

July 20, 2022

MEMO TO: J. Carter Napier, City Manager *sen*  
FROM: Liz Becher - Community Development Director *lb*  
Craig Collins, AICP - City Planner *cc*  
SUBJECT: Proposed North Platte River Park No. 2 Subdivision and Zoning

Meeting Type & Date:

Council Work Session, July 26, 2022

Action Type:

Direction Requested

Summary:

In January of 2022 the City Council tabled, on first reading, an ordinance proposing a replat and zone change creating the North Platte River Park No. 2 subdivision (*Planning Case #'s SUB-96-2021 & ZOC-97-2021*), pending the completion of an Expansion Study for the Ford Wyoming Center. Council's desire at that time was that by delaying the approval of the subdivision/zoning, it would be possible to incorporate any potential recommendations that the Study provided about zoning and land use needs in the area around the Events Center. Now that the DRAFT Expansion study has been presented to Council, staff is seeking direction on how to proceed with the proposed North Platte River Park No. 2 subdivision.

**Background**

The City of Casper, as property owner, applied for a vacation and replat creating a new, 185-acre subdivision, to be known as North Platte River Park No. 2. The subject area is located generally east of Interstate 25 and north of the Historic Trails Center. The Planning and Zoning Commission voted to support the plat and zoning creating the subdivision after a public hearing held on November 21, 2021. After completing required public/legal notices, there was no public interest in the project, and no public comments were submitted.

The 185-acre subject property was acquired by the City of Casper in the late 1970's as part of the 1,095-acre North Platte River Park Addition. The North Platte River Park subdivision encompasses the Events Center, the shooting range, the air modeler's facility, the race track, and equestrian area, and a large expanse of currently vacant/unused land. The proposed North Platte River Park No. 2 subdivision proposes to carve off the area located generally along the Interstate corridor to create three (3) new lots. Two (2) of the lots would be developable, and the third lot is the current location of the Ford Wyoming Center, which is being included solely for the purpose of creating a clean legal description for the property for lease purposes.

A companion item to the subdivision requests a vacation (as public parkland) and a zone change of the two (2) developable lots (Lots 1 & 2). To be clear, proposed Lot 3 (Ford Wyoming Center) is not proposed to be rezoned, and will remain to be zoned as PH (Park Historic). The impetus for the requested zone change was to transition underutilized, unused, excess City property into productive, private use through the creation of an industrial park. In that the area is currently zoned PH (Park Historic), it must be vacated as public parkland pursuant to State law, prior to, or concurrent with, rezoning. W.S. 15-1-103(a)(xii) allows for the vacation of public parkland provided a couple of conditions are met. First, the City must have owned the property for a minimum of ten (10) years, and secondly, the property cannot have been developed or used as a public park. The area in question meets both criteria. The initial recommendation on rezoning was as follows:

- Lot 1 (29-acres) - M-2 (General Industrial);
- Lot 2 (74-acres) – M-1 (Limited Industrial);

When reviewing zone changes, the first proper step is always to review the guidance provided by the Comprehensive Land Use Plan (Generation Casper). In that the concept of developing this area as an industrial park was not yet envisioned in 2017, the Generation Casper Comprehensive Land Use Plan very little guidance. Although the Plan doesn't provide direct support for the development of the area, that fact doesn't automatically preclude development. Best practice dictates that in the absence of Comprehensive Land Use Plan direction, staff, the Planning and Zoning Commission, and the City Council should use the overarching principles espoused by the Plan to inform their decision making. Fortunately, there are at least a couple of references in the Plan that suggest favorable consideration. See immediately below:

- Pg 3-7 – Industrial and business uses should be encouraged within the UGB to provide adequate services to the city and provide local jobs and sales tax revenue.
- Pg 3-21 – EC5-2 Redevelopment: Target infrastructure investments toward identified redevelopment areas based on community demand for various types of commercial and industrial space. Redevelopment areas should be given priority over new development.

