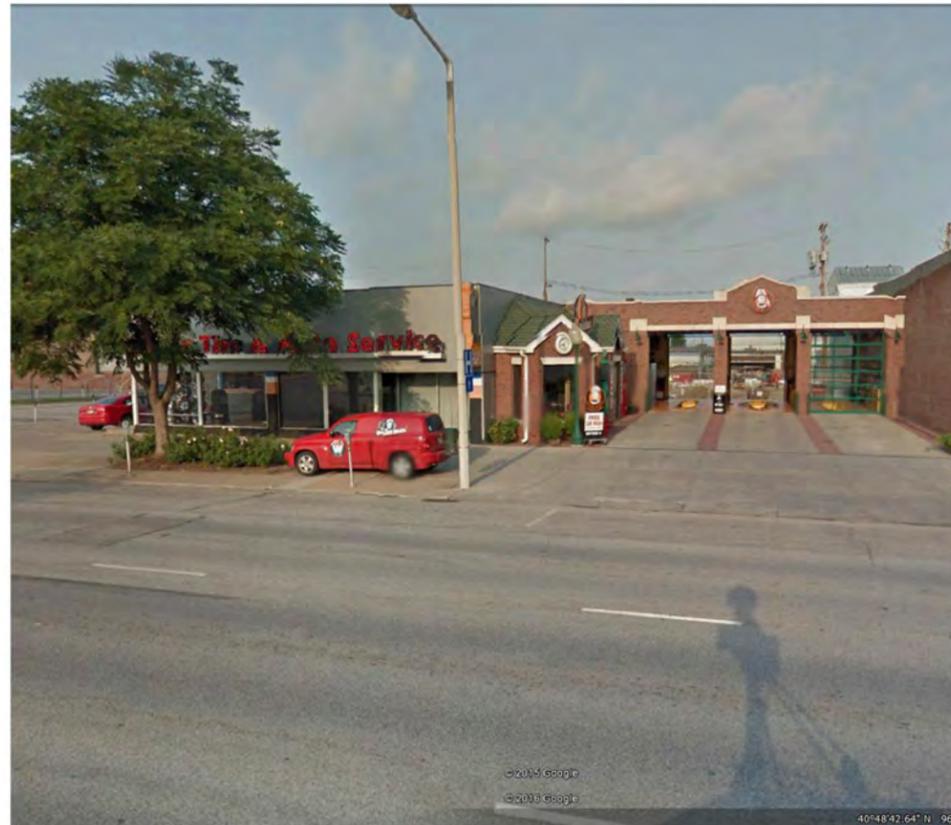
Standard Oil Casper Women's Clubhouse



12/24 Club



Precedent Photos - Auto Repair Centers in Similar Contexts





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: VA Resources, LLC
 ADDRESS: PO. Box 50790 Casper, WY 82605
 TELEPHONE: 307 ~~307~~ 1407 EMAIL: Lhogan@LOL-LLC.com
473-

LOCATION OF REQUEST:

ADDRESS: 211 E. 5th Street
 LEGAL DESCRIPTION: Lot 1 and North 20' of Lot 2, Block 24, Park Addition, City of Casper
 Number of Lots: 1 1/2 Lots Size of Lots: • 26 Acres or 11,200 SF
 Current Zoning: C2 General Business Current Use: Vacant
 Purpose for which the property is proposed to be used: Auto Repair + U-haul Rentals

Prior restrictions placed on the property: _____

Floor area square footage: 2400 Number of Occupants or Employees: 2
 Building Footprint: 2400 (60x40) Number of off-street parking spaces: _____

A PLOT PLAN IS REQUIRED SHOWING: (WHERE APPROPRIATE)

- | | | |
|-------------------------------|--------------------------------|-------------------------------------|
| lot size and dimensions | size and location of buildings | off-street parking spaces |
| routes for ingress and egress | internal traffic control | fencing, screening, and landscaping |
| signs and lighting | setback distances | |

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: *Doris M. Ramsey*
 DATE: 12-22-15

