

AGENDA
PLANNING AND ZONING MEETING
August 15, 2019
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

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

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.
2. 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.
3. 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: July 18, 2019

III. PUBLIC HEARINGS:

- A. **PLN-19-020-RZ** – Petition to plat a subdivision of a portion of the NE1/4NE1/4, Section 16, T. 33 N, R. 79 W, 6th P.M., Natrona County, as Dewald Divide Addition, comprising 6.33-acres, more or less; and a request for rezoning of the proposed subdivision from ED (Educational District), to Lot 1 - ED (Educational District), Lot 2 - C-2 (General Business), and Lot 3 - R-4 (High-Density Residential), located at 1536 Oakcrest Avenue (*Former Grant School site*). Applicant: David Wayne Dewald, Trustee of the David Dewald Revocable Trust dated January 22, 2015.

V. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Replat creating the ANB Bank Addition.

VI. SPECIAL ISSUES:

VII. COMMUNICATIONS:

- A. Commission
- B. Community Development Director
- C. Council Liaison
- D. OYD and Historic Preservation Commission Liaisons
 - 1) Minutes from July 1, 2019 OYD (Old Yellowstone District Advisory Committee) meeting (will be provided at the meeting).
 - 2) Minutes from July 8, 2019, Historic Preservation Commission Meeting (meeting cancelled)
- E. Other Communications

VIII. ADJOURNMENT

PLANNING AND ZONING MEETING
THURSDAY, July 18, 2019
CITY COUNCIL CHAMBERS

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday July 18, 2019, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Fred Feth
 Chuck Davis
 Erik Aune
 Randy Hein
 Susan Frank
 Terry Wingerter

Absent Members: None

Others present: Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Kenneth Bates, Council Liaison
 John Johnson, 1917 Rustic Court

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the June 20 2019 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the June 20, 2019 Planning & Zoning Commission meeting.

Mr. Davis made a motion to approve the minutes of the June 20, 2019 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Ms. Frank, Mr. Hein, and Mr. Wingerter who abstained. Motion carried.

II. PUBLIC HEARING

Chairman King stated that Case PLN-19-019-C, a Conditional Use Permit to construct a Quonset-type, metal, detached accessory building in an R-2 (One Unit Residential) district, had been withdrawn by the applicant. He asked members of the Commission to acknowledge the withdrawal by saying aye. All those present voted aye, acknowledging the withdrawal of PLN-19-019-C.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-19-018-RZ– Petition to vacate and replat of Lots 1, 2, 3, and north 20 of Lot 4, Block 95, Butler’s Addition, as Johnny J’s Addition, comprising 0.64 acres, more or less, and request for rezoning from C-2 (General Business) and R-3 (One to Four Unit Residential) to entirely C-2 (General Business), located at 1705 East 2nd Street. Applicant: Johnson Restaurant Group/Johnson Investment Group.

Craig Collins, City Planner presented the staff report and entered nine (9) exhibits into the record for this case.

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

John Johnson, 1917 Rustic Court, spoke in favor of this case.

Mr. Aune asked if the building would be demolished for the future expansion of the parking lot.

Mr. Johnson replied yes.

Mr. Wingerter inquired about a privacy fence between the parking lot and adjacent residence.

Mr. Johnson stated that a site plan would be done and include the privacy fence.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, deny, or table PLN-19-018-RZ a replat of Lots 1, 2, 3, and north 20 of Lot 4, Block 95, Butler’s Addition, as Johnny J’s Addition.

Mr. Wingerter made a motion to approve case PLN-19-018-RZ, a replat of Lots 1, 2, 3, and north 20 of Lot 4, Block 95, Butler’s Addition, as Johnny J’s Addition., and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

Mr. Davis made a motion to approve case PLN-19-018-RZ, a zone change of 1, 2, 3, and north 20 of Lot 4, Block 95, Butler’s Addition,, Johnny J’s Addition, located at 1705 East 2nd Street, from C-2 (General Business) and R-3 (One to Four Unit Residential) to entirely C-2 (General Business), and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

III. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Rezone of 221 & 227 North Park Street from M-1 (Limited Industrial) and C-2 (General Business) to C-3 (Central Business).

Replat to create the Fleming Addition located at 801 Jane Street.

IV. SPECIAL ISSUES:

There were none.

V. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Craig Collins stated a Planning and Zoning Training was scheduled for Wednesday, July 24, 2019, noon to 1:00 p.m. There will be an informal discussion about annexations. He advised that lunch would be served and he asked the Commission to indicate if they planned to attend. The entire Commission advised that they would attend the lunch time training. Councilman Ken Bates stated that he would attend, too.

- C. Council Liaison:
Ken Bates, advised that Council had established a Public Hearing Date for the Change of the North Casper School, Casper Housing Authority, for Tuesday, August 6, 2019.

- D. OYD and Historic Preservation Commission Liaisons
Fred Feth gave a report from the July 1, 2019, OYD Advisory Committee meeting. There had been an update on the State Office Building. One (1) response had been received for the RFP (Request for Proposal) for the former Plains Furniture Building. The proposed use of the building will be retail and residential space. The Committee reviewed changes to the sign regulations for the OYD (Old Yellowstone District). The Midwest Avenue street reconstruction is underway. The OYD Oscars were held on Monday, July 15, 2019, Bob King, Fred Feth, and Chuck Davis were in attendance.