To put the proposal in context, it is helpful to understand that at the time that the development of the area as an industrial park was initially conceptualized, the City had been approached by multiple, out-of-town companies that expressed a desire to move their businesses to Casper, but were having a difficult time finding suitable properties. The businesses expressed a desire for oversized/large, centrally-located, industrially-zoned sites, in proximity to the Interstate. Although they had been shown industrial sites in the County, and in adjacent communities, the businesses expressed that their primary desire was to be in a highly visible location, close to the Casper city center, in an industrial area with abnormally large setbacks from adjacent businesses. The subject area was of interest to the businesses, and the City commenced the process of

converting the unused “park” property to developable parcels by hiring a surveyor to create the parcels.

It should be noted that the City successfully developed a similar industrial park along Wilkins Circle to the south of the subject property in the 1980’s. That industrial park currently houses many successful businesses, including the Central Wyoming Counseling Center, Gruner Brothers Brewery (former Petroleum Club), medical offices, building supply companies, a church, and a hotel. One extremely important component in the development of that area was the creation of restrictive covenants that laid out architecture, landscaping, and signage standards. The creation of restrictive covenants was only possible because the City was the original property owner/developer. Similarly, as the property owner/developer in this case, the City could also use restrictive covenants to manage the types of uses allowed, and/or the ultimate aesthetics/design of the subject property.

Unfortunately, the DRAFT expansion study does not provide much, if any guidance or recommendations on complimentary land uses within the subject 185-acre area that might benefit the Ford Wyoming Center. The proposal to subdivide and rezone the area at this point should be seen as step #1 in a multifaceted development process. The next step that must occur prior to development is more complex, and consists of engineering and design. It must be noted that staff has not looked in detail at topography, availability of utilities, potential roadway alignments, access, drainage, or a multitude of details that are required before an area is considered to be developable. It may also be beneficial, should the Council desire to take a more hands-on approach to developing the area, to hire a development consultant to do a detailed master plan for the area, but that is beyond the scope of the current request under consideration. Future rezonings and subdivisions of the area are likely, depending on how the development of the area evolves. Further, if the Council wishes to amend the proposed zoning of the area during the ordinance approval process, it is permissible.

### **Reference Information**

The following are listed as permitted uses under M-1 (Limited Industrial) zoning:

1. Animal shelters, treatment centers, animal clinics, and animal boarding centers;
2. Assembly of devices or instruments, or packaging of products from previously prepared materials;
3. Automobile and vehicular sales and/or repair;
4. Automobile and vehicular service stations and public garages;
5. Automobile wrecker services;
6. Bed and breakfast;
7. Bed and breakfast homestay;
8. Bed and breakfast inn;

