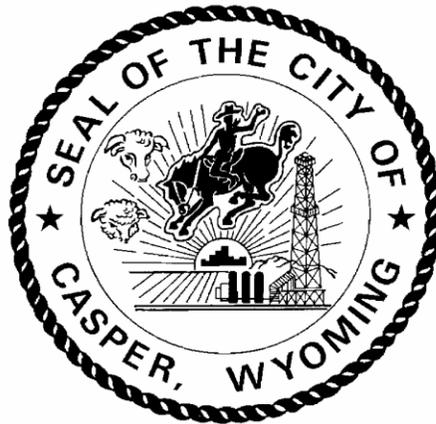


**City of Casper**  
**Community Development Department**  
**And**  
**Planning and Zoning Commission**  
**Case Summary**

*Calendar Year 2013*



**For further information, please contact:**  
**Community Development Department**  
**200 North David**  
**City of Casper, Wyoming**  
**(307) 235-8241**  
[www.casperwy.gov](http://www.casperwy.gov)  
John C. Patterson, City Manager

This publication is a new piece produced by the Community Development Department to present the work of the City and the Planning and Zoning Commission over the past year. Our hope is to make this an annual publication that will chart the growth of this community. We welcome any feedback from the reader.

## 2013 Project Highlights

The City Planning Staff, along with the Planning and Zoning Commission, reviewed, modified, and/or approved a variety of planning cases in 2013. The cases involved site plan approvals, replats, zone changes, and/or annexations. Some of the highlights are included in this report:

### Commercial Projects

- **Buffalo Wild Wings Restaurant** – Developer, Forward Development, LLC
- **J's Pub Addition** – Developer, Ricor Properties, LLC
- **Mesa/Studio City Cinemas** – Developer, Movie Palace Investments, LLC
- **Dick's Sporting Goods** – Developer, PDC Eastridge Mall, LLC
- **Blackmore Marketplace** – Developer, Forward Development, LLC
- **Candlewood Suites Hotel & Denny's Restaurant** – Developer, Narender and Amita Taneja
- **Advanced Auto Parts Store – (CY Avenue)** – Developer, Ricor Properties, LLC
- **Old World Builders office** – Developer, Gary Osborne
- **Marshall's Department Store** – Developer, Forward Development, LLC
- **Mountain Plaza Addition** – Developer, SenegOne Development, Inc.
- **Starbucks Drive-Thru (Center Street/I-25)** – Developer, SBX Holding Company, LLC
- **McMurry Business Park No. 6/7(north of E. 2<sup>nd</sup> Street)** – Developer, Granite Peak Development
- **New pharmacy (McKinley/1<sup>st</sup> Street)** – Developer, Pharmacy Alley, LLC
- **Kum & Go Convenience Store (Talon/WY Blvd)** – Developer, SenegOne Development, Inc.
- **The Heights Addition** – Developer, VA Resources, LLC
- **Rocky Mountain Animal Hospital (Centennial Court)** – Developer, Spotted Crow, LLC
- **DSA2 Thai Bistro** – Developer, Dsasumo, LLC
- **T-Square Architecture office & Studio (Collins/Center)** – Developer, Lyle Murtha



## Residential Projects

- **Heritage Hills No. 2 Subdivision (Beverly/24<sup>th</sup> Street)** – 22 SF lots, plus 3 large tracts for future SF lots
- **River Park II Subdivision (east of Robertson Road)** – 3 SF lots
- **Mesa Del Sol Subdivision** – 69 residential lots zoned R-4, plus 10 large tracts for future development
- **Cobblestone Apartments (52 units off of Paradise Drive)** – 52 apartments
- **Blackmore Apartments Phase 2** – 128 apartments
- **Gosfield Village Addition No. 4** – 89 SF lots
- **Saddle Brook Valley Addition** – 261 SF lots,



Residential construction south of 21<sup>st</sup> Street

## Educational Projects

- Student Fitness & Activity Center at Natrona County High School
- The All American Center/Boxing Club at the Boys and Girls Club
- Kelly Walsh High School
- North Casper/Lincoln Elementary School
- Natrona County High School



Kelly Walsh High School (Spring 2013)



Kelly Walsh High School (December 2013)



Student Fitness & Activity Center at  
Natrona County High School (December 2013)

## **Medical Facility Projects**

- **Summit Medical Center (McMurry Business Park)**– Owner, Kelly Mortimer and Gary Wenzel Family Trusts
- **Wyoming Otolaryngology Office building (Platte River Commons)** – Developer, Rhinoloth, LLC

## **Community Projects**

- **Fire Station #2, City of Casper**
- **Youth Crisis Center**
- **Old Yellowstone District No.2 Addition, City of Casper**
- **College Heights Baptist Church addition**



New Youth Crisis Center on 12<sup>th</sup> Street  
(December 2013)

On the next page, the City's Building staff has provided a Project Value and Staff Comparison for Commercial and Residential permits issued over the past year in Casper, Cheyenne, and Gillette.

**Planning & Building Inspection  
Value and Staff Comparison Casper-Gillette- Cheyenne  
Calendar Year 2012 and 2013 (11/30/2013)**

<u>Municipality</u>	<u>Planning Staff/ Budget</u>	<u>New Commercial Projects &amp; Value</u>	<u>Building Inspection Staff/ Budget</u>	<u>Total Valuation of All Permits 11/30/13</u>	<u>Total Value of All Permits 2012</u>	<u>New Single Family 2013</u>
Cheyenne	9.5 FTE (\$740,753)	24 projects- \$40,579,703.00	15 FTE (\$1,074,965)	\$168,154,173.00	\$260,540,115.00	242
Gillette	5 FTE (\$507,210)	4 projects- \$27,707,331.00	8 FTE (\$777,290)	\$74,309,000	Info N/A	105
Casper	6 FTE (\$694,380)	30 projects- \$48,000,000	8.5 FTE (\$806,756)	\$196,077,752	\$168,839,885	205

Cheyenne experienced a decline of 54% for 2013 building permit values compared to 2012

Casper has experienced an increase of 13% for 2013 building permit values compared to 2012



City of Casper  
Building Inspection Team

## The City's Planning and Zoning Commission



The Planning and Zoning Commission is a volunteer body composed of members from the Casper community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions and recommendations to the City Council as dictated by law. The Commission is comprised of seven (7) members. Those members are:

- Fred Maguire, Chairman
- James Holloway, Vice Chairman
- Mary England
- Monte Henrie
- Don Redder
- Gary Richards
- Ryan Waterbury

The Commission meets the 4<sup>th</sup> Tuesday of each month, except in December when the date is pulled up, at 6:00 p.m. in the City Council Chambers – Casper City Hall, 200 North David.

In addition to the monthly business meetings, this year the Commissioners added some other activities to their role:

- The Commissioners participate in monthly training sessions put on by City staff related to current planning processes and trends, City infrastructure development, parliamentary procedure, civic engagement, etc.
- They attend the quarterly “Coffee Talk”/Developer Forums hosted by the City, and attend area-wide conferences dealing with planning.

## The City's Community Development and Planning Staff



The City CD/Planning Staff is comprised of four (4) team members, plus our City legal counsel. Those members are:

- Liz Becher, Community Development Director
- Craig Collins, AICP, Associate Planner
- Constance Lake, Planning Technician
- Dee Hardy, Administrative Secretary
- Wallace Trembath, III – Assistant City Attorney, assigned to the P/Z Commission

The Planning staff works closely with their City colleagues in Building Inspection & Code Enforcement, Urban Renewal, Engineering, Metropolitan Planning (MPO), Special Projects, Fire/Community Risk Reduction Division, and Geographic Information Systems (GIS).

The City's development review team meets weekly, or as needed, at Pre-Application meetings to discuss preliminary plans and designs of development projects with applicants before they are formally submitted to the City for approval. The Pre-Application meetings are designed to ensure that Municipal Code requirements are met, to include requirements for such items as site layout and design, landscaping, setbacks, public safety ingress/egress, utility connections, floodplain considerations, storm water drainage, pedestrian accommodations and street design. Applicants receive immediate feedback

on their projects from the individual City Departments/Divisions at the Pre-Application meeting. Once an application for a development project is formally submitted to the Community Development Department for review and approval, City staff conducts a detailed review and provides final comments to the developers within two weeks maximum, and often times, in less than a week. Once the necessary revisions are made to the project, the project proceeds on to final approval by the Community Development Director, the Planning and Zoning Commission and/or the City Council, depending on the type and size of the project. Full approval of a development proposal, including the issuance of a building permit, can be in as little as two or three weeks for a small project, to an average of two to three months for larger projects.

The planning staff participates in public meetings to educate citizens about projects and answers questions from the elected officials about proposed projects.

This coming year a major staff project will involve the update to the 2000 Casper Area Comprehensive Plan. A major kick-off is planned, and community engagement in outreach initiatives and education will require participation by multiple stakeholders. This document will serve as a guide for making planning and development decisions, outlining municipal growth boundaries, coordinating land uses, identifying transit corridors, and facilitating economic centers that will benefit the community over another 10-year period.

The CD/Planning Team invites you to attend any of the meetings or activities listed in this report. This is YOUR community, and we welcome your involvement in the growth of our City.

“Community Pride, Community Development”