Terry Wingerter advised that the Historic Preservation Commission meeting had been cancelled for the month of July. Mr. Collins stated that the Consultant working on the Strategic Plan was unable to finish the project. He advised that staff would reviewing the status of the plan and determine the best way to move forward.

- E. Other Communications:
There were none.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, August 15, 2019.

VI. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Wingerter to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:48 p.m.

Chairman

Secretary

July 12, 2019

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director *eb*
Craig Collins, AICP, City Planner

SUBJECT: **PLN-19-020-RZ** – Petition to plat a subdivision of a portion of the NE1/4NE1/4, Section 16, T. 33 N, R. 79 W, 6th P.M., Natrona County, as Dewald Divide Addition, comprising 6.33-acres, more or less; and a request for rezoning of the proposed subdivision from ED (Educational District), to Lot 1 - ED (Educational District), Lot 2 - C-2 (General Business), and Lot 3 - R-4 (High-Density Residential), located at 1536 Oakcrest Avenue (*Former Grant School site*). Applicant: David Wayne Dewald, Trustee of the David Dewald Revocable Trust dated January 22, 2015.

Recommendation on the replat:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff would recommend that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation.

Recommendation on the zone change:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested rezone of the property to ED (Educational District), C-2 (General Business) and R-4 (High Density Residential) meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan; staff would recommend that the Planning and Zoning Commission approve the zone change, and forward a “do-pass” recommendation to the City Council.

Code Compliance:

Staff has completed all requirements of Section 16.24 and Section 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments on this case.

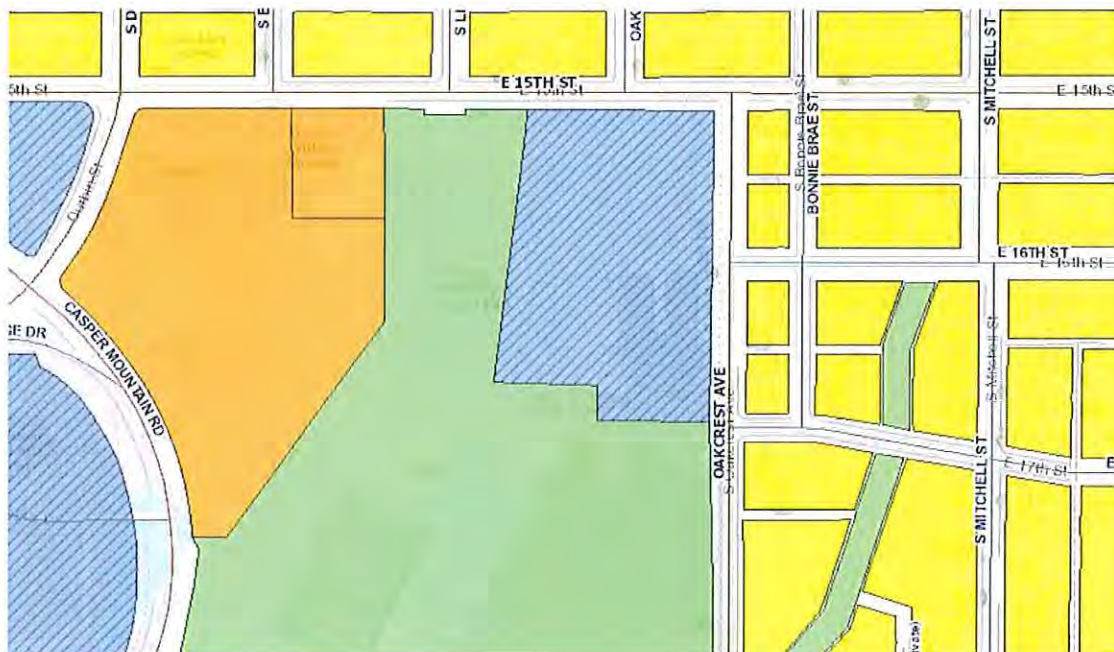
Summary:

Application has been made to plat the former Grant School site located at 1536 Oakcrest Avenue, at the corner of Oakcrest and East 15th Streets. The Natrona County School District vacated the site, and sold it to the applicant, who wishes to repurpose the old school as a daycare facility, and the undeveloped portion of the site for small commercial shops and multi-family residential. The site is approximately 6.33-acres in size, and is currently unplatted. The proposed layout of the Dewald Divide Addition consists of three (3) lots. Lot 1 is the location of the former school. Lot 2 is vacant, and formerly used as the outdoor play area for the school. Lot 3 is also vacant, and consists of a large hill. All three proposed lots exceed the City's minimum lot size requirements in their respective zoning districts.

The topography of the subject property precludes future access to the lots from East 15th Street. Instead, all access to the individual lots is being planned off of Oakcrest. An access easement is being shown at the south end of the subdivision which will provide access to Lot 3, specifically. Proposed Lot 2 has adequate room available on Oakcrest for the addition of an approach in the future.

The entire property is currently zoned ED (Educational District), and the applicant plans to leave proposed Lot 1 zoned as such. Proposed Lot 2 is requested to be zoned C-2 (General Business), and proposed Lot 3 is requested to be zoned as R-4 (High Density Residential). Existing zoning in the surrounding area is as follows:

- PH (Park Historic) – south and west
- R-2 (One Unit Residential) – north and east



The existing land uses in the surrounding area are primarily single-family residential, but also include the municipal golf course to the south, the Werner Wildlife Museum and the YMCA, both located generally west of the subject property, along East 15th Street.

