

PLANNING AND ZONING COMMISSION MEETING
Tuesday, June 23, 2015
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID STREET

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

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

- I. Use of Cellular Telephones is Not Permitted, and Such Telephones Shall Be Turned Off or Otherwise Silenced During the Planning and Zoning Commission Meeting.
- II. 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.
- III. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

- I. **CALL TO ORDER.**
- II. **MINUTES:**
- III. **PUBLIC HEARINGS:**
 - A. **PLN-15-027-Z – (Tabled May 26, 2015) Petition for a Zone Change of Lots 11, 13, and 14 and Lots 16-17, Block 139, and Lots 7-9, and Lot 13 S 25', Block 154, Casper Addition, located at 1016, 1043, 1049, 1050, 1063, 1064**

South Boxelder Street, from R-6 (Manufactured Home (Mobile) Park) to R-5 (Mixed Residential). Applicant: Stefanie Strang, Carol Hawkey, Patricia Collesano, Jaime Morales.

- B. PLN-15-033-R – Petition to vacate and replat Lots 3, 4 & the North 25’ of Lot 5, Block 19, Nelson’s Addition, to create Nelson’s Addition, Lots 15, 16, 17 and 18, Block 19, comprising 0.467-acres, more or less, located at 1125, 1129, 1131, and 1135 North Beech Street. Applicant: Gramma’s Properties, LLC.**
- C. PLN-15-034-C – Petition for a Conditional Use Permit for a detached accessory structure (carport) to be located on two (2) separate and adjacent lots from the principal building (home), in an R-3 (One to Four Unit Residential) zoning district, on North Casper Addition, Block 24, Lots 139-140, located directly north of the principal building at 1134 North Lincoln Street. Applicant: Enrique Jimenez.**
- D. PLN-15-037-Z – Petition for a Zone Change of proposed Lot 1, YMCA Addition, located at 315 East 15th Street, from R-4 (High Density Residential) and PH (Park Historic) to R-4 (High Density Residential). Applicant: City of Casper.**

IV. COUNCIL ACTIONS:

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

- A. Commission**
- B. Community Development Director**
- C. Council Liaison**
- D. Other Communications**

VIII. ADJOURNMENT

**PLANNING AND ZONING MEETING
TUESDAY, MAY 26, 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 Tuesday, May 26, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: Mary England

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Wallace Trembath, Assistant City Attorney
Jason Knopp, City Engineer
Tory Cutrell, Metro Animal Services Manager
Tate Belden, 2116 Fontenelle Street
Bunky Loucks, 1555 West Coffman Avenue
Keith Tyler, 421 South Center Street, Suite 201
Jim Jones, 6080 Enterprise Drive
Lisa Burrige, 421 South Center Street, Suite 101
Shawn Gustafson, 111 West 2nd Street, Suite 600

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the April 28, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the April 28, 2015 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the April 28, 2015 meeting. 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.

ORDINANCE AMENDMENT Amending Certain Sections of chapter 6.04 of the Casper Municipal code Pertaining to Animal Care and Control and 17.12 of the Casper Municipal code Pertaining to Zoning, Bees.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission review the proposed ordinance amendment to the Casper Municipal Code, and forward a “do pass” recommendation to the City Council.

Mr. Kloke entered the informational handouts provided by Mr. Belden as exhibit “A.”

Chairman Holloway opened the public hearing and asked for anyone wishing to comment in favor of or opposition to these amendments.

Tory Cutrell, 555 South Beverly Street, Animal Services Manager, spoke in favor of this case.

Tate Belden, 2116 Fontenelle Street, spoke in favor of this case.

Bunky Louks, 1555 West Coffman, spoke in favor of this case.

There being no others to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table the amendment as proposed.

Mr. Henrie made a motion to approve the amendment as proposed and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Hein. All those present voted aye with the exception of Mr. Redder and Mr. King who voted nay. 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-15-011-R – (Continued April 28, 2015) Petition to vacate and replat all of Lots 39, 40 and 41, River Park II, to create River Park II, Lots 42 & 43, comprising 2.144-acres, more or less, located in the vicinity of 5942, 5953 & 5965 River Park Drive. Applicant: Five G, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the replat creating River Park II, Lots 42 & 43 Addition with the following condition:

1. Prior to the development of proposed Lot 43, River Park Drive shall be constructed to standard City specifications to the north lot line of said lot, and the temporary cul-de-sac, as shown on the plat, shall be constructed to Fire Department specifications.

Ms. Kloke entered six (6) exhibits into the record.

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

Keith Tyler, 421 South Center Street, Suite 201, 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-15-011-R, regarding the proposed River Park II, Lots 42 & 43 and forward a “do pass” recommendation to City Council.

Mr. Redder made a motion to approve case PLN-15-011-R, replat creating River Park II, Lots 42 & 43, with Condition #1, listed in the staff report, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Henrie. 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-15-024-R – Petition to plat S1/2SE1/4, Section 9, and N1/2NE1/4, Section 16, T33N, R79W, 6th P.M., Natrona County Wyoming, to create the YMCA Addition, comprising 13.83-acres, more or less, located at 315 E 15th Street. Applicant: City of Casper, Casper College.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve replat creating the YMCA Addition, and forward a “do pass” recommendation to the City Council with the following condition:

1. The applicant shall apply for a zone change to rezone a portion of the proposed YMCA Addition from PH (Park Historic) to R-4 (High-Density Residential).

Ms. Kloke entered six (6) exhibits into the record.

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

Jim Jones, 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-15-024-R, regarding the replat for the proposed YMCA Addition.

Mr. Henrie made a motion to approve case PLN-15-024-R, replat creating the YMCA Addition, with Condition #1 listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. 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-15-025-R – Petition to vacate and replat a portion of Sunrise Hills No. 3, to create Harmony Hills Addition No. 3, comprising 1.37-acres, more or less, located south of Wyoming Boulevard and east of South Poplar Street. Applicant: High Plains Investments, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation, with the following condition:

1. All requirements and conditions of approval of the Harmony Hills Addition No. 2 preliminary plat, as specified in Resolution #15-102, shall apply to the Harmony Hills Addition No. 2 – Phase 2.

Ms. Kloke entered six (6) exhibits into the record.

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

Lisa Burridge, 421 South Center Street, Suite 101, 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-15-025-R, regarding the replat for the proposed Harmony Hills Addition No. 3.

Mr. King made a motion to approve case PLN-15-025-R, the replat creating Harmony Hills Addition No. 3, with Condition #1, listed in the staff report and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Redder. All those present voted aye with the exception of Mr. Hein who voted nay. Motion carried.

The Vice 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.

Mr. Hein recused himself from this case and left the room at 7:00 p.m.

PLN-15-026-R – Petition to vacate and replat Lots 28-36 and Lots 39-47 of the Amended Plat of Mesa Del Sol Addition, to create Mesa Del Sol II, comprising 2.5-acres, more or less, located along Casa Grande Drive. Applicant: Mesa No. 3, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation.

Ms. Kloke entered six (6) exhibits into the record.

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

Shawn Gustafson, 111 West 2nd Street, Suite 600, 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-15-026-R, regarding the replat to create Mesa Del Sol II.

Mr. Henrie made a motion to approve case PLN-15-025-R, the replat creating Mesa Del Sol II, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

Mr. Hein returned to the meeting at 7:05 p.m.

The Vice 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-15-027-Z – Petition for a Zone Change of Lots 11-14 and Lots 16-17, Block 139, and Lots 7-9, and Lot 13 S 25’, Block 154, Casper Addition, located at 1016, 1043, 1047, 1049, 1050, 1063, 1064 South Boxelder Street, from R-6 (Manufactured Home (Mobile) Park) to R-5 (Mixed Residential). Applicant: Stefanie Strang, Carol Hawkey, Patricia Collesano, Jaime Morales.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission table the requested zone changes.

Chairman Holloway entertained a motion to table PLN-15-027-Z.

Mr. Redder made a motion to table case PLN-15-019-Z. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Chairman Holloway listed several concerns he had with various issues including the way staff reports are written and the approval of the Casper Crush building.

- B. Community Development Director:
Craig Collins, City Planner, advised that the next Planning and Zoning Training would be held Wednesday, June 24, 2015. Andrew Nelson, MPO Manager, would present the West Belt Loop Access.

Liz Becher, Community Development Director, stated that Begonia Bluffs Addition would be on the June 9, 2015 work session.

- C. Other Communications:
There were none.
- D. Council Liaison:
There were none.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. Redder and seconded by Mr. Hein to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:38 p.m.

Chairman

Secretary

June 19, 2015

MEMO TO: James Holloway, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-15-027-Z** – (*tabled at May 26th, 2015 meeting*) Petition for a Zone Change of Lots 11, 13, and 14 and Lots 16-17, Block 139, and Lots 7-9, and Lot 13 S 25', Block 154, Casper Addition, located at 1016, 1043, 1049, 1050, 1063, 1064 South Boxelder Street, from R-6 (Manufactured Home (Mobile) Park) to R-5 (Mixed Residential). Applicant: Stefanie Strang, Carol Hawkey, Patricia Collesano, Jaime Morales.

Staff Recommendation:

In the absence of information that may be presented during the public hearing, staff considers the requested zone changes to be in general conformance with the comprehensive land use plan. The Planning and Zoning Commission has the option to either approve, deny, table, or continue the property owners' petition to rezone the lots listed above from R-6 (Manufactured Home (Mobile) Park) to R-5 (Mixed Residential), and will forward its recommendation to the City Council.

