

PLANNING AND ZONING COMMISSION MEETING
Tuesday, June 24, 2014
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-14-012-S – (Tabled on April 22, 2014) Planned Unit Development (PUD) site plan approval for a three-story, 36-unit apartment building, on Lot 1, Hunt Addition No. 3, generally located at the southeast terminus of**

East 8th Street, between Beverly Street and Nebraska Avenue. Applicant: Jared Rude and Summit Housing Group.

- B. PLN-14-030-C – Petition for a Conditional Use Permit for a “Family Child Care Center-Zoning Review” to allow a home-based, child care and preschool facility for up to 15 children, on Lot 27, Alta Vista (RPLT), located at 2222 South Fairdale Avenue. Applicant: Gail Welsch DBA “Lions and Lambs Christian Childcare and Preschool”**

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 27, 2014
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 27, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Fred Maguire
James Holloway
Monte Henrie
Ryan Waterbury

Absent Members: Mary England
Don Redder
Gary Richards

Others Present: Liz Becher, Community Development Director
Craig Collins, Associate Planner
Constance Lake, GIS Technician
Wallace Trembath, Assistant City Attorney
Joshua Bake, Urban Renewal Manager
Bill Fehringer, 6080 Enterprise Drive
Dennis Langdon, 770 West Collins Drive
Randell Johnson, Windsor, CO
Randy Hall, 550 North Poplar Street
Shane Porter, 200 Pronghorn Street
Lewis James, 111 West 2nd Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Maguire asked if there were additions or corrections to the minutes of the April 22, 2014 Planning & Zoning Commission meeting.

There being none, Chairman Maguire called for a motion to approve the minutes of the April 22, 2014 Planning & Zoning Commission.

Mr. Holloway made a motion to approve the minutes of the April 22, 2014 meeting. The motion was seconded by Mr. Henrie. 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.

Proposed ordinance amendment to the Old Yellowstone District and South Poplar Street Corridor Form-Based Code as it pertains to off-street parking requirements.

Constance Lake, GIS Technician, presented the staff report which 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.

Chairman Maguire opened the public hearing and asked if there was a person representing the petition wishing to speak.

Josh Bake, Urban Renewal Manager, spoke on behalf of the proposed ordinance amendment.

Chairman Maguire asked for anyone wishing to comment in favor of or opposition to the proposed ordinance amendment.

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to Council with a “do pass” recommendation, deny, or table the recommended ordinance amendment.

Mr. Henrie made a motion to approve the ordinance amendment pertaining to off-street parking requirements in the Old Yellowstone District and South Poplar Street Corridor Form-Based Code and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. 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-14-009-RZ – (Continued from March 25, 2014) Petition to vacate and replat a portion of Lot 9, all of Lots 10 & 11, and a portion of Lot 12, Block 119, and a portion of a vacated alley within Block 119, Sheridan Heights Addition, and platting portions of the SE1/4SW1/4, Section 3, T33N, R79W, 6th P.M., Natrona County, Wyoming to create Sheridan Heights Addition No. 3, comprising 0.609-acres, more or less; and rezoning of the same from M-1 (Limited Industrial) and

C-2 (General Business) to entirely M-1 (Limited Industrial), generally located south of the intersection of East C & North Melrose Streets. Applicant: Natrona County.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the Sheridan Heights Addition No. 3, and forward a “do pass” recommendation to the City Council, with the following conditions:

1. Prior to use of Lot 2 as a parking lot, the owner of the property shall apply for and receive approval of a conditional use permit and a site plan for said parking lot, and the site shall meet all City minimum requirements, including paving and landscaping.
2. Owner shall repair/replace all deficient and broken sidewalks, as determined by the City Engineer, along the frontage of the subject property to City standard specifications.

Ms. Lake also stated staff recommends that the Planning and Zoning Commission approve the requested zone change of the property described above from C-2 (General Business) and M-1 (Limited Industrial) to entirely M-1 (Limited Industrial), and forward a “do-pass” recommendation to the City Council.

Ms. Lake entered three (3) new exhibits into the record for this case.

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

Bill Fehringer, 6080 Enterprise Drive, represented the applicant and spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-009-RZ regarding the replat.

Mr. Henrie made a motion to approve case PLN-14-009-RZ regarding the replat with Conditions 1-2 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-009-RZ regarding the zone change.

Mr. Holloway made a motion to approve case PLN-14-009-RZ regarding the zone change and forward a “do pass” recommendation to the 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-14-019-S – *(Continued from April 22, 2014)* Planned Unit Development (PUD) sub-area plan approval for Lot 10, Park Ridge Medical Campus No. 2 Addition (a portion of the McMurry Business Park PUD). Said sub-area plan establishes, as the proposed use of the property, an apartment complex consisting of ten, 3-story buildings, and one, 2-story clubhouse, with a combined total of 228 dwelling units. The current address of the property is 650 Granite Peak Drive. Applicant: Granite Peak Development, LLC.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the sub-area plan for the development of an apartment complex on Lot 10, Park Ridge Medical Campus No. 2 Addition, and forward a “do-pass” recommendation to the City Council with the following condition:

1. Pursuant to the approved McMurry Business Park PUD Guidelines and prior to the development of the property, a detailed site plan shall be submitted to the Community Development Department for review and approval.

Ms. Lake entered six (6) new exhibits into the record for this case.

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

Dennis Langdon, 770 West Collins Drive, spoke on behalf of this case.

Randell Johnson, Windsor, CO, spoke on behalf of this case.

Bill Fehringer, 6080 Enterprise Drive, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-019-S.