Section 17.12.170 of the Casper Municipal Code requires that staff review all zoning requests in context with the approved Comprehensive Land Use Plan, and staff is required to provide a recommendation to the Planning and Zoning Commission and City Council as to how the zone change is either supported, or not supported. The Generation Casper Comprehensive Plan provides a Future Land Use Plan (FLU), which is found in Chapter Four (4), on Page 4-26. The FLU is an illustrative map that identifies the physical distribution of land uses, and forms the basis for future zoning and land use regulations. The property in question is in an area designated by the FLU as “Neighborhood Center.”



- | | |
|---|---|
| Neighborhood 1 | Urban Growth Boundary |
| Neighborhood 2 | North Platte River |
| Neighborhood 3 | Railroad |
| Neighborhood Centers | Proposed Principal Arterials |
| Community Centers | Proposed Minor Arterials |
| Employment Mixed Use | Proposed Collector Roads |
| Employment Centers | |
| Urban Center | |
| Parks + Open Space | |

Page 4-32 of the Generation Casper Plan provides the general characteristics of a Neighborhood Center, and has been provided below:

Neighborhood Centers



GENERAL CHARACTERISTICS	PRIMARY USES	RES. DENSITY	NON-RES. FAR	BUILDING HEIGHT
<p>Strategically located areas throughout Neighborhoods 2 and 3 that include a variety of housing types and provide services to their immediate neighborhood area. Neighborhood Centers typically consist of offices, small grocery, and/or restaurants. Size, scale, and intensity of use fit into the context of the neighborhood, and Centers are highly connected and pedestrian- and bicycle-friendly. Although primarily residential in character, other uses are focused at intersections and major corridors, to buffer single-family residential neighborhoods. Schools and other public facilities such as recreation centers are also located in Neighborhood Centers. Public facilities should connect to surrounding uses and major facilities should be buffered to residential uses by lower impact development.</p>	<p>Areas designated for low-scale commercial uses supporting general neighborhood needs with supporting multifamily residential.</p>	<p>5 - 15 DUs/ Acre</p>	<p>.25 - 1.0</p>	<p>1 - 3 Stories</p>

Chapter Three (3) of the Generation Casper Comprehensive Land Use Plan provides principles and goals which represent the overall visions of the plan. Supporting Principles and Goals are highlighted below:

ENDLESS CHARACTER

CASPER WILL CULTIVATE A DYNAMIC, WELCOMING COMMUNITY WITH GROWTH AND REDEVELOPMENT BASED IN BEST PRACTICES AND HISTORY THAT SETS THE STAGE FOR A VIBRANT FUTURE.

"Stop the suburban sprawl and focus on lands that are either undeveloped or easily upgraded within current city limits." - Public Comment

Principles and Goals

ECH1. BALANCED USES: Encourage a balance of land uses and provide adequate space and distribution for all uses across the community through identified and planned locations.



ECH1-1. Public Safety: Working with the Police Department, integrate safety by design principles into public amenities and ROWs including lighting, site layout, maintenance, visibility, etc.

ECH1-2. Commercial and Employment Space: Promote the redevelopment of underutilized commercial and industrial space to accommodate new uses.

ECH1-3. Annexation: Annex contiguous areas into the City only in situations where development meets city standards; when the visions, principles, and goals of Generation Casper are furthered; and full city services can be provided.

ECH1-4. Housing Space: Promote land use patterns that provide adequate housing of all types, supported by integrated parks and services.

ECH1-5. Fair Housing: Provide a range of attainable and affordable housing throughout the community with equal access to fair housing (meaning equal housing opportunities free from discrimination, as according to HUD).

ECH2. INTENTIONAL GROWTH: Protect the intrinsic value of Wyoming's wide open spaces by promoting redevelopment and infill. Growth should promote efficiency in the provision of services, and should not burden existing property owners in the City with increased costs to subsidize inconsistent development.



ECH2-1. Compact City: Require new development only within the Urban Growth Boundary to encourage compact and fiscally responsible development and to help reduce development pressures encroaching on surrounding open space and vistas.

ECH2-2. Downtown Rising: Prioritize infill development within the core of the community, and the transition of vacant, underutilized properties, and buildings to public spaces, residential and commercial development.

ECH2-3. Public Infrastructure: Increase public investment in collector and arterial networks; streetscapes, including access control, beautification measures, and incorporation of public amenities (outdoor seating, bike racks, etc.); public spaces; and infrastructure improvements in order to catalyze additional private investment, and to guide growth to areas where it is desired.

ECH2-4. Infrastructure Expansion: Discourage expenditures on transportation and other infrastructure improvements and expansions that encourage premature development of raw land.

ECH2-5. Low-Density Development: Ensure large lots and estates are developed responsibly and only in limited areas at the edge of the City, with the understanding that the long-term plan is to increase densities in those areas, and not to preserve a rural lifestyle within the City limits.

ECH2-6. Natural Systems: Development patterns should integrate natural patterns of streams, ridge lines and topography, riparian areas, and critical wildlife corridors.

VIBRANT URBAN CENTER

CASPER WILL WORK TO REALIZE THE UNTAPPED POTENTIAL AND FOSTER A VAST NETWORK OF ENTREPRENEURS TO SUPPORT A THRIVING DOWNTOWN AND OLD YELLOWSTONE DISTRICT WITH UNIQUE CHARACTER THAT ANCHORS THE COMMUNITY.