Code Compliance:

Staff has complied with all requirements of Section 17.12.170 of the Casper Municipal Code pertaining to 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. Staff has not received any written public comments on this case.

Summary:

Several property owners along South Boxelder Street, south of West Collins Drive, have applied for zone changes of their properties from R-6 (Manufactured Home (Mobile) Park) to R-5 (Mixed Residential). The subject area is a mix of both stick-built homes and manufactured (mobile) homes. The existing stick-built homes are considered to be legal, non-conforming uses because stick-built homes are not listed as permitted uses in the R-6 zoning district. At the May 26, 2015 Planning and Zoning Commission meeting, the requested zone changes were tabled at staff's request, in order to give staff time to investigate the possibility of a general Municipal Code text amendment to allow stick-built homes in the R-6 (Manufactured Home (Mobile) Park)

zoning district. After a thorough analysis of the numbers of non-conforming structures located within areas zoned R-6 (Manufactured Home (Mobile) Park) across the entire City, it was determined that a text amendment to the Municipal Code would not be warranted based on the limited number of non-conforming structures in existence. In the early 2000's, the City directed a significant effort at non-conforming properties, and as a result rezoned dozens of previously non-conforming residences from R-6 (Manufactured Home (Mobile) Park) over a 2-3 year period. At this time, staff believes there to be less than forty (40) non-conforming residential structures left in Casper that are located in areas zoned R-6 (Manufactured Home (Mobile) Park). It is also staff's opinion that the R-6 (Manufactured Home (Mobile) Park) zoning district should remain a zoning district for mobile home parks and Recreational Vehicle (RV) parks, and should not be amended to allow or encourage stick-built homes. The R-5 (Mixed Residential) zoning district allows both stick-built residential structures, as well as manufactured homes (mobile), provided they are placed on a permanent foundation.

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 years of citizen meetings and visioning intended to create a set of goals and policies regarding land use in the Casper area. Whenever a zone change is proposed, the Planning and Zoning Commission should objectively base their decision on whether to approve the zone change 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 zone change applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission based on whether the zone change proposal conforms to the Plan.

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 zone change to R-5 (Mixed Residential) is supported by the following visions, principles and goals:

Vision 1: Diverse Economy – An expanded, more diversified, and stable local economy that continuously grows new 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

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

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

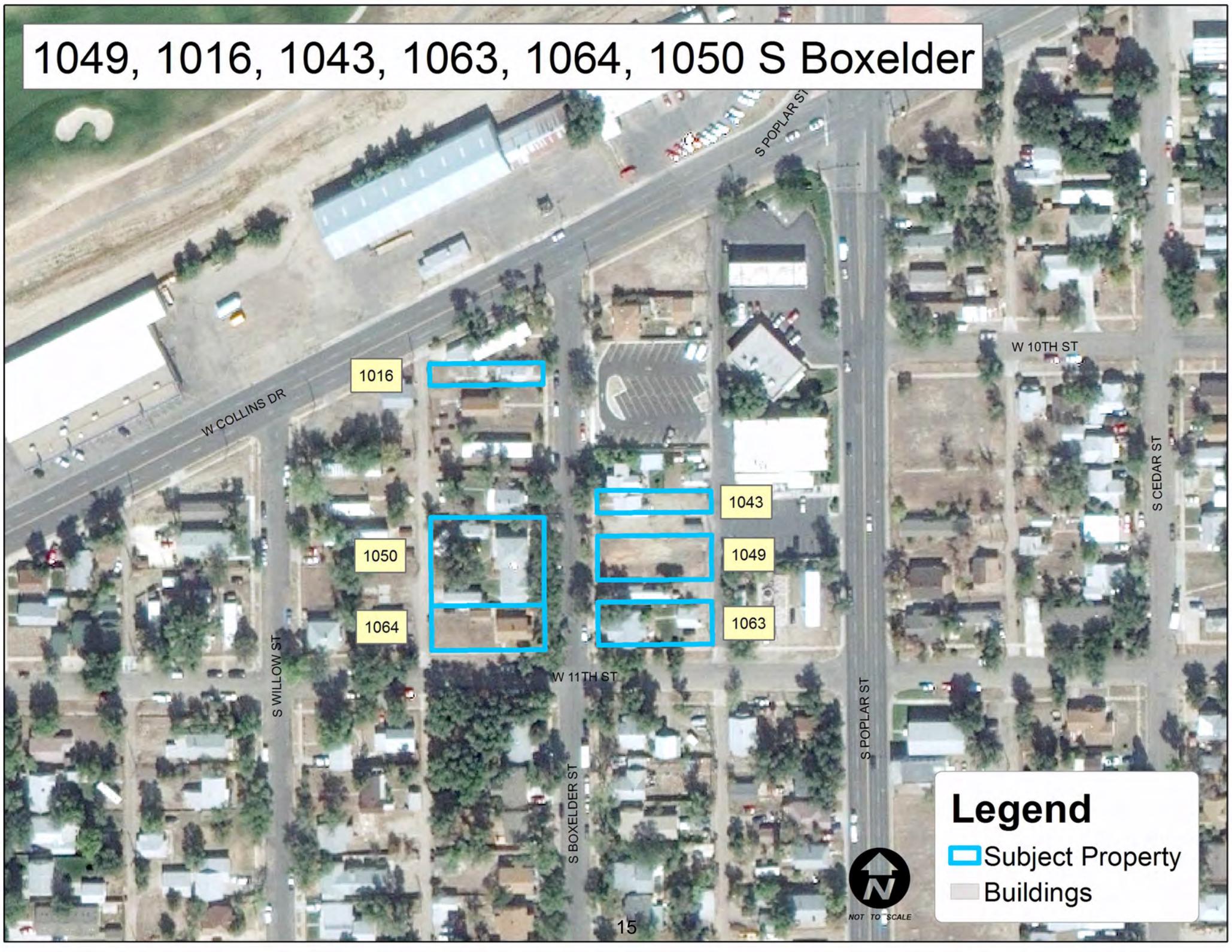
Goal 48 – Promote the availability of adequate, safe, and well-served housing for all age groups and populations in the Casper area.

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

The proposed R-5 (Mixed Residential) zoning district allows for the development of any and all of the following permitted uses:

- A. **Single-family dwellings;**
- B. Two-family dwellings;
- C. Multifamily dwellings;
- D. Condominiums for residential use;
- E. Manufactured homes (mobile) on a permanent type foundation, with the lower perimeter enclosed, and located on subdivided lots, when said manufactured home (mobile) and lot are under single ownership, or in a condominium subdivision, and the manufactured home (mobile) meets the standards set forth in Section 17.04.010 (manufactured home (mobile) certified) and 17.44.050 of this title;
- F. Boarding/rooming houses;
- G. Bed and breakfast;
- H. Bed and breakfast homestay;
- I. Churches;
- J. Day care, adult;
- K. Family child care home;
- L. Group homes;
- M. Neighborhood grocery stores;
- N. Nursing homes;
- O. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities operated and used during daylight hours;
- P. Townhouses;
- Q. Schools, public, parochial, and private elementary, junior and senior high;
- R. Neighborhood assembly uses;
- S. Branch community facilities;
- T. Neighborhood grocery;
- U. Personal service shops;
- V. Professional offices with fewer than twenty employees;
- W. Coffee shops, cafes and restaurants without drive-up windows;
- X. Sundry shops and specialty shops.

