

PLANNING AND ZONING COMMISSION MEETING
Tuesday, September 23, 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-14-052-PUD – Review of proposed revisions to the PUD (Planned Unit Development) Guidelines, for the Centennial Hills Addition. Applicant: 402, LLC.**

- B. 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.**
- C. 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.**
- D. 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.**
- E. Ordinance Amendment – Amending Chapters 17.08 and 17.96 of the Casper Municipal Code Pertaining to Digital Signage.**

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, AUGUST 26, 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, August 26, 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, Associate Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Constance Lake, GIS Specialist
Wallace Trembath, Assistant City Attorney
Jason Knopp, City Engineer
Andrew Beamer, Public Services Director
Bob Hopkins, Council Liaison
Caleb Middleton, 1545 South Wilson Street
Lon Middleton, 21st and South Beverly Streets
Thomas Whitney, 1544 South Fenway Street
William Harlow, 1524 South Wilson Street
Justin Scott, 2031 Brighton
Minda Hazelton, 903 South Jackson Street
Randy Hall, 550 North Poplar Street
Dennis Baker, 550 North Poplar Street
Hal Hutchinson, 1120 East C Street
Joe Vollmer, 990 Magnolia
Christine Knittle, 4090 East Magnolia
Kent Stubbs, 5104 CY Avenue
Shawn Gustafson, 1607 CY Avenue, Suite 102

II. MINUTES OF THE PREVIOUS MEETING

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

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

Mr. Henrie made a motion to approve the minutes of the July 22, 2014 meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Minutes approved.

Chairman Maguire stated that Liz Becher, Community Development Director had some announcements to make. Ms. Becher advised that there had been some personnel changes. Aaron Kloke, has joined the Planning Department as Planner I; and Constance Lake joined the Metropolitan Planning Organization as a GIS Specialist. She thanked Constance for her service to the Planning Department and the Planning and Zoning Commission. She announced that Andrew Beamer had been promoted as the Public Services Director, and welcomed Jason Knopp, as the new City Engineer.

Chairman Maguire and the Commission thanked Constance Lake for her service and work, and welcomed the new member of the staff.

III. PUBLIC HEARING

The first case this evening:

PLN-14-032-C – *(Continued from July 22, 2014)* Petition for a Conditional Use Permit for a detached garage, with 18' walls, in excess of 12' maximum wall height permitted, and to allow an accessory dwelling unit in an R-2 (One Unit Residential) zoning district; on Lot 228, Fairdale Addition, located at 1545 South Wilson Street. Applicant: Caleb Middleton.

Aaron Kloke, Planner I, presented the staff report which recommends that the Planning and Zoning Commission approve the Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located on the subject property, with the following conditions:

1. Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the property, or an immediate family member of the property owner.
2. A total of four (4) off-street parking spaces shall be provided to meet the Casper Municipal Code's requirement of two (2) parking spaces per dwelling unit.

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.

Caleb Middleton, 1545 South Wilson Street, spoke in favor of this case.

Mr. Kloke entered the photos submitted by the applicant as “Exhibit I.”

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

Lon Middleton, 21st and South Beverly Streets, spoke in favor of this case.

Thomas Whitney, 1544 South Fenway Street, spoke in opposition of this case.

William Harlow, 1524 South Wilson Street, spoke in 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-14-032-C.

Mr. Holloway made a motion to approve case PLN-14-032-C, the request for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located at 1545 Wilson Street, with Conditions #1-2, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Richards. All those present voted nay with the exception of Ms. England who voted aye. Motion failed.

The next case this evening:

PLN-14-039-C – Petition for a Conditional Use Permit to allow an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, on Lot 9, Block 16, Eastgate III Addition, located at 2031 Brighton. Applicant: Justin J. Scott.

Aaron Kloke, Planner I, presented the staff report which recommends that the Planning and Zoning Commission approve the Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located on the subject property, with the following conditions:

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

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.

Justin Scott, 2031 Brighton, 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 one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-039-C.

Mr. Henrie made a motion to approve case PLN-14-039-C, the request for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located at 2031 Brighton, with Condition #1, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

The next case:

PLN-14-040-C – Petition for a Conditional Use Permit for a “Family Child Care Center-Zoning Review” to allow a childcare facility for up to 15 children, on Lot 139 All & 140 N 35’, Kenwood Addition, located at 903 South Jackson Street. Applicant: David Lake and Minda Hazelton, DBA Building Bridges Child Care.

Aaron Kloke, Planner I, presented the staff report which recommends that the Planning and Zoning Commission approve the Conditional Use Permit to operate a “Family Child Care Center-Zoning Review” for up to fifteen (15) children, located at 903 South Jackson Street, with the following conditions:

1. The applicants shall maintain a minimum of two (2) open off-street parking spaces for use by daycare customers, during the hours when the daycare is in operation.
2. Pursuant to Section 17.12.140(A)(2) of the Municipal Code, signage for all “home occupations” shall be limited to only signage that is non-illuminated, attached flush with the dwelling, and not exceeding one square foot in area.
3. The Family Child Care Center is approved as a secondary, accessory use of the property. The primary use of the property shall remain single-family residential, which is a permitted use in the R-2 (One Unit Residential) zoning district. Therefore, the operator of the Family Child Care Center must live at the subject property. If the operator of the Family Child Care Center is found not to be residing on the premises, the Conditional Use Permit may be

immediately revoked by the City, pursuant to Section 17.12.240(J) of the Casper Municipal Code.

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.

Minda Hazelton, 903 South Jackson 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 one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-040-C.

Mr. Redder made a motion to approve case PLN-14-040-C, the request to operate a “Family Child Care Center-Zoning Review” for up to fifteen (15) children, R-2 (One Unit Residential) zoning district, located at 903 South Jackson Street, with Conditions #1-3, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The next case:

PLN-14-041-R – Petition to vacate and replat Lots 2 and 3, Blackmore Marketplace Addition No. 8, to create Blackmore Marketplace Addition No. 10, comprising 4.063-acres, more or less, located at the southeast intersection of Pay It Forward Drive and East 2nd Street. Applicant: Blackmore Marketplace Shops, LLC.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission approve the replat creating Blackmore Marketplace Addition No. 10, 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, 505 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 one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-041-R regarding the replat.

Mr. Henrie made a motion to approve case PLN-14-041-R regarding the replat and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Richards. All those present voted aye. Motion carried.

The next case:

PLN-14-042-R – Petition to vacate and replat Lots 2 and 4, Blackmore Marketplace Addition No. 5, to create Blackmore Marketplace Addition No. 11, comprising 3.838-acres, more or less, located at east of Blackmore Road and south of East Second Street. Applicant: Blackmore Marketplace Shops, LLC.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission acknowledge withdrawal of this case.

Chairman Maguire entertained a motion to acknowledge the withdrawal of case PLN-14-042-R regarding the annexation.

Ms. England made a motion to acknowledge withdrawal of PLN-14-042-R. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The next case:

PLN-14-043-RS – Petition to plat a portion of SW1/4 and the SE1/4NW1/4, Section 13, T 33N, 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 recommended that the Planning and Zoning Commission continue Case # PLN-14-043-RS to the September 23, 2014 public hearing.

Chairman Maguire entertained a motion to continue Case # PLN-14-043-RS to the September 23, 2014 public hearing.

Mr. Henrie made a motion to continue Case # PLN-14-043-RS to the September 23, 2014 public hearing. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

The next case this evening:

PLN-14-044-ARZ – Petition to annex, vacate and replat Tracts 37 & 38, Dowler No. 3 S subdivision, comprising 5.43-acres, more or less, to create the DMK Subdivision, located at 5300 CY Avenue; and rezoning of said property from Natrona County Classification C (Commercial) to City Zoning Classification C-4 (Highway Business). Applicant: J & J Enterprises.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission approve the request to annex the subject property for the five (5) reasons listed in the staff report; approve the plat creating DMK Subdivision, with the following conditions:

1. South Magnolia (road) shall be constructed to City standard specifications, to the northern extent of the DMK Subdivision, concurrent with the development of proposed Lot 1 and/or Lot 2.
2. A traffic study is in progress, at the request of the Wyoming Department of Transportation. Necessary traffic improvements, if any, will be imposed at the conclusion of the study, and shall be incorporated into the Subdivision Agreement.
3. Grandview Road is a platted, but undeveloped County road located north of the proposed DMK Addition. Until such time as Grandview Road is vacated in the future, the owners of the DMK Addition shall be responsible for half the cost of constructing Grandview Road, for the portion immediately adjacent to Lots 1 and 2. The owners' participation in the construction of Grandview Road shall occur at such time as directed by the City.

And approve the zoning of the DMK Subdivision as C-4 (Highway Business); and forward a “do pass” recommendation to the City Council.

Ms. 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.

Dennis Baker, 550 North Poplar Street, spoke in favor of this case.

Hal Hutchinson, 1120 East C Street, spoke in favor of this case.

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

Joe Vollmer, 990 Magnolia, expressed a concern about drainage from these lots once developed, and an increase in traffic.

Christine Knittle, 4090 East Magnolia, stated a concern of being required to pay for half of the road construction, and if would she lose access to her property over the inability to pay her half.

Mr. Collins, stated that the road is currently in the county, and to his knowledge any discussion about constructing it to City standards had not taken place, yet. He advised that property owner would have access.

Kent Stubbs, 5104 C Y Avenue, stated he should not be responsible for maintaining and/or paying the cost of a road that he does not need for access.

There being no others to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-14-044-ARZ, regarding the annexation.

Mr. Holloway made a motion to approve case PLN-14-044-ARZ, regarding an annexation creating DMK Subdivision, for the five (5) reasons listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman Maguire entertained a motion to approve, approve with conditions, deny, or table PLN-14-044-ARZ, regarding the plat.

Mr. Redder made a motion to approve case PLN-14-044-ARZ regarding the plat of the DMK Subdivision, with Conditions #1-3 listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

Chairman Maguire entertained a motion to approve, deny or table PLN-14-044-ARZ, regarding the zone change.

Mr. Richards made a motion to approve case PLN-14-044-ARZ, regarding the zoning of the DMK Subdivision to C-4 (Highway Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

The next case this evening:

PLN-14-045-AZ – Petition to annex Tracts No. 8, 8B, 9, 10, 11 and 12 of Rocky Mountain Packing Subdivision, excepting the north 109.47 feet, of Tracts No. 8 and 9, to the City of Casper, comprising 6.09-acres, more or less, located east of Hereford Lane and south of Bryan Evansville Road; and rezoning said property, from Natrona County Zoning Classifications LI (Light Industrial) and HI (Heavy Industrial), to City Zoning Classification M-2 (General Industrial). Applicant: T/K Investments.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission approve the request to annex the subject property for the five (5) reasons and one (1) Condition listed in the staff report; and approve the zoning of same as M-2 (General Industrial) and forward a “do pass” recommendation to City Council.

Ms. 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.

Shawn Gustafson, 2607 CY Avenue, Suite 102, 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 one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-14-045-AZ, regarding the annexation.

Ms. England made a motion to approve case PLN-14-045-AZ, regarding an annexation, for the five (5) Reasons and one (1) Condition listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

Chairman Maguire entertained a motion to approve, deny, or table PLN-14-045-RZ, regarding the zoning to M-2 (General Industrial), and forward a “do pass” recommendation to City Council.

Mr. Waterbury made a motion to approve case PLN-14-045-AZ regarding the zoning to M-2 (General Industrial) and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

The next case this evening:

PLN-14-046-ARZ – Petition to annex the northerly 109.47 feet of Tracts 8 and 9 of Rocky Mountain Packing Subdivision; and a vacation and replat of all of Tract 7B of Shoshone Addition to the City of Casper, to create the Kinco Addition to the City of Casper, comprising 7.84-acres, more or less, located at the southeast intersection of Hereford Lane and Bryan Evansville Road; and rezoning the northerly 109.47 feet of Tracts 8 and 9 of Rocky Mountain Packing Subdivision from County zoning classifications Light Industrial (LI) and Heavy Industrial (HI) to City zoning classification M-2 (General Industrial). Applicant: Kinco Investments, LLC.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission approve the request to annex the subject property for the five (5) reasons listed in the staff report; approve the plat creating Kinco Addition, with the following condition:

1. At such time as directed by the City, the owner(s) shall be required to participate financially in a proportionate share of the cost of constructing, to City standard specifications, the adjacent platted roads (Hereford Lane, Bryan Evansville Road, and Angus Lane), as depicted on the Rocky Mountain Packing Subdivision plat.

And approve the zoning of the Kinco Addition as M-2 (General Industrial); and forward a “do pass” recommendation to the City Council.

Ms. 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.

Shawn Gustafson, 1607 CY Avenue, Suite 102, 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 one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-14-046-ARZ, regarding the annexation.

Mr. Holloway made a motion to approve case PLN-14-046-ARZ, regarding an annexation creating Kinco Addition, for the five (5) reasons, listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

Chairman Maguire entertained a motion to approve, approve with conditions, deny, or table PLN-14-046-ARZ, regarding the plat.

Mr. Holloway made a motion to approve case PLN-14-046-ARZ regarding the plat of the Kinco Addition, with Condition #1 listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

Chairman Maguire entertained a motion to approve, deny or table PLN-14-046-ARZ, regarding the zone change.

Mr. Holloway made a motion to approve case PLN-14-046-ARZ, regarding the zoning of the Kinco Addition to M-2 (General Industrial), and forward a “do pass”

recommendation to City Council. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

The last case this evening:

PLN-14-038-AZ – Petition to annex the North 703 Feet of Tract 13, of the Rocky Mountain Packing Subdivision, comprising 3.939-acres, more or less, located at 700 Hereford Lane; and rezoning said property from Natrona County Zoning Classification (HI) Heavy Industrial to City Zoning Classification M-2 (General Industrial). Applicant: Kevin Kalies.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission approve the request to annex the subject property for the five (5) reasons and one (1) Condition listed in the staff report; and approve the zoning of same as M-2 (General Industrial) and forward a “do pass” recommendation to City Council.

1. At such time as directed by the City, the owner(s) shall be required to participate financially in a proportionate share of the cost of constructing, to City standard specifications, the adjacent platted road (Hereford Lane), as depicted on the Rocky Mountain Packing Subdivision plat.

Ms. 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.

T. Alford, 2930 Zion Lane, 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 one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-14-038-AZ, regarding the annexation.

Mr. Henrie made a motion to approve case PLN-14-038-AZ, regarding an annexation, for the five (5) reasons and one (1) condition listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

Chairman Maguire entertained a motion to approve, deny, or table PLN-14-038-AZ, regarding the zoning to M-2 (General Industrial), and forward a “do pass” recommendation to City Council.

Mr. Holloway made a motion to approve case PLN-14-038-AZ, regarding the zoning to M-2 (General Industrial), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There was discussion on presenting the digital sign standards ordinance amendment to City Council at the work session.

Mr. Richards complemented Ms. Becher and her staff on their work. He noted the complexity of cases on August agenda.

B. Community Development Director:

Liz Becher, Community Development Director, invited the Commissioner’s to the Developer Forum Coffee Talk Thursday, August 28, 2014, 7:00 a.m. She advised that on September 24, 2014, a Project for Public Spaces, with the Platte River Trails would take place.

C. Other Communications:

D. Council Liaison:

Bob Hopkins, thanked the Planning and Zoning Commission for their work on the City Ordinance pertaining to Digital Signage.

VII. ADJOURNMENT

Chairman Maguire called for a motion for the adjournment of the meeting. A motion was made by Mr. Waterbury and seconded by Mr. Redder to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:40 p.m.

