

## Committee Meeting Summary 9/21/06

### West Central Corridor and Poplar Street Corridor Study

Casper Area Metropolitan Planning Organization and The City of Casper, WY



Attendees: Leah Reeb, Dave Hough, , Page Fagan, Barb Peryam, Joe Henderson, Bob Kost, Chris Beheringer, Bill Cunningham, Linda Witko, Randy Hein, Guy Padget

SEH presented initial review of the current zoning designations present within the project area. Discussion centered around some of the shortcomings and incompatibilities of current zoning especially as it relates to supporting a new mixed-use / multi-use neighborhood for the West Central Corridor. The pros and cons of rezoning, zoning overlays and crafting of a totally new zoning classification were also discussed. These included:

- Rezoning / establishing a overlay district will enhance land values
- Rezoning /establishing a overlay district will help facilitate redevelopment
- Rezoning / establishing a overlay district may cause certain properties to become non-conforming uses (predominantly the light and heavy industrial businesses)
- Leaving the current zoning in place may send a confusing or mixed message to the development community but would likely be well received by the current industrial businesses
- Using a form-based zoning approach with architectural design standards could alleviate the metal shed-design and outdoor storage aspects of many of the auto repair businesses in the study area
- Rezoning is a very serious and deliberate act and will need to be discussed by the City Council

The team will explore this issue in greater detail and present a recommendation to the committee.

There is currently a moratorium in place for the (3 Crowns) design standards on Poplar Street.

The consultant team brought up the idea of a temporary moratorium on building permits and development applications for properties within the study area until the project is finished. Winter weather was discussed as being enough of a deterrent.

Bill Cunningham of Leland Consulting Group presented the market assessment for commercial/retail, residential and office uses. Trade area includes all of Natrona County. Demographic projections (2% annual population increase) were based on examining and averaging data several statistical sources including data form the current long range transportation plan. Projections for new development over the next 10 years included:

- 4,700 residential units
- 500,000 square feet of commercial/retail space
- 450,000 square feet of office space

The Powerpoint slides from Bill's presentation will be distributed to the committee and posted to the project web page.

SEH has established a project web page. The page is available by clicking on the "On Line Projects" tab displayed at the top right side of the SEH INC web site ([www.sehinc.com](http://www.sehinc.com)) and picking **Casper** from the list of projects.

Two conceptual land use alternatives were presented and briefly discussed. These plans will be refined based on input obtained during the community meeting.

The next committee meeting will be held on Thursday, October 19<sup>th</sup> at 3:00 pm.