1049, 1016, 1043, 1063, 1064, 1050 S Boxelder

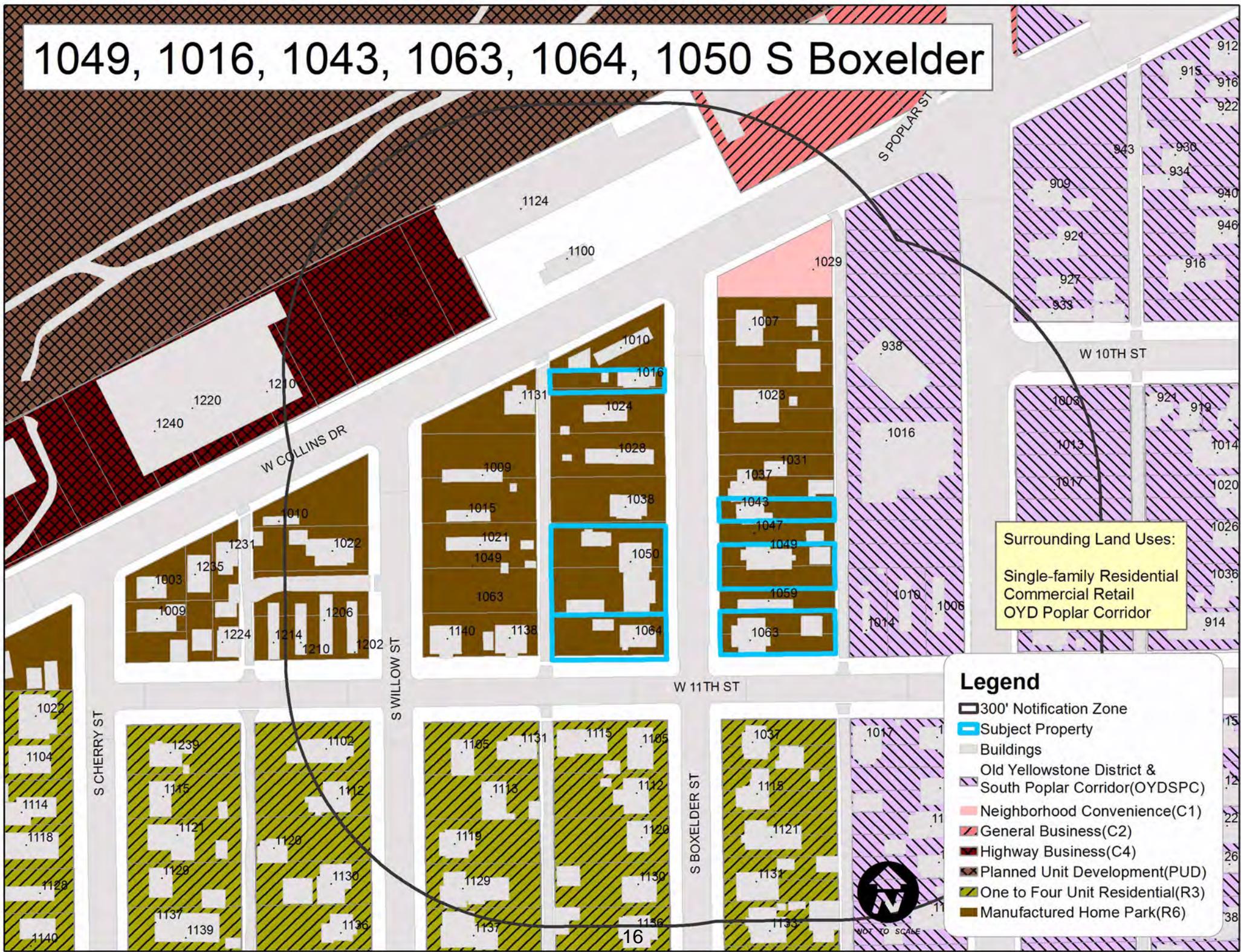


Legend

-  Subject Property
-  Buildings



1049, 1016, 1043, 1063, 1064, 1050 S Boxelder



Surrounding Land Uses:
 Single-family Residential
 Commercial Retail
 OYD Poplar Corridor

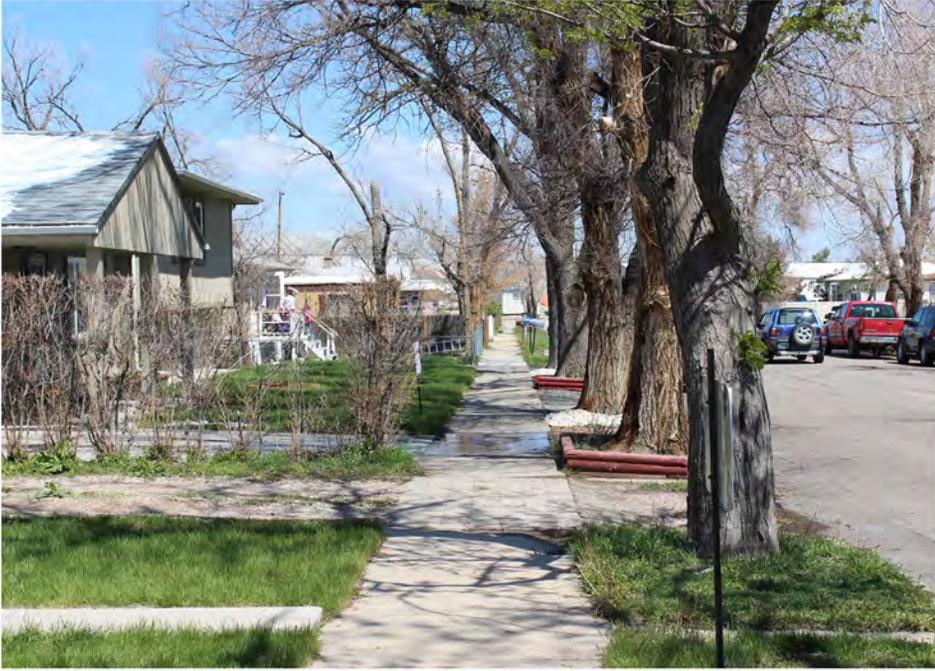
Legend

- 300' Notification Zone
- Subject Property
- Buildings
- Old Yellowstone District & South Poplar Corridor(OYDSPC)
- Neighborhood Convenience(C1)
- General Business(C2)
- Highway Business(C4)
- Planned Unit Development(PUD)
- One to Four Unit Residential(R3)
- Manufactured Home Park(R6)



NOT TO SCALE

South Boxelder



1016 S Boxelder



1043 S Boxelder



1049 S Boxelder



1064 S Boxelder



1063 S Boxelder



1050 S Boxelder



June 19, 2014

MEMO TO: James Holloway, Chairman
Members, Planning and Zoning Commission

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

SUBJECT: **PLN-15-033-R** – Petition to vacate and replat Lots 3, 4 & the North 25' of Lot 5, Block 19, Nelson's Addition, to create Nelson's Addition, Lots 15, 16, 17 and 18, Block 19, comprising 0.467-acres, more or less, located at 1125, 1129, 1131, and 1135 North Beech Street. Applicant: Gramma's Properties, LLC.

Staff Recommendation:

Should the Planning and Zoning Commission find that the replat meets the requirements of the Casper Municipal Code and approve, with a “do-pass” recommendation to the City Council, the replat creating create Nelson's Addition, Lots 15, 16, 17 and 18, Block 19, staff does not have any recommended conditions of approval for the Planning and Zoning Commission's consideration; however, should the Planning and Zoning Commission wish to recommend conditions of approval to the City Council, it is within the Commission's authority to do so.

Code Compliance:

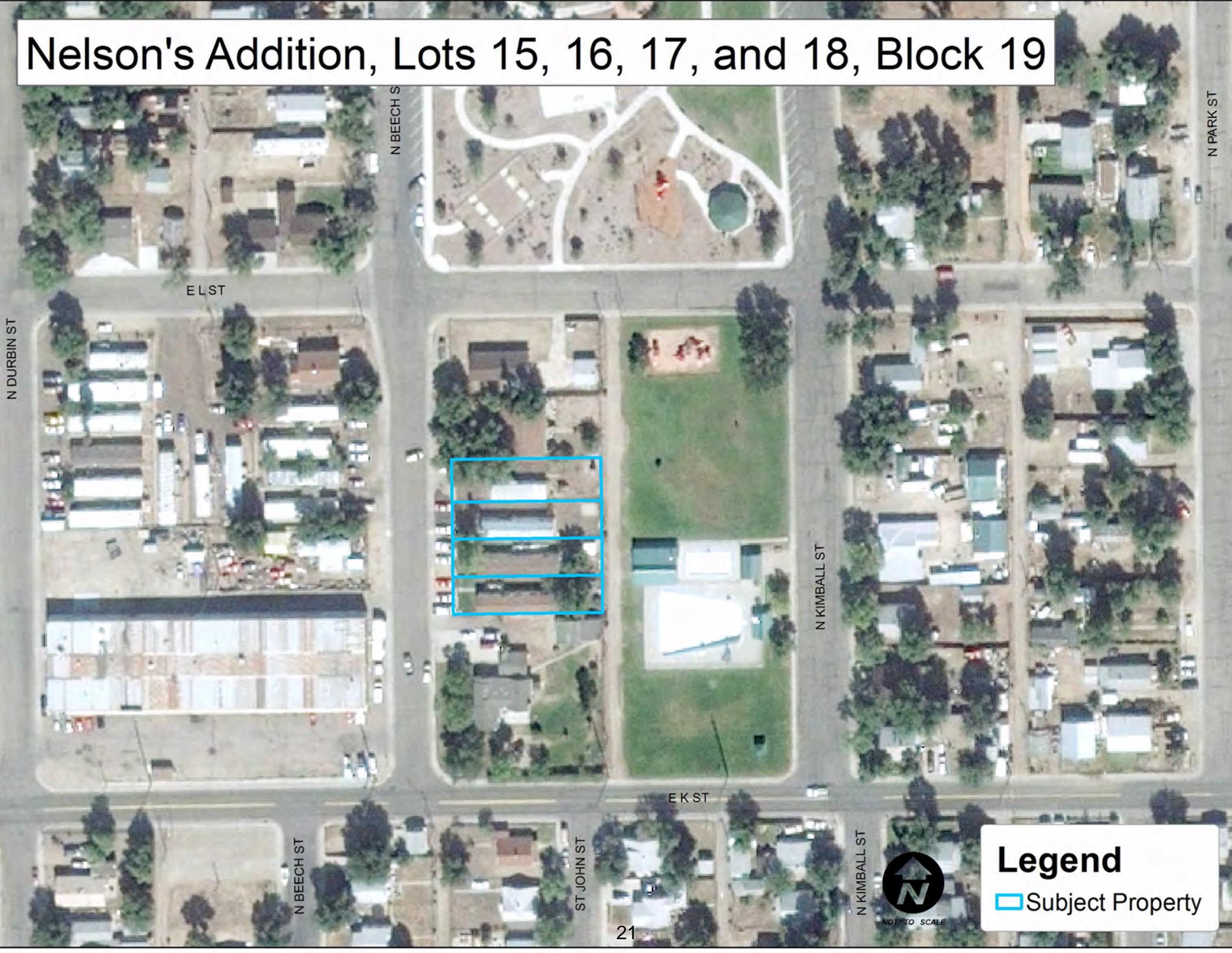
Staff has complied with all requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. The Commission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

Summary:

Gramma's Properties, LLC has applied for a vacation and replat of Lots 3, 4 & the North 25' of Lot 5, Block 19, Nelson's Addition, to create Nelson's Addition, Lots 15, 16, 17 and 18, Block 19, comprising 0.467-acres, more or less, located at 1125, 1129, 1131, and 1135 North Beech Street. The subject properties are zoned R-6 (Manufactured Home (Mobile) Park). Land uses in the surrounding area are a mix of residential, commercial, and public parkland. The subject properties are currently occupied by mobile homes.