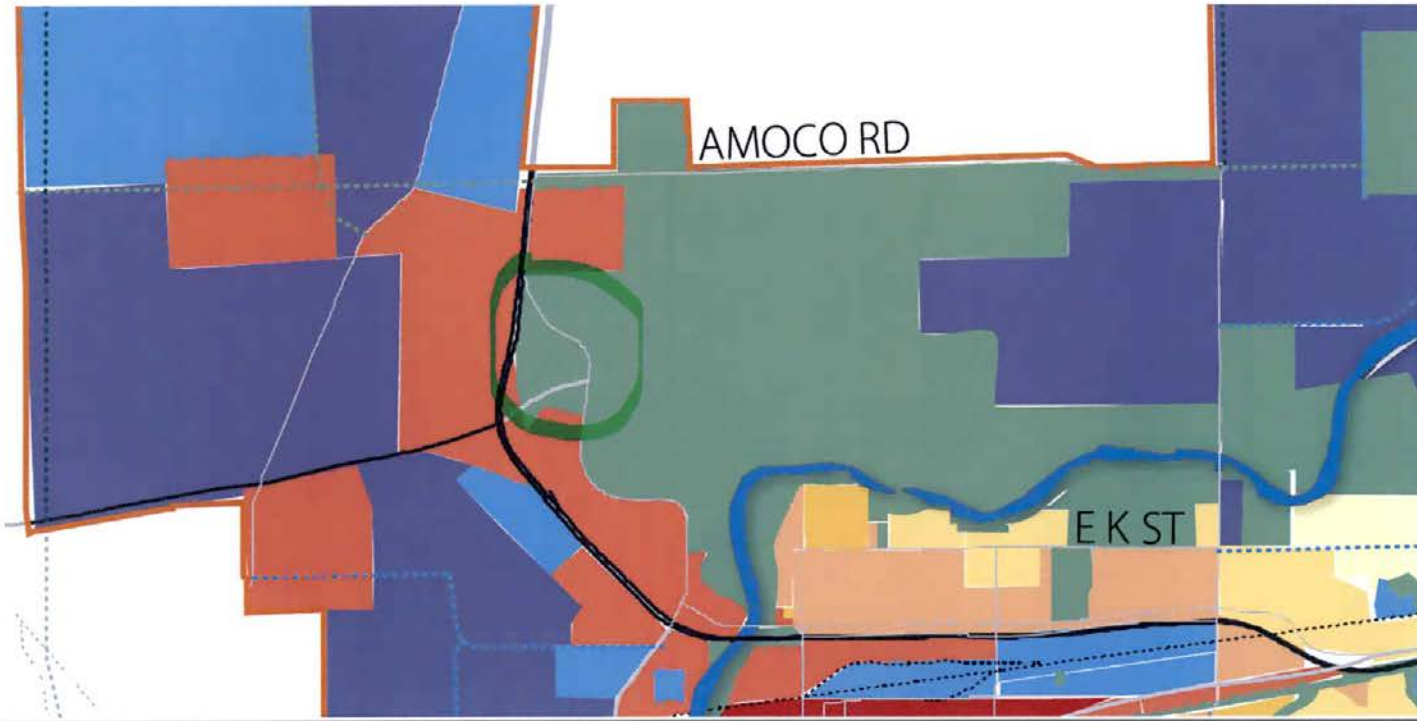
9. Bottling factories or plants;
10. Builders' supply yards;
11. Bulk plants with underground/above ground storage;
12. Commercial processing dairies and creameries, including depots (excluding dairy farms);
13. Commercial greenhouses and nurseries;
14. Commercial kennels;
15. Commercial laundries;
16.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

- 50. Neighborhood grocery;
- 51. Church.

The following are listed as permitted uses under M-2 (General Industrial) zoning:

- A. All uses permitted in the M-1 district;
- B. Asphalt (hot mix) plants;
- C. Concrete plants;
- D. Gypsum manufacturing;
- E. Helistops, airports, heliports, or aircraft landing fields;
- F. Large equipment sales and repair;
- G. Manufacture and storage of explosives;
- H. Refineries;
- I. Rock quarrying and crushing;
- J. Warehouses, indoor and outdoor storage, and retail sales.
- K. Sexually oriented businesses, pursuant to all regulations set forth in Section 9.24.110 of the municipal code.

Generation Casper Comprehensive Land Use Plan  
 Map 4-4 - Future Land Use Map  
 (Subject Area circled)



- |                      |                              |
|----------------------|------------------------------|
| 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   |                              |

