



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: September 3rd, 2019

TITLE: Review and action on a Zone Change from CB-Community Business to MR-Medium Density Residential, for a portion of Tract 44, Allison Tracts, Laramie County, WY, and a Subdivision Permit & Plat for Bette Lane Townhomes, a re-plat of a portion of Tract 44, Allison Tracts, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Mark J. Bohlinger of Bohlinger Properties of Wyoming, LLC, has submitted Zone Change, Preliminary Development Plan and Subdivision Permit & Plat applications for this property located southwest of the intersection of S. Greeley Hwy and W. Prosser Road. The applications have been submitted to seek a zone change from Community Business to Medium Density Residential, and to subdivide the property into twelve (12) residential lots for living units on each proposed lot.

These applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the three actions. For this proposed project, The Preliminary Development Plan and Subdivision Permit & Plat are dependent on the approval of the Zone Change.

BACKGROUND

A Pre-Application meeting was held between the applicant and the Planning Staff on June 12, 2019, and it was determined that based on the proposed development that the Preliminary Development Plan can be submitted concurrently with the Subdivision Permit under Section 2-1-100. On July 30th, the applicant submitted a letter, a copy of which is attached, requesting to postpone the public hearing to the August 22nd Planning Commission public hearing, in order to adequately address comments received from the reviewing County agencies.

An existing single family residence is located in the eastern portion of the property, and will be demolished prior to construction of the proposed residential lots. The lot is approximately 2.27 acres in size, abuts the Allison Draw Floodway, and lies within the South Cheyenne Water and Sewer District. The applicant also owns an adjacent commercial property sharing an eastern property line, with both properties surrounding a separate lot with an existing single-family residence.

Pertinent Regulations

Section 1-2-103(b) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

Section 4-2-104 of the Laramie County Land Uses Regulations governing the MR – Medium Density Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Within this area, higher density residential, intensive commercial, employment centers and industrial uses are indicated. Generally, these uses have access to public water and sewer services. The subject property is located within the South Cheyenne Water and Sewer District.

PlanCheyenne categorizes this property as OS-Parks & Open. This category includes existing and proposed future parks and open spaces, with primary uses including public and private open space, public and private parks, country clubs, and golf courses. It could also include public utilities, facilities, and natural or cultural resource areas.

The subject property is currently located within the CB – Community Business zone district, in which the proposed duplex development is a not a Use by Right. If approved by the Board, the Medium Density Residential zone district would allow for this proposed development. The proposed lot sizes on the plat meet the zone district minimum requirements for 3,000 square feet per unit. The applicant’s intent for development is to construct one structure onto two lots, with the property lines dividing each living unit. This proposed method meets the minimum property area of 3,000 square feet per unit per the MR zone district.

As stated above this subject property lies within the South Cheyenne Water and Sewer District, with public services being provided to the existing residence. Per Section 2-1-101(c)(v) of the Laramie County Land Use Regulations, “Subdivisions of five (5) or fewer divisions of land, or subdivisions within a public water/sewer district, are exempt from a Department of Environmental Quality Chapter 23 Review pursuant of W.S. 18-5-306.”

Agency review comments were received regarding corrections of current ownership in deed and on the plat, submission of a drainage study, addressing current water and septic issues, and clerical corrections on the plat.

A letter requesting waiver of the preliminary Traffic and Drainage studies was received with the Preliminary Development Plan and Subdivision Permit and Plat application. The County Engineer had not supported the request of the Drainage Study, stating that the site “will have a significant increase in impervious area, and as a result, will increase the history runoff”, and requested a Drainage Study. On July 31st, the applicant submitted a Preliminary Drainage Report, which the County Engineer has reviewed and approved. An Environmental Services Impact Report was submitted as part of the Preliminary Development Plan application package, a copy of which is attached. The applicant has submitted revised a Preliminary Development Plan, Zone Change Map, and a Plat Map addressing agency comments, copies of which are also attached.

The Laramie County Planning Commission held a public hearing for this project on August 22nd, 2019. After hearing the report, recommendations, and findings from Staff, as well as receiving no comments from the public, the Planning Commission voted (3-0) to approve the Zone Change, Preliminary Development Plan, and Subdivision Permit and Plat with no conditions.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received regarding the application.

The attached resolution for the Subdivision Permit and Plat shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *zone change* request, staff recommends the Board find that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103(b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-104 of the Laramie County Land Use Regulations.

and that the Board approve the Zone Change from CB to MR, for a portion of Tract 44, Allison Tracts, Laramie County, WY, with no conditions.

Based on evidence provided for the Subdivision Permit and Plat, staff recommends the Board find that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-104 governing the MR – Medium Density Residential zone district.

and that the Board approve the Subdivision Permit and Plat for Bette Lane Townhomes with no conditions.

PROPOSED MOTION - ZONE CHANGE

I move to approve the Zone Change from CB to MR, for a portion of Tract 44, Allison Tracts, Laramie County, WY, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION - SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Bette Lane Townhomes, a re-plat of a portion of Tract 44, Allison Tracts, Laramie County, WY, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Project Narrative / Preliminary Traffic & Drainage Waiver Requests**
- Attachment 7: Environmental & Services Impact Report**
- Attachment 8: Agency Comments Report**
- Attachment 9: Applicant Postponement Letter- July 30th, 2019**
- Attachment 9: Preliminary Development Plan- Revised July 31st, 2019**
- Attachment 10: Zone Change Map – Revised August 15th, 2019**
- Attachment 11: Resolution – Zone Change**
- Attachment 12: Resolution ‘Exhibit A’ – Zone Change Map**
- Attachment 13: Resolution – Subdivision Permit & Plat**
- Attachment 14: Plat – Revised July 31st, 2019**

Laramie County, Wyoming



Bette Lane
Townhomes

Zone Change



Prelim. Development Plan

Subdivision Permit & Plat

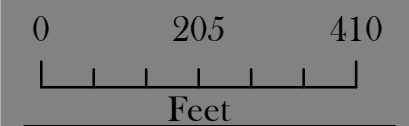
PZ-19-00189(190)(191)

Location Map

LEGEND

-  Property Lines
-  Subject Property

Printed on June 27th, 2019



Cheyenne/Laramie County GIS Cooperative Program



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming



Bette Lane Townhomes

Zone Change

Prelim. Development Plan

Subdivision Permit & Plat

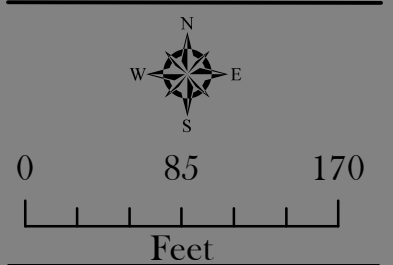
PZ-19-00189(190)(191)

Aerial Map

LEGEND

- Property Lines
- Addresses
- Subject Property

Printed on June 27th, 2019



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Cheyenne/Laramie County GIS Cooperative Program