The minimum lot size in the R-6 (Manufactured Home (Mobile) Park) zoning district is 4,000 square feet, and the minimum lot width required is thirty-five (35) feet. All proposed lots exceed the minimum lot size requirements. The purpose of the proposed replat is to reconfigure the property so that it can be divided among the heirs of the previous owner of the property.

Nelson's Addition, Lots 15, 16, 17, and 18, Block 19



N DURBIN ST

EL ST

N BEECH ST

N PARK ST



N KIMBALL ST

EK ST

N BEECH ST

ST JOHN ST

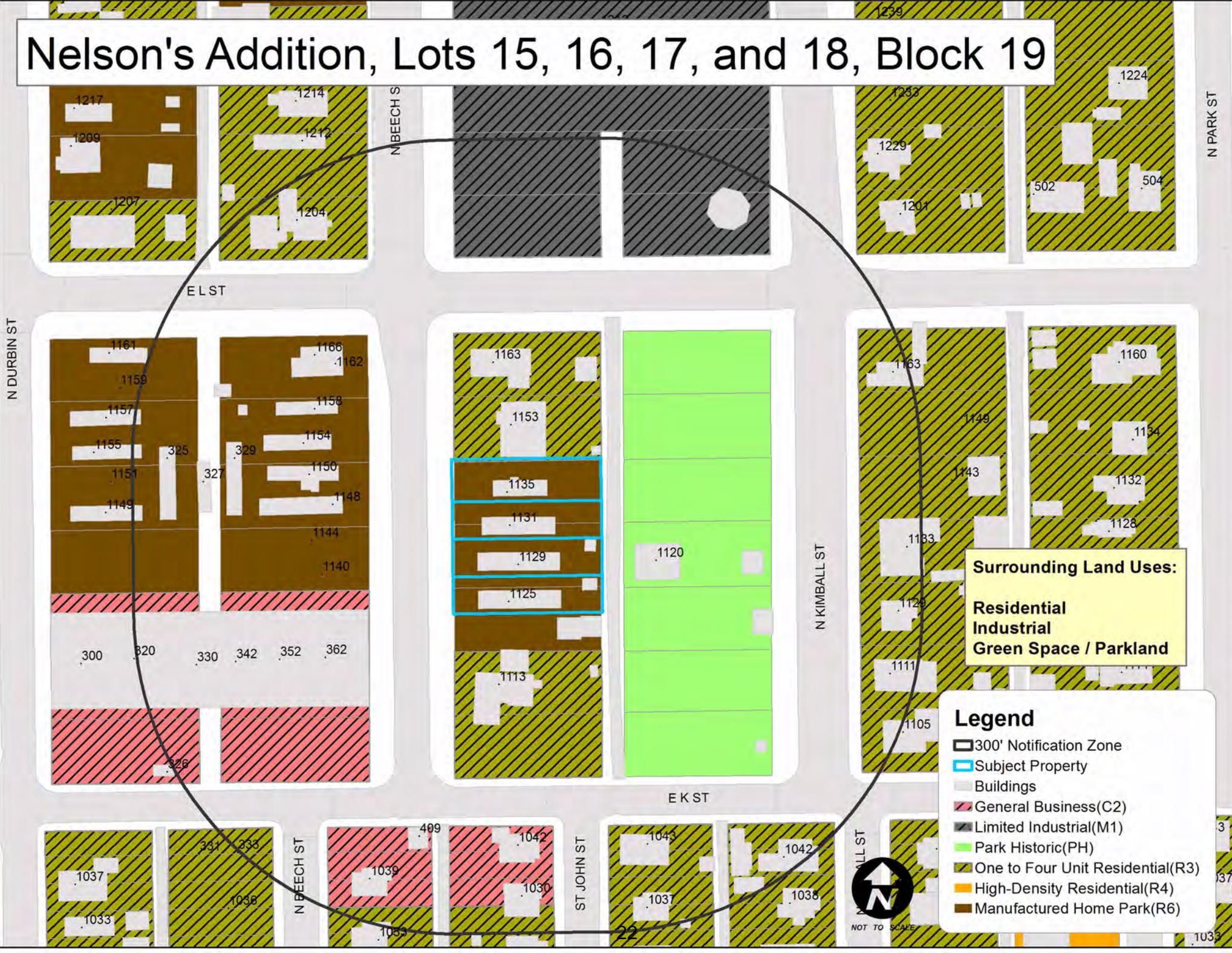
N KIMBALL ST



Legend

 Subject Property

Nelson's Addition, Lots 15, 16, 17, and 18, Block 19



Surrounding Land Uses:
 Residential
 Industrial
 Green Space / Parkland

- Legend**
- ◻ 300' Notification Zone
 - ◻ Subject Property
 - ◻ Buildings
 - ◻ General Business(C2)
 - ◻ Limited Industrial(M1)
 - ◻ Park Historic(PH)
 - ◻ One to Four Unit Residential(R3)
 - ◻ High-Density Residential(R4)
 - ◻ Manufactured Home Park(R6)



NOT TO SCALE

North Beech

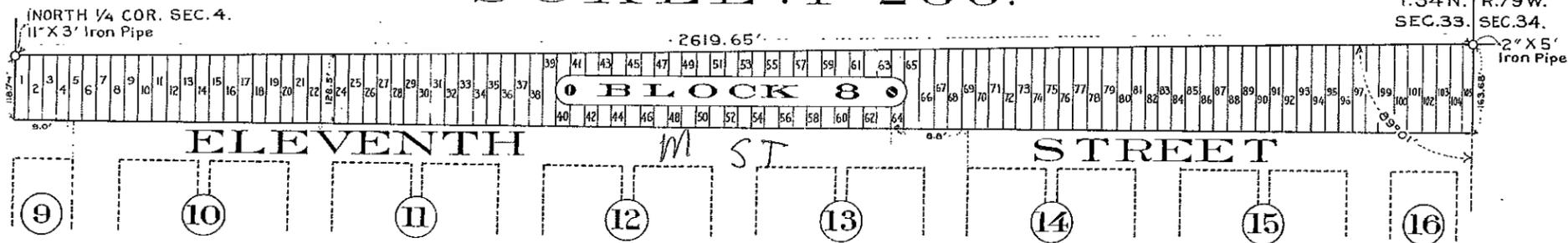


NELSON'S ADDITION TO THE CITY OF CASPER. (SEC. 4 T. 33 N. R. 79 W.)

57153
April 10 1918

Lots 1 to 104 incl. 25' wide, lot 105 19' wide.

SCALE: 1" = 200'



STATE OF WYOMING } ss.
COUNTY OF NATRONA }

Marion N. Wheeler of Casper, Wyoming, of lawful age, and first duly sworn according to law, on his oath says that he is a licensed surveyor in the State of Wyoming, that he made the survey of a tract of land consisting of 8 1/2 acres, a little more or less, situated in and being part of the North 1/2 of the N.E. 1/4 of Section 4, Township 33 North, Range 79 West of the 6th Principal Meridian, and as being designated on this plat as Block 8, being a part of Nelson's Addition, an addition to the City of Casper, in the County of Natrona, State of Wyoming, at the request of George B. Nelson and Mayme G. Nelson, husband and wife, owners of said land; that he subdivided said land into lots, blocks, streets and alleys, as shown by the plat to which this certificate is attached, and of which it forms a part, and that said plat is a true and correct representation of said survey.

STATE OF WYOMING } ss.
COUNTY OF NATRONA }

We, George B. Nelson and Mayme G. Nelson, husband and wife, do hereby certify that we are the present and sole owners of 8 1/2 acres, a little more or less, of land, situated in and being part of the North 1/2 of the N.E. 1/4 of Section 4, Township 33 North, Range 79 West of the 6th Principal Meridian, and as designated on this plat as Block 8, being a part of Nelson's Addition, an addition to the City of Casper, in the County of Natrona, State of Wyoming; that the subdivision of said tract of land, as the same appears upon this plat, is with our free consent and in accordance with our desire, and that said subdivision shall be known as Block 8 of Nelson's Addition to the City of Casper, Wyoming.

In witness whereof, we have hereunto set our hands this 1st day of April A.D. 1918.

WITNESS:

Julius Muller

George B. Nelson
Mayme G. Nelson

Marion N. Wheeler
SURVEYOR.

STATE OF WYOMING } ss.
COUNTY OF NATRONA }

I, A.E. Strirrett, a Notary Public in and for the County in the State aforesaid, do hereby certify that Geo. B. Nelson and Mayme G. Nelson, husband and wife, personally known to me to be the persons whose names are subscribed to the foregoing plat and dedication, appeared before me this day in person and acknowledged that they signed the same as their free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 1st day of April A.D. 1918.

This plat was this day approved by order of the Mayor and Council of the City of Casper, in the County of Natrona, State of Wyoming.
Witness the hands of the Mayor and City Clerk and the Seal of the City of Casper, this 1st day of April A.D. 1918.

Attest: Anna C. Dwyer
CITY CLERK.

Thos. F. Leeper
MAYOR.