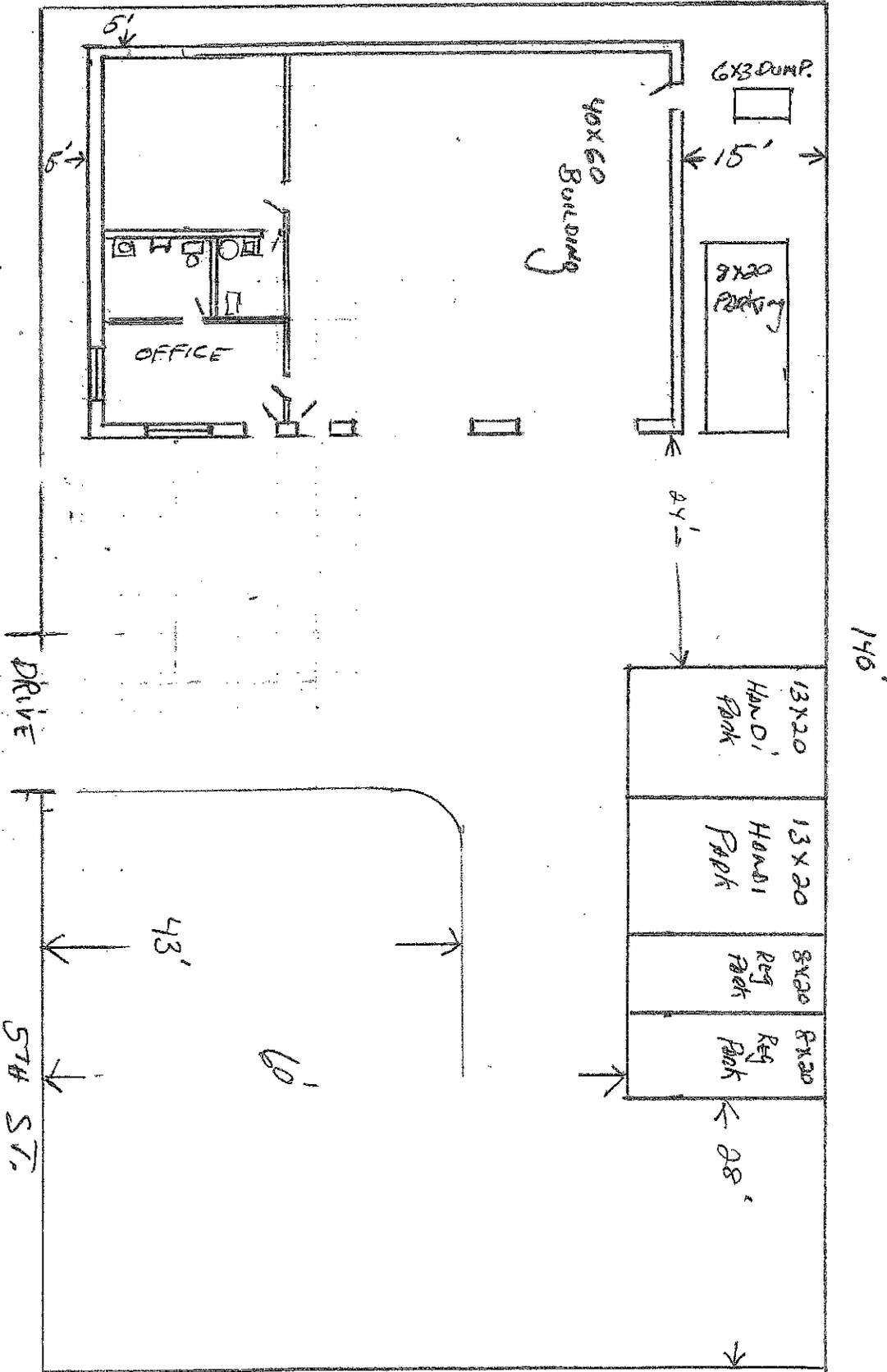
SUBMIT TO:
 Community Development Department
 Planning Division
 200 N David, RM 203
 Casper, WY 82601
 Phone: 307-235-8241
 Fax: 307-235-8362
 www.casperwy.gov
 E-mail: dhardy@cityofcasperwy.com

- COMPLETE SUBMITTAL NEEDS TO INCLUDE:
- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
 - PROOF OF OWNERSHIP
 - \$275 APPLICATION FEE (NON-REFUNDABLE)
 - PLOT PLAN