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Laramie County, Wyoming



Bette Lane
Townhomes

Zone Change



Prelim. Development Plan

Subdivision Permit & Plat

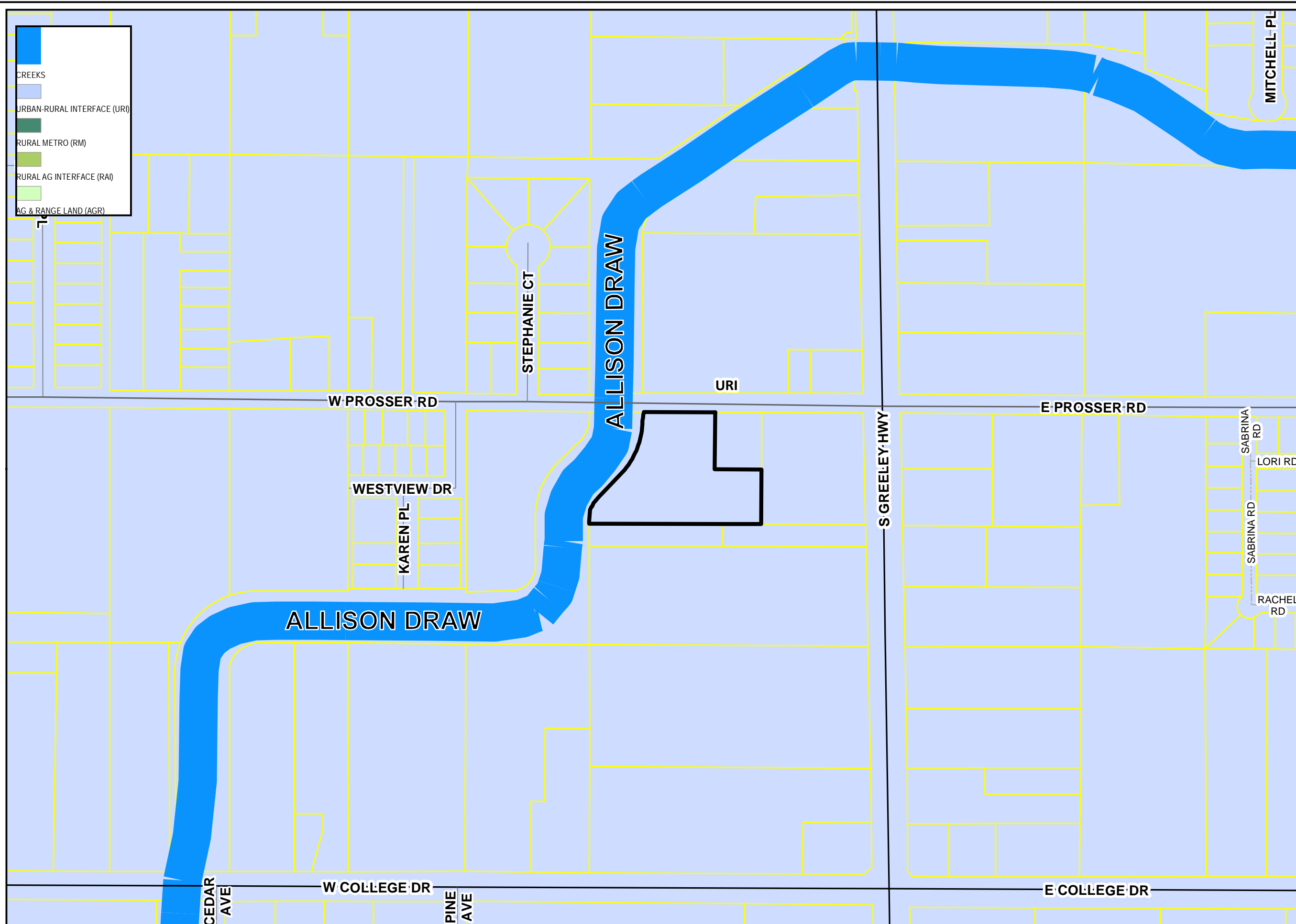
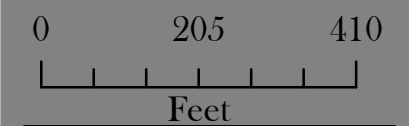
PZ-19-00189(190)(191)

Comprehensive Plan Map

LEGEND

-  Property Lines
-  Subject Property

Printed on June 27th, 2019



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Laramie County, Wyoming



Bette Lane
Townhomes

Zone Change

Prelim. Development Plan

Subdivision Permit & Plat

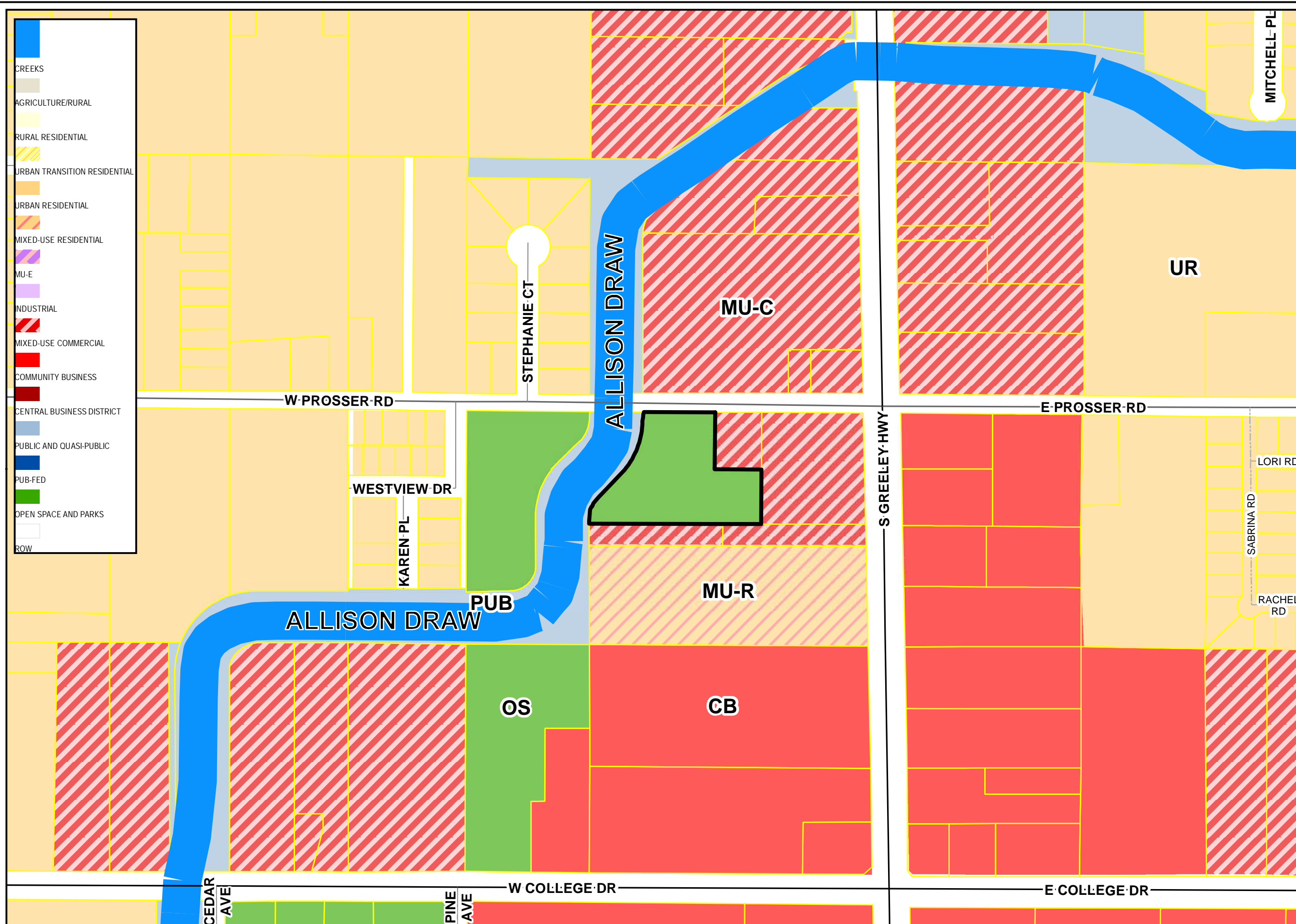
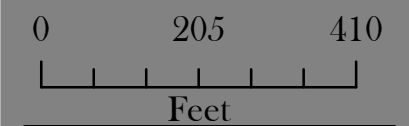
PZ-19-00189(190)(191)