Casper is... "A community connected by a centralized, active, vibrant downtown!" - Public Comment

Principles and Goals

VUC1. HOLISTIC CORE:

Increase the social vitality of Downtown and the Old Yellowstone District (OYD) by creating a mix of land uses, housing, neighborhood services, and a range of activities.



VUC1-1. Unique Public Character: Invest and create unique public spaces such as Riverfront Park and David Street Station (community events, splash pad, stage, etc.) to attract visitors, and entice families, businesses, and talent to stay and grow.

VUC1-2. Neighborhood Services: Enhance the cohesiveness and identity of residential neighborhoods by encouraging a healthy mixture of commercial, employment, neighborhood services (coffee shops, grocery stores, and restaurants), and cultural uses that support the everyday needs of these residents.

VUC1-3. Vertical Mixed Use: Encourage vertical mixed use, creative office/co-working space to encourage vibrancy and facilitate easy access to retail, restaurants, and services.

VUC1-4. High-Quality Housing: Identify barriers to and incentives for the development of a variety of urban living options (condos, lofts, apartments) for all income levels.

THE ART OF PUBLIC SPACES

A Montreal, Quebec neighborhood took an innovative approach to developing public places, despite their limited supply of urban open space and short supply of warm weather. Using San Francisco's Parklet Program as a model, Montreal recruited fabricators and artists to transform used shipping containers into unique public spaces, complete with planters, seating, and cut out windows.

The structures occupy three parking spots and provide a durable, low-cost – the financial investment is often a public/private partnership – option to businesses interested in nearby curbside seating, and they have the added benefit of creating more human connections and engagement. <https://www.pps.org/places/lqc/placottor-a-place-to-chat/>

Casper's David Street Station, pictured below, is poised to be a unique public space.



For the Commission's reference, the allowable/permitted uses for the requested zoning classifications are provided below.

C-2 (General Business):

1. Animal clinics and animal treatment centers;
2. Apartments located within a business structure;
3. Arcades/amusement centers;
4. Assisted living;
5. Automobile park, sales area or service center;
6. Automobile service stations;
7. Banks, savings and loans, and finance companies;
8. Bars, taverns, retail liquor stores, and cocktail lounges;
9. Bed and breakfast;
10. Bed and breakfast homestay;
11. Bed and breakfast inn;
12. Business, general retail;
13. Chapels and mortuaries;
14. Churches;
15. Clubs or lodges;
16. Convenience establishment, medium volume;
17. Dance studios;
18. Day care, adult;
19. Child care center;
20. Family child care center—zoning review;
21. Family child care home;
22. Family child care home—zoning review;
23. Electrical, television, radio repair shops;
24. Gaming/gambling;
25. Grocery stores;
26. Group homes;
27. Homes for the homeless (emergency shelters);
28. Hotels, motels;
29. Neighborhood groceries;
30. Offices, general and professional;
31. Pet shops;
32. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
33. Parking garages and/or lots;
34. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
35. Pawn shops;
36. Personal service shops;

37. Pharmacies;
38. Printing and newspaper houses;
39. Reception centers;
40. Recreation centers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;
44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;
46. Vocational centers, medical and professional institutions;
47. Neighborhood assembly uses;
48. Regional assembly uses;
49. Branch community facilities;
50. Neighborhood grocery;
51. Conventional site-built and modular single and multifamily dwellings and "manufactured homes" meeting the definition and standards set forth in Section 17.08.010.

R-4 (High Density Residential):