Mr. Henrie made a motion to approve case PLN-14-019-S with Condition 1 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. 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-14-022-RZ – Petition to vacate and replat Lots 10 & 11 and a portion of Talon Drive, Mountain Plaza Addition No. 6 to create Wolf Creek Eight, comprising 19.75-acres, more or less, generally located off Talon Drive south and west of Mountain Plaza Assisted Living; and a rezoning of proposed Lots 17 and 18 in the newly created Wolf Creek Eight Addition, from PUD (Planned Unit Development) and R-4 (High Density Residential) to entirely R-4 (High Density Residential). Applicant: Mesa Development, Inc.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the vacation and replat of Lots 10 & 11 and a portion of Talon Drive, Mountain Plaza Addition No. 6 to create Wolf Creek Eight Addition, and forward a “do pass” recommendation to the City Council.

Ms. Lake also stated staff recommends that the Planning and Zoning Commission approve a rezone of Lots 17 and 18, Wolf Creek Eight Addition from PUD (Planned Unit Development) and R-4 (High Density Residential) to entirely R-4 (High Density Residential), and forward a “do-pass” recommendation to the City Council.

Ms. Lake entered seven (7) exhibits into the record for this case.

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

Randy Hall, 550 North Poplar Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-022-RZ regarding the replat.

Mr. Holloway made a motion to approve case PLN-14-022-RZ regarding the replat and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-022-RZ regarding the zone change.

Mr. Waterbury made a motion to approve case PLN-14-022-RZ regarding the zone change and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. 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-14-023-ARZ – Petition to vacate and replat Tract A, Wolf Creek Eight and Lots 2, 3 & 4 and West 37th Street, Mountain Plaza Addition No. 5; and an annexation and plat of a portion of the SW1/4NW1/4, Section 19, T33N, R79W, 6th P.M., Natrona County Wyoming, comprising 1.467-acres, more or less, to create the Wolf Creek Nine, comprising 20.18-acres, more or less, generally located southwest of Talon Drive and Aspen Place; and zoning said property from Natrona County Zoning Classification C (Commercial) and City Zoning Classifications (PUD) Planned Unit Development, OB (Office Business), and C-2 (General Business) to entirely R-2 (One Unit Residential). Applicant: Mesa Development, Inc.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the request to annex 1.467-acres being incorporated into the proposed Wolf Creek Nine Addition for the five (5) reasons listed in the staff report; and approve the plat creating the Wolf Creek Nine Addition, and forward a “do pass” recommendation to the City Council with the following conditions:

1. All lots with lot frontages on Talon Drive and Aspen Place shall face the homes/structures toward Gray Wolf Drive. Vehicular access to the lots from Talon Drive and Aspen Drive shall be prohibited.
2. Prior to final approval and the recording of the Wolf Creek Nine Addition plat, the applicant shall obtain the City Engineer’s approval of a stormwater drainage study.
3. The plat creating the Wolf Creek Eight Addition must be approved and recorded prior to final approval and recording of Wolf Creek Nine Addition.

4. The Gray Wolf Drive/Red Wolf Drive/Dancing Wolf Drive intersection shall be re-aligned so that Gray Wolf Drive and Red Wolf Drive are lined up directly across from each other, rather than offset.

Ms. Lake entered eight (8) exhibits into the record.

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

Randy Hall, 550 North Poplar Street, spoke on behalf of this case.

Shane Porter, 200 Pronghorn Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-023-ARZ regarding the annexation.

Mr. Henrie made a motion to approve case PLN-14-023-ARZ regarding the annexation for Reasons 1-5 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-023-ARZ regarding the replat.

Mr. Henrie made a motion to approve case PLN-14-023-ARZ regarding the replat with Conditions 1-4 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-023-ARZ regarding the zone change.

Mr. Holloway made a motion to approve case PLN-14-023-ARZ regarding the zone change and forward a “do pass” recommendation to the 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-14-024-R – Petition to vacate and replat Tracts A, B, & C, Heritage Hills Addition No. 2 to create Heritage Hills Addition No. 3, comprising 13.98-acres, more or less, generally located southeast of the current South Beverly Street terminus. Applicant: Gaddis Custom Building, LLC

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the replat creating Heritage Hills Addition No. 3, and forward a “do pass” recommendation to the City Council with the following conditions:

1. Prior to the development of any of the lots located in Heritage Hills Addition No. 3, South Beverly Street shall be constructed, to standard City specifications as a collector street, to the south property line of proposed Lot 9. Prior to the development of any portion of proposed Tract A, South Beverly Street shall be extended to the south property line of Tract A.
2. South Beverly Street shall be constructed 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. Interior (local) streets may be constructed with either standard City curbswalks, or detached walks, at the developer’s option.
3. Prior to the issuance of building permits within the Heritage Hills Addition No. 3 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.
4. A standard City hard-surfaced, multi-use, pathway shall be provided by the applicant/developer within the drainage easement, for use by pedestrians, and bicyclists, as well as equipment and vehicles responsible for the maintenance of the drainage way. No fences or other obstructions will be permitted within the drainage easement(s).

Ms. Lake entered six (6) exhibits into the record for this case.

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

Lewis James, 111 West 2nd Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-024-R.

Mr. Holloway made a motion to approve case PLN-14-024-R with Conditions 1-4 listed in the staff report and forward a “do pass” recommendation to the 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-14-025-R – Petition to vacate and replat Lot 41B of Mesa Addition No. 5 to create Mesa Addition No. 9, comprising 2.89-acres, more or less, generally located south of CY Avenue on Central Drive. Applicant: Mesa Development, Inc.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the replat creating Mesa Addition No. 9, and forward a “do pass” recommendation to the City Council with the following condition:

1. Prior to final approval of the replat by the City Council, the applicant shall submit a drainage study to the City Engineering Department for review and approval.

Ms. Lake entered eight (8) exhibits into the record for this case.

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

Randy Hall, 550 North Poplar Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-025-R.

Mr. Waterbury made a motion to approve case PLN-14-025-R with Condition 1 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There was discussion on proceeding with the digital sign standards ordinance amendment.

B. Community Development Director:

Liz Becher, Community Development Director, advised of current MPO projects and their upcoming meetings/presentations.