PlanCheyenne Map

LEGEND

- Property Lines
- Subject Property

Printed on June 27th, 2019



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Laramie County, Wyoming



Bette Lane
Townhomes

Zone Change

Prelim. Development Plan

Subdivision Permit & Plat

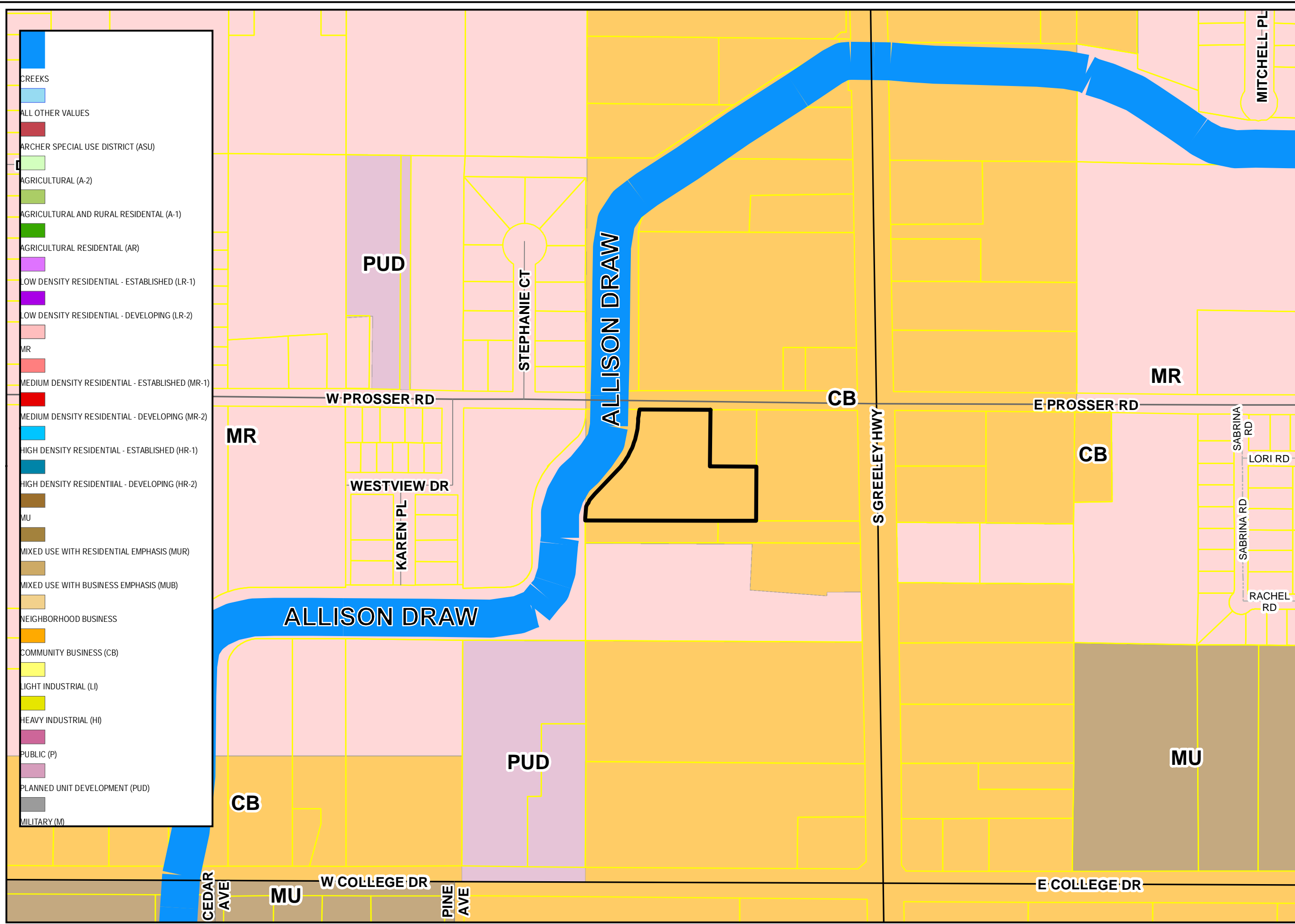
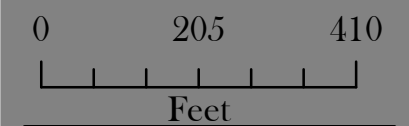
PZ-19-00189(190)(191)

Current Zoning Map

LEGEND

- Property Lines
- Subject Property

Printed on June 27th, 2019



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Steil Surveying Services

Professional Land Surveyors & Development Specialists

June 26, 2018

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

InRe: Request for waiver of the Preliminary Traffic Study & Preliminary Drainage Study requirements for a Preliminary Development Plan (PDP) and Final Plat to be known as *Bette Lane Townhomes*, on a portion of Tract 44, Allison Tracts, Laramie County, WY (said portion commonly known as 135 West Prosser Road) containing 2.26 acres more or less)

To whom it may concern:

Steil Surveying Services, agent for the owner, Bohlinger Properties of Wyoming, LLC, intends to plat the above-noted parcel of land into ten (10) residential lots and approximately 0.5 acres of new R/W to be dedicated & constructed; the residential lots average 7,634 SqFt/ea. Following the pre-application meeting on June 12, 2019, this letter is submitted requesting a waiver from the requirements from the *Preliminary Traffic Study & Preliminary Drainage Study*.

The PDP does not establish a dedicated lot for stormwater detention, however, detailed drainage design will be performed to meet county standards. Due to the Allison Draw Flood Control Project, the lands contained within this replat do not fall within a FEMA 100-year Special Flood Hazard Area per F.I.R.M Panel No.56021C1356f, revised to reflect LOMA effective Sept. 27, 2012; the boundaries of the plat are encompassed within areas designated "Zone X" and "Zone AE" of a 0.02% Annual Chance Flood Hazard.

Preliminary Traffic Generation numbers are provided on the *PDP/Land Analysis Map* as follows:

TRAFFIC AND TRIP GENERATION BY USE	
RESIDENTIAL CONDOMINIUM/TOWNHOUSE (ITE: 230)	
AVERAGE DAILY TRIPS	
9 Units (Tracts) x 5.86 ADT	= 52.74 AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS	
9 Units (Tracts) x 1.08/Unit	= 9.72 PEAK HOUR TRIPS

Environment & Services
Impact Report

for

Bette Lane Townhomes

135 West Prosser Road

Being a replat of a portion of Tract 44, Allison Tracts
situated in the E1/2SW1/4 of Section 8
T.13N., R.66W., of the 6th P.M., Laramie County, WY

June 26, 2019

Prepared by:



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

1102 W 19th Street, Cheyenne, WY 82001

www.SteilSurvey.com

**LARAMIE
COUNTY**

JUN 27 2019

**PLANNING & DEVELOPMENT
OFFICE**

A. GENERAL DESCRIPTION

LOCATION: The proposed residential subdivision is situated on a 2.26-acre portion of Tract 44, Allison Tracts. The property is east of and adjacent to Allison Draw approximately 1/3 mile from Walterscheid Blvd terminus of W. Prosser Road. The property is approximately 400' west of S. Greeley Highway, ±1/4-mile north of College Drive. The plat proposes to dedicate 0.5 acres of Public Right-of-Way internal to the project. The site is bordered to the south by Continental Estates Mobile Home Park, and otherwise surrounded by single-family detached or commercial uses.

PROJECT: The project proposes ten (10) residential townhome lots for an average residential lot size of 7,634 square feet; and proposes to construct a cul-de-sac approximately 160' long to be dedicated to the public; there is a 60'-wide connection to the south for potential future connections.

EXISTING FEATURES: The site is currently in a single-family use with some mature landscaping and maintained lawn, but primarily native vegetation. The property is relatively flat, generally sloping from southwest to northeast. Elevation benchmarks and elevation extremes are identified on the *Land Analysis Map and Preliminary Development Plan (PDP)*. No significant historic structures, cultural features, threatened or endangered wildlife, or noxious or endangered plant life; has been identified on or near the property. There are no known hazardous materials or uses on or near the property; nor is there any record or evidence that there has historically been any of the same.

PROPOSED CHANGES TO SITE: The scope of rural single-family development proposed with this project does not significantly alter the natural landscape or create significant pollution or hazard to the human or natural environment.