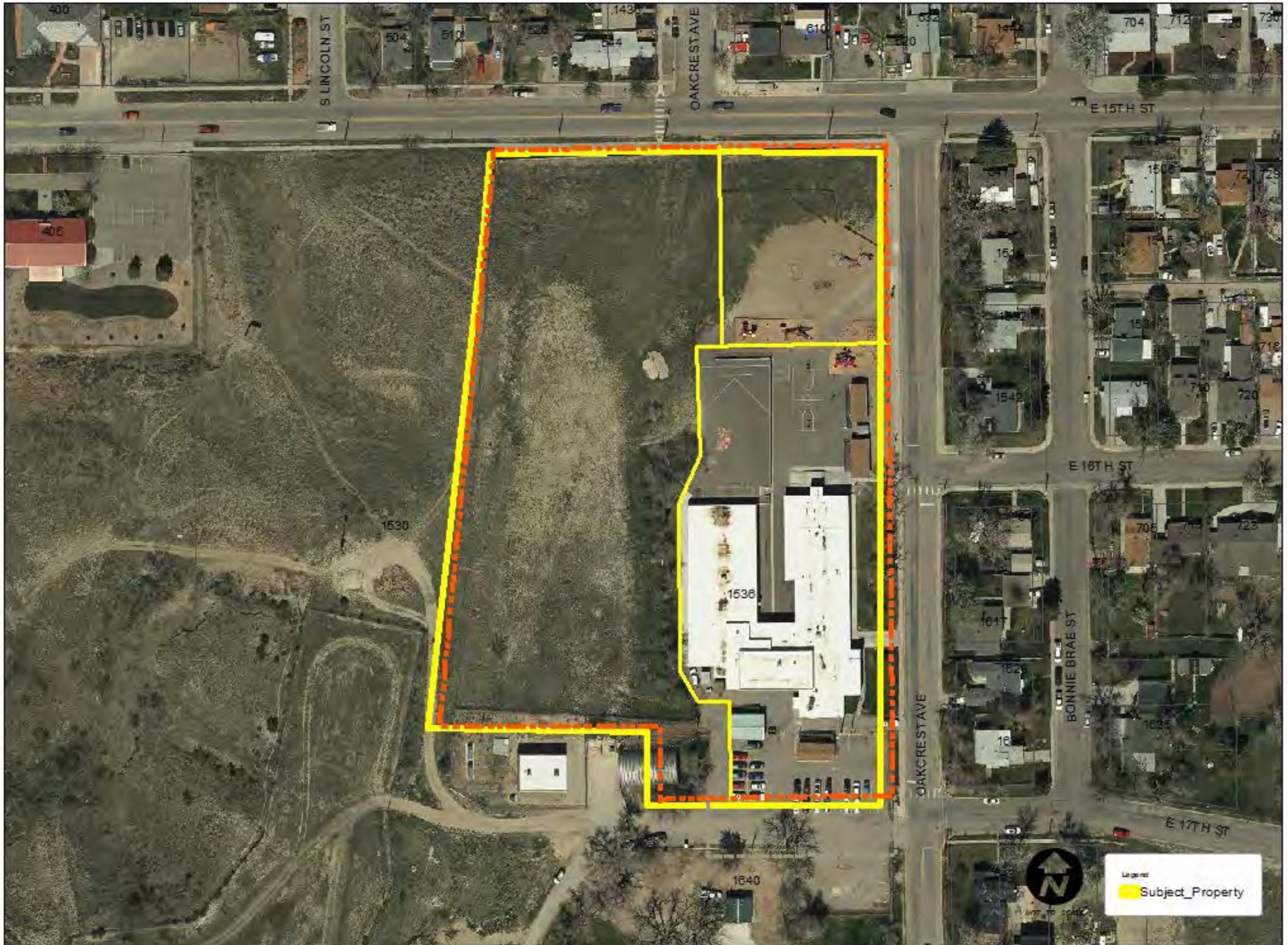
- A. Assisted living;
- B. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
- C. Conventional site-built and modular two-family dwellings;
- D. Conventional site-built and modular multifamily dwellings;
- E. Conventional site-built and modular condominiums for residential use;
- F. Conventional site-built and modular townhomes for residential use;
- G. Bed and breakfast;
- H. Bed and breakfast homestay;
- I. Boarding/rooming houses;
- J. Churches;
- K. Day-care, adult;
- L. Family child care home;
- M. Group homes;
- N. Nursing homes;
- O. Parks, playgrounds, golf courses, and similar recreational activities operated and used primarily during daylight hours;
- P. Schools, public, parochial, and private elementary, junior and senior high;
- Q. Neighborhood assembly uses;
- R. Branch community facilities;
- S. Neighborhood grocery;
- T. Personal service shops;

- U. Professional offices with fewer than twenty employees;
- V. Coffee shops, cafes and restaurants without drive-up windows;
- W. Sundry shops and specialty shops.

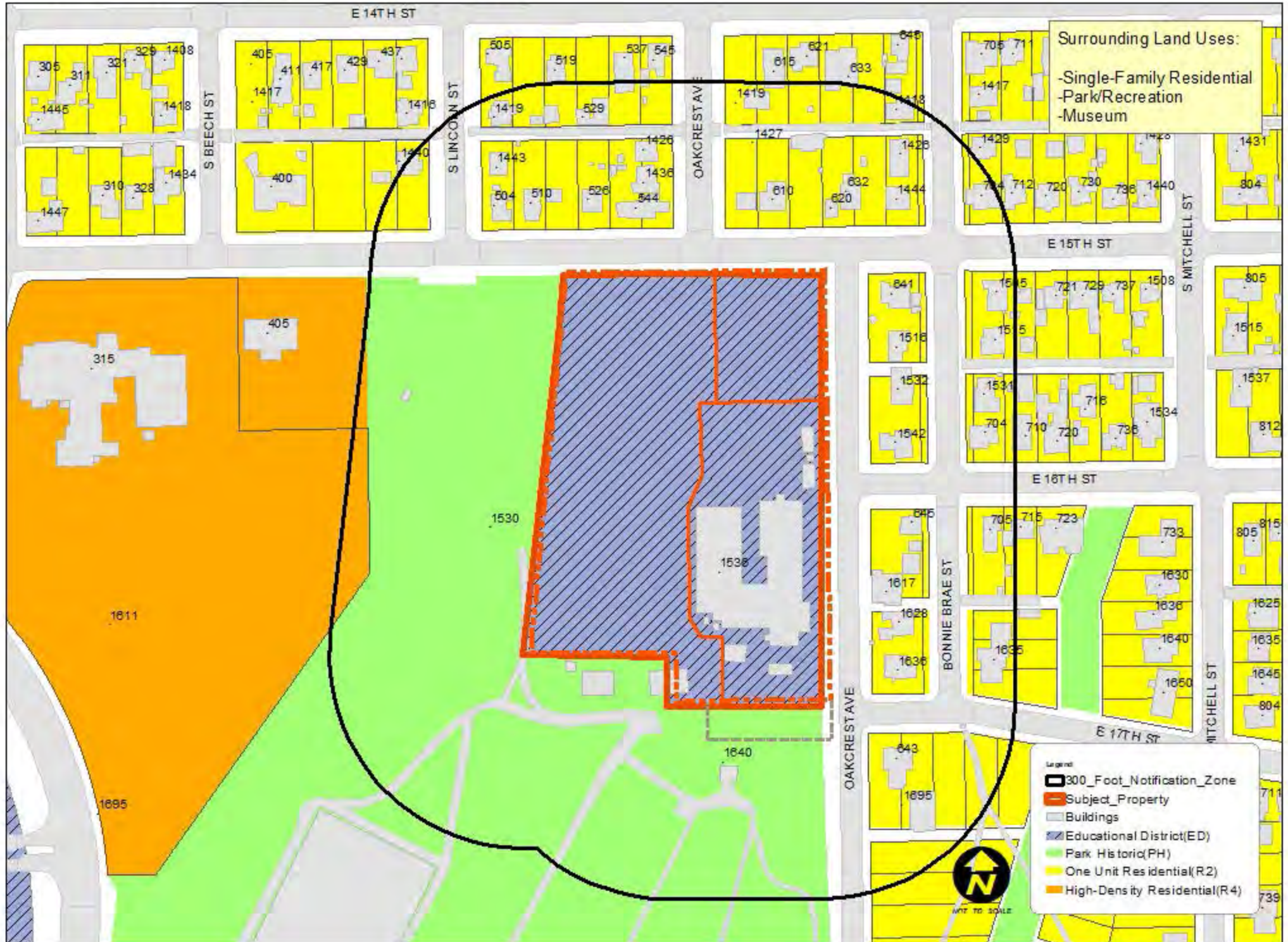
ED (Educational District):

