



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Thane and Keri Ashenhurst

Request: Special Use Permit – Operate a restaurant and short-term lodging facility within a High-Density Residential District.

Location: 52 16th Street, Wheatland, WY 82201

Meeting: Planning and Zoning Commission – January 2nd, 2025, at 6:00 P.M.

Proposal Details:

Thane and Keri Ashenhurst have applied for a Special Use Permit (SUP) to convert the former Country Club Living property at 52 16th Street into a restaurant and short-term lodging facility. The proposed restaurant will occupy approximately 3,000 square feet, seating 30-40 customers initially with plans to expand to a 60-customer capacity. The 23 small apartments on the property will serve as short-term lodging. Parking spaces will be increased from 16 to 35 immediately by repurposing lawn areas and landscaping, with additional parking expansions under consideration.

Relevant Wheatland Municipal Code:

- **WMC 18.70.020:** Uses not permitted in High-Density Residential Districts require a Special Use Permit.
- **WMC 18.95.060(a):** Requires certified letters to be sent to all property owners within 140 feet, excluding streets and alleys, at least 10 days prior to the hearing. Compliance confirmed.
- **WMC 18.85.010:** Establishes off-street parking requirements. For restaurants, one parking space is required for every 3 seats. For short-term lodging, one parking space is required per lodging unit. Based on the applicant's proposal of 40 restaurant seats and 23 lodging units, the total required parking spaces are 37. The applicant's plan provides 35 parking spaces, falling short by 2 spaces. A variance may be required to address this shortfall.

Agency Comments:

- **Water Superintendent Rick Keck:** Confirms adequate capacity for water and wastewater services. No issues anticipated.
 - **Electrical Superintendent Preston Meier:** Notes that the property is adequately serviced but recommends coordination on electrical upgrades if expansions proceed. Requests detailed blueprints for review to ensure compatibility with the town's infrastructure.
-

Neighbor Comments:

No neighbor comments were received as of this date.

Analysis:

Pros:

1. **Economic Benefits:** The proposed development would generate business for the local economy, supporting nearby establishments and encouraging tourism.
2. **Efficient Property Use:** Renovating an existing property minimizes new construction and maximizes utility.
3. **Improved Parking:** Expanding parking will address immediate congestion issues and provide better access for patrons.

Challenges:

1. **Traffic Concerns:** Increased visitors may slightly impact nearby streets during peak hours but should be manageable given Wheatland's traffic patterns.
 2. **Noise Levels:** Operations could result in increased noise, particularly during restaurant hours and outdoor activities.
 3. **Neighborhood Fit:** Ensuring the development aligns with the character of the surrounding residential area will require careful consideration of design and operations.
-

Possible Conditions for Consideration:

1. **Parking Adjustment:** The applicant should address the two-space shortfall, either by adding spaces or obtaining a variance.
 2. **Noise Mitigation:**
 - Restrict outdoor activities to reasonable hours, ending by 10 PM to minimize disturbances.
 - Install sound barriers, such as fencing or vegetation, to buffer noise from neighboring properties.
-

- Limit amplified music or other loud sounds to specific hours.
 - 3. **Landscaping Improvements:** Ensure the landscaping plan enhances visual appeal and provides adequate buffering between the property and adjacent residences.
 - 4. **Blueprint Submission:** Require submission of detailed blueprints for review by the Electrical Superintendent to confirm alignment with the town's electrical infrastructure requirements.
-

Conclusion:

Based on the analysis, the Planning and Zoning Commission is encouraged to approve this application with the suggested conditions for consideration. The project provides an opportunity for economic growth and revitalization of an underutilized property. Addressing potential challenges will help ensure the development complements the surrounding community and meets local standards.

Attachments:

1. Site Plan and Vicinity Map
 2. Applicant's Justification Letter
-

Requirements for Approval:

A quorum of four Planning and Zoning Commission members must be present, with a majority agreement needed for one of the following options:

1. Approve the request as proposed.
2. Approve the request with stipulations.
3. Postpone to a definite time.
4. Postpone indefinitely.
5. Deny the request.

Failure to achieve a majority agreement results in an automatic continuance to the next meeting.

Prepared by:

