

PLANNING AND ZONING COMMISSION MEETING
Tuesday, October 28, 2014
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID STREET

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

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

- I. Use of Cellular Telephones is Not Permitted, and Such Telephones Shall Be Turned Off or Otherwise Silenced During the Planning and Zoning Commission Meeting.
- II. Speaking to the Planning and Zoning Commission (These Guidelines Are Also Posted at the Podium in the Council Chambers)
 - Clearly State Your Name and Address.
 - Please Keep Your Remarks Pertinent to the Issue Being Considered by the Planning and Zoning Commission.
 - Please Do Not Repeat the Same Statements that Were Made by a Previous Speaker.
 - Please Speak to the Planning and Zoning Commission as You Would Like to Be Spoken To.
 - Please Do Not Address Applicants or Other Audience Members Directly.
 - Please Make Your Comments at the Podium and Directed to the Planning and Zoning Commission.
- III. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

- I. **CALL TO ORDER.**
- II. **MINUTES:**
- III. **PUBLIC HEARINGS:**
 - A. **PLN-14-055-AZ – Petition to annex the SE1/4SE1/4 Section 7, W1/2SW1/4 Section 8, and E1/2NE1/4 Section 18, T.33N, R78W, 6th P.M., Natrona County, Wyoming, comprising 23.43-acres, more or less, being referred to as**

“The Open Space Addition,” generally located south of East 2nd Street, and west of The Heights Addition; and rezoning said property from UA (Urban Agriculture) to City Zoning Classification PUD (Planned Unit Development). Applicant: VA Resources, LLC and Eastgate Ranches, LLC.

- B. PLN-14-056-RZ – Petition to vacate and replat a portion of Sunrise Hills No. 9 and Lots 18-21, Garden Creek Hills Patio Homes No. 1, to create Harmony Hills Addition No. 1, comprising 4.217-acres, more or less, generally located at Goodstein Drive and Walnut Street; and rezoning of said property from PUD (Planned Unit Development) to R-2 (One Unit Residential). Applicant: Serge M. & Lillian C.S.L. D’Elia.**
- C. PLN-14-057-S – Preliminary PUD site plan review for a Sub-Area Plan for portions of the Park Ridge Medical Campus Additions, Numbers 1-3, located in the McMurry Business Park PUD, generally located north of East 2nd Street and west of Hat Six Road. Applicant: Granite Peak Development, LLC.**
- D. PLN-14-058-S – Site plan approval for a four-story, 23,191 square foot (footprint), Residence Inn Marriott Hotel, located on Lot 1, Blackmore Marketplace Addition No. 12, generally located north of East 2nd Street and east of the Home Depot. Applicant: Forward Development, LLC.**
- E. PLN-14-059-Z – Petition for a Zone Change of Tract B, Falcon Crest III and Tracts B and C, Falcon Crest IV, located east of South McKinley Street at the intersection of East 26th Street, from R-3 (One to Four Unit Residential) to R-4 (High-Density Residential). Applicant: Carlos Iparraguirre and David Iparraguirre.**
- F. PLN-14-060-C – Petition for a Conditional Use Permit for an apartment, for security reasons, in an M-1 (Limited Industrial) zoning district, on Lot 25, Block 58, Goen Addition No. 2, located at 242 North Kimball Street. Applicant: Patrick L. Goen.**
- G. PLN-14-061-C – Petition for a Conditional Use Permit for an oversized accessory building (detached garage) with a building footprint of 1,800 square feet, in excess of the 1,500 square foot maximum permitted; and with exterior walls 16’ feet in height, in excess of 12’ maximum wall height permitted, in an R-1 (Residential Estate) zoning district; on Lot 34, Block 20, Paradise Valley Addition, located at 305 Upper Aster Road. Applicant: Jake Hoopes.**
- H. PLN-14-062-C – Petition for a Conditional Use Permit for an off-premise sign (Multi-Tenant Sign) in a C-2 (General Business) zoning district; located on the east side of SW Wyoming Boulevard, north of Talon Drive, between the west boundary of Lot 1 and the 30’ pedestrian drainage and utility**

easement; on Tract A, Mesa Addition No. 7. Applicant: Mesa Development, Inc.

- I. Ordinance Amendment – Amending Section 17.94.130 of the Casper Municipal Code to allow roof signage in the OYDSPC (Old Yellowstone District and South Poplar Street Corridor) Form Based Code.**

IV. COUNCIL ACTIONS:

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

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

VIII. ADJOURNMENT

**PLANNING AND ZONING MEETING
TUESDAY, SEPTEMBER 23, 2014
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, September 23, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: None

Others Present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Wallace Trembath, Assistant City Attorney
Jason Knopp, City Engineer
Katie Ingram, 80 Fairway Drive
Bill Fehringer, 6080 Enterprise Drive
Randy Hall, 550 North Poplar Street
Lucy Turek, 2225 West 45th Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Maguire asked if there were additions or corrections to the minutes of the August 26, 2014 Planning & Zoning Commission meeting.

There being none, Chairman Maguire called for a motion to approve the minutes of the August 26, 2014 Planning & Zoning Commission.

Mr. Redder made a motion to approve the minutes of the August 26, 2014 meeting. The motion was seconded by Mr. Henrie. All those present voted aye. Minutes approved.

III. PUBLIC HEARING

The first case this evening:

PLN-14-052-PUD – Review of proposed revisions to the PUD (Planned Unit Development) Guidelines, for the Centennial Hills Addition. Applicant: 402, LLC.

Aaron Kloke, Planner I, presented the staff report which recommends that the Planning and Zoning Commission approve the proposed revisions to the PUD Guidelines for the Centennial Hills Village Addition, and forward a do-pass recommendation to the City Council.

Mr. Kloke entered five (5) exhibits into the record for this case.

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

Katie Ingram, 80 Fairway Drive, spoke in favor of this case.

Bill Fehringer, 6080 Enterprise drive, spoke in favor of this case.

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

There being no others to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-052-PUD.

Mr. Henrie made a motion to approve case PLN-14-522-PUD, the request for revisions to the PUD Guidelines for the Centennial Hills Village Addition, with Findings A-L listed in the staff report, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

The next case this evening:

PLN-14-043-RS – (*Continued from August 26 2014*) Petition to plat a portion of SW1/4 and the SE1/4NW1/4, Section 13, T33N, R79W, 6th P.M., Natrona County Wyoming, to create the Cambridge Addition, comprising 51.80-acres, more or less; and review of the accompanying PUD site plan, located to the north of the SE Wyoming Boulevard and Country Club Road intersection. Applicant: 402, LLC.

Aaron Kloke, Planner I, presented the staff report which recommends that the Planning and Zoning Commission approve the plat and accompanying PUD site plan creating Cambridge Addition, a sub-area of the Centennial Hills Village PUD, and forward a “do pass” recommendation to the City Council with the following conditions:

1. The applicant shall pay the City the \$2,561.57 remaining balance on the recapture fees for the East 21st Street extension, pursuant to the previously executed recapture agreement, prior to the recording of the Cambridge Addition.
2. The applicant shall plant trees in all landscaped “parkways” located between the sidewalks and the streets, at a maximum spacing interval of forty (40) foot on center.
3. Prior to review by the City Council, the applicant shall submit a traffic study, a drainage study, a grading plan, and a water and sewer study to the City for review and approval.
4. Redundant vehicular access to the subdivision shall be provided from Country Club Road and Centennial Village Drive prior to the issuance of any building permits in the Cambridge Addition.
5. The applicant shall pay the City its remaining obligation for the cost of constructing Country Club Road prior to the issuance of a Permit to Construct Public Improvements. The remaining cost to be paid to the City is \$282,911, per the Gosfield Village Addition No. 4 Subdivision Agreement dated February 4th, 2014.
6. The Centennial Hills Village PUD (Planned Unit Development) Homeowner’s Association shall be solely responsible for establishing areas where on-street parking is permitted and/or prohibited, pursuant to the standards set forth in Section IV, Subsections (C) and (D) of the approved Planned Unit Development Guidelines, as amended. Given the narrow street concept implemented by the Centennial Hills Village PUD (Planned Unit Development), primary enforcement of on-street parking within the Centennial Hills Village PUD shall be the responsibility of the Homeowner’s Association.
7. In that public water service is not yet available to the proposed Cambridge Addition, the applicant shall not sell, or offer for sale, any of the lots in said addition until such time as public water service (Zone III Water) becomes available.
8. A pedestrian access pathway/trail shall be provided for residents to access the pedestrian trail along Wyoming Boulevard from the south-central portion of the Cambridge Addition. The applicant has the option of providing a minimum of a twenty (20) foot wide easement(s) from the end of one, or all, of the three cul-de-sacs (Culham Court, Cranwell Court, Bleu Court), and/or utilizing open-space #3, which is a fifty (50) foot wide power easement.

Mr. Kloke entered eight (8) exhibits into the record for this case.

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

Katie Ingram, 80 Fairway Drive, spoke in favor of this case.

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

There being no others to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-043-RS.

Mr. Holloway made a motion to approve case PLN-14-054-RS, the request for platting to create the Cambridge Addition, a sub-area of the Centennial Hills Village PUD, with Conditions #1-8, listed in the staff report, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Mr. Holloway made a motion to approve case PLN-14-054-RS, regarding the accompanying PUD site Plan creating the Cambridge Addition a sub-area of the Centennial Hills Village PUD, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion carried.

The next case:

PLN-14-050-R – Petition to vacate and replat Lot 8, Block 1, Luker Landmark Addition, to create Blackmore Marketplace Addition No. 12, comprising 7.73-acres, more or less, located North of East 2nd Street. Applicant: Forward Development, LLC.

Aaron Kloke, Planner I, presented the staff report which recommends that the Planning and Zoning Commission approve the replat creating Blackmore Marketplace Addition No. 12, and forward a “do pass” recommendation to the City Council.

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

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

Randy Hall, 550 North Poplar Street, spoke in favor of this case.

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

There being no others to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-050-R.

Mr. Richards made a motion to approve case PLN-14-050-R, the request for a replat creating Blackmore Marketplace Addition No. 12, and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The next case:

PLN-14-051-C – Petition for a Conditional Use Permit for the Mesa Shopping Center Master Sign Plan, pursuant to the requirements set forth in Section 17.96.040 of the Casper Municipal Code, encompassing Mesa Additions No. 5, No. 6, No. 7 and No. 8. Applicant: Mesa Development, Inc.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission acknowledge the withdrawal of Case #PLN-14-051-C by the applicant.

Chairman Maguire entertained a motion to acknowledge the withdrawal case PLN-14-051-C.

Mr. Henrie made a motion to acknowledge the withdrawal of case PLN-14-051-C. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The next case this evening:

Ordinance Amendment – Amending Chapters 17.08 and 17.96 of the Casper Municipal Code Pertaining to Digital Signage.

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

Lucy Turek, 2225 West 45th Street, spoke in favor of these amendments.

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

There being no others to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, the proposed ordinance amendments to the Casper Municipal Code, and forward a “do pass” recommendation to City Council.

Mr. Holloway made a motion to approve ordinance amendments to Chapters 17.08 and 17.6, of the Casper Municipal Code creating regulations for digital signs, and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

There was discussion about the definition of flashing.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Mr. Holloway expressed a concern regarding flag lots and stated he would like to address them in a Planning and Zoning Training. Mr. Collins advised there would be a future training with flag lots being a topic.

B. Community Development Director:

Ms. Becher stated that City Council, in a work session, addressed the cost sharing of a public street regarding the DMK Subdivision. Another topic discussed in the work session was permitting satellite wineries. She advised the next training would be held Tuesday, October 7, 2014, with discussion regarding a vintage sign ordinance, design standards, an RFP for the Comp Plan and flag lots. Please bring your lunch and join us.

She indicated that at the end of the year Fred Maguire, James Holloway, and Gary Richards terms would be up. Mr. Maguire would not be eligible for another term, Mr. Holloway and Mr. Richards could request to be reappointed. She asked them to please let us know if they were interested in reappointment. City Council would be conducting interviews late in November or early December.

C. Other Communications:

There were none.

D. Council Liaison:

There were none.

VII. ADJOURNMENT

Chairman Maguire called for a motion for the adjournment of the meeting. A motion was made by Mr. Redder and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7: 18 p.m.

