

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

Mountain Meadows No. 2, Lot 2A Zone Map Amendment

Planning Commission Meeting September 10th, 2025

Applicants: Greenbriar Partners LLC

Agent: City of Mills - Staff

Summary: The applicant and the City of Mills are proposing to rezone Mountain Meadows Lot 2A from Urban Agriculture to Residential 1.

Legal Description: MOUNTAIN MEADOWS NO 2, Lot 2A

Location: The property is situated along the western edge of Robertson Rd., bordering the Wyoming Classical Academy to the North and county properties to the South and West.

Current Zoning: UA (Urban Agriculture)

Existing Land Use: None, vacant grassland.

Adjacent Land Use: North - Charter Heights (UA)

South – County Property (LI) *Light Industrial East – Robertson Hills/River Heights (R1)

West – County Property (LI)

Planning Considerations:

- 1. The applicant has proposed the development of a subdivision that would bring an 80+ additional homes to the City of Mills. This would allow for the infill of existing land within city bounds and would not overburden the city in terms of infrastructure loading.
- 2. A rezone would provide additional continuity, aligning land use with the subdivision immediately to the east, and removing an agricultural strip would facilitate the transition between the Robertson Heights/Hills, Wyoming Classical Academy, and Platte View Estates.
 - a. Title 17.08.010 Urban Agriculture District (UA)

States the purpose of the UA district is: "to provide areas within the city for the continued conduct of agricultural activities and very low-density residential development where municipal services may be limited or unavailable."

Permitted uses generally include:

- i. Crop production and grazing
- ii. Limited agricultural buildings

704 Fourth Street PO BOX 789 Mills, Wyoming



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

- iii. Detached single-family dwellings on large lots
- iv. Related accessory uses
- b. Title 17.08.030 Residential Districts: R-1, Single-Family Residential

Declares the intent of the R-1 district as: "to provide for low-density residential development in the form of detached single-family dwellings, together with schools, parks, and other related facilities that serve the neighborhood."

Permitted uses include:

- i. Detached single-family dwellings
- ii. Parks and open space
- iii. Accessory uses customarily incidental to residential use
- 3. The proposed rezone would allow the applicant to make use of existing municipal services such as water, sewer, police, and fire services already extended to the region.
- 4. Title 17 cites the intent of zoning regulations and encourages the most appropriate use of land, and to conserve the value of buildings and land. Title 17 allows for the City Council and administrative staff to initiate a zone map amendment.

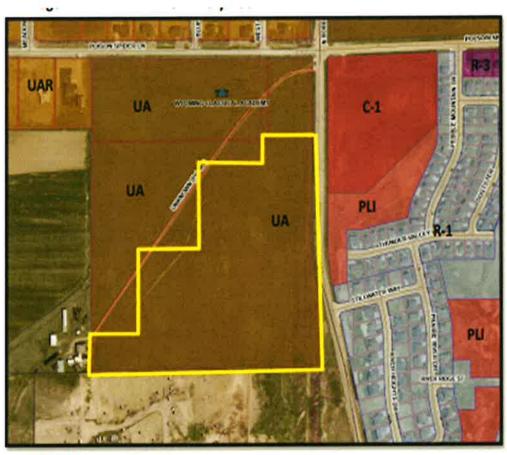
Staff Recommendation:

Staff recommends APPROVAL of the rezone

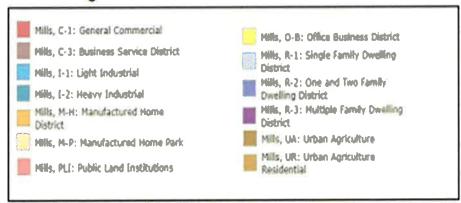
Planning Commission Recommendation:

City Council Decision:

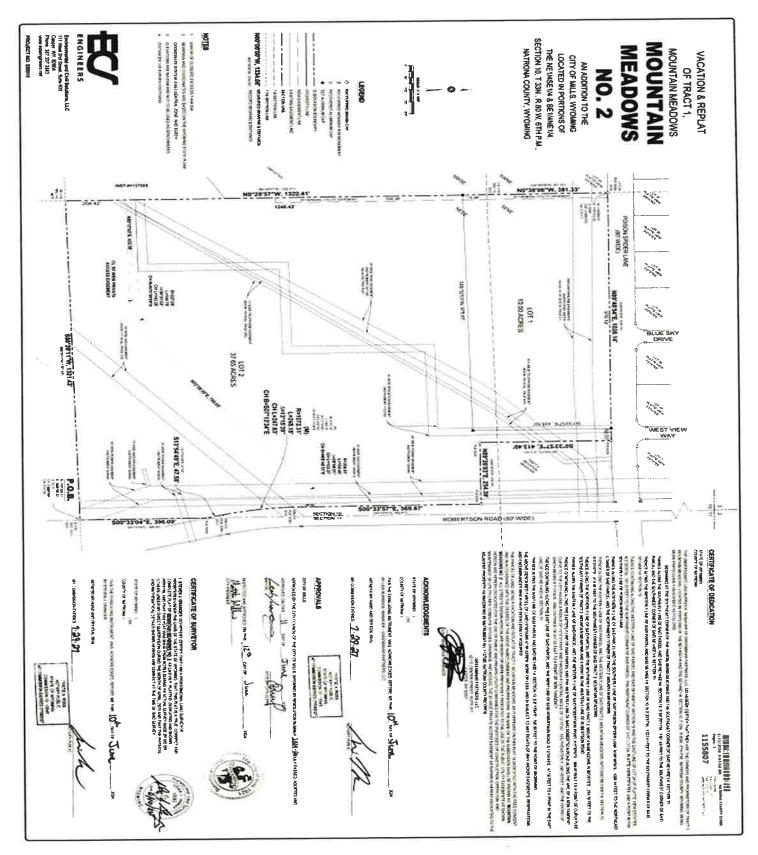




Mills Zoning Districts









FEE: \$250.00 (non-refundable)

City of Mills

Rev: 05/2016

CITY OF MILLS PETITION FOR ZONE CHANGE

or

APPLICATION FOR SPECIAL REVIEW PERMIT



Page 1

Pursuant to the Mills City Code

City of Mills, Wyoming 704 4 th Street (Physical address) P.O. Box 789 (Mailing address) Mills, Wyoming 82644	Date: September 8th 2025 Return by: September 9th 2025 (Submittal Deadline) For Meeting on: September 9th 2025
PLEASE PRINT	ZONE CHANGE SPECIAL REVIEW
PRIMARY CONTACT: Casey Coales	
APPLICANT/PROPERTY OWNER(S) INFORMATION: Print Owner Name: Lisa Burridge / Greenbriar Partners UC Owner Mailing Address: 259 S. Center St., ste 216 City, State, Zip: Casper, Wy 82601 Owner Phone: 307-577-7775 Applicant Email: Lisa @ Lisaburridge net	AGENT INFORMATION: Print Agent Name: Case, Cooles Agent Mailing Address: 704 Fourth St. City, State, Zip: Mills, Wy 67604 Agent Phone: 307-234-6679 Agent Email: Cooles Q mills wy gal
PROPERTY INFORMATION: Subject property legal description (attach separate page if long legal): Mandain Meadows No. 2, Lot 2A	
Physical address of subject property if available: Size of lot(s) 37.15 Acres Sq. ft/acres. Current zoning: UA - U-bon Agriculture Current use: UA - U-ce ext Lond Intended use of the property: Residential Properties Zoning within 300 feet: UA-North, CIPCIPI-60st Land use within 300 feet: School, Residential, and Uaccont	
ATTACHMENTS (REQUIRED): • Proof of ownership: \(\frac{1}{2} \) (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: A re-zoning of Cot 2A, Mountain Meadows No. 2, currently zoned UA. The re-zone would Zone this as R1 and become more configured with one zoning.	
	with one zoning.
OWNER Signature	OWNER Signature AGENT Signature

Petition for Zone Change or

Application for Special Review Permit