Chairman

Secretary

September 19, 2011

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

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

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

Recommendation:

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

Code Compliance:

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 the City's adopted plans. Other design-related criteria for the approval of a site plan include the following:

- Promote the efficient use of land by means of a sound arrangement of buildings, safe and functional points of access, well planned parking circulation systems, and adequate sidewalks and pathways for pedestrians.
- Provide for landscaping, and within high density housing complexes, usable open space, such as, but not limited to, bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, gardens, walks, outdoor seating areas, outdoor picnic areas, and similar open space.
- Preserve and utilize where possible, existing landscape features and amenities, and blend such features with the new structures and other improvements.

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

“To provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a professional, prepared comprehensive plan and program. The PUD is intended to be used to encourage the

application of new techniques and new technology to community development which will result in superior living or development arrangements with lasting values. It is further intended to achieve economics in land development, maintenance, streets systems, and utility networks while providing building groupings for privacy, usable, open spaces, and vehicle and pedestrian circulation for the inhabitants.”

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

- A. Be compatible with the goals and policies of the city master plan and other applicable adopted plans and policies;
- B. Be compatible with the area surrounding the project site and place no greater demand on existing city facilities and services than can be furnished by the city;
- C. Promote the efficient use of land by means of more economical arrangement of buildings, circulation systems, land uses, densities, and utilities;
- D. Provide for usable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space;
- E. Demonstrate flexibility and quality in design to permit diversification in the location, type, and uses of structures;
- F. Combine and coordinate architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development;
- G. Minimize impact on adjacent zoning districts by limiting building heights, providing screening and/or other buffers;
- H. Preserve and utilize where possible, existing landscape features and amenities and encourage the harmonious combination of such features with structures and other improvements;
- I. Be designed and developed as a whole under the control of one owner, partnership, corporation, or agency;
- J. Consist of such a mixture of uses, density, or characteristic or creative design;
- K. Constitute a buffer zone between existing land uses and existing zones;
- L. Consist of a land area of a minimum of one and one-half acres in size; a smaller land area may be permitted with written approval by the commission.

Summary:

402, LLC has submitted proposed revisions to the overall PUD (Planned Unit Development) Guidelines for the Centennial Hills Village Addition. The original PUD Guidelines were approved in 2003 and have been updated several times, most recently in 2011. Pursuant to Section 17.52.130 of the Municipal Code, major alterations to approved PUD development plans require the approval of the Planning and Zoning Commission and the City Council. Major alterations are described in the Code as those that change the use, intent, rearrangement of lots, and realignment of major circulation patterns, density levels, or open space.

Notable changes to the PUD Guidelines include the following:

1. Exhibit B, which is the overall PUD Plan, shows several changes. The most notable change is that Parcels 11 and 15 (approximately 52-acres) are transitioning from “commercial” to “single family detached”. Also shown are additional community trails throughout the southern residential and green space tracts. Finally, there are several more or rearranged proposed roadways in the southern portion of the PUD.
2. Exhibit C also shows changes including the addition of many “single family detached” lots within the southwest portion of the PUD in an arrangement designed around green space and a proposed extension of E. Country Club Road for the purpose of connecting with SE Wyoming Boulevard.
3. Exhibit D, Land Use Summary, which shows the calculated total of land use by category, shows a 13.8% increase in land dedicated to single family detached residential and a proportionate inverse decrease in land dedicated to commercial use. The result being that a total number of units for the entire development are estimated to be 541 units upon the completion of the Cambridge Addition.

The original PUD Guidelines specified areas that would be developed as commercial land uses; however, development guidelines were not created for those areas. The applicant does not intend to develop any of the commercial areas in the near term, and understands that prior to commercial development they will be required to go through a similar amendment process to obtain Planning and Zoning Commission as well as City Council approval of further amendments to the overall Guidelines.

Centennial Hills

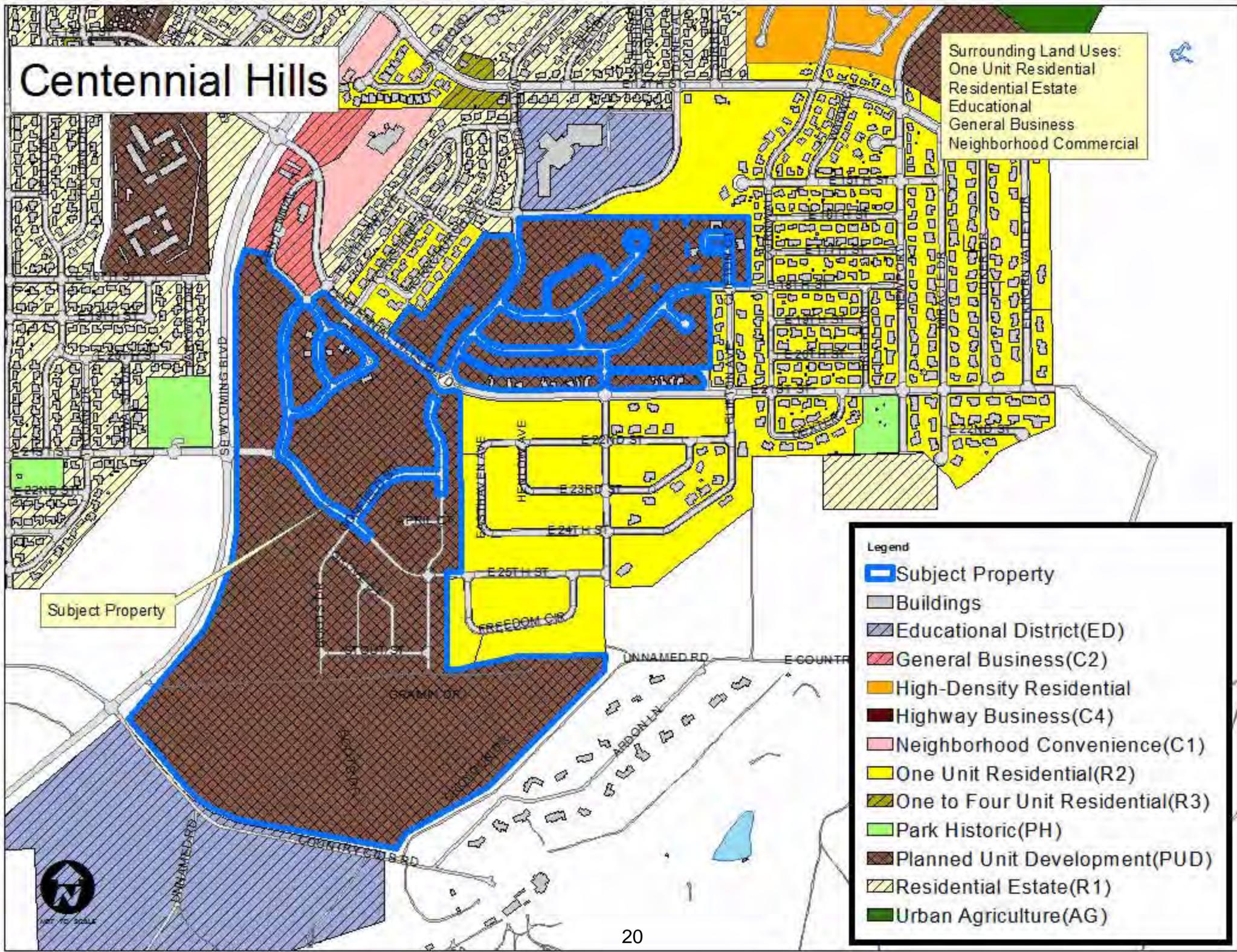


Legend
■ Subject Property



Centennial Hills

Surrounding Land Uses:
 One Unit Residential
 Residential Estate
 Educational
 General Business
 Neighborhood Commercial



Legend

- Subject Property
- Buildings
- Educational District(ED)
- General Business(C2)
- High-Density Residential
- Highway Business(C4)
- Neighborhood Convenience(C1)
- One Unit Residential(R2)
- One to Four Unit Residential(R3)
- Park Historic(PH)
- Planned Unit Development(PUD)
- Residential Estate(R1)
- Urban Agriculture(AG)

Planned Unit Development (PUD) Guidelines

CENTENNIAL HILLS

Casper, Wyoming

March 25, 2003 Original

Revised: May 28, 2003

Revised: August 13, 2003

Revised: September 2, 2003

Revised: January 21, 2009

Revised: March 28th, 2011 Modified by CEPI

Revised: August 19th, 2014 Modified by CEPI – Cambridge Addition

Applicant:

Centennial Real Estate, LLC

1720 Clifton Court

Casper, Wyoming 82609

Tel: (307) 266-9686

Original Land Planner:

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1451 South Parker Road

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Tel: (303) 369-7369

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Civil Engineer:

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6080 Enterprise Drive

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Tel: (307) 266-4346

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Planned Unit Development (PUD) Guidelines

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Planned Unit Development (PUD) Guidelines

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Planned Unit Development (PUD) Guidelines

I. Statement of Purpose & Intent

The CENTENNIAL HILLS PLANNED UNIT DEVELOPMENT is now a 228.8 acre mixed use community. While its primary focus is residential, the open space, recreational and commercial components play an integral part in creating a unique master planned community.

The CENTENNIAL HILLS Development Guidelines are intended to carry out the goals of this planned community. They have been written to ensure a unified, quality development. Through creativity in design, sensitivity to the characteristics of the site and compatibility of land uses, a commitment is made to the future of the community.

The following principles will be used in guiding development towards a planned community which can respond to changing market conditions.

- Encouraging innovation through **FLEXIBILITY** in site design with respect to lot sizes, compact development, building spacing, heights and density of buildings, open space, and parking.
- Allowing a variety of **CREATIVE SOLUTIONS** to community design that may not be possible through the literal application of the local zoning ordinance and subdivision regulations.
- Encouraging a mixed-use, **MASTER PLANNED** community providing for residential, recreational, and community services.
- Encouraging **INNOVATIONS** in land use that result in the availability of attractive development opportunities.
- Promoting more **EFFICIENT** use of land and energy through reasonable infrastructure requirements.
- Maximizing the **UNIQUE** physical features of the site.
- Creating development patterns and community design that further the **GOALS** and **POLICIES** of the City of Casper.
- Providing appropriate **TRANSITIONS** between land uses while encouraging an overall community focus.
- Providing **FLEXIBILITY** for both land use types and density to be **TRANSFERRED** between parcels, responding better to the needs of the consumer and changing market conditions.
- Encouraging **FLEXIBILITY** in the design of streets to allow departure from literal enforcement of present codes regarding design standards, street widths, drainage, curb and gutters, street lighting, landscaping, utilities and similar aspects.
- Creating a compact **SUSTAINABLE** growth community that respects the land while enhancing and preserving the natural beauty of the property.
- Promoting **PEDESTRIAN** and bicycle activity and reducing automobile use by providing trails for interconnecting uses.

Planned Unit Development (PUD) Guidelines

II. Authority / Definitions

Authority

These standards will apply to all property contained within the CENTENNIAL HILLS development. The guidelines will become the governing standards for review, approval and modification of development activities occurring on the property. The subdivision and zoning ordinances and regulations for the CITY OF CASPER will apply where the provisions of this guide do not address a specific subject.

Definitions

- **Compact Housing**

A form of cluster development whereby residential units are grouped together to provide improved design, more efficient construction techniques, community green or open space, shared parking or access, and other amenities that might not be obtainable through conventional development.

- **Lot width**

The horizontal distance between side lot lines measured at right angles to the lot depth at the established front yard setback line.

- **Multi-family (MF)**

Condominiums and/or apartments with a maximum density of 18 du/ac.

- **Gross Parcel Boundary**

Parcel Gross Boundaries are shown on the Planned Unit Development (PUD) Plan. Parcel boundaries shown are to the centerline of streets and Open Spaces.

- **Open Space**

All public and private areas set aside for recreational and open space purposes, but not limited to lakes, drainage corridors, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, buffers. The open space will not include the yards of the private residences.

- **Planned Unit Development (PUD)**

This Planned Unit Development provides a maximum degree of flexibility to accommodate single family detached and multi-family development for any portion of the property within the community as long as density standards set forth in this PUD document for the overall project are maintained.

- **Single Family Attached (SFA)**

Two-family dwelling (duplex); up to four-unit buildings; patio homes and townhomes.

- **Single Family Detached (SFD)**

One single family detached dwelling unit which is exclusively single family detached dwellings. Single family detached dwellings may be configured as or utilize zero lot line or alley loaded development.

Planned Unit Development (PUD) Guidelines

III. General Location and Land Uses

LOCATION

The proposed community is approximately 228.8 acres and is located east of Wyoming Boulevard, north of Country Club Road. (See Vicinity Map-Exhibit A) The property is located in Natrona County, Wyoming.

USE

The property is presently a mix of developed and undeveloped. Property is currently zoned Planned Unit Development (PUD).

ADJACENT ZONING

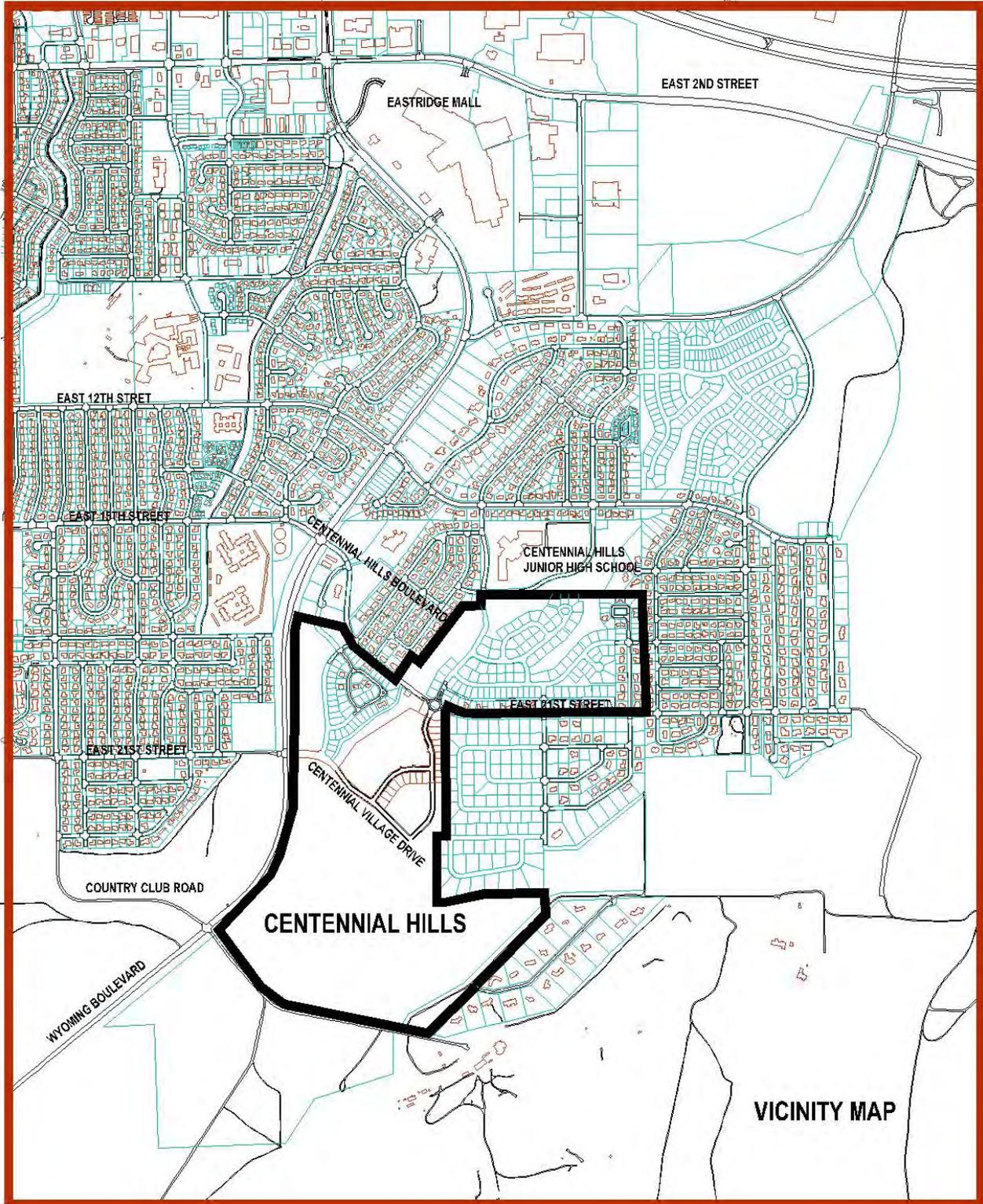
R1, R2, C2, and AG zoning surround the property.