Chairman

Secretary

October 24, 2014

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

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

SUBJECT: **PLN-14-055-AZ** – Petition to annex the SE1/4SE1/4 Section 7, W1/2SW1/4 Section 8, and E1/2NE1/4 Section 18, T.33N, R78W, 6th P.M., Natrona County, Wyoming, comprising 23.43-acres, more or less, being unofficially referred to as “The Open Space Addition,” generally located south of East 2nd Street, and west of The Heights Addition; and rezoning said property from UA (Urban Agriculture) to City Zoning Classification PUD (Planned Unit Development). Applicant: VA Resources, LLC and Eastgate Ranches, LLC

Recommendation on the Annexation:

In the absence of information that may be presented during the public hearing, staff’s recommendation is that the Planning and Zoning Commission approve the request to annex the subject property and forward a “do pass” recommendation to the City Council for the following reasons:

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

Staff's favorable recommendation on the requested annexation is subject to the following conditions:

1. In order to meet the usable open space requirement of a PUD as defined in Title 17 of the Casper Municipal Code, a hard-surfaced, ten foot (10') wide multi-use pathway shall be provided along the entire length of the open-space.
2. A public access easement shall be provided for the pathway, in a form acceptable to the City.

Recommendation on the Zone Change:

In the absence of information that may be presented during the public hearing, staff's recommendation is that the Planning and Zoning Commission approve the zoning of the subject property as PUD (Planned Unit Development), and incorporate the subject property into the McMurry Business Park PUD, and forward a "do-pass" recommendation to the City Council.

Code Compliance:

Staff has complied with all requirements of Section 16.24 and 17.12.170 of the Casper Municipal Code pertaining to annexations 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 and zone changes, and making a recommendation to the City Council on each.

Summary:

VA Resources, LLC and Eastgate Ranches, LLC have applied to annex 23.43-acres, more or less, being referred to unofficially as "The Open Space Addition," generally located south of East 2nd Street, and west of The Heights Addition. The applicants are requesting that the property be zoned PUD (Planned Unit Development) and incorporated into the McMurry Business Park PUD. The current zoning of the property, under the Natrona County Zoning Resolution, is UA (Urban Agriculture). The property is not being platted at this time; and instead is being annexed via an annexation map (or survey).

In March of this year, the Planning and Zoning Commission considered, and approved, amendments to the McMurry Business Park PUD Guidelines. As a condition of approval, the applicants were required to annex the subject property to the City, and

incorporate it into the McMurry Business Park PUD in order to satisfy the minimum open space requirements for the PUD. The original PUD Guidelines that were approved in July of 2005 were confusing and obscure as to how the open-space requirements for the PUD were to be met. The revision that occurred this year clarified the open-space and landscaping requirements. Although 73.6-acres were removed from the McMurry Business Park PUD at that time, the amount of open space fell short of the fifteen percent (15%) required; therefore, the applicants proposed to add additional open-space area to the west side of the McMurry Business Park to meet the minimum open-space requirement.

Staff is recommending in favor of the proposed annexation, and the zoning of the property as PUD (Planned Unit Development), for inclusion in the McMurry Business Park PUD. Staff has included a recommended condition of approval that would require that a multi-use pathway be provided along the length of the proposed “Open Space Addition.” Planned Unit Developments are required to maintain a minimum of fifteen percent (15%) of the area of the PUD as “usable open space.” Usable open space is defined as unobstructed open space controlled and maintained by a property owner’s association for use by the occupants of a PUD, or by others, for recreation. Section 17.52.020(D) of the Municipal Code provides examples of “usable open space,” such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas and similar features.

The OS (Open Space) Planning Area of the McMurry Business Park PUD lists the following as permitted uses:

1. General outdoor passive and active recreation activities;
2. Park activities and open space;
3. Golf courses;
4. Public parks;
5. Pedestrian, bicycle, and equestrian trails;
6. Park maintenance facilities;
7. Temporary construction trailers and offices, provided that 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;
8. Other uses similar in character to those specifically listed above.

The following are listed as accessory uses within the OS (Open Space) Planning Area of the McMurry Business Park PUD:

1. Pedestrian, bicycle and equestrian trails;
2. Public rest room facilities;
3. Food and beverage concessions (portable and permanent);

4. Exterior storage related to permitted uses within Planning Area OS, on the condition such storage is screened from residential areas with solid fencing, berming, landscaping, or other buffering;
5. Communication antennas, incidental to a principal use only;
6. Other uses that are accessory or incidental to the primary uses and/or similar to accessory uses permitted for similarly zoned districts.

Open Space

Subject Property

UNNAMED RD

BEAVO DR
MORADO DR

ROSSO DR

VERDE CT
CONCADO DR

E 2ND ST

VENTURE WAY

CLAUDE CREEK RD



Legend

-  Subject Property

Open Space

Surrounding Land Uses:
Residential
Commercial
Open Space

300' Notification Zone

Subject Property

Legend

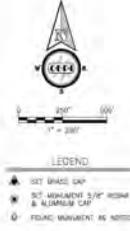
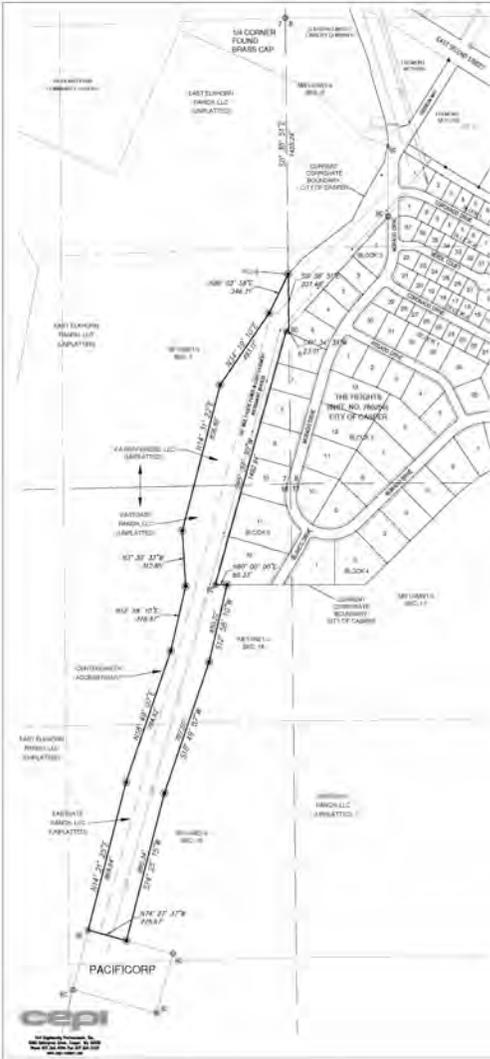
- 300' Notificaton Zone
- Subject Property
- Buildings
- Urban Agriculture (AG)
- General Business (C2)
- Planned Unit Development (PUD)
- One Unit Residential (R2)



NOT TO SCALE







CERTIFICATE OF DEDICATION

STATE OF WYOMING, COUNTY OF NATRONA, THE UNDERSIGNED, VA. RESOURCES, LLC AND ENERGY RANCH, LLC DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCELS OF LAND SHOWN IN THE G&A PLAN OF SECTION 16, T.33N., R.78W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT A FOUND BRASS CAP MARKING THE SW CORNER OF SAID SECTION 16;
- THENCE SOUTHWEST, ALONG THE EAST LINE OF SAID SECTION 16, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT THE MOST NORTHERN CORNER OF THE PARCELS OF LAND BEING DESCRIBED HEREIN, SAID POINT BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND ALONG THE WEST LINE OF THE SUBDIVISION OF SAID SECTION 16, 200.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, SAID POINT BEING LOCATED ON THE METERS BOUNDARY OF THE HOOD'S SUBDIVISION;
- THENCE SOUTHWEST, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND THE WEST LINE OF THE HOOD'S SUBDIVISION, 223.25 FEET TO A FOUND BRASS CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE WEST-SOUTHWEST, CONTINUING ALONG SAID COMMON LINE, 1482.00 FEET TO A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE HOOD'S SUBDIVISION;
- THENCE SOUTHWEST, ALONG THE SOUTH LINE OF THE HOOD'S SUBDIVISION, 162.50 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, ALONG THE EAST LINE OF THIS PARCEL OF LAND, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG THE EASTLINE OF THIS PARCEL OF LAND, 1482.00 FEET TO AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG THE WEST LINE OF THIS PARCEL OF LAND, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT THE SOUTHWEST CORNER OF THIS PARCEL OF LAND AND ALONG THE NORTH LINE OF SAID PARCELS PARCEL, 223.25 FEET TO A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THIS PARCEL OF LAND AND THE SOUTHWEST CORNER OF SAID PARCELS PARCEL;
- THENCE SOUTHWEST, ALONG THE WEST LINE OF THIS PARCEL OF LAND, AND ALONG THE CENTERLINE OF AN ACCESS ROAD THAT IS THE PROPERTY LINE BETWEEN LANDS OWNED BY ENERGY RANCH, LLC AND EAST ELKTON RANCH, LLC, 896.84 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG SAID COMMON LINE, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG SAID COMMON LINE, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG SAID COMMON LINE, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG SAID COMMON LINE, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;
- THENCE SOUTHWEST, CONTINUING ALONG SAID COMMON LINE, 1482.00 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;

THE PARCELS OF LAND AS IT APPEARS ON THIS MAP, AND ALL ADJACENT AREAS, CONTAINS TREES, ACRES, AND IS CHECKED WITH THE FIELD AND IS ACCORDANCE WITH THE VIEWS OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE ANNEXATION WILL BE THE OPEN SPACE RESERVE, AND THERE ARE NO RECORDS RELATED TO THIS PUBLIC AS A MAP OF THIS AREA.

VA. RESOURCES, LLC
100 BOX 1000
CASPER, WYOMING 82401

TORRE MUMFORD - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TORRE MUMFORD, THIS _____ DAY OF _____, 2014.

WITNESSED BY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES _____ NOTARY PUBLIC

ENERGIZE RANCHES, LLC
2400 CLASSIC CHERRY ROAD
CASPER, WYOMING 82409

ROBERT MUMFORD - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT MUMFORD, THIS _____ DAY OF _____, 2014.

WITNESSED BY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES _____ NOTARY PUBLIC



- NOTES:**
- BASED ON RECORDS OF THE WYOMING STATE PLANS, COMMISSIONER OF PUBLIC LANDS, DIVISION OF LANDS, CITY OF CASPER, WYOMING.
 - THE MAP IS CORRECTED AT THE POINT OF BEGINNING AND IS SUBJECT TO FIELD REVISIONS. THE COMMISSIONER SHALL BE ADVISED BY THE CITY OF CASPER, WYOMING.
 - THE BOUNDARY OF LEGAL EASEMENTS IS SHOWN.

APPROVALS:

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____ PASSED AND APPROVED THIS _____ DAY OF _____, 2014.

ATTEST: CITY CLERK _____ MAYOR _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING, COUNTY OF NATRONA, I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY CERTIFY THAT THIS MAP AND ANY OTHER MAPS MADE DURING MY ACTUAL SURVEY WERE MADE BY DIRECT SUPERVISION BY MEY AND ASSISTED BY MEY AND THAT THIS MAP IS THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCORDANCE WITH THE REQUIREMENTS OF THE WYOMING LAND SURVEYING ACT. ALL INFORMATION AND INSTRUMENTS USED ARE CORRECTLY RECORDED AND REFERRED TO IN THE RECORD STATE PUBLIC COMMISSION RECORD. ALL METES AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME BY JAMES F. JONES, THIS _____ DAY OF _____, 2014.

WITNESSED BY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES _____

ANNEXATION MAP OF THE OPEN SPACE ADDITION TO THE CITY OF CASPER, WYOMING
S1/2 SEC. 7, T.33N., R.78W., 6th P.M., NATRONA COUNTY, WYOMING.

October 24, 2014

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

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

SUBJECT: **PLN-14-056-RZ** – Petition to vacate and replat a portion of Sunrise Hills No. 9 and Lots 18-21, Garden Creek Hills Patio Homes No. 1, to create Harmony Hills Addition No. 1, comprising 4.217-acres, more or less, generally located at Goodstein Drive and Walnut Street; and rezoning of said property from PUD (Planned Unit Development) to R-2 (One Unit Residential). Applicant: Serge M. & Lillian C.S.L. D’Elia.