B. UTILITIES AND BASIC SERVICES

STORMWATER MANAGEMENT: Industry-standard best practices will be utilized during construction and a GESC permit will be required. The proposed plat does not establish a dedicated lot for stormwater detention, however, detailed drainage analysis will be performed to ensure conformance to county standards. Due to the Allison Draw Flood Control Project, the lands contained within this replat do not fall within a FEMA 100-year Special Flood Hazard Area per F.I.R.M Panel No.56021C1356f, revised to reflect LOMA effective Sept. 27, 2012; the boundaries of the plat are encompassed within areas designated "Zone X" and "Zone AE" of a 0.02% Annual Chance Flood Hazard.

WATER AND SEWER SERVICES: The property will continue to utilize South Cheyenne Water & Sewer District for access to domestic water and sanitary sewer services, at this time there appears to be sufficient system capacity to serve the proposed development.

TRANSPORTATION: The plat proposes to dedicate 0.5 acres of internal Rights-of-Way (R/W) as a ±160' cul-de-sac which will tie-in to W. Prosser Road at approximately the same location as the existing residential driveway. A permit will be required for the access

improvements/expansion. The plat provides a 60'-wide public R/W connection to the south for potential future connections. Preliminary Traffic Generation numbers are provided on the PDP/Land Analysis Map as follows:

TRAFFIC AND TRIP GENERATION BY USE		
RESIDENTIAL CONDOMINIUM/TOWNHOUSE (ITE: 230)		
AVERAGE DAILY TRIPS		
9 Units (Tracts) x 5.86 ADT	=	52.74 AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS		
9 Units (Tracts) x 1.08/Unit	=	9.72 PEAK HOUR TRIPS

The property fronts on local West Prosser Road which dead-ends approximately 1/3 mile west of the property. Please see attached *Request for waiver of the Preliminary Traffic Study Requirements* dated June 26, 2019.

ENERGY AND UTILITIES SERVICES: Electric and Gas Services will be provided by Cheyenne Light, Fuel & Power from existing adjacent overhead power and underground gas lines. Developer will coordinate with utilities provider(s) to determine the preferred alignment(s) and scope of new mains and primary service lines. Utilities will primarily be extended/provided through the new rights-of-way and will be specifically detailed in the civil improvement plans.

BASIC SERVICES:

Access to basic services are summarized as follows:

CRITICAL HEALTH CARE:

Stitches Acute Care Center - 1919 Central Ave (2.5 miles)

SCHOOLS:

Rossman Elementary - 916 West College Drive (0.6 miles)

Johnson Junior High - 1236 West Allison Road (1.3 miles)

South High School - 1213 West Allison Road (1.3 miles)

FIRE PROTECTION:

Laramie County Fire District 1- 207 E Allison Rd (0.4 miles)

PARK:

Big Sky Park (2.1 miles)

Optimist Park (1.8 miles)

GREEWAY ACCESS:

Allison Draw Greenway adjacent to site

@ Walterscheid & W. Prosser (on-street) - (0.33 miles)

PUBLIC SERVICES: There is currently no local criminal presence or high crime incidence in the area and there is no reason to anticipate any change with regards to crime with this

development. The area is under the jurisdiction of the Laramie County Sherriff's Office and current forces should be sufficient to meet any increased demand.

Regarding fire protection and prevention, the area is currently served by Laramie County Fire District #1 - this development will not create an excessive additional demand on existing fire protection services.

C. SUMMARY

In conclusion, this Environment and Services Impact Report provides sufficient base data to conclude that this project will not contribute to any significant level of negative impact on the area and that several benefits will be realized for the stakeholders, agencies, rural county landowners and the public at-large.

County Engineer: Scott Larson COMMENTS ATTACHED 07/15/2019

The Zone Change Map checklist requires the zone change map show surrounding land uses and zoning districts along with dimensions for the existing access.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 07/10/2019

Laramie County Small Wastewater System Regulations

If there is any existing small wastewater system on this property it shall be properly abandoned and connected to the South Cheyenne Sewer District.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 07/15/2019
IFC 2018

Chapter 5, Fire Service Features

Section 503 Fire apparatus Access Roads, ALL.

Reference Appended D-

Section 505, Primuses Identification, ALL.

Section 507, Fire Protection Water Supplies, ALL.

Reference NFPA 13D, ALL.

Planners: Bryan Nicholas COMMENTS ATTACHED 07/19/2019

1. The Zone Change Map should show any existing and proposed entrances.
2. All pertinent information as stated on the Zone Change Application should be shown on the map.
3. The Curve Table shown on the Map doesn't correlate with the shown boundary.

Cheyenne Development Services: Seth Lloyd COMMENTS ATTACHED 07/18/2019

The future land use map designates this area as "Open Space and Parks"; however, unless a public entity purchases the property, nearby private property designation(s) may be more appropriate to this land. Nearby private property is designated mixed-use commercial, mixed-use residential, and urban residential. Higher-intensity residential development is appropriate and expected in any of these designations.

Surrounding zoning is nearly completely CB; however, MR zoning is nearby to the west and south. The property immediately to the west is partially zoned CB, but is part of the publicly-owned Allison Draw and would not develop with commercial uses. Beyond the draw is the MR zone.

While other zoning designations may be considered more optimal for the property, the future land use plan and surrounding zoning patterns appear largely supportive of this zone change.

AGENCIES WITH NO COMMENTS:

County Assessor, County Public Works Department, Black Hills Energy, CenturyLink, Building Dept.

AGENCIES WITH NO RESPONSE:

Cheyenne MPO, Cheyenne Urban Planning Office, Cheyenne Development Services, Greater Cheyenne Greenway, County Real Estate Office, County Treasurer, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Sheriff's Office, South Cheyenne Water & Sewer, Cheyenne Engineering Services, South Cheyenne Community Development, Laramie County Weed & Pest.

SECOND REVIEW

County Engineer: Scott Larson COMMENTS ATTACHED 08/12/2019

The updated/revised zone change map adequately addresses my previous comments. Therefore I have no further comments at this time.

County Public Works Department: David Bumann NO COMMENTS 08/08/2019

County Engineer: Scott Larson COMMENTS ATTACHED 07/16/2019

1. The County Land Use Regulations call out for separated sidewalks with a landscaped strip between the curb & gutter and sidewalk. The PDP map shows an attached sidewalk. The sidewalk should be moved to meet the requirements.
2. The sidewalk on the east side of Bette Lane needs to be extended to West Prosser Road.
3. I do not believe Note 4 is applicable to this PDP. The PDP map should show the proposed water and sanitary sewer line locations and the Note 4 should be modified to indicate the water and sanitary sewer service will be provided by South Cheyenne Water & Sewer District.
4. On the PDP map, it shows "28' Drainage Easement (See Note)". The number "5" should be added to refer to Note 5.
5. A detailed Drainage Study is required for this development; either with the PDP or the Plat. Based on the PDP, this site will have a significant increase in impervious area and, as a result, will increase the history runoff. Therefore, detention should be planned for this development and analyzed in the Drainage Study. As a result, I do not recommend approval for a waiver of a detailed Drainage Study.
6. I concur with the request for a waiver of a detailed Traffic Study.

County Public Works Department: David Bumann COMMENTS ATTACHED
07/18/2019

A detailed drainage study should be provided.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
07/10/2019

Laramie County Small Wastewater System Regulations

If there is any existing small wastewater system on this property it shall be properly abandoned and connected to the South Cheyenne Sewer District.

Black Hills Energy: Kelly Lindholm COMMENTS ATTACHED 07/16/2019

Please add a 10 ft utility easement on the west side of Bette Lane. Please submit a construction request at www.blackhillsenergy.com/construction-request to get coordination going for gas/electric services.