ACCESS

Access to the community will be utilize three streets off of Wyoming Boulevard. 1. East 15th Street/Centennial Hills Boulevard/ East 21st Street 2. East 21st Street/Centennial Village Drive 3. Casper Country Club Road. Secondary access is via 18th Street and 21st Street off of Cornwall. Waterford from Donegal will also provide secondary access to the area.

Planned Unit Development (PUD) Guidelines

Vicinity Map



Planned Unit Development (PUD) Guidelines

IV. Planned Unit Development Guidelines

The land uses identified on the Planned Unit Development Plan allows for flexibility to respond to market conditions, while maintaining the character and integrity of the development plan. Land uses are as depicted on the Planned Unit Development (PUD) Plan (Exhibit B). Land use boundaries are conceptual and subject to alteration through approval of final plat.

A Detailed Site Plan involving street layouts, sidewalks, lot configuration, lot sizes, building envelopes and building styles must be submitted to Council for review and approval prior to approval of the final plat for a particular construction phase. The building styles shall not depart substantially from the existing character of the area. Conditions or restrictions approved with the General Plan may be amended as approved by the Casper City Council or minor changes to land use boundaries or land use quantities may be approved by City Staff.

Transfer of density is permitted between parcels but in no instance will the total units exceed the allowable approved for the project (See Exhibit D). Minimum lot sizes, setbacks, and special conditions are noted in Exhibit E.

Twenty percent (20%) useable open space will be provided.

Model homes are allowed in all parcels. The City will not issue an occupancy permit for any such structures until the utilities are installed.

Sales offices are permitted in all parcels for the duration of the sale of the overall community.

Plat submittals for residential parcels will include a PUD Plan dwelling unit reconciliation of previously approved quantities for each land use in reference to the overall approved unit total and land use quantities.

Planned Unit Development (PUD) Guidelines

C. Property Survey and Legal Description



Planned Unit Development (PUD) Guidelines

Land Use Summary - Exhibit 'D'

The primary land use categories within CENTENNIAL HILLS:

Use	Area (Ac)	Percent
SFD-Single Family Detached	186.8	81.6
SFA-Single Family Attached	18.5	8.1
School	11.0	4.8
Commercial	12.5	5.5
Totals	228.8	100.0

Total areas per land use may exceed the amounts listed above.

The maximum total units which may be constructed will not exceed 686 units or 3.0 gross du/ac based on 228.8 Gross Acres. **The estimated total number of units for the entire development will be 541 upon the completion of the Cambridge Addition.**

Open space requirement of 20% for the overall project will be provided.

Minor changes to Land Use Parcel boundaries and Land Use quantities may be approved administratively by The City of Casper Community Development Director.

Planned Unit Development (PUD) Guidelines

Parcel Land Use Summary - Exhibit 'E'

<u>Development</u>	<u>Gross Parcel</u>	<u>Units</u>	<u>Proposed Land Use</u>
<u>Parcel</u>	<u>Boundary</u>	<u>#</u>	
P-1	7.5	0	Commercial
P-2	5.0	0	Commercial
P-3	13.7	54	Residential - SFA
P-4	1.8	4	Residential - SFD II
P-5	29.2	51	Residential - SFD II
P-6	4.3	9	Residential - SFD II
P-7	4.8	18	Residential - SFA
P-8	9.0	39	Residential - SFD III
P-9	7.2	31	Residential - SFD III
P-10	26.1	35	Residential - SFD II and Educational Uses
P-11	18.6	62	Residential - SFD II
P-12	15.4	60	Residential - SFD II
P-13	8.3	27	Residential - SFD II
P-15	13.0	62	Residential - SFD II
P-16	64.9	89	Residential - SFD II
Totals	228.8	541	

Planned Unit Development (PUD) Guidelines

A. Site Organization

Planned Community Objective:

Elements of the plan for CENTENNIAL HILLS, including buildings, circulation system, and open space areas, should be designed to promote an efficient, functionally organized, and cohesive community where possible.

Development Guidelines:

1. Individual parcels will be designed around a neighborhood focus/theme while reinforcing the overall identity and character of CENTENNIAL HILLS.
2. Compact development and clustering of lots and buildings are encouraged in order to minimize the amount of land used, create open space areas, shorten vehicular trips, reduce hard surface areas for drainage, cost, and aesthetics, and to promote visual interest to the community.
3. Buildings, streets, and open space areas will be situated to maximize the amount and quality of views and natural light, where possible.
4. Buffers will provide a reasonable transition from adjacent streets and properties.
5. Unifying elements, including but not limited to the use of building materials, colors, landscaping, and signage, is encouraged.
6. The natural features of the site have been identified and are incorporated into the community.

Planned Unit Development (PUD) Guidelines

B. Building Height, Setback and Minimum Lot Size

Development Objective:

Promote a variety of building heights and setbacks related to the land use designations and market demand. This is intended to permit individual appearance and identity within the overall community theme.

Development Guidelines:

1. Factors to be considered when establishing building setbacks may include building type, height, architectural configuration, indoor/outdoor relationship, building orientation, relationship to open space or other amenities, pedestrian circulation, and landscape treatment.
2. Variable front yard setbacks are encouraged to provide visual variety to the street scene.
3. Final building setbacks from lot lines are to be established as part of and during the detailed site planning and platting process for the individual development parcels.
4. Maximum residential building heights for the detached single family development, measured from finished grade to the mid point of a hip, gable or similar pitched roof or the highest point of a mansard or flat roof is 35'.
5. The minimum lot size for all uses is shown in Exhibit "F" below.
6. Minimum lot widths, sizes and intensity of use established by this Planned Unit Development supersedes the City of Casper Zoning Code Development Regulations where applicable.

Exhibit "F" summarizes Building Heights and Setbacks.

Exhibit "F" - Minimum Setbacks/ Lot Sizes

	SFD I	SFD II	SFD III (Alley Load)	SFA	Commercial
Lot Area	9000 sf (A)	6000 sf (B)	4000 sf	6000 sf (C)	None (D)
Lot Width	75' (A)	50' (B)	40'	50'(C)	None (D)
Front Setback	18'/25' (E)	18'/25' (E)	10'	18'/25' (E)	0' (D)
Rear Setback	10' (A)	10' (B)	10'	10' (C)	None (D)
Side Setback	5' (A)	5' (B)	5'	5' (C)	None (D)
Side Adjacent to Street	18'/25'	18'/25'	18'/25'	18'/25'	NA

- A. As per Section 17.28.040 Casper Muni. Code Ord. #00-01 (R-1)
- B. As per Section 17.32.040 Casper Muni. Code Ord. #00-01 (R-2)
- C. As per Section 17.36.040 Casper Muni. Code Ord. #00-01 (R-3)
- D. As per Section 17.68.040 Casper Muni. Code Ord. #00-01 (C-2)
- E. 25' to Garage, 18' to Front of Living Space

Planned Unit Development (PUD) Guidelines

B. Street Standards

Development Objective:

Establish a street hierarchy system that responds to specific development and traffic movement needs with adequate connectivity to adjacent neighborhoods.

Development Guidelines:

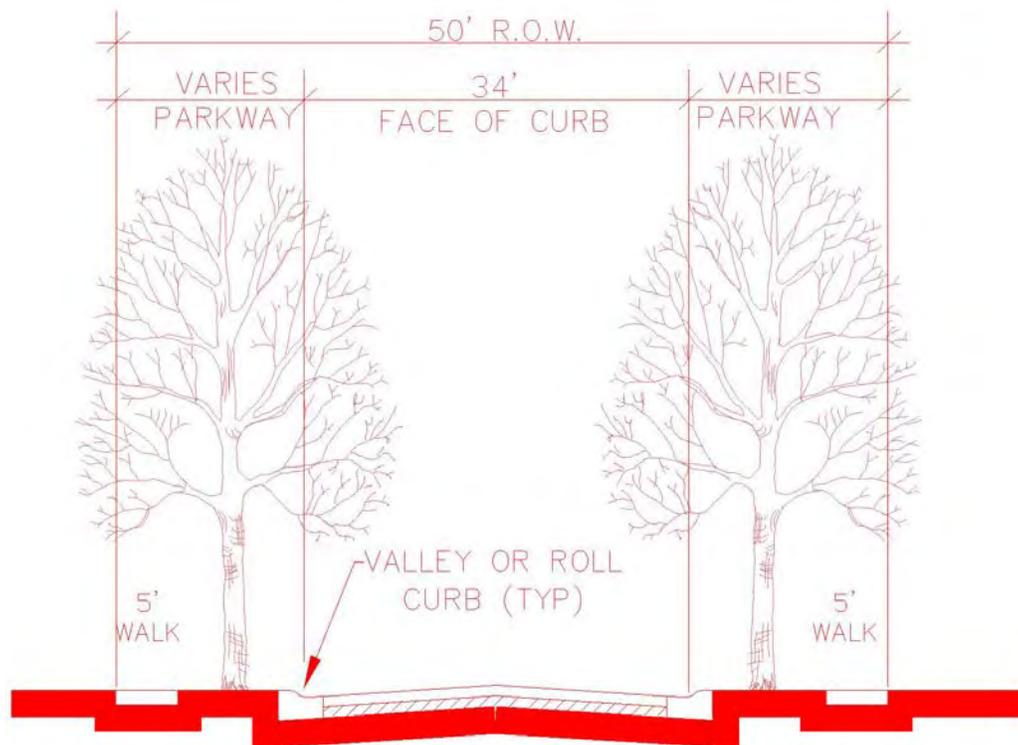
1. Encourage efficient use of land through reasonable pavement requirements.
2. Promote street design that is compatible with neighborhood and community needs.
3. Waterford Street will be extended, from the 21st Street round-a-about to Donegal. The developer shall install Waterford from the round-a-bout to Donegal as previously agreed.
4. Access to Wyoming Boulevard from the PUD will occur at 15th Street/Centennial Hills Boulevard, 21st Street/Centennial Village Drive and Country Club Road per the approvals and requirements of the Wyoming Department of Transportation (WYDOT).
5. Protect the integrity of residential neighborhoods by limiting traffic volume and traffic speed through connectivity and physical design.
6. Design the internal street system to dispense traffic (connectivity).
7. Design street pavement widths in response to specific criteria such as building type, density, topography, drainage system, parking requirements, and market preference.
8. Design road improvements in response to specific criteria such as type of drainage facility or utility placement or sidewalk and parking requirements.
9. Streets will be designed as part of the detailed site planning and platting of individual parcels and based on the following criteria and sections.
10. Tree lawns, parkway landscape, or similar landscape within the public right of way shall be maintained by the adjacent land owner; except for any landscaped medians between travel lanes or within the bulbs of cul-de-sacs, which shall be maintained by the HOA.

Planned Unit Development (PUD) Guidelines

Local Collector Street

The intent of the local collector street is to provide, within neighborhoods, a low speed access way for through traffic to individual residences, which discourages high speed, excessive pavement, while encouraging a landscaped roadway edge with nonmotorized activity located away from the roadway. Design of these roadways will be on an individual parcel basis to be consistent with the use.

1. 50' minimum right-of-way.
2. Parking allowed on Waterford adjacent to school site only; 30' pavement width required.
3. Variable parkway on both sides of the street. A minimum 5' width is necessary for tree plantings and 6' is preferred.
4. 5' detached sidewalk on both sides of street.
5. All collector streets shall be public unless paving width is less than 24', which will be private and the responsibility of a homeowner's association.
6. Off-street parking will be provided where lot sizes permit.
7. Visitor parking is only allowed on 30' wide streets or where there are parking bays or lanes.
8. 150' minimum horizontal centerline radius.
9. 100' minimum tangent between reverse curves.

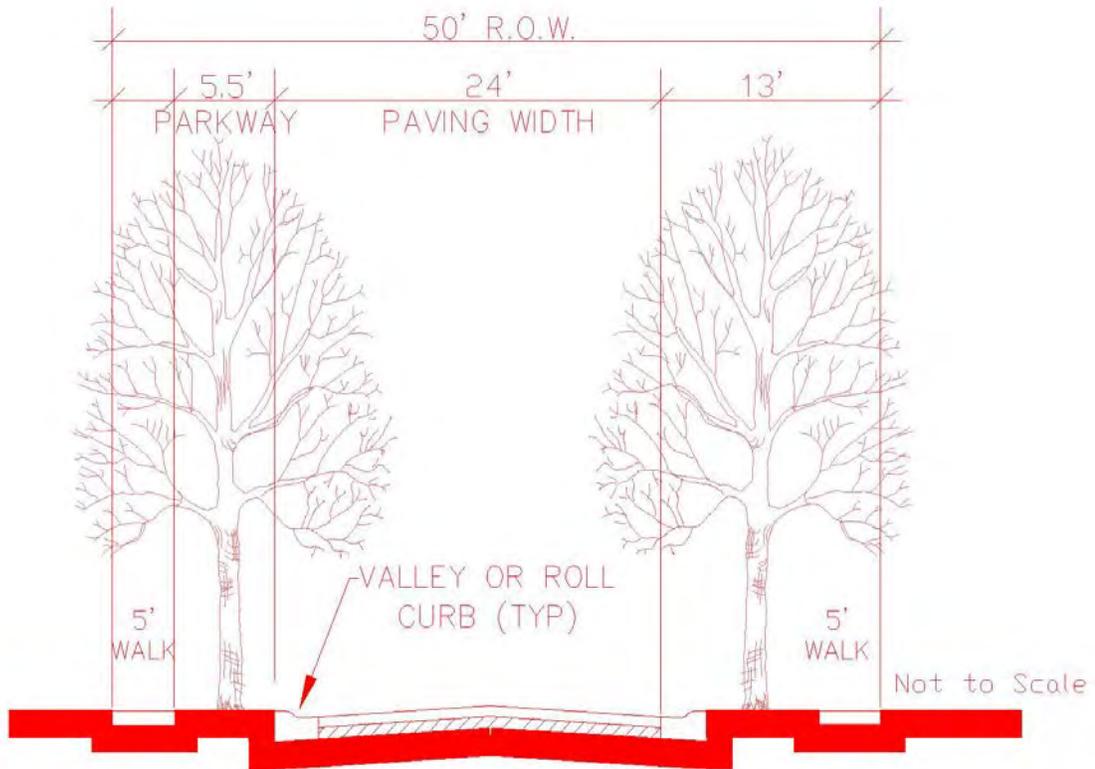


Planned Unit Development (PUD) Guidelines

Local Streets

The intent of the local streets is to provide, within neighborhoods, a low speed access way to individual residences, which discourages high speed, excessive pavement, and on street parking, while encouraging a landscaped roadway edge with non-motorized activity located away from the roadway. Design of these roadways will be on an individual parcel basis to be consistent with the use.