C. Other Communications:

D. Council Liaison:

There were none.

VII. ADJOURNMENT

Chairman Maguire called for a motion for the adjournment of the meeting. A motion was made by Mr. Holloway and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:45 p.m.

Chairman

Secretary

June 20, 2014

MEMO TO: Fred Maguire, Chairman
Members, Planning and Zoning Commission

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

SUBJECT: **PLN-14-012-S** – (*Tabled April 22, 2014*) Planned Unit Development (PUD) site plan approval for a three-story, 36-unit apartment building, on Lot 1, Hunt Addition No. 3, generally located at the southeast terminus of East 8th Street, between Beverly Street and Nebraska Avenue. Applicant: Jared Rude and Summit Housing Group.

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the site plan for the construction of a thirty-six (36) unit apartment building, and forward a “do-pass” recommendation to the City Council, with the following condition:

1. Prior to the issuance of a Certificate of Occupancy, a City-standard concrete pedestrian pathway/sidewalk shall be designed and constructed by the applicant within the existing public access easement connecting East 8th Street to Nebraska Avenue, in a location and configuration approved by the City Engineer.

Code Compliance:

Staff has complied with all requirements of Section 17.12.150 of the Casper Municipal Code pertaining to site plans, 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 this case.

Section 17.12.150(D) of the Casper Municipal Code provides the review criteria for the approval of a site plan. Those criteria include whether the site plan is compatible with the goals and policies of many of the City’s adopted plans. Other design-related criteria for the approval of a site plan includes the following:

- Promote the efficient use of land by means of a sound arrangement of buildings, safe and functional points of access, well planned parking circulation systems, and adequate sidewalks and pathways for pedestrians.

- Provide for landscaping, and within high density housing complexes, usable open space, such as, but not limited to, bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, gardens, walks, outdoor seating areas, outdoor picnic areas, and similar open space.
- Preserve and utilize where possible, existing landscape features and amenities, and blend such features with the new structures and other improvements.

Section 17.52.010 of the Casper Municipal Code states that the purpose of the PUD zoning district is:

“To provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a professional, prepared comprehensive plan and program. The PUD is intended to be used to encourage the application of new techniques and new technology to community development which will result in superior living or development arrangements with lasting values. It is further intended to achieve economics in land development, maintenance, streets systems, and utility networks while providing building groupings for privacy, usable, open spaces, and vehicle and pedestrian circulation for the inhabitants.”

Pursuant to Section 17.52.020 of the Casper Municipal Code, the findings necessary for the approval of a PUD are:

- A. Be compatible with the goals and policies of the city master plan and other applicable adopted plans and policies;
- B. Be compatible with the area surrounding the project site and place no greater demand on existing city facilities and services than can be furnished by the city;
- C. Promote the efficient use of land by means of more economical arrangement of buildings, circulation systems, land uses, densities, and utilities;
- D. Provide for usable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space;
- E. Demonstrate flexibility and quality in design to permit diversification in the location, type, and uses of structures;
- F. Combine and coordinate architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development;
- G. Minimize impact on adjacent zoning districts by limiting building heights, providing screening and/or other buffers;

- H. Preserve and utilize where possible, existing landscape features and amenities and encourage the harmonious combination of such features with structures and other improvements;
- I. Be designed and developed as a whole under the control of one owner, partnership, corporation, or agency;
- J. Consist of such a mixture of uses, density, or characteristic or creative design;
- K. Constitute a buffer zone between existing land uses and existing zones;
- L. Consist of a land area of a minimum of one and one-half acres in size; a smaller land area may be permitted with written approval by the commission.

Summary:

Jared Rude, as the current property owner, has applied for site plan approval for the construction of a three-story, thirty-six (36) unit apartment building, on Lot 1, Hunt Addition No. 3, generally located at the southeast terminus of East 8th Street, between Beverly Street and Nebraska Avenue. Upon approval, Summit Housing Group will become the eventual owner/developer of the apartment project.

The subject property is currently vacant, is zoned PUD (Planned Unit Development), and is surrounded by properties zoned R-2 (One Unit Residential) and PUD (Planned Unit Development) to the south, R-2 (One Unit Residential) to the east and west; and R-4 (High Density Residential) to the north. The subject property was approved in 2008 for the construction of a forty-four (44) unit apartment building that was never constructed. Site plans on property zoned PUD (Planned Unit Development) require the approval of both the Planning and Zoning Commission and City Council.

Residential PUD's require that a minimum of twenty (20) percent of the property be retained as usable open space. The property is 87,555 square feet in size, and the site plan shows that 45,765 square feet of the site has been set aside as open space, or approximately fifty-two (52) percent of the site. The site plan shows a pavilion and play area located in the southwest corner of the site, and a large, grass stormwater detention area extending along the entire west side of the property. The maximum density permitted by the Casper Municipal Code for a residential PUD with more than twenty-five (25) percent of its perimeter abutting single-family residential properties is twenty-four (24) dwelling units per acre. The size of the site would therefore, allow up to a maximum of forty-eight (48) units, and the applicants are proposing thirty-six (36).

The parking ratio for low/mid-rise apartments is 1.21 parking spaces per dwelling unit; therefore, the minimum number of parking spaces required for this project is forty-four (44). The site plan shows that a total of seventy-four (74) parking spaces have been provided. The City Engineer determined that a traffic study was not necessary based on the scope of the project. Staff has included a single recommended condition of approval that requires the construction of a pedestrian pathway/sidewalk connection from East 8th Street to Nebraska Avenue. The requirement for a pathway/sidewalk was also a condition for the previously approved multi-family development of the property in 2008. A drainage study has been submitted to the City

Engineer for review and approval. The site plan shows a stormwater detention area located along the western portion of the site.