South Cheyenne Water & Sewer: Dena Hansen COMMENTS ATTACHED 07/11/2019
Water and sewer available for project. Please contact office for fee schedules and District modeling information
307-635-5608

Planners: Bryan Nicholas COMMENTS ATTACHED 07/19/2019

1. Drainage arrows showing the direction of water flow should be shown on the PDP Map.
2. Each lot should show the current land use and the proposed land use.
3. The PDP Map shown have a statement specifying the type of sewage disposal, water supply and fire district.
4. The PDP Map should clarify the Buildable Area of the site, total site area minus non-buildable area.
5. It is recommended to remove the existing vegetation structures from the Map that aren't being preserved for the sake of readability.

Cheyenne Development Services: Seth Lloyd COMMENTS ATTACHED 07/19/2019

Comments from the City's Greenway planner:

This development abuts the Allison Draw Greenway. Would like to see a direct connection from the cul-de-sac to the greenway to help avoid vehicle conflict.

Comments from the City Engineer's Office regarding drainage:

1. Preliminary and Final Plats General Note 3 - The revision to FIRM Panel 56021C1356F was a LOMR, and the revision date was April 8, 2013. The area of the plat is not within a Zone AE and the Zone X that covers the plat is the 0.2% annual chance flood hazard.
2. Preliminary Plat - The 28' Drainage Easement note needs to reference a specific note in the General Notes.
3. Request For Waiver - The revision to FIRM Panel 56021C1356F was a LOMR, and the revision date was April 8, 2013. The area of the plat is not within a Zone AE and the Zone X that covers the plat is the 0.2% annual chance flood hazard.

Official City letter attached. (See below)



Planning and Development Department
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
(Phone) 307-637-6282 (Fax) 307-637-6366

July 18, 2019

Board of County Commissioners
310 W 19th St #320
Cheyenne, WY 82001

RE: Bette Lane Townhomes City Comments

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the Bison Crossing Tenth Filing Preliminary Plat:

1. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City. The City defers timing of design and construction of public improvements to the County.

I do not believe that there are any items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP
Planning and Development Director

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 07/15/2019
IFC 2018

Chapter 5, Fire Service Features
Section 503 Fire apparatus Access Roads, ALL.
Reference Appended D-
Section 505, Primuses Identification, ALL.
Section 507, Fire Protection Water Supplies, ALL.
Reference NFPA 13D, ALL.

AGENCIES WITH NO COMMENT:

County Assessor, Building Dept., Cheyenne MPO

AGENCIES WITH NO RESPONSE:

Cheyenne Urban Planning Office, Cheyenne Development Services, Greater Cheyenne Greenway, County Real Estate Office, County Treasurer, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Sheriff's Office, CenturyLink, Cheyenne Engineering Services, South Cheyenne Community Development, Laramie County Weed & Pest.

PZ-19-00190 BETTE LANE TOWNHOMES
PRELIMINARY DEVELOPMENT PLAN

SECOND REVIEW

County Engineer: Scott Larson COMMENTS ATTACHED 08/12/2019

1. The County Land Use Regulations call out for separated sidewalks with a landscaped strip between the curb & gutter and sidewalk. The PDP map shows an attached sidewalk. The sidewalk should be moved to meet the requirements.
2. The sidewalk on the east side of Bette Lane needs to be extended to West Prosser Road.

County Public Works Department: David Bumann NO COMMENTS 08/08/2019

County Real Estate Office: Laura Pate ALERT 07/16/2019

Bohlinger Properties is not the current owner. A Deed to Bette Lane LLC was recorded 06/28/2019. Please update ownership on the plat

County Assessor: Clarice Blanton COMMENTS ATTACHED 07/17/2019

Bohlinger Properties of Wyoming, LLC transferred the property proposed as Bette Land Townhomes to Bette Lane LLC on June 28, 2019, Bk 2627 Pg 93. Please update the Dedication to reflect the new owner.

County Engineer: Scott Larson COMMENTS ATTACHED 07/18/2019**Engineer Review**

1. A detailed Drainage Study is required for this development; either with the PDP or the Plat. Based on the PDP, this site will have a significant increase in impervious area and, as a result, will increase the history runoff. Therefore, detention should be planned for this development and analyzed in the Drainage Study. As a result, I do not recommend approval for a waiver of a detailed Drainage Study.
2. I concur with the request for a waiver of a detailed Traffic Study.
3. I do not believe Note 4 is applicable to the Plat drawing since water and sewer will be provided by South Cheyenne Water & Sewer District.
4. The eastern boundary for Lot 4 includes two curves, C7 and C27. The information for C27 is not included in the Curve Table.
5. The title block indicates this site/property is located in T.14N., but it actually is located in T.13.N.

Surveyor Review

1. The VACATION STATEMENT currently reads "IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF THAT PORTION OF TRACT 44, ALLISON TRACTS, LARAMIE COUNTY, WYOMING", it might be more clear to say something a little more specific like "...ALL OF THAT PORTION OF TRACT 44, ALLISON TRACTS, LARAMIE COUNTY, WYOMING, WHICH IS INCLUDED IN THIS SUBDIVISION".
2. There is a 20 foot wide strip along the North boundary of Lot 1 labeled "DEDICATED HEREON". What is the proposed purpose for or proposed use of this strip?
3. The small text on the VICINITY MAP is a little difficult to read.

County Public Works Department: David Bumann COMMENTS ATTACHED 07/18/2019

A detailed drainage study should be provided.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

07/10/2019

Laramie County Small Wastewater System Regulations

If there is any existing small wastewater system on this property it shall be properly abandoned and connected to the South Cheyenne Sewer District.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 07/15/2019
IFC 2018

Chapter 5, Fire Service Features
Section 503 Fire apparatus Access Roads, ALL.
Reference Appended D-
Section 505, Primuses Identification, ALL.
Section 507, Fire Protection Water Supplies, ALL.
Reference NFPA 13D, ALL.

Black Hills Energy: Kelly Lindholm COMMENTS ATTACHED 07/16/2019
Please add a 6 ft utility easement on the east side of Bette Lane.

Planners: Bryan Nicholas COMMENTS ATTACHED 07/19/2019

1. The Plat should reference the sewage disposal, water source, and Fire District.
2. The label for the property north across West Prosser Road is labeled “unplatted”, this is within the Allison Tract, 1st Filing Plat.

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 07/16/2019
Building permits shall be required.

Site plan submittal shall include all required fire apparatus access roads and fire protection water supplies in accordance with 2018 IFC.

Cheyenne Development Services: Seth Lloyd COMMENTS ATTACHED 07/19/2019
Comments from the City’s Greenway planner:
This development abuts the Allison Draw Greenway. Would like to see a direct connection from the cul-de-sac to the greenway to help avoid vehicle conflict.

Comments from the City Engineer’s Office regarding drainage:

1. Preliminary and Final Plats General Note 3 - The revision to FIRM Panel 56021C1356F was a LOMR, and the revision date was April 8, 2013. The area of the plat is not within a Zone AE and the Zone X that covers the plat is the 0.2% annual chance flood hazard.
2. Preliminary Plat - The 28’ Drainage Easement note needs to reference a specific note in the General Notes.
3. Request For Waiver - The revision to FIRM Panel 56021C1356F was a LOMR, and the revision date was April 8, 2013. The area of the plat is not within a Zone AE and the Zone X that covers the plat is the 0.2% annual chance flood hazard.

Official letter attached (see below).



A COMMUNITY OF CHOICE

Planning and Development Department
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
(Phone) 307-637-6282 (Fax) 307-637-6366

July 18, 2019

Board of County Commissioners
310 W 19th St #320
Cheyenne, WY 82001

RE: Bette Lane Townhomes City Comments

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the Bison Crossing Tenth Filing Preliminary Plat:

1. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City. The City defers timing of design and construction of public improvements to the County.

I do not believe that there are any items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP
Planning and Development Director

AGENCIES WITH NO RESPONSE:

Cheyenne MPO, Cheyenne Urban Planning Office, Cheyenne Development Services
Greater Cheyenne Greenway, County Attorney, County Treasurer, Wyoming DEQ, US
Post Office, Combined Communications Center, Emergency Management, Sheriff's
Office, CenturyLink, South Cheyenne Water & Sewer, Cheyenne Engineering Services
South Cheyenne Community Development, Laramie County Weed & Pest.