1. 50' minimum rights-of-way.
2. 24' paving width, parking on one side. 30' paving width, parking on both sides.
3. Variable parkway on both sides of the street. A minimum 5' width is necessary for tree plantings and 6' is preferred.
4. 5' detached sidewalk on both sides except in an area that may be approved by Planning Commission and City Council. Walkway may meander within the right-of-way.
5. Off-street parking will be provided in garages and driveways.
6. 100' minimum horizontal centerline radius
7. 100' minimum tangent between reverse curves.



Notes: At Intersections, a third lane may be provided for turning movements.

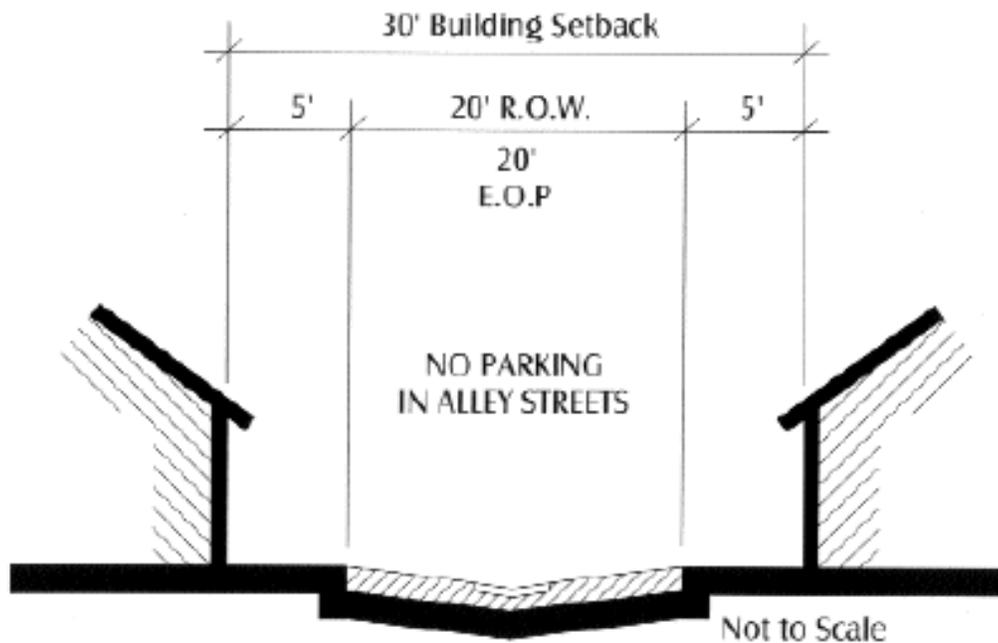
Planned Unit Development (PUD) Guidelines

Planned Unit Development (PUD) Guidelines

Alley Streets

The intent of Alley Streets is to provide access to rearloaded lots. Design of these roadways will be on an individual parcel basis to be consistent with the use and must be approved by the City of Casper Fire Department as meeting acceptable public safety standards.

1. 20' minimum right-of-way.
2. One 20' paved travel lane measured edge of pavement to edge of pavement.
3. 50' minimum horizontal centerline radius.
4. 0' minimum tangent between reverse curves.
5. 5' garage setback from edge of alley.
6. No parking in Alley Streets.



Planned Unit Development (PUD) Guidelines

D. Parking

Development Objective:

Provide a sufficient amount of parking for residential uses in an attractive and unobtrusive manner.

Development Guidelines:

1. Each single family detached unit will have a minimum of two (2) off-street parking spaces. Spaces within a garage and on the driveway may count for these spaces.

2. Minimum parking stall size will be as follows:

	Width	Length
Full	9'	20'
Compact	9'	16'
Handicap	*	*

* Conforming with ADA standards

3. If overflow parking is to be provided, it may be provided through use of pullout parking bays or cul-de-sac islands. Where on street parking is permitted, the site plan will include the width of roadway and parking lane. Approval of parking will occur at the time of site plan review for each parcel.

Planned Unit Development (PUD) Guidelines

E. Community Open Space

Development Objective:

Work with the natural features and beauty of the site to create community open space within CENTENNIAL HILLS that utilizes natural drainage courses and physical features.

Development Guidelines:

1. Open space pockets within the residential parcels may be used to enhance the visual character of the community and to allow for neighborhood recreational uses.
2. Improvements to community open space areas may be provided in neighborhoods. The construction of storm drainage structures within the community open space will be minimized; any such improvements will be of natural character or landscaped. Trickle channels will be natural in appearance.
3. The design and amount of open space (if any) within each parcel will be determined during final design and platting of each parcel and will vary according to parcel land use and market demand.
4. Park and recreation amenities may be provided within each parcel. Mini park and view easements may be designed within a parcel to provide views to the open space for interior lots.
5. A minimum of 20% of the gross parcel boundary will be reserved in usable open space.
6. Open space is defined in Section II of this document.
7. HOA (Homeowners Association) will construct and maintain all parks and trailhead areas.
8. The developer shall construct the 10' wide trail system and the City shall maintain these trails. The developer shall provide a public access easement for the parks, trails and open space to be used by the public on an as needed basis.
9. Park site plans must be approved by the City before they are developed and built to City specifications.

Planned Unit Development (PUD) Guidelines

F. Landscaping and Fencing

Development Objective:

Utilize landscape and fence treatments to improve the overall visual quality of CENTENNIAL HILLS and to provide transitions and/or buffers between differing land uses.

Development Guidelines:

1. Retain existing vegetation where practical.
2. The use of landscaping will occur to minimize visual impacts of parking.
3. Screening may be provided when buildings are adjacent to major streets and between different land uses. Examples of appropriate screening materials include the following:
 - shrubs,
 - walls or wood fences
 - evergreen trees, and
 - land sculpture
4. Openness is a goal within CENTENNIAL HILLS, especially along open space boundaries. Fencing or walls are allowed in the following situations:
 - a. CENTENNIAL HILLS community perimeter berming, walls, or fencing (or in combinations).
 - b. Perimeter fencing and/or berming of service and storage areas is required.
 - c. Perimeter fencing of individual parcels, when a unified wall or fence is designed for the specific parcel and is consistent with the theme for CENTENNIAL HILLS except along open space boundaries.
 - d. Privacy fencing around patio and other outdoor living areas.
5. Fencing or walls in residential parcels adjacent to the open space will be limited to six feet in height, where used.

Planned Unit Development (PUD) Guidelines

G. Storm Drainage

Development Objective:

The goal of the drainage plan will be to minimize underground piping through surface provisions necessary to convey and promote recharging of the water tables, utilize the natural drainage ways, where practical.

Development Guidelines:

1. Provide for storm water management by utilizing low areas within the natural topography of the site and through the construction of additional storage basins in appropriate locations within the open space, if needed.
2. Reduce the amount of impervious surface on site through reduced pavement sections on streets and pervious lining of drainage channels and detention facilities.
3. Limit concentration of storm water runoff and point discharges by limiting the use of channeling and underground structures and piping. Sheet flow over landscape areas will be utilized whenever possible. Sheet drainage and swales are preferred over curb and gutter.
4. The overall intent is to:
 - maximize the use of natural drainage systems;
 - reduce costly conventional systems and associated point discharges;
 - maximize water retention and water table recharge.
5. Use accepted erosion control techniques during construction.
6. Along roadways and drives, drainage swales will be provided only where needed or required to interrupt flows from uphill sources. Additional slope and drainage easements will be provided when necessary.
7. Drainage improvements, if required, will be in accordance to applicable sections of the City of Casper Code of Ordinances. Such private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. Improvements will comply with the Elkhorn Valley Drainage Master Plan.

Planned Unit Development (PUD) Guidelines

H. Lighting

Development Objective:

Design lighting that is appropriate to each neighborhood but consistent with an overall community theme.

Development Guidelines:

1. All signage and lighting will be consistent with the overall theme of the community.
2. Lighting fixtures will reflect the character, height and scale of the proposed development, to enhance landscaped architectural features. Street lights may be eliminated in favor of ground mounted, tree mounted or building mounted fixtures with approval from the City Engineer.
3. The lighting objective is to see the lighted area with minimum view of the light source.
4. A coordinated and unified street signage, mailbox and lighting standard will be used throughout the project.

Planned Unit Development (PUD) Guidelines

I. Signage and Monumentation

Development Objective:

Signage and monumentation appropriate to each use and consistent with the overall community theme.

Development Guidelines:

1. Non-accessory (non-CENTENNIAL HILLS oriented) signage will not be permitted within the boundaries of the PUD. No commercial signage will be allowed.
2. Permanent community signs that identify the "CENTENNIAL HILLS" community may be provided at the residential entrances. These signs will be designed within an overall entry landscape and monument design theme. The community signs will be ground mounted with a maximum text area of 80 square feet per face and a maximum of two faces per entrance. The text area will not exceed six feet in height as measured from finished grade.
3. Flashing signs and roof mounted signs are prohibited.
4. "Resale" house for sale signs will conform to the local marketing signs.
5. Model home areas and model signage are permitted during the original sale of the community.

September 19, 2014

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

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

SUBJECT: **PLN-14-043-RS** – *(Continued from August 26 2014)* Petition to plat a portion of SW1/4 and the SE1/4NW1/4, Section 13, T 33N, 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.

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 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 S 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.

Code Compliance:

Staff has complied with all requirements of Sections 16.24 and 17.12.150 of the Casper Municipal Code pertaining to plats and 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 regarding this case. The Commission is responsible for reviewing plats and PUD site plans, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

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 include the following:

- Promote the efficient use of land by means of a sound arrangement of buildings, safe and functional points of access, well planned parking circulation systems, and adequate sidewalks and pathways for pedestrians.
- Provide for landscaping, and within high density housing complexes, usable open space, such as, but not limited to, bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, gardens, walks, outdoor seating areas, outdoor picnic areas, and similar open space.
- Preserve and utilize where possible, existing landscape features and amenities, and blend such features with the new structures and other improvements.

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

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

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

- A. Be compatible with the goals and policies of the city master plan and other applicable adopted plans and policies;
- B. Be compatible with the area surrounding the project site and place no greater demand on existing city facilities and services than can be furnished by the city;
- C. Promote the efficient use of land by means of more economical arrangement of buildings, circulation systems, land uses, densities, and utilities;

- D. Provide for usable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space;
- E. Demonstrate flexibility and quality in design to permit diversification in the location, type, and uses of structures;
- F. Combine and coordinate architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development;
- G. Minimize impact on adjacent zoning districts by limiting building heights, providing screening and/or other buffers;
- H. Preserve and utilize where possible, existing landscape features and amenities and encourage the harmonious combination of such features with structures and other improvements;
- I. Be designed and developed as a whole under the control of one owner, partnership, corporation, or agency;
- J. Consist of such a mixture of uses, density, or characteristic or creative design;
- K. Constitute a buffer zone between existing land uses and existing zones;
- L. Consist of a land area of a minimum of one and one-half acres in size; a smaller land area may be permitted with written approval by the commission.

Summary:

402, LLC has applied for plat approval to create the Cambridge Addition, a sub-area of the Centennial Hills PUD (Planned Unit Development). The Centennial Hills PUD was approved by the City in 2003 and originally encompassed approximately 250-acres. The PUD has gone through several revisions since its original inception, with the most recent revision having been approved in March of 2011. The PUD now encompasses approximately 229-acres consisting of fifteen (15) different “villages,” or development parcels. At the time that each development parcel is platted for development, the developer is required to submit a site plan which establishes building envelopes, street types and locations, park and trail locations, and the overall lot/subdivision design. Specific lot configurations and final distribution of housing densities were not established

in the PUD Guidelines; instead, those details are finalized at the time that individual villages are platted.

The proposed Cambridge Addition is located in a portion of the PUD (Planned Unit Development) that is currently designated for commercial development in the PUD Guidelines. The developer has now decided to change the land use in the subject area from commercial to single-family residential; therefore, the PUD Guidelines must be amended to change the land use designation of the area, and to adjust the total allowable dwelling units and overall density for the development. In August, staff recommended that the Planning and Zoning Commission continue this case so that the creation of the Cambridge Addition and the associated PUD site plan can be considered concurrent with an amendment to the Centennial Hills PUD Guidelines.

The original PUD Guidelines approved in 2003 allowed for a total of 745 dwelling units in Centennial Hills; however, in that a portion of the PUD has been rezoned and removed, the current maximum number of dwelling units allowed in the PUD is 686. According to the applicant, with the approval of the proposed Cambridge Addition, the total number of dwelling units in the Centennial Hills PUD will still not exceed 686, and they estimate that the total will actually be approximately 541 dwelling units upon full build out.

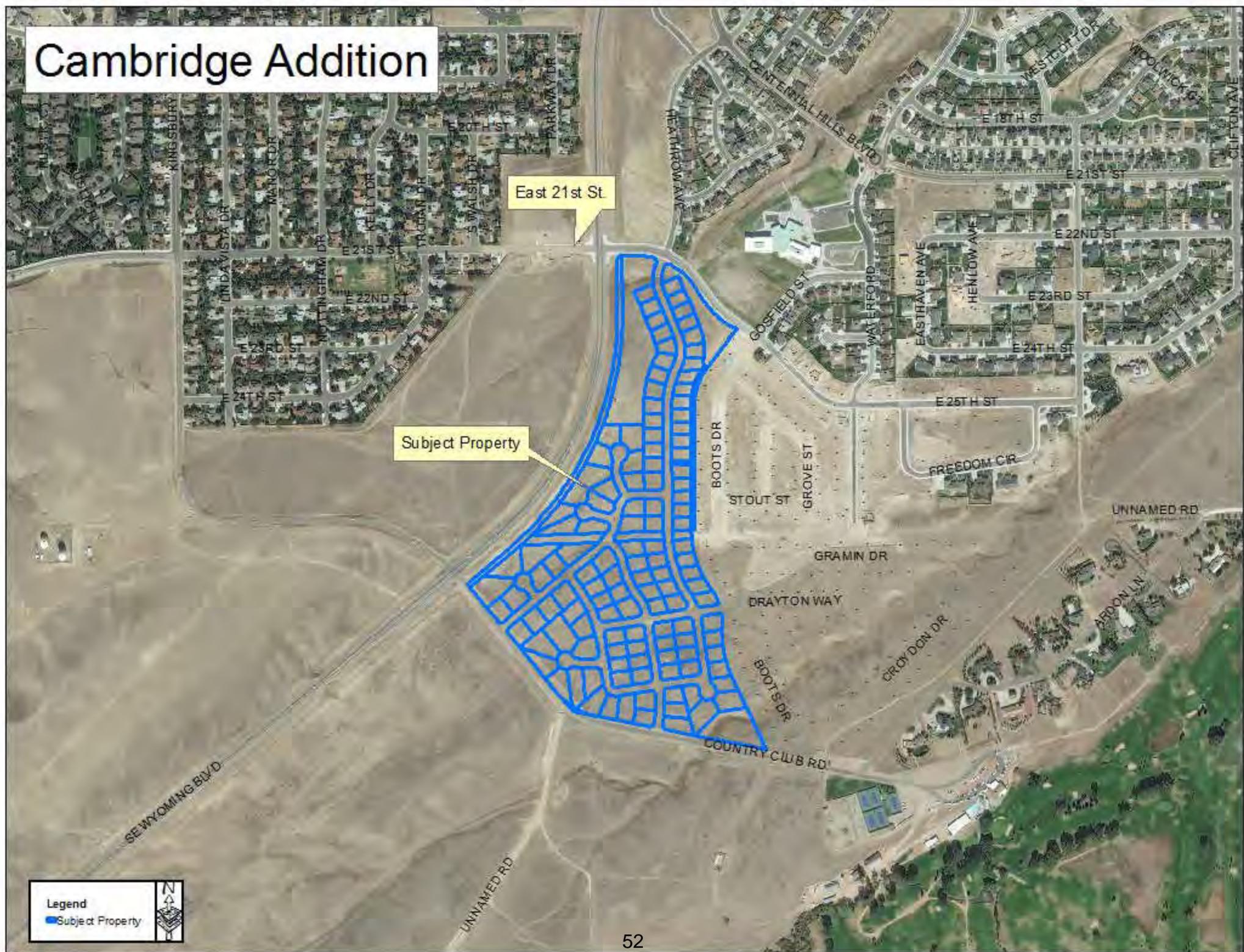
The accompanying PUD site plan for the development of parcels P11 and P15 establishes building envelopes, and street types in the proposed Cambridge Addition. A total of 125 single-family residential lots are being created, encompassing 51.80 acres. The plat is also creating multiple open-space tracts throughout the development that will be utilized for pedestrian trails, open space/parks, and utilities.