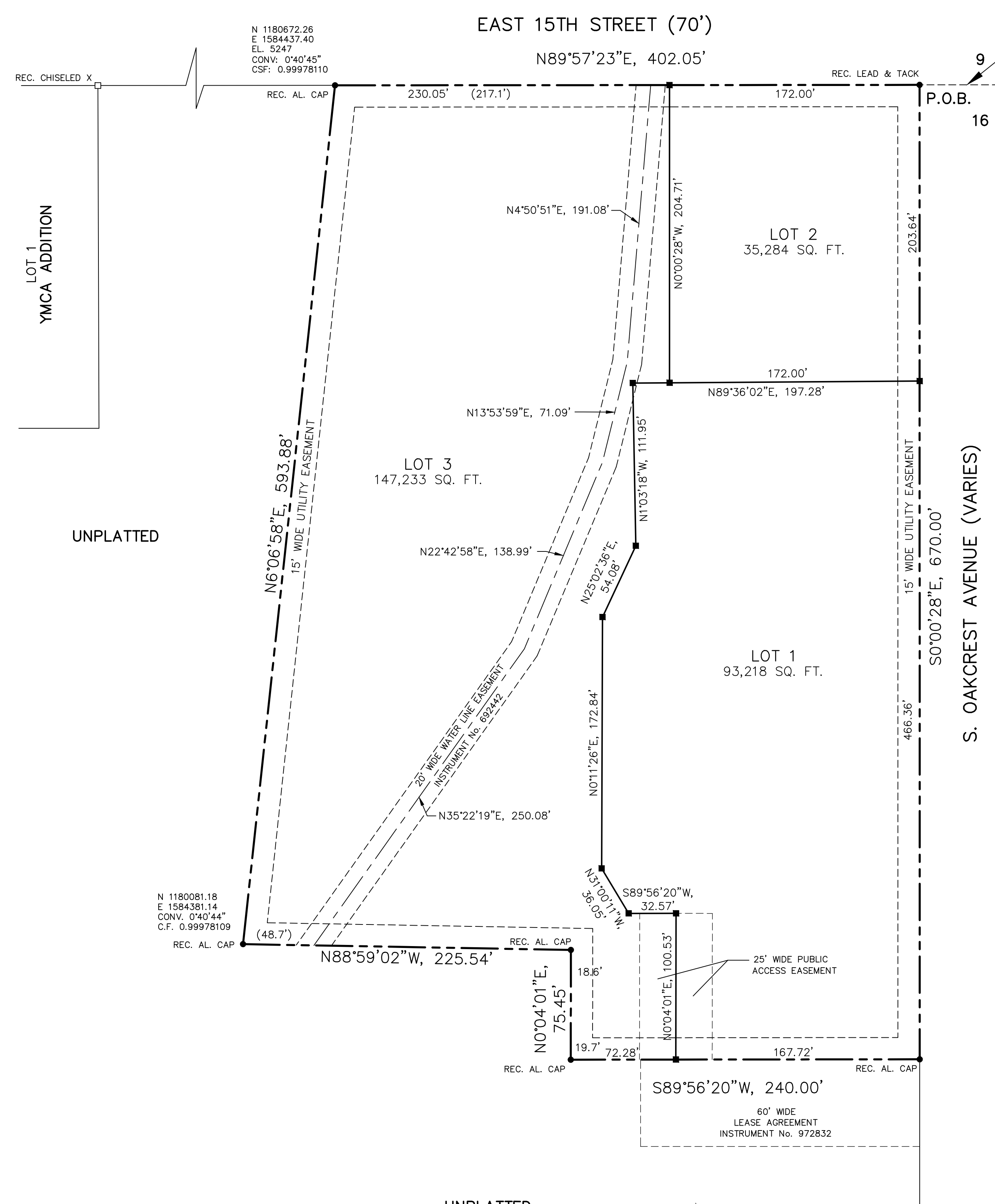
- A. Bed and breakfast;
- B. Bed and breakfast homestay;
- C. Bed and breakfast inn;
- D. Colleges, universities, and/or campuses, along with associated buildings;
- E. Dormitories;
- F. Married and single student housing, including apartments located on a college, university, trade school, or a public or private school campus;
- G. Day-care, adult;
- H. Child care center;
- I. Family child care center - zoning review;
- J. Parks, playgrounds, golf courses, football fields, stadiums, and other similar recreational facilities operated in use primarily during daylight hours;
- K. Schools, public, parochial, and private elementary, junior, and senior high;
- L. Trade schools;
- M. Neighborhood assembly uses;
- N. Regional assembly uses;
- O. Branch community facilities.