Douglas R. Dumont Planner, Town of Wheatland – County of Platte

Date: December 23, 2024

Thane,Keri,Oliver Ashenhurst
108 12th Street
Wheatland, Wy 82201

11/25/24

Planning and Zoning
Town of Wheatland and
Platte County, Wyoming

Dear Ladies and Gentlemen,

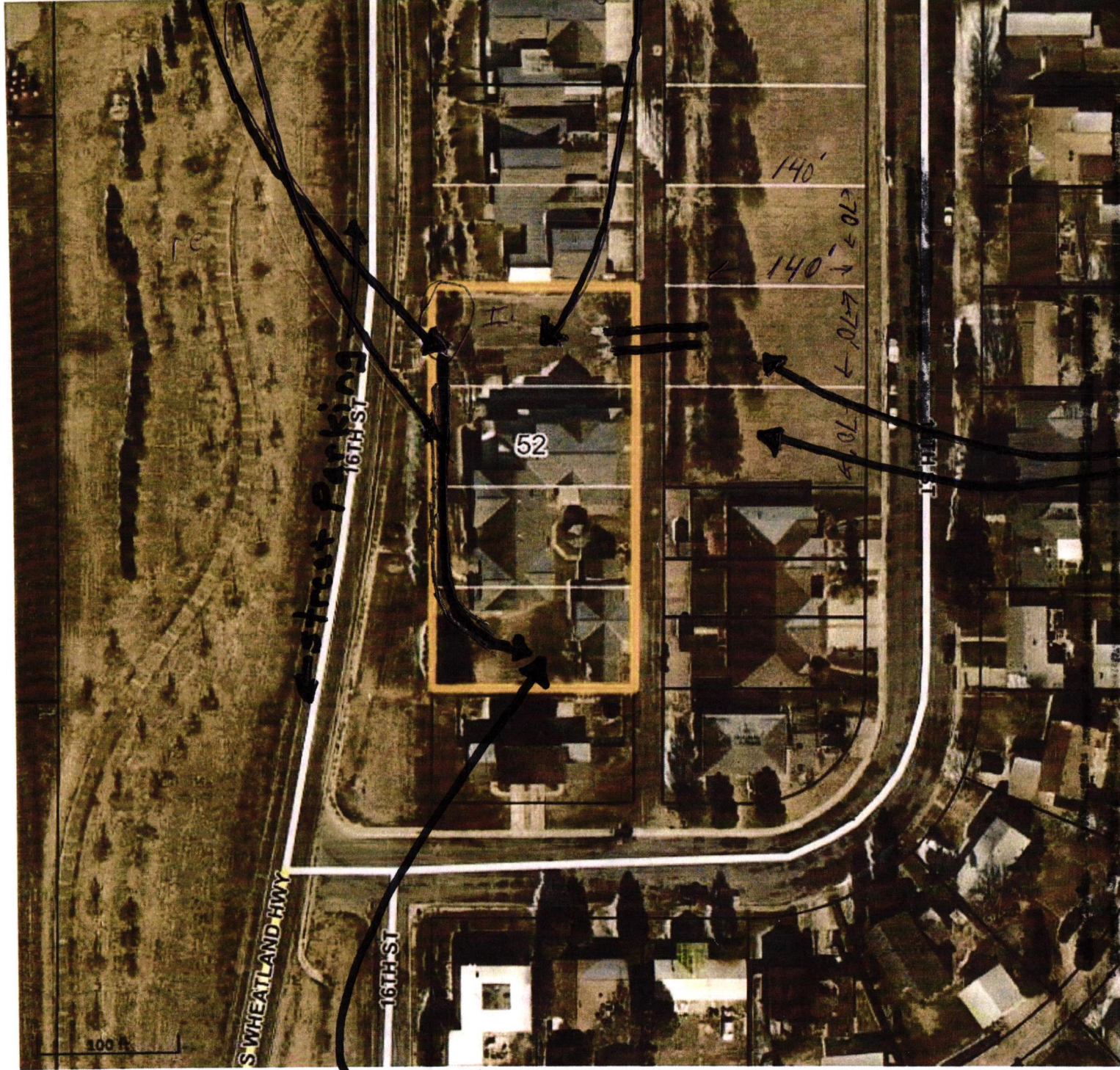
We are planning to develop the property at 52 16th st , formerly Country Club Living , to be operated as a restaurant and short term lodging facility. There are 23 small apartments in the building. The proposed restaurant will occupy approximately 3000 sq ft near the front entrance of the building. There is an existing commercial kitchen and 3 dining areas that will be remodeled for use as the restaurant space. We intend to seat 30-40 customers to start with and in the coming months we will be able to seat around 60. There are currently 16 parking spaces which we plan to increase to 35 immediately by removing and paving some of the landscaping features on the north that are within the existing parking area and by removing 1 tree and extending parking to include the north 60 ft of the west lawn space. There are off alley spaces that can be created on the east side of the property as well. We are currently working on a plan to either build parking space on the south side of the property where there is currently a lawn or purchase the lot across the alley to the east. These lots to the east are currently zoned commercial and would be a perfect property for parking expansion. We are talking to the current owners and they are interested in selling a lot.

If you have any questions please contact me at 331-2251.

Thank you,

Thane Ashenhurst

- ① remove this tree
- ② driveway to south parking
- ③ Increase existing parking by 8-10 spaces by removing remaining - and removing a tree to wrap 3-4 spaces around NW corner



Platte County, Wyoming

52 16th Street

52 16th Street
SITE PLAN

N
W
E
S

Purchase one or two lots here for parking lot (talking to current lot owner)

- 2022 Aerial Photography (in res. limited areas)
- Trail Road
- US Highway/Interstate
- State Highways
- County Road
- Municipal limits
- Bureau of Land Management
- Department of Defense
- Forest Service
- State of Wyoming
- Bureau of Reclamation