The proposed Cambridge Addition is located in an area that, because of its ground elevation, cannot be serviced by existing City water. An expansion for Zone III water is in the design phase, and Zone III infrastructure could be installed in the next several years. Once Zone III water service is online, this area will become developable. Staff has included a recommended condition of approval that would restrict the developer from selling any of the lots in the Cambridge Addition until water service becomes available.

Staff has requested various engineering studies, including a traffic study, a drainage study, and a water and sewer study. In that none of the studies have been completed at this time, staff has included a recommended condition of approval that requires that the studies be completed prior to City Council review. Staff has also included a condition that requires the development to provide points of access on both Country Club Road and Centennial Village Drive as a safety precaution, and to disperse construction, and other traffic. The remaining recommended conditions of approval are consistent with the conditions that were imposed on the Gosfield Addition No. 4, located immediately to the east of the Cambridge Addition. Of particular note is the requirement to participate in the

cost to construct Country Club Road. Country Club Road is in the process of being upgraded to City standards, and the applicant has already contributed a portion of their obligation for the improvements when Gosfield Addition No. 4 was approved. In that water service is not yet available, and the Cambridge Addition is not developable at this time, the applicants' remaining obligation for the cost of the street will be due and payable to the City when the area develops in the future.

Cambridge Addition



Subject Property

East 21st St

Legend

- Subject Property



Cambridge Addition

Surrounding Land Uses:
Residential
PUD
Educational

300' Notification Zone

Subject Property

Legend

- 300' Notification Zone
- Subject Property
- Buildings
- Educational District (ED)
- Park Historic (PH)
- Planned Unit Development (PUD)
- Residential Estate (R1)
- One Unit Residential (R2)

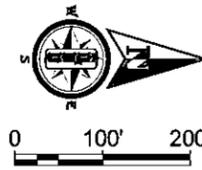


NOT TO SCALE

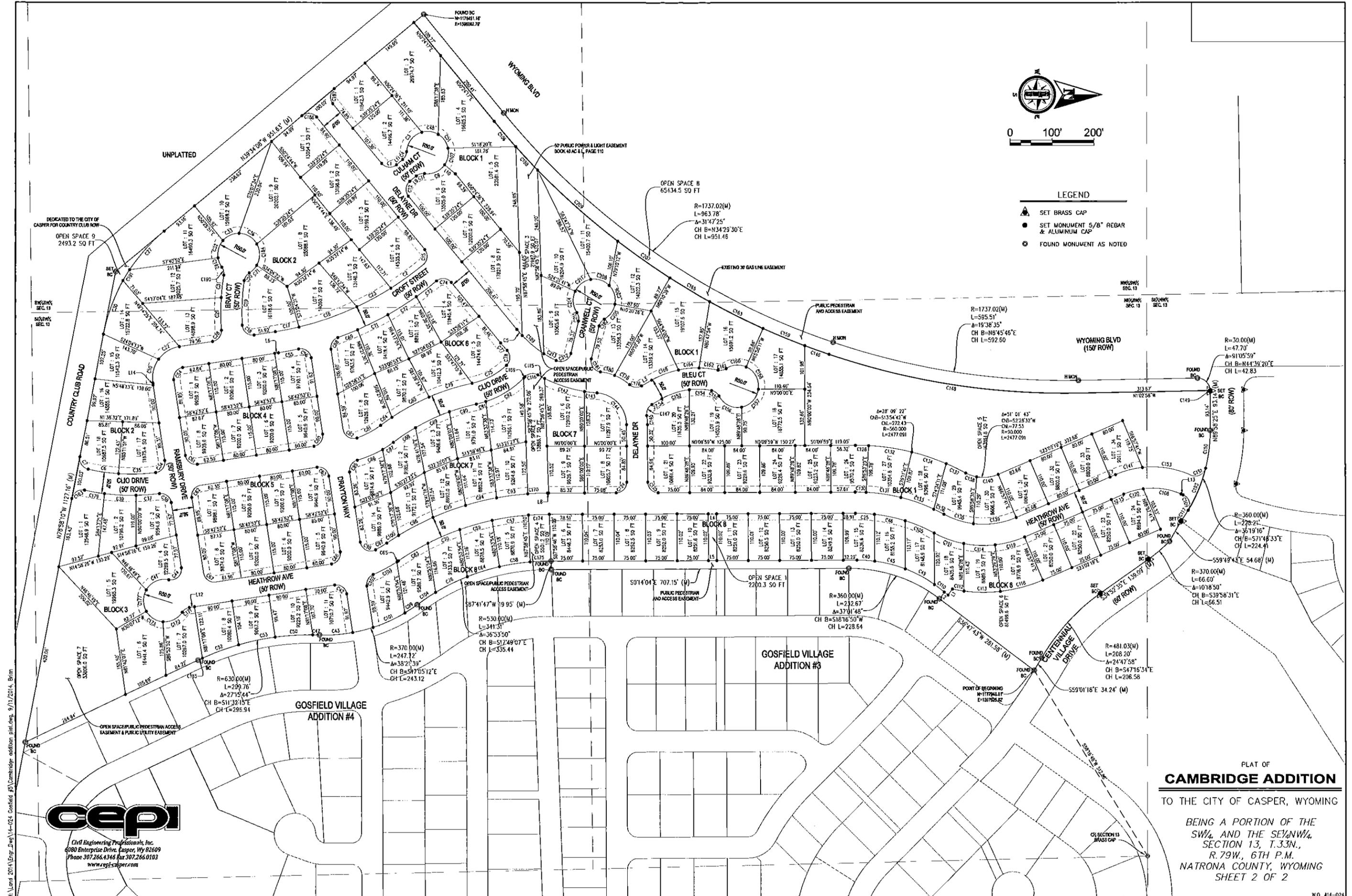
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHB	CHL
C1	25.00'	39.27'	90°00'00"	S52°43'36"W	35.36
C2	725.00'	95.30'	73°15'31"	S35°53'51"E	95.23
C3	50.00'	62.19'	71°16'00"	S52°05'47"E	56.26
C4	25.00'	21.07'	48°12'31"	S63°41'05"E	20.41
C5	275.00'	19.28'	47°01'00"	S48°24'05"W	19.28
C6	475.00'	73.77'	85°53'31"	S80°46'48"W	73.69
C7	25.00'	38.62'	58°30'06"	S56°46'47"W	34.89
C8	50.00'	55.54'	83°36'37"	N23°32'20"W	52.73
C9	75.00'	58.95'	45°03'17"	S76°17'48"E	57.47
C10	25.00'	21.03'	48°12'31"	N15°29'42"W	20.41
C11	25.00'	39.27'	90°00'00"	N54°35'24"W	35.36
C12	25.00'	39.24'	89°55'37"	S84°37'36"E	35.33
C13	725.00'	146.13'	113°25'44"	S19°06'18"E	145.88
C14	725.00'	58.42'	43°70'00"	S110°12'22"E	58.40
C15	25.00'	41.60'	95°20'11"	S38°57'14"W	36.95
C16	505.00'	105.02'	115°45'33"	N87°25'15"W	104.83
C17	25.00'	22.45'	51°27'15"	N55°44'11"W	21.70
C18	25.00'	26.10'	29°54'38"	N44°57'52"W	25.81
C19	75.00'	58.98'	45°03'17"	S31°14'30"E	57.47
C20	725.00'	91.77'	71°59'09"	S28°30'20"E	91.71
C21	400.00'	46.09'	63°06'08"	N30°06'32"E	45.07
C22	418.69'	122.89'	16°49'01"	N47°58'39"W	122.45
C23	25.00'	37.34'	85°35'09"	S51°30'28"E	33.97
C24	555.00'	76.87'	75°51'01"	N99°39'30"E	76.63
C25	418.69'	135.21'	18°30'12"	N69°43'03"W	134.63
C26	555.00'	53.23'	52°29'44"	S43°38'07"E	53.21
C27	50.00'	43.34'	49°40'09"	S74°00'56"E	42.00
C28	50.00'	43.34'	49°40'09"	S24°28'46"E	42.00
C29	25.00'	40.05'	91°46'38"	S52°56'07"E	35.90
C30	475.00'	88.52'	100°40'40"	S14°28'28"E	88.39
C31	50.00'	50.02'	58°35'31"	S30°17'04"W	49.69
C32	525.00'	56.09'	67°07'11"	N41°18'34"W	56.06
C33	25.00'	38.64'	88°32'46"	N36°54'11"E	34.90
C34	525.00'	75.06'	81°13'32"	N25°50'50"E	75.00
C35	323.55'	42.73'	73°49'02"	S33°25'57"W	42.70
C36	50.00'	62.60'	71°44'20"	S24°15'02"E	58.59
C37	25.00'	39.27'	90°00'00"	N36°17'08"E	35.36
C38	370.00'	79.50'	121°8'56"	S40°33'41"E	79.34
C39	25.00'	48.19'	110°26'34"	S43°36'09"E	41.07
C40	323.55'	75.75'	132°45'33"	S14°02'24"W	75.58
C41	400.00'	75.00'	10°44'35"	N11°46'53"E	74.69
C42	630.00'	16.17'	128°14'	S12°13'00"W	16.17
C43	50.00'	41.15'	47°09'23"	S70°35'54"W	40.00
C44	323.55'	79.39'	140°22'29"	S27°46'35"W	79.19
C45	630.00'	90.45'	81°33'35"	S32°29'24"E	90.38
C46	50.00'	41.15'	47°09'23"	S54°13'17"W	40.00
C47	630.00'	91.85'	82°11'12"	S19°58'39"E	91.77
C48	630.00'	90.20'	81°21'12"	S11°42'17"E	90.12
C49	25.00'	39.32'	90°06'34"	N53°46'09"W	35.39
C50	775.00'	49.44'	33°07'17"	N10°32'30"W	49.43
C51	25.00'	40.86'	93°39'17"	N34°27'30"E	36.46
C52	640.00'	87.45'	74°49'45"	N81°30'00"W	87.36
C53	530.00'	73.66'	79°04'	S84°13'12"E	73.60
C54	640.00'	80.59'	71°25'44"	N15°41'19"W	80.54
C55	25.00'	39.27'	90°00'00"	S53°42'52"E	35.36
C56	25.00'	39.22'	89°53'28"	S36°13'51"W	35.32
C57	25.00'	39.32'	90°00'00"	S53°42'52"E	35.36
C58	530.00'	80.87'	84°43'35"	S17°08'02"E	80.79
C59	350.00'	4.63'	0°45'26"	N33°38'17"W	4.63
C60	25.00'	39.27'	90°00'00"	S53°42'52"E	35.36
C61	25.00'	39.22'	89°53'28"	S36°13'51"W	35.32
C62	25.00'	39.32'	90°00'00"	S53°42'52"E	35.36
C63	25.00'	39.27'	90°00'00"	S53°42'52"E	35.36
C64	25.00'	39.22'	89°53'28"	S36°13'51"W	35.32
C65	25.00'	39.32'	90°00'00"	S53°42'52"E	35.36
C66	25.00'	39.27'	90°00'00"	S53°42'52"E	35.36
C67	25.00'	39.22'	89°53'28"	S36°13'51"W	35.32
C68	25.00'	39.32'	90°00'00"	S53°42'52"E	35.36
C69	25.00'	39.27'	90°00'00"	S53°42'52"E	35.36

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHB	CHL
C70	640.00'	82.45'	72°30'31"	N23°02'17"W	82.43
C71	775.00'	80.25'	55°55'59"	N26°16'05"W	80.21
C72	775.00'	78.75'	53°45'	N32°10'36"W	79.71
C73	775.00'	61.15'	43°12'51"	N37°23'32"W	61.17
C74	25.00'	39.30'	90°03'50"	N52°42'41"E	35.38
C75	175.00'	93.26'	30°32'03"	S27°10'07"E	92.16
C76	530.00'	83.71'	89°25'58"	S26°04'48"E	83.62
C77	325.00'	22.65'	4°00'02"	N48°24'35"E	22.69
C78	25.00'	39.77'	91°09'17"	S88°00'47"E	35.71
C79	550.00'	107.83'	113°35'58"	S17°31'05"E	107.65
C80	590.00'	100.86'	110°20'24"	S28°25'16"E	100.72
C81	200.00'	63.68'	181°44'00"	S27°57'02"E	63.42
C82	25.00'	43.68'	100°06'51"	S31°13'43"W	38.33
C83	640.00'	81.39'	71°17'11"	N30°22'24"W	81.37
C84	550.00'	32.94'	3°25'55"	S35°21'25"E	32.94
C85	25.00'	36.47'	83°35'01"	N56°55'21"W	33.32
C86	250.00'	65.20'	14°35'38"	N22°36'09"W	65.02
C87	250.00'	30.54'	6°59'54"	N33°34'25"W	30.52
C88	500.00'	63.14'	71°40'09"	N33°27'16"W	63.10
C89	500.00'	89.70'	101°45'45"	N24°41'51"W	89.58
C90	500.00'	66.81'	73°29'23"	N15°45'47"W	66.76
C91	225.00'	23.41'	5°57'37"	N14°52'54"W	23.38
C92	225.00'	106.60'	27°08'44"	N31°26'04"W	106.61
C93	690.00'	74.80'	67°42'40"	S71°14'36"E	74.76
C94	690.00'	76.38'	62°01'31"	S13°31'14"E	76.34
C95	690.00'	82.46'	6°50'52"	S20°06'55"E	82.42
C96	690.00'	92.55'	74°10'59"	S27°22'53"E	92.48
C97	300.00'	30.71'	5°51'54"	S31°05'07"E	30.70
C98	25.00'	47.75'	109°26'19"	S26°33'59"W	49.82
C99	370.00'	35.01'	5°25'17"	S33°33'25"E	35.00
C100	690.00'	33.65'	24°7'38"	S32°37'15"E	33.64
C101	370.00'	82.96'	12°50'45"	S24°25'23"E	82.79
C102	25.00'	33.11'	75°52'28"	N60°45'36"W	30.74
C103	350.00'	63.65'	102°50'09"	N28°02'59"W	63.56
C104	530.00'	52.85'	54°24'7"	S32°44'02"E	52.83
C105	400.00'	75.97'	105°25'7"	N22°35'39"E	75.66
C106	1767.03'	78.23'	23°48'08"	N49°06'08"E	78.22
C107	50.00'	41.15'	47°09'23"	N78°37'20"W	40.00
C108	175.00'	91.20'	29°51'30"	S74°52'26"W	90.17
C109	25.00'	43.09'	98°45'50"	S72°04'06"W	37.95
C110	323.55'	29.13'	5°09'33"	S37°23'07"W	29.12
C111	250.00'	75.00'	171°19'	N19°26'28"E	74.72
C112	380.00'	28.11'	4°28'24"	S9°41'08"W	28.10
C113	360.00'	86.65'	134°27'28"	S0°33'13"W	86.44
C114	250.00'	75.00'	171°19'	N21°59'09"E	74.72
C115	325.00'	18.41'	3°14'45"	N28°15'30"E	18.41
C116	25.00'	33.18'	76°24'28"	N81°21'7"W	30.81
C117	380.00'	30.80'	4°54'04"	N56°05'57"W	30.79
C118	360.00'	104.91'	164°14'49"	S14°41'25"E	104.54
C119	250.00'	72.65'	164°14'49"	N14°41'25"W	72.60
C120	175.00'	43.46'	15°52'00"	N15°06'19"W	43.31
C121	25.00'	39.27'	90°00'00"	S45°11'32"E	35.36
C122	25.00'	39.27'	90°00'00"	S44°48'28"W	35.36
C123	560.00'	32.02'	3°16'36"	N12°28'19"E	32.02
C124	450.00'	26.41'	3°21'45"	S17°29'20"W	26.40
C125	450.00'	84.03'	104°15'8"	S83°11'11"W	83.91
C126	560.00'	104.53'	104°14'43"	N87°27'28"E	104.38
C127	450.00'	84.01'	104°14'47"	S19°13'04"W	83.89
C128	560.00'	87.01'	85°41'	N18°15'24"E	86.93
C129	200.00'	74.07'	21°3'09"	S17°25'34"W	73.65
C130	450.00'	27.25'	3°28'10"	S26°18'03"W	27.25
C131	560.00'	51.62'	5°16'54"	N25°20'36"E	51.60
C132	90.00'	27.86'	174°50'00"	N19°06'53"E	27.77
C133	200.00'	104.21'	29°51'19"	S8°06'40"E	103.04