Attachments:  
 Vicinity Map  
 Plat

# Proposed North Platte River Park No. 2 Subdivision



CERTIFICATE OF DEDICATION

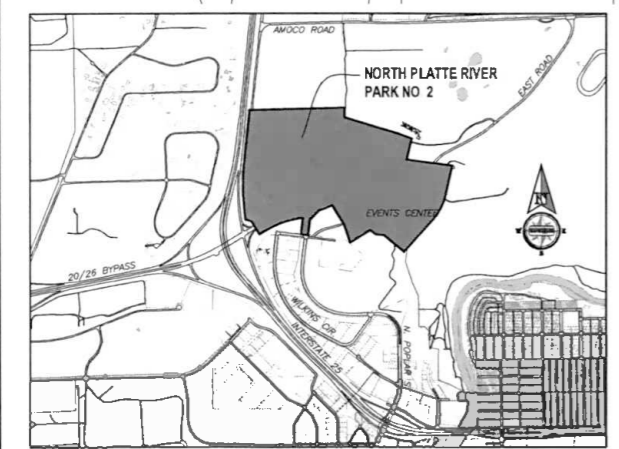
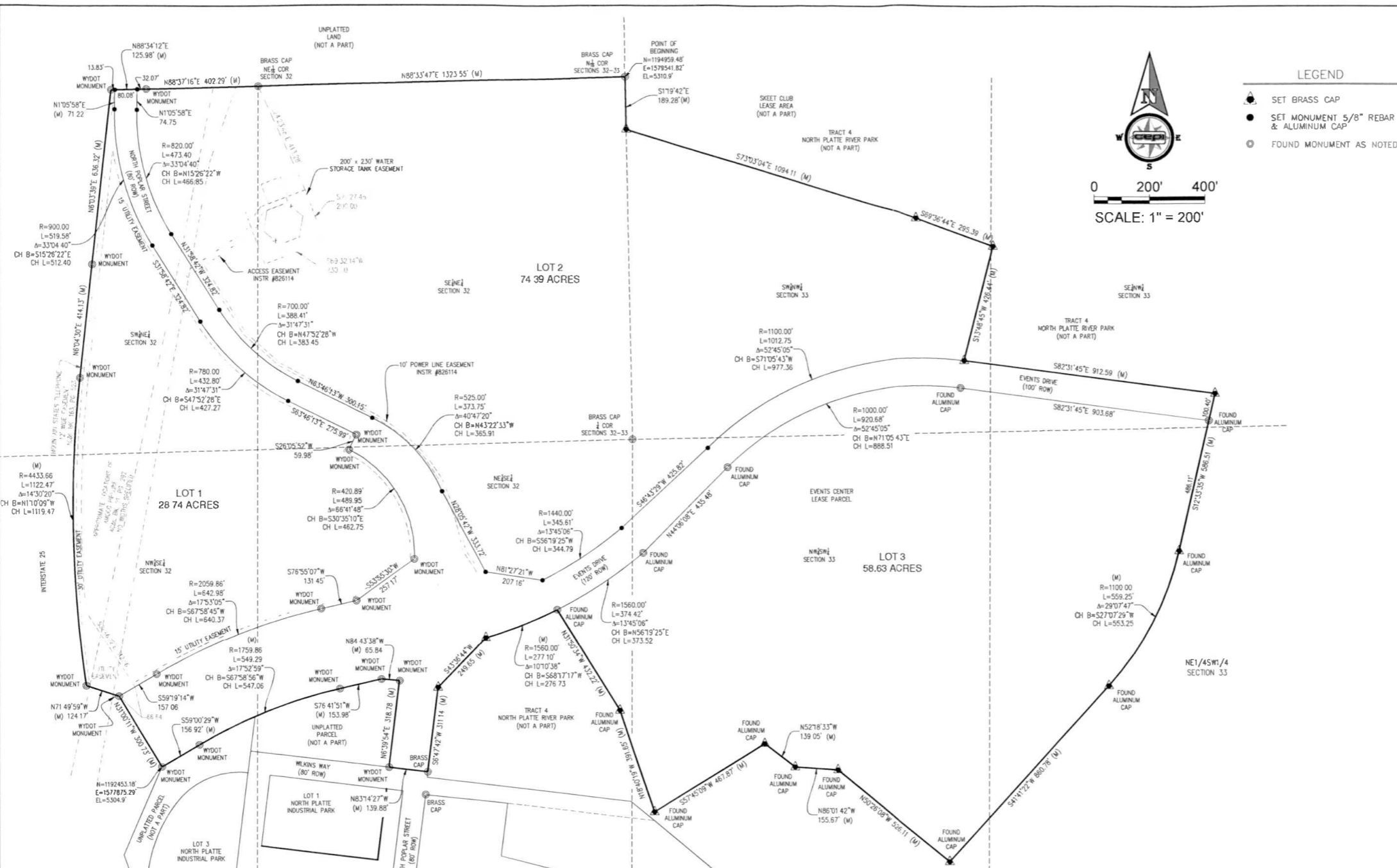
STATE OF WYOMING } ss  
 COUNTY OF NATRONA }