The PUD (Planned Unit Development) site plan meets or exceeds all City minimum standards. The subject property is an infill area, adjacent to properties currently served by the City. Furthermore, the proposed development meets the following stated goals and visions of the Casper Area Comprehensive Land Use Plan:

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.

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.

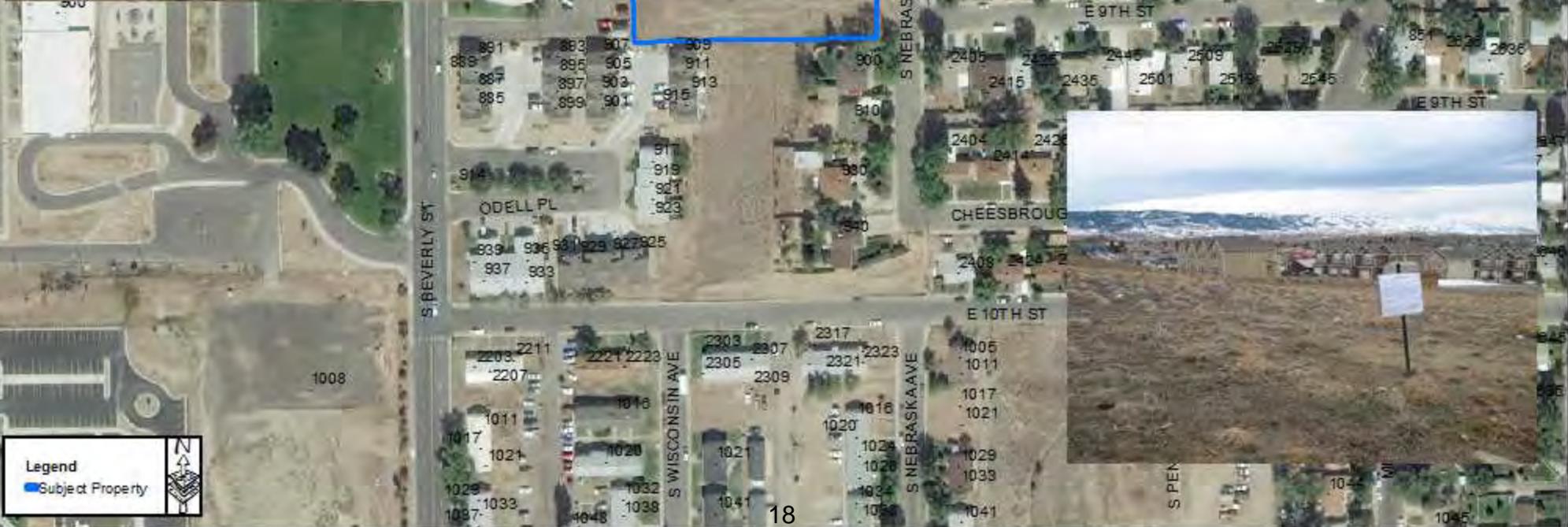
Principle Z – Provide for Adequate Attainable Housing.

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

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

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

PHEASANT RIDGE APARTMENTS



Legend

- Subject Property



PHEASANT RIDGE APARTMENTS

300' Notification Zone

Surrounding Land Uses:
Multi-Family and Single-Family
Residential, Church

Subject Property

- Legend
- 300' Notification Zone
 - Buildings
 - Subject Property
 - General Business (C2)
 - Educational District (ED)
 - Planned Unit Development (PUD)
 - One Unit Residential (R2)
 - High-Density Residential (R4)



PHEASANT RIDGE APARTMENTS
(1) 3-STORY BUILDINGS
36 UNIT APARTMENTS

PROJECT PARAMETERS

SITE STATISTICS AND ZONING:
 PUD - PLANNED UNIT DEVELOPMENT
 GROSS LOT SIZE = 87,555 S.F.
 NET LOT SIZE = 76,856 S.F.
 MIN. PROPERTY AREA (17.52.050, 52.060):
 = 1 UNIT/1500 S.F.
 = 58.37 UNITS

SETBACKS (NO SETBACKS REQ'D):
 SETBACKS PROVIDED:
 PRIMARY FRONT = NONE
 SIDE = NONE
 REAR = 10'-0"

MAX. BLDG HEIGHT (17.52.070(C)):
 = 4 STORIES
 (40'-0")
 PROPOSED BUILDING HT: = 3 STORIES
 (30'-0")

MAX. DENSITY (17.52.040(C)):
 IF MORE THAN 25% LOT ABUTS R-1 OR R-2,
 THEN 24 UNITS/ACRE ALLOWED
 (2.01 ACRES)(24) = 48 UNITS

PROJECT:
 (1) BUILDINGS
 BLDG A (12 UNITS/FLR @ 3 FLRS)
 (6) 2 BED UNITS/FLR = 18 UNITS
 + (2) ADDTL UNITS = 20 UNITS
 (5) 3 BED UNITS/FLR = 15 UNITS
 TOTAL UNITS = 35 UNITS
 + (1) COMMUNITY RM = 1 UNITS

TOTAL PROJECT UNITS = 36 UNITS

BUILDING FOOTPRINT AREA = 14,688 S.F.
TOTAL BUILDING AREA = 44,064 S.F.
LOT COVERAGE = 16.9%

PARKING REQUIREMENTS (10.36):

STALL DIMS. = 9' x 20'
DRIVE AISLES = 26'-0"