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHB	CHL
C140	90.00'	52.27'	33°16'43"	N62°35'58"W	51.54
C141	225.00'	65.49'	16°55'50"	S14°34'24"E	65.24
C142	325.00'	99.97'	17°37'28"	N17°47'24"E	99.58
C143	325.00'	29.65'	5°13'36"	N62°15'52"E	29.64
C144	75.00'	112.65'	86°03'23"	N46°46'46"E	102.35
C145	125.00'	21.30'	9°45'52"	S84°55'32"W	21.28
C146	1767.03'	60.31'	15°27'00"	N19°34'27"E	60.31
C147	25.00'	30.77'	70°31'44"	N44°41'32"W	28.87
C148	1767.03'	605.79'	19°36'35"	N45°45'45"E	602.83
C149	30.00'	0.60'	1°15'17"	N89°34'41"E	0.66
C150	360.00'	81.55'	14°55'08"	S82°50'36"E	81.32
C151	25.83'	49.43'	106°30'56"	S20°02'53"E	42.22
C152	175.00'	69.13'	22°37'58"	N18°06'41"W	68.68
C153	225.00'	113.66'	28°47'40"	S81°21'11"W	111.89
C154	175.00'	54.10'	17°42'51"	N23°03'43"E	53.89
C155	25.00'	22.56'	51°41'37"	N36°45'57"E	21.80
C156	50.00'	64.12'	73°28'45"	N25°52'23"E	59.82
C157	50.00'	62.28'	71°21'48"	N46°32'54"W	58.33
C158	50.00'	64.35'	73°44'23"	S60°54'00"W	60.00
C159	1767.03'	107.43'	3°29'00"	N22°17'36"E	107.41
C160	50.00'	50.33'	57°40'41"	S44°32'12"E	48.23
C161	25.00'	20.07'	45°59'35"	S10°39'05"E	19.53
C162	225.00'	45.44'	11°34'16"	S63°35'57"W	45.36
C163	1767.03'	142.14'	4°36'32"	N26°20'22"E	142.10
C164	225.00'	50.10'	12°45'31"	S53°19'19"E	50.00
C165	1767.03'	110.69'	3°35'21"	N30°26'16"E	110.67
C166	225.00'	66.50'	17°26'36"	S20°42'23"E	66.24
C167	225.00'	4.79'	1°13'09"	N45°37'01"W	4.78
C170	690.00'	47.52'	3°56'40"	N29°59'55"W	47.51
C171	25.00'	21.03'	48°11'23"	N32°48'33"W	20.41
C172	50.00'	53.21'	60°58'44"	N26°24'53"W	50.74
C173	50.00'	48.70'	50°48'18"	N31°58'39"E	46.80
C174	638.99'	50.01'	4°28'39"	S20°35'55"E	50.00
C175	530.00'	30.02'	5°24'26"	N24°24'28"W	50.00
C176	25.00'	30.77'	70°31'44"	N55°01'17"W	28.87
C177	50.00'	52.36'	60°00'00"	N83°52'48"E	50.00
C178	125.00'	41.83'	19°12'10"	S31°28'58"W	41.70
C179	925.00'	48.68'	5°16'47"	N9°36'00"E	48.67
C180	125.00'	34.71'	15°54'2		



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



**PLAT OF
CAMBRIDGE ADDITION**

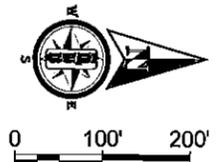
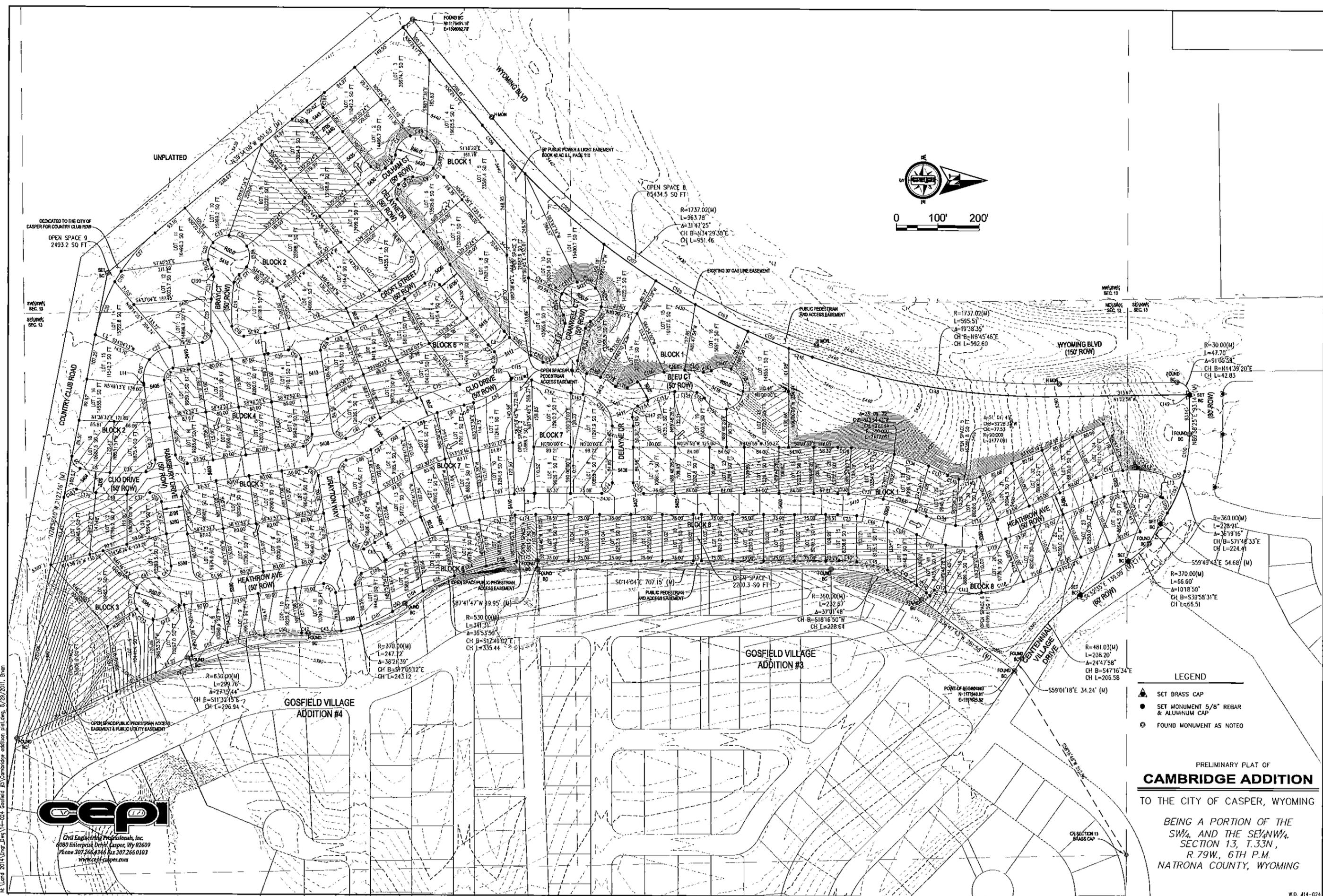
TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
SW¹/₄ AND THE SE¹/₄NW¹/₄
SECTION 13, T.33N.,
R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
SHEET 2 OF 2

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

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SEP 15 2014



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

PRELIMINARY PLAT OF
CAMBRIDGE ADDITION
 TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 SW¼, AND THE SE¼NW¼,
 SECTION 13, T.33N.,
 R.79W., 6TH P.M.
 NATRONA COUNTY, WYOMING

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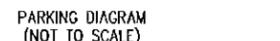
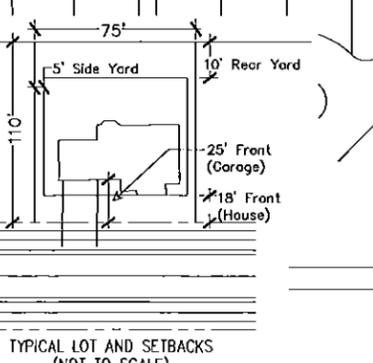
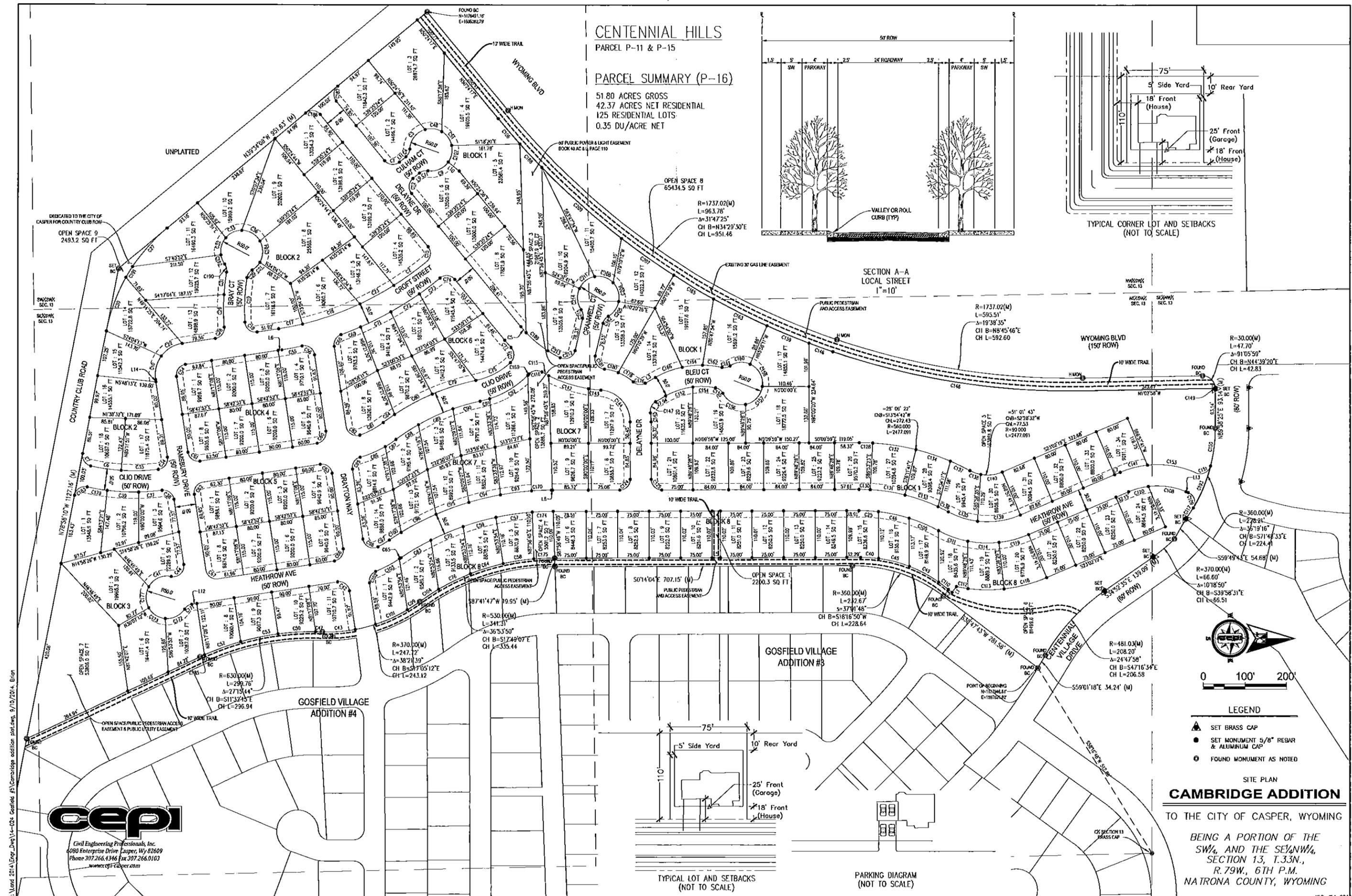
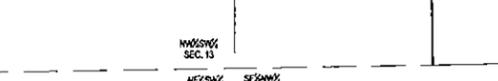
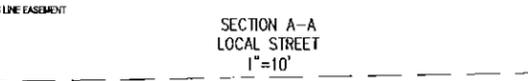
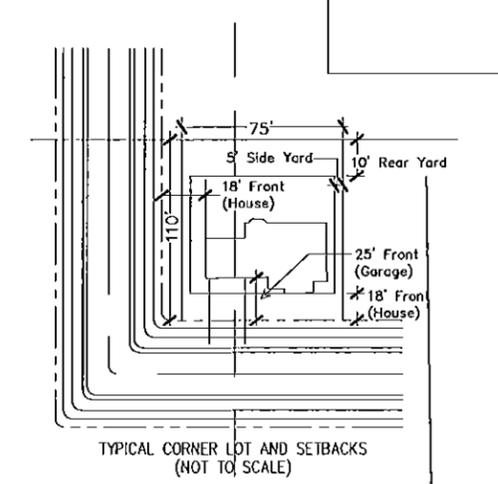
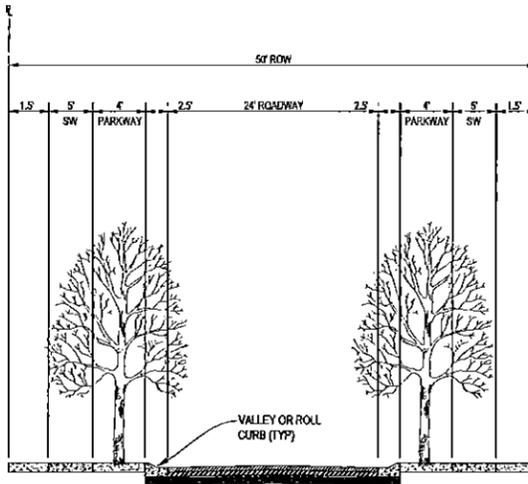
CEPI
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 4090 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0183
 www.cepi-casper.com

CENTENNIAL HILLS

PARCEL P-11 & P-15

PARCEL SUMMARY (P-16)

51.80 ACRES GROSS
42.37 ACRES NET RESIDENTIAL
125 RESIDENTIAL LOTS
0.35 DU/ACRE NET



LEGEND

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

SITE PLAN
CAMBRIDGE ADDITION
TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE SW/4, AND THE SE/4NW/4, SECTION 13, T.33N., R.79W., 6TH P.M. NATRONA COUNTY, WYOMING

CEPI
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6080 Enterprise Drive, Casper, WY 82609
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SEP 19 2014

September 19, 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, MCRP, Planner I

SUBJECT: **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-acre, more or less, located North of East 2nd Street. Applicant: Forward 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 replat creating Blackmore Marketplace Addition No. 12, and forward a "do pass" recommendation to the City Council.

Code Compliance:

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

Summary:

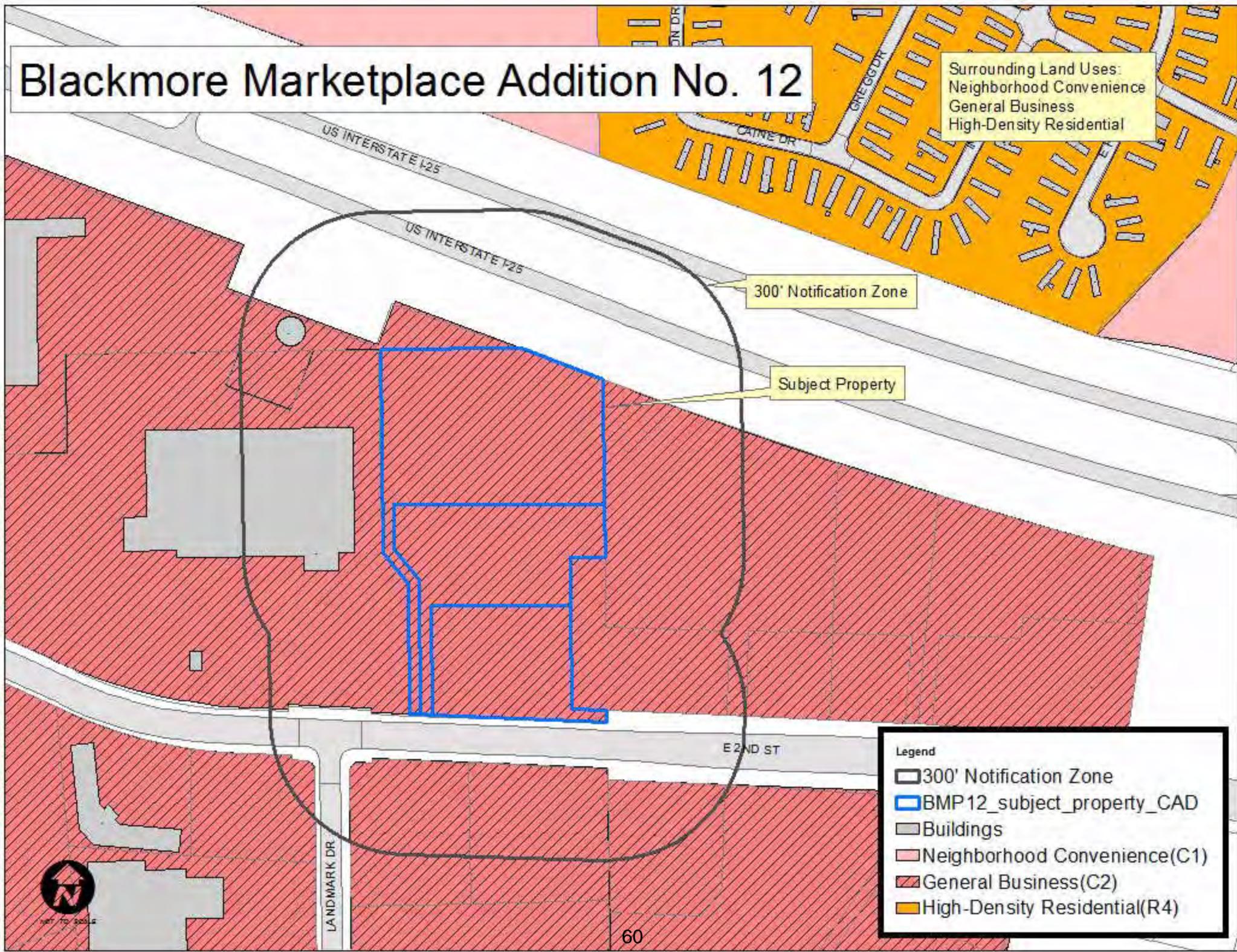
Blackmore Marketplace Shops, LLC, has applied to vacate and replat Lot 1, Luker Landmark Addition to create the Blackmore Marketplace Addition No. 12. The property involved in the replat comprises 7.73-acres, more or less, and is zoned C-2 (General Business). Land uses in the immediate surrounding area are General Business (C2). The proposed replat is splitting one (1) lot to create three (3) new lots. In that all platted lots are required to have direct access to a public street, proposed Lots 1 and 2 are configured as flag lots with frontage on East Second Street. The Casper Municipal Code specifies that flag lots must be designed to have a minimum of a twenty four (24) foot wide "flagpole" portion of the lot, and proposed Lots 1 and 2 are all twenty five (25) foot wide. The requested replat creating the Blackmore Marketplace Addition No. 12 meets or exceeds all City requirements; therefore, staff is recommending in favor of its approval.

Blackmore Marketplace Addition No. 12



Blackmore Marketplace Addition No. 12

Surrounding Land Uses:
Neighborhood Convenience
General Business
High-Density Residential



300' Notification Zone

Subject Property

Legend

- 300' Notification Zone
- BMP12_subject_property_CAD
- Buildings
- Neighborhood Convenience(C1)
- General Business(C2)
- High-Density Residential(R4)



LEGAL DESCRIPTION

THE UNDERSIGNED, FORWARD DEVELOPMENT, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF A PARCEL OF LAND SITUATE IN THE NE1/4NE1/4 OF SECTION 12, T.33N., R.79W., 6TH P.M. BEING ALL OF LOT 7, BLOCK 1, REPLAT OF LUKER LANDMARK ADDITION TO THE CITY OF CASPER, WYOMING, AS PER PLAT RECORDED AUGUST 27, 2009 AS INSTRUMENT NO. 073664, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, MONUMENTED BY A BRASS CAP;

THENCE S00°40'49"E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 12, A DISTANCE OF 68.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S00°41'54"E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 12 ALSO BEING THE EAST LINE OF SAID LOT 7, A DISTANCE OF 742.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7, MONUMENTED BY A BRASS CAP;

THENCE N07°34'50"W, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF EAST SECOND STREET, A DISTANCE OF 428.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, MONUMENTED BY A BRASS CAP;

THENCE N02°40'57"W, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 281.42 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N39°20'01"W, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 86.60 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N02°26'18"W, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 440.38 FEET TO THE NORTHWEST CORNER OF SAID LOT, MONUMENTED BY A BRASS CAP;

THENCE N08°20'00"E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 303.18 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF U.S. INTERSTATE 25, MONUMENTED BY A WOOD HIGHWAY MARKER;

THENCE S89°21'57"E, ALONG THE NORTH LINE OF SAID LOT 7 AND THE SOUTHERLY LINE OF U.S. INTERSTATE 25, A DISTANCE OF 188.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 8.30 ACRES, MORE OR LESS, (31,546 SF.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "LUKER LANDMARK ADDITION, BLOCK 1, LOTS 8 & 9" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

FORWARD DEVELOPMENT, LLC
 P.O. BOX 3003
 CASPER, WYOMING 82602

Neil A. McMurry
 NEIL A. McMURRY - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. McMURRY, ALSO KNOWN AS MICK McMURRY, THIS 21st DAY OF MARCH, 2011.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES

Vickie L. Kingald
 NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

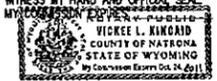
STATE OF WYOMING }
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2010, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 21ST DAY OF MARCH, 2011.

WITNESS MY HAND AND OFFICIAL SEAL

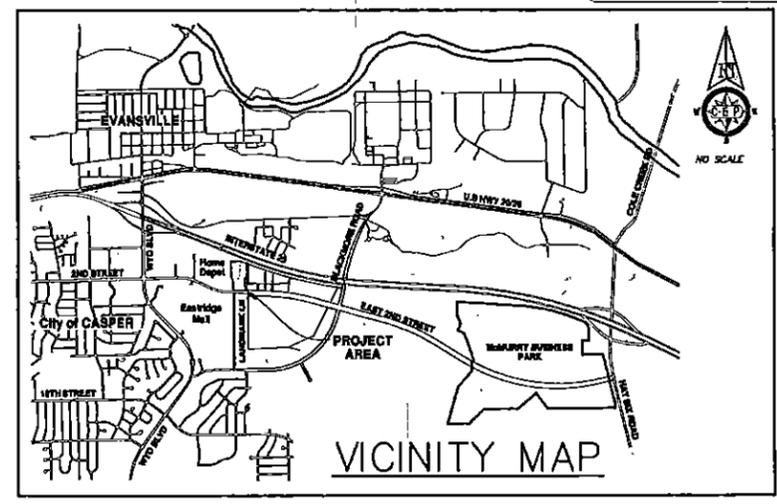
Vickie L. Kingald
 NOTARY PUBLIC



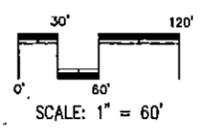
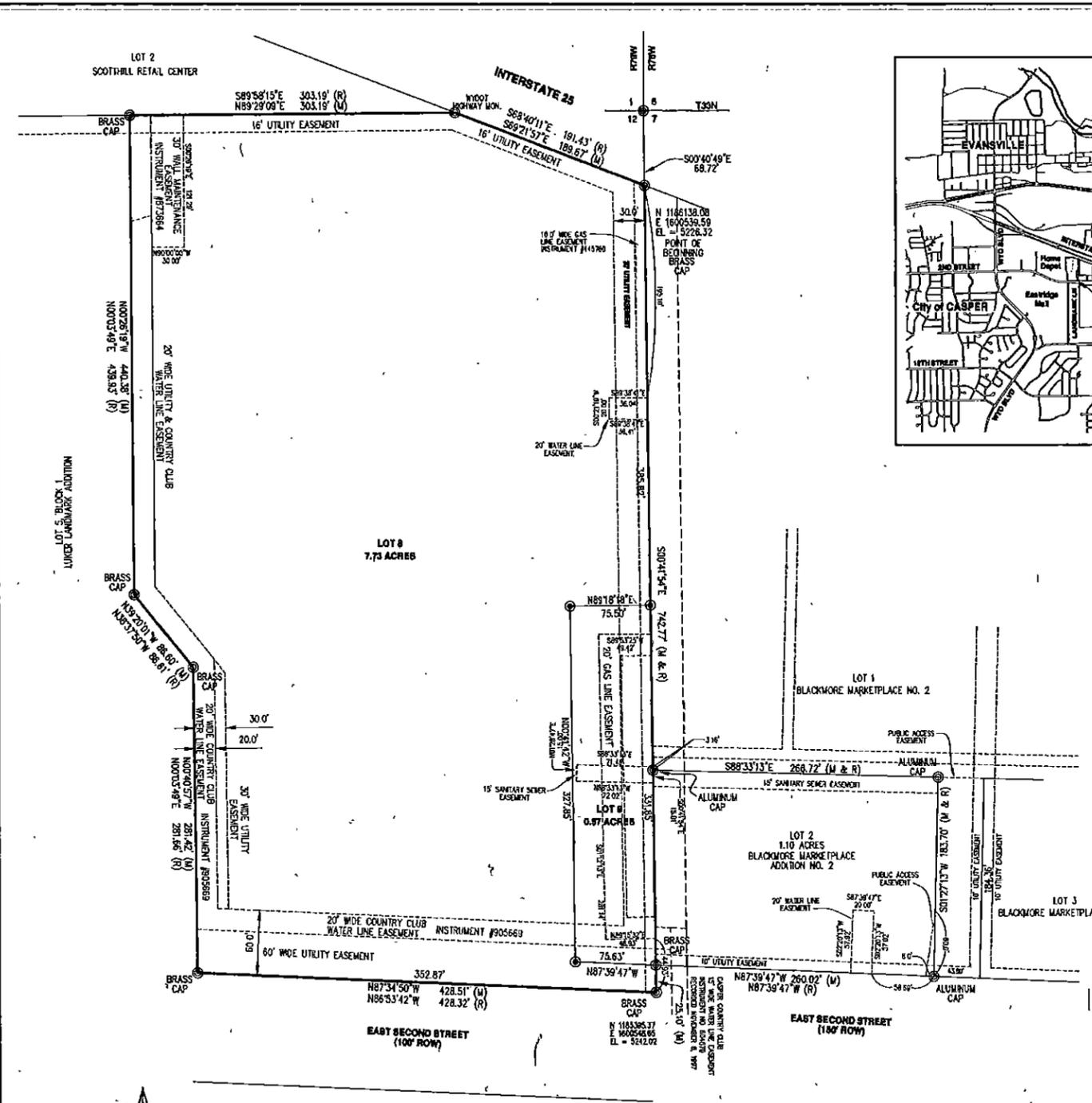
MINOR BOUNDARY ADJUSTMENT PLAT AND VACATION AND REPLAT OF LUKER LANDMARK ADDITION, BLOCK 1, LOT 7

AS
LUKER LANDMARK ADDITION, BLOCK 1 LOTS 8 & 9

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 NE1/4NE1/4 SECTION 12, T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING
 MARCH, 2011



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



Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0108
 www.cepi-casper.com

My term of office expires
 January 5, 2015



APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 23rd DAY OF March, 2011.
April Deltachina
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 21st DAY OF March, 2011.
William R. Fehring
 CITY ENGINEER

INSPECTED AND APPROVED THIS 21st DAY OF March, 2011.
William R. Fehring
 CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 23rd DAY OF March, 2011.
 INSTRUMENT NO. 905838
Renee Vitto
 COUNTY CLERK

W:\land\2010\Exp_09-10-13_Bel_Casperm_Verking_Images\PLAN\NAME_REPORT_LIT_7_REPORT.dwg 3/22/2011 10:56:05 PM NOT

September 19, 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-14-051-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.

Recommendation:

Staff recommends that the Planning and Zoning Commission acknowledge the withdrawal of Case #PLN-14-051-C by the applicant.

Summary:

Mesa Development, Inc. applied for a Conditional Use Permit for a Master Sign Plan for the Mesa Addition development, located east of SW Wyoming Boulevard, in the vicinity of the CY Middle School. The applicant has withdrawn their request at this time and will be resubmitting an amended Conditional Use Permit application for consideration at the October 28, 2014 Planning and Zoning Commission public hearing.

Mesa Shopping Center Master Sign Plan



Subject Property

300' Notification Zone

Legend

- 300' Notification Zone
- Subject Property
- Buildings



September 19, 2014

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

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

SUBJECT: Proposed ordinance amendment to Chapters 17.08 and 17.96 of the Casper Municipal Code creating regulations for digital signs.

Recommendation:

Staff's recommendation is that the Planning and Zoning Commission review the proposed ordinance amendment to the Casper Municipal Code, and forward a "do pass" recommendation to the City Council.

