

704 Fourth Street
PO Box 789
Mills, Wyoming



CITY OF MILLS
EST. 1921

(307) 234-6679
(307) 234-6528 Fax

Buffalo Meadows Rezoning

Planning Commission Meeting
March 16, 2023

City Council Meeting
1st Reading: March 28, 2023

Applicants: Buffalo Development LLC

Case Number: 23.02 COZ

Summary: The applicant is proposing to rezone Lots 1-7, Buffalo Meadows Addition from MSR (Mixed Size Residential District) to MU (Mixed Use District) to facilitate development of multi-family housing units.

Legal Description: Lots 1-7, Buffalo Meadows Addition

Location: The properties are located on the west side of Badger Ln, between Pontiac St. and Freden Blvd.

Current Zoning: MSR (Mixed Size Residential)

Proposed Zoning: MU (Mixed Use)

Existing Land Use: The parcels are currently vacant.

Adjacent Land Use: North: Freden Addition (ER)
South: Buffalo Meadows Addition (MSR)
East: Buffalo Meadows Addition (MSR)
West: Buffalo Meadows Addition (MSR)

ZONING CONSIDERATIONS:

The 2017 Comprehensive Plan Future Land Use Map designates this area as Medium Density Residential. The intent of the MU (Mixed Use District) is to establish and maintain a quiet, medium to high density residential/commercial neighborhood, preserving and promoting the existence of a sufficient amount of open space, a mix of housing and employment opportunities and access to recreational sites and transportation corridors.

The re-zoning request is in accordance with the future land use map.

There are no zoning considerations. All future development will be subject to the MU (Mixed Use) zoning district requirements.

Staff Recommendation:

Staff recommends APPROVAL of the rezoning request.



**CITY OF MILLS
PETITION FOR ZONE CHANGE
or
APPLICATION FOR SPECIAL REVIEW PERMIT**
Pursuant to the Mills City Code



City of Mills, Wyoming
704 4th Street (Physical address)
P.O. Box 789 (Mailing address)
Mills, Wyoming 82644

Date: January 27, 2023

Return by: _____
(Submittal Deadline)

For Meeting on: _____

ZONE CHANGE **SPECIAL REVIEW**

PLEASE PRINT

PRIMARY CONTACT: Lisa A. Burridge

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Buffalo Development, LLC
Owner Mailing Address: 421 S. Center St., Ste. 101
City, State, Zip: Casper, WY 82601
Owner Phone: 307-577-7775
Applicant Email: lisa@lisaburrige.net

AGENT INFORMATION:

Print Agent Name: _____
Agent Mailing Address: _____
City, State, Zip: _____
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 1-7, Buffalo Meadows Addition, City of Mills, Natrona County, WY
Physical address of subject property if available: 600-660 Badger Ln
Size of lot(s) 9,860 per lot sq. ft/acres.
Current zoning: MSR Current use: vacant land
Intended use of the property: 4-plex residential construction
Zoning within 300 feet: MSR, PUD, DR, ER Land use within 300 feet: residential single and multi family

ATTACHMENTS (REQUIRED):

- **Proof of ownership:** deed (such as deed, title certification, attorney's title opinion)

SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby petition/make application to the City of Mills for:

OWNER Signature _____

OWNER Signature _____

AGENT Signature _____

FEE: \$250.00 (non-refundable)

City of Mills
Rev: 05/2016

Petition for Zone Change or
Application for Special Review Permit

Page 1



**CITY OF MILLS
PETITION FOR ZONE CHANGE
VARIANCE
SPECIAL REVIEW PERMIT**



Date: _____

Page _____ of _____

Subject property owner information (Please Print):

Name: Buffalo Development LLC Mailing Address: 421 S. Center St. Ste. 101 Phone: 307-577-7775

Subject property legal description: Lots 1 through 7 of the Buffalo Meadows Addition to the City of Mills WY

Total number of owners within 140 feet of the subject property: 14

Does the total number of signatures represent 50% of the Owners of Record? (as shown in the County records): **Y N**

We, the undersigned owners of the property located within a 140 foot radius of the subject property, favor granting the requested (circle one) variance - zone change - special review permit by the City of Mills.

	OWNER OF RECORD (PRINTED NAME)	OWNER OF RECORD (SIGNATURE)	ADDRESS	LOT	BLOCK	CFD (if recorded)
1	Buffalo Development, LLC		421 S. Center St Ste 101, Casper WY 82601			
2	Skyline Construction		PO Box 52086 Casper, WY 82605			
3						
4						
5						
6						
7						
8						
9						
10						

WARRANTY DEED

SUCCESS PROPERTIES, LLC, A WYOMING FLEXIBLE LIMITED LIABILITY COMPANY, GRANTOR(S), OF NATRONA COUNTY, AND STATE OF WYOMING, FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, IN HAND PAID, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, CONVEY AND WARRANT TO:

BUFFALO DEVELOPMENT, LLC

GRANTEE(S), OF _____

NATRONA COUNTY, AND STATE OF WYOMING, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN NATRONA COUNTY AND STATE OF WYOMING, HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATE.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

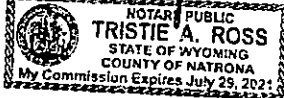
WITNESS OUR HANDS THIS 27th DAY OF May, 2021.