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 Harmony Hills Addition No. 1, and forward a “do pass” recommendation to the City Council with the following condition:

1. Prior to review by the City Council, a preliminary water and sewer study shall be submitted to the City Engineering Department for review and approval.

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 request to rezone the properties described above from PUD (Planned Unit Development) to 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 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:

Serge M. and Lillian C.S.L. D’Elia have applied to replat 4.217-acres, to create the Harmony Hills Addition No. 1. The subject property is currently undeveloped and is zoned as a PUD (Planned Unit Development). The requested plat is replatting five (5) existing lots within Sunrise Hills No. 9 and Garden Creek Hills Patio Homes No. 1, to create thirteen (13) new lots. Surrounding zoning in the area is PUD (Planned Unit Development) to the north and R-1 (Residential Estate) to the south. Land uses in the immediate area are predominately single family residential.

Staff has included a condition of approval which states that the applicant must submit a water and sewer study, to be reviewed and approved by the City Engineer, due to concerns with an existing 12-inch water main in South Walnut Street. The study will need to take into account possible realignment or lowering of the existing 12-inch water main, which if necessary, would be done at the owner’s cost.

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 “multi-family”. The Comprehensive Land Use Plan states that areas shown in the plan as multi-family should be designated for apartment, condominium, and similar high density types of dwelling units. The proposed R-2 (One Unit Residential) zoning district is for the purpose of the development of residential lots, which are a less intensive use of land. While the proposed R-2 (One Unit Residential) zoning of the property is not in keeping with the projected multi-family use of the property, staff supports this zone change as it will allow infill development of an otherwise vacant plot of land, and will provide a good transition from the large estate lots on the south, to the commercial property to the north.

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 zone change to R-2 (One Unit Residential) is supported by the following visions, principles and goals:

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

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

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

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

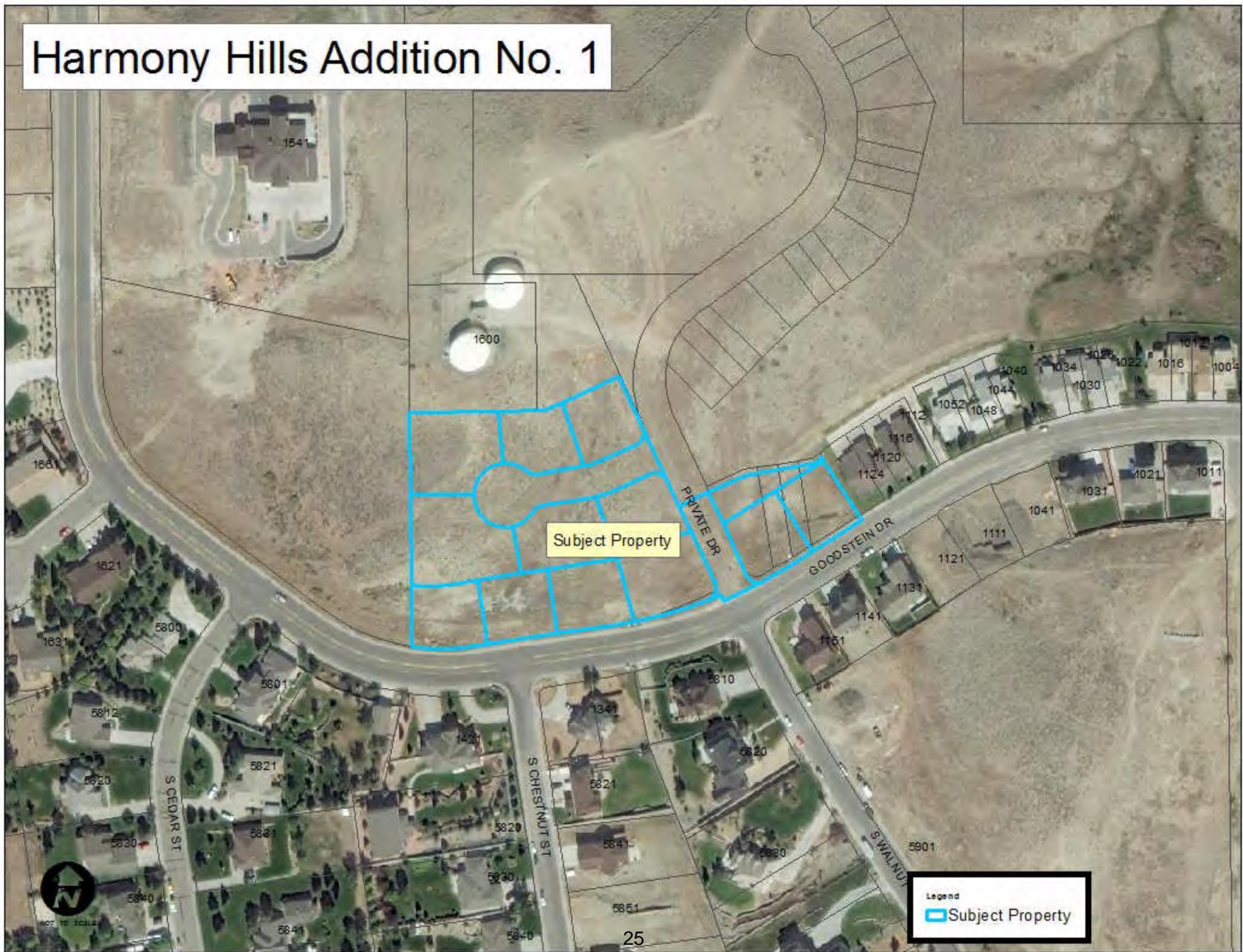
Principle K – Direct Growth to Encourage Infill and Redevelopment.

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

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

1. **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;**
2. Day-care, adult;
3. Family child care home;
4. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
5. Schools, public, parochial, and private elementary, junior, and senior high;
6. Neighborhood assembly uses;
7. Neighborhood grocery;
8. Group home;
9. Church.

Harmony Hills Addition No. 1



Harmony Hills Addition No. 1

Surrounding Land Uses:
Residential
Green Space

300' Notification Zone

Subject Property

Legend

- 300' Notification Zone
- Subject Property
- Buildings
- Park Historic(PH)
- Planned Unit Development(PUD)
- Residential Estate(R1)

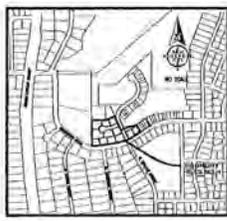
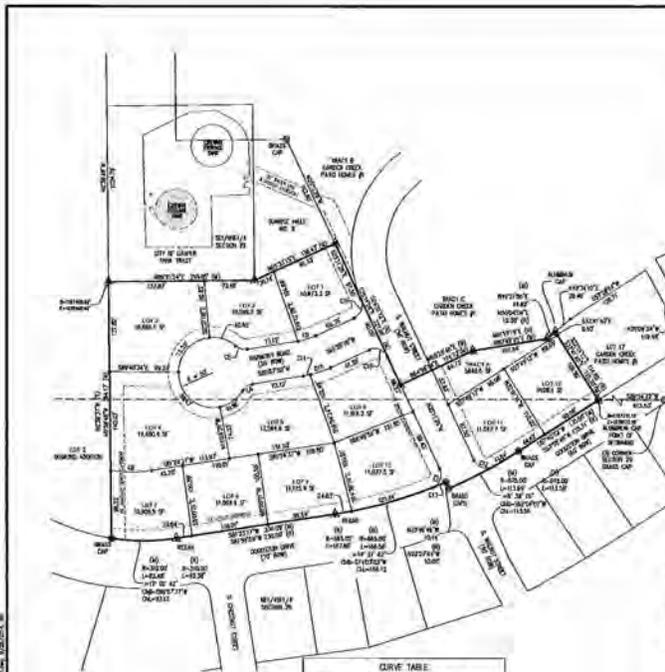












CERTIFICATE OF DEDICATION

STATE OF MISSOURI)
 COUNTY OF WARREN)
 I, the undersigned, being an official duly sworn, do hereby certify that the above and foregoing is a true and correct copy of the original of the same as the same appears in the office of the undersigned, and that the same has been duly recorded in the office of the County Clerk of Warren County, Missouri, in accordance with the provisions of the laws of this State in that behalf made.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Warren, Missouri, this 22nd day of September, 2014.

 COUNTY CLERK

APPROVALS

APPROVED BY THE CITY OF WARREN MISSOURI AND COUNTY ENGINEER OF WARREN, MISSOURI:
 THIS _____ DAY OF _____, 2014.

APPROVED BY THE CITY ENGINEER OF WARREN MISSOURI:
 THIS _____ DAY OF _____, 2014.

APPROVED BY THE CITY ENGINEER OF WARREN MISSOURI:
 THIS _____ DAY OF _____, 2014.

APPROVED BY THE CITY ENGINEER OF WARREN MISSOURI:
 THIS _____ DAY OF _____, 2014.

APPROVED BY THE CITY ENGINEER OF WARREN MISSOURI:
 THIS _____ DAY OF _____, 2014.

APPROVED BY THE CITY ENGINEER OF WARREN MISSOURI:
 THIS _____ DAY OF _____, 2014.

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF WARREN COUNTY, MISSOURI
 THIS DAY OF _____, 2014.
 INSTRUMENT NO. _____

CERTIFICATE OF SURVEYOR

I, the undersigned, being a duly licensed Professional Land Surveyor, do hereby certify that the above and foregoing is a true and correct copy of the original of the same as the same appears in the office of the undersigned, and that the same has been duly recorded in the office of the County Clerk of Warren County, Missouri, in accordance with the provisions of the laws of this State in that behalf made.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Warren, Missouri, this 22nd day of September, 2014.

 SURVEYOR

CURVE TABLE

CURVE #	BEARING	ARC LENGTH	CHORD	CH D	CH L
01	200°	32.00'	40.00'	40.00'	32.00'
02	200°	13.40'	16.75'	16.75'	13.40'
03	200°	13.40'	16.75'	16.75'	13.40'
04	200°	36.00'	45.00'	45.00'	36.00'
05	200°	36.00'	45.00'	45.00'	36.00'
06	200°	36.00'	45.00'	45.00'	36.00'
07	200°	36.00'	45.00'	45.00'	36.00'
08	200°	36.00'	45.00'	45.00'	36.00'
09	200°	36.00'	45.00'	45.00'	36.00'
10	200°	36.00'	45.00'	45.00'	36.00'
11	200°	36.00'	45.00'	45.00'	36.00'
12	200°	36.00'	45.00'	45.00'	36.00'
13	200°	36.00'	45.00'	45.00'	36.00'
14	200°	36.00'	45.00'	45.00'	36.00'
15	200°	36.00'	45.00'	45.00'	36.00'
16	200°	36.00'	45.00'	45.00'	36.00'
17	200°	36.00'	45.00'	45.00'	36.00'
18	200°	36.00'	45.00'	45.00'	36.00'
19	200°	36.00'	45.00'	45.00'	36.00'
20	200°	36.00'	45.00'	45.00'	36.00'



LEGEND

- A SET POINT COPY
- B SET POINT COPY WITH RECORD
- C PLANNING COPY
- D PLANNING COPY AS FILED

VACATION AND REPLAT OF A PORTION OF SURVEYS LOTS NO. 9 AND 10 LOTS 18 - 21 GARDEN CREEK HILLS PATIO HOMES NO. 1 AS HARMONY HILLS ADDITION NO. 1

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Warren, Missouri, this 22nd day of September, 2014.

 SURVEYOR

OCT 22 2014

October 24, 2014

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

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

SUBJECT: **PLN-14-057-S** – Preliminary PUD site plan review for a Sub-Area Plan for portions of the Park Ridge Medical Campus Additions, Numbers 1-3, located in the McMurry Business Park PUD, generally located north of East 2nd Street and west of Hat Six Road. Applicant: Granite Peak Development, LLC.