THE UNDERSIGNED, STEVEN K. FREEL, AS MAYOR OF THE CITY OF CASPER DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING A PORTION OF TRACT 4, NORTH PLATTE RIVER PARK RECORDED AS INSTRUMENT NO. 266227 ON JUNE 28, 1979 AND SITUATE IN THE S½E¼ AND THE N½E¼ OF SECTION 32, AND THE S½W¼ AND THE N½W¼ OF SECTION 33, T.34N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N½ CORNER COMMON TO SAID SECTIONS 32 AND 33, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING:

THENCE S01°19'42"E, ALONG THE LINE COMMON TO SECTIONS 32 AND 33, A DISTANCE OF 189.28 FEET TO A POINT, MONUMENTED BY A BRASS CAP  
 THENCE S73°03'04"E, A DISTANCE OF 1094.11 FEET TO A POINT MONUMENTED BY A BRASS CAP  
 THENCE S89°36'44"E, A DISTANCE OF 295.39 FEET TO A POINT MONUMENTED BY A BRASS CAP  
 THENCE S13°48'45"W, A DISTANCE OF 426.44 FEET TO A POINT MONUMENTED BY A BRASS CAP  
 THENCE S82°31'45"E, A DISTANCE OF 912.59 FEET TO A POINT, MONUMENTED BY A BRASS CAP  
 THENCE S12°33'35"W, A DISTANCE OF 586.51 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET THROUGH A CENTRAL ANGLE OF 29°07'47", DISTANCE OF 559.25 FEET WITH A CHORD BEARING OF S27°07'29"W, A DISTANCE OF 553.25 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP  
 THENCE S41°41'22"W, A DISTANCE OF 860.78 FEET TO A POINT, MONUMENTED BY A BRASS CAP  
 THENCE N50°26'08"W, A DISTANCE OF 526.11 FEET TO A POINT MONUMENTED BY A BRASS CAP  
 THENCE N86°01'42"W, A DISTANCE OF 155.67 FEET TO A POINT MONUMENTED BY A BRASS CAP  
 THENCE N52°16'33"W, A DISTANCE OF 139.05 FEET TO A POINT MONUMENTED BY A BRASS CAP  
 THENCE S57°45'09"W, A DISTANCE OF 467.87 FEET TO A POINT, MONUMENTED BY A BRASS CAP  
 THENCE N18°40'19"W, A DISTANCE OF 391.65 FEET TO A POINT, MONUMENTED BY A BRASS CAP  
 THENCE N31°50'34"W, A DISTANCE OF 432.22 FEET TO A POINT, MONUMENTED BY A BRASS CAP  
 THENCE IN A SOUTHEAST DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1560.00 FEET, THROUGH A CENTRAL ANGLE OF 107°03'38", A DISTANCE OF 277.10 FEET WITH A CHORD BEARING OF S68°17'17"W, A DISTANCE OF 276.73 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP  
 THENCE S43°36'44"W, A DISTANCE OF 249.65 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP  
 THENCE S06°47'42"W, A DISTANCE OF 311.14 FEET TO THE NORTHEAST CORNER OF THE NORTH PLATTE INDUSTRIAL PARK, MONUMENTED BY A BRASS CAP  
 THENCE N83°14'27"W, A DISTANCE OF 139.88 FEET TO A POINT LOCATED ON THE NORTH LINE OF MILONS WAY AND BEING THE SOUTHWEST CORNER OF AN UNPLATTED PARCEL RECORDED AS INSTRUMENT NO. 990378, MONUMENTED BY A WYDOT MONUMENT  
 THENCE N06°39'54"E, ALONG THE EAST LINE OF SAID UNPLATTED PARCEL, A DISTANCE OF 318.78 FEET, TO THE NORTHEAST CORNER OF SAID UNPLATTED PARCEL, MONUMENTED BY A WYDOT MONUMENT  
 THENCE N84°13'38"W, ALONG THE NORTH LINE OF SAID UNPLATTED PARCEL, A DISTANCE OF 65.84 FEET TO AN ANGLE POINT MONUMENTED BY A WYDOT MONUMENT  
 THENCE S76°41'51"W, ALONG THE NORTH LINE OF SAID UNPLATTED PARCEL, A DISTANCE OF 153.98 FEET TO A POINT OF CURVATURE, MONUMENTED BY A WYDOT MONUMENT  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1759.86 FEET, THROUGH A CENTRAL ANGLE OF 175°25'59", A DISTANCE OF 549.29 FEET WITH A CHORD BEARING OF S67°58'45"W, A DISTANCE OF 547.06 FEET TO THE END OF CURVE, MONUMENTED BY A WYDOT MONUMENT  
 THENCE S59°00'29"W, A DISTANCE OF 156.92 FEET TO A POINT MONUMENTED BY A WYDOT MONUMENT  
 THENCE N31°00'11"W, A DISTANCE OF 300.73 FEET TO A POINT MONUMENTED BY A WYDOT MONUMENT  
 THENCE N71°49'59"W, A DISTANCE OF 124.17 FEET TO A POINT LOCATED ON THE EAST LINE OF INTERSTATE 25, MONUMENTED BY A WYDOT MONUMENT  
 THENCE IN A NORTHWEST DIRECTION ALONG THE EAST LINE OF INTERSTATE 25, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 4433.66 FEET THROUGH A CENTRAL ANGLE OF 14°30'20", A DISTANCE OF 1122.47 FEET, WITH A CHORD BEARING OF N01°10'09"W, A DISTANCE OF 1119.47 FEET TO THE END OF CURVE, MONUMENTED BY A WYDOT MONUMENT  
 THENCE N06°04'30"E, ALONG THE EAST LINE OF INTERSTATE 25, A DISTANCE OF 414.13 FEET, TO AN ANGLE POINT, MONUMENTED BY A WYDOT MONUMENT  
 THENCE N06°03'39"E, ALONG THE EAST LINE OF INTERSTATE 25, A DISTANCE OF 636.32 FEET TO THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, LOCATED ON THE NORTH LINE OF THE S½E¼ OF SAID SECTION 32, MONUMENTED BY A WYDOT MONUMENT  
 THENCE N88°34'12"E, ALONG THE NORTH LINE OF THE S½E¼ OF SAID SECTION 32, A DISTANCE OF 125.98 FEET TO AN ANGLE POINT, MONUMENTED BY A WYDOT MONUMENT  
 THENCE N88°37'16"E, ALONG THE NORTH LINE OF THE S½E¼ OF SAID SECTION 32, A DISTANCE OF 402.29 FEET TO THE NE½ CORNER OF SAID SECTION 32, MONUMENTED BY A BRASS CAP  
 THENCE N88°33'47"E, ALONG THE NORTH LINE OF THE S½E¼ OF SAID SECTION 32, A DISTANCE OF 1323.55 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 185.10 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED  
 THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "NORTH PLATTE RIVER PARK NO. 2" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, PIPES 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 HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.