Summary:

Digital signs, also known as electronic message signs or centers (EMC's), are becoming prevalent as technology continues to advance and costs get less expensive. They are an attractive medium for both sign companies and their customers alike. They offer a great deal of flexibility in that the message can be easily changed or programmed to project a repeating message or a series of messages. The technology and capabilities are seemingly limitless with signs performing ever more sophisticated functions.

Communities have regulated signs for many years, focusing largely on type, size, and placement. Other than in cases of obscenity, the sign message and colors/images/materials have been left alone. Because EMC's can be programmed to deliver high impact images, they can be overpowering, distracting, or offensive to some citizens. As a result, many communities are finding themselves wrestling with the issue of whether or not to regulate EMC's and to what extent. The extent to which individual sign contractors and their customers accept regulations on EMC's will vary. As an industry, the members of the International Sign Association accept the need for some regulations.

The degree to which EMC's represent a traffic hazard has been a subject of debate. The purpose of any sign is to attract a motorist's attention and hold it long enough for him or her to assimilate the message. Any "distraction" represents a potential traffic hazard. Although contrary to what many believe, some studies have suggested that the rate of accidents have not increased significantly along streets or at intersections where EMC's are located. While

regulating signs based on safety has not been accepted across the board, regulating signs from an aesthetic standpoint has.

The Planning and Zoning Commission recognized over a year ago that the City's signage regulations have not kept pace with changing technologies. They expressed concern that the proliferation of signs, while not a significant problem now, could become a problem in the future if regulations are not developed. The Commission heard from City Code Enforcement personnel that when complaints about digital signs are received from the public, they have limited ability to address those concerns because the Municipal Code is lacking in regulations pertaining to digital signage. At the direction of the Planning and Zoning Commission, Planning Division staff began researching the issue and prepared a draft EMC ordinance. The Planning and Zoning Commission invited sign contractors and business owners to its monthly work-sessions in order to discuss its concerns with them and to take input from them on the EMC ordinance. Also in attendance at those meetings were representatives from Code Enforcement and the Police Department. The group met for three months, and worked together to create some reasonable standards, addressing four main areas of concern:

- Limiting brightness;
- Prohibiting the use of sound;
- Prohibiting flashing/strobing;
- Prohibiting the use of full-motion video.

In addition to meeting with sign companies and business owners, the Planning and Zoning Commission created a survey to gauge the general public's feelings about whether digital signs posed a traffic hazard and whether the public feels that digital signs are attractive or unattractive. The survey is still open on the City's website; however, 523 responses were captured in the first two weeks. In general, the responses indicated that digital signs are an attractive means of advertising. Of note, however, is that a significant number of the respondents, approximately 65%, self-reported that they were not residents of Casper.

The Planning and Zoning Commission also obtained input from various communities in the region who have enacted EMC regulations recently, including Cheyenne, Billings, Sheridan, Gillette, Rock Springs, Laramie and Cody. Generally, the regulations that were developed in those communities are much more restrictive than what the Planning and Zoning Commission is suggesting for Casper.

The Planning and Zoning Commission has invested a significant amount of time researching this issue and has reached out to sign contractors, business owners, citizens, and surrounding communities in order to create a balanced approach to addressing digital signage. Significant changes were incorporated into the draft ordinance as a direct result of the input that was received.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTERS 17.08 AND
17.96 OF THE CASPER MUNICIPAL CODE
PERTAINING TO DIGITAL SIGNAGE

WHEREAS, signage enables the public to locate goods, services and facilities within the City of Casper, and promotes free expression; and,

WHEREAS, Section 17.96.010 of the Casper Municipal Code states that the purpose of Chapter 17.96 is to provide for comprehensive and enforceable sign regulations that will protect the community aesthetics from unrestricted use of signs; to allow signs appropriate to the character of each zoning district; to promote traffic safety; to aid police and fire protection; and, for the general health, welfare, and safety of the community; and,

WHEREAS, from time to time it is necessary to update the City's sign regulations to address changing technology and trends; and,

WHEREAS, the use of digital signage has, in recent years, become prevalent across the City of Casper; and,

WHEREAS, digital signage, when properly regulated and utilized, may be compatible with aesthetics in the community; and,

WHEREAS, unregulated digital signage can be detrimental to the aesthetics of the community, and can be excessively distracting to motorists and hazardous to the public; and,

WHEREAS, in order to preserve and enhance the City of Casper as a desirable community in which to live and do business, a pleasing, visually attractive environment is important; and regulating digital signage is a highly contributive means by which to achieve this desired end.

WHEREAS, the regulations herein have been prepared with the intent of enhancing the visual environment of the City and promoting the health safety and welfare of the community; and,

WHEREAS, the regulations on digital signage are unrelated to the content of the signs, and will further the City's legitimate and substantial government interest in minimizing traffic and safety hazards, and the aesthetics and character of the community; and,

WHEREAS, the Planning and Zoning Commission reviewed and approved the proposed amendments to the Municipal Code pertaining to digital signage on XX, 2014; and,

WHEREAS, it is the desire of the governing body of the City of Casper to amend Chapters 17.08 and 17.96 of the Casper Municipal Code pertaining to digital signage as specified herein.

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

SECTION 1:

The following sign-related definitions found Section 17.08.010 are hereby amended by adding the language that is capitalized and deleting the language that is stricken through, as follows:

Sign, Changeable Copy (Automatic). “Automatic changeable copy sign” means a sign or ELECTRONIC MESSAGE CENTER on which the copy OR IMAGE changes automatically on a lampbank or DISPLAY through a PROGRAMMED OR REMOTE electronic or mechanical means.

Sign, Flashing. “Flashing sign” means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light, OR WHERE THE IDENTICAL MESSAGE, OR A PORTION OF THE MESSAGE IS REPEATED AT A RAPID INTERVAL (LESS THAN EVERY TWO SECONDS) FOR THE PURPOSE OF DRAWING ATTENTION TO THE SIGN. ~~Automatic changing signs such as public service time, temperature, and date sign or electronically controlled message center are classified as “changing signs” not “flashing signs.”~~ SIGNS WITH INTERMITTENT LIGHTS, OR THAT CHASE, RUN, SPIN, ROTATE, STROBE OR SCINTILATE ARE CONSIDERED TO BE FLASHING SIGNS.

Sign, Animated. “Animated sign” means any sign which includes SIMULATED MOVEMENT, action or motion CREATED BY THE DISPLAY OF A SERIES OF PICTURES OR IMAGES. ~~The term does not refer to flashing, changing or indexing, all of which are separately defined.~~

SECTION 2:

Section 17.08.010 – Definitions, is hereby amended to add the following definitions related to digital signage:

“Ambient light” means the existing light condition surrounding an area. The light source may be sunlight, or artificial light, or a combination of both.

“Digital Off Premises Advertising Sign” means a computer programmable, off-premises sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

“Dissolve” means a mode of message transition on an Electronic Message Center Sign or a Digital Off-Premises Advertising Sign accomplished by varying the light

intensity or pattern, where the first frame/message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second frame/message.

“Dwell Time” means the interval of time that an Electronic Message Center Sign or a Digital Off-Premises Advertising Sign frame remains static before transitioning to a new message.

“Electronic Message Center Sign (EMC)” means an on-premises, changeable-copy (automatic) sign which uses light emitting display technologies or a combination of lights, or lighted or unlighted panels which are controlled electronically to produce words, symbols, pictures or messages. Includes cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, video boards and other similar electronic technology.

“Fade” means a mode of message transmission on an Electronic Message Center Sign or Digital Off-Premises Advertising Sign accomplished by varying the light intensity, where the first message/frame gradually reduces intensity to the point of not being legible (i.e. fading to black) and the subsequent message/frame gradually increases intensity to the point of legibility.

“Full Motion Video” means a sign feature with simulated continuous movement created by the display of a series of images, typically consisting of a recorded actual event or scene.

“Footcandle” means the English unit of measurement for illuminance, which is equal to one lumen, incident upon an area of one foot.

“Frame” means a complete, static display screen on an Electronic Message Center Sign or Digital Off-Premises Advertising Sign.

“Illuminance” means the photometric quality most closely associated with the perception of brightness and a measurement of the intensity of light falling on a surface at a given distance from the light source. Illuminance can be measured with a footcandle meter, also known as a luxmeter.

“Scintillate” or “Scintillating” means visual effects such as light flashes, light sparkling, light starbursts, light twinkling, light pulsating, or any other image transition effect or animation in which an image instantly and repeatedly changes for the purpose of attracting attention.

“Scrolling Message” means a mode of message transition on an Electronic Message Center Sign or Digital Off-Premises Advertising Sign where the message appears to move vertically or horizontally across the display surface. For the purpose of regulating Electronic Message Center Signs and Digital Off Premises Advertising Signs,

scrolling shall refer to text only, and not images or symbols which shall instead, be considered either animated signs or full motion video signs.

“Static Message” means a sign message/frame that does not have movement, or the appearance or optical illusion of movement during the display period.

“Transition” means the visual effect of changing from one frame/message to another frame/message on an Electronic Message Center Sign or Digital Off-Premises Advertising Sign.

SECTION 3:

Section 17.96.030(B) – Zoning district provisions, is hereby amended by adding the language that is capitalized and deleting the language that is stricken through, as follows:

B. Additional Allowances for Commercial and Industrial Zoning Districts. ~~Animated, rotating, and flashing signs will be allowed only in commercial and industrial zoning district. Animation and rotation shall be limited to slow movement. Flashing will be limited to chasing or scintillation or subdued color change. Extreme on and off or strobe type flashing is not permitted.~~

1. Changeable Copy SIGN (AUTOMATIC). Signs on which the copy changes automatically through mechanical means, AND ELECTRONIC MESSAGE CENTER SIGNS (EMC’s) ~~or electronically through lampbanks, or other electronic methods~~ are allowed, provided the changing of copy OR FRAMES is not detrimental to traffic safety, as determined by the City ~~traffic~~ engineer OR AS SUBSTANTIATED BY A TRAFFIC STUDY. ~~Continuous scrolling messages are not allowed.~~ ELECTRONIC MESSAGE CENTER SIGNS (EMCs) SHALL COMPLY WITH THE FOLLOWING:

- a. EMC’s SHALL NOT UTILIZE OR PROJECT SOUND.
- b. EMC’s SHALL NOT UTILIZE OR CONSIST OF FLASHING ELEMENTS OR MESSAGES, WHICH WOULD MEET THE DEFINITION OF A “FLASHING SIGN” FOUND IN SECTION 17.08.010.
- c. EMC’s SHALL NOT DISPLAY FULL MOTION VIDEO.
- d. EMC SIGNS DISPLAYING ANIMATION “ANIMATED SIGNS,” ARE PERMITTED.
- e. EMC SIGNS DISPLAYING SCROLLING MESSAGES ARE PERMITTED.
- f. EMC’s SHALL BE EQUIPPED WITH A SENSOR OR OTHER DEVICE THAT AUTOMATICALLY DETERMINES THE AMBIENT ILLUMINATION,

AND SHALL BE PROGRAMMED TO AUTOMATICALLY ADJUST TO AMBIENT LIGHT CONDITIONS. THE ILLUMINANCE OF AN EMC SHALL NOT INCREASE THE AMBIENT LIGHTING CONDITIONS BY MORE THAN 0.3 FOOTCANDLES WHEN MEASURED PERPENDICULAR TO THE EMC FACE AT A DISTANCE DETERMINED BY THE FOLLOWING FORMULA: MEASUREMENT DISTANCE (*IN FEET*) = $\sqrt{\text{(EMC SIGN FACE AREA (IN SQUARE FEET) x 100)}$.

- g. IN NO CASE SHALL AN ELECTRONIC MESSAGE CENTER SIGN (EMC) INCREASE THE AMBIENT LIGHTING LEVEL BY MORE THAN 0.3 FOOTCANDLES, AS MEASURED AT THE PROPERTY LINE OF AN ADJ ACENT RESIDENTIAL-USE PROPERTY. AN ADJ ACENT PROPERTY DOES NOT HAVE TO ABUT THE PROPERTY ON WHICH THE SIGN IS LOCATED.

SECTION 4:

Section 17.96.050 is hereby amended to add the following:

L. DIGITAL OFF-PREMISES ADVERTISING SIGN.

1. DIGITAL OFF-PREMISES ADVERTISING SIGNS SHALL ADHERE TO THE LOCATION, ZONING, SPACING, HEIGHT, SIZE AND PERMITTING REQUIREMENTS, AS STATED FOR ALL OFF-PREMISES SIGNS.
2. THE MESSAGE, MESSAGES, OR COPY DISPLAYED ON A D IGITAL OFF-PREMISES ADVERTISING SIGN:
 - a. SHALL NOT UTILIZE OR CONSIST OF FLASHING ELEMENTS OR MESSAGES, WHICH MEET THE DEFINITION OF A “FLASHING SIGN” FOUND IN SECTION 17.08.010;
 - b. SHALL DISPLAY ONLY STATIC MESSAGES OR IMAGES, AND SHALL NOT DISPLAY ANIMATION OR FULL MOTION VIDEO.
 - c. SHALL HAVE A DWELL TIME OF A M INIMUM OF EIGHT (8) SECONDS PER STATIC IMAGE;
 - d. SHALL NOT INCREASE THE AMBIENT LIGHTING LEVEL BY MORE THAN 0.3 FOOTCANDLES WHEN MEASURED BY A FOOTCANDLE (LUX) METER, PERPENDICULAR TO THE FACE OF THE SIGN, AT A DISTANCE OF:

- i. ONE HUNDRED FIFTY (150) FEET FOR A DIGITAL BILLBOARD WITH A SURFACE AREA OF NOT MORE THAN TWO HUNDRED FORTY TWO (242) SQUARE FEET;
 - ii. TWO HUNDRED (200) FEET FOR A DIGITAL BILLBOARD WITH A SURFACE AREA GREATER THAN TWO HUNDRED FORTY TWO (242) SQUARE FEET BUT NOT MORE THAN THREE HUNDRED SEVENTY EIGHT (378) SQUARE FEET; AND,
 - iii. TWO HUNDRED FIFTY (250) FEET FOR A DIGITAL BILLBOARD WITH A SURFACE AREA GREATER THAN THREE HUNDRED SEVENTY EIGHT (378) SQUARE FEET.
3. IN NO CASE SHALL A DIGITAL OFF-PREMISES ADVERTISING SIGN INCREASE THE AMBIENT LIGHTING LEVEL BY MORE THAN 0.3 FOOTCANDLES, AS MEASURED AT THE PROPERTY LINE OF AN ADJACENT RESIDENTIAL-USE PROPERTY. AN ADJACENT PROPERTY DOES NOT HAVE TO ADJUT THE PROPERTY ON WHICH THE SIGN IS LOCATED.
 4. ALL DIGITAL OFF-PREMISES ADVERTISING SIGNS SHALL HAVE A LIGHT SENSING DEVICE TO ADJUST THE BRIGHTNESS OF THE SIGN AS AMBIENT LIGHT CONDITIONS CHANGE, IN CONFORMANCE WITH THE REQUIREMENTS OF THIS SECTION.
 5. TRANSITIONS BETWEEN MESSAGES SHALL BE COMPLETED IN TWO (2) SECONDS OR LESS BY EMPLOYING AN IMMEDIATE, DISSOLVE, OR FADE METHOD.
 6. THE USE OF SOUND IS PROHIBITED.
 7. DIGITAL OFF-PREMISES ADVERTISING SIGNS SHALL HAVE AN AUTOMATIC SHUTDOWN MECHANISM WHICH TURNS OFF THE SIGN IN THE EVENT OF A MALFUNCTION.

SECTION 5:

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