FOR OFFICE USE ONLY:
 DATE SUBMITTED:
DEC 22 2015
 REC'D BY: *dh*

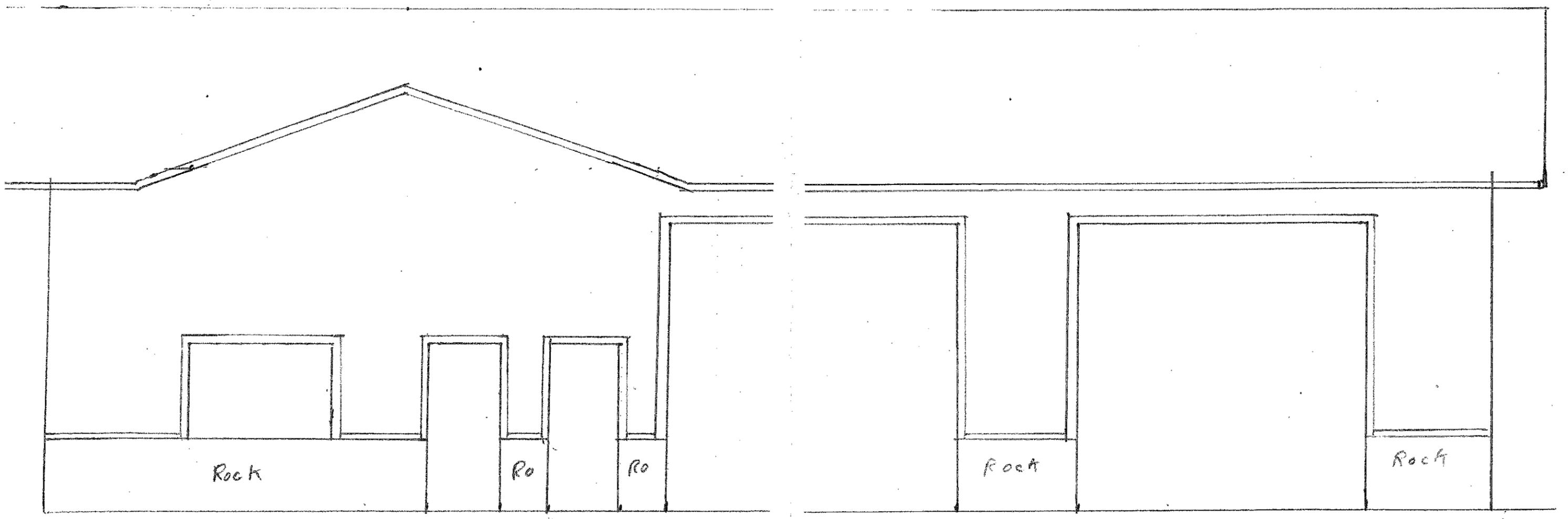