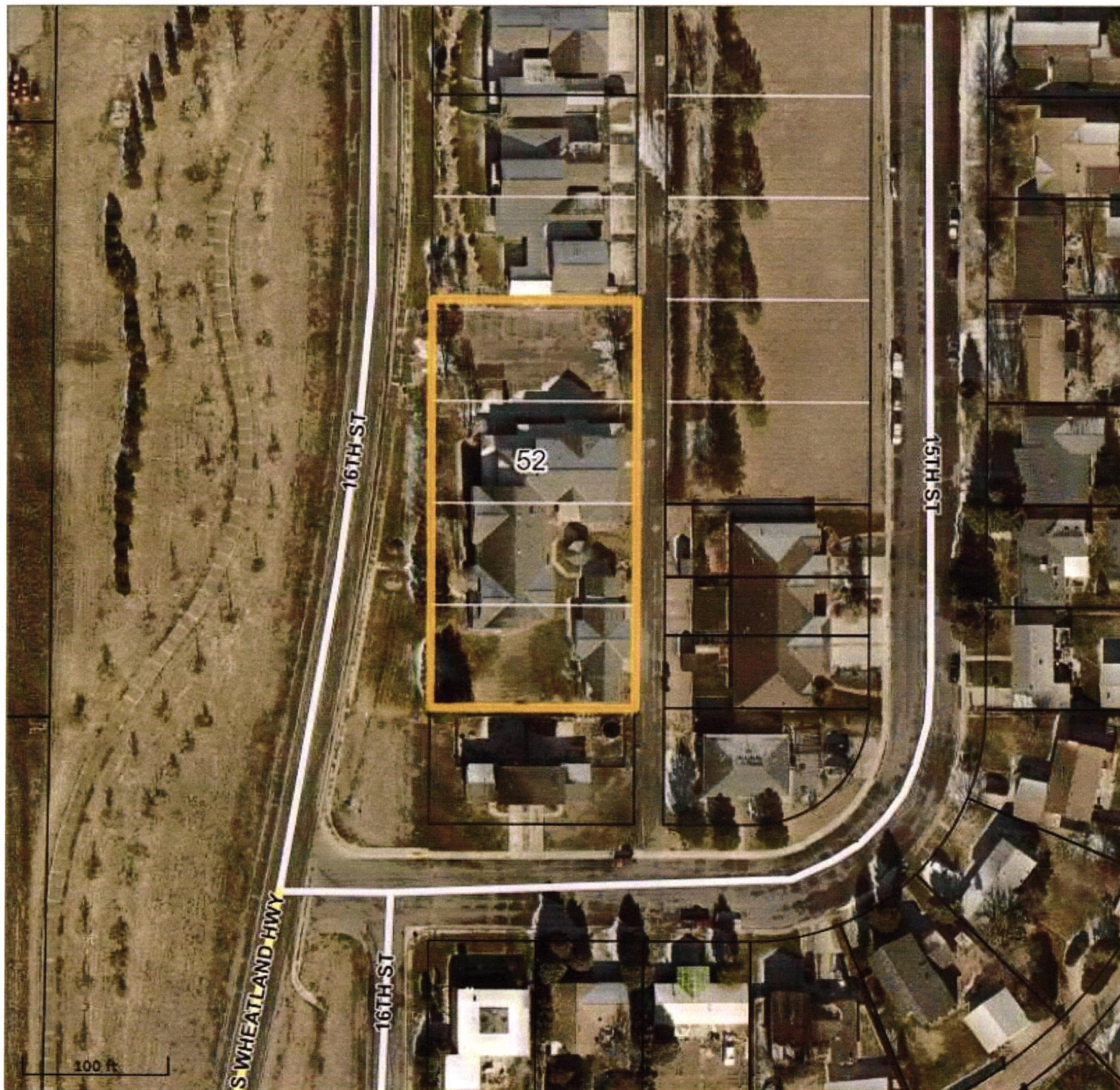


This data was being prepared from the best records available to Platte County. It is presented "AS IS" and there is no express or implied warranty of any kind by Platte County for completeness, accuracy, timeliness or any other aspect of this information. Platte County, Wyoming, is not liable for title, accuracy, timeliness or any other aspect of this information. Platte County, Wyoming, is not liable for title, accuracy, timeliness or any other aspect of this information. Platte County, Wyoming, is not liable for title, accuracy, timeliness or any other aspect of this information. printed 7/11/2024

20 additional parking spaces on southside

Platte County, Wyoming

52 16th Street



2022 Aerial Photography (hi res, limited areas)

- ⚡ Railroad
- 🛣️ US Highway/Interstate
- 🛣️ State Highway
- 🛣️ County Road
- 📏 Municipal Limits
- 🌳 Bureau of Land Management
- 🏠 Department of Defense
- 🌳 Forest Service
- 🏠 State of Wyoming
- 🏠 Bureau of Reclamation



This data has been prepared from the best records available to Platte County. It is presented "AS IS" and there is no express or implied warranty of any kind by Platte County for completeness, accuracy, currency or correctness of this information, including, but not limited to, warranties of title, merchantability, satisfactory quality or fitness for a particular purpose. This data is not necessarily accurate by surveying standards, and is not to be used for legal conveyance. Platte County shall not be liable for damages of any kind arising out of use of this product or for any errors or inaccuracies. printed 7/11/2024