SECOND REVIEW

County Engineer: Scott Larson COMMENTS ATTACHED 08/12/2019

1. The updated/revised plat map adequately addresses the previous comments. Therefore I have no further comments at this time.
2. The Drainage Study submitted adequately addresses drainage for this site and I concur with its recommendations.

County Public Works Department: David Bumann NO COMMENTS 08/08/2019



Steil Surveying Services

Professional Land Surveyors & Development Specialists

July 30, 2019

TO: Bryan Nicholas
Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

**InRe: POSTPONEMENT REQUEST for Bette Lane Townhomes PDP, Final Plat & Zone Change
PZ-19-00189, 190, & 191**

Dear Mr. Nicholas,

Following receipt of the agency comments, and in light of recent work by the project architect and project engineer; Steil Surveying Services, on behalf of the owner, **hereby requests that the Bette Lane Townhomes Zone Change Request, Preliminary Development Plan, and Final Plat, be postponed from the scheduled August 8 Planning Commission meeting** in order to allow for the owner and agent(s) to adequately address any outstanding agency review comments and submit revised plat maps for review.

It is our understanding that the applications will thereby be placed on the August 22, 2019 regular Planning Commission meeting agenda, following a second round of agency review.

Please contact me with any questions or concerns.

Thank you and best regards,

Casey L. Palma, AICP
Steil Surveying Services, LLC
CPalma@SteilSurvey.com

Bryan Nicholas

From: Casey Palma, AICP <cpalma@steilsurvey.com>
Sent: Wednesday, July 31, 2019 1:54 PM
To: Brittany Darnell; Brad Emmons
Cc: Bryan Nicholas; Mark Bohlinger; Larry Gallagher
Subject: RE: BETTE LANE - RESUBMITTAL FOLLOWING POSTPONEMENT - PZ-19-00181, PZ-19-00189, PZ-19-00190, PZ-19-00191
Attachments: We sent you safe versions of your files; Bette Lane Drainage_PDP_073019.pdf; PZ-19-00191_BetteLane2-REVFINAL_073119.pdf; PZ-19-00189_BetteLane2-REVZC_073119.pdf; PZ-19-00190_BetteLane2-REVPDP_073119.pdf
Importance: High

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good morning all,
Please find attached revised maps for Bette Lane Townhomes.

As noted in our request for postponement, we have had to make some adjustments to the plat following more detailed engineering and architectural work; **changes to the original submittal are primarily as follows:**

- A.** There are **two (2) additional lots on the west side of proposed Bette Lane** (12 lots total)
- B. The dedication of additional R/W for West Prosser Road has been removed** due to:
 - i) the infill nature of this project,
 - ii) the lack of additional R/W west of the project (along the south line of West Prosser),
 - iii) the minimal potential for additional future dedication west of the project (along the south line of West Prosser), and
 - iv) the fact that this R/W corridor has no potential to extend west of Walterscheid Blvd. ($\pm 1/2$ mile total length);

Note that the PDP proposes a 16.32' street-side setback at Lot 1 (enabling a future R/W dedication to be theoretically possible (with what would be a remaining 6.3-foot street-side setback for proposed Lot 1)).

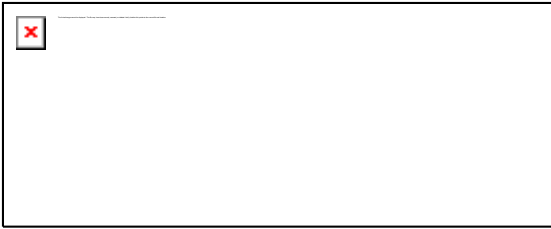
- C. Additional Drainage Easements are shown on the west and south edges of the proposed lots.**

Updated Drainage Report for the project is also attached.

Thank you for your time & consideration.
Please let me know if you have any questions or require additional information.
Best regards,
~Casey

Casey L. Palma, AICP | Director of Planning & Development
STEIL SURVEYING SERVICES, LLC
LAND | CONSTRUCTION | ALTA | SITE PLANNING

1102 West 19th Street | Cheyenne, Wyoming 82001
Office: 307.634.7273 | Mobile: 307.631.4776



From: "Brittany Darnell" <bdarnell@laramiecounty.com>
Sent: Tuesday, July 30, 2019 2:53 PM
To: "cpalma@steilsurvey.com" <cpalma@steilsurvey.com>
Subject: RE: PZ-19-00181, PZ-19-00189, PZ-19-00190, PZ-19-00191 CombinedAgencyComments

Thank you Casey, I will get that updated!

Brittany Darnell
Laramie County Planning & Development Office
3966 Archer Pkwy.
Cheyenne, WY 82009
(307)775-7451
bdarnell@laramiecounty.com

From: Casey Palma, AICP [mailto:cpalma@steilsurvey.com]
Sent: Tuesday, July 30, 2019 2:45 PM
To: Brittany Darnell <bdarnell@laramiecounty.com>; Brad Emmons <bemmons@laramiecounty.com>
Cc: Bryan Nicholas <bnicholas@laramiecounty.com>; Mark Bohlinger <mjbwy1@hotmail.com>
Subject: re: PZ-19-00181, PZ-19-00189, PZ-19-00190, PZ-19-00191 Combined AgencyComments
Importance: High

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

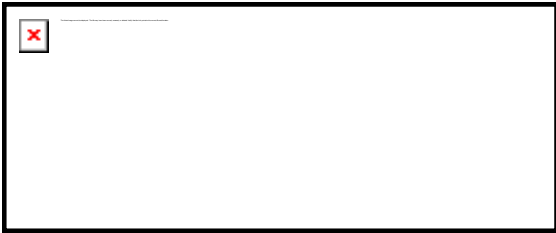
Good afternoon, apologies for the late reply.
Please see attached revised maps for Bette Lane PDP (PZ-19-00190) & Final Plat (PZ-129-00191) addressing agency comments;

ALONG WITH a formal request for postponement.

Please let me know if you have any questions or require additional information.
Thank you and best regards.
~Casey

Casey L. Palma, AICP | Director of Planning & Development
STEIL SURVEYING SERVICES, LLC
LAND | CONSTRUCTION | ALTA | SITE PLANNING

1102 West 19th Street | Cheyenne, Wyoming 82001
Office: 307.634.7273 | Mobile: 307.631.4776



From: "Brittany Darnell" <bdarnell@laramiecounty.com>
Sent: Tuesday, July 23, 2019 9:24 AM
To: "cpalma@steilsurvey.com" <cpalma@steilsurvey.com>
Cc: "Bryan Nicholas" <bnicholas@laramiecounty.com>
Subject: PZ-19-00181, PZ-19-00189,PZ-19-00190,PZ-19-00191 Combined AgencyComments

Good Morning Casey,

Attached are the Combined Agency Comments Reports for above-referenced projects. If you wish to submit any revised or additional documentation addressing the comments, please do so by **Tuesday, July 30th, 2019.**

Thank you,

Brittany Darnell
Laramie County Planning & Development Office
3966 Archer Pkwy.
Cheyenne, WY 82009
(307)775-7451
bdarnell@laramiecounty.com

