City of Riverton

Notice of Public Hearing — Planning Commission

Case Z-25-09 — Rezoning of 1200 Mill Road from R-2 to MU-N

HEARING DATE / TIME
21 October 2025 at 7:00 PM

CASE NUMBER
Case Z-25-09

LOCATION
Riverton City Hall, Council Chambers, 450 Civic Center Drive

PUBLISHED
3 October 2025 in the Riverton Gazette and on the City website

The Riverton Planning Commission will hold a public hearing on a request to rezone 1200 Mill Road (Assessor's Parcel 042-118-07, 2.4 acres) from R-2 (Low-Density Residential) to MU-N (Mixed-Use Neighborhood) to allow a three-storey building with ground-floor retail and twelve apartments above. The Commission will take public testimony and forward a recommendation to the City Council.

Property and Request

ADDRESS	1200 Mill Road, Riverton (Assessor's Parcel 042-118-07, 2.4 acres)
APPLICANT	Mill Road Partners LLC, 88 Depot Street, Riverton
CURRENT / PROPOSED	R-2 (Low-Density Residential) to MU-N (Mixed-Use Neighborhood)
REQUEST	Map amendment plus a conditional-use permit for ground-floor retail in the MU-N district

The site is currently a vacant lot on the north side of Mill Road between Elm Street and the rail crossing. Surrounding uses are single-family homes to the north, the Elm Street commercial frontage to the south, and the water-treatment plant buffer to the east. Staff analysis finds the request consistent with the General Plan's Neighborhood Mixed-Use designation for this corridor; the full staff report is available at the Planning counter and on the City website from 14 October 2025.

How to Participate

1. Attend in person — sign up to speak when the chair calls Case Z-25-09. Speakers are limited to three minutes each.
2. Join remotely — the hearing streams live at riverton.example.gov/meetings with call-in instructions posted the Friday before.
3. Write in — email planning@riverton.example.gov or mail the Planning Division, 450 Civic Center Drive, Riverton, so it arrives before the deadline below.

Written comments must arrive by 12:00 noon on 20 October 2025 to be included in the staff packet; later comments are accepted at the hearing and entered into the record.

To request disability-related accommodation or language assistance, contact the City Clerk at (555) 014-2800 at least 48 hours before the hearing.

I certify that this notice was published in the Riverton Gazette on 3 October 2025, posted at Riverton City Hall, and mailed to all property owners within 500 feet of the subject property on 2 October 2025. — D. Reyes, City Clerk

D. Reyes
City Clerk, City of Riverton