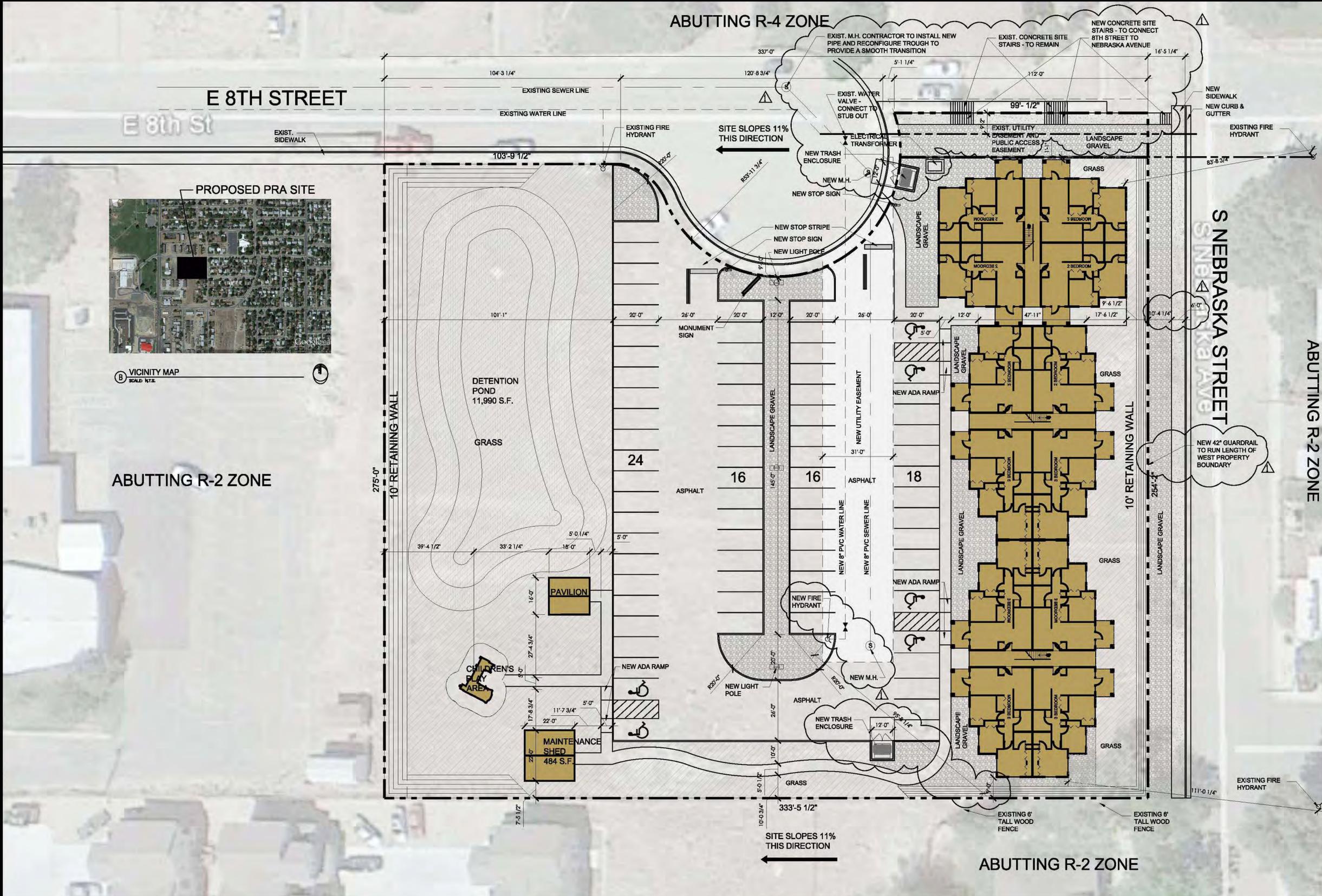
PARKING RATIO: 2.0/UNIT
PARKING REQUIRED = 72 STALLS
PARKING PROVIDED = 74 STALLS
ACCESSIBLE STALLS = 4 STALLS

LANDSCAPING (17.40.040(G)&(H)):
 (G) 20% LOT AREA AS OPEN SPACE
 (17 APPENDIX B TABLE)
 MULTIFAMILY SITES 10% LOT AREA SHALL BE
 LANDSCAPED

LANDSCAPING CALCULATIONS
GROSS SITE AREA = 87,555 S.F.
 (G) 87,555(0.20) REQ'D = 17,511 S.F.
 PROVIDED = 45,765 S.F.
 87,555(0.10) REQ'D = 8,755 S.F.
 PROVIDED = 28,109 S.F.