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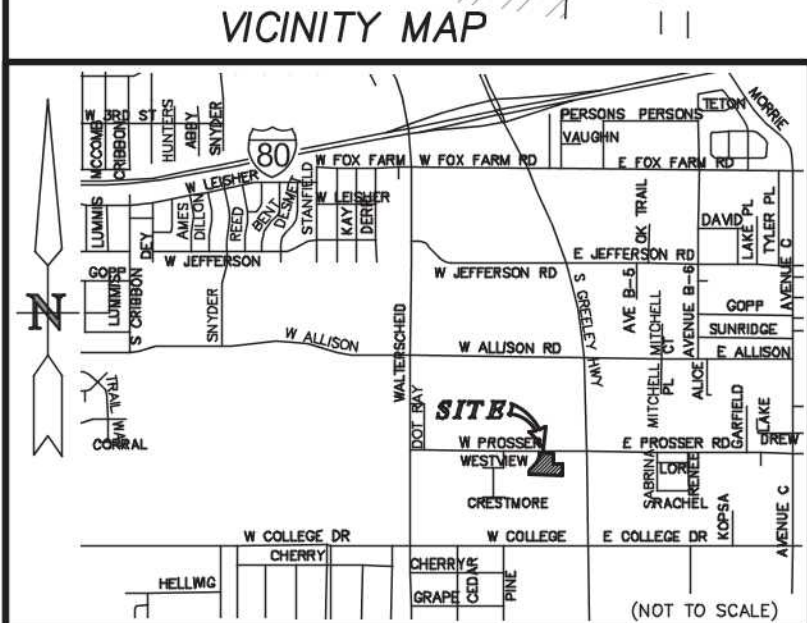
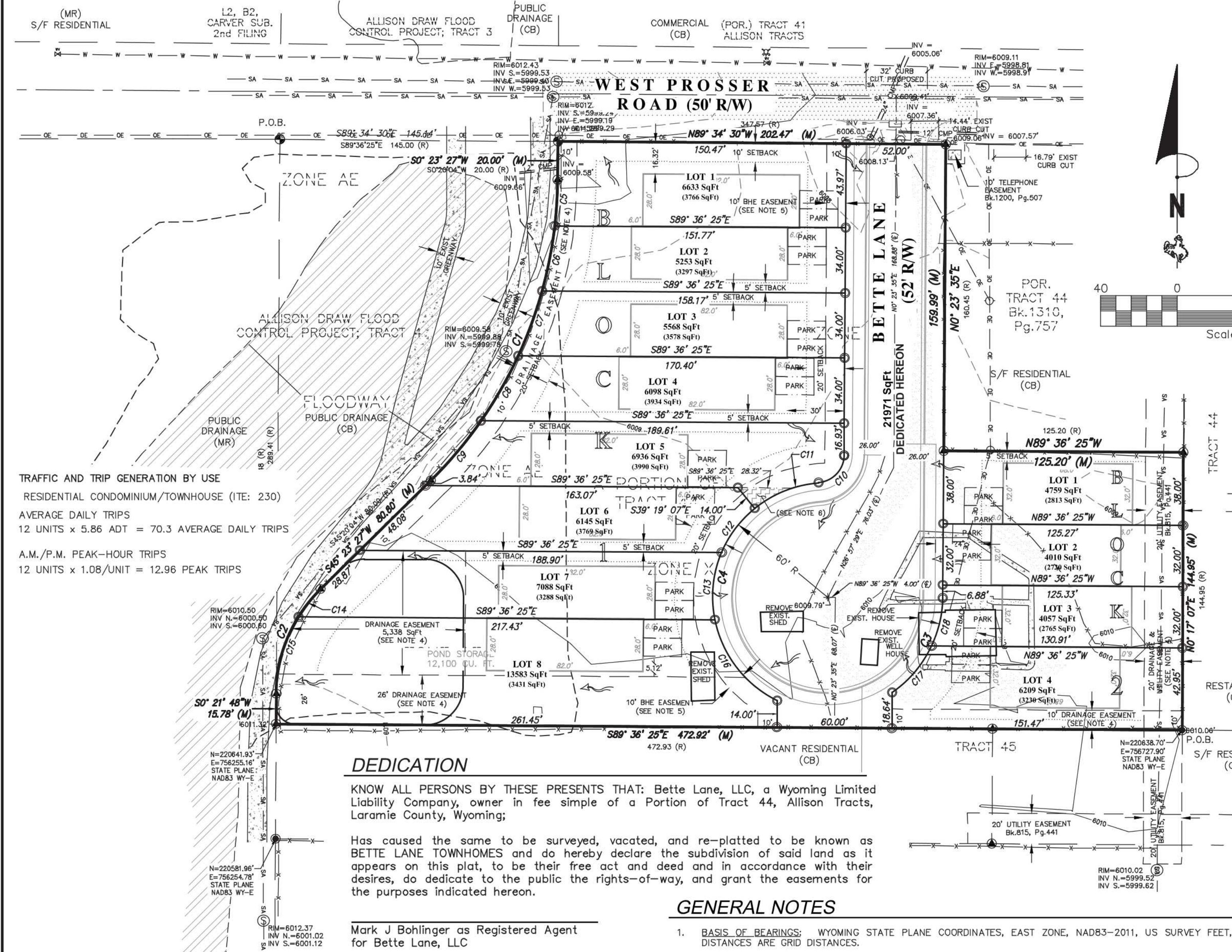
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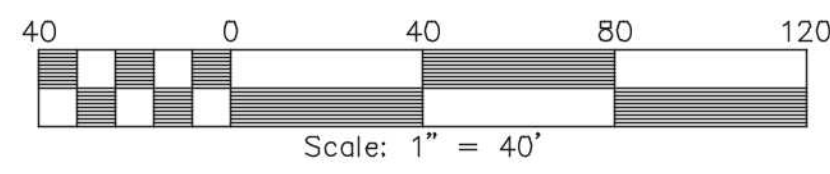
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DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT - FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



GENERAL INFORMATION

TOTAL SITE AREA : ±98,310 SqFt | 2.26 ACRES
 PROPOSED PUBLIC R/W : ±21,971 SqFt | 0.50 ACRES
 NUMBER OF LOTS: 12
 NUMBER OF RESIDENTIAL LOTS: 12
 AVERAGE LOT SIZE (DENSITY) : ±6,361 SqFt
 EXISTING ZONE DISTRICT: CB - COMMUNITY BUSINESS
 PROPOSED ZONE DISTRICT: MR - MEDIUM-DENSITY RESIDENTIAL
 STREET SECTION: URBAN LOCAL (32' TRAVELWAY)
 EXISTING & PROPOSED USES BY LOT:
 LOT # EXIST USE PROPOSED USE
 1-8 VACANT (8) DUPLEX RESIDENTIAL
 9-12 (1) S/F RESIDENTIAL (4) ATTACHED RESIDENTIAL



LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP STAMPED PLS 2500
- ⊙ FOUND 1 1/2" ALUMINUM CAP STAMPED PLS 3047
- ⊖ EXISTING CURB STOP
- ⊕ EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINES
- x— EXISTING FENCE LINE
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING GRAVEL SURFACE
- DIRECTION OF SURFACE DRAINAGE

LOT 3 LOT NUMBER
 — SqFt LOT AREA
 (— SqFt) BUILDABLE AREA OF LOT (EXCLUSIVE OF SETBACKS/EASEMENTS & OTHER NON-BUILDABLE AREAS)

TRAFFIC AND TRIP GENERATION BY USE
 RESIDENTIAL CONDOMINIUM/TOWNHOUSE (ITE): 230
 AVERAGE DAILY TRIPS
 12 UNITS x 5.86 ADT = 70.3 AVERAGE DAILY TRIPS
 A.M./P.M. PEAK-HOUR TRIPS
 12 UNITS x 1.08/UNIT = 12.96 PEAK TRIPS

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Bette Lane, LLC, a Wyoming Limited Liability Company, owner in fee simple of a Portion of Tract 44, Allison Tracts, Laramie County, Wyoming;

Has caused the same to be surveyed, vacated, and re-platted to be known as BETTE LANE TOWNHOMES and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, do dedicate to the public the rights-of-way, and grant the easements for the purposes indicated hereon.