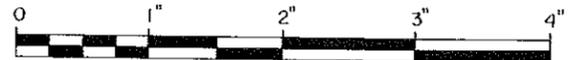
A.E. Strirrett
NOTARY PUBLIC.

My commission expires June 7th 1921.

Subscribed in my presence and sworn to before me this 1st day of April A.D. 1918.

A.E. Strirrett
NOTARY PUBLIC.

My commission expires June 7th 1921.



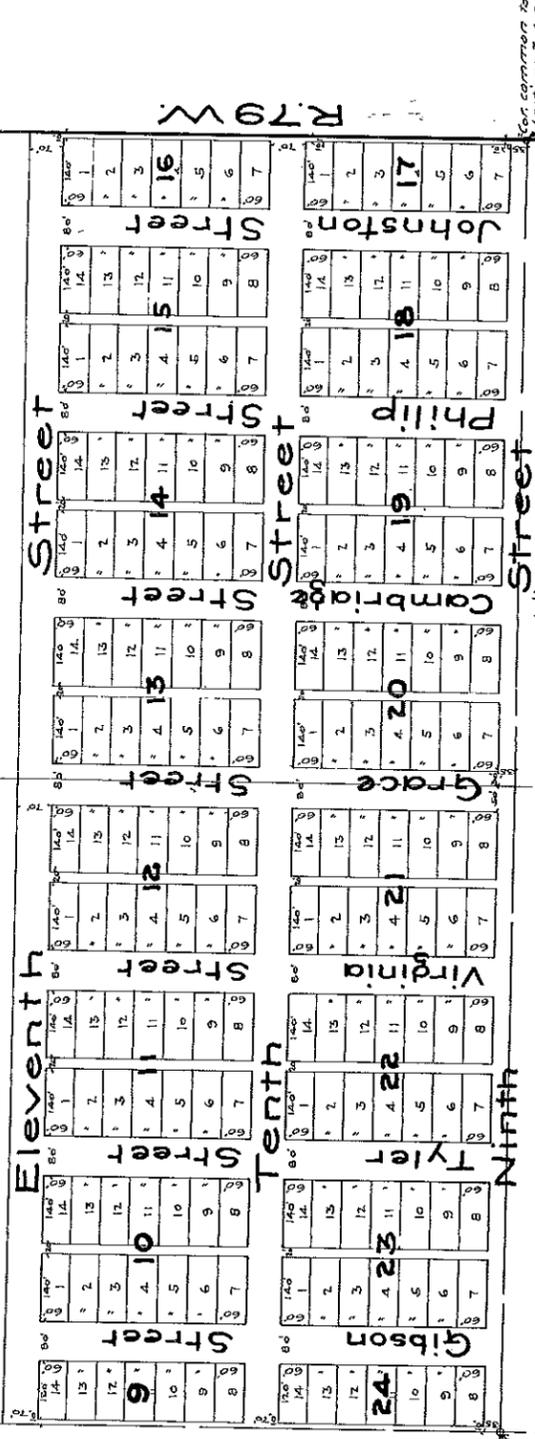
ATLAS REPRODUCTION

NELSON'S ADDITION

To The Town of
CASPER, WYO.

T.33 N.

North Half
N.E. Quarter Section No. 4.



See comment to sections 3, 4, 9 and 10, 3960.

Scale, 1" = 200'. 29916 1/4



STATE OF WYOMING }
COUNTY OF NATRONA }

This is to certify that the subdivisions shown hereon as parts of the NW 1/4 NE 1/4 and NE 1/4 NE 1/4 of Section 4, Township 33 North, Range 79 West of the 6th P.M. and as appears on this map and designated as Blocks 9 to 24 inclusive, to be known as Nelson's Addition, being an addition to the town of Casper, Natrona County, State of Wyoming, is with the free consent and in accordance with the desire of the undersigned owner and proprietor. And all the streets and alleys shown hereon are dedicated to the public use. In witness thereof, George B. Nelson has hereunto set his hand and seal, this 22nd day of November, 1913.

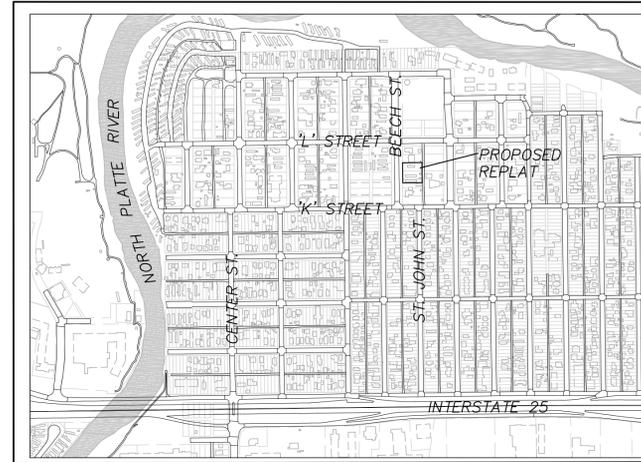
Seal. *George B. Nelson*

Sworn and subscribed to before me this 22nd day of November, 1913.
My commission expires May 22, 1914

Barthelme
Notary Public.

I hereby certify that this map was made from the notes of a actual survey made by me on Nov. 13 to 21st, 1913 and that it is correct.

W. D. ...
Civil Engineer.



VICINITY MAP
1" = 600'

CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS

THE UNDERSIGNED, GRAMMA'S PROPERTIES, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING ALL OF LOTS 3 AND 4, AND THE NORTH 25.00 FEET OF LOT 5, ALL IN BLOCK 19, NELSON'S ADDITION TO THE CITY OF CASPER, BEING VACATED AND REPLATTED AS SHOWN ON THIS PLAT, SITUATE IN THE SE $\frac{1}{4}$ OF SECTION 4, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND OPEN PIPE AT THE SOUTHWEST CORNER OF SAID BLOCK 19;

THENCE N.00°41'12"W., ALONG THE WEST LINE OF SAID BLOCK 19 AND THE EAST LINE OF NORTH BEECH STREET, 154.93 FEET TO A BRASS CAP SET THIS SURVEY AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, BEING ALSO THE SOUTHWEST CORNER OF THE NORTHERLY 25.00 FEET OF SAID LOT 5, BLOCK 19;

THENCE N.00°41'12"W., CONTINUING ALONG THE WEST LINE OF SAID BLOCK 19 AND THE EAST LINE OF NORTH BEECH STREET, 144.93 FEET TO A BRASS CAP SET THIS SURVEY AT THE NORTHWEST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, BEING ALSO THE WESTERLY CORNER COMMON TO SAID LOT 3 AND LOT 2, BLOCK 19;

THENCE N.89°16'07"E., ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, 140.26 FEET TO AN "X" CHISTLED IN CONCRETE SET THIS SURVEY AT THE NORTHEAST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, BEING ALSO THE EASTERLY CORNER COMMON TO SAID LOT 3 AND LOT 2, BLOCK 19;

THENCE S.00°41'12"E., ALONG THE EAST LINE OF SAID LOTS 3, 4 AND THE NORTHERLY 25.00 FEET OF LOT 5, 144.93 FEET TO AN "X" CHISTLED IN CONCRETE SET THIS SURVEY AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN;

THENCE S.89°16'07"W., ALONG THE SOUTH LINE OF THE NORTH 25.00 FEET OF SAID LOT 5, 140.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.467 ACRES, (20,328 S.F.), AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "NELSON'S ADDITION, LOTS 15, 16, 17 AND 18, BLOCK 19". ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

GRAMMA'S PROPERTIES, LLC
P.O. BOX 51090
CASPER, WYOMING 82605

ROLLAND JUAREZ, MANAGER
GRAMMA'S PROPERTIES, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROLLAND JUAREZ AS MANAGER OF GRAMMA'S PROPERTIES, LLC, THIS DAY OF _____, 2015.

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 _____, 2015.

ATTEST: _____ SECRETARY _____ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED,
ADOPTED AND APPROVED THIS _____ DAY OF _____, 2015.

ATTEST: _____ CITY CLERK _____ MAYOR

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2015.

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2015.

CITY ENGINEER

CITY SURVEYOR

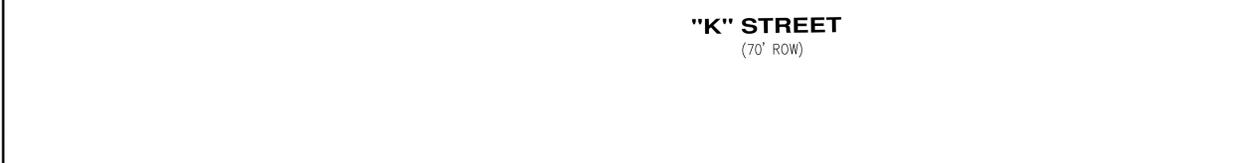
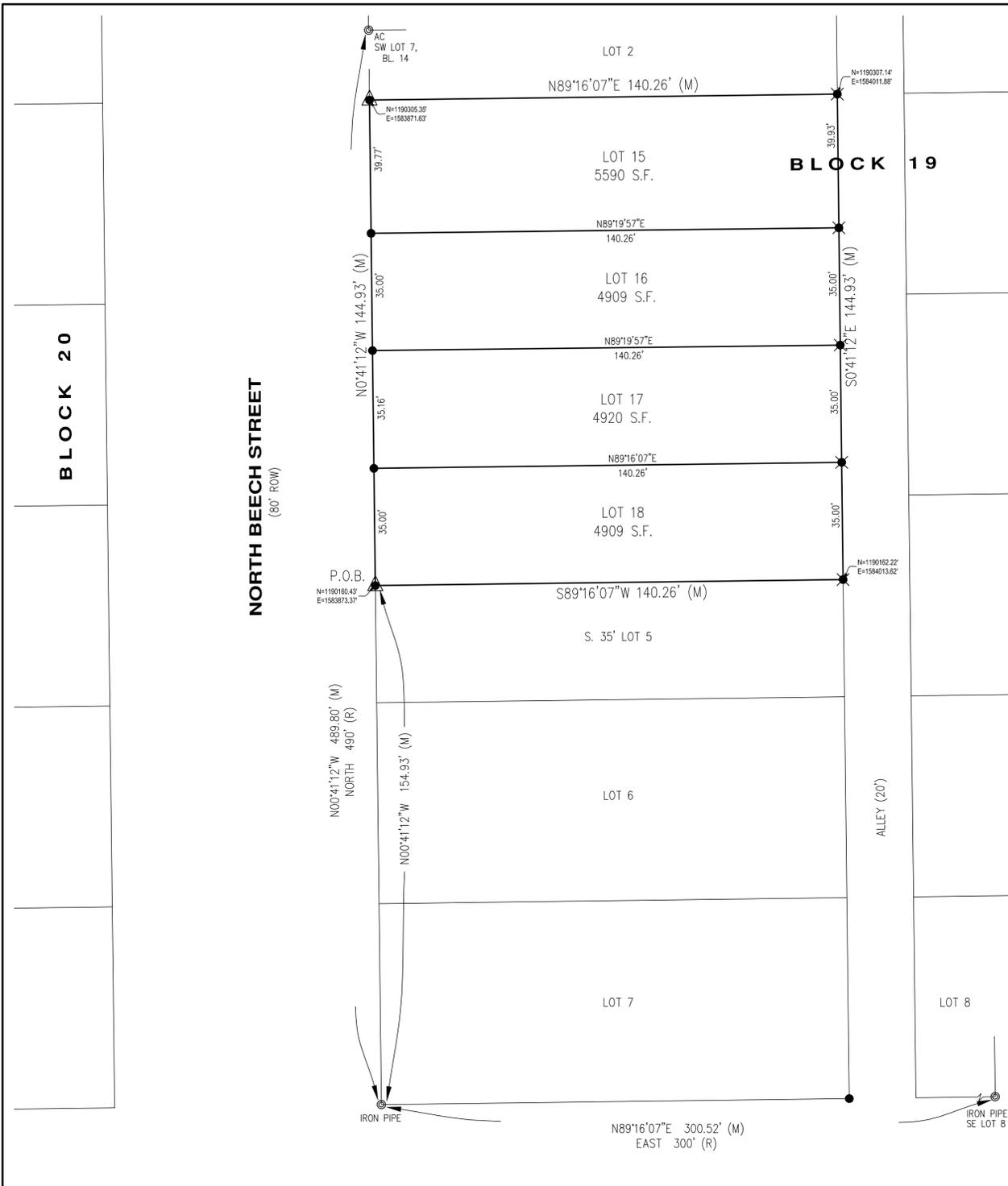
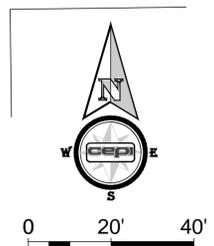
NOTES

1. ERROR OF CLOSURE EXCEEDS 1:570,000
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. ELEVATION AT THE P.O.B. IS 5107, NAVD '88 DATUM.
4. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°47'05.80746, AND THE COMBINED FACTOR IS 0.999797208.
5. DISTANCES ARE GROUND, AND U.S. SURVEY FOOT.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA }SS

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL, 2015, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO THE CITY OF CASPER DATUM OF NAD83/86. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CePI
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

NORTH CASPER ADD.

LEGEND

- ▲ SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ✱ SET CHISTLED "X" IN CONCRETE
- ◎ FOUND MONUMENT AS NOTED

ST. JOHN ST.

M:\Land 2015\Survey_Dwg\15-155_Juarez_plat\Plot.dwg, 8/29/2011, jim

June 19, 2015

MEMO TO: James Holloway, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-15-034-C** – Petition for a Conditional Use Permit for a detached accessory structure (carport) to be located on two (2) separate and adjacent lots from the principal building (home), in an R-3 (One to Four Unit Residential) zoning district, on North Casper Addition, Block 24, Lots 139-140, located directly north of the principal building at 1134 North Lincoln Street. Applicant: Enrique Jimenez.

Staff Recommendation:

Should the Planning and Zoning Commission find 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 include the following conditions of approval:

1. The proposed carport (detached accessory dwelling) shall adhere to all minimum setback requirements as outlined in the Casper Municipal Code.
2. Lots 139 and 140, Block 24, North Casper Addition shall never be separated, or sold separately from Lots 141-142, Block 24, North Casper Addition, on which the principal dwelling unit is located. Separation of the carport from the principal dwelling unit shall necessitate the immediate removal of said carport, with or without notice from the City.
3. In that only one garage or carport is permitted on the property, the applicant shall immediately remove the existing one-car carport currently located on the property, and apply for a building permit prior to the commencement of further construction on the carport.
4. Pursuant to Section 17.12.070(A)(12)(a), all parking surfaces, including driveways to garages or carports, shall be paved with either asphalt or concrete in accordance with the City's standard specifications for street construction.
5. Pursuant to Section 17.12.240(I), if the Conditional Use Permit has not been exercised, and the work completed within one (1) year from the date of issuance, such Conditional Use Permit shall be void, and have no further force or effect.

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 not received any public comment regarding this case.

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:

Enrique Jimenez has applied for a Conditional Use Permit to allow for the construction of an accessory building (carport) on two (2) platted lots adjacent to the two (2) platted lots on which the principal building (home) is located. Section 17.12.121(H) of the Casper Municipal Code requires the approval of a Conditional Use Permit to construct accessory buildings on separate lots, “where multiple lots of record have continuous frontage and are under single ownership.” The purpose of the restriction is to prevent the construction of accessory buildings on lots that could be sold independently of the principal dwelling to someone who doesn’t live in the area. Section 17.12.121 (D) requires that there must be a residential building on-site before any detached garage or accessory building may be constructed.

The subject property is zoned R-3 (One to Four Unit Residential) and is surrounded by properties zoned the same. Land uses in the surrounding area are predominantly residential. The four (4) platted lots involved in this request are all twenty-five (25) feet in width and one hundred (100) feet in depth, for a total land area of 10,000 square feet. The applicant has already begun construction on the proposed three (3) stall carport, which was discovered as a result of a complaint received by the City’s Code Enforcement Division. The applicant was directed to halt construction of the carport and apply for the required Conditional Use Permit. The proposed carport is approximately five hundred seventy (570) feet in size, and the maximum permitted size of a detached accessory dwelling on this property is one thousand five hundred (1,500) feet. The carport is one (1) story in height. Neither Community Development Director nor the City Engineer have expressed any concerns with traffic congestion or hazards, should the carport be permitted. According to the plot plan provided by the applicant, it appears that access to the carport will be via a gate in the fence along North Lincoln Street.

Section 17.12.121(I) of the Municipal Code allows a single detached “garage” plus two (2) accessory buildings (sheds), not exceeding a combined total of four hundred (400) square feet, in association with the principal building (home). In that the property already has an existing carport (garage), it will need to be demolished and removed prior to the completion of the newly proposed carport, should the Planning and Zoning Commission vote to approve this request.

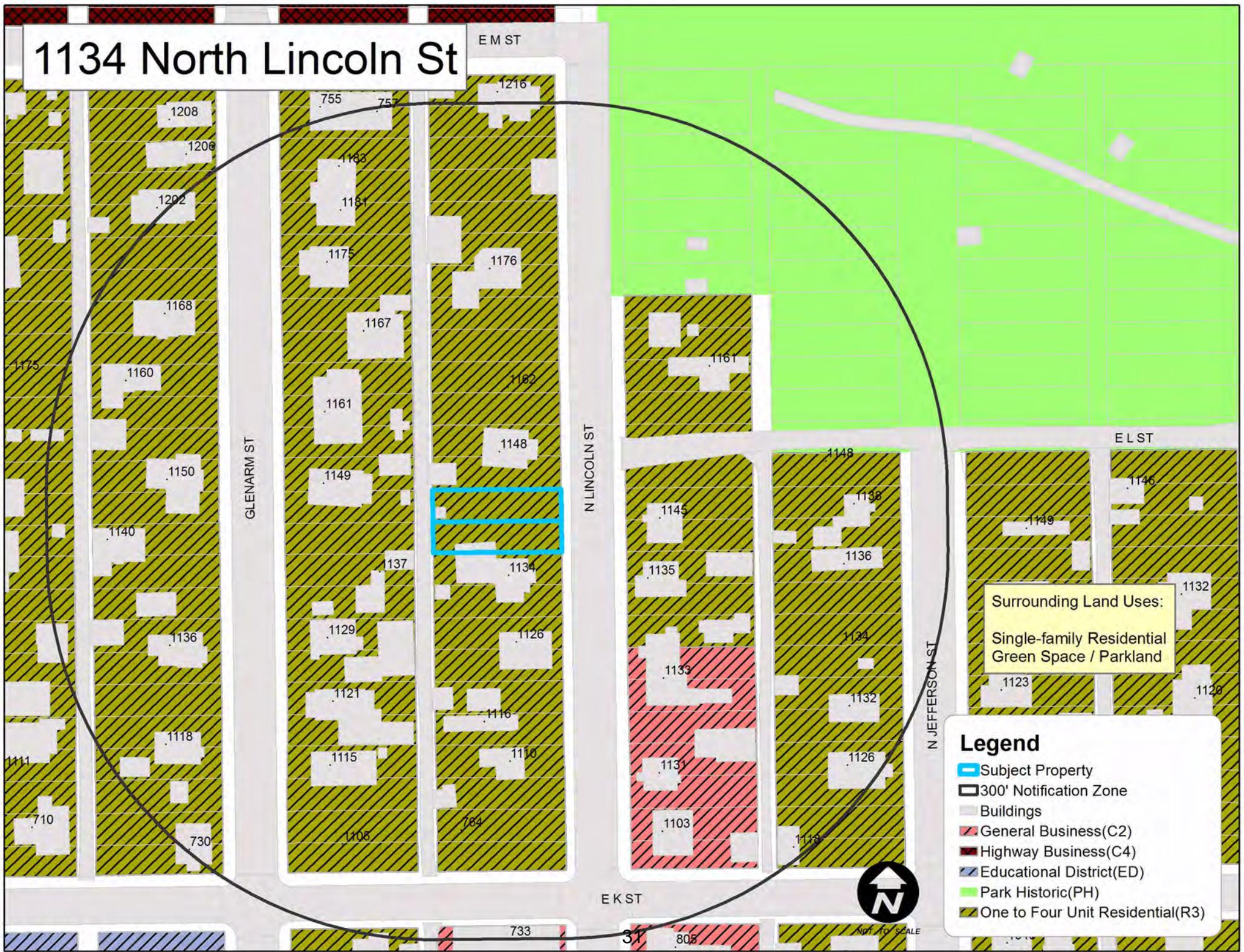
1134 North Lincoln St



Legend

 Subject Property

1134 North Lincoln St



Surrounding Land Uses:
Single-family Residential
Green Space / Parkland

Legend

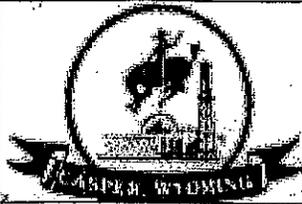
- Subject Property
- 300' Notification Zone
- Buildings
- General Business(C2)
- Highway Business(C4)
- Educational District(ED)
- Park Historic(PH)
- One to Four Unit Residential(R3)



NOT TO SCALE

1134 N Lincoln





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: Enrique A. Jiménez
ADDRESS: 1134-W-Lincoln
TELEPHONE: (307) 267-2667 EMAIL: _____

LOCATION OF REQUEST:

ADDRESS: 1134-W-Lincoln
LEGAL DESCRIPTION: North Casper Addition - Block 24 - Lot 139-140
Number of Lots: 2 Size of Lots: 25' X 100'
Current Zoning: R3 Current Use: vacant
Purpose for which the property is proposed to be used: Car Port (3 stalls)
Prior restrictions placed on the property: _____

Floor area square footage: _____ Number of Occupants or Employees: NA
Building Footprint: 29' x 30' 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: [Signature]
DATE: 05-14-15

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

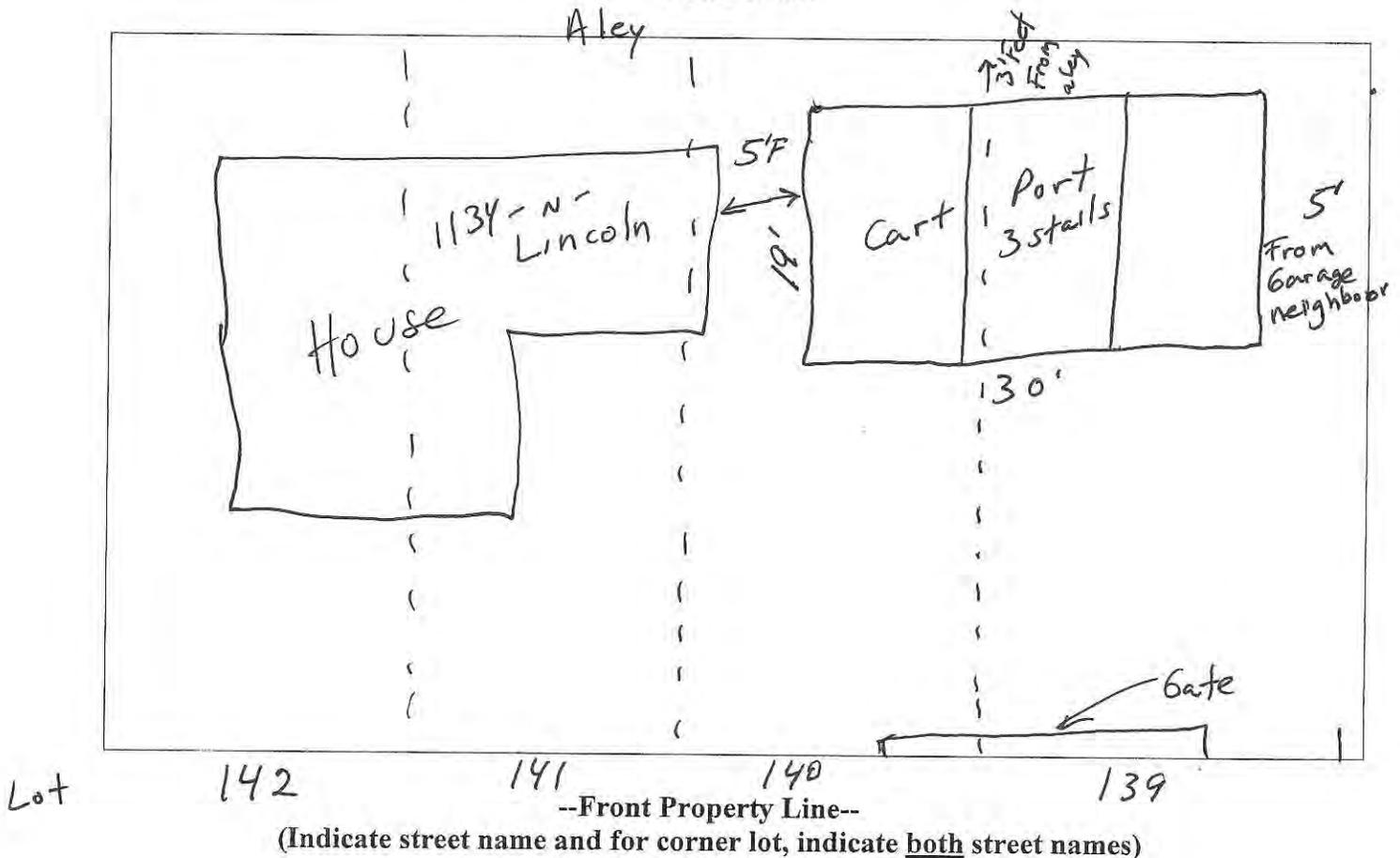
FOR OFFICE USE ONLY:
DATE SUBMITTED:
5/14/15
REC'D BY: AK

**PLOT PLAN FOR NEW STRUCTURES, ADDITIONS
AND DETACHED ACCESSORY BUILDINGS**

All structures, which includes additions and detached garages, carports, storage buildings, sheds, etc., over 120 square feet require a building permit. A building permit application requires that the following information be provided, in addition to a plot plan that illustrates the front, side, and rear yard setbacks. Note: The front yard setback is measured from the **property line** which **may or may not** be the sidewalk.

1. Type of foundation: Spread Footings Monolithic Slab Other (specify) _____
2. Type of exterior siding: Lap T-III Masonry Other (specify) _____
Note: Vertical metal siding is expressly prohibited.
3. Wall height to the lowest adjacent ground level: _____
Note: Wall heights taller than 12' require a Conditional Use Permit.
4. Type of roofing material: Asphalt Metal Other (specify) _____
5. Roof pitch: Sloped Flat Other (specify) _____

Plot Plan



CASPER 139

140

141

1134
S-1979-49 142

143 435

1126
144

145

146 1116

S-14878-59
147 1114

1110 148 554

149 08.60/5

S 246-48

764
150
100'

25'

6" D.I.P. (1980)

Abandoned - 1980

4" C.I.

Stub

39 NORTH

1145 40

41 1135

42

43

1133
44 S-7086-53

45

46

1131 47

48

49

1103
50
100'

25'

6" C.I.

CASPER 139
1138

140 M.H.

141 1136
S-3177-45

142

143

144

145 1132

146

(6-16-30)
147 1126

148

149 08.80/5

"K" 150
100'

1118 25'

FL 5100

M.H.

96" Storm Sewer

290' 18" V.P. 0.06 %

616.60' - 60" Concrete - Stor

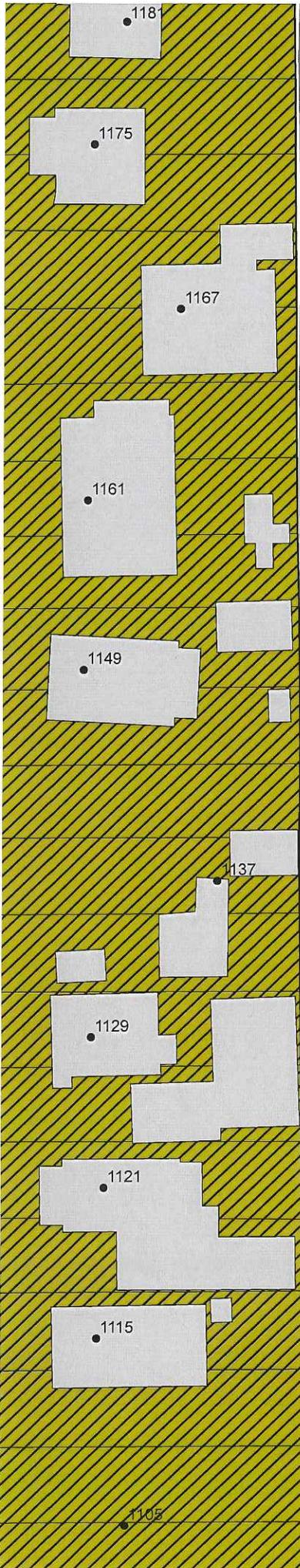
6" D.I.P. (1980)

Abandoned 1980

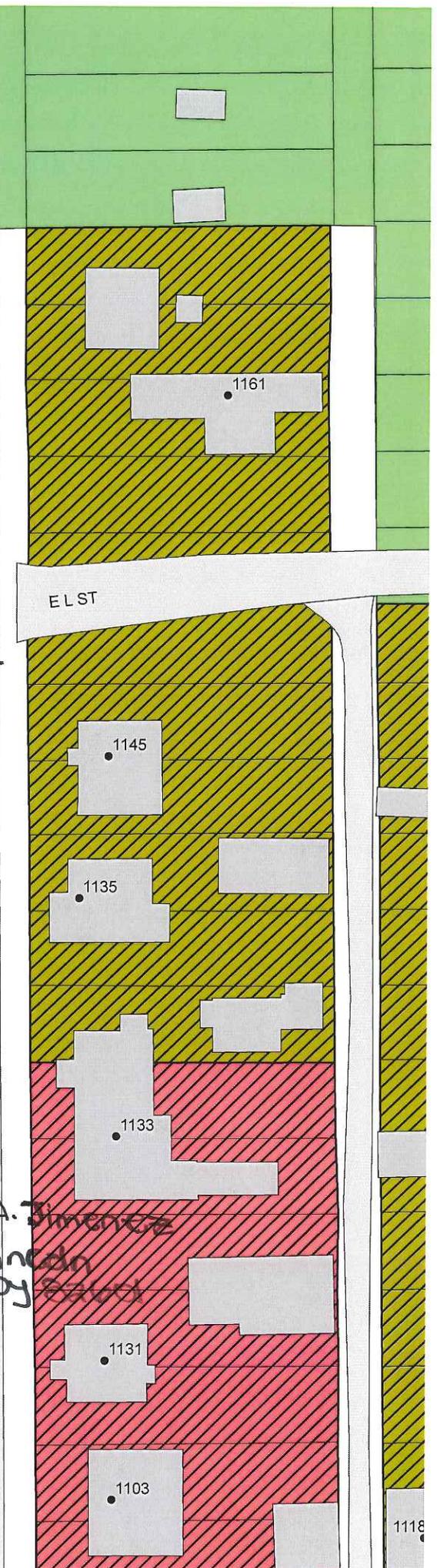
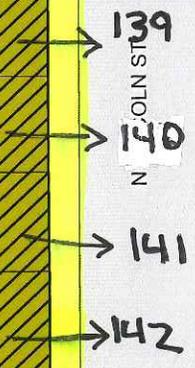
FL 5100379

4" C.I.

M.H.



N. Casper
 BIK 24
 Lots
 139-140
 Incl
 Lots
 141-142



Enrique A. Jimenez
 1134 N. Lincoln
 Casper, WY 82401

June 19, 2015

MEMO TO: James Holloway, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-15-037-Z** – Petition for a Zone Change of proposed Lot 1, YMCA Addition, located at 315 East 15th Street, from R-4 (High Density Residential) and PH (Park Historic) to R-4 (High Density Residential). Applicant: City of Casper.

Staff Recommendation:

In the absence of information that may be presented during the public hearing, staff considers the requested zone change to be in general conformance with the comprehensive land use plan. The Planning and Zoning Commission has the option to approve, deny, table, or continue the rezone request, and will forward its recommendation to the City Council.

Code Compliance:

Staff has complied with all requirements of Section 17.12.170 of the Casper Municipal Code pertaining to 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. Staff has not received any written public comments on this case.

Summary:

In May, the Planning and Zoning Commission processed, and approved a replat of 13.83-acres, more or less, to create the YMCA Addition, located at 315 East 15th Street. During the review of the subdivision, it was discovered that proposed Lot 1 of the YMCA Addition encompassed two (2) different zoning classifications, and that it was necessary to do a zone change of Lot 1 to resolve the “split zoning” of the property. The split zoning of Lot 1 as both PH (Park Historic) and R-4 (High Density Residential) was the result of the change in the exterior dimensions of the City-owned property that is being leased to the YMCA in order to accommodate the new YMCA facility that is planned for construction on the site. The Planning and Zoning Commission attached one (1) condition of approval to the plat creating the YMCA Addition that required that Lot 1 be rezoned to alleviate the split zoning of the parcel.

Proposed Lot 1, YMCA Addition



E 14TH ST

E 15TH ST

E 16TH ST

E 17TH ST

S WOLCOTT ST

S DURBIN ST

S BEECH ST

S LINCOLN ST

OAKCREST AVE

COLLEGE DR

CASPER MOUNTAIN RD

CAMPUS DR

LISCO DR

OAKCREST AVE

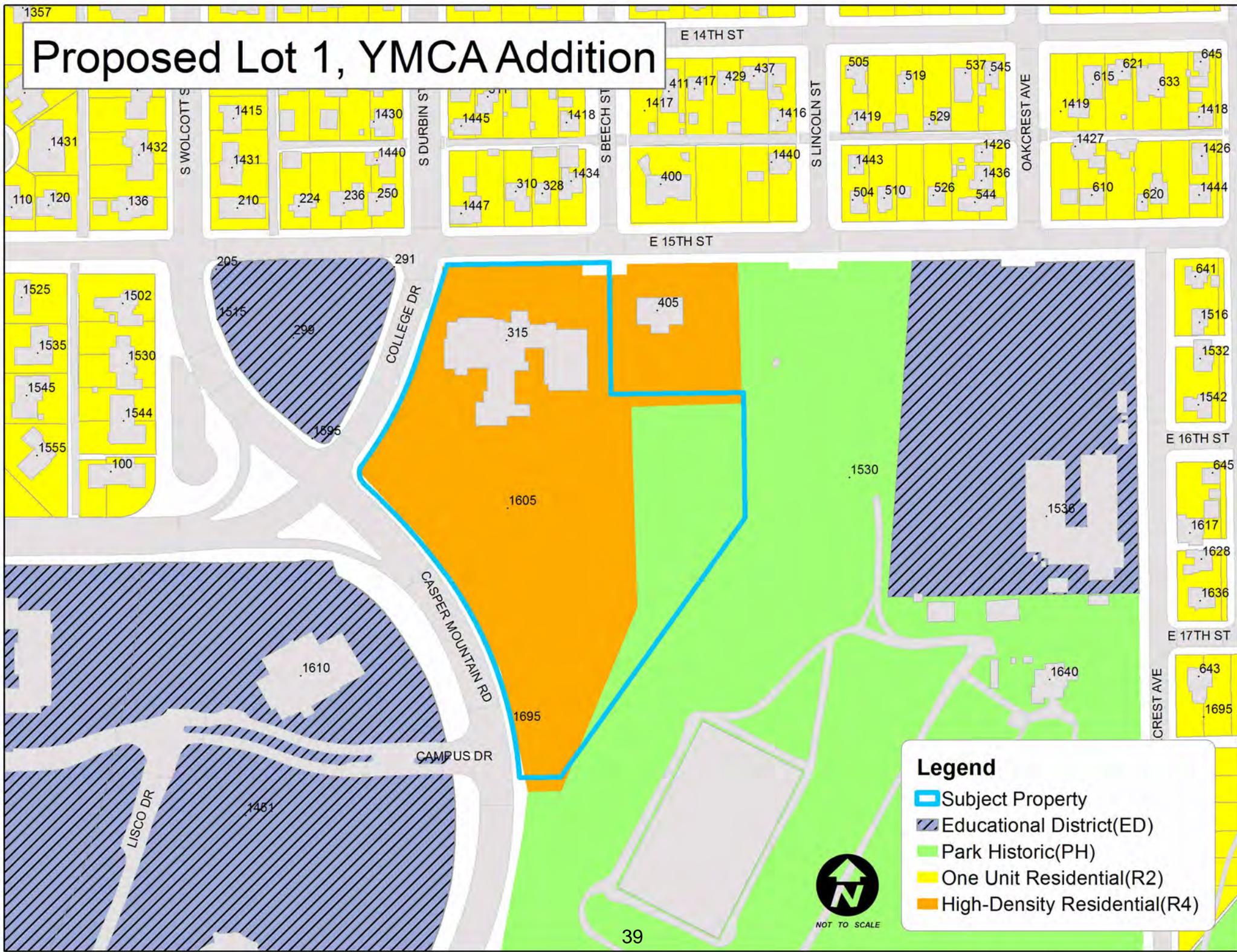


NOT TO SCALE

Legend

 Subject Property

Proposed Lot 1, YMCA Addition



Legend

- Subject Property
- Educational District(ED)
- Park Historic(PH)
- One Unit Residential(R2)
- High-Density Residential(R4)



Proposed Lot 1, YMCA Addition