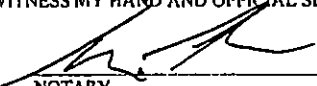
SUCCESS PROPERTIES, LLC, A WYOMING FLEXIBLE LIMITED LIABILITY COMPANY

BY:  LISA A. BURRIDGE, MANAGING MEMBER

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA A. BURRIDGE, MANAGING MEMBER OF SUCCESS PROPERTIES, LLC, A WYOMING FLEXIBLE LIMITED LIABILITY COMPANY, THIS 27th DAY OF May, 2021, WITNESS MY HAND AND OFFICIAL SEAL.




NOTARY

MY COMMISSION EXPIRES: July 29, 2021



5/27/2021 2:01:34 PM

NATRONA COUNTY CLERK

Pages: 2

Tracy Good
Recorded: SA

1104612

Fee: \$15.00
SUCCESS PROPERTIES LLC

EXHIBIT "A"

TRACTS A, B AND D, "BUFFALO ADDITION" TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS SHOWN ON PLAT RECORDED NOVEMBER 18, 2013, AS INSTRUMENT NO. 962307;

EXCEPTING THERFROM:

A parcel of land being a portion of Tract D of Buffalo Addition according to the Plat thereof recorded November 18, 2013, as instrument number 962307 of the Natrona County, Wyoming, records and situated in the SE1/4NW1/4, Section 12, Township 33 North, Range 80 West, 6th Principal Meridian, Natrona County, Wyoming; said parcel being more particularly described by metes and bounds as follows:

Commencing at a point on the northern boundary of said parcel, being the Northwest corner of said Tract D and being the Point of Beginning;

Thence N88°51'32"E, coincident with the North line of said Tract D and the South line of Freden Addition, a distance of 183.00 feet to a point;

Thence S00°36'29"E, a distance of 421.91 feet to a point on the North line of an existing 80' WAPA Easement as recorded in Book 61, Page 485, of the Natrona County, Wyoming, records;

Thence N60°09'57"E, coincident with the North line of said WAPA Easement, a distance of 114.60 feet to a point on the East line of said Tract D and the West line of the Badger Lane Right-of-Way;

Thence S00°36'29"E, coincident with the East line of said Tract D and the West line of the Badger Lane Right of Way, a distance of 256.80 feet, to the Southeast corner of said Tract D;

Thence S88°53'53"W, coincident with the South line of said Tract D and the North line of the Pontiac Street Right-of-Way, a distance of 283.01 feet to the Southwest corner of said Tract D;

Thence N00°36'29"W, coincident with the West line of said Tract D and the East line of Agate Addition, a distance of 623.50 feet to the Point of Beginning.

The above described parcel contains approximately 3.146 acres (137,040 s.f.), more or less, and is subject to all rights-of-way and/or easements, reservations and encroachments which have been legally acquired.

Buffalo Meadows Re-Zone – Mixed Size Residential to Mixed Use District



Mills Zoning Districts	
 Mills, DB	 Mills, ER: Established Residential
 Mills, DI: Developing Industrial	 Mills, PLI: Public Land Institutions
 Mills, DMH: Developing Mobile Home	 Mills, PUD: Planned Urban Development
 Mills, DR: Developing Residential	 Mills, MSR: Mixed Sized Residential
 Mills, EB: Established Business	 Mills, MU: Mixed Use
 Mills, EI: Established Industrial	 Mills, UA: Urban Agriculture
	 Mills, UR: Urban Agriculture Residential

Name	Address	City	State	Zip
Tom Rohleder	PO BOX 1516	Mills	WY	82644 x2
Lance Sternhagen	PO BOX 91	Mills	WY	82644
Galen Bloom	BOX 991	Mills	WY	82644
Patrica Eastman	Box 524	Mills	WY	82644
Buffalo Development	421 S Center St. Ste 101	Casper	WY	82601 x4
Skyline Construction	PO Box 52086	Casper	WY	82605 x2
Town of Mills				x2

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Mills Planning & Zoning Board on March 16, 2023, at 5:00 p.m., and the Mills City Council will hold a public hearing on March 28, 2023, at 7:00 p.m. in the Council Chambers, located at 704 Fourth Street, Mills, WY for the purpose of hearing a rezoning request for Lots 1-7, Buffalo Meadows Addition. The applicant has requested the property currently zoned MSR (Mixed Size Residential District) to be zoned MU (Mixed Use District).

Anyone having an interest in the property should attend the meetings. Comments may also be made in writing and given to the City Clerk before noon on March 10, 2023.

PUBLISH: February 23 & March 2, 2023