Recommendation:

In the absence of information that may be presented during the public hearing, staff's recommendation is that the Planning and Zoning Commission approve the sub-area plan for portions of the Park Ridge Medical Campus Additions, Numbers 1 - 3, located in the McMurry Business Park PUD, and forward a "do-pass" recommendation to the City Council with the following conditions:

1. Pursuant to the approved McMurry Business Park PUD Guidelines, prior to the development of any of the lots, a detailed site plan shall be submitted to the Community Development Department for review and approval.
2. That future site plans provide for the alignment of curb cuts and approaches to reduce traffic conflict points on the public streets.

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 public comments on this case. The Commission is responsible for reviewing sub-area plans; and must make a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

Granite Peak Development, LLC has applied for sub-area plan approval for portions of the Park Ridge Medical Campus Additions, Numbers 1-3, located in the McMurry

Business Park PUD for commercial and residential uses. The property is located generally north of East Second Street, along Granite Peak Drive, and is zoned PUD (Planned Unit Development) as part of the McMurry Business Park PUD.

The McMurry Business Park PUD Guidelines, approved by the City Council in July of 2005, created a streamlined review procedure for projects in the business park. Applicants are required to submit a sub-area plan, which is essentially a preliminary site plan showing estimated building sizes, locations, orientations, general off-street parking areas as well as landscaped areas. Once the sub-area plans are approved, detailed site plans for individual projects can then be approved by the McMurry Business Park Design Review Committee and City Planning Department staff as long as they are not significantly different from the sub-area plan that was approved. Although the Commission and Council will not be formally reviewing the detailed site plans for this area, their final recommendations and actions on the sub-area plan directly affect the design of the individual site plans.

The sub-area plan for the Park Ridge Medical Campus Additions Numbers 1-3, shows a total sum of building footprints at 537,000 square feet. The final layout of the buildings and lots may change, as long as the total density or square footage of buildings in the area is not increased.

The McMurry Business Park PUD Guidelines approved by Council in 2005 established five (5) different planning areas within the 455-acre business park. Those planning areas are:

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

Portions of the proposed Park Ridge Medical Campus Additions, Numbers 1-3, are 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 that 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 sales offices are removed within 30 days of the initial sale of the last lot within this use area.
23. Other uses similar in character to those specifically listed above

Other portions of the proposed Park Ridge Medical Campus Additions, Numbers 1-3, are located in "Planning Area C." Permitted uses in Planning Area C include:

1. General offices
2. Theaters
3. Hospitals
4. Medical and dental offices, clinics and laboratories
5. Convenience stores
6. Nursing homes
7. Assisted living facilities
8. Churches and Synagogues
9. Schools
10. Police and fire stations
11. Financial institutions, including drive-through banks
12. Indoor recreational facilities (including private health and wellness centers, athletic clubs, indoor pools and training facilities, climbing walls, and dance studios)
13. Stores for wholesale or retail sales
14. Hotels and motels
15. Restaurants (including sit-down, take-out and drive-through facilities)
16. Bars
17. Day care facilities
18. Research and development laboratories
19. Light manufacturing

20. Auto sales
21. RV and motorcycle sales
22. Temporary construction or sales trailers and offices, provided that 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 sales offices are removed within 30 days of the initial sale of the last lot within this use area
23. Other uses similar in character to those specifically listed above

The commercial and residential uses shown on the sub-area plan fit within the listed permitted uses of Planning Area CMF. Staff is recommending in favor of the proposed sub-area plan because all minimum standards of the Casper Municipal Code and the approved McMurry Business Park PUD Guidelines have been met. A traffic study was completed for the entire McMurry Business Park PUD when it was initially proposed in 2005. As detailed site plans for individual projects are submitted for approval, a determination will be made as to whether or not an updated traffic study is warranted. Similarly, an overall drainage study for the McMurry Business Park PUD was previously approved; however, the assumptions of the original drainage study will be validated at the time site plans for individual projects are submitted, and if a new or updated drainage study is warranted, it will be addressed at that time.

McMurry Business Park Sub-Area Plan



Subject Property

Legend

- Subject Property
- Buildings

McMurry Business Park Sub-Area Plan



Surrounding Land Uses:
Commercial
Medical

Subject Property

300' Notification Zone

- Legend
- Subject Property
 - 300' Notification Zone
 - Buildings
 - Urban Agriculture (AG)
 - Neighborhood Convenience (C1)
 - General Business (C2)
 - Highway Business (C4)
 - Planned Unit Development (PUD)

October 24, 2013

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

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

SUBJECT: **PLN-14-058-S** – Site plan approval for a four-story, 23,191 square foot (footprint), Residence Inn Marriott Hotel, located on Lot 1, Blackmore Marketplace Addition No. 12, generally located north of East 2nd Street and east of the Home Depot. Applicant: Forward 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 site plan for the construction of a ninety-nine (99) unit, four-story, 92,764 square foot (floor area) hotel on Lot 1 of the Blackmore Marketplace Addition No. 12, with the following conditions:

1. That prior to the issuance of a building permit, the applicant shall provide the City with a recorded copy of the cross-access/shared parking agreement.
2. That prior to the issuance of a building permit, the applicant shall obtain City Engineering Department approval of a stormwater drainage study for the site.
3. All exterior light fixtures on the site shall be full-cutoff fixtures to prevent off-site glare and light trespass.

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 has not received any public input regarding this case.

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

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

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

Summary:

Forward Development, LLC has applied for site plan approval for the construction of a four (4) story, 23,191 square foot building (footprint) hotel, located on a 168,054 square foot site generally north of East Second Street and east of Home Depot. The subject property is zoned C-2 (General Business) and a hotel is listed as a permitted use. Land uses in the surrounding area are predominately commercial. The Planning and Zoning Commission is the final reviewing authority for all site plans for new commercial buildings and additions with a footprint over 20,000 square feet, but less than 43,560 square feet.

Staff has attached three (3) recommended conditions of approval for this site plan. 1.) The applicant has been encouraged to provide transition between the subject property and adjoining properties. Therefore the first recommended condition states that the applicant shall provide a copy of a recorded cross-access/shared parking agreement between its property and the commercial properties to the east. 2.) The second recommended condition of approval requires that the applicant obtain City Engineering Department approval of a stormwater drainage study prior to the issuance of a building permit. A drainage study has been submitted; however, it has not yet been reviewed or approved. 3.) Lastly, the final recommended condition is the City's standard requirement that all exterior lighting be full cutoff fixtures to prevent off-site glare and light trespass.

The site plan illustrates a total of one hundred three (103) off-street parking spaces on the site, which exceeds the City's minimum requirement of ninety-nine (99) spaces. Access to the parking will be via a driveway located on the north side of East Second Street, with secondary vehicular and pedestrian access to the site being provided via a driveway connection to the adjacent commercial development to the east, adjacent to Red Lobster. Landscaping accounts for approximately 29,577 square feet, or approximately 17.6 percent of the site, exceeding the City's minimum requirement of six (6) percent. A traffic study was not required, as the project did not meet the traffic generation threshold of seventy-five (75) vehicle trips per peak hour which triggers the need for a traffic study. In that all minimum requirements of the Casper Municipal Code have been met, staff is recommending in favor of the site plan, with the three (3) conditions listed above.

Residence Inn Marriot



Subject Property

Home Depot

US INTERSTATE I-25
US INTERSTATE I-25

E2ND ST

LANDMARK DR

CAINE DR
GREGG DR
MAGALLS DR

Legend
Subject Property



Residence Inn Marriot

Surrounding Land Uses:
Commercial

Subject Property

Home Depot

300' Notification Zone

Legend

- Subject Property
- 300' Notification Zone
- Buildings
- Neighborhood Convenience(C1)
- General Business(C2)
- Planned Unit Development(PUD)
- High-Density Residential(R4)










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


GREG L. ALLWINE
 ARCHITECT
 15200 57th Ave. South
 Suite 300
 Seattle, WA 98148
 Phone 206.765.8300

ISSUE DATE: 10/17/14

RESIDENCE INN by MARRIOTT
 LOT 1, BLACKSTONE MARKETPLACE ADDITION NO. 12
 CAUPER, WY

OWNER
 JPK/TK CAUPER, LLC
 P.O. BOX 15
 ALLIEDEN, WY 82405
 © JOHNSON BRUNING INC.



PROJECT # 1416
 FILE NAME 1416 A200
 DRAWN BY: ST, JB

**FRONT
 ELEVATION**

A2.0

30% REVIEW SET
 NOT FOR CONSTRUCTION

October 24, 2014

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

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

SUBJECT: **PLN-14-059-Z** – Petition for a Zone Change of Tract B, Falcon Crest III and Tracts B and C, Falcon Crest IV, located east of South McKinley Street at the intersection of East 26th Street, from R-3 (One to Four Unit Residential) to R-4 (High-Density Residential). Applicant: Carlos Iparraguirre and David Iparraguirre.

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the request to rezone Tract B, Falcon Crest III and Tracts B and C, Falcon Crest IV from R-3 (One to Four Unit Residential) to 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 17.12.170 of the Casper Municipal Code pertaining to zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper-Star Tribune. As of October 24th, staff has received two (2) public comments against the proposed rezoning.

Summary:

Carlos and David Iparraguirre have requested a zone change of Tract B, Falcon Crest III and Tracts B and C, Falcon Crest IV, from R-3 (One to Four Unit Residential) to R-4 (High Density Residential). The properties currently stand as vacant grass lots. Surrounding zoning in the area is R-3 (One to Four Unit Residential) to the north, east and west, and unincorporated County land to the south. Existing land uses are predominantly multi-family residential. The area involved in the zone change is approximately 1.7-acres, more or less. The intent of the applicants is to construct and manage multi-family housing on the properties. As the properties are currently zoned, the maximum number of dwelling units per lot is four (4). With the approval of a zone

change to R-4 (High Density Residential), the maximum density would be up to thirty (30) units per acre.

The Casper Area Comprehensive Plan's Land Use Concept Plan shows the desired future use of this area to be multi-family residential, and the proposed use of the property is encouraged. Staff supports the requested zone change because the proposal is consistent with the Casper Area Comprehensive Plan, will encourage a diversity of residential housing types, and will allow infill development on a piece of land which has remained vacant in the past.

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 zone change to R-4 (High Density Residential) is supported by the following visions, principles and goals:

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

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

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

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

Principle K – Direct Growth to Encourage Infill and Redevelopment

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

Principle L – Encourage Mixed Uses and Compatibility

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

Vision 4: Cohesive Residential Neighborhoods – Stable, safe, easily-accessible, interconnected, cohesive residential neighborhoods.

Principle O – Allow for compatible and supporting commercial uses in residential neighborhoods.

Goal 30 – Ensure that changes to existing residential neighborhoods are compatible in terms of use, design and scale, and that negative impacts are adequately mitigated.

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

Principle Z – Provide for Adequate Attainable Housing.

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

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

The R-4 (High Density Residential) zoning district allows for the development of any and all of the following permitted uses:

- A. Assisted living;
- B. 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;
- C. Conventional site-built and modular two-family dwellings;
- D. Conventional site-built and modular multi-family dwellings;**
- E. Conventional site-built and modular condominiums for residential use;
- F. Conventional site-built and modular townhomes for residential use;
- G. Bed and breakfast;
- H. Bed and breakfast homestay;
- I. Boarding/rooming houses;
- J. Churches;
- K. Day-care, adult;
- L. Family child care home;
- M. Group homes;
- N. Nursing homes;
- O. Parks, playgrounds, golf courses, and similar recreational activities operated and used primarily during daylight hours;
- P. Schools, public, parochial, and private elementary, junior and senior high;
- Q. Neighborhood assembly uses;
- R. Branch community facilities;
- S. Neighborhood grocery;
- T. Personal service shops;
- U. Professional offices with fewer than twenty employees;
- V. Coffee shops, cafes and restaurants without drive-up windows;
- W. Sundry Shops and specialty shops.

S McKinley - Falcon Crest III & IV



Subject Property



Legend

- Subject Property

S McKinley - Falcon Crest III & IV

Surrounding Land Uses:
Residential
Commercial storage

300' Notification Zone

Subject Property

Legend

-  Subject Property
-  300' Notification Zone
-  Buildings
-  Planned Unit Development(PUD)
-  One Unit Residential(R2)
-  One to Four Unit Residential(R3)











OCT 17 2014

October 14, 2014

City of Casper: PLN-14-059-Z

I am against the changing of the zoning of Tract B, Falcon Crest 111 and Tracts B and C, Falcon Crest 1V, located east of South McKinley Street at the intersection of East 26th Street from R-3 to R-4. McKinley Street is a highly traffic area with going to and from Wyoming Blvd and to East 2nd. I live on Lanner Street and can see the parking situation when the apartments are full on McKinley!! That little area is not capable of handling a high density population let alone the traffic and all the crime that comes with it!! I was shocked to hear Channel News 13 the other night when they referred to McKinley as Felony Flats!! I know the police are always over there. I cannot believe anyone would suggest even to build a mass amount of apartments on the little land that is there. I understand that we need more apartments but not like this. I am so afraid that the area that was developed by Lisa Burrige will become an area where there is nothing but break-ins and traffic problems.

We do not have facilities to accommodate that kind of population. There is no parking available to that area let alone all the other problems that will arise from this. My taxes went up almost 200 dollars a year and that my friends will lower our property value by a long shot!! I am not against building there but not what they want to change it too!! I bought in this area to down size with my handicap daughter and cannot afford to relocate which if I had the money I would if this goes through!! I would be at the hearing on October 28th but will be out of town.


Connie Wagner

2632 Lanner Street

Casper Wy 82601

307-265-8526 Cell 307-262-8953

OCT 17 2014

City of Casper,

I don't think it's not good idea to build on
next to S McKinley St.

We like a pretty land, if you build more, we don't feel
more comfortable having more people moving, we
hear alot of shooting, drugs, etc, we had good
people on our area Lanner St, and ahead from Lanner St
to.

(across the street)

Other side is worse having drugs, shooting etc.
those are bad people ~~to~~ living this area this
isn't safe, been note cops been going this places.

Carlene Wagner - deaf & handicapped
2632 Lanner St
Casper WY 82601
307-265-8526 Mom's cell 302-262-8953

She is 40 years old and she is the one who
thoughtfully wrote this!

October 24, 2014

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

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

SUBJECT: **PLN-14-060-C** – Petition for a Conditional Use Permit for an apartment, for security reasons, in an M-1 (Limited Industrial) zoning district, on Lot 25, Block 58, Goen Addition No. 2, located at 242 North Kimball Street. Applicant: Patrick L. Goen.

Recommendation:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the request for a Conditional Use Permit for an apartment, for security reasons, in an M-1 (Limited Industrial) zoning district, located at 242 North Kimball Street, with the following condition:

1. Pursuant to Section 17.84.030 of the Casper Municipal Code, the apartment shall only be occupied as necessary for safety or security reasons, in conjunction with the principal use, and shall be occupied only by persons responsible for security in the principal use.

Code Compliance:

Staff has complied with all requirements of Section 17.12.240 of the Casper Municipal Code pertaining to Conditional Use Permits, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star Tribune. Staff has not received any public comment regarding this case.

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

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

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

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

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

1. Size and location of site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation systems;
6. Fencing, screening, and landscaped separations;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting; and,
10. Noise, vibration, air pollution and other environmental influences.

Summary:

Patrick Goen has applied for a Conditional Use Permit to allow an apartment as a security residence in an M-1 (Limited Industrial) zoning district, on Lots 25, Block 58, Goen Addition #2, located at 242 North Kimball Street. The subject property is approximately 7,000 square feet in size and is currently a vacant asphalt lot. The general area surrounding the subject property is a mix of commercial, industrial and residential uses. The proposed apartment will be located on

the interior of the proposed storage warehouse and is to be used for security purposes. Section 17.80.030(A) lists, as a Conditional Use in the M-1 (Limited Industrial) zoning district, apartments, as a part of the main structure, necessary for safety or security reasons, in conjunction with the principal use, and occupied only by persons responsible for security in the principal use.

Staff has included one (1) recommended condition of approval that reiterates the requirement that the apartment be occupied only for the purpose of providing security for the principle storage use of the warehouse.

Recommended Motion:

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

Case number **PLN-14-060-C**, a Conditional Use Permit to allow an apartment as a security residence in an M-1 (Limited Industrial) zoning district, on Lots 25, Block 58, Goen Addition #2, located at 242 North Kimball Street, be granted, with Condition #1 listed above, for the following reasons:

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

Furthermore, the Planning and Zoning Commission finds that:

- a. There are no height requirements for warehouses or dwelling units in an M-1 (Limited Industrial).
- b. The requested Conditional Use Permit is for a single apartment to be used for security purposes, located within the proposed warehouse. The proposed warehouse building is a permitted use by right, and the density of the proposed use, in terms of units per acre, number of offices or employees will not be affected by the inclusion of an apartment for security purposes.
- c. The requested Conditional Use Permit is for a single apartment, located within proposed warehouse. The warehouse is a permitted use by right and the volume of business will not be affected by the inclusion of an apartment for security purposes.
- d. There will not be unreasonable congestion or a traffic hazard caused by the proposed apartment, as determined by the City Engineer and the Community Development Director.

- e. The general area surrounding the subject property is a mix of industrial, commercial, and residential land uses. While a residential home does abut the subject property, it is zoned M-1 (Limited Industrial).
- f. There are no other criteria, affecting public health, safety, and welfare, as provided for by written rules of the Commission.

242 N. Kimball Street



Subject Property

Legend
Subject Property



242 N. Kimball Street

Surrounding Land Uses:
Commercial
Industrial
Residential

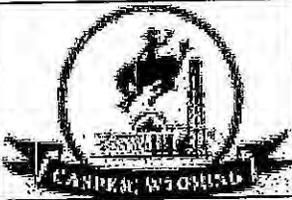


Legend

- Subject Property
- 300' Notification Zone
- Buildings
- General Business (C2)
- Central Business (C3)
- Limited Industrial (M1)

NOT TO SCALE





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: Patrick L. Goen 262-4780
 ADDRESS: P.O. Box 52106, Casper, Wyoming 82605-2106
 TELEPHONE: 473-8204 ofc 262-4780 cell EMAIL: pat.goen@hallburton.com

LOCATION OF REQUEST:

ADDRESS: 242 North Kimball
 LEGAL DESCRIPTION: Block 58, Lot 25, Goen Addition #2
 Number of Lots: 1 Size of Lots: 50' x 140'
 Current Zoning: M-1 Current Use: vacant lot
 Purpose for which the property is proposed to be used: warehouse with security residence
 Prior restrictions placed on the property: none

Floor area square footage: 4000 sq ft. Number of Occupants or Employees: 1
 Building Footprint: 40' x 100' Number of off-street parking spaces: 4

A PLOT PLAN IS REQUIRED SHOWING:

(WHERE APPROPRIATE)

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

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

SIGNATURE OF PROPERTY OWNER: Patrick L. Goen
 DATE: 9/24/14

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

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

FOR OFFICE USE ONLY:
 DATE SUBMITTED:
9/25/14
 REC'D BY: ch

NOTE: SITE PLAN APPLICATION SUMMARY

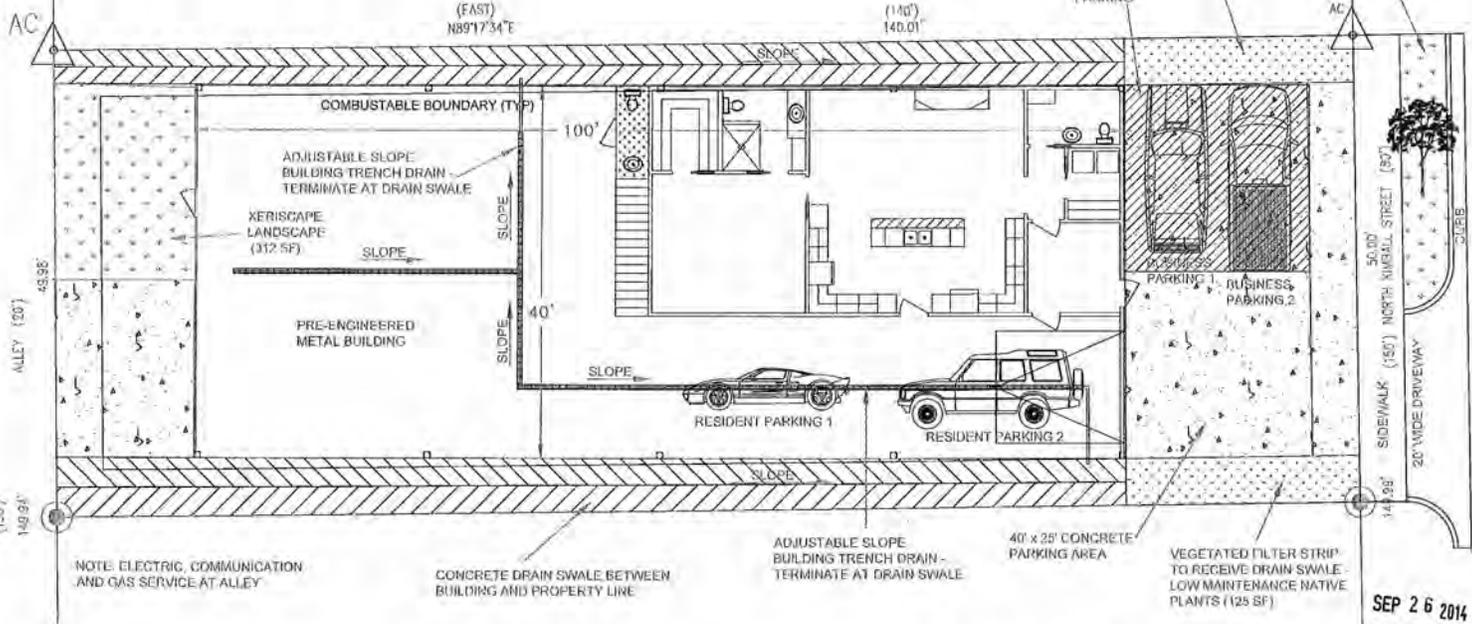
1. TOTAL LAND AREA: 7,000 SF
2. TOTAL BUILDING FOOTPRINT: 4,000 SF
3. BUILDING LAND COVERAGE PERCENTAGE: 57.2%
4. BUILDING HEIGHT: 20'± EAVE, 24'± PEAK
5. SINGLE STORY, ZERO LEASABLE SPACE
6. REQUIRED PARKING: 4 SPACES
7. PROPOSED PARKING: 4 SPACES
8. LANDSCAPE AREA: 712 SF
9. LANDSCAPE/SITE PERCENTAGE: 10.2%
10. AREA DISTURBED BY CONSTRUCTION: 7,000 SF

NOTE: WATER AND SEWER SERVICE AT KIMBALL STREET

VEGETATED FILTER STRIP TO RECEIVE DRAIN SWALE - LOW MAINTENANCE NATIVE PLANTS (125 SF)

XERISCAPE LANDSCAPE WITH 30' MATURE CANOPY DECIDUOUS TREE (142 SF)

20' X 20' COVERED PARKING



AGENCY:	PATRICK GOEN	DRAWING TITLE:	OWNER OCCUPIED SHOP
DATE:	SEP 2014	DWG/DETAIL NO.:	SITE PLAN
SHEET NUMBER:	1 OF 4	BLDG/LAND AREA NO.:	242 NORTH KIMBALL STREET, CASPER, WY
SCALE:	1 : 10	PROJECT NUMBER:	N/A

October 24, 2014

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

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

SUBJECT: **PLN-14-061-C** – Petition for a Conditional Use Permit for an oversized accessory building (detached garage) with a building footprint of 1,800 square feet, in excess of the 1,500 square foot maximum permitted; and with exterior walls 16' feet in height, in excess of 12' maximum wall height permitted, in an R-1 (Residential Estate) zoning district; on Lot 34, Block 20, Paradise Valley Addition, located at 305 Upper Aster Road. Applicant: Jake Hoopes.

Recommendation on oversized, 1,800 square foot (footprint) accessory building:

In the absence of information that may be presented at the public hearing, staff recommends that the Planning and Zoning Commission approve the request for a Conditional Use Permit for the construction of an oversized, 1,800 square foot, detached garage in excess of the 1,500 square foot maximum permitted, located on the subject property with the following condition:

1. The accessory building shall be similar in design, with comparable exterior residential materials and roof pitch, to the principal residential neighborhood buildings; and shall not use vertical metal siding.

Recommendation on accessory building with sixteen (16) foot wall height:

In the absence of information that may be presented at the public hearing, staff recommends that the Planning and Zoning Commission approve the request for a Conditional Use Permit for the construction of a garage with sixteen (16) foot walls, in excess of the twelve (12) foot maximum wall height for accessory buildings, located on the subject property.

Code Compliance:

Staff has complied with all requirements of Section 17.12.240 of the Casper Municipal Code pertaining to Conditional Use Permits, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. Staff has not received any comments regarding this application.

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

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

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

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

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

1. Size and location of site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation systems;
6. Fencing, screening, and landscaped separations;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting; and,
10. Noise, vibration, air pollution and other environmental influences.

Summary:

Jacob Hoopes has applied for a Conditional Use Permit for an accessory building located at 305 Upper Aster Road. The property is located on the west side of Upper Aster Road, northeast of the intersection of Robertson Road and CY Avenue and consists of a platted lot totaling approximately 1.41 acres in area in an R-1 (Residential Estate) zoning district. Land uses in the immediate area are predominately single family residential.

Section 17.12.121(F)(4) of the Casper Municipal Code requires a Conditional Use Permit for any detached garage that exceeds either fifteen percent (15%) of the lot area, or a maximum of 1,500 square feet in size. Based on this requirement, and the size of the property, the applicant would be permitted to construct a detached accessory building up to 1,500 square feet in size (footprint) by right. The proposed accessory building is to be 1,800 square feet, three hundred (300) square feet larger than the 1,500 square foot maximum. Section 17.12.121(G) of the Casper Municipal Code also states that a Conditional Use Permit is required for detached accessory buildings that exceed twelve (12) feet in exterior wall height. The proposed accessory building is proposed to be constructed with sixteen (16) foot high walls.

The minimum setback that the structure must maintain from Upper Aster Road is twenty-five (25) feet while the minimum side and rear setbacks for the structure are both five (5) feet. The proposed structure is to be constructed at least eight (8) feet from any side or rear setback and approximately one hundred fifty (150) feet from Upper Aster Road, therefore, the proposed accessory building is in compliance with all minimum R-1 (Residential Estate) zoning district setback requirements.

Staff is recommending in favor of the requested Conditional Use Permit, for the reasons outlined in the recommended motion section below.

Recommended Motion:

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

Case number **PLN-14-061-C**, a Conditional Use Permit for an 1,800 square foot, oversized, detached garage, in excess of the 1,500 square foot maximum permitted; and with sixteen (16) foot walls, in excess of the twelve (12) foot maximum wall height permitted; and to allow an accessory dwelling unit in an R-1 (Residential Estate) zoning district; on Lot 34, Block 20, Paradise Valley, located at 305 Upper Aster Road, be granted, with Condition #1, listed above, for the following reasons:

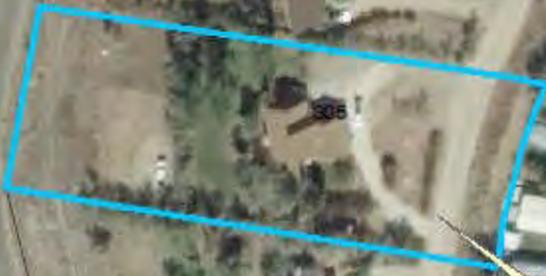
1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and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

Furthermore, the Planning and Zoning Commission finds that:

- a. The oversized footprint and height of the detached accessory building are mitigated by the larger-than-average size of the applicant's property. At approximately one hundred sixty (160) feet, the setback of the building from Upper Aster Road is larger than the twenty-five (25) foot minimum required. The nearest adjacent residences are approximately sixty (60) and ninety (90) feet away from the proposed accessory building.
- b. The proposed use, as a detached garage, is a permitted accessory use in the R-1 (Residential Estate) zoning district, and will not affect the area's density or be detrimental to the neighborhood.
- c. The volume of business is not applicable because the property is not being proposed to be used as a business.
- d. There will not be unreasonable congestion or a traffic hazard caused by the proposed oversized accessory building, as determined by the City Engineer and the Community Development Director.
- e. To the best of the planning staff's knowledge, there has not been any conditional use permits issued for oversized accessory buildings within three hundred (300) feet of the subject property.
- f. There are no other criteria, affecting public health, safety, and welfare, as provided for by written rules of the Commission.

305 Upper Aster Rd

North Platte River



Subject Property



Legend

- Subject Property

75

305 Upper Aster Rd

Surrounding Land Uses:
Residential

300' Notification Zone

Subject Property

Legend

- Subject Property
- 300' Notification Zone
- Buildings
- Planned Unit Development(PUD)
- Residential Estate(R1)
- One Unit Residential(R2)
- Manufactured Home Park(R6)



NOT TO SCALE







City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: Jack Hoopes
 ADDRESS: 305 ^{Upper} Aster Rd.
 TELEPHONE: (307) 679-2713 EMAIL: jhoopes01@yahoo.com

LOCATION OF REQUEST:

ADDRESS: 305 UPPER Aster Rd.
 LEGAL DESCRIPTION: PARCEL # 33802321103700 ^{PARADISE VALLEY} Block 20 LOT 34
 Number of Lots: 1 Size of Lots: _____
 Current Zoning: R-1 Current Use: RESIDENTIAL
 Purpose for which the property is proposed to be used: COLD STORAGE
- electric
 Prior restrictions placed on the property: NONE

Floor area square footage: 1,800 Number of Occupants or Employees: _____
 Building Footprint: 30x60x16 Number of off-street parking spaces: _____

A PLOT PLAN IS REQUIRED SHOWING:

(WHERE APPROPRIATE)

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

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

SIGNATURE OF PROPERTY OWNER: J Hoopes
 DATE: 9/9/2014

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

COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- PROOF OF OWNERSHIP
- \$275 APPLICATION FEE (NON-REFUNDABLE)
- PLOT PLAN

FOR OFFICE USE ONLY:

DATE SUBMITTED:

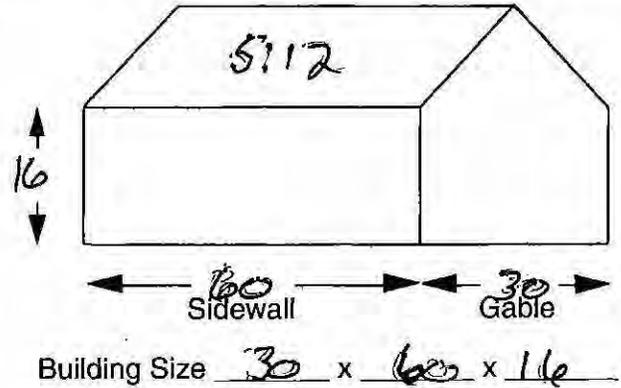
REC'D BY: _____

STEEL STRUCTURES AMERICA, INC.

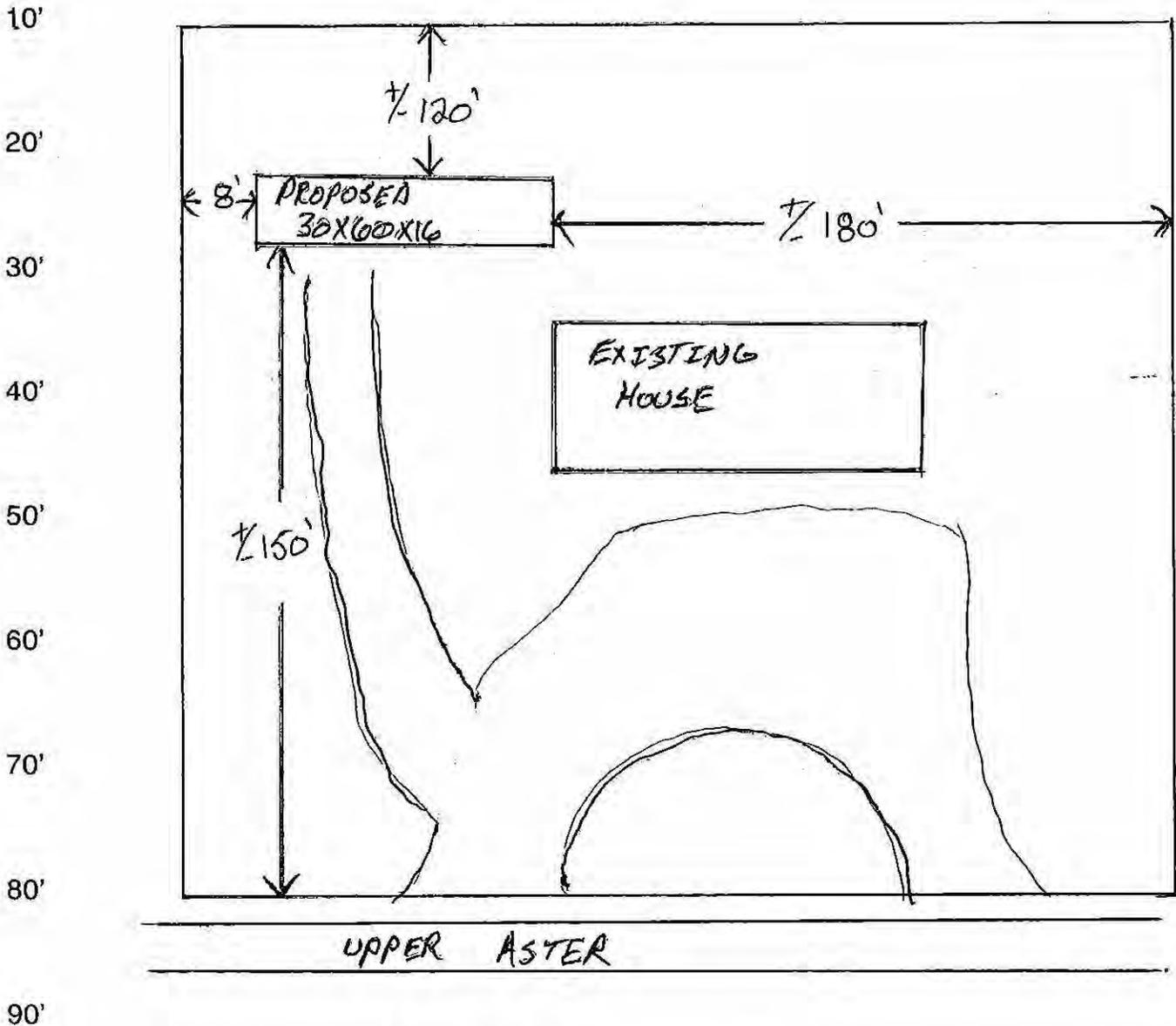
1-800-833-9997

Appt. Time _____
Date _____

Name JACOB HOOPE S
 Mailing Address 305 ASTER
 City CASPER State WY Zip _____
 Job Address SAME
 City _____ State _____
 County _____ Zip _____
 Telephone Home _____ Work _____



0 10' 20' 30' 40' 50' 60' 70' 80' 90'



Customer Signature _____

80Sales Signature _____

Scale: 3/4" = 10'

October 24, 2014

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

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

SUBJECT: **PLN-14-062-C** – Petition for a Conditional Use Permit for an off-premise sign (Multi-Tenant Sign) in a C-2 (General Business) zoning district; located on the east side of SW Wyoming Boulevard, north of Talon Drive, between the west boundary of Lot 1 and the 30' pedestrian drainage and utility easement; on Tract A, Mesa Addition No. 7. Applicant: Mesa Development, Inc.

Recommendation:

In the absence of information that may be presented during the public hearing, staff's recommendation is that the Planning and Zoning Commission approve the request for a Conditional Use Permit to install an off-premise sign (multi-tenant sign), located on the east side of SW Wyoming Boulevard, north of Talon Drive, between the west boundary of Lot 1 and the 30' pedestrian drainage and utility easement, with the following condition:

1. That all temporary, off-premise signs within the Mesa Addition be removed prior to the construction of the subject off-premise (multi-tenant) sign.

Code Compliance:

Staff has complied with all requirements of Section 17.12.240 of the Casper Municipal Code pertaining to Conditional Use Permits, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star Tribune. Staff has not received any public comments regarding the requested Conditional Use Permit.

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

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

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

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

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

1. Size and location of site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation systems;
6. Fencing, screening, and landscaped separations;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting; and,
10. Noise, vibration, air pollution and other environmental influences.

In addition to the criteria listed above, when reviewing Conditional Use Permits for off-premise signs, the Planning and Zoning Commission may consider lighting, impacts on neighboring properties and the relationship of the proposed sign to existing on-premises signs in making their determination on the request.

Summary:

Mesa Development, Inc. has applied for a Conditional Use Permit to install a two hundred fifty (250) square-foot, forty-one (41) foot high, off-premise multi-tenant sign in a C-2 (General Business) zoning district between the west boundary of Lot 1 and the thirty foot (30) pedestrian, drainage, and utility easement. The sign will serve to direct attention to several commercial tenants of the Mesa Development.

An off-premise sign is a sign that advertises or directs attention to a business that is located or conducted somewhere other than the same lot or parcel or within the same building upon which the sign is located. Section 17.96.050(C) of the Casper Municipal Code states off-premise signs are permitted in the C-2 (General Business) zoning district with approval of a Conditional Use Permit. Off-premise signs along arterial and collector streets must maintain a minimum separation of three hundred (300) feet. Additionally, off-premise signs are not permitted within three hundred (300) feet of a historic district, any site on the National Register of Historic Places, public park, public school, church, or cemetery. The maximum size permitted for an off-premise sign in this location, would be two hundred fifty (250) square feet, and the maximum height would be fifty (50) feet.

Staff has included one (1) recommended condition of approval. Section 17.96.050(I)(1)(a) of the Casper Municipal Code states that all signs erected or locations permitted along arterial or collector streets shall be a minimum of three hundred (300) feet apart. Currently, a temporary off-premise sign exists at the southeast corner of Wyoming Blvd and Talon Drive on the Mesa Addition being utilized as directional signage for Hilltop Dental. The condition requests that this sign is removed prior to construction of the proposed off-premise (multi-tenant) sign in order to comply with Casper Municipal Code's minimum spacing requirements.

Recommended Motion:

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

Case number **PLN-14-062-C**, a Conditional Use Permit to install an off-premise sign (Multi-Tenant Sign) in a C-2 (General Business) zoning district, located on the east side of SW Wyoming Boulevard, north of Talon Drive, between the west boundary of Lot 1 and the 30' pedestrian drainage and utility easement; on Tract A, Mesa Addition No. 7, be granted with Condition #1 listed above, for the following reasons:

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

Furthermore, the Planning and Zoning Commission finds that:

- a. The proposed area and height of the signs will be under the maximum height and square footage permitted in Section 17.96.050 of the Casper Municipal Code.
- b. The density of the proposed use in terms of units per acre and the number of offices, employees, occupants, or all three is not applicable in this case.
- c. The approval of a Conditional Use Permit will not increase the volume of business to the sites of the off-premise signs.
- d. There will not be unreasonable congestion or a traffic hazard caused by the use, as determined by the City Engineer and the Community Development Director.
- e. A temporary off-premise sign is located within 300' of the proposed off-premise (multi-tenant) sign, at the southeast corner of Wyoming Blvd and Talon Drive, in the Mesa Addition. A condition of approval has been added that requires the removal of said temporary off-premise sign prior to the construction of the new multi-tenant sign.
- f. There are no other criteria, affecting public health, safety, and welfare, as provided for by written rules of the Commission.

Mesa Development, Inc

Subject Property

Sign Location

Hilltop Dental Temporary Sign

Legend

- Subject Property



Mesa Development, Inc

Surrounding Land Uses:
Commercial
Residential

Subject Property

300' Notification Zone

Sign Location

Hilltop Dental Temporary Sign

Legend

- Subject Property
- 300' Notification Zone
- Buildings
- General Business(C2)
- Park Historic(PH)
- One Unit Residential(R2)





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City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: Mesa Development, Inc.

ADDRESS: 550 N. Poplar Street Casper, WY 82601

TELEPHONE: 307.234.2385 EMAIL: rshall@ccim.net

LOCATION OF REQUEST:

ADDRESS: Not Assigned

LEGAL DESCRIPTION: Tract A, Mesa Addition No. 7

Number of Lots: One (Tract A) Size of Lots: N/A

Current Zoning: C-2 Current Use: Vacant Land

Purpose for which the property is proposed to be used: 250 SF off premise sign in C-2 zone located between west boundary of Lot 1 and 30' pedestrian drainage & utility easement

Prior restrictions placed on the property: None

Floor area square footage: N/A Number of Occupants or Employees: N/A

Building Footprint: N/A Number of off-street parking spaces: N/A

A PLOT PLAN IS REQUIRED SHOWING:

(WHERE APPROPRIATE)

lot size and dimensions
routes for ingress and egress
signs and lighting

size and location of buildings
internal traffic control
setback distances

off-street parking spaces
fencing, screening, and landscaping

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

SIGNATURE OF PROPERTY OWNER: 

DATE: 09/26/2014

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

COMPLETE SUBMITTAL NEEDS TO INCLUDE:

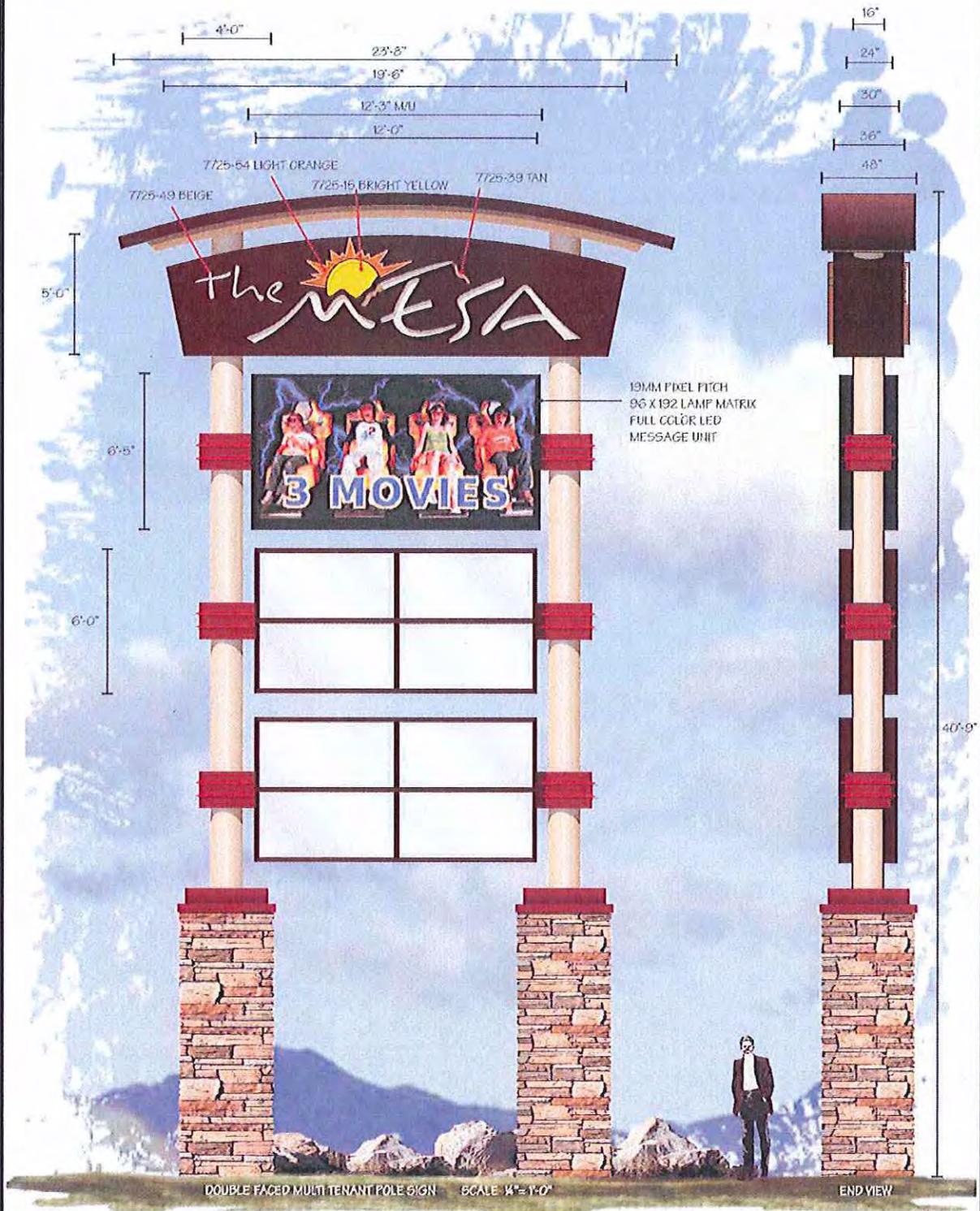
- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- PROOF OF OWNERSHIP
- \$275 APPLICATION FEE (NON-REFUNDABLE)
- PLOT PLAN

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: _____

SIGN A



DOUBLE FACED MULTI TENANT POLE SIGN SCALE 1/4" = 1'-0"

END VIEW

(A) MANUFACTURE AND INSTALL ONE DOUBLE FACED TENANT SIGN, UPPER CABINET WILL BE FABRICATED PAINT LOCK STEEL WITH AN INTERNAL ANGLE IRON FRAME, ENAMEL PAINT FINISH MP 11705 CHOCOLATE T-UNDER, "MESA" IS 3" DEEP ALUMINUM OPEN PAN CHANNEL, ENAMEL FINISH CHANNEL MP 02770 FANTAN BEIGE AND RETURN MP 07646 BAKED CUMIN TAN, OTHER GRAPHICS AND COPY ARE APPLIED VINYL. ILLUMINATE ALL WITH SINGLE TUBE EXPOSED NEON. CLEAR RED ON "THE MESA", CITRUS ORANGE ON SUN RAYS AND NOVAL GOLD ON SUN. FABRICATED SHEET METAL TOP CAP WITH A MP 11705 BROWN AND MP 07646 TAN PAINT FINISH. TENANT CABINETS ARE WIDE BODY ALUMINUM EXTRUSIONS, FRAME AND ENAMEL FINISH MP 11705 DARK BROWN, DIVIDER BARS IN CABINETS TO FORM 4 TENANTS PER CABINET, WHITE POLYCARBONATE FACES WITH APPLIED 3M TRANSLUCENT VINYL FILM GRAPHICS, (TENANT GRAPHICS AT LATER DATE ON SEPARATE ORDERS) ILLUMINATE FROM INTERIOR WITH 200 MA H0 FLUORESCENT LAMPS. IN BETWEEN POLE MOUNT CABINETS, SIGNS MOUNTED TO 2 STEEL PIPE SUPPORTS SET INTO CONCRETE FOOTINGS, PAINT FINISH SUPPORTS MP 02270 FANTAN, FABRICATED SHEET METAL CAPS TO GO AROUND PIPE SUPPORTS AT EACH CABINET. PAINT FINISH MP 14402 DARK TATAR RED, ILLUMINATE CAPS WITH 2 TUBES EXPOSED SKELETON TUBE RUBY RED NEON. FABRICATED SHEET METAL CAPS OVER ROCK BASES, PAINT FINISH MP 14402 DARK RED, ANGLE IRON FRAMES WITH MDO FLYWOOD COVERING ON LOWER BASES, ROCK WORK BY CUSTOMER. SIGN MOUNTING LOCATION ON PROPERTY TBD, WILL MEET REQUIRED CODES AND SETBACKS.



SIGN PRODUCTS, INC.
1425 MONAD, BILLINGS, MT 59104
Phone (406) 253-6348 Fax (406) 252-6554

CLIENT
THE MESA SUBDIVISION
CASPER, WY

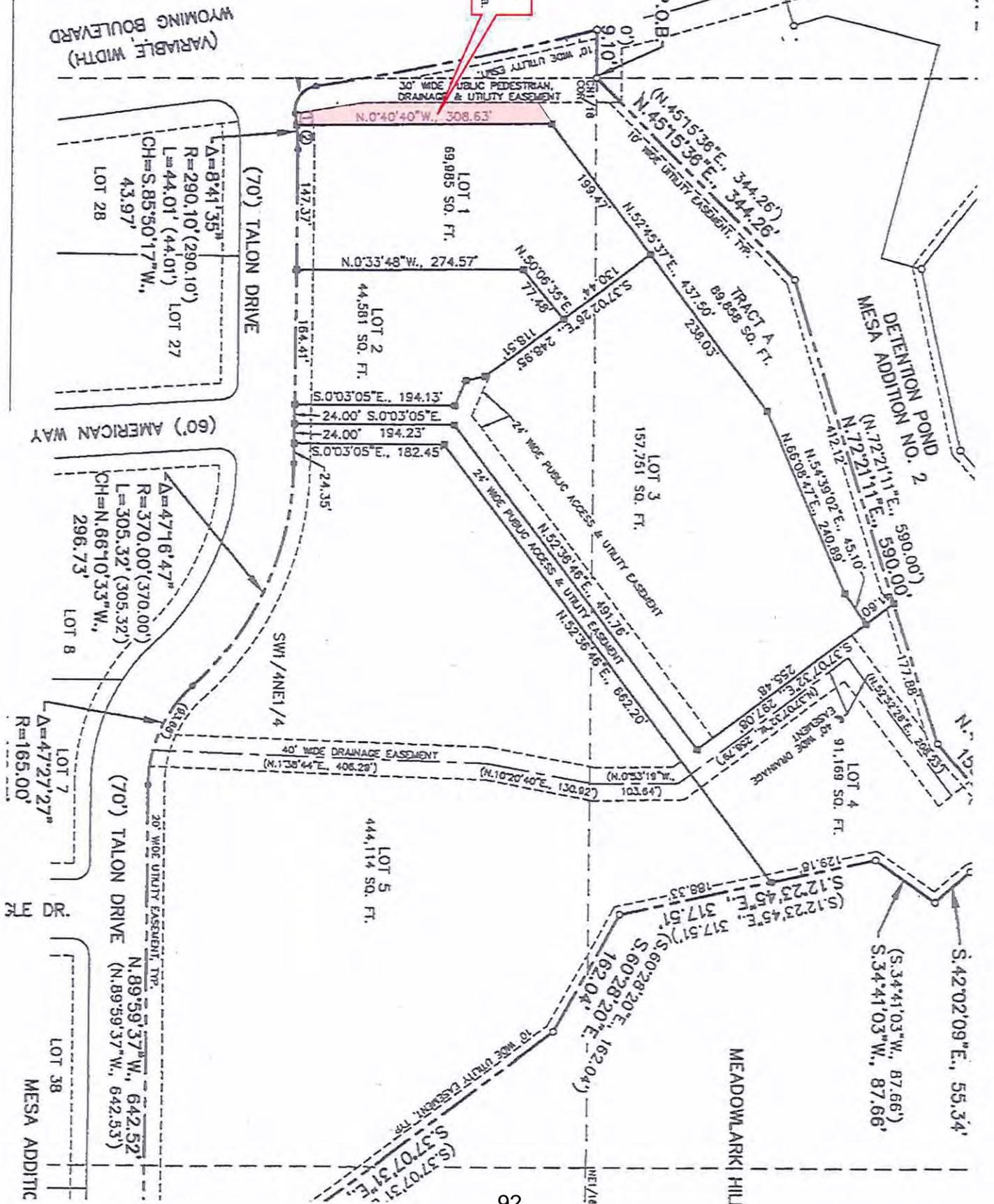
DATE 05-20-14
SCALE 1/4" = 1'-0"
90

DESIGN #
SALES MIKE N.

DESIGNER TP
SHEET # 1 OF 4

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Off-premise sign in C-2 zoning district within the shaded area.



October 24, 2014

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

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

SUBJECT: Proposed amendment to the Form Based Code to allow roof signs in the Old Yellowstone District.

Recommendation:

That The City of Casper Planning and Zoning Commission forward a “do-pass” recommendation to the City Council to amend Section 17.94.130 (Design standards for Roof Signs) of the Casper Municipal Code, to allow roof signs in the Old Yellowstone District.

Summary:

In June 2008, the City Council adopted the Form-Based Code for the area referred to as the Old Yellowstone District (OYD) and South Poplar Street Corridor. The Form-Based Code was a new concept for the City, as it relies heavily on design standards and building types rather than regulating uses by specific, isolated districts as conventional zoning does.

In the first year of the Form Based Code, staff became aware of a need to allow flexibility in the OYD building design standards as they worked with developers who are creative and like to work with non-traditional materials. However, staff is also highly cognizant that the intent of the design standards is to provide quality and consistency of the architecture of structures in the OYD District.

Staff recognizes that signage is an important design element of the environment which serves to express both the owner of the sign and the community. Roof signs can contribute mightily to the architectural and historic nature of the buildings within the Old Yellowstone District. Consistent placement of signs according to building type, size, location, and even building materials creates a visual pattern that the pedestrian or driver can easily interpret and utilize to the mutual benefit of merchants, tourists, and customers.

Staff is recommending an amendment to the Code in the design standards for Roof Signs. Both the OYD Advisory Committee and the Architectural Review Committee have reviewed the proposed amendment and recommend in favor of its approval.

The City’s current OYDSPC Form Based Code does not allow roof signs, which are erected in whole or in part, upon or over the roof or parapet of any building. Staff recommends the proposed changes below:

Roof Signs

A sign located on the roof that by its construction materials, age, prominent location, unique design or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to the building's history may be permitted in the Old Yellowstone District. Roof signage is not permitted in the South Poplar Street Corridor. Roof Signs may be permitted by the Architectural Review Committee if demonstrated that the following requirements are met:

- a. The maximum number of roof signs is one (1) per primary structure.
- b. Roof signs shall only apply to buildings with at least an average of twenty (20) feet of vertical height from grade to parapet or roofline.
- c. Roof signs are allowed one (1) historic feature, such as a logo or brand mark, not to exceed 32 square feet in area.
- d. Roof signs are only allowable on flat roofs.
- e. Roof signs shall not extend beyond the fascia, parapet, or roofline of the subject building.
- f. Roof signs shall only be one (1) sided.
- g. Roof signs should be an architectural feature of the historic building and not the primary form of advertising.
- h. Cabinet signs and electronic message centers are not permitted.
- i. Lighting shall be consistent with the vintage character of the sign. Roof signs may consist of internally illuminated individual letters; however, the sign copy should be the



Roof Signs shall be iconic and culturally significant to the nature of the District.



only portion of the face that is illuminated. Lighting may be exposed neon on a decorative background or from an external source that is consistent with the architectural style of the building. Flashing lights are discouraged.

- j. Lighting shall be downward facing to prevent light trespass and pollution.
- k. The maximum total roof signage shall not exceed the following ratios:

ROOF SIGN STANDARDS	MAX
a. Supporting structure	30% of vertical height of building
b. Lettering height	15% of vertical height of building
c. Sign length	70% of ridge length
d. Feature	32 square feet
e. Total sign square footage - single-tenant	1 square foot per linear foot of building facade length
f. Total sign square footage - multi-tenant	3 square feet per linear foot of building facade length

MARKET

Not to Scale

The overall sign square footage in this diagram does not apply to a single-tenant structure due to its total square footage (e.)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.94.130 (DESIGN STANDARDS FOR ROOF SIGNS) OF CHAPTER 17.94 OF THE CASPER MUNICIPAL CODE, PERTAINING TO THE OLD YELLOWSTONE DISTRICT AND SOUTH POPLAR STREET CORRIDOR FORM-BASED CODE.

WHEREAS, in June of 2008, the City Council adopted the Form Based Code for the area referred to as the Old Yellowstone District and South Poplar Street Corridor; and,

WHEREAS, the City has identified several areas of the Form Based Code that need clarification; and,

WHEREAS, the Planning and Zoning Commission, the Old Yellowstone District Advisory Committee, and the Architectural Review Committee have recommended approval of the following amendment to the Form Based Code; and,

WHEREAS, it is the desire of the governing body of the City of Casper to amend Section 17.94.130 of the Casper Municipal Code pertaining to the design standards for roof signs.

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

SECTION 1:

That Section 17.94.130 of the Casper Municipal Code pertaining to the design standards for roof signs is hereby amended to replace the text to read as follows:

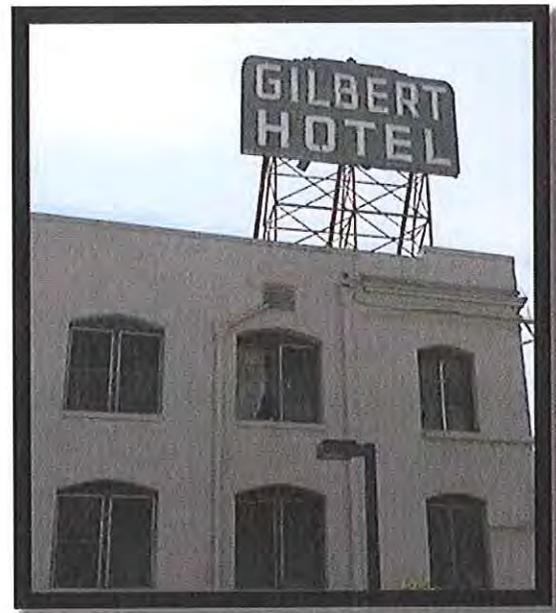
Roof Signs

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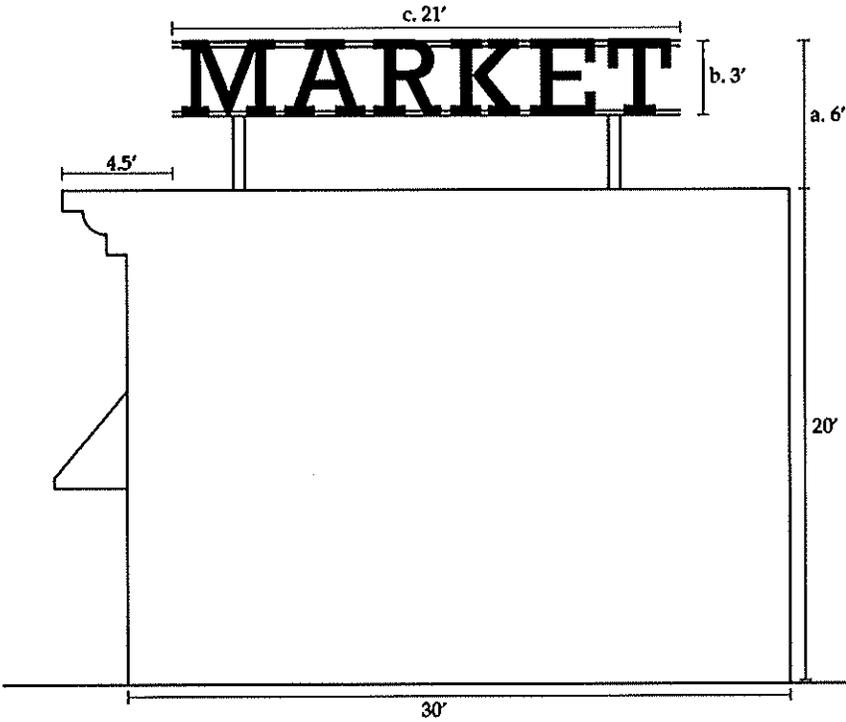


Roof Signs shall be iconic and culturally significant to the nature of the District.

- a. The maximum number of roof signs is one (1) per primary structure.
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- c. Roof signs are allowed one (1) historic feature, such as a logo or brand mark, not to exceed 32 square feet in area.
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- h. Cabinet signs and electronic message centers are not permitted.
- i. Lighting shall be consistent with the vintage character of the sign. Roof signs may consist of internally illuminated individual letters; however, the sign copy should be the only portion of the face that is illuminated. Lighting may be exposed neon on a decorative background or from an external source that is consistent with the architectural style of the building. Flashing lights are discouraged.
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Not to Scale

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SECTION 2:

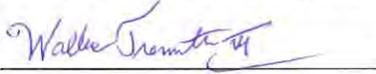
This ordinance shall be in full force and effect from and after passage on three readings and publication.

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:



ATTEST:

CITY OF CASPER, WYOMING
A Municipal Corporation:

V. H. McDonald
City Clerk

Paul L. Meyer
Mayor