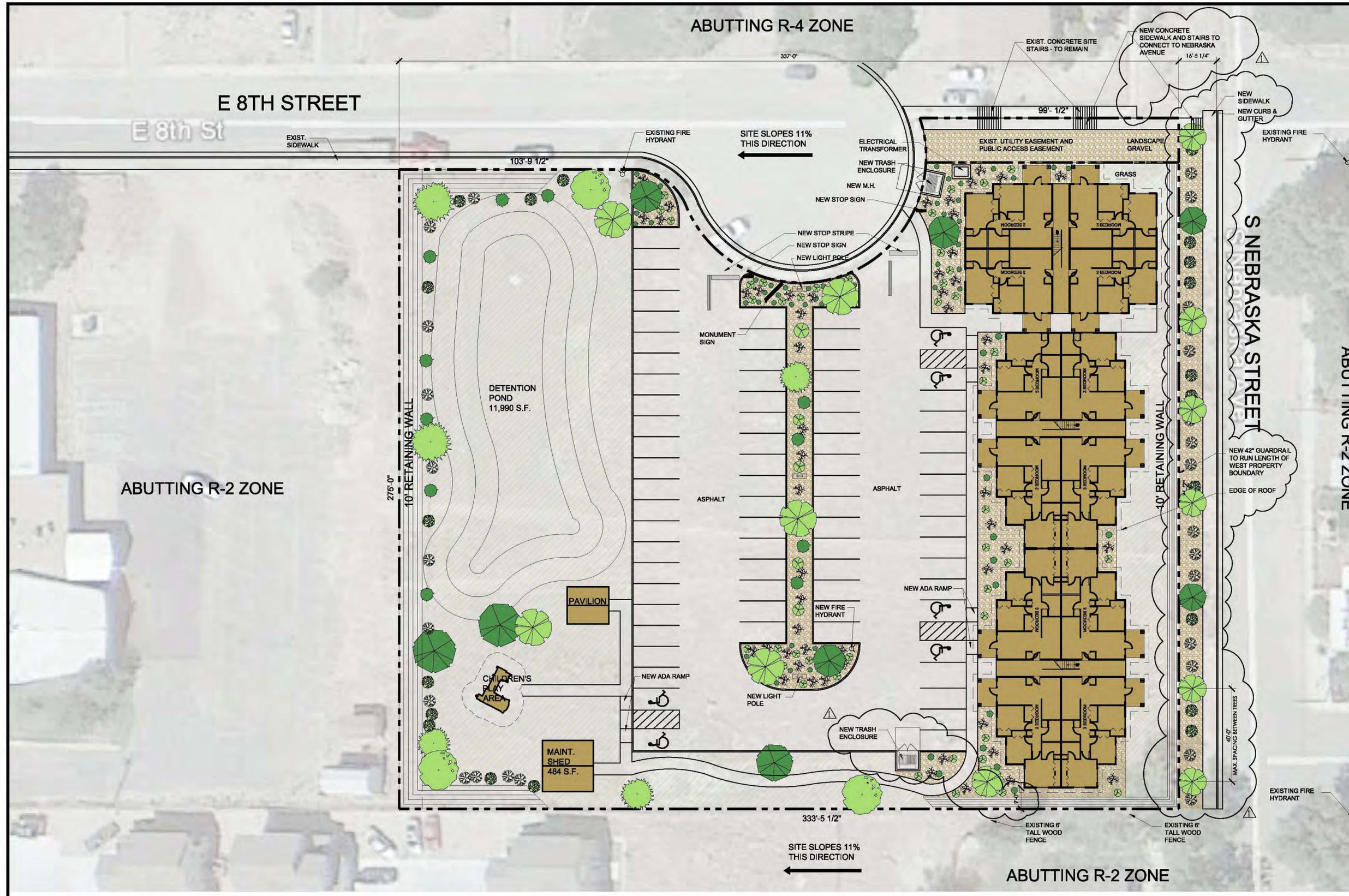
ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT-OFF TO REDUCE OFF-SITE GLARE AND LIGHT TRESPASS.

THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT, INSTALL, AND IMPROVE ALL SITE UTILITIES, CONCRETE, ROADWAYS, AND LANDSCAPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION.



B VICINITY MAP
 SCALE: N.T.S.

A ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"



PHEASANT RIDGE APARTMENTS
(1) 3-STORY BUILDINGS
36 UNIT APARTMENTS

LANDSCAPING NOTES AND SCHEDULES

- 1) PLANT MATERIAL TO BE INSTALLED AS INDICATED IN THE PLANT SCHEDULE. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
- 2) ALL LIGHTING SHALL BE FULL CUT-OFF DOWNLIGHT EXTERIOR FIXTURES PER CITY REQUIREMENTS.
- 3) SEE ARCHITECTURAL AND CIVIL PLANS FOR DESIGN AND LAYOUT OF ALL STRUCTURES, UTILITIES, PARKING LIGHTING, ROADS, PARKING STRIPES, CURBS, ETC.
- 4) TOPSOIL TO BE INSTALLED IN ALL NEW LAWN AND PLANTER AREAS AS INDICATED ON PLANS.
- 5) CONTRACTOR SHALL PROVIDE PLANTS THAT ARE HEALTHY IN CONDITION AND MEET MIN. CASPER CITY STANDARDS

DECIDUOUS TREE LEGEND:

- ACER TATARICUM (TATARIAN MAPLE)
- SORBUS AMERICANA (MOUNTAIN ASH)
- GLEDITSIA TRIACANTHUS (SHADE MASTER HONEY LOCUST)

CONIFEROUS TREE LEGEND:

- PINUS NIGRA (AUSTRIAN PINE)

DECIDUOUS SHRUB LEGEND:

- FORSYTHIA COURTASOL (GOLD TIDE FORSYTHIA)
- PHYSOCARPUS OPULUS (DIABLO NINEBARK)
- RHUS AROMATICA (GROW LOW SUMAC)

EVERGREEN SHRUB LEGEND:

- JUNIPERUS HORIZONTALIS (WILTON JUNIPER)
- PINUS MUGO (SHRUBBY SWISS MUGO PINE)

GRASSES AND PERENNIALS LEGEND:

- INDIAN GRASS - DROUGHT RESISTIVE
- KENTUCKY BLUE GRASS TURF BLEND

INERT LANDSCAPE MATERIALS:

- 4" DEPTH OF 1" SCREENED CRUSHED ROCK OR EQUAL (PLACED ON WEED BARRIER FABRIC)

THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT, INSTALL, AND IMPROVE ALL SITE UTILITIES, CONCRETE, ROADWAYS, AND LANDSCAPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION.

A LANDSCAPING PLAN
 SCALE: 1" = 40'-0"



B WEST ELEVATION
SCALE: 1/8" = 1'-0"



A SOUTH ELEVATION
SCALE: 1" = 10'-0"



PHEASANT RIDGE APARTMENTS
NEBRASKA AVENUE, CASPER, WYOMING



© 2014 PHEASANT RIDGE APARTMENTS. ALL RIGHTS RESERVED. THIS IS A CONCEPTUAL RENDERING AND NOT A CONTRACT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY CONTROL. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY CONTROL. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY CONTROL.



PHEASANT RIDGE APARTMENTS
NEBRASKA AVENUE, CASPER, WYOMING

© 2014 The Pheasant Ridge Apartments, LLC. All rights reserved. This rendering is for informational purposes only and does not constitute an offer. The actual project may vary from this rendering. For more information, please contact the project manager at 307.234.1234 or visit our website at www.pheasantridgeapartments.com.





PHEASANT RIDGE APARTMENTS
NEBRASKA AVENUE, CASPER, WYOMING



© 2014 PHEASANT RIDGE APARTMENTS, LLC. ALL RIGHTS RESERVED. THIS IS AN ARCHITECTURAL RENDERING AND NOT A REPRESENTATION OF AN OFFER. THE APARTMENTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE APARTMENTS ARE NOT TO BE CONSIDERED AS AN OFFER OF ANY INVESTMENT. THE APARTMENTS ARE NOT TO BE CONSIDERED AS AN OFFER OF ANY INVESTMENT. THE APARTMENTS ARE NOT TO BE CONSIDERED AS AN OFFER OF ANY INVESTMENT.



PHEASANT RIDGE APARTMENTS
NEBRASKA AVENUE, CASPER, WYOMING



© 2014 [unreadable] All rights reserved. This rendering is for informational purposes only and does not constitute an offer. The actual project may vary from this rendering. For more information, please contact [unreadable] at [unreadable].



PHEASANT RIDGE APARTMENTS
NEBRASKA AVENUE, CASPER, WYOMING





PHEASANT RIDGE APARTMENTS
NEBRASKA AVENUE, CASPER, WYOMING



© 2014 PHEASANT RIDGE APARTMENTS. ALL RIGHTS RESERVED. THIS RENTAL OFFERING IS SUBJECT TO THE APPLICABLE LEASE AGREEMENT AND OTHER TERMS AND CONDITIONS. THE APPLICABLE LEASE AGREEMENT AND OTHER TERMS AND CONDITIONS ARE AVAILABLE AT THE OFFICE OF THE DEVELOPER, PHEASANT RIDGE APARTMENTS, 1000 NEBRASKA AVENUE, CASPER, WYOMING 82401. THE OFFICE OF THE DEVELOPER IS NOT BEING HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS RENTAL OFFERING. THE OFFICE OF THE DEVELOPER IS NOT BEING HELD RESPONSIBLE FOR ANY CHANGES TO THE RENTAL OFFERING. THE OFFICE OF THE DEVELOPER IS NOT BEING HELD RESPONSIBLE FOR ANY DELAYS IN THE RENTAL OFFERING. THE OFFICE OF THE DEVELOPER IS NOT BEING HELD RESPONSIBLE FOR ANY CANCELLATIONS OF THE RENTAL OFFERING. THE OFFICE OF THE DEVELOPER IS NOT BEING HELD RESPONSIBLE FOR ANY OTHER MATTERS RELATING TO THE RENTAL OFFERING.

June 20, 2014

MEMO TO: Fred Maguire, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-14-030-C** – Petition for a Conditional Use Permit for a “Family Child Care Center-Zoning Review” to allow a home-based, child care and preschool facility for up to 15 children, on Lot 27, Alta Vista (RPLT), located at 2222 South Fairdale Avenue. Applicant: Gail Welsch DBA “Lions and Lambs Christian Childcare and Preschool.”

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the request for a Conditional Use Permit to operate a “Family Child Care Center-Zoning Review” for up to fifteen (15) children, located at 2222 South Fairdale Avenue, with the following conditions:

1. The applicants shall maintain a minimum of two (2) open, off-street parking spaces for use by daycare customers, during the hours when the child care is in operation.
2. Pursuant to Section 17.12.140(A)(2) of the Casper Municipal Code, signage for all “home occupations” shall be limited to only signage that is non-illuminated, attached flush with the dwelling, and does not exceed one square foot in area.

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. At the time the staff report was prepared, staff has not received any public comments 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.

Summary:

Gail Welsch, DBA “Lions and Lambs Christian Childcare and Preschool,” has applied for a Conditional Use Permit to operate a “Family Child Care Center – Zoning Review” with a maximum capacity of up to fifteen (15) children, located at 2222 South Fairdale Avenue. The subject property is a corner lot, is zoned R-2 (One Unit Residential), and is surrounded by properties zoned the same on all sides. A “Family Child Care Center – Zoning Review” is defined in the zoning ordinance as a child care facility in which care is provided for not more than fifteen (15) unrelated children, for part of a day, in the home of the provider. The hours of operation will be from 7:00 a.m. to 6:00 p.m., Monday through Friday.

The Department of Family Services (DFS) handles licensing, evaluates the adequacy of the area within the house and yard for play and other activities, and regulates the nature and quality of the care provided. The applicant has been operating a licensed child care facility in Bar Nunn, and recently relocated to the subject property. It is staff’s opinion that the location of the home-based child care will not substantially increase traffic congestion, or cause a traffic hazard in the area because South Beech Street is capable of handling the traffic generated by the use. To the best of the City’s knowledge, based on the information provided by the DFS, there are fourteen (14) other licensed childcare facilities located within a half-mile of the subject property.

The issue before the Planning and Zoning Commission is whether the proposed Conditional Use request meets the two (2) reasons and six (6) findings listed above, in the Code Compliance section of the staff report. The property has two, double-car width driveways, with one being located off of Fairdale Avenue and one being located off of Alta Vista Drive. The minimum parking requirements for a child care facility require a minimum of two (2) off-street parking spaces for use by customers; therefore, staff has included a recommended condition of approval that requires the applicant to maintain two (2) off-street parking spaces, open for use by daycare customers during the hours when the daycare is in operation. The hours of operation will be from 7:00 a.m. to 6:00 p.m., Monday through Friday. Staff has also included a recommended condition of approval regarding signage. As is the case with all “home occupations,” including daycares, free standing signage is prohibited. The Casper Municipal Code allows “home occupations” to have one non-illuminated sign, no larger than one (1) square foot in area, affixed to the home.

Recommended Motion:

Staff has prepared the following motion for the Commission’s consideration:

That case number **PLN-14-030-C**, a Conditional Use Permit to allow a childcare facility for up to fifteen (15) children located at 2222 South Fairdale Avenue be granted with Conditions #1, and #2, for the following reasons:

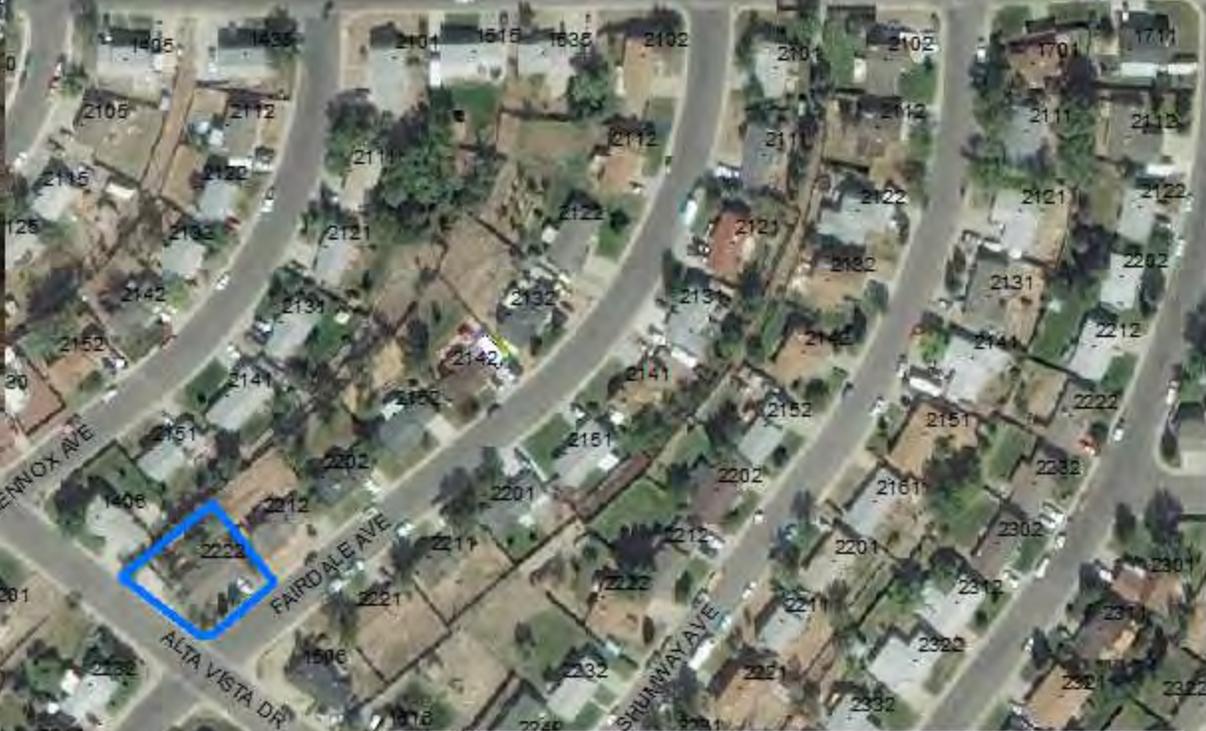
1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and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

Furthermore, the Planning and Zoning Commission finds that:

- a. Neither the area, nor the height of the home will change as a result of the approval of the proposed daycare.
- b. The density of the proposed use, as primarily a single-family home, and secondarily a child care facility, will not be detrimental to the neighborhood.
- c. The volume of business attributable to the proposed childcare center is minor, and the area’s street network is capable of handling the additional trips.
- d. There will not be an increase in 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. To the best information available, there are fourteen (14) other licensed childcare facilities located within a half-mile radius of the subject property.

- f. There are no other criteria affecting public health, safety, and welfare, as provided for by written rules of the Commission.

2222 SOUTH FAIRDALE AVENUE



Legend
Subject Property





City of Casper Planning Division

Conditional Use Permit Application-Daycare

APPLICANT'S INFORMATION:

NAME: Gail Welsch
 BUSINESS NAME: Lions and Lambs Christian Childcare and Preschool
 ADDRESS: 2222 S. Fairdale
 LEGAL DESCRIPTION: Alta Vista Replat lot 27 (no block)
 TELEPHONE: 307 277-8400 EMAIL: lionsandlambs2115@gmail.com

TYPE OF FACILITY APPLYING FOR (please check one):

Family Child Care Home/Zoning Review- A facility in which care is provided for nine (9) or ten (10) unrelated children from more than one immediate family for part of a day in the home of the provider, where a Conditional Use hearing with the Planning & Zoning Commission is required in residential districts.

Family Child Care Center/Zoning Review- A facility in which care is provided for not more than 15 unrelated children for part of a day. A Family Child Care Center shall be the principle residence of the provider when such a facility is located in a residential zoning district. A Conditional Use hearing with the Planning & Zoning Commission is required in residential districts.

Maximum number of children cared for in this daycare (including your own): Current 9 - (BarNunn)

Days of the week this daycare is operated: Mon - Fri Hours of operation: 7-6 PM

Is the outdoor play area fenced? No: Yes: If Yes, type and height of fence: wood 4 feet

Number of off-street parking spaces available for daycare customers/staff: 6

Number of employees or additional staff at this daycare: 1

Name of Department of Family Services (DFS) caseworker: Ashley Dame Phone: 473-3985

The use of a residence for a daycare shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character of the home or the neighborhood. The care and supervision of children shall be conducted in a manner, which does not create a nuisance to the neighborhood. The outdoor play area shall be fenced and off-street parking shall be provided in accordance with Section 17.12.080 of the Casper Municipal Code. All Family Child Care Homes/Centers shall be approved by the Casper Fire Department.

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: Gail E. Welsch

SIGNATURE OF APPLICANT: Gail E. Welsch

DATE: 5-1-14

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)

FOR OFFICE USE ONLY:
 DATE SUBMITTED:
5/2/14
 REC'D BY: dh