Mark J Bohlinger as Registered Agent for Bette Lane, LLC

GENERAL NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
3. THE LANDS CONTAINED WITHIN THIS REPLAT DO NOT FALL WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1356F, REVISED TO REFLECT LOMA EFFECTIVE SEPT. 27, 2012; THE BOUNDARIES OF THE PLAT ARE ENCOMPASSED WITHIN AREAS DESIGNATED "ZONE X" AND "ZONE AE" OF A 0.02% ANNUAL CHANCE FLOOD HAZARD.
4. "DRAINAGE EASEMENT(S)" SHOWN HEREON GRANTED TO LARAMIE COUNTY AND TO ALL OWNERS OF LOTS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES.
5. "10' BHE EASEMENT" GRANTED TO BLACK HILLS ENERGY FOR INSTALLATION OF LOCAL UTILITIES SERVICES TO THE PROPERTIES CONTAINED WITHIN THIS REPLAT.
6. "MUTUAL INGRESS/EGRESS EASEMENT" GRANTED BY AND BETWEEN THE OWNERS OF LOTS 5 & 6, BLOCK 1, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR MUTUAL INGRESS/EGRESS TO/FROM BETTE LANE RIGHT-OF-WAY.

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	45° 00' 00"	222.50'	S22° 53' 27"W	170.29'	174.75'
C2	45° 00' 00"	77.50'	S22° 53' 27"W	59.32'	60.87'
C1(R)	45° 00' 00"	222.50'	S22° 48' 04"E	170.29'	174.75'
C2(R)	45° 00' 00"	77.50'	N22° 48' 04"E	59.32'	60.87'

FOR LOT/BLOCK CURVE DATA, SEE FINAL PLAT

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

LAND ANALYSIS MAP & PRELIMINARY DEVELOPMENT PLAN for BETTE LANE TOWNHOMES

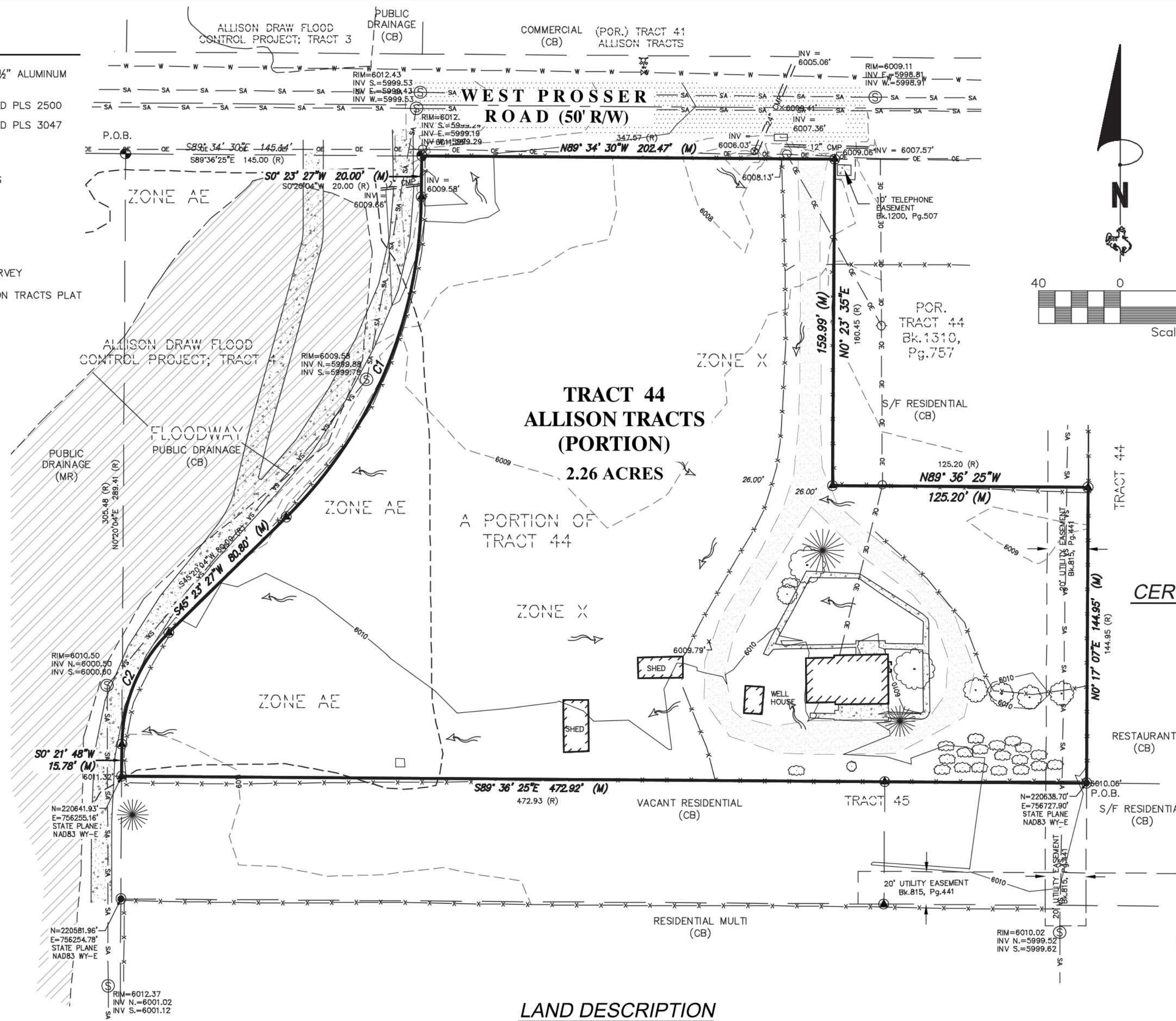
A REPLAT OF A PORTION OF TRACT 44, ALLISON TRACTS (1st FILING) SITUATED IN THE SW¼ OF SECTION 8, T.13N, R.66W., of the 6th P.M., LARAMIE COUNTY, WYOMING
 PREPARED MAY 2019



STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
 www.SteilSurvey.com ○ info@SteilSurvey.com

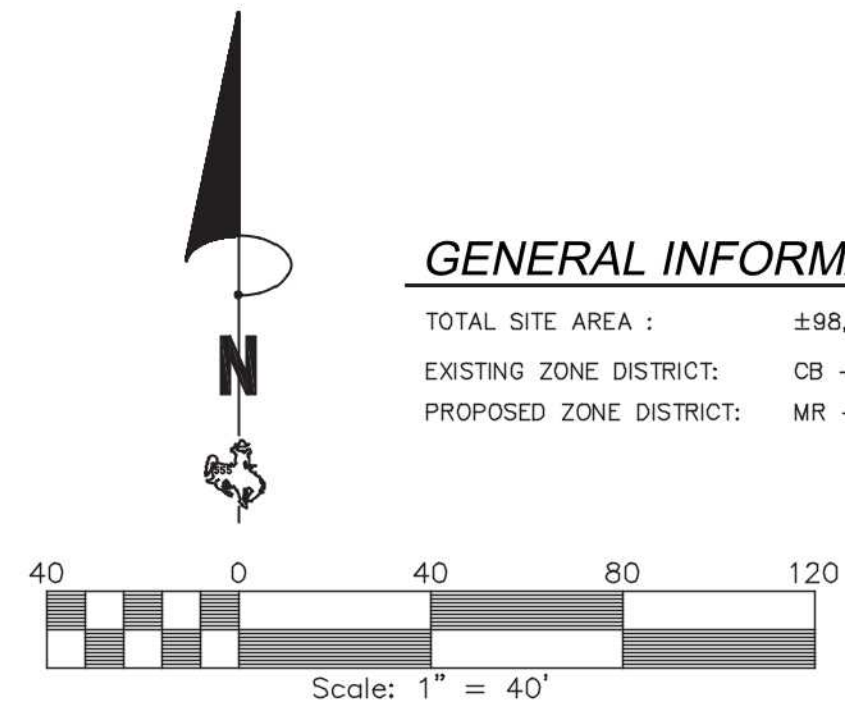
LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP STAMPED PLS 2500
- ⊙ FOUND 1 1/2" ALUMINUM CAP STAMPED PLS 3047
- ⊗ EXISTING CURB STOP
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- OE— EXISTING OVERHEAD ELECTRIC LINES
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- ☀ EXISTING CONIFEROUS TREE
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- (M) DENOