

**PLANNING AND ZONING COMMISSION MEETING**  
**Tuesday, May 27, 2014**  
**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL, 200 NORTH DAVID STREET**

*Meetings can be viewed online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning and Zoning Commission web page.*

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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. An Ordinance Amending Section 17.94.100 of the Casper Municipal Code Pertaining to Parking Regulations in the Old Yellowstone District and South Poplar Street Corridor (OYDSPC) Form-Based Code.

- B. PLN-14-009-RZ** – (Continued from April 22, 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.
- C. 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.
- D. 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, 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.
- E. 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 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.
- F. 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.
- G. 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.

**IV. COUNCIL ACTIONS:**

Annexation, Plat, and Zoning of the Ujvary Addition

Revisions to the PUD (Planned Unit Development) Guidelines for the McMurry Business Park PUD

**V. SPECIAL ISSUES:**

**VI. COMMUNICATIONS:**

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

**VIII. ADJOURNMENT**

**PLANNING AND ZONING MEETING  
TUESDAY, APRIL 22, 2014  
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, April 22, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway  
Mary England  
Monte Henrie  
Ryan Waterbury  
Gary Richards  
Don Redder

Absent Members: Fred Maguire

Others Present: Liz Becher, Community Development Director  
Craig Collins, Associate Planner  
Dee Hardy, Administrative Assistant II  
Wallace Trembath, Assistant City Attorney  
Timothy Olson, 1048 South Lincoln Street

**II. MINUTES OF THE PREVIOUS MEETING**

Vice Chairman Holloway asked if there were additions or corrections to the minutes of the March 25, 2014 Planning & Zoning Commission meeting.

There being none, Vice Chairman Holloway called for a motion to approve the minutes of the March 25, 2014 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the March 25, 2014 meeting. The motion was seconded by Mr. Redder. All those present voted aye. Minutes approved.

**III. PUBLIC HEARING**

**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-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, 6<sup>th</sup> 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 continue the plat request to create the Sheridan Heights Addition No. 3, and the zone change request to rezone the property entirely M-1 (Limited Industrial) to the May 27, 2014 public hearing.

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

There being no one to speak, Vice Chairman Holloway closed the public hearing and entertained a motion to continue PLN-14-009-RZ, to the May 27, 2014, Planning and Zoning Commission meeting.

Ms. England made a motion to continue case PLN-14-009-RZ to the May 27, 2014, Planning and Zoning Commission meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

**The next case this evening:**

**PLN-14-012-S** – *(Continued from March 25, 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 8<sup>th</sup> Street, between Beverly Street and Nebraska Avenue. Applicant: Jared Rude and Summit Housing Group.

The staff report was presented recommending that the Planning and Zoning Commission table the request for site plan approval for the construction of a thirty-six (36) unit apartment building.

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

There being no one to speak, Vice Chairman Holloway closed the public hearing and entertained a motion to table PLN-14-012-S.

Mr. Redder made a motion to table case PLN-14-012-S. The motion was seconded by Mr. Henrie. All those present voted aye. Motion carried.

**The next case this evening:**

**PLN-14-019-S** – 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 nine, 3-story buildings, and one, 2-story clubhouse, with a combined total of approximately 230 dwelling units. The current address of the property is 650 Granite Peak Drive. Applicant: Granite Peak Development, LLC.

The staff report was presented recommending that the Planning and Zoning Commission continue the request for sub-area plan approval for Lot 10, Park Ridge Medical Campus No. 2 Addition to the May 27, 2014 public hearing.

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

There being no one to speak, Vice Chairman Holloway closed the public hearing and entertained a motion to continue PLN-14-019-S to the May 27, 2014 Planning and Zoning Commission meeting.

Ms. England made a motion to continue PLN-14-019-S to the May 27, 2014 Planning and Zoning Commission meeting. The motion was seconded by Mr. Richards. All those present voted aye. Motion carried.

**The last case this evening:**

**PLN-14-020-C** – Petition for a Conditional Use Permit to allow an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, to be located on the second floor of an existing detached garage, on Lot 12 and a portion of Lot 13, Block 194, Casper Addition, located at 1048 South Lincoln Street. Applicant: Timothy and Anna Olson.

The staff report was presented recommending that the Planning and Zoning Commission approve the request for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located at 1048 South Lincoln Street, with the following conditions:

1. Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the property, or an immediate family member of the property owner.

2. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
3. The applicants shall obtain all necessary building permits for the conversion of the garage space to an accessory dwelling unit.

Five (5) exhibits were entered into the record.

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

Timothy Olson, 1048 South Lincoln Street, spoke on behalf of this case.

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

There being no one to speak, Vice Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-14-020-C.

Mr. Richards made a motion to approve case PLN-14-020-C the request for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located at 1048 South Lincoln Street, with Condition #1-3, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

**IV. COUNCIL ACTIONS:**

There were none.

**V. SPECIAL ISSUES:**

There were none.

**VI. COMMUNICATIONS:**

A. Commission:

There were none.

B. Community Development Director:

Ms. Becher stated that City Council had reviewed a proposed amendment to the Form Based Code regarding parking requirements. She advised the Commissioner's about the training scheduled for Wednesday, April 30, 2014, a discussion with property owners and sign companies about sign regulations. Lastly, she cautioned members of the Commission that the microphones were left on after the last meeting and side conversations were broadcast after the video had ended.

- C. Other Communications:  
Ms. England stated the WYOPASS Spring conference will be held in Riverton, Wyoming, during the month of May with many pertinent topics.
  
- D. Council Liaison:  
There were none.

**VII. ADJOURNMENT**

Vice Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. Richards and seconded by Mr. Redder to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:27 p.m.

\_\_\_\_\_  
Vice Chairman

\_\_\_\_\_  
Secretary

May 23, 2014

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

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

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

Recommendation:

Staff's recommendation is 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.

Summary:

The Old Yellowstone District and South Poplar Street Corridor Form-Based Code provides the regulatory framework for the redevelopment of a large portion of Casper's urban core, located generally between the "downtown" on the east, and the Platte River Commons on the west. The Form Based Code was the first of its kind for Wyoming, and when it was written it was understood that flexibility would be required, and periodic changes would be necessary, because markets change, and regulatory concepts must evolve. The Community Development Department has been approached by the Old Yellowstone District Advisory Committee requesting that the portion of the Form Based Code dealing with off-street parking requirements be revisited.

The downtown/urban core of most towns and cities consists of a much different development pattern than outlying areas. The downtown is, with few exceptions, the oldest portion of the town/city and was usually designed and constructed prior to modern development considerations favoring automobiles. Downtowns were traditionally constructed at a higher density than the newer, outlying portions of the community, and also consist of a much wider variety of uses, all located in a relatively compact area. As is the case in Casper, downtowns are almost always considered by the community to be a special place, with a unique sense of character. As such, downtown development regulations often must deviate significantly from the development regulations governing the other areas of a town/city to maintain the character of the area, and to ensure that new development is consistent with the old. In Casper, parking regulations are one example.

When a new development is proposed in most areas of Casper it is required to construct and maintain a minimum number of off-street parking spaces. Even prior to 2007, the Casper Municipal Code only required that the area downtown provide off-street parking for new developments at a rate of fifty percent (50%) of what was required in the rest of Casper. However, in 2007 the City Council decided that the downtown parking requirements were still too onerous, and voted to eliminate all minimum off-street parking requirements in the C-3 (Central Business) zoning district, with the exception of residential uses and schools. Many towns and cities across the country have, likewise, eliminated their parking mandates in their downtowns as a way to reinforce the historic building pattern. It has been found that off-street parking mandates have the negative effect of stifling growth and investment in a downtown because of the scarcity of property available to devote to off-street parking. Unfortunately, when redevelopment in a downtown is proposed, historic structures are too often torn down in order to meet the City's parking mandates. In addition to the loss of historic structures, the downtown also loses its dense, pedestrian-friendly character, resulting in a "gap tooth" development pattern over time, with individual structures being separated by parking lots and driveways (gaps) rather than the historic pattern of a continuous row of retail businesses.

When the Old Yellowstone District Form Based Code was developed in 2008 and amended in 2009, it required that all new development provide a minimum number of off-street parking spaces, but also put a limit on the maximum number of spaces that could be constructed. The maximum parking restrictions were in recognition that having too much parking reduces building densities. Although the minimum/maximum parking requirements in the Old Yellowstone District were an attempted improvement of the City's standard parking requirements at the time, it has since been found to be too restrictive, and an impediment to the redevelopment and growth of the area. The Old Yellowstone District Advisory Committee has approached the City and requested that the OYD parking requirements be changed to mirror the City's current C-3 (Central Business) downtown parking requirements. If the Old Yellowstone District parking regulations were changed, it would mean the elimination of all mandated off-street parking requirements, with the exception of residential uses and schools. The proposed code amendment would encourage the movement to a market-based parking approach, whereby property owners would be free to tailor parking to the unique needs of each project. Successful developers understand that the market demands parking, and will ensure that it is provided, either on site, or off. In a downtown, dispersed, shared parking lots scattered throughout the area, is a preferable development pattern as compared to each building being required to provide its own parking lot. If the Old Yellowstone District is to be redeveloped as a continuation and extension of the historic downtown, then logically, it should be developed with similar flexibility in meeting parking needs.

The City’s current C-3 (Central Business) parking regulations are shown below for the Commission’s reference. The provision of a minimum number of off-street parking spaces is not required in the downtown, except as noted for residential and school uses. For the purpose of determining the number of parking spaces required, a “dwelling unit” is defined as a complete, independent living, sleeping, eating, cooking, and sanitation facility for one family.

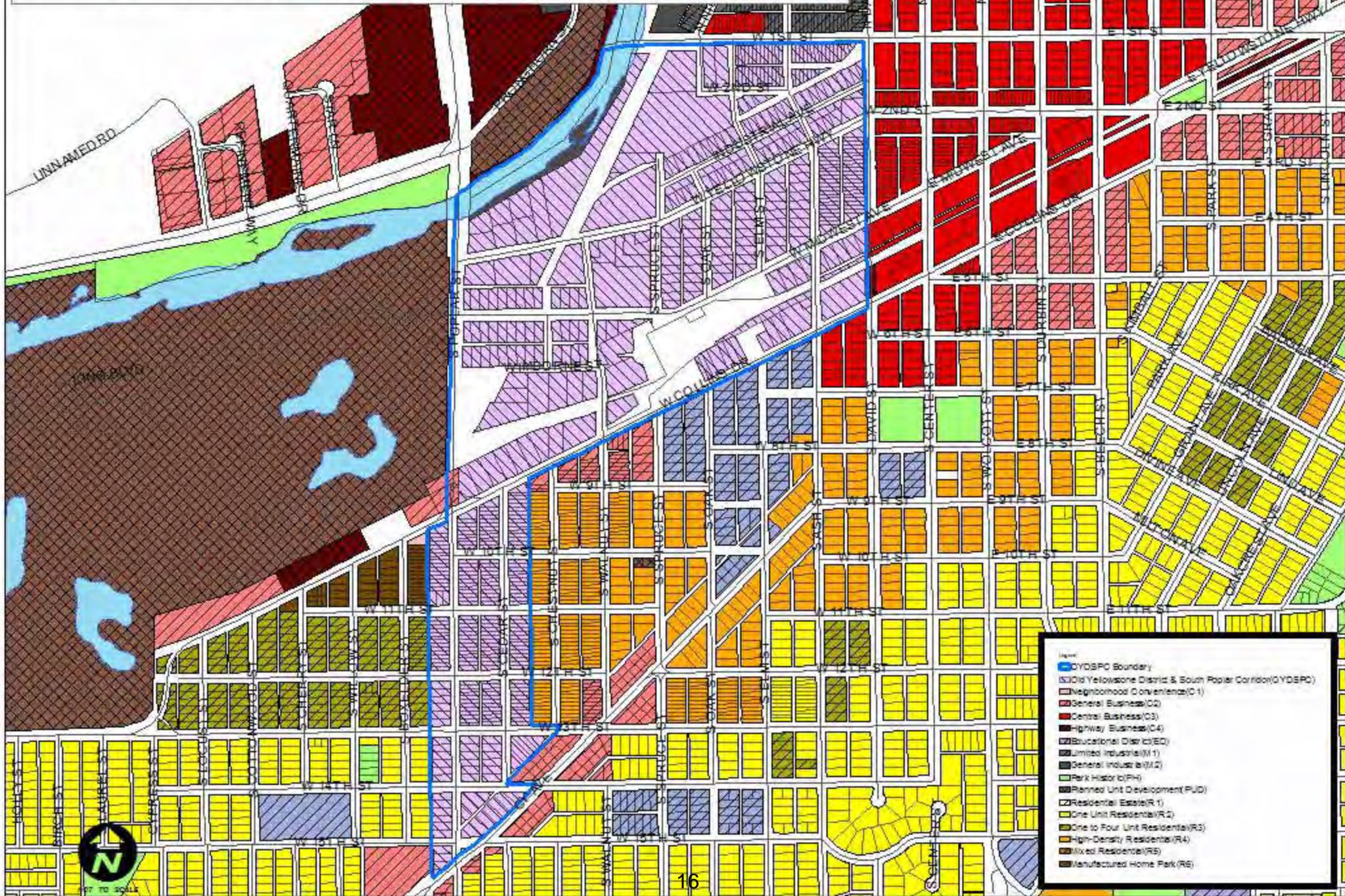
<b>Building Use</b>	<b>Parking Requirements</b>
Residential	1 parking space per dwelling unit.
Residential, condominium	0.56 parking space per dwelling unit.
Residential, high rise apartments	0.44 parking space per dwelling unit.
Residential, low/mid-rise apartments	0.61 parking space per dwelling unit.
Senior Citizen housing	0.16 parking space per dwelling unit.
Schools, senior high	0.25 parking space per student.
Schools, elementary and middle schools	0.19 parking space per the sum of the number of students plus the number of staff. On-street parking abutting the school grounds and any adjacent park land may be used to meet the off street parking required for the school.

The City’s current OYDSPC Form Based Code parking regulations are shown below for the Commission’s reference. As stated above, staff recommends that the parking regulations below be eliminated, and the C-3 (Central Business) parking regulations (listed above) be adopted in the Old Yellowstone District.

<b>Building Use</b>	<b>Parking Requirements</b>
Bank	Minimum 0.60 spaces per 1,000 square feet.

Commercial Uses, Including Personal Services	Minimum 2.0 – maximum 3.0 parking spaces per 1,000 square feet of gross square feet leasable area. If under 1,000 square feet, a minimum of stalls shall be required.
Gas Station/Convenience	Minimum 1.0 space per 500 feet of gross floor area.
Hotel	Minimum 1.0 parking space per sleeping room, plus 1 space per employee on the smallest shift.
Office	Minimum 2.0 – maximum 2.9 spaces per 1,000 gross square feet building area.
Residential Stacked Flats, Courtyard, Mansion Apartment	Minimum 1.0 – maximum 2.0 parking spaces per dwelling unit.
Residential Tower	Minimum 0.80 – maximum 1.5 parking spaces per dwelling unit with .50 covered.
Residential - Rowhouse	Minimum 1.0 – maximum 2.0 spaces per dwelling unit with 1 covered.
Residential – 2 Flat Tandem	Minimum – maximum 4.0 parking spaces per dwelling unit.
Residential – Village Home	Minimum 1.0 – maximum 3.0 spaces per dwelling unit with 1 covered.
Residential – Senior/Active Adult	Minimum 0.5 – maximum 1.0 space per two sleeping rooms.
Restaurant/Nightclub	Minimum 7.0 – maximum 8.5 parking spaces per 1,000 gross square feet leasable area.

# AMENDING SECTION 17.94.100 OF THE CASPER MUNICIPAL CODE



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 17.94.100 OF THE CASPER MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS IN THE OLD YELLOWSTONE DISTRICT AND SOUTH POPLAR STREET CORRIDOR (OYDSPC) FORM-BASED CODE.

WHEREAS, in June of 2008 the City Council adopted Chapter 17.94, the Old Yellowstone District and South Poplar Street Corridor (OYDSPC) Form-Based Code, which provides the regulatory framework for the redevelopment of a large portion of Casper's urban core; and,

WHEREAS, as the City has continually implemented the OYDSPC Form-Based Code since 2008, it has been necessary at times to amend the regulations in order to allow flexibility in design reviews of new and/or potential projects; and,

WHEREAS, the minimum/maximum off-street parking regulations found in the OYDSPC Form-Based Code, found in Section 17.94.100 of the Municipal Code, have become an impediment to the redevelopment of the area, and the City proposes to eliminate the current parking standards and adopt the C-3 (Central Business) zoning district parking standards in the Old Yellowstone District and South Poplar Street Corridor; and,

WHEREAS, both the Planning and Zoning Commission and the Old Yellowstone District and South Poplar Street Corridor Architectural Review Committee have reviewed and approved the proposed amendment to the OYDSPC Form-Based Code; and,

WHEREAS, it is the desire of the governing body of the City of Casper to amend Section 17.94.100 of the Casper Municipal Code pertaining to parking regulations in the OYDSPC (Old Yellowstone District and South Poplar Street Corridor).

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CASPER, WYOMING:

SECTION 1:

Section 17.94.100 is hereby amended as follows:

17.94.100 Parking regulations.

- A. Off-street Parking Dimensions. Refer to Casper Municipal Code Section 17.12.070.
- B. Specific Requirement. Unless specified, requirements listed represent the ~~maximum~~ MINIMUM number of parking spaces allowed-REQUIRED.

<b>Building Use</b>	<b>Parking Requirements</b>
Bank	Minimum 0.60 spaces per 1,000 square feet.
Commercial Uses; Including Personal Services	Minimum 2.0 — maximum 3.0 parking spaces per 1,000 square feet of gross square feet leasable area. If under 1,000 square feet, a minimum of stalls shall be required.
Gas Station/Convenience	Minimum 1.0 space per 500 feet of gross floor area.
Hotel	Minimum 1.0 parking space per sleeping room, plus 1 space per employee on the smallest shift.
Office	Minimum 2.0 — maximum 2.9 spaces per 1,000 gross square feet building area.
Residential Stacked Flats; Courtyard, Mansion Apartment	Minimum 1.0 — maximum 2.0 parking spaces per dwelling unit.
Residential Tower	Minimum 0.80 — maximum 1.5 parking spaces per dwelling unit with .50 covered.
Residential Rowhouse	Minimum 1.0 — maximum 2.0 spaces per dwelling unit with 1 covered.
Residential 2 Flat Tandem	Minimum — maximum 4.0 parking spaces per dwelling unit.
Residential Village Home	Minimum 1.0 — maximum 3.0 spaces per dwelling unit with 1 covered.
Residential— Senior/Active Adult	Minimum 0.5 — maximum 1.0 space per two sleeping rooms.
Restaurant/Nightclub	Minimum 7.0 — maximum 8.5 parking spaces per 1,000 gross square feet leasable area.

Building Use	Parking Requirements
Residential	1 parking space per dwelling unit.
Residential, condominium	0.56 parking space per dwelling unit.
Residential, high rise apartments	0.44 parking space per dwelling unit.
Residential, low/mid-rise apartments	0.61 parking space per dwelling unit.
Senior Citizen housing	0.16 parking space per dwelling unit.
Schools, senior high	0.25 parking space per student.
Schools, elementary and middle schools	0.19 parking space per the sum of the number of students plus the number of staff. On-street parking abutting the school grounds and any adjacent park land may be used to meet the off street parking required for the school.

**SECTION 2:**

This ordinance shall be in full force and effect from and after passage on three readings and publication.

PASSED on 1st reading the \_\_\_\_ day of \_\_\_\_\_, 2014.

PASSED on 2nd reading the \_\_\_\_ day of \_\_\_\_\_, 2014.

PASSED, APPROVED, AND ADOPTED on 3rd and final reading the day of \_\_\_\_\_, 2014.

APPROVED AS TO FORM:

Walker Tremblay

ATTEST:

\_\_\_\_\_  
V. H. McDonald  
City Clerk

CITY OF CASPER, WYOMING  
A Municipal Corporation

\_\_\_\_\_  
Paul L. Meyer  
Mayor

May 23, 2014

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

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

SUBJECT: **PLN-14-009-RZ** – *(Continued from April 22, 2014 meeting)* 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, 6<sup>th</sup> 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.

Recommendation on the plat:

In the absence of information that may be presented during the public hearing, staff recommends 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.

Recommendation on the zone change:

In the absence of information that may be presented during the public hearing, 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.

Code Compliance:

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

Summary:

Natrona County, as the property owner, has applied to plat 0.609-acres, to create the Sheridan Heights Addition No. 3. The subject property is currently occupied by a storage/warehouse building, and is zoned both M-1 (Limited Industrial) and C-2 (General Business). The requested plat is replatting existing lots, as well as platting currently unplatted property, and is creating two (2) new lots for the purpose of selling proposed Lot 2 to a business located across the street from the subject property, for use as overflow parking. Proposed Lot 1, the location of the existing storage/warehouse building, is approximately 16,457 square feet in size, and proposed Lot 2, the site of the future parking lot, is approximately 10,067 square feet in size. Surrounding zoning in the area is C-2 (General Business) to the west and M-1 (Limited Industrial) to the north, east, and south. Staff has included two (2) recommended conditions of approval on the replat. The first condition requires the applicant to apply for and receive approval of a conditional use permit and a site plan, for the proposed parking lot, in compliance with Casper Municipal Code requirements. The second condition requires the applicant to repair and replace the existing sidewalk along the East C Street frontage of the property because it is currently in disrepair. State Statute identifies the property owners adjacent to a sidewalk as the responsible party for maintaining the public sidewalks.

As a result of the consolidation and reconfiguration of the existing lots by the proposed plat, a zone change is necessary. With the consolidation and reconfiguration of the properties, the zoning classifications for the property must be clarified because mixed zoning of single lots is not permissible. The applicant originally applied for a rezone of the property to entirely C-2 (General Business). However, the rezone of proposed Lot 1 as C-2 would make the existing storage/warehouse building a non-conforming use because warehouses are not listed as either a permitted or conditional use in the C-2 (General Business) zoning district. The applicant has decided to amend their zone change request, and is now requesting M-1 (Limited Industrial) zoning for the entire property. A rezone of the property to M-1 (Limited Industrial) would allow for the storage/warehouse

building as a permitted use, but will require the approval of a Conditional Use Permit for a parking lot located on proposed Lot 2.

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

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly sets the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan identifies this area to be appropriately developed as "light industrial." The Comprehensive Land Use Plan states that areas shown in the plan as industrial are typically comprised of a variety of businesses that may require on-site storage of materials, larger lot sizes and structures for operations, and direct access to trucking routes. The proposed M-1 (Limited Industrial) zoning of the subject property is in keeping with the approved long-range plan for the development of the area; therefore, staff is recommending in favor of its approval.

The proposed M-1 (Limited Industrial) zoning district allows for the development of any and all of the following Permitted Uses:

1. Animal shelters, treatment centers, animal clinics, and animal boarding centers;
2. Assembly of devices or instruments, or packaging of products from previously prepared materials;
3. Automobile and vehicular sales and/or repair;
4. Automobile and vehicular service stations and public garages;
5. Automobile wrecker services;
6. Bed and breakfast;
7. Bed and breakfast homestay;
8. Bed and breakfast inn;
9. Bottling factories or plants;
10. Builders' supply yards;
11. Bulk plants with underground/above ground storage;

12. Commercial processing dairies and creameries, including depots (excluding dairy farms);
13. Commercial greenhouses and nurseries;
14. Commercial kennels;
15. Commercial laundries;
16. Convenience establishments;
17. Day-care, adult;
18. Child care center;
19. Family child care center - zoning review;
20. Experimental or testing laboratories and research facilities;
21. Fabrication plants (steel or wood);
22. Farm implement sales and services;
23. Frozen food lockers;
24. Grocery stores;
25. Manufactured home (mobile) sales and service;
26. Manufacturing, assembly, or packing of products from previously prepared materials;
27. Manufacturing of devices or instruments;
28. Manufacturing and processing of food or food products;
29. Motels and hotels;
30. Offices, general and professional;
31. Open sales lots;
32. Pet supplies;
33. Parks, playgrounds, historical sites, and other similar recreational facilities;
34. Pawnshops;
35. Personal service shops;
36. Plumbing, welding, electrical supply, and service shops;
37. Printing and newspaper houses;
38. Public utilities and public service installations, including repair and storage facilities;
39. Recycling businesses;
40. Restaurant, cafes, and coffee shops;
41. Retail businesses;
42. Transportation depots;
43. Veterinary clinics with boarding outside pens;
44. **Warehouses, including both indoor and outdoor storage;**
45. Sexually oriented businesses, pursuant to all regulations set forth in Section 9.24.110 of the municipal code;
46. Neighborhood assembly uses;
47. Regional assembly uses;
48. Custodial care facility;
49. Branch community facilities;

- 50. Neighborhood grocery;
- 51. Church.

The proposed M-1 (Limited Industrial) zoning district lists the following as Conditional Uses:

- 1. Apartments, as part of the main structure, or manufactured homes (mobile) necessary for safety or security reasons, in conjunction with the principal use, occupied only by persons responsible for security in the principal use and employed by the industry or business conducting the principal use;
- 2. Gaming/gambling; provided said use is located in excess of three hundred feet from any school or church use;
- 3. Heliports;
- 4. Homes for the homeless;
- 5. Parking lots;**
- 6. Other uses compatible with the intent of this district, as determined by the Commission

# SHERIDAN HEIGHTS ADDITION NO. 3

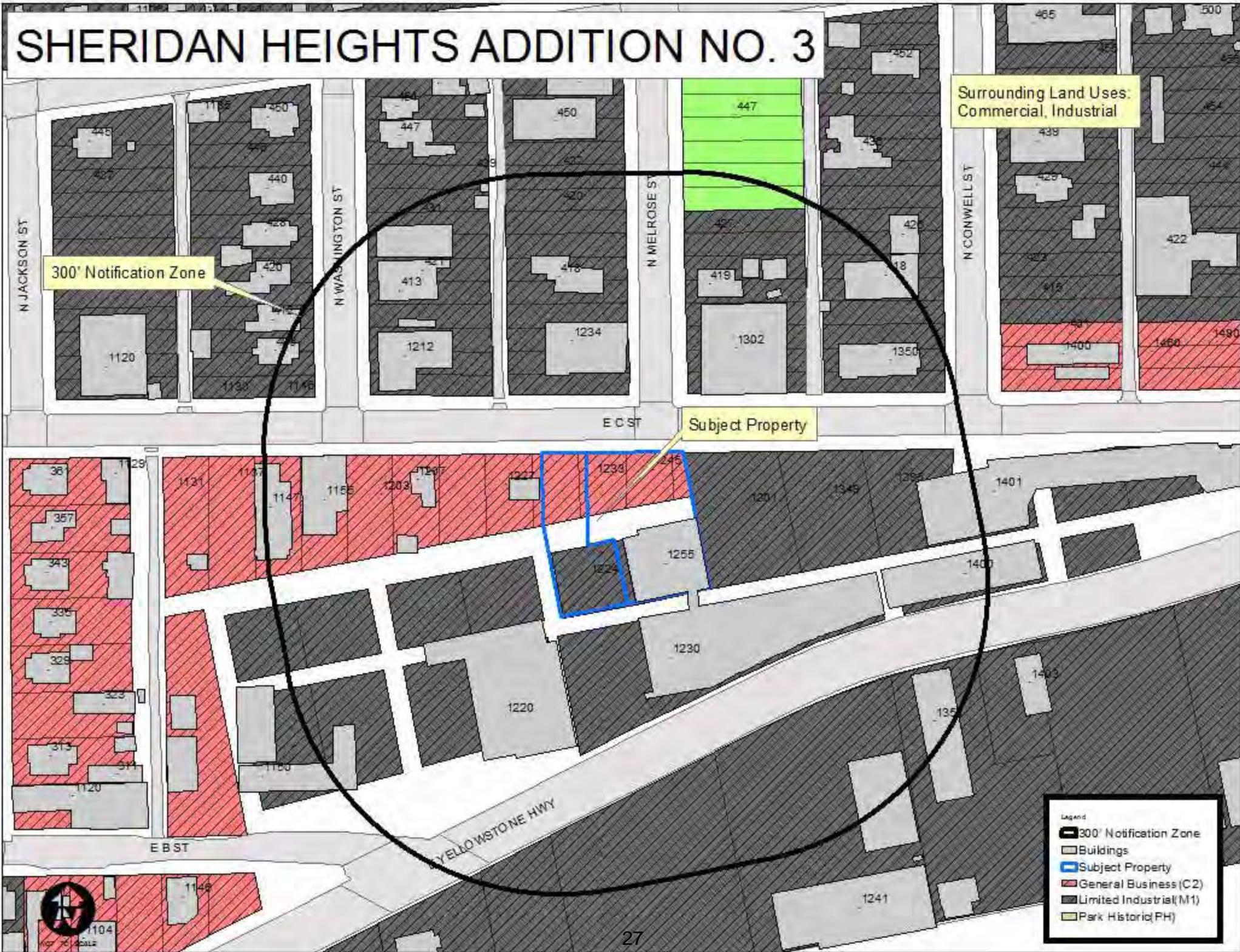


Legend

- Subject Property



# SHERIDAN HEIGHTS ADDITION NO. 3



**CERTIFICATE OF DEDICATION**

STATE OF WYOMING }  
 COUNTY OF NATRONA }SS  
 THE UNDERSIGNED, NATRONA COUNTY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING A PORTION OF LOT 9, ALL OF LOTS 10 & 11 AND A PORTION OF LOT 12, BLOCK 119, SHERIDAN HEIGHTS ADDITION, A PORTION OF A VACATED ALLEY IN BLOCK 119, SHERIDAN HEIGHTS ADDITION AND PORTIONS OF UNPLATTED LANDS IN THE SE1/4SW1/4 OF SECTION 3, T.33N., R.79W., 6TH P.M., KNOWN AS THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY WAREHOUSE LOTS 40 & 41 ALL SITUATE IN THE SE1/4SW1/4 OF SECTION 3, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL ALSO BEING THE NORTHWEST CORNER OF THE BRS ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;  
 THENCE S11°02'43"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF THE BRS ADDITION, A DISTANCE OF 149.84 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;  
 THENCE S78°48'44"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 164.16 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;  
 THENCE N10°57'12"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 101.65 FEET TO AN ANGLE POINT IN THE WEST LINE, MONUMENTED BY A BRASS CAP;  
 THENCE N00°33'12"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 77.36 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF EAST C STREET, MONUMENTED BY A BRASS CAP;  
 THENCE N89°20'21"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF EAST C STREET, A DISTANCE OF 152.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.609 ACRES, (26,524.655 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT 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 "SHERIDAN HEIGHTS ADDITION NO. 3" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS  
 200 NORTH CENTER STREET  
 CASPER, WYOMING 82601

\_\_\_\_\_  
 BILL McDOWELL - CHAIRMAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BILL McDOWELL, CHAIRMAN OF THE NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF NATRONA }SS  
 I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY 2014, 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. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

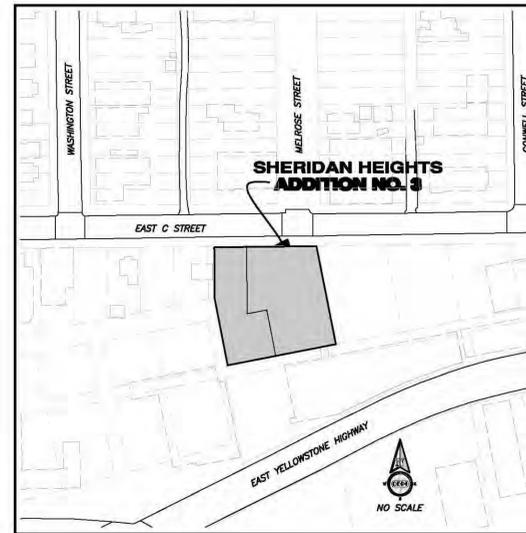
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

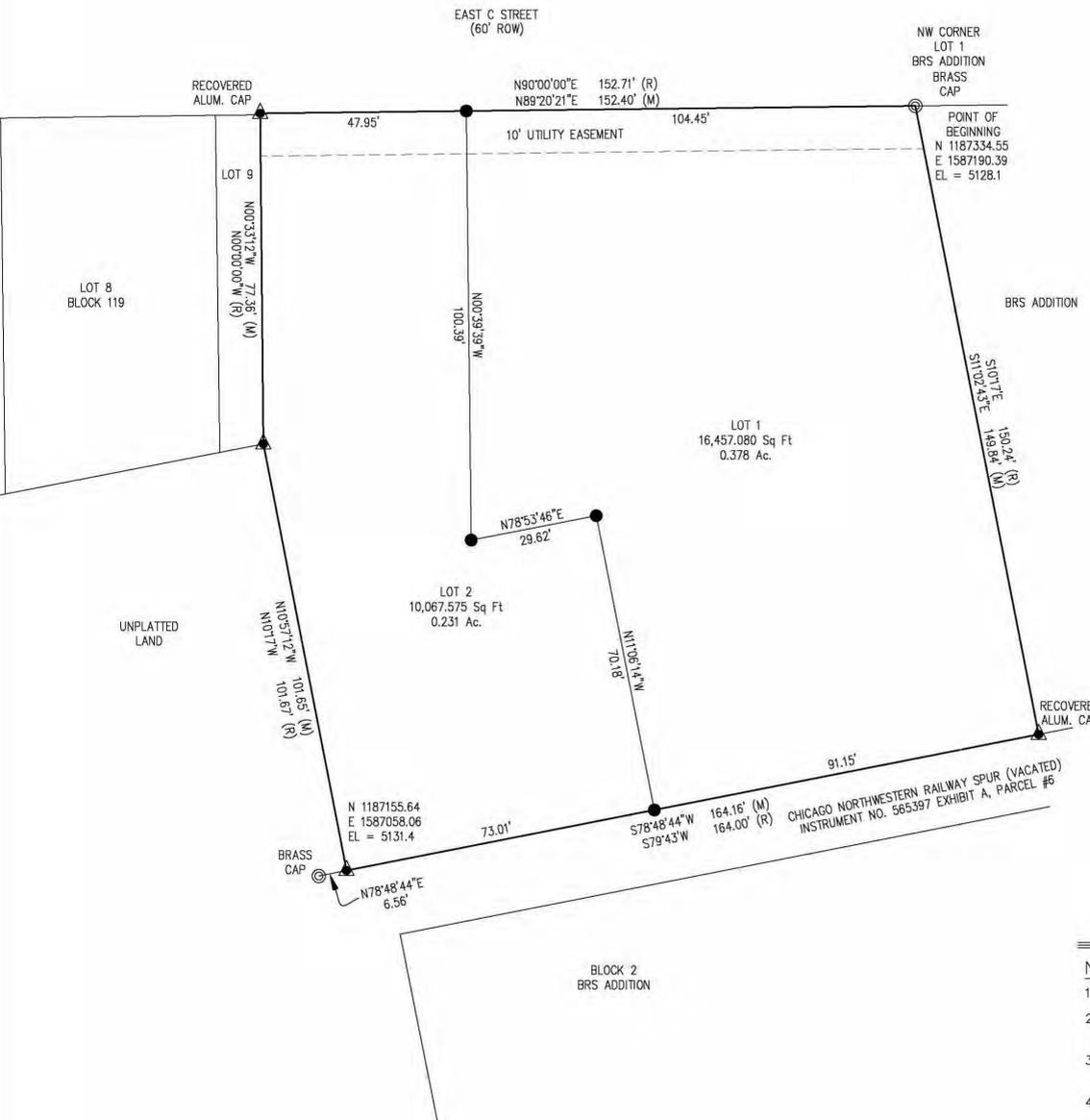
A VACATION AND REPLAT OF A PORTION OF LOT 9, ALL OF LOTS 10 & 11 AND A PORTION OF LOT 12, BLOCK 119, SHERIDAN HEIGHTS ADDITION TO THE CITY OF CASPER AND A PLAT OF PORTIONS OF THE SE1/4SW1/4 OF SECTION 3, T.33N., R.79W., 6TH P.M.

**SHERIDAN HEIGHTS ADDITION NO. 3**

TO THE CITY OF CASPER, WYOMING  
 BEING A PORTION OF THE SE1/4SW1/4 OF SECTION 3, T.33N., R.79W., 6TH P.M. NATRONA COUNTY WYOMING  
 FEBRUARY, 2014



VICINITY MAP



**NOTES**

1. ERROR OF CLOSURE EXCEEDS 1:107,568.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°41'49.930", AND THE COMBINED FACTOR IS 0.999775.
4. DISTANCES: U.S. SURVEY FEET/GROUND.

**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_ SECRETARY  
 \_\_\_\_\_ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. \_\_\_\_\_, DULY PASSED,  
 ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_ CITY CLERK  
 \_\_\_\_\_ MAYOR

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
 CITY ENGINEER

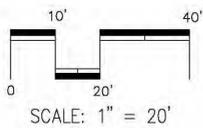
INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
 CITY SURVEYOR

**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

INSTRUMENT NO. \_\_\_\_\_ COUNTY CLERK



**LEGEND**

- ▲ SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ⊙ FOUND MONUMENTED AS NOTED



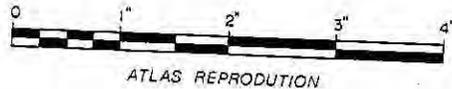
Civil Engineering Professionals, Inc.  
 6080 Enterprise Drive, Casper, WY 82609  
 Phone 307.266.4346 Fax 307.266.0103  
 www.cepi-casper.com

# SHERIDAN HEIGHTS ADDITION

## TO THE

# TOWN OF CASPER

Scale 1" = 200'

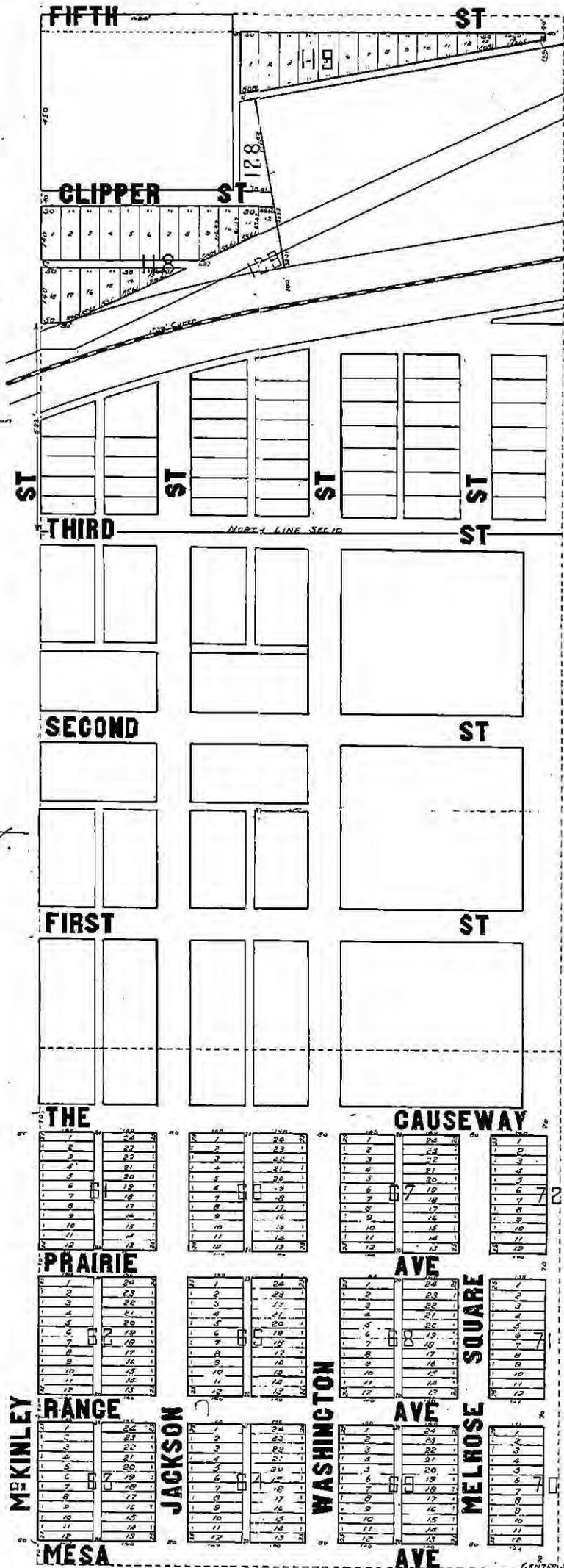


This is to certify that the subdivisions shown hereon as parts of the SE 1/4, SW 1/4 Section 3 and the SE 1/4, NW 1/4 of Section 10, Township 33 North, Range 79 West and as appears on this map as Blocks 61 to 72 inclusive and Blocks 118, 119, 120 and 121 being the Sheridan Heights Addition to the Town of Casper, Natrona County, State of Wyoming is with the free consent and in accordance with the desire of the undersigned owner and proprietor

In witness whereof the Mountain Realty and Title Corporation a Corporation organized under the laws of the State of Wyoming has caused these presents to be signed by its President and its corporate seal hereunto affixed and attested by its Secretary on this 29th day of August A.D. 1912.

Attest:  
*Kate Cutter*  
Secretary

Mountain Realty & Title Corporation  
By *M. Elma Butler*  
President  
*Wm. L. Hancock*



State of Wyoming }  
County of Natrona }

*Wm. L. Hancock*

a Notary Public in and for said County of Natrona, and State of Wyoming, do hereby certify that M. Elma Butler and Kate Cutter who are personally known to me to be the President and Secretary respectively of the Mountain Realty and Title Corporation a corporation organized under the laws of the State of Wyoming and the some persons whose names are subscribed to the foregoing instrument as such President and Secretary respectively appeared before me this day in person and severally acknowledged that they signed sealed and delivered said instrument in behalf of said corporation and that said instrument and subdivisions are the free and voluntary acts of said corporation for the uses and purposes herein set forth

Given under my hand and notarial seal this 29 day of August A.D. 1912.

*Wm. L. Hancock*  
Notary Public

My commission expires  
Dec 14, 1915

7-64-54  
15  
2 0  
17 1/2  
3-  
Wm. L. Hancock

May 23, 2014

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

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

SUBJECT: **PLN-14-019-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.

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends 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.

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.

Summary:

Granite Peak Development, LLC has applied for sub-area plan approval for Lot 10, Park Ridge Medical Campus No. 2 Addition. The property is located generally northwest of the intersection of Granite Peak Drive and East Second Street, is zoned PUD (Planned Unit Development), and is part of the McMurry Business Park PUD (Planned Unit

Development). The 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 McMurry Business Park PUD (Planned Unit Development) Guidelines approved by Council in July of 2005, and recently amended, created a streamlined review procedure for projects in the McMurry Business Park. Typically, when an area within the McMurry Business Park is platted applicants are required to submit a sub-area plan, which is a preliminary site plan showing estimated building sizes, locations, orientations, general off-street parking areas, as well as landscaped areas. The sub-area plan that was originally approved for the Park Ridge Medical Campus No. 2 Addition did not include the subject property because the applicants did not yet know what the eventual use of the property would be. The applicants are now ready to proceed with the development of the site, and have submitted the required sub-area plan, which requires approval by both the Planning and Zoning Commission and the City Council. Once a sub-area plan is approved, a detailed site plan can be then be submitted for approval by the McMurry Business Park Design Review Committee and the City Planning Department staff, as long as the site plan generally matches or only slightly differs in building size as compared to the approved sub-area plan. Although the Commission and Council will not formally review the detailed site plan for this area, their respective recommendations on the sub-area plan directly affects the design of the detailed site plan.

The sub-area plan proposes an apartment development with a total of 228 dwelling units, located on 10-acres, totaling approximately twenty-three (23) dwelling units per acre. The PUD Guidelines allow for a residential density of up to twenty-four (24) units per acre. Access to the site is proposed to be via two curb cuts on Granite Peak Drive. A minimum of 276 parking spaces must be provided, and the sub-area plan shows a total of 401 parking spaces available, consisting of 312 surface spaces and 90 garage spaces. The structures on the site are proposed to be three-stories in height, and the PUD Guidelines allow structures up to fifty-five (55) feet in height in this area.

The McMurry Business Park PUD Guidelines approved by Council in 2005, and recently amended, establishes four (4) different planning areas within the business park. Those planning areas are:

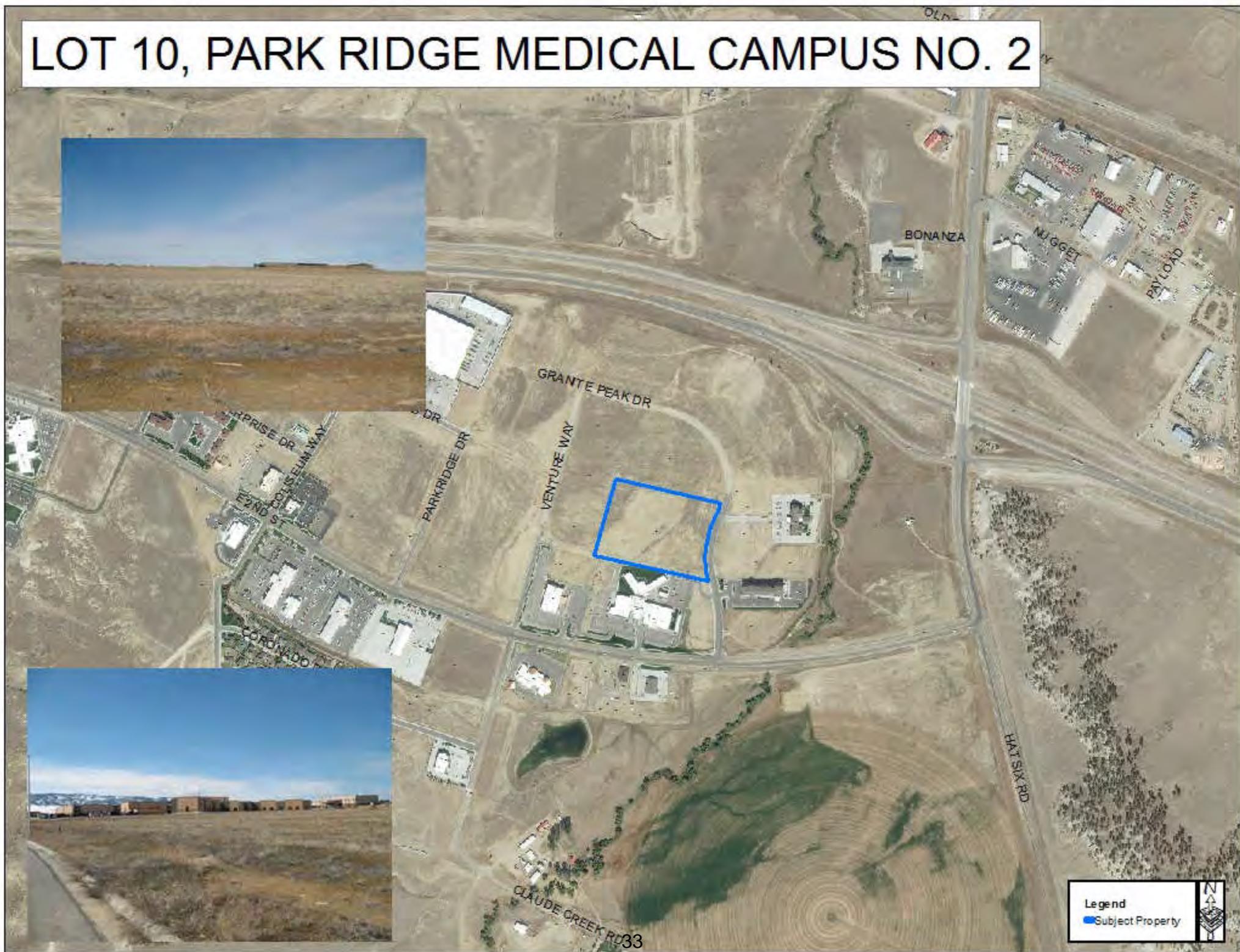
1. C – (Commercial-Retail/Office/Medical/Lodging);
2. CMF – (Commercial/Multi-Family);
3. SF – (Detached Residential); and,
4. OS – (Open Space).

The proposed sub-area plan is located in “Planning Area CMF.” Permitted uses in Planning Area CMF include:

1. One-family attached dwellings;
2. **Multi-family dwellings;**
3. General offices;
4. Theaters;
5. Hospitals;
6. Medical and dental offices, clinics and laboratories;
7. Convenience stores;
8. Nursing homes;
9. Assisted living facilities;
10. Police and fire stations;
11. Churches;
12. Synagogues;
13. Schools;
14. Financial institutions, including drive-through banks;
15. Indoor recreational facilities (including private health and wellness centers, athletic clubs, indoor pools and training facilities, climbing walls, and dance studios);
16. Stores for wholesale or retail sales;
17. Hotels and motels;
18. Restaurants (including sit-down, take-out and drive-through facilities);
19. Bars;
20. Day care facilities;
21. Community center buildings;
22. Temporary construction or sales trailers and offices, provided the construction offices and trailers are removed from the site within 30 days of the issuance of a certificate of occupancy for the building to which the office is appurtenant, and the sales offices are removed within 30 days of the initial sale of the last lot within this use area;
23. Auto Sales;
24. Other uses similar in character to those specifically listed above.

The proposed multi-family development of the property complies with the listed permitted uses in Planning Area CMF. Staff is recommending in favor of the proposed sub-area plan because the project meets or exceeds all minimum development standards of the City of Casper and the approved McMurry Business Park PUD Guidelines.

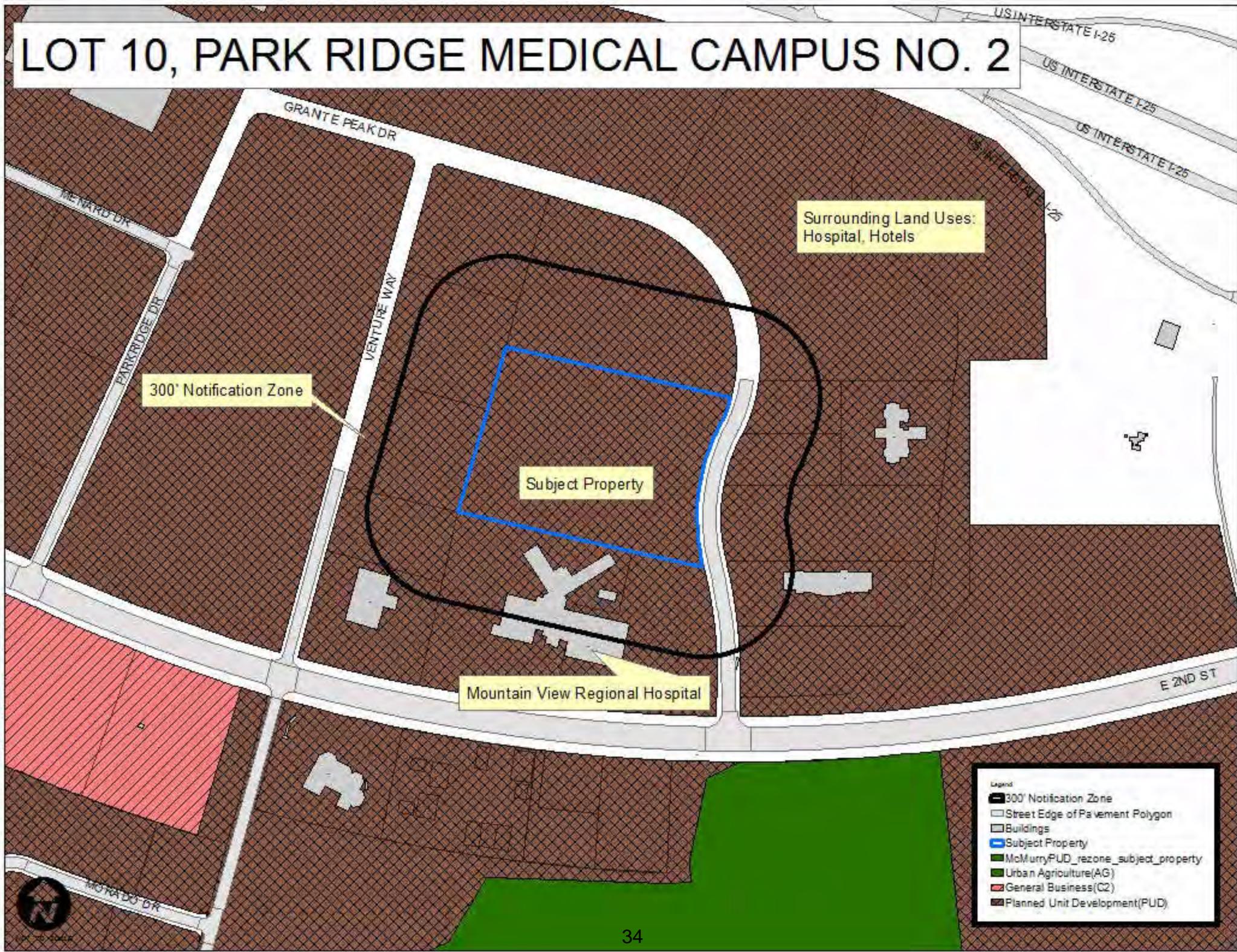
# LOT 10, PARK RIDGE MEDICAL CAMPUS NO. 2



Legend  
■ Subject Property



# LOT 10, PARK RIDGE MEDICAL CAMPUS NO. 2





**SITE INFORMATION**

PARKING REQUIRED = 401 SPACES

PARKING PROVIDED:

- SURFACE = 313 SPACES
- GARAGE = 88 SPACES

3-BEDROOM UNITS = 24

2-BEDROOM UNITS = 114

1-BEDROOM UNITS = 90



**CONCEPT SITE PLAN**

Scale: = 1" = 30'-0"



**BENTLEY MANOR at PARK RIDGE ::**

MAY 12, 2014 ::

650 GRANITE PEAK DRIVE, CASPER, WYOMING ::



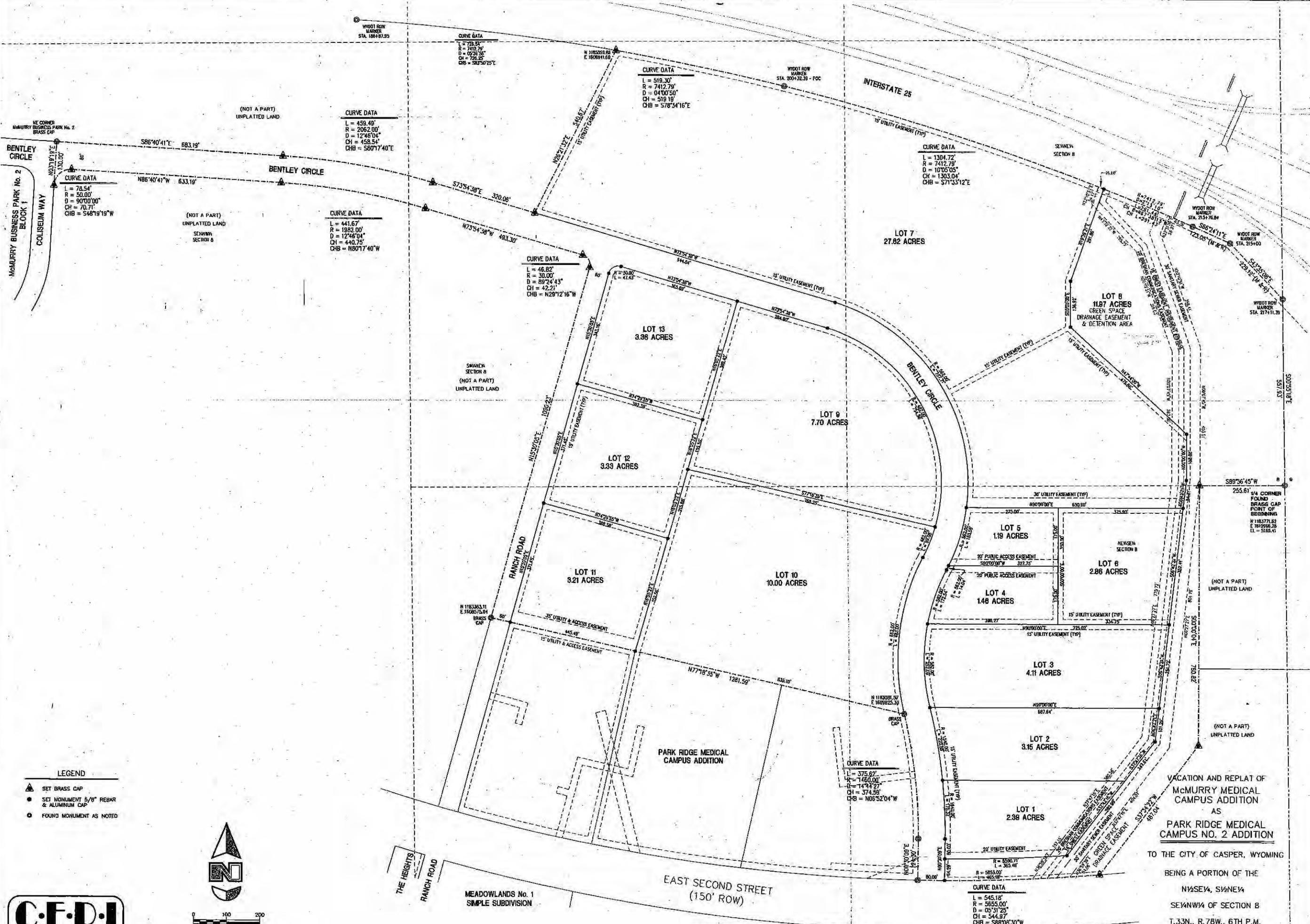
**Concept Perspective**



**BENTLEY MANOR at PARK RIDGE ::**

MAY 21, 2014 ::

650 GRANITE PEAK DRIVE, CASPER, WYOMING ::



McMURRY BUSINESS PARK No. 2  
BLOCK 1  
COLISEUM WAY

**CURVE DATA**  
L = 78.54'  
R = 50.00'  
D = 90°00'00"  
CH = 70.71'  
CHB = 54879'19"W

**CURVE DATA**  
L = 459.49'  
R = 2062.00'  
D = 12°46'04"  
CH = 458.54'  
CHB = 58077'40"E

**CURVE DATA**  
L = 441.67'  
R = 1982.00'  
D = 12°46'04"  
CH = 440.75'  
CHB = N80°17'40"W

**CURVE DATA**  
L = 728.84'  
R = 7412.79'  
D = 05°38'55"  
CH = 728.84'  
CHB = S83°50'25"E

**CURVE DATA**  
L = 519.30'  
R = 7412.79'  
D = 04°00'50"  
CH = 519.18'  
CHB = S78°34'16"E

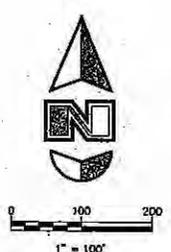
**CURVE DATA**  
L = 1304.72'  
R = 7412.79'  
D = 10°05'05"  
CH = 1303.04'  
CHB = S71°33'12"E

**CURVE DATA**  
L = 46.82'  
R = 30.00'  
D = 89°24'43"  
CH = 42.21'  
CHB = N28°12'16"W

**CURVE DATA**  
L = 375.62'  
R = 1460.00'  
D = 14°14'21"  
CH = 374.58'  
CHB = N06°52'04"W

**CURVE DATA**  
L = 555.00'  
R = 365.40'  
D = 05°31'25"  
CH = 544.97'  
CHB = S88°08'30"W

- LEGEND**
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED



VACATION AND REPLAT OF  
McMURRY MEDICAL  
CAMPUS ADDITION  
AS  
PARK RIDGE MEDICAL  
CAMPUS NO. 2 ADDITION  
TO THE CITY OF CASPER, WYOMING  
BEING A PORTION OF THE  
N½SE¼, S½NE¼  
SE¼NW¼ OF SECTION 8  
T.33N., R.78W., 6TH P.M.  
NATRONA COUNTY, WYOMING  
SHEET 1 OF 2

May 23, 2014

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

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

SUBJECT: **PLN-14-022-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.

Recommendation on the replat:

In the absence of information that may be presented during the public hearing, staff recommends 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.

Recommendation on the zone change:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning 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.

Code Compliance:

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

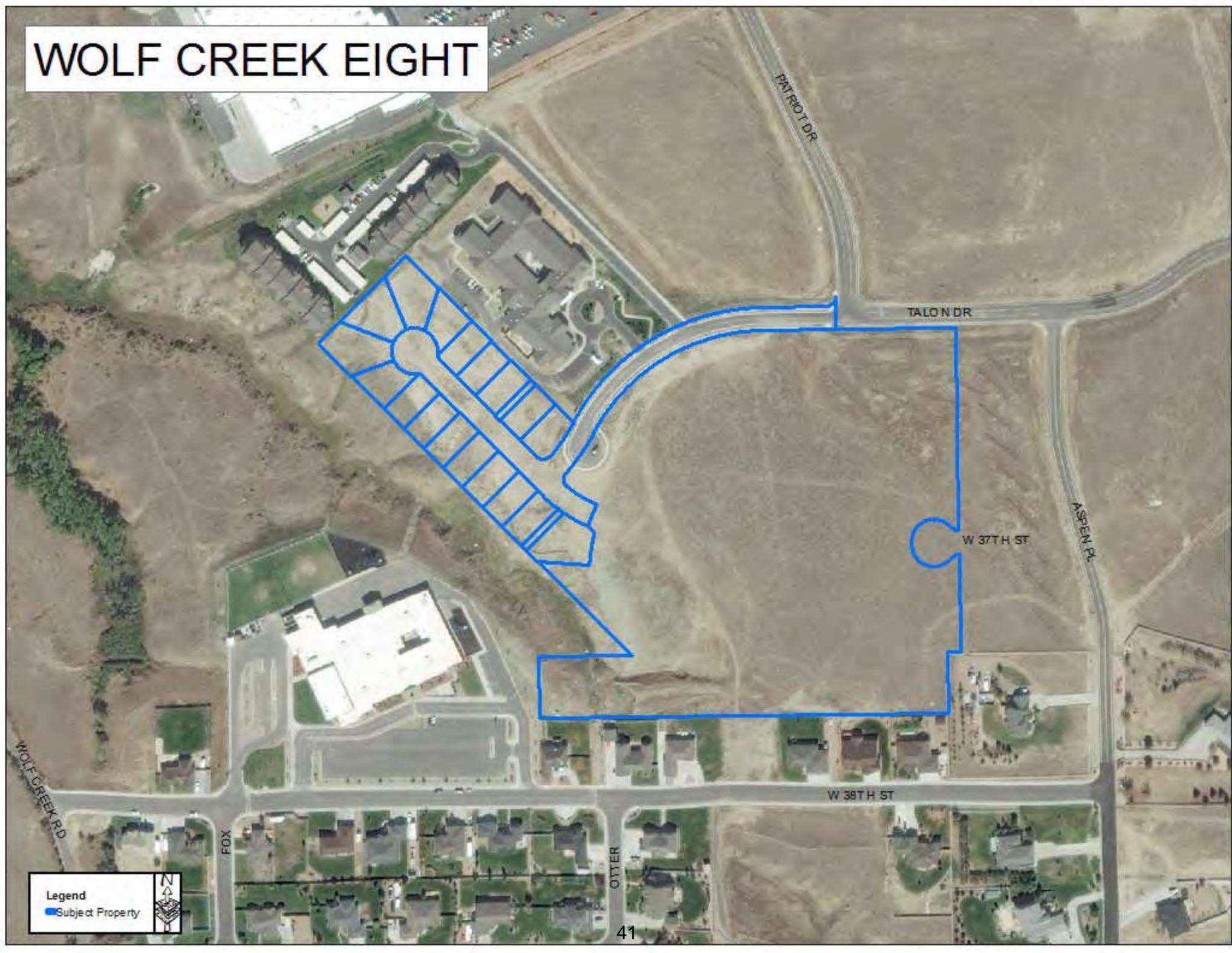
Summary:

Mesa Development, Inc. has applied to replat 19.75-acres, more or less, currently described as Lots 10 & 11 and a portion of Talon Drive, Mountain Plaza Addition No. 6, to create the Wolf Creek Eight Addition. The subject property is currently vacant, and is zoned R-4 (High Density Residential) with a small portion located in the vicinity of proposed Lots 17 and 18, and the entire proposed Tract A zoned PUD (Planned Unit Development). Land uses in the immediate area are an assisted living facility, a multi-family development, a Walmart Supercenter, Fort Caspar Academy Elementary School, and a single family residential development. The proposed replat is creating a 14.9-acre parcel and eighteen (18) residential lots from the remaining acreage, ranging in size from approximately 6,500 square feet to 11,000 square feet.

The applicants have also applied for a zone change of proposed Lots 17 and 18 to clarify the zoning because the lots are located in the transition between the existing R-4 (High Density Residential) district and the PUD (Planned Unit Development) district. Mixed zoning on individual lots is not permissible, so the zone change establishes that Lot 17 and 18 will be zoned R-4 (High Density Residential).

In a related item, the applicants have submitted a plat creating the Wolf Creek Nine Addition, which replats the 14.9-acre Tract A and also annexes a small portion of unincorporated County land. In that annexations take significantly longer to process, the applicants have elected to separate their plats so that they can begin construction on the lots in Wolf Creek Eight in the interim period that Wolf Creek Nine Addition is being processed. The plat creating Wolf Creek Eight and the related zone change meet all City of Casper minimum standards; therefore, staff is recommending approval of both.

# WOLF CREEK EIGHT

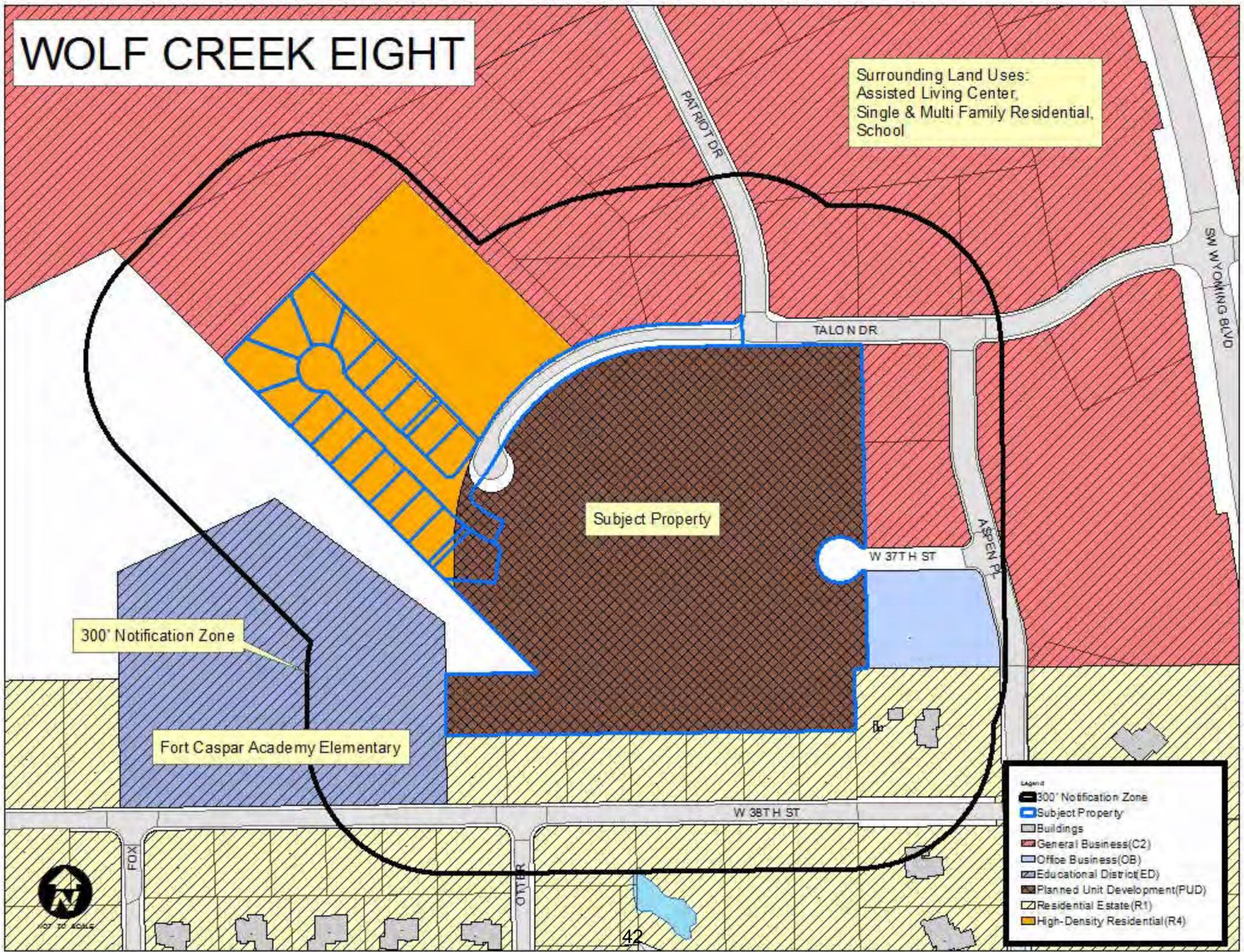


Legend  
■ Subject Property



# WOLF CREEK EIGHT

Surrounding Land Uses:  
Assisted Living Center,  
Single & Multi Family Residential,  
School



Subject Property

300' Notification Zone

Fort Caspar Academy Elementary

TALON DR

W 37TH ST

W 38TH ST

PATRIOT DR

ASCENT PL

SW WYOMING BLVD

FOX

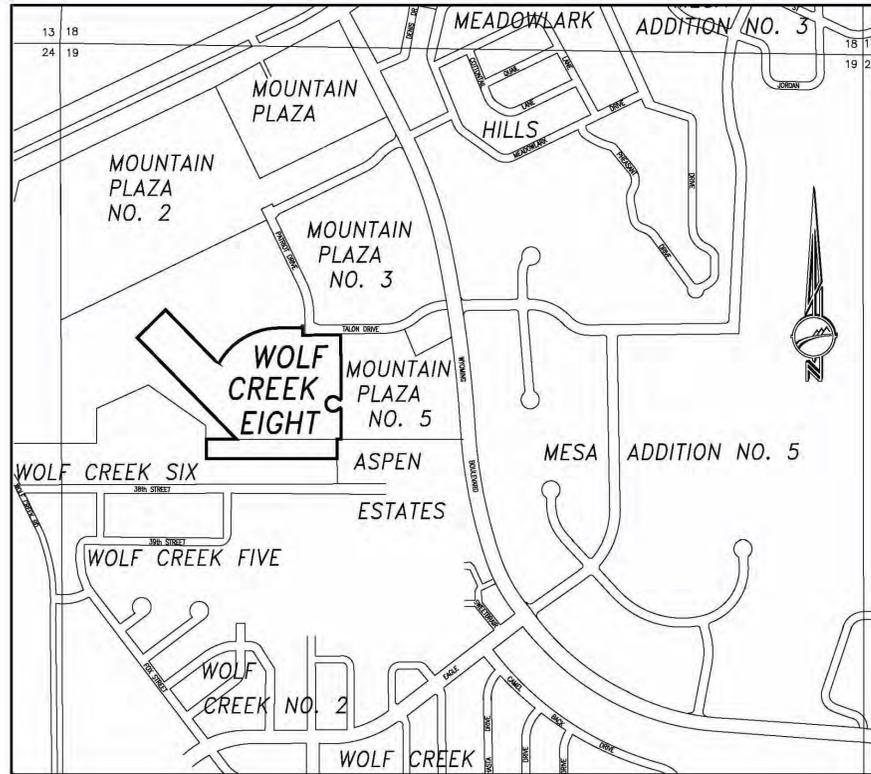
OVER

42

- Legend
- 300' Notification Zone
  - Subject Property
  - Buildings
  - General Business(C2)
  - Office Business(OB)
  - Educational District(ED)
  - Planned Unit Development(PUD)
  - Residential Estate(R1)
  - High-Density Residential(R4)



**PLAT OF**  
**"WOLF CREEK EIGHT"**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 A VACATION & REPLAT OF LOTS 10 & 11  
 AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 6,  
 TO THE CITY OF CASPER, WYOMING  
 A SUBDIVISION OF PORTIONS OF  
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING  
 PAGE 1 OF 2



VICINITY MAP  
SCALE: 1"=600'

**APPROVALS**

APPROVED: Community Planning Commission of Casper, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2014 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary \_\_\_\_\_ Commission Chairman \_\_\_\_\_

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. \_\_\_\_\_ duly passed, adopted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Attest: \_\_\_\_\_ Mayor \_\_\_\_\_  
City Clerk \_\_\_\_\_

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2014. City Engineer \_\_\_\_\_

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2014. City Surveyor \_\_\_\_\_

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, Steve M. Castle, a Professional Land Surveyor, 6010, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the months of May, 2009 through April, 2014 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.

Steve M. Castle, 6010 L.S.

**CERTIFICATE OF DEDICATION**

Randall S. Hall, President of Mesa Development Inc. hereby certifies that they are the owners and proprietors of the foregoing vacation & replat of Lots 10 & 11 and Talon Drive in Mountain Plaza Addition No. 6, to the City of Casper, Wyoming a subdivision of portions of the S1/2NW1/4 & N1/2SW1/4, Section 19 Township 33 North, Range 79 West Sixth Principal Meridian Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southwesterly corner of the Parcel being described and the northwesterly corner of Lot 5, Block 3, Wolf Creek Six addition to the City of Casper and from which point the northeasterly corner of the NW1/4SW1/4 said Section 19 bears, N71°49'27"E, 428.23 feet; thence from said Point of Beginning and along the easterly line of Lot 4, Block 3, said Wolf Creek Six addition to the City of Casper, N0°02'32"E, 132.07 feet to a point in and intersection with the northerly line of said NW1/4SW1/4; thence along the northerly line of said NW1/4SW1/4, N89°47'06"E, 201.79 feet to a point; thence into the SW1/4NW1/4, said Section 19, N44°26'04"W, 959.35 feet to the southerly corner of Lot 8, Mountain Plaza Addition No. 6; thence along the southeasterly line of said Lot 8, Mountain Plaza Addition No. 6, N45°33'56"E, 268.76 feet to the westerly corner of Lot 9, Mountain Plaza Addition No. 6; thence along the southeasterly line of said Lot 9, Mountain Plaza Addition No. 6, S44°25'29"E, 513.13 feet to the southerly corner of said Lot 9, Mountain Plaza Addition No. 6 and the beginning of a non-tangential curve; thence along the southeasterly line of said Lot 8 & Lot 9 and the southerly line of Lot 6 & Lot 5, Mountain Plaza Addition No. 6, along the arc of a true curve to the right and having a radius of 475.00 feet, and the long chord of which bears N59°24'57"E, 480.57 feet, through a central angle of 60°46'41", 503.87 feet to a point of tangency; thence continuing along the southerly line of said Lot 5, Mountain Plaza Addition No. 6, N89°48'18"E, 137.75 feet to a point of a curve; thence along the arc of a true curve to the left and having a radius of 20.00 feet, and the long chord of which bears N44°48'03"E, 28.29 feet, through a central angle of 90°00'30", 31.42 feet to a point of tangency and a point in and intersection with the westerly right-of-way line of Patriot Drive; thence, S0°12'12"E, 70.00 feet to a point in and intersection with the southerly right-of-way line of Talon Drive; thence along the southerly right-of-way line of said Talon Drive, N89°48'18"E, 259.37 feet to the northwesterly corner of Lot 2, Mountain Plaza Addition No. 5 to the City of Casper; thence along the westerly line of Lot 2 and Lot 3, Mountain Plaza Addition No. 5 to the City of Casper, S0°11'42"E, 440.51 feet to the southwesterly corner of said Lot 3, Mountain Plaza Addition No. 5 to the City of Casper and a point in and intersection with the northerly right-of-way line of W. 37th Street and the beginning of a non-tangential curve; thence along the northerly right-of-way line of said W. 37th Street and along the arc of a true curve to the right and having a radius of 20.00 feet, and the long chord of which bears N65°11'51"W, 16.90 feet, through a central angle of 49°59'41", 17.45 feet to a point of a reverse curve; thence along the westerly right-of-way line of said W. 37th Street and along the arc of a true curve to the left and having a radius of 50.00 feet, and the long chord of which bears S0°11'42"E, 64.29 feet, through a central angle of 279°59'23", 244.34 feet to a point of a reverse curve; thence along the southerly line of said W. 37th Street and along the arc of a true curve to the right and having a radius of 20.00 feet, and the long chord of which bears N64°48'28"E, 16.90 feet, through a central angle of 49°59'41", 17.45 feet to the northwesterly corner of Lot 4, Mountain Plaza Addition No. 5 to the City of Casper, S0°11'42"E, 212.11 feet to the southwesterly corner of said Lot 4, Mountain Plaza Addition No. 5 to the City of Casper and a point in and intersection with the northerly line of Lot 3, Aspen Estates Addition to the City of Casper; thence along the northerly line of said Lot 3, Aspen Estates Addition to the City of Casper, N89°56'50"W, 28.42 feet to the northwesterly corner of said Lot 3, Aspen Estates Addition to the City of Casper; thence along the westerly line of said Lot 3, Aspen Estates Addition to the City of Casper, S0°36'32"E, 133.52 feet to the northwesterly corner of Lot 11, Block 3, Wolf Creek Six an addition to the City of Casper; thence along the northerly line of Lot 11, Lot 10, Lot 9, Lot 8, Lot 7, Lot 6 and Lot 5, Block 3, Wolf Creek Six an addition to the City of Casper, N89°57'37"W, 887.74 feet to said Point of Beginning and containing 19.75 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. All streets as shown hereon are hereby or were previously dedicated to the use of the public. Utility easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of utility lines, conduits, vaults, pedestals, and other utility appurtenances as required for the proper development of said subdivision. Sanitary easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of sanitary sewer lines and manholes as required for the proper development of said subdivision. Storm sewer easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of storm sewer lines and manholes as required for the proper development of said subdivision. Public access easements as shown hereon are hereby reserved for the purposes of construction, operation, maintenance and public use of pedestrian pathways as required for the proper development of said subdivision. Public access and storm sewer easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of storm sewer lines, manholes and pedestrian pathways as required for the proper development of said subdivision.

**ACKNOWLEDGMENTS**

MESA DEVELOPMENT INC.  
P.O. BOX 51568  
CASPER, WYOMING 82605

RANDALL S. HALL, PRESIDENT

STATE OF WYOMING )  
  )SS  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by RANDALL S. HALL, PRESIDENT this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

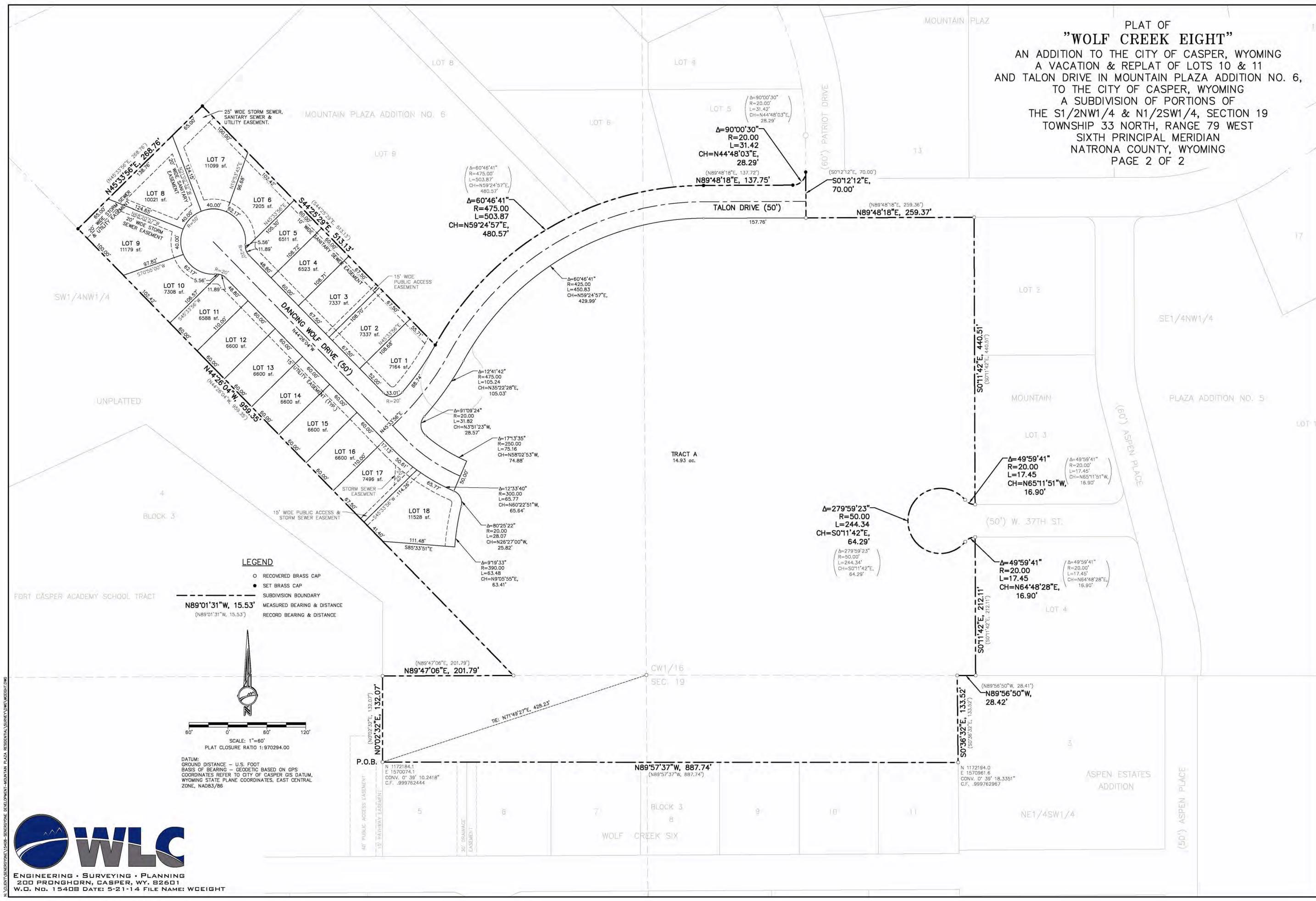
Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

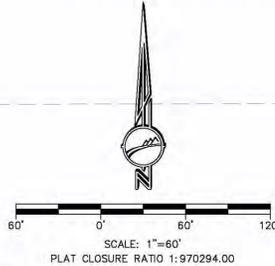


PLAT OF  
**"WOLF CREEK EIGHT"**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 A VACATION & REPLAT OF LOTS 10 & 11  
 AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 6,  
 TO THE CITY OF CASPER, WYOMING  
 A SUBDIVISION OF PORTIONS OF  
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING  
 PAGE 2 OF 2



**LEGEND**

- RECOVERED BRASS CAP
- SET BRASS CAP
- SUBDIVISION BOUNDARY
- MEASURED BEARING & DISTANCE
- RECORD BEARING & DISTANCE

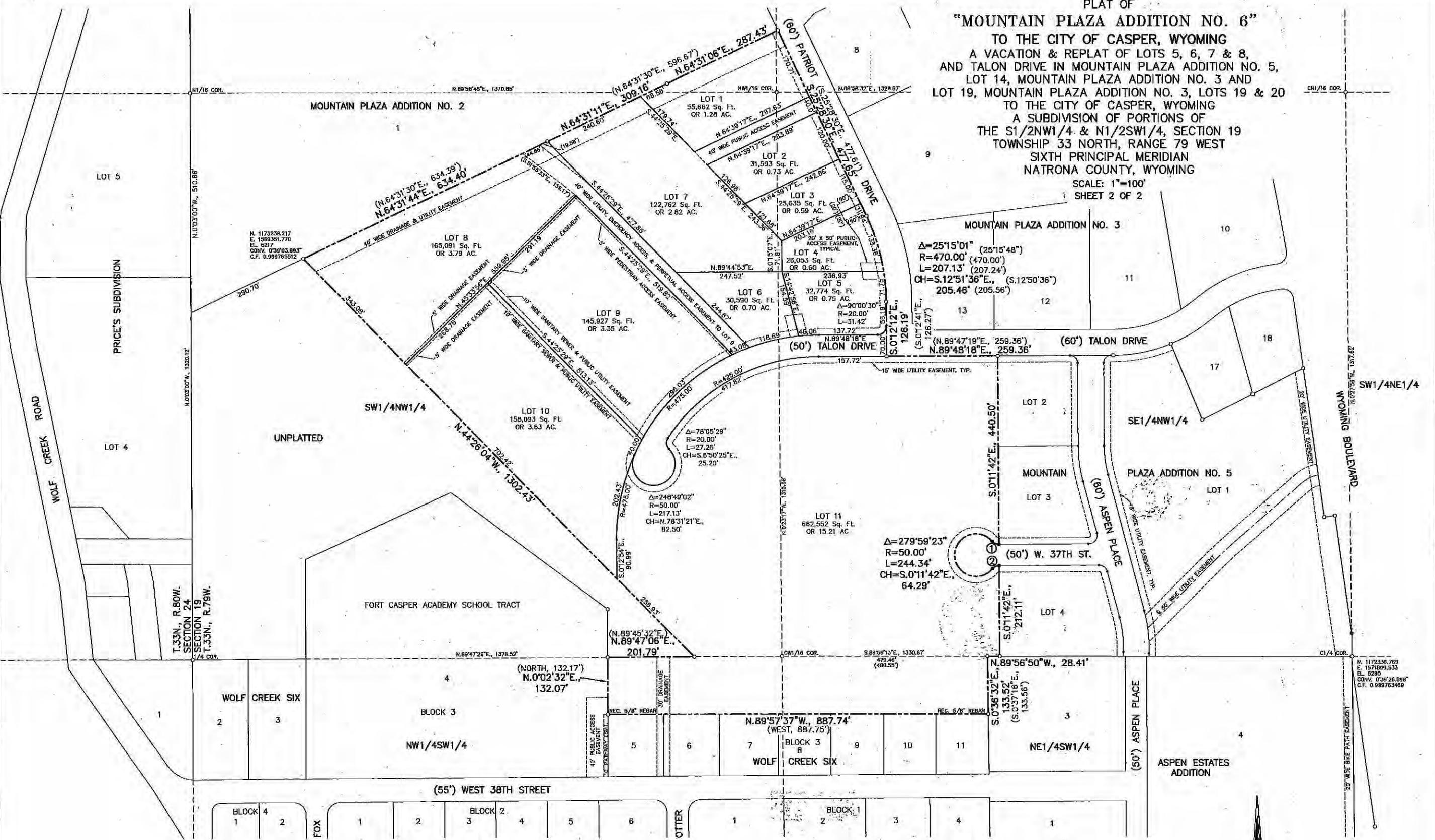


DATUM:  
 GROUND DISTANCE - U.S. FOOT  
 BASIS OF BEARING - GEODETIC BASED ON GPS  
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
 ZONE, NAD83/86

**WLC**  
 ENGINEERING • SURVEYING • PLANNING  
 200 PRONGHORN, CASPER, WY. 82601  
 W.O. NO. 15408 DATE: 5-21-14 FILE NAME: WCEIGHT

PLAT OF  
**"MOUNTAIN PLAZA ADDITION NO. 6"**  
 TO THE CITY OF CASPER, WYOMING  
 A VACATION & REPLAT OF LOTS 5, 6, 7 & 8,  
 AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 5,  
 LOT 14, MOUNTAIN PLAZA ADDITION NO. 3 AND  
 LOT 19, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 & 20  
 TO THE CITY OF CASPER, WYOMING  
 A SUBDIVISION OF PORTIONS OF  
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

SCALE: 1"=100'  
 SHEET 2 OF 2

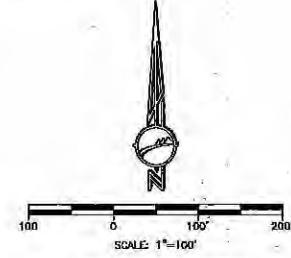


ENGINEERING • SURVEYING • PLANNING  
 200 FRINGHORN, CASPER, WY. 82601  
 WEL. NO. 13893 & 13894 DATE: 3-8-10 FILE NAME: Mtn Plaza & REPLAT

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	49°59'41"	20.00'	17.45'	N.65°11'51"W., 16.90'
C2	49°59'41"	20.00'	17.45'	N.64°48'28"E., 16.90'

- LEGEND**
- SET BRASS CAP
  - RECOVERED BRASS CAP
  - BOUNDARY
  - EASEMENT
  - MEASURED BEARING & DISTANCE
  - RECORD BEARING & DISTANCE

DATUM:  
 GROUND DISTANCE - U.S. FOOT  
 BASIS OF BEARING - GEODETIC BASED ON GPS  
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD29.  
 ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE  
 USED AS BENCHMARKS.



SCALE: 1"=100'  
 PLAT CLOSURE RATIO: 1:591,912

May 23, 2014

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

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

SUBJECT: **PLN-14-023-ARZ** – Petition to vacate and replat Tract A, Wolf Creek Eight and Lots 2, 3 & 4 and West 37<sup>th</sup> Street, Mountain Plaza Addition No. 5; and an annexation and plat of a portion of the SW1/4NW1/4, Section 19, T33N, R79W, 6<sup>th</sup> 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.

Recommendation on the annexation:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the request to annex 1.467-acres being incorporated into the proposed Wolf Creek Nine Addition, and forward a “do pass” recommendation to the City Council for the following reasons:

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

Recommendation on the plat:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission 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.

Recommendation on the zone change:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the rezoning of the Wolf Creek Nine Addition 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), and forward a “do-pass” recommendation to the City Council.

Code Compliance:

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

Summary:

Mesa Development, Inc. has applied to annex 1.467 acres, more or less, located west of the current terminus of Talon Drive. The property being annexed is being incorporated into a plat creating the Wolf Creek Nine Addition. The proposed Wolf Creek Nine Addition encompasses 20.18 acres and is creating a total of seventy-two (72) residential lots. The proposed Wolf Creek Nine Addition currently consists of properties zoned Natrona County Zoning Classification C (Commercial) and City Zoning Classifications (PUD) Planned Unit Development, OB (Office Business), and C-2 (General Business). A zone change of the entire Wolf Creek Nine Addition to R-2 (One Unit Residential) has been requested by the applicant. Land uses in the immediate area include single-family residential, multi-family residential, an assisted living center, and an elementary school. The proposed lots range in size from approximately 7,200 square feet in size, up to 16,700 square feet in size. The minimum lot size in the R-2 (One Unit Residential) zoning district is 4,000 square feet.

In a related item, the applicants have submitted a plat creating the Wolf Creek Eight Addition. The Wolf Creek Nine Addition plat references and replats a portion of the Wolf Creek Eight Addition, Tract A. Staff has included a condition of approval for the Wolf Creek Nine Addition which requires that Wolf Creek Eight Addition be approved and recorded prior to final approval of Wolf Creek Nine. In that annexations take significantly longer to process than a replat, the applicants have elected to separate their plats so that they can begin construction on the lots in Wolf Creek Eight in the interim period that the annexation and plat creating Wolf Creek Nine is being processed.

Many of the lots in the Wolf Creek Nine Addition have frontage on streets in both the rear and the front yards. Staff has included a condition that requires that structures face the interior street and restricts vehicular access for those lots so that there are no driveways along either Talon Drive or Aspen Place. The second recommended condition of approval requires that the applicants submit a drainage study for review and approval by the City Engineer.

Staff's fourth recommended condition requires that the intersection of Gray Wolf Drive, Red Wolf Drive, and Dancing Wolf Drive be aligned, rather than offset as proposed. Offset intersections of less than three hundred (300) feet are generally not desirable because they create a conflict area of the roadway that has overlapping left-turning vehicles. The applicant feels that in this case, the offset intersection is necessitated by the location of existing underground utilities, and the general layout of the subdivision. By aligning the streets, it is likely that at least one lot would be lost. Furthermore, the applicant notes that with the limited volume of traffic that will be on the streets, even at full build out of the area, the offset intersection will not be problematic. The Planning and Zoning Commission has previously discussed offset intersections on recent projects

such as Saddlebrook Valley Addition; therefore, staff has proposed the fourth condition to facilitate further discussion and provide direction to staff and the developer.

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

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly sets the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan identifies this area to be appropriately developed as "Single-Family (Low Density)." The proposed R-2 (One Unit Residential) zoning of the proposed Wolf Creek Nine Addition is consistent with the long-range plan for the development of this area.

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

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

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

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

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

Principle K – Direct Growth to Encourage Infill and Redevelopment.

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

Principle Z – Provide for Adequate Attainable Housing.

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

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

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

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

# WOLF CREEK NINE

Surrounding Land Uses:  
Assisted Living Center, Wal-Mart,  
Single & Multi Family Residential,  
School

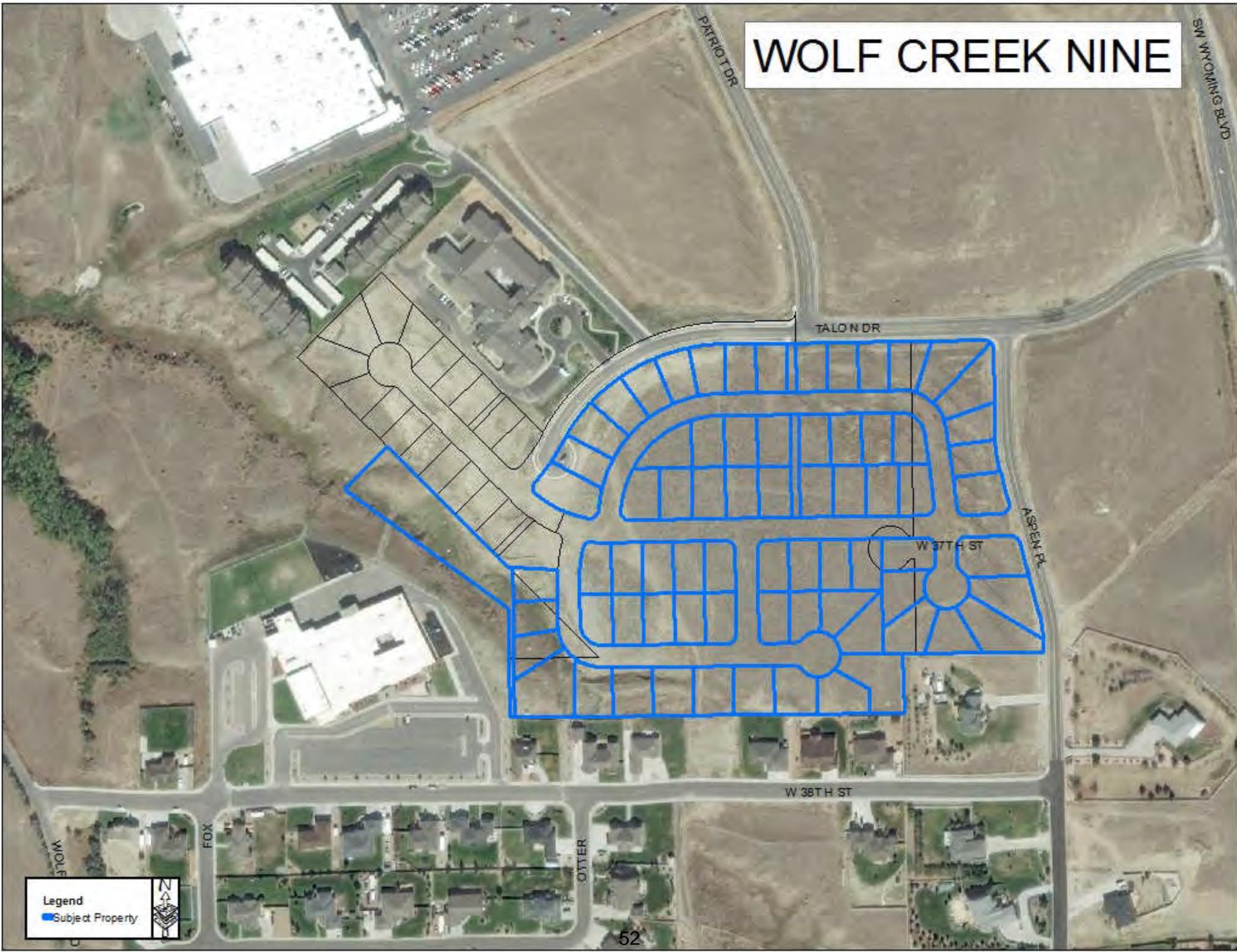
300' Notification Zone

Subject Property

- Legend
- 300' Notification Zone
  - Subject Property
  - Buildings
  - General Business(C2)
  - Office Business(OB)
  - Educational District(ED)
  - Planned Unit Development(PUD)
  - Residential Estate(R1)
  - High-Density Residential(R4)



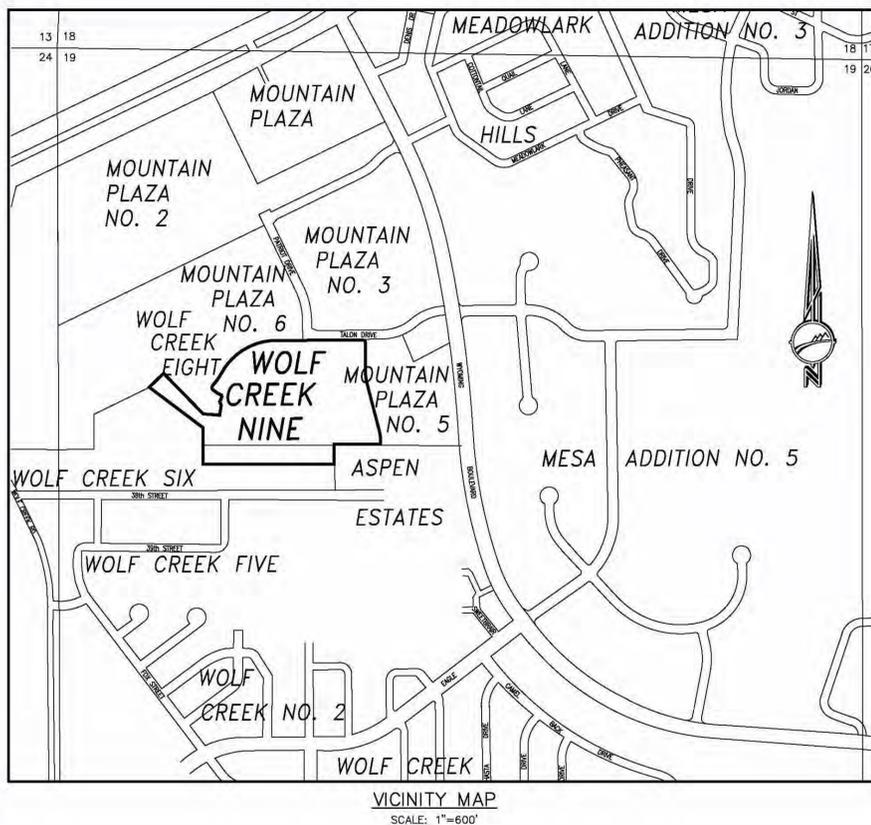
# WOLF CREEK NINE



Legend  
■ Subject Property



**PLAT OF  
"WOLF CREEK NINE"**  
AN ADDITION TO THE CITY OF CASPER, WYOMING  
A VACATION & REPLAT OF TRACT A IN WOLF CREEK EIGHT,  
AN ADDITION TO THE CITY OF CASPER, WYOMING  
A VACATION & REPLAT OF LOTS 2 & 3 & 4 AND W. 37TH STREET  
IN MOUNTAIN PLAZA ADDITION NO. 5 TO THE CITY OF CASPER, WYOMING  
AND AN ANNEXATION OF A PORTION OF THE SW1/4NW1/4,  
SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH P.M.  
AND BEING A SUBDIVISION OF PORTIONS OF  
THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING  
PAGE 1 OF 2



**APPROVALS**

APPROVED: Community Planning Commission of Casper, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2014 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary \_\_\_\_\_ Commission Chairman \_\_\_\_\_  
APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. \_\_\_\_\_ duly passed, adopted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Attest: \_\_\_\_\_ Mayor \_\_\_\_\_  
City Clerk \_\_\_\_\_

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2014. City Engineer \_\_\_\_\_

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2014. City Surveyor \_\_\_\_\_

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, Steve M. Castle, a Professional Land Surveyor, 6010, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the months of May, 2009 through April, 2014 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.

Steve M. Castle, 6010 L.S.

**CERTIFICATE OF DEDICATION**

Randall S. Hall, President of Mesa Development Inc. hereby certifies that they are the owners and proprietors of the foregoing vacation & replat of Tract A in Wolf Creek Eight an addition to the City of Casper, Wyoming a vacation & replat of Lots 2 & 3 & 4 and W. 37th Street in Mountain Plaza Addition No. 5 to the City of Casper, Wyoming and an annexation of 1.467 acres of a portion of the SW1/4NW1/4, Section 19, Township 33 North, Range 79 West of the 6th P.M. and being a subdivision of portions of the S1/2NW1/4 & N1/2SW1/4, Section 19 Township 33 North, Range 79 West Sixth Principal Meridian Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southwesterly corner of the Parcel being described and the northwesterly corner of Lot 5, Block 3, Wolf Creek Six addition to the City of Casper and the southwesterly corner of said Tract A, Wolf Creek Eight and a point in the easterly line of Lot 4, Block 3, Wolf Creek Six addition to the City of Casper; thence from said Point of Beginning and along the westerly line of said Tract A, Wolf Creek Eight and the easterly line of said Lot 4, Block 3, Wolf Creek Six, N0°02'32"E, 132.07 feet to a point; thence continuing along the easterly line of said Lot 4, Block 3, Wolf Creek Six, N0°02'19"E, 112.79 feet to the northeasterly corner of said Lot 4, Block 3, Wolf Creek Six; thence along the northeasterly line of said Lot 4, Block 3, Wolf Creek Six, N53°14'28"W, 455.92 feet to the most northerly corner of said Lot 4, Block 3, Wolf Creek Six; thence, N45°33'56"E, 135.40 feet to a point in and intersection with the southwesterly line of Lot 12, Wolf Creek Eight; thence along the southwesterly line of Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Tract B and Lot 18, Wolf Creek Eight, S44°26'04"E, 383.72 feet to the southwesterly corner of said Lot 18, Wolf Creek Eight; thence along the southerly line of said Lot 18, Wolf Creek Eight, S85°33'51"E, 111.48 feet to the southeasterly corner of said Lot 18, Wolf Creek Eight and the beginning of a non-tangential curve; thence along the easterly line of said Lot 18, Wolf Creek Eight and the arc of a true curve to the right and having a radius of 390.00 feet, and the long chord of which bears N9°05'55"E, 63.41 feet, through a central angle of 91°9'33", 63.48 feet to a point of reverse curve; thence along the arc of a true curve to the left and having a radius of 20.00 feet, and the long chord of which bears N26°27'00"W, 25.82 feet, through a central angle of 80°25'22", 28.07 feet to a point in and intersection with the southerly right-of-way line of Dancing Wolf Drive; thence across said Dancing Wolf Drive, N23°20'19"E, 50.00 feet to a point in and intersection with the northerly right-of-way line of said Dancing Wolf Drive and the beginning of a non-tangential curve; thence along the northerly right-of-way line of said Dancing Wolf Drive and the arc of a true curve to the right and having a radius of 250.00 feet, and the long chord of which bears N58°02'53"W, 74.88 feet, through a central angle of 171°3'35", 75.16 feet to a point of compound curve; thence along the arc of a true curve to the right and having a radius of 20.00 feet, and the long chord of which bears N3°51'23"W, 28.57 feet, through a central angle of 91°09'24", 31.82 feet to a point in and intersection with the southerly right-of-way line of Talon Drive and a point of reverse curve; thence along the southerly right-of-way line of said Talon Drive and the arc of a true curve to the left and having a radius of 475.00 feet, and the long chord of which bears N35°22'28"E, 105.03 feet, through a central angle of 12°41'42", 105.24 feet to a point of reverse curve; thence along the arc of a true curve to the right and having a radius of 425.00 feet, and the long chord of which bears N59°24'57"E, 429.99 feet, through a central angle of 60°46'41", 450.83 feet to a point of tangency; thence, N89°48'18"E, 586.07 feet to the beginning of a curve; thence along the easterly line of Lot 2, Mountain Plaza Addition No. 5 addition to the City of Casper and along the arc of a true curve to the right and having a radius of 17.50 feet, and the long chord of which bears S45°11'47"E, 24.75 feet, through a central angle of 89°59'50", 27.49 feet to a point of tangency; thence along the westerly line of Aspen Place, S0°11'52"E, 194.32 feet to the beginning of a curve; thence along the westerly line of Aspen Place and the arc of a true curve to the left and having a radius of 330.00 feet, and the long chord of which bears S7°26'46"E, 83.27 feet, through a central angle of 14°29'48", 83.49 feet to a point of tangency; thence along the westerly line of Aspen Place, S14°41'40"E, 328.84 feet to the beginning of a curve; thence along the arc of a true curve to the right and having a radius of 270.00 feet, and the long chord of which bears S5°57'30"E, 82.02 feet, through a central angle of 17°28'20", 82.34 feet to a point of tangency; thence, S2°46'40"W, 9.48 feet to a point in and intersection with the northerly line of Lot 3, Aspen Estates Addition to the City of Casper; thence along the northerly line of said Lot 3, Aspen Estates Addition, N89°56'50"W, 315.46 feet to the northwesterly corner of said Lot 3, Aspen Estates Addition; thence along the westerly line of said Lot 3, Aspen Estates Addition, S0°36'32"E, 133.52 feet to the northeasterly corner of Lot 11, Block 3, of said Wolf Creek Six; thence along the northerly line of Lot 11, Lot 10, Lot 9, Lot 8, Lot 7, Lot 6 and Lot 5, Block 3 said Wolf Creek Six, N89°57'37"W, 887.74 feet to the Point of Beginning and containing 20.18 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. All streets as shown hereon are hereby or were previously dedicated to the use of the public. Utility easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of utility lines, conduits, vaults, pedestals, and other utility appurtenances as required for the proper development of said subdivision. Storm sewer easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of storm sewer lines and manholes as required for the proper development of said subdivision. Public access easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of pedestrian pathways as required for the proper development of said subdivision. Landscape and utility easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of utility lines, conduits, vaults, pedestals, other utility appurtenances and decorative landscaping as required for the proper development of said subdivision. Tract A as shown hereon is hereby dedicated to the use of the public and is hereby reserved for the purposes of construction, operation and maintenance of a storm water detention reservoir, storm sewer piping and manholes, and a pedestrian pathway.

**ACKNOWLEDGMENT**

**MESA DEVELOPMENT INC.**  
P.O. BOX 51568  
CASPER, WYOMING 82605

RANDALL S. HALL, PRESIDENT

STATE OF WYOMING )  
 )SS  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by RANDALL S. HALL, PRESIDENT this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

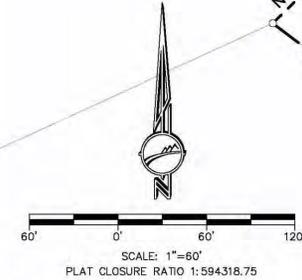
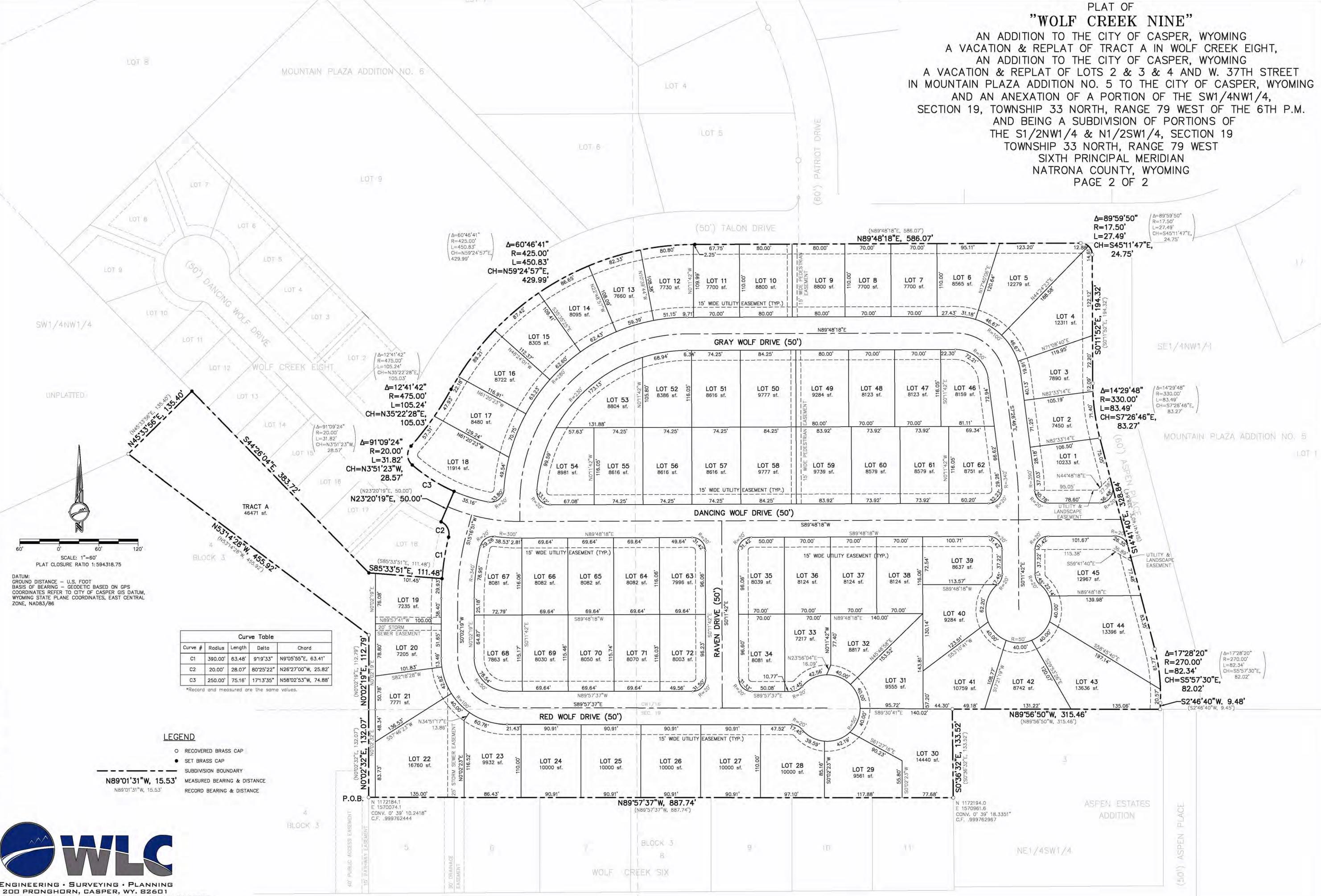
Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

PLAT OF  
"WOLF CREEK NINE"

AN ADDITION TO THE CITY OF CASPER, WYOMING  
A VACATION & REPLAT OF TRACT A IN WOLF CREEK EIGHT,  
AN ADDITION TO THE CITY OF CASPER, WYOMING  
A VACATION & REPLAT OF LOTS 2 & 3 & 4 AND W. 37TH STREET  
IN MOUNTAIN PLAZA ADDITION NO. 5 TO THE CITY OF CASPER, WYOMING  
AND AN ANEXATION OF A PORTION OF THE SW1/4NW1/4,  
SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH P.M.  
AND BEING A SUBDIVISION OF PORTIONS OF  
THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING  
PAGE 2 OF 2



SCALE: 1"=60'  
PLAT CLOSURE RATIO 1:594318.75

DATUM:  
GROUND DISTANCE - U.S. FOOT  
BASIS OF BEARING - GEODETIC BASED ON GPS  
COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
ZONE, NAD83/86

Curve #	Radius	Length	Delta	Chord
C1	390.00'	63.48'	9°19'33"	N9°05'55"E, 63.41'
C2	20.00'	28.07'	80°25'22"	N26°27'00"W, 25.82'
C3	250.00'	75.16'	17°13'35"	N58°02'53"W, 74.88'

\*Record and measured are the same values.

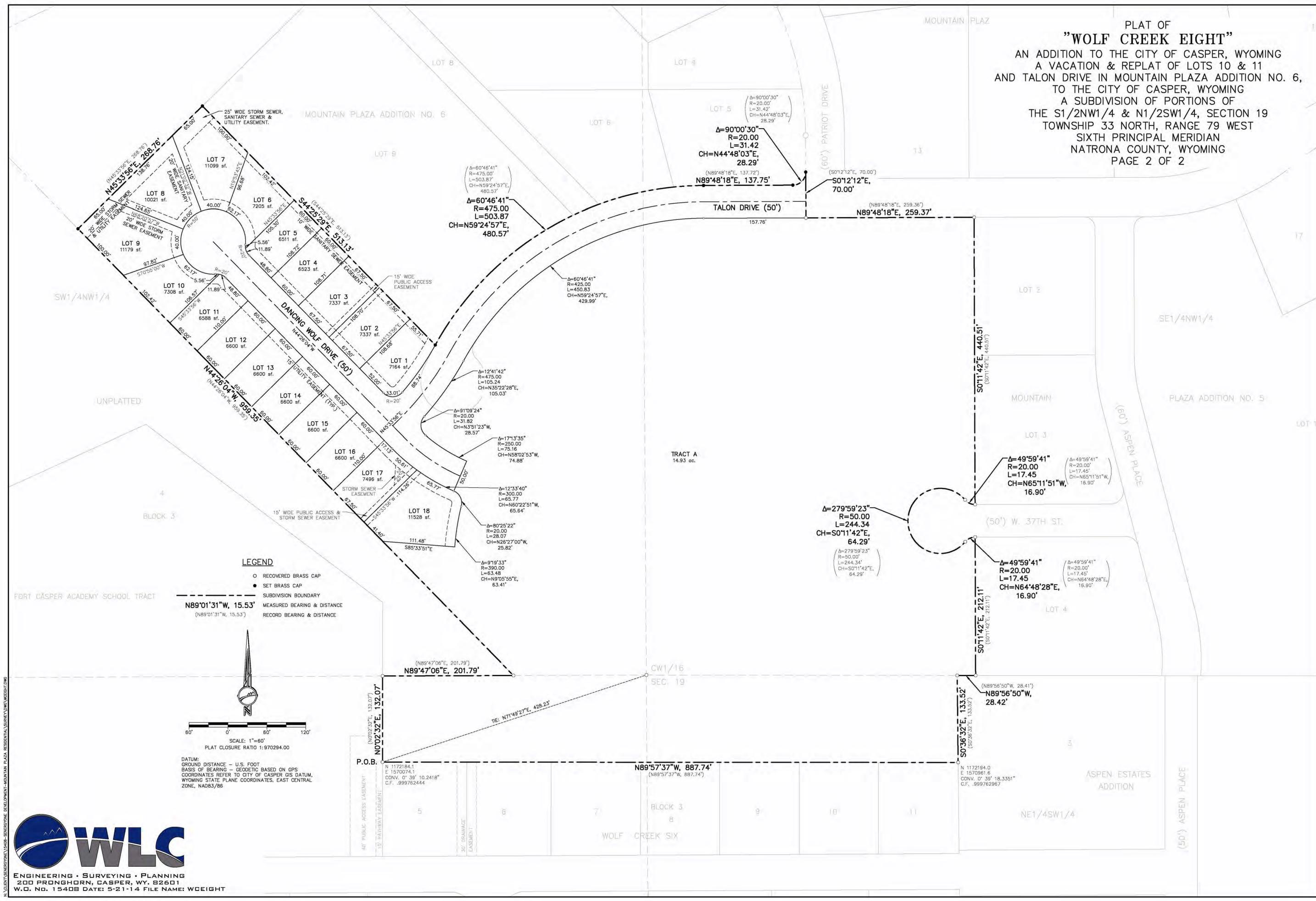
**LEGEND**

- RECOVERED BRASS CAP
- SET BRASS CAP
- SUBDIVISION BOUNDARY
- MEASURED BEARING & DISTANCE
- RECORD BEARING & DISTANCE



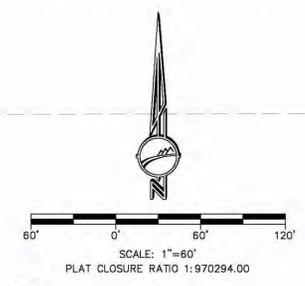
ENGINEERING • SURVEYING • PLANNING  
200 PRONGHORN, CASPER, WY. 82601  
W.D. NO. 15408 DATE: 5-21-14 FILE NAME: WCNINE

PLAT OF  
**"WOLF CREEK EIGHT"**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 A VACATION & REPLAT OF LOTS 10 & 11  
 AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 6,  
 TO THE CITY OF CASPER, WYOMING  
 A SUBDIVISION OF PORTIONS OF  
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING  
 PAGE 2 OF 2



**LEGEND**

- RECOVERED BRASS CAP
- SET BRASS CAP
- SUBDIVISION BOUNDARY
- MEASURED BEARING & DISTANCE
- RECORD BEARING & DISTANCE



DATUM:  
 GROUND DISTANCE - U.S. FOOT  
 BASIS OF BEARING - GEODETIC BASED ON GPS  
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
 ZONE, NAD83/86

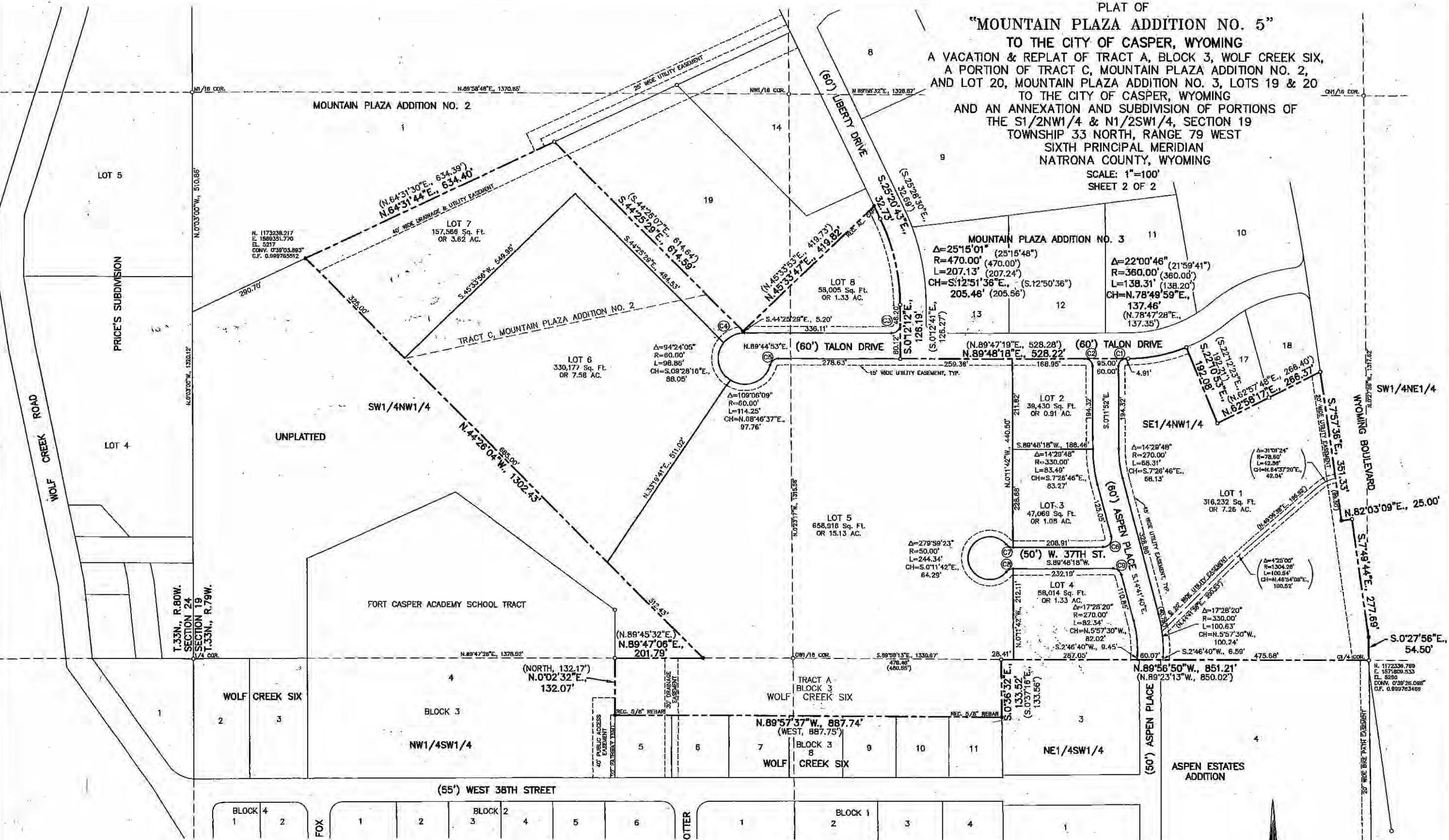


ENGINEERING • SURVEYING • PLANNING  
 200 PRONGHORN, CASPER, WY. 82601  
 W.O. NO. 15408 DATE: 5-21-14 FILE NAME: WCEIGHT

PLAT OF  
"MOUNTAIN PLAZA ADDITION NO. 5"

TO THE CITY OF CASPER, WYOMING  
A VACATION & REPLAT OF TRACT A, BLOCK 3, WOLF CREEK SIX,  
A PORTION OF TRACT C, MOUNTAIN PLAZA ADDITION NO. 2,  
AND LOT 20, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 & 20  
TO THE CITY OF CASPER, WYOMING  
AND AN ANNEXATION AND SUBDIVISION OF PORTIONS OF  
THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING

SCALE: 1"=100'  
SHEET 2 OF 2



**CURVE TABLE**

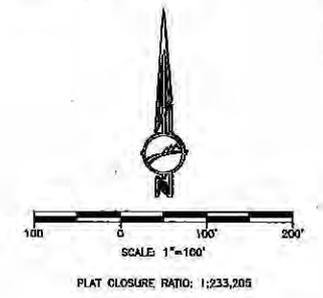
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'10"	17.50'	27.49'	S.44°48'13"W., 24.75'
C2	89°59'50"	17.50'	27.49'	N.45°11'47"W., 24.75'
C3	89°57'05"	20.00'	31.40'	N.44°46'21"E., 28.27'
C4	52°01'07"	60.00'	54.47'	S.63°44'20"W., 52.62'
C5	75°31'21"	20.00'	25.36'	S.51°59'13"W., 24.49'
C6	104°29'58"	20.00'	36.48'	N.37°33'19"E., 31.63'
C7	49°59'41"	20.00'	17.45'	S.65°11'51"E., 16.90'
C8	49°59'41"	20.00'	17.45'	S.64°48'28"W., 16.80'
C9	75°30'02"	20.00'	26.35'	N.52°26'41"W., 24.49'

**LEGEND**

- SET BRASS CAP
- RECOVERED BRASS CAP
- BOUNDARY
- - - EASEMENT
- MEASURED BEARING & DISTANCE
- - - RECORD BEARING & DISTANCE

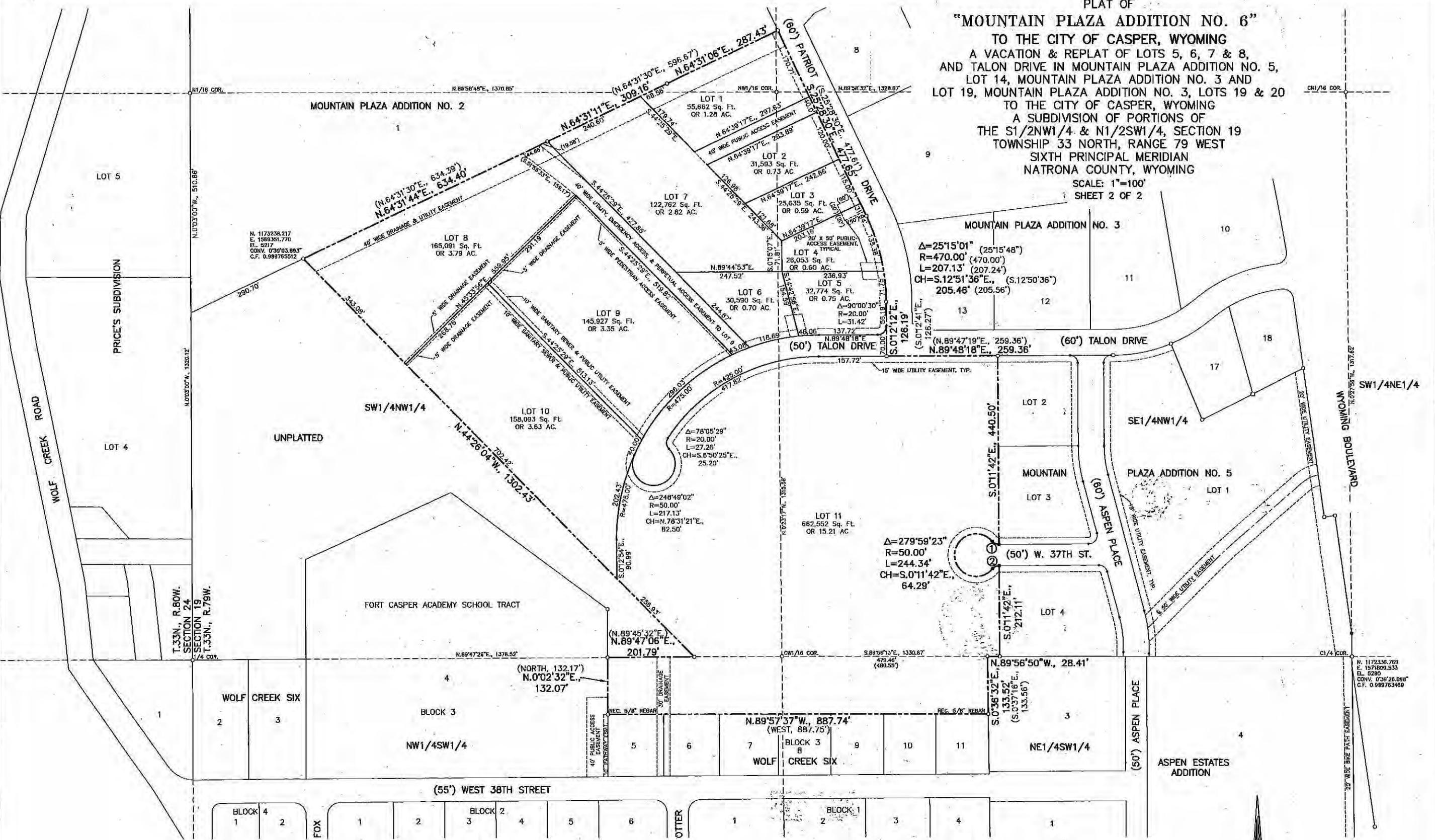
N.64°32'30"E., 469.86'  
(N.64°32'30"E., 469.86')

**DATUM:**  
GROUND DISTANCE - U.S. FOOT  
BASIS OF BEARING - GEODETIC BASED ON CIPS  
COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
ZONE, NAD83/86 AND ELEVATIONS REFER TO NGVD29.  
ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT  
INTENDED TO BE USED AS BENCH MARKS.



PLAT OF  
**"MOUNTAIN PLAZA ADDITION NO. 6"**  
 TO THE CITY OF CASPER, WYOMING  
 A VACATION & REPLAT OF LOTS 5, 6, 7 & 8,  
 AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 5,  
 LOT 14, MOUNTAIN PLAZA ADDITION NO. 3 AND  
 LOT 19, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 & 20  
 TO THE CITY OF CASPER, WYOMING  
 A SUBDIVISION OF PORTIONS OF  
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

SCALE: 1"=100'  
 SHEET 2 OF 2



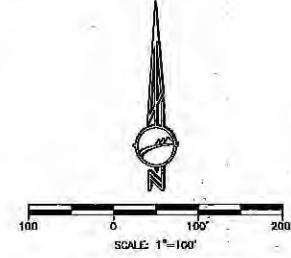
ENGINEERING • SURVEYING • PLANNING  
 200 FRINGHORN, CASPER, WY. 82601  
 WEL. NO. 1.359.3 & 1.359.4 FAXES 3-810 FILE NAME: Mtn Plaza & REPLAT

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	49°59'41"	20.00'	17.45'	N.65°11'51"W., 16.90'
C2	49°59'41"	20.00'	17.45'	N.64°48'28"E., 16.90'

N.64°32'30"E., 469.86'  
 (N.64°32'30"E., 469.86')

- LEGEND**
- SET BRASS CAP
  - RECOVERED BRASS CAP
  - BOUNDARY
  - - - EASEMENT
  - MEASURED BEARING & DISTANCE
  - - - RECORD BEARING & DISTANCE

DATUM:  
 GROUND DISTANCE - U.S. FOOT  
 BASIS OF BEARING - GEODETIC BASED ON GPS  
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD29.  
 ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE  
 USED AS BENCHMARKS.



SCALE: 1"=100'  
 PLAT CLOSURE RATIO: 1:591,912

May 23, 2014

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

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

SUBJECT: **PLN-14-024-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.

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends 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).

Code Compliance:

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

Summary:

Gaddis Custom Building, LLC has applied to replat 13.98-acres, described as Tracts A, B, & C, Heritage Hills Addition No. 2, to create the Heritage Hills Addition No. 3. The property is currently undeveloped, and is zoned R-2 (One Unit Residential). Land uses in the immediate area are all single-family residential. The proposed plat is creating twenty-six (26) residential lots, and a single 6.89-acre tract. The proposed lots range in size from 5,900 square feet up to 14,000 square feet. The minimum lot size in the R-2 zoning district is 4,000 square feet.

The Heritage Hills Addition No. 2 was annexed and platted in the summer of 2013, and was proposed by the developer, at that time, to be constructed in multiple phases. The first phase consisted of twenty-two (22) lots, and the balance of the subdivision consisted of three (3) large tracts, Tracts A, B and C. As a condition of approval, South Beverly Street was required to be constructed at the time that any of the Tracts are developed. Therefore, staff has included a condition that requires the construction of South Beverly Street concurrent with the development of any of the lots in Heritage Hills Addition No. 3. Staff's second recommended condition of approval requires that South Beverly Street be constructed as a collector street, with wider pavement, detached sidewalks and street trees, which is consistent with what was required with Heritage Hills Addition No. 2.

The third recommended condition of approval requires the applicant to complete the FEMA Letter of Map Revision (LOMR) process for the realignment of the drainage way through the subdivision. FEMA has designated a Flood Hazard Area through the subject property, which the applicants are planning to realign and narrow. Changes to the floodplain, require the approval of FEMA. The fourth and final condition is that a multi-use pathway be constructed along the drainage for use by pedestrians and bicyclists, as well as for maintenance crews/vehicles when necessary.

The replat creating Heritage Hills Addition No. 3 meets all City minimum requirements; therefore, staff is recommending in favor of its approval, with the conditions stated above.

# HERITAGE HILLS ADDITION NO. 3

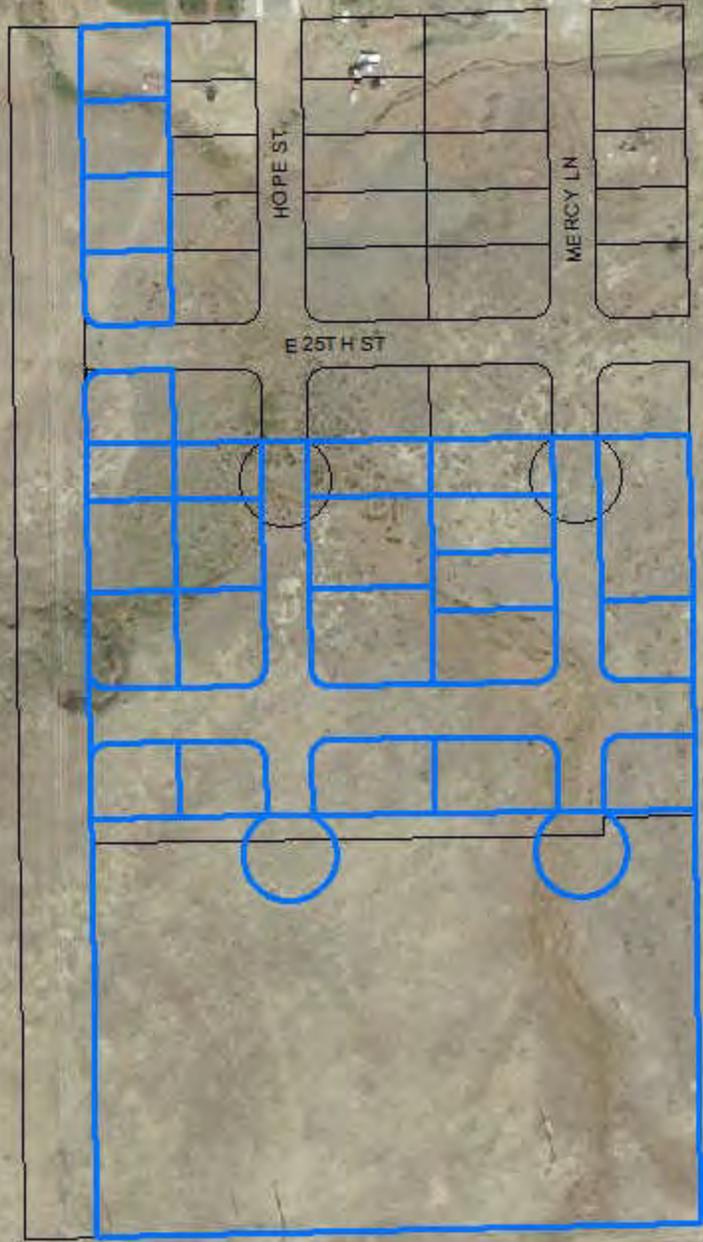
LEXINGTON AVE

E 24TH ST

HOPE ST

MERCY LN

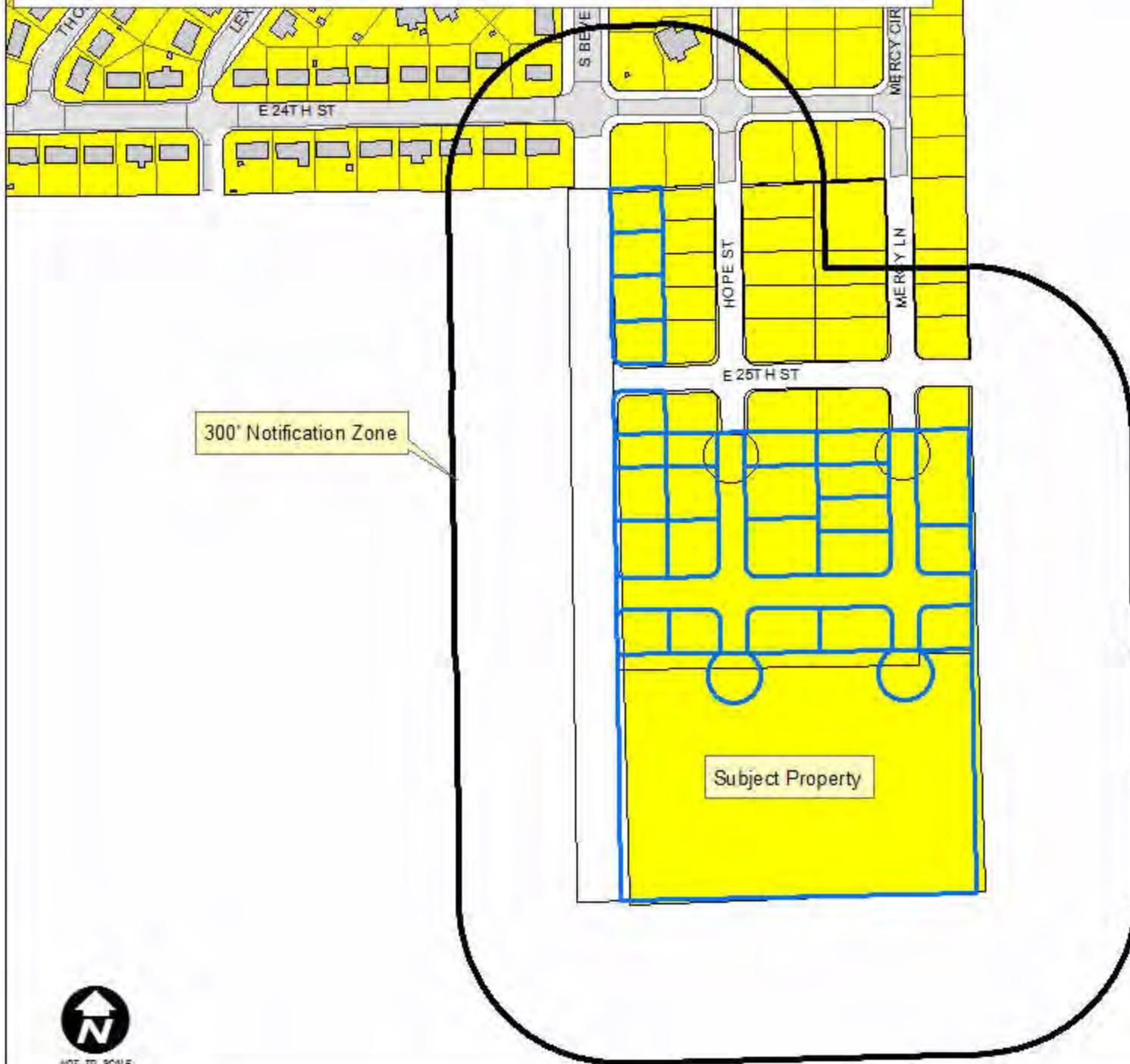
E 25TH ST



Legend

- Subject Property

# HERITAGE HILLS ADDITION NO. 3



Surrounding Land Uses:  
Single Family Residential

300' Notification Zone

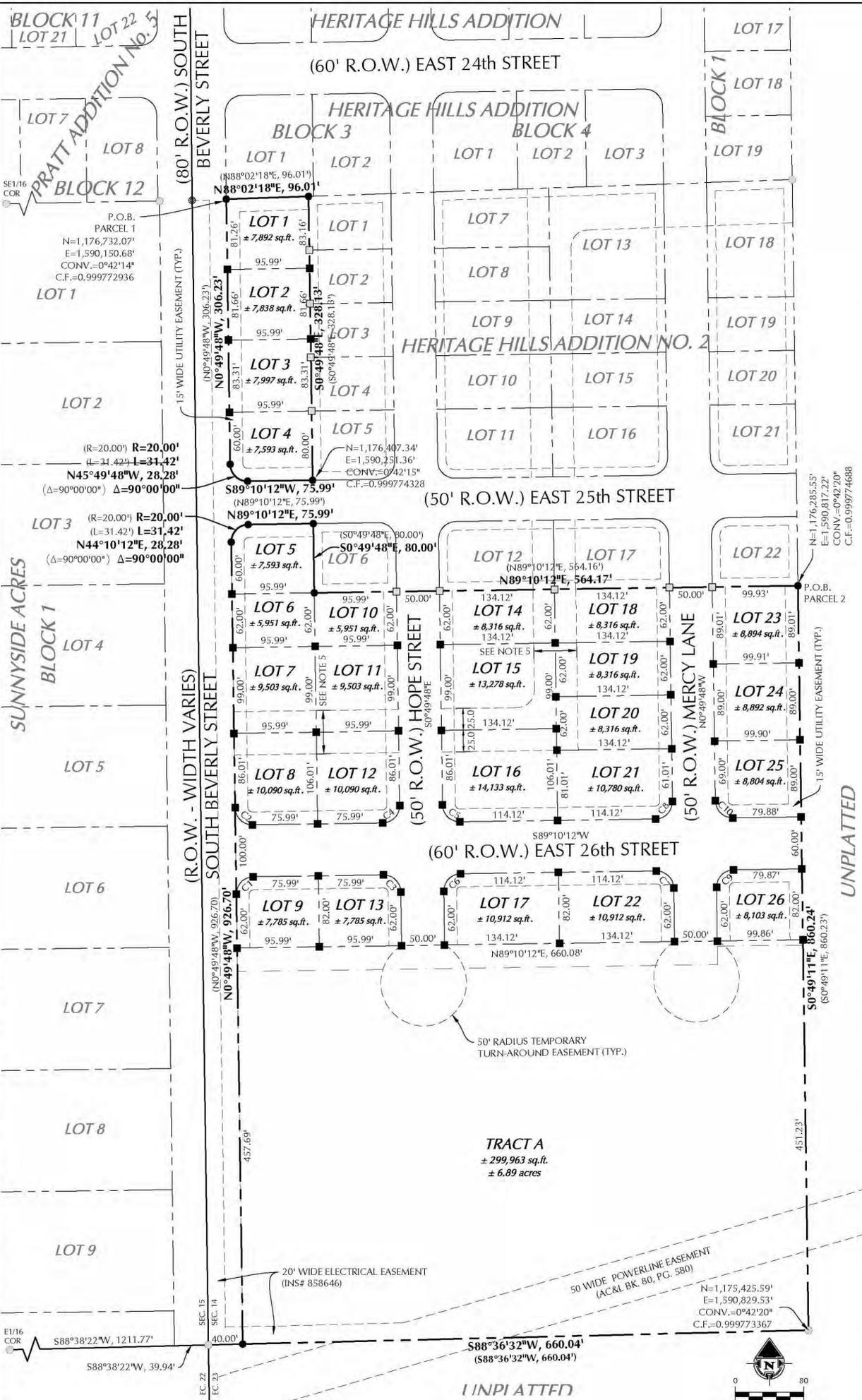
Subject Property

Legend

- 300' Notification Zone
- Buildings
- Subject Property
- One Unit Residential (R2)



NOT TO SCALE



FINAL PLAT OF  
**"HERITAGE HILLS ADDITION No. 3"**  
 TO THE CITY OF CASPER, WYOMING

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

SCALE: 1"=80'

**CERTIFICATE OF DEDICATION**

Gaddis Custom Building, LLC hereby certifies that they are the owner and proprietor of the foregoing Parcels located in and being a portion of the W1/2SW1/4, Section 14, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described as follows:

Parcel 1:  
 All of Tract C, Heritage Hills Addition No. 2 to the City of Casper, Wyoming, being more particularly described by metes and bounds as follows:  
 Beginning at an aluminum cap at the southwest corner of Lot 1, Block 3, Heritage Hills Addition to the City of Casper, Wyoming; thence along the south line of said Lot 1, Block 3, N88°02'18"E, 96.01 feet to an aluminum cap at the northwest corner of Lot 1, said Heritage Hills Addition No. 2; thence along the west line of Lot 1-5 of said Heritage Hills Addition No. 2, S0°49'48"W, 306.23 feet to an aluminum cap at the southwest corner of Lot 5 of said Heritage Hills Addition No. 2 and in the north right-of-way line of East 25th Street; thence along said north line of East 25th Street, S89°10'12"W, 75.99 feet to an aluminum cap at a point of curvature; thence 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N44°10'12"E, and a chord length of 28.28 feet to an aluminum cap in the east right-of-way line of South Beverly Street; thence along said east line of South Beverly Street, N0°49'48"W, 306.23 feet to the Point of Beginning and containing 0.72 acres, more or less.

Parcel 2:  
 All of Tracts A and B, Heritage Hills No. 2 Addition to the City of Casper, Wyoming, being more particularly described by metes and bounds as follows:  
 Beginning at an aluminum cap at the southeast corner of Lot 22, said Heritage Hills Addition No. 2; thence along the east line of the said Heritage Hills Addition No. 2, S0°49'11"E, 860.24 feet to a brass cap in the south line of said Section 14; thence along the south line of said Section 14, S88°36'32"W, 660.04 feet to an aluminum cap in the east right-of-way line of South Beverly Street; thence along said east line of South Beverly Street, N0°49'48"W, 926.70 feet to an aluminum cap at a point of curvature; thence 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N44°10'12"E, and a chord length of 28.28 feet to an aluminum cap in the south right-of-way line of East 25th Street; thence along said south line of East 25th Street, N89°10'12"E, 75.99 feet to an aluminum cap at the northwest corner of Lot 6, said Heritage Hills Addition No. 2; thence along the west line of said Lot 6, S0°49'48"E, 80.00 feet to an aluminum cap at the southwest corner of said Lot 6; thence along the south line of Lots 6, 12, 17, and 22, said Heritage Hills Addition No. 2, and across Hope Street and Mercy Lane, N89°10'12"E, 564.17 feet to the Point of Beginning and containing 13.26 acres, more or less.

The above described Parcels contain 13.98 acres, more or less, and are subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

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

**OWNER**  
 Gaddis Custom Building, LLC  
 1011 Goodstein Dr.  
 Casper, Wyoming 82601

**STATE OF WYOMING)** SS  
**NATRONA COUNTY)**  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by:  
 Kristan M. Gaddis - Managing Member, Gaddis Custom Building, LLC

Kristan M. Gaddis - Managing Member

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

**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. \_\_\_\_\_, DULY PASSED, ADOPTED AND APPROVED  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

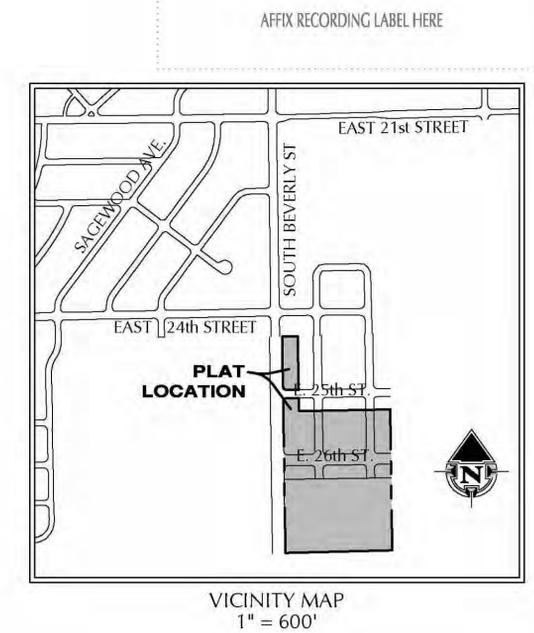
INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014. \_\_\_\_\_ CITY ENGINEER

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014. \_\_\_\_\_ CITY SURVEYOR

**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

INSTRUMENT NO. \_\_\_\_\_ COUNTY CLERK



**CERTIFICATE OF SURVEYOR**

I, Paul A. Heintz, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "HERITAGE HILLS ADDITION No. 3" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

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

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

NOTARY PUBLIC

**NOTES**

- ERROR OF CLOSURE:  
 PARCEL 1 = 1:104.723  
 PARCEL 2 = 1:355.396
- BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
- DISTANCES: U.S. SURVEY FOOT (GROUND)
- COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
- 50' WIDE PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT

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

**LEGEND**

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

N52°14'56" W, 308.40'  
 (N52°14'56" W, 308.40')

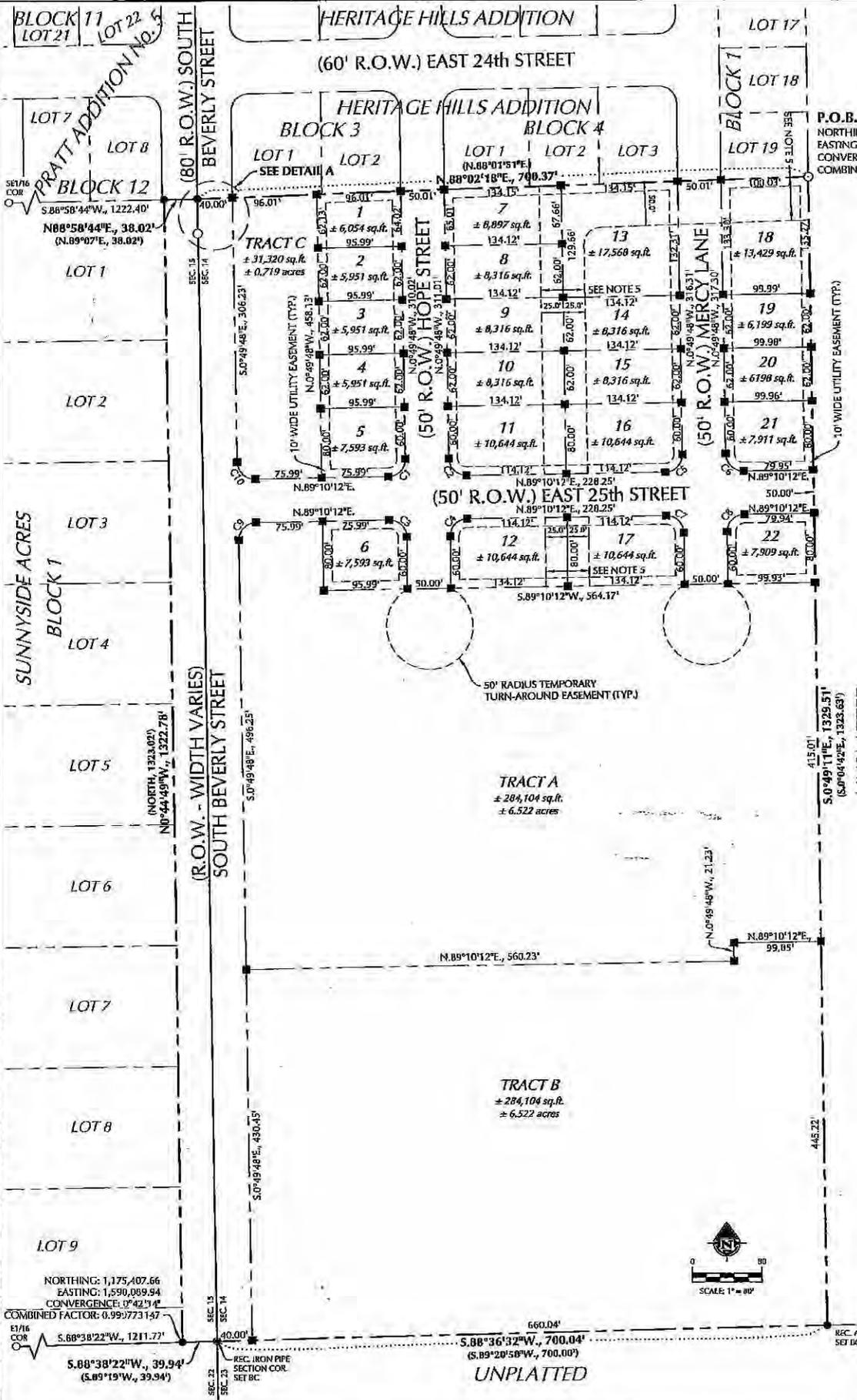
ENGINEERING • SURVEYING • CONSTRUCTION  
 OIL AND GAS COMPLIANCE • GIS MAPPING  
 111 W. 2nd St., Ste 420 • Casper, Wyoming 82601  
 Ph: 307-265-4601 • Fax: 307-265-4672

**J.K.C. ENGINEERING**

FINAL PLAT OF  
**"HERITAGE HILLS ADDITION No. 3"**  
 TO THE CITY OF CASPER, WYOMING

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

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



# "HERITAGE HILLS ADDITION No. 2"

FINAL PLAT OF  
TO THE CITY OF CASPER, WYOMING

959432  
NATRONA COUNTY CLERK, WY  
Renee Vitti  
Sep 28, 2013 02:25:42 PM  
Pages: 1  
City of Casper

## CERTIFICATE OF DEDICATION

Gaddis Custom Building, LLC hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being a portion of the W1/2SW1/4, Section 14, and the E1/2SE1/4, Section 15, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of Lot 19, Block 1, Heritage Hills Addition to the City of Casper, Wyoming, said point being the northeasterly corner of the Parcel being described; thence from said Point of Beginning and along the easterly line of said Parcel 5.0°49'11"E, 1329.51 feet to a point in the southerly line of said Section 14; thence along the southerly line of said Section 14 S.89°36'32"W, 700.04 feet to the section corner common to Sections 14, 15, 22 and 23; thence along the southerly line of said Section 15 S.88°38'22"W, 39.94 feet; thence along the westerly line of said Parcel and the easterly line of Block 1, Sunnyside Acres and an extension thereof N.0°44'49"W, 1322.78 feet to the northerly corner of Lot 1, Block 1, Sunnyside Acres; thence along the northerly line of said Parcel and the southerly line of Pratt Addition No. 5 N.89°02'18"E, 38.02 feet; thence along the southerly line of Heritage Hills Addition and an extension thereof N.89°02'18"E, 700.37 feet to the Point of Beginning.

The above described Parcel contains 22.496 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Heritage Hills Addition No. 2", an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat. The above named owner and proprietor also grants an easement to locate, construct, use and maintain structures for the conveyance of storm water.

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

Natrona County, Wyoming, hereby relinquishes all of its right, title, and interest in Kansas St., (as depicted on the Sunnyside Acres Plat to Natrona County WY and recorded as Instrument Number 77725 in Natrona County, Wyoming Clerk's Office), to the City of Casper, Wyoming, a Wyoming municipal corporation.  
*Bill McDowell*  
Bill McDowell  
Chairman, Board of County Commissioners Natrona County, Wyoming

STATE OF WYOMING )  
NATRONA COUNTY ) SS  
The foregoing instrument was acknowledged before me this  
21<sup>st</sup> day of August, 2013, by:  
Kristan M. Gaddis - Managing Member, Gaddis Custom Building, LLC  
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 11/30/17  
*Kristan M. Gaddis*  
NOTARY PUBLIC

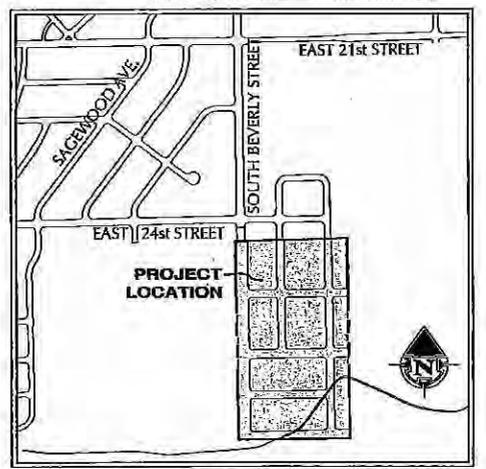
STATE OF WYOMING )  
NATRONA COUNTY ) SS  
The foregoing instrument was acknowledged before me this  
30 day of August, 2013, by:  
Bill McDowell as the Chairman of the Board of County Commissioners for Natrona County, Wyoming  
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 9-22-2014  
*Tracy Good*  
NOTARY PUBLIC

**APPROVALS**  
APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
THIS 28<sup>th</sup> DAY OF August, 2013.  
ATTEST: *Liz Becher* SECRETARY  
*Chris Asbury* CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 16-13, DULY PASSED, ADOPTED AND APPROVED  
THIS 30<sup>th</sup> DAY OF August, 2013.  
ATTEST: *William D. Deming* CITY CLERK  
INSPECTED AND APPROVED THIS 4<sup>th</sup> DAY OF September, 2013.  
INSPECTED AND APPROVED THIS 4<sup>th</sup> DAY OF September, 2013.  
*William D. Deming* CITY ENGINEER  
*William D. Deming* CITY SURVEYOR

- NOTES**
- ERROR OF CLOSURE = 1:322,708
  - BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
  - DISTANCES: U.S. SURVEY FOOT (GROUND)
  - COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
  - 50' WIDE DRAINAGE EASEMENT

**RECORDED**  
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 25<sup>th</sup> DAY OF September, 2013.  
INSTRUMENT NO. 959432 63  
*Renee Vitti*  
COUNTY CLERK

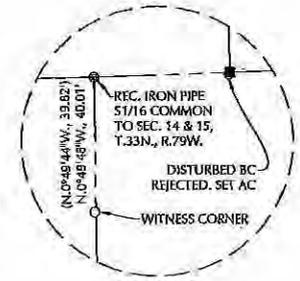


VICINITY MAP  
1" = 600'

## CERTIFICATE OF SURVEYOR

I, Chris Asbury do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "HERITAGE HILLS ADDITION No. 2" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

STATE OF WYOMING )  
NATRONA COUNTY ) SS  
The foregoing instrument was acknowledged before me this  
15<sup>th</sup> day of August, 2013, by:  
Chris Asbury, L.S.  
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 11/30/17  
*Chris Asbury*  
NOTARY PUBLIC



DETAIL A  
SCALE = NTS

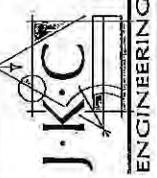
**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	90°00'00"	20.00'	31.42'	N.44°10'12"E	28.28'
C2	90°00'00"	20.00'	31.42'	S.45°49'48"E	28.28'
C3	90°00'00"	20.00'	31.42'	S.45°49'48"E	28.28'
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- LEGEND**
- RECOVERED BRASS CAP
  - RECOVERED ALUMINUM CAP
  - RECOVERED CORNER AS NOTED
  - SET 5/8" REBAR WALLUMINUM CAP
  - SET BRASS CAP
  - PLAT BOUNDARY
  - LOT LINES
  - EASEMENT LINES
  - MEASURED
  - RECORDED

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



FINAL PLAT OF  
"HERITAGE HILLS ADDITION No. 2"  
TO THE CITY OF CASPER, WYOMING  
LOCATED IN AND BEING A PORTION OF THE W1/2SW1/4, SECTION 14, AND THE E1/2SE1/4, SECTION 15,  
TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
NATRONA COUNTY, WYOMING

DATE: 5/22/2013  
PROJECT #: 13-01  
DRAWN BY: JRB  
SHEET TITLE:  
RECORD OF SURVEY  
SHEET NUMBER  
1 OF 1

May 23, 2014

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

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

SUBJECT: **PLN-14-025-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 .

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends 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.

Code Compliance:

Staff has complied with all requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had received one letter with questions regarding the proposed replat and one letter with concerns regarding the bus stop in the area of the proposed replat. The Commission is responsible for reviewing plats, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

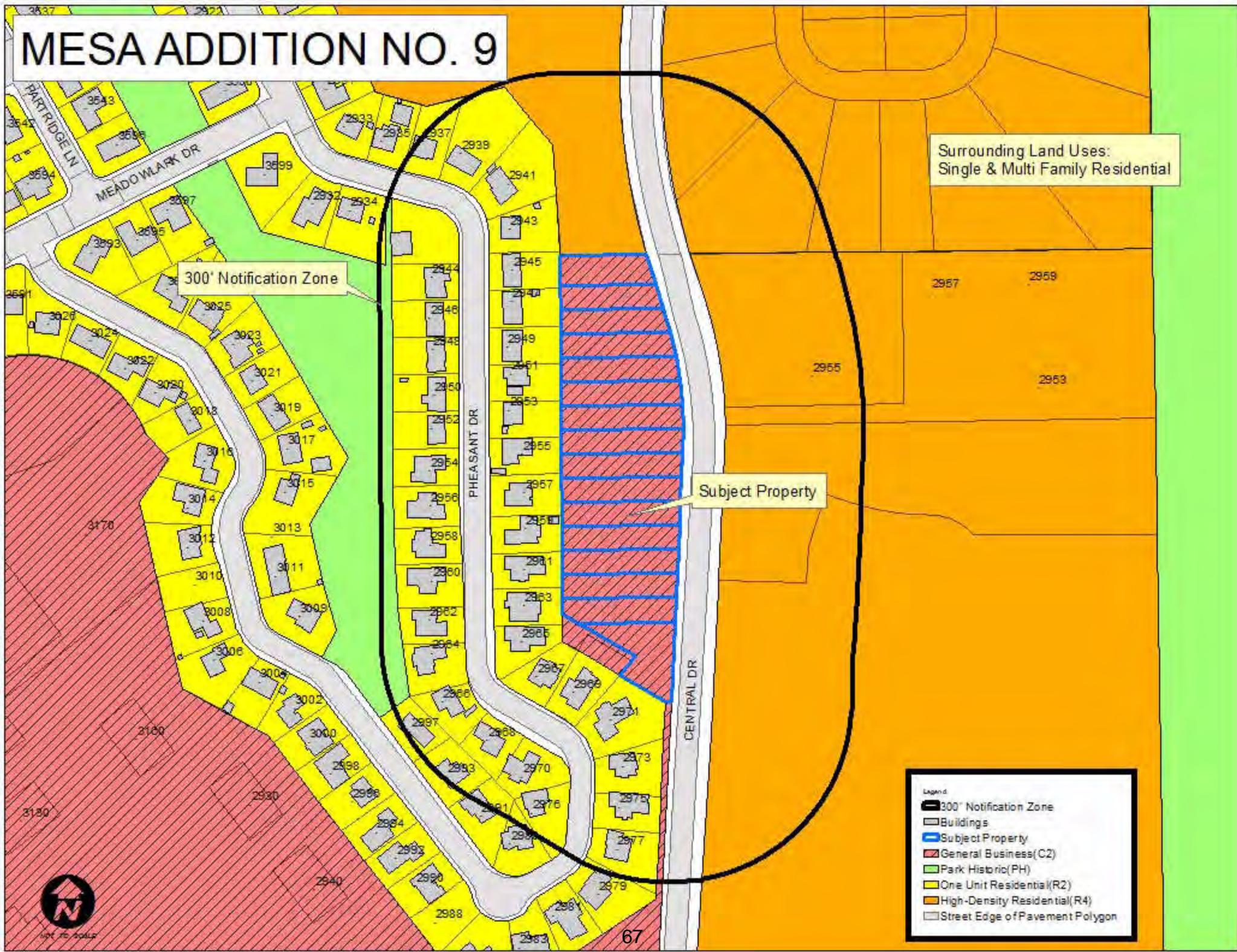
Mesa Development, Inc. has applied to vacate and replat Lot 41B of Mesa Addition No. 5, to create Mesa Addition No. 9. The subject property is currently platted as a single lot, located north of the intersection of Talon Drive and Central Drive, is zoned C-2 (General Commercial), and encompasses approximately 2.89-acres. Land uses in the area are single-family residential to the west, multi-family residential to the east, and CY Junior High to the south. The replat is subdividing the property to create sixteen (16) lots on which the applicant proposes to construct townhomes. Proposed lot sizes average

between 7,000 to 8,000 square feet in size. The replat meets all City minimum requirements; therefore, staff is recommending in favor of its approval with one recommended condition that requires the applicant to submit a drainage study for review and approval prior to final approval of the replat.

# MESA ADDITION NO. 9



# MESA ADDITION NO. 9



Surrounding Land Uses:  
Single & Multi Family Residential

300' Notification Zone

Subject Property

Legend

- 300' Notification Zone
- Buildings
- Subject Property
- General Business (C2)
- Park Historic (PH)
- One Unit Residential (R2)
- High-Density Residential (R4)
- Street Edge of Pavement Polygon



NOT TO SCALE

A VACATION AND REPLAT OF  
 ALL OF LOT 41B OF MESA ADDITION NO.5,  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 ACCORDING TO THE MINOR BOUNDARY ADJUSTMENT PLAT  
 PLAT OF "MESA ADDITION No. 5, LOT 41B & MEADOWLARK  
 HILLS, LOT 45A, BLOCK 6", RECORDED AS  
 INSTRUMENT NUMBER XXXXXX OF THE  
 NATRONA COUNTY, WYOMING RECORDS  
 TO BE KNOWN AS

**MESA ADDITION NO. 9**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 SITUATED IN  
 THE NORTHEAST QUARTER (NE1/4)  
 OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST,  
 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

**CERTIFICATE OF DEDICATION**  
 THE UNDERSIGNED, MESA DEVELOPMENT, INC., RANDALL S. HALL, PRESIDENT, HEREBY CERTIFIES THAT MESA DEVELOPMENT, INC. IS THE OWNER AND PROPRIETOR OF THE FOREGOING "MESA ADDITION NO. 9", BEING ALL OF LOT 41B ACCORDING TO THE MINOR BOUNDARY ADJUSTMENT PLAT OF "MESA ADDITION NO. 5, LOT 41B & MEADOWLARK HILLS, LOT 45A, BLOCK 6" AND BEING A PORTION OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST, 6TH P.M., NATRONA COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF THE PARCEL BEING DESCRIBED AND THE NORTHWESTERLY CORNER OF SAID LOT 41A OF "MESA ADDITION NO. 5, LOT 41B & MEADOWLARK HILLS, LOT 45A, BLOCK 6" ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER xxxxxx OF THE NATRONA COUNTY RECORDS, MONUMENTED WITH A 3-1/4" BRASS CAP STAMPED LS 578;

THENCE NORTH 89°23'29" EAST, 142.94 FEET ALONG THE NORTH LINE OF SAID LOT 41B TO A POINT ON THE WESTERLY R.O.W. LINE OF CENTRAL DRIVE, A 70 FOOT WIDE RIGHT OF WAY AS DEDICATED AND SHOWN ON THE PLAT OF MESA ADDITION NO. 5 RECORDED AS INSTRUMENT NUMBER 841580 OF THE NATRONA COUNTY RECORDS, MONUMENTED WITH A 3 1/4" BRASS CAP STAMPED PLS 12699;

THENCE SOUTH 17°36'46" EAST, 101.83 FEET ALONG SAID WESTERLY R.O.W. LINE OF CENTRAL DRIVE AND THE EASTERLY BOUNDARY OF SAID LOT 41B TO A 3 1/4" BRASS CAP STAMPED PLS 12699 AND BEING THE BEGINNING OF A TANGENT CIRCULAR CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID WESTERLY R.O.W. AND SAID EASTERLY BOUNDARY ON THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, WITH A CENTRAL ANGLE OF 20°17'40", A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 233.77 FEET, AND A CHORD BEARING SOUTH 07°27'56" EAST, 232.56 FEET TO A 3 1/4" BRASS CAP STAMPED PLS 12699;

THENCE SOUTH 02°40'54" WEST, 416.22 FEET ALONG SAID WESTERLY R.O.W. AND SAID EASTERLY BOUNDARY TO THE SOUTHEASTERLY CORNER OF SAID LOT 41B BEING MONUMENTED BY A 3 1/4" BRASS CAP STAMPED PLS 12699;

THENCE NORTH 87°18'43" WEST, 10.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 41B TO A 3 1/4" BRASS CAP STAMPED LS 578;

THENCE NORTH 59°44'59" WEST, 88.05 FEET ALONG SAID SOUTHERLY BOUNDARY TO AN 3 1/4" BRASS CAP STAMPED PLS 12699;

THENCE NORTH 40°48'27" EAST, 40.35 FEET ALONG SAID SOUTHERLY BOUNDARY TO AN 3 1/4" BRASS CAP STAMPED PLS 12699;

THENCE NORTH 59°45'50" WEST, 140.09 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE SOUTHWESTERLY CORNER OF SAID LOT 41B BEING MONUMENTED BY A 3 1/4" BRASS CAP STAMPED PLS 12699;

THENCE NORTH 00°21'43" WEST, 595.98 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 41B TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 2.89 ACRES MORE OR LESS.

THE VACATION AND REPLAT OF THE ABOVE DESCRIBED LANDS AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS "MESA ADDITION NO. 9", AN ADDITION TO THE CITY OF CASPER, WYOMING. THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CASPER, WYOMING AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC. THAT THE DRAINAGE EASEMENT, AS DESIGNATED ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF CASPER, WYOMING.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
 RANDALL S. HALL, PRESIDENT (MESA DEVELOPMENT, INC.)

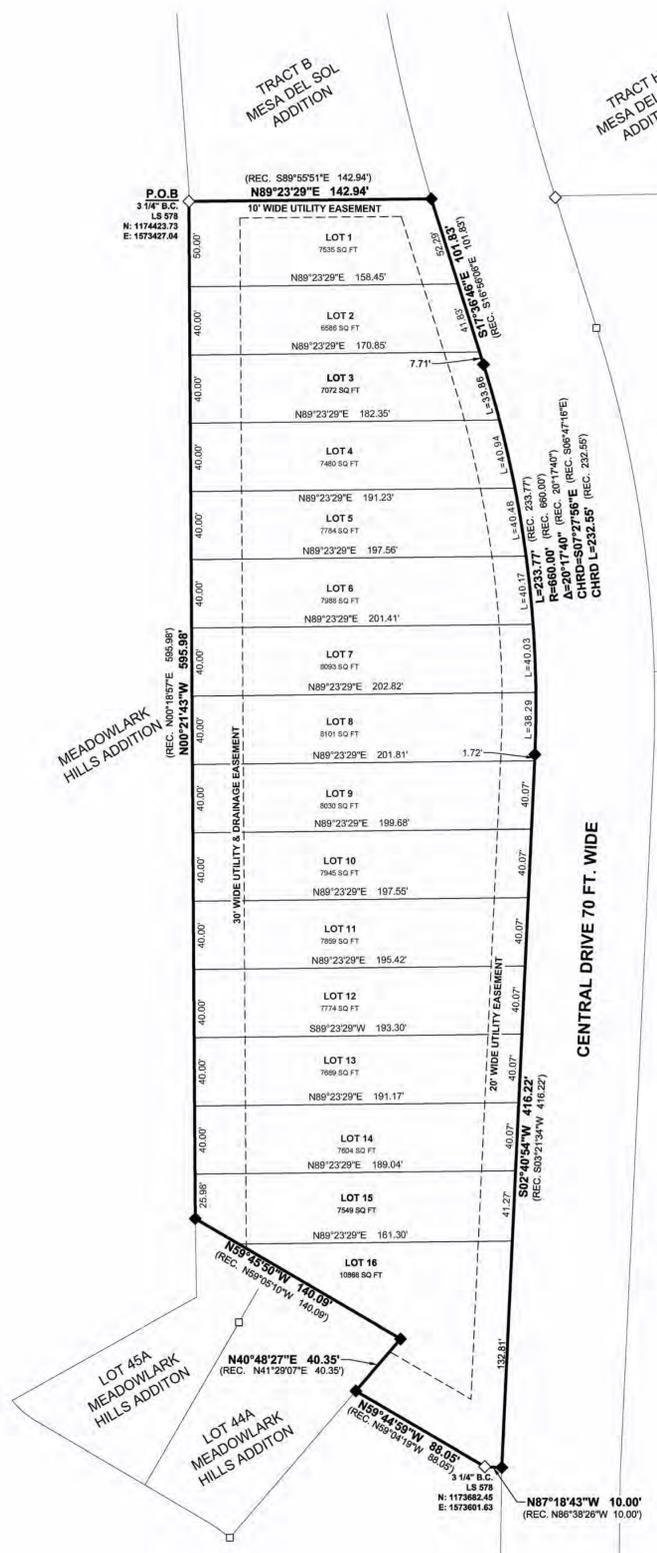
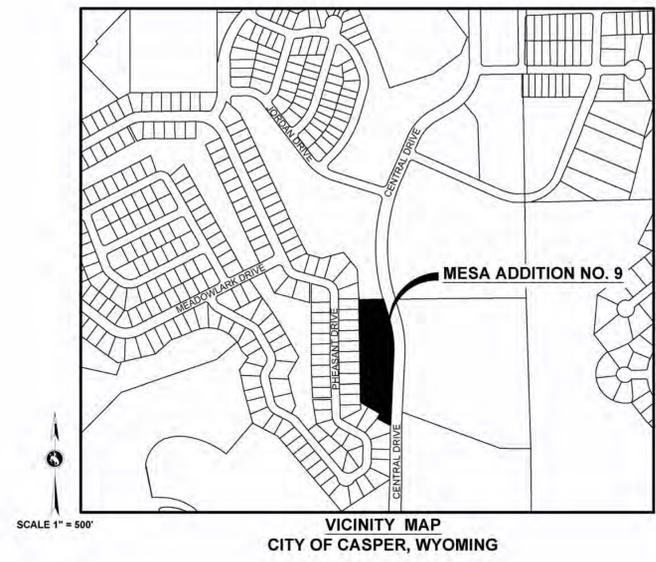
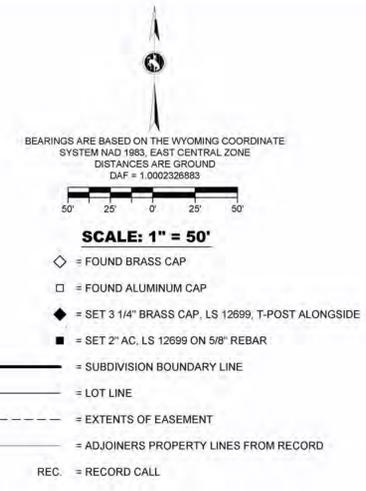
STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY RANDALL S. HALL.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



- NOTES**
1. PUBLISHED COORDINATES REFER TO THE CITY OF CASPER'S GIS DATUM OF WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD 83/86.
  2. ALL INTERIOR LOT CORNERS ARE TO BE SET WITH A DURABLE MONUMENT BY THE OWNER'S DESIGNATED WYOMING PROFESSIONAL LAND SURVEYOR UPON COMPLETION OF THE ROADWAYS AND UNDERGROUND UTILITIES.
  3. ERROR OF CLOSURE IS 1:198,533
  4. RECORD CALLS REFER TO THE MINOR BOUNDARY ADJUSTMENT PLAT OF "MESA ADDITION NO. 5, LOT 41B & MEADOWLARK HILLS, LOT 45A, BLOCK 6"

**APPROVALS**

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE APPROVED.

SECRETARY \_\_\_\_\_ COMMISSION CHAIRMAN \_\_\_\_\_

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY RESOLUTION NUMBER \_\_\_\_\_ DULY PASSED, ADOPTED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST: CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

INSPECTED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CITY ENGINEER \_\_\_\_\_

INSPECTED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CITY SURVEYOR \_\_\_\_\_

INSPECTED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

**CERTIFICATE OF RECORDER**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AS INSTRUMENT NUMBER \_\_\_\_\_

NATRONA COUNTY CLERK \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, GEORGE J. DALE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MESA ADDITION NO. 9, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE FIELD SURVEY OF SAID PROPERTY CONDUCTED BY AARON L. MONEY, DURING APRIL 2014, UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

**PROFESSIONAL ENGINEERS & LAND SURVEYORS**  
 Environmental and Civil Solutions, LLC  
 1607 CY Avenue, Suite 102  
 Casper, WY 82604  
 Phone: 307.337.2883  
 www.ecsengineers.net  
 PROJECT NO. 140047

OWNER: MESA DEVELOPMENT, INC.  
 550 N. POPULAR ST.  
 CASPER, WY 82601

SURVEYOR: AARON L. MONEY, LSIT  
 REVIEW: GEORGE J. DALE, PLS

DATE DRAWN: 05.21.14  
 BY: ALM



**A MINOR BOUNDARY ADJUSTMENT PLAT OF  
"MESA ADDITION NO. 5, LOT 41B &  
MEADOWLARK HILLS, LOT 45A, BLOCK 6"  
ADDITIONS TO THE CITY OF CASPER, WYOMING  
BEING A VACATION AND REPLAT OF ALL OF LOT 41A,  
MESA ADDITION NO. 5, AND ALL OF LOT 45,  
BLOCK 6, MEADOWLARK HILLS  
AN ADDITION TO THE CITY OF CASPER, WYOMING  
BEING SUBDIVISIONS OF A PORTION OF THE NE1/4, SECTION 19,  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING  
SCALE: 1"=50'**

**CERTIFICATE OF DEDICATION**

Mesa Development, Inc., Randall S. Hall, President, and Josh and Trisha Woods, Owners, hereby state that they are the owners and proprietors of the foregoing vacation and replat of all Lot 41A, Mesa Addition No. 5 and all of Lot 45, Block 6, Meadowlark Hills, an Addition to the City of Casper, Wyoming, and located in and being a portion of the NE1/4, Section 19, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southerly corner of the Parcel being described, the southerly corner of Lot 45, Block 6, Meadowlark Hills, an Addition to the City of Casper, Wyoming and also a point in the northeasterly line of Pheasant Drive; thence from said Point of Beginning and along the southwesterly line of said Parcel, the southwesterly line of said Lot 45, Block 6, Meadowlark Hills, and the northeasterly line of said Pheasant Drive, N.59°00'37"W., 75.48 feet to a point; thence along the southwesterly line of said Parcel, the southwesterly line of said Lot 45, Block 6, Meadowlark Hills and the northeasterly line of said Pheasant Drive on a curve to the right having a radius of 50.00 feet, and through a central angle of 20°20'37", northwesterly, 17.75 feet, and the chord of which bears N.48°45'42"W., 17.66 feet to the southwesterly corner of said Lot 45, Block 6, Meadowlark Hills; thence along the northwesterly line of said Parcel and the northwesterly line of said Lot 45, Block 6, Meadowlark Hills, N.61°19'30"E., 124.54 feet to the southwesterly corner of Lot 41A, Mesa Addition No. 5, an Addition to the City of Casper, Wyoming; thence along the westerly line of said Parcel, the westerly line of said Lot 41A, Mesa Addition No. 5, and the easterly line of said Meadowlark Hills, N.0°18'57"E., 642.05 feet to the northwesterly corner of said Parcel, the northwesterly corner of said Lot 41A, Mesa Addition No. 5 and the southwesterly corner of Mesa Addition No. 3, an Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel, the northerly line of said Lot 41A, Mesa Addition No. 5 and the southerly line of said Mesa Addition No. 3, S.89°55'51"E., 142.94 feet to the northeasterly corner of said Parcel, the northeasterly corner of said Lot 41A, Mesa Addition No. 5, and a point in and intersection with the westerly line of Central Drive; thence along the easterly line of said Parcel, the easterly line of said Lot 41A, Mesa Addition No. 5, and the westerly line of said Central Drive, S.16°56'06"E., 101.83 feet to a point; thence along the easterly line of said Parcel, the easterly line of said Lot 41A, Mesa Addition No. 5, and the westerly line of said Central Drive on the arc of a true curve to the right having a radius of 660.00 feet, and through a central angle of 20°17'40", southeasterly, 233.77 feet, and the chord of which bears S.6°47'16"E., 232.55 feet to a point; thence along the easterly line of said Parcel, the easterly line of said Lot 41A, Mesa Addition No. 5, and the westerly line of said Central Drive, S.3°21'34"W., 415.22 feet to the southeasterly corner of said Lot 41A, Mesa Addition No. 5; thence along the southerly line of said Parcel and the southerly line of said Lot 41A, Mesa Addition No. 5, N.86°38'26"W., 10.00 feet to the easterly corner of Lot 43, Block 6, of said Meadowlark Hills, thence along the southwesterly line of said Parcel, the southwesterly line of said Lot 41A, Mesa Addition No. 5 and the northeasterly line of said Lot 43, Block 6, Meadowlark Hills, N.59°04'19"W., 88.05 feet to the northerly corner of said Lot 43, Block 6, Meadowlark Hills and a point in and intersection with the southeasterly line of Lot 44A, Block 6, Meadowlark Hills; thence along the southeasterly line of said Parcel, the southeasterly line of said Lot 44A, Block 6, Meadowlark Hills, and the northwesterly line of said Lot 41A, Mesa Addition No. 5, N.41°29'07"E., 40.35 feet to the northeasterly corner of said Lot 44A, Block 6, Meadowlark Hills; thence along the southwesterly line of said Parcel, the northwesterly line of said Lot 44A, Block 6, Meadowlark Hills, and the southwesterly line of said Lot 41A, Mesa Addition No. 5, N.59°05'10"W., 87.22 feet to the northwesterly corner of said Lot 44A, Block 6, Meadowlark Hills; thence along the southeasterly line of said Parcel, the northwesterly line of said Lot 44A, Block 6, Meadowlark Hills, and the southeasterly line of said Lot 41A, Mesa Addition No. 5, S.30°51'16"W., 149.92 feet to the Point of Beginning and containing 3.086 acres, more or less.

The Vacation and Replat of the above described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors; the name of said subdivision shall be known as "MESA ADDITION NO. 5, LOT 41B AND MEADOWLARK HILLS, LOT 45A, BLOCK 6", an Addition to the City of Casper, Wyoming and all roadways as shown hereon have been reserved as utility easements for purposes of construction, operation and maintenance of conduits, lines, and ditches as required for the proper development of said subdivision.

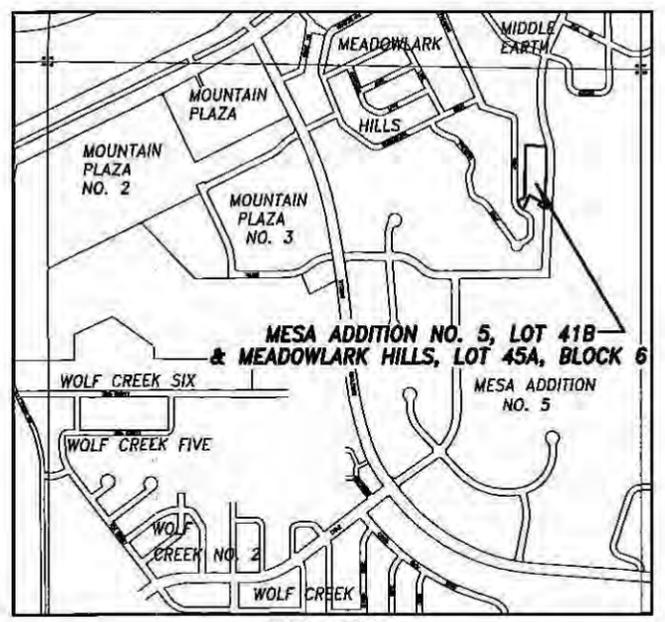
JOSH AND TRISHA WOODS 2967 PHEASANT DRIVE CASPER, WYOMING 82604	MESA DEVELOPMENT, INC. 550 N. POPLAR STREET CASPER, WYOMING 82601
JOSH WOODS, OWNER	RANDALL S. HALL, PRESIDENT
TRISHA WOODS, OWNER	

**ACKNOWLEDGEMENTS**

State of Wyoming )  
County of Natrona ) ss  
The foregoing instrument was acknowledged before me by Josh Woods, Owner, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
Witness my hand and official seal.  
My commission expires: \_\_\_\_\_ Notary Public

State of Wyoming )  
County of Natrona ) ss  
The foregoing instrument was acknowledged before me by Trisha Woods, Owner, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
Witness my hand and official seal.  
My commission expires: \_\_\_\_\_ Notary Public

State of Wyoming )  
County of Natrona ) ss  
The foregoing instrument was acknowledged before me by Mesa Development, Inc., Randall S. Hall, President, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
Witness my hand and official seal.  
My commission expires: \_\_\_\_\_ Notary Public



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
COUNTY OF NATRONA ) ss  
I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of September, 2010 and that this map correctly represents said surveys. All corners are well and accurately monumented as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.



Wyoming Registration No. 6010 L.S.

State of Wyoming )  
County of Natrona ) ss  
The foregoing instrument was acknowledged before me by Steve M. Castle this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
Witness my hand and official seal.  
My commission expires: \_\_\_\_\_ Notary Public

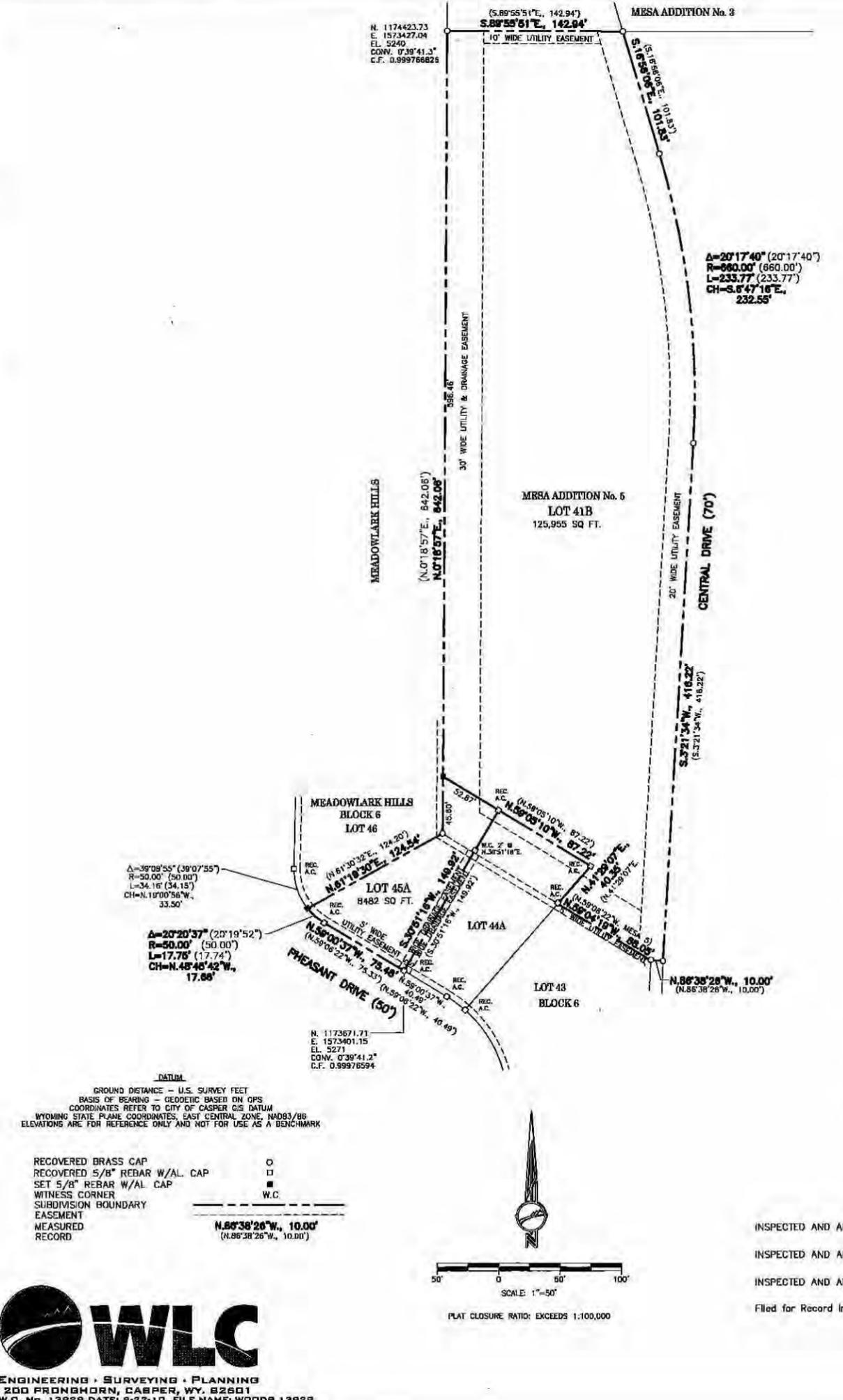
**APPROVALS**

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2010. \_\_\_\_\_  
Community Development Director

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2010. \_\_\_\_\_  
City Engineer

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2010. \_\_\_\_\_  
City Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2010. \_\_\_\_\_  
County Clerk



## Dee Ann Hardy

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**From:** Jared Radosevich <jradosevich@live.com>  
**Sent:** Tuesday, May 20, 2014 7:57 PM  
**To:** Dee Ann Hardy  
**Subject:** Mesa Addition NO. 9 Questions

To whom it may concern,

The below concerns and questions are being asked before the committee makes a decision on the Mesa Addition NO. 9 to vacate and replat.

Why is the conceptual plan different than the development plan and which one is correct?

Age restrictions on the senior paired housing?

How will current drainage be handled between the current subdivision and the proposed senior paired housing?

Will the multi family homes be low income housing?

Will there be a fence constructed along the walk way between existing Pheasant Drive housing and the walk way behind the senior paired homes? Who will maintain the fence if one is put in?

Has the High School been approved by the Wyoming School Facilities Commission?

Has a traffic study been done for Central Drive?

Will the walk way be lit between senior paired housing and existing Pheasant Drive homes? What kind of lighting will be used?

Is this project phased? If yes, what is the order of construction for the phasing?

Please provide the responses to these questions to, [jradosevich@hotmail.com](mailto:jradosevich@hotmail.com).

Thanks,

Jared C. Radosevich

## Craig Collins

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**From:** Craig Collins  
**Sent:** Wednesday, May 21, 2014 9:35 AM  
**To:** 'jradosevich@live.com'  
**Subject:** FW: Mesa Addition NO. 9 Questions

Mr. Radosevich:

Thank you for your comments/questions, they will be forwarded to the Planning and Zoning Commission. In addition, I will answer what I can for you.....

The request is for a simple replat of a single lot into 16 new lots. The purpose, according to the applicant, is to construct townhomes. Townhomes are a permitted use, by right, in the C-2 (General Business) zoning district. As a permitted use, by right, there is no zoning approval required, which means that the proposed use of the property for townhomes is not debatable by the Planning and Zoning Commission. The Planning and Zoning Commission is being asked to review the replat to make a recommendation to the City Council on whether the replat meets all City minimum standards, such as, minimum lot size, etc.

Your first question makes reference to "conceptual plan vs. development plan." I am not sure what you are referring to, but I think you may be referring to the 2000 Casper Area Comprehensive Land Use Plan. The future land use element of the Comprehensive Land Use Plan shows the desired future land use of the subject property to be single-family (high density), therefore, the proposed construction of townhomes complies. You can view the plan here <http://www.casperwy.gov/Portals/0/docs/Planning%20and%20Zoning/caspercomplan.pdf>

Regarding your questions on income level, age, or any other characteristics of the future residents, it is not a consideration of the request, and there are Fair Housing (Federal) laws that prevent discrimination based on the characteristics of the residents.

Regarding drainage, a drainage study has been requested of the applicant. It is in the process of being developed by the applicant's engineer. This is a valid question, and the Planning and Zoning Commission may wish to delay their action on the replat until the drainage study is completed. They will probably ask the City Engineer for his preliminary comments on drainage, and if they are comfortable that drainage will not be a big issue, they will likely recommend approval to the City Council with a condition that a drainage study be completed prior to final approval.

Fencing along the walkway will be at the option of the adjacent property owner(s). It was unclear in the initial submittal whether the walkway was included in this plat, or located on the adjacent lot to the north. We have asked for clarification, and for a public access easement should it be located in Mesa Addition #9. If an easement is granted, it cannot be obstructed, but the adjacent property owner certainly has the right to construct a fence along their property line if they wish. Just like everyone that constructs a fence, it will be the property owner's responsibility to maintain it.

The proposed CAPS/Roosevelt High School received City approval of a site plan. I am unsure whether the School Facilities Commission has approved all of the funding at this time. You may wish to contact Dennis Bay at NCSD #1 at 577-0200 to discuss the status of the project.

A traffic study was done in 2008 with the approval of the Mesa Addition #5 (including Central Drive) that took into account full build out of the entire Mesa Development as well as the Mountain Plaza Development on the west side of Wyoming Boulevard. The necessary traffic improvements that resulted from that study have already been constructed/completed.

The City has no plans to light the pathway, and is not requesting that the applicant light the pathway.

The applicant is not proposing to "phase" the project, and it is assumed that, similar to most housing projects, the lots will develop in the order in which they are sold. Typically, phasing only occurs in larger developments where there is significant investment needed to construct public improvements (streets, sidewalks, utilities, etc.) In this case, all public improvements are already in place (Central Drive), and the subdivision is only creating 16 lots for development, so there is not any need to phase the project.

Staff's recommendation will be for approval of the subdivision because it meets all the minimum requirements of the Casper Municipal Code. If you have any further questions, please let me know.

Best regards,

Craig

Craig Collins, AICP  
Associate Planner

City of Casper, Wyoming  
200 North David Street  
Casper, WY 82601  
(307)-235-8241  
ccollins@cityofcasperwy.com

-----Original Message-----

From: Jared Radosevich [mailto:jradosevich@live.com]  
Sent: Tuesday, May 20, 2014 7:57 PM  
To: Dee Ann Hardy  
Subject: Mesa Addition NO. 9 Questions

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Please provide the responses to these questions to, jradosevich@hotmail.com.

Thanks,

Jared C. Radosevich

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All City of Casper e-mails and attachments are public records under the Wyoming Public Records Act, W.S. § 16-4-201 et seq., and are subject to public disclosure pursuant to this Act.

## Dee Ann Hardy

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**From:** Aaron Dierks <aaldierks@gmail.com>  
**Sent:** Thursday, May 22, 2014 10:47 PM  
**To:** Dee Ann Hardy  
**Subject:** public notice

to whom it concerns,

i am writing you in regards to the public notice sign posted on the lot over here across from the apartments on Central Drive.

the reason for my email, i am writing about the bus stop on the west side of the street. there is NO cut out in the curb to get up on the sidewalk. i use a walker, and it is hard for me to get up on the sidewalk.

then when it rains, it is hard for me to get on the sidewalk because of the mud. i CAN'T do it. i end up sitting on my walker in the street---which is a big safety issue. then what is REALLY bad, when it snows the plows pile the snow up in front of the curb, which in return, because of where they pile it up at, i am at least 3 feet out in the street!

i have complained about these issues before, and NOTHING has been done. please, do something with this issue. i am afraid of getting hit one of these times.

i have also, requested a shelter for the bus stop.

i would greatly appreciate if these issues are addressed please?  
Thank You.

Aaron Dierks