ALLEY

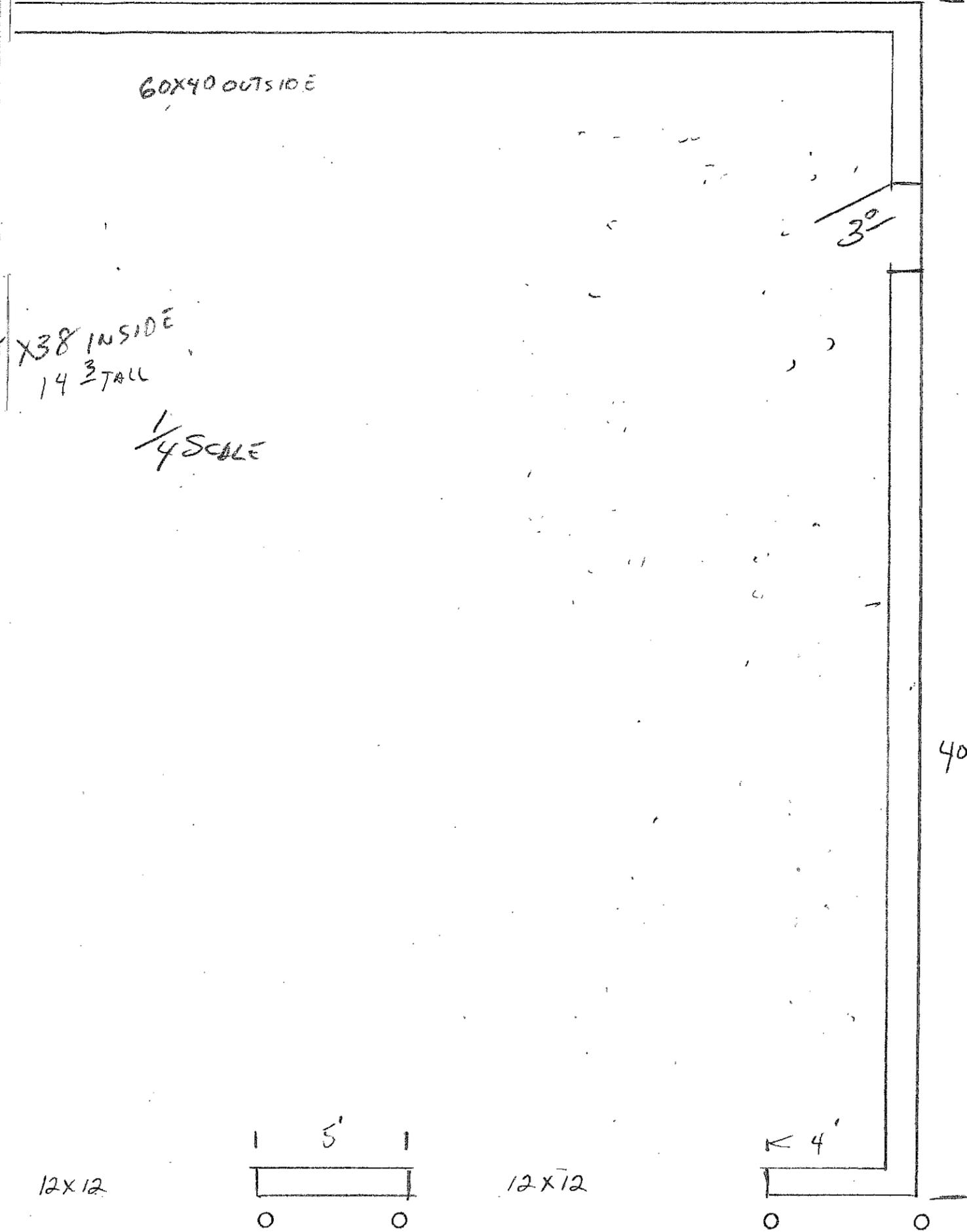
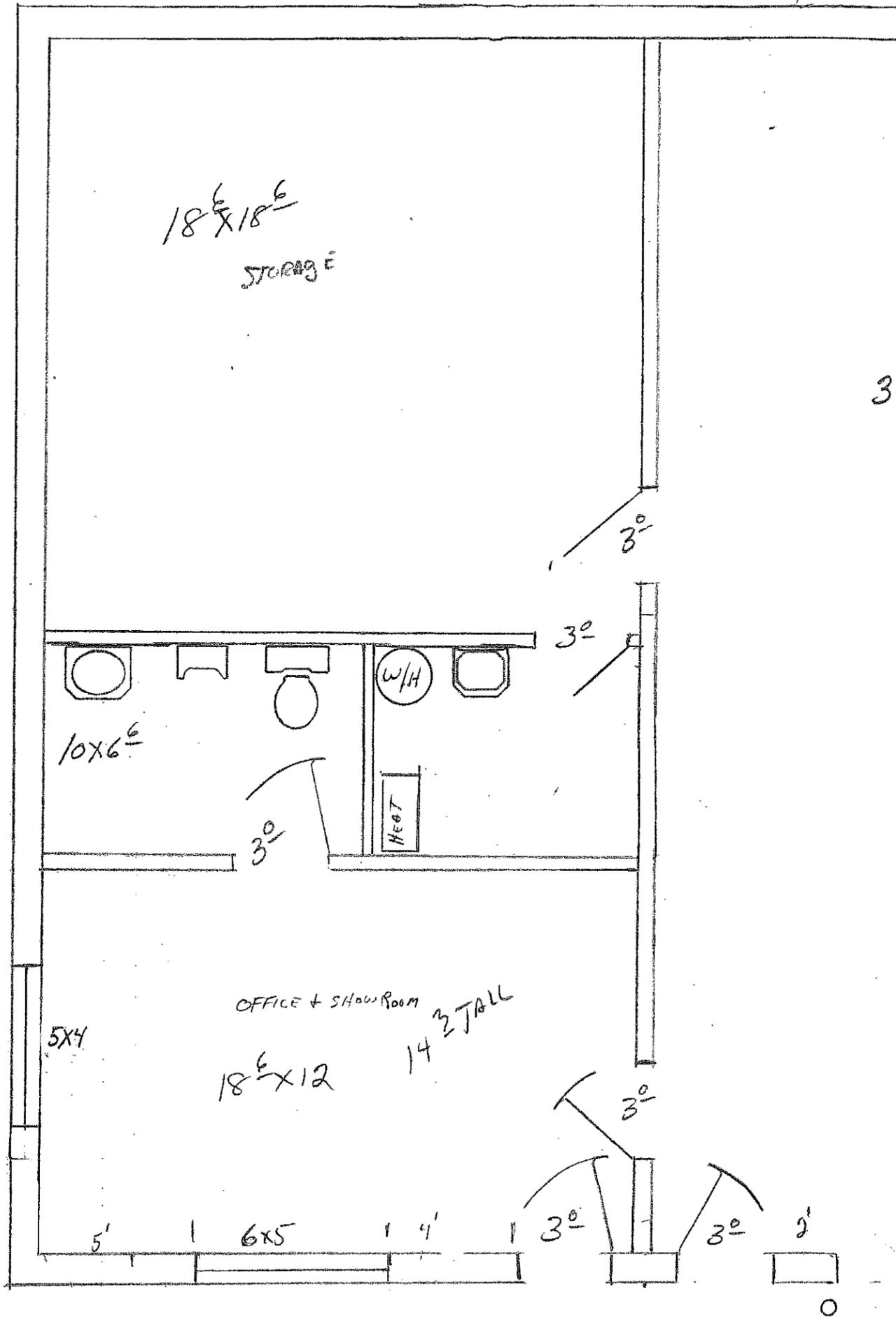
1/16 SCALE



WALCOTT

80'





JAN 14 2016

Dee Ann Hardy

From: kneub@bresnan.net
Sent: Thursday, January 14, 2016 2:30 PM
To: Dee Ann Hardy
Subject: PLN-16-004-C

To whom it may concern:

My name is Kent Neubert and I own a dental practice at 514 South Durbin. I am writing regarding the construction of the automobile repair shop that is proposed to go up at 211 East 5th Street. I believe this sort of shop would be contradictory to the vision of downtown Casper. We already have a parking problem in this area. Most auto repair shops that seem to collect run down cars that become eye sores. Having visual exposure 360 degrees around the building would very unsightly. Also, I believe there would be a noise problem. So in short, I believe an automobile repair shop in this location is a mistake. I will be out of town on January 21, 2016, otherwise I would be attending Your planning commission meeting to express these concerns.

Thank you for consideration on this matter

Respectfully

Kent Neubert, DDS

Dee Ann Hardy

From: Tom Kopitnik <tom@cwnsurgery.com>
Sent: Friday, January 15, 2016 1:53 PM
To: Dee Ann Hardy
Cc: Craig Collins
Subject: PLN-16-004-C

JAN 14 2016

Dee Hardy and Mr. Collins,

I am the owner of 2 properties near the proposed PLN-16-004-C , Conditional Use Permit, for a proposed automotive repair shop. I am in strong opposition to this proposed use of this property. I feel that an automobile repair shop in the proposed location would denigrate the value of other properties in the area and be a strong negative to further development of other professional businesses and residential rental properties. As you are well aware, the presence of an automobile repair shop means noise, the presence of automobiles in various stages of disrepair, Hazardous materials, and other unsightly refuse. I have an automobile repair shop located adjacent to other such shops in North Casper and I am well aware of the collateral neighborhood damage that they cause. That is why they are often co-located near other shops, so as not to spoil prime commercial property or residential areas. The lots in question are in close proximity to Apartments, a health clinic, a Bakery, the historic section of Casper and my residence, which is itself on the register of Historic buildings . The bakery and the health clinic adjacent to the proposed car shop are relatively new construction and are complimentary to the area. I strongly believe that an automobile repair shop in this area is not an ideal use of the land and will certainly stifle further development of upscale businesses or condominium development. This will certainly negatively affect my personal desire to expend any further resources to develop anything close to this area. I was in fact in the process of possibly expanding the presence of health care offices, insurance offices, or legal offices in the area, which would not be considered if this proposed conditional use permit were to be approved.

In summary, I think there are many areas in Casper where automobile repair shops already exist and the addition of another would not impact that particular area to any significant extent.

I request that this conditional use permit be denied and that no automobile repair shop be permitted to be developed on this property.

Sincerely,

Thomas Kopitnik

307-262-4483

136 E 6th St
Casper, Wyoming, 82601

605 S. Center St
Casper, Wyoming, 82601