- NOTES**
- ERROR OF CLOSURE EXCEEDS 1:517,423.
  - BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM EAST CENTRAL ZONE, NAD 1983/2011
  - THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°04'01.88", AND THE COMBINED FACTOR IS 0.99976532
  - ALL DISTANCES ARE GROUND
  - ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss  
 COUNTY OF NATRONA }

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 SEPTEMBER, 2021 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011 CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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



APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 ATTEST \_\_\_\_\_ SECRETARY \_\_\_\_\_ CHAIRMAN  
 APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. \_\_\_\_\_ DULY PASSED  
 ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 ATTEST \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR  
 INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 \_\_\_\_\_ CITY ENGINEER  
 INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 \_\_\_\_\_ CITY SURVEYOR

CITY OF CASPER  
 200 NORTH DAVID  
 CASPER, WYOMING 82601  
 STEVEN K. FREEL - MAYOR  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN K. FREEL, MAYOR OF THE CITY OF CASPER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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

**cepi** VICINITY MAP NO SCALE  
 Civil Engineering Professionals, Inc.  
 6080 Enterprise Drive, Casper, WY 82609  
 Phone 307.266.4346 Fax 307.266.0103  
 www.cepi-casper.com

M:\Lund 2021\Surveying\21-222 Casper Events Center Survey Plots\CASPER EVENTS CENTER REV 1.dwg, 10/17/2021, BII