Dewald Divide Addition Aerial Map



Dewald Divide Addition Zoning Map





PLAT OF
"DEWALD DIVIDE ADDITION"
 A SUBDIVISION OF A PORTION OF
 THE NE1/4NE1/4, SECTION 16
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=50'

CERTIFICATE OF DEDICATION

David Wayne Dewald, Trustee of the David Dewald Revocable Trust dated January 22, 2015, as amended and restated, hereby certifies that he is the owner and proprietor of the foregoing subdivision located in and being a portion of the NE1/4NE1/4, Section 16, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and a point in the intersection of the southerly line of East 15th Street with the westerly line of South Oakcrest Avenue, and from which point the northeast corner of said Section 16 bears, N.89°57'23"E., 60.00 feet; thence from said Point of Beginning and along the easterly line of said Parcel and the westerly line of said South Oakcrest Avenue, S.0°00'28"E., 670.00 feet to the southeasterly corner of said Parcel; thence along the southerly line of said Parcel, S.89°56'20"W., 240.00 feet to a point; thence along the westerly line of said Parcel, N.0°04'01"E., 75.45 feet to a point; thence along the southerly line of said Parcel, N.88°59'02"W., 225.54 feet to the southwesterly corner of said Parcel; thence along the westerly line of said Parcel, N.6°06'58"E., 593.88 feet to the northwesterly corner of said Parcel and a point in the southerly line of said East 15th Street; thence along the northerly line of said Parcel and the southerly line of said East 15th Street, N.89°57'23"E., 402.05 feet to the Point of Beginning and containing 6.33 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owner and proprietor; the name of said subdivision shall be known as "DEWALD DIVIDE ADDITION" and all streets as shown hereon have been previously dedicated to the public and utility easements as shown hereon are hereby reserved for the purposes of access, construction, operation and maintenance of utility lines, conduits, ditches and drainage.

David Dewald Revocable Trust, dated January 22, 2015
 122 S. Elk Street
 Casper, Wyoming 82601

DAVID WAYNE DEWALD, TRUSTEE

ACKNOWLEDGMENT

State of Wyoming) ss
 County of Natrona) ss
 The foregoing instrument was acknowledged before me by David Wayne Dewald, Trustee of the David Dewald Revocable Trust dated January 22, 2015 on this _____ day of _____, 2019.

Witness my hand and official seal.

My commission expires: _____ Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 2019 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. _____ duly passed, adopted and approved on the _____ day of _____, 2019.

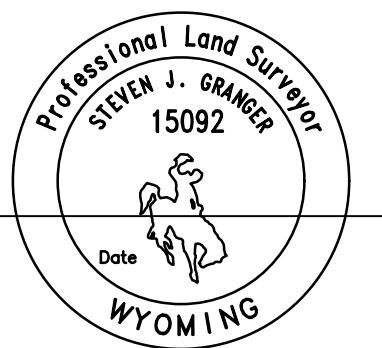
Attest: _____ City Clerk _____ Mayor _____

INSPECTED AND APPROVED on the _____ day of _____, 2019. _____ City Engineer

INSPECTED AND APPROVED on the _____ day of _____, 2019. _____ City Surveyor

CERTIFICATE OF SURVEYOR

I, Steven J. Granger, a registered professional land surveyor, License No. 15092, do hereby certify that this plat was made from notes taken during an actual survey made by me or others under my direct supervision during the month of July, 2019 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey. The perimeter boundary and lot corners are monumented as of the date of this survey.

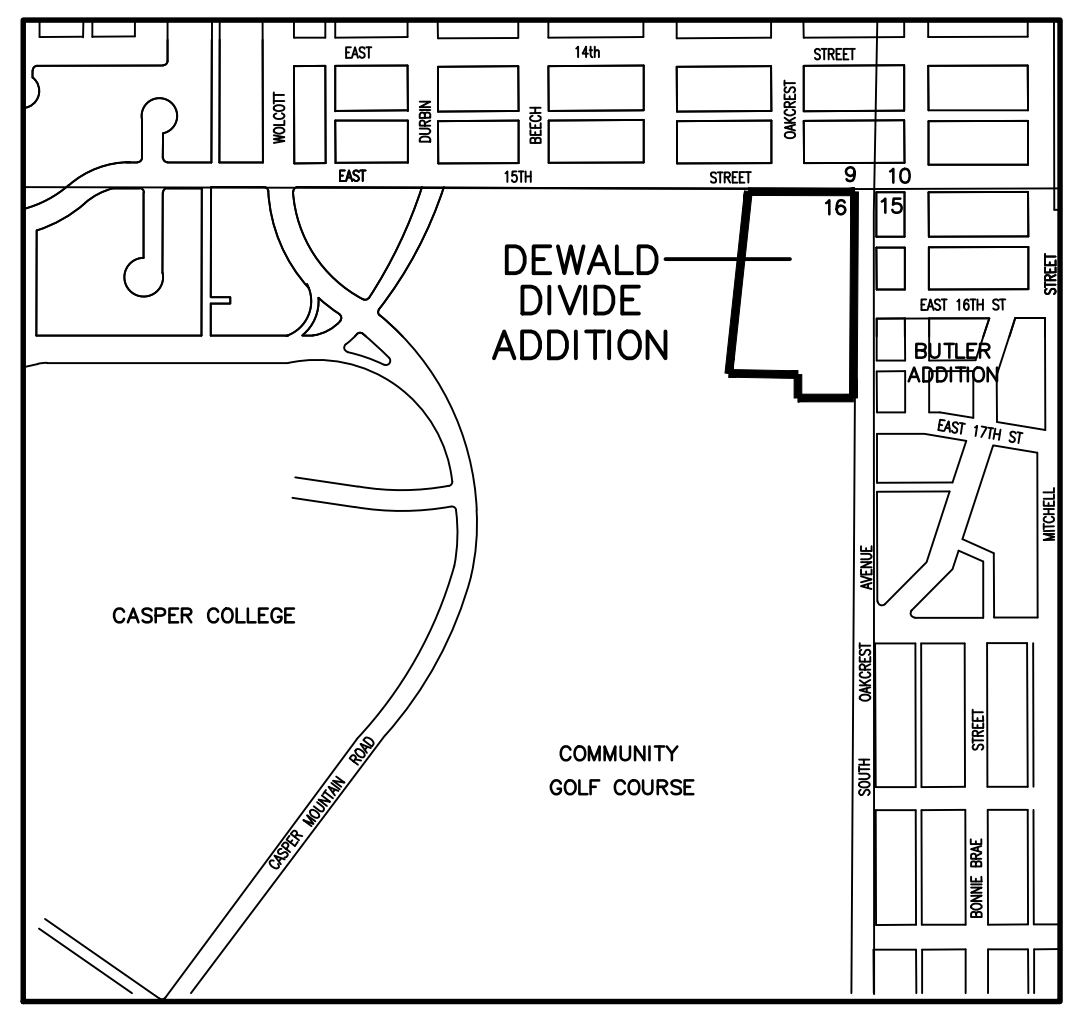


State of Wyoming)
 County of Natrona) ss

The foregoing instrument was acknowledged before me by Steven J. Granger this _____ day of _____, 2019.

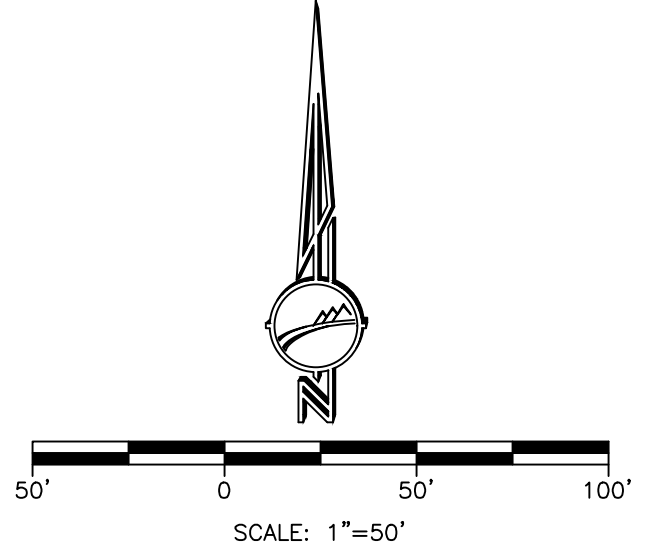
Witness my hand and official seal.

My Commission Expires: _____ Notary Public



LOCATION & VICINITY MAP
 SCALE: 1"=1000'

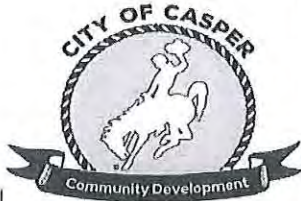
- LEGEND**
- RECOVERED CORNER (AS NOTED)
 - SET BRASS CAP
 - SET 5/8" REBAR W/AL. CAP
 - SUBDIVISION BOUNDARY
 - - - EASEMENT
 - N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE



PLAT CLOSURE RATIO: 1:1,576,371

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





City of Casper Planning Division

Zone Change Application

OWNER/PETITIONER'S INFORMATION:

NAME: DAVID DEWALD
ADDRESS: 122 S. ELK ST., CASPER, WY 82601
TELEPHONE: 235-5941 EMAIL: WY06@MSN.COM

PETITION THE CITY TO REZONE THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION: PT. NE1/4NE1/4, SECTION 16, T. 33N., R. 79W., NATRONA COUNTY
STREET ADDRESS: 1536 OAKCREST AVE.
FROM EXISTING ZONING DISTRICT: ALL - ED
TO PROPOSED ZONING DISTRICT: LOT 1 - ED, LOT 2 - CZ & LOT 3, R-4

UPON THE REZONING OF THE ABOVE DESCRIBED REAL PROPERTY, I (WE) PROPOSE TO USE THE PROPERTY FOR THE FOLLOWING PURPOSES (BRIEF STATEMENT OF FACTS AND JUSTIFICATION FOR REZONING):

Lot #2 Possible small commercial shops or Multi-family Housing
Lot #3 Future Multi-family Units.

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

SIGNATURE OF PROPERTY OWNER: David Dewald

SIGNATURE OF PROPERTY OWNER: _____

DATE: 7/11/2019

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

COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- PROOF OF OWNERSHIP
- \$750 APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:
DATE SUBMITTED: JUL 15 2019
REC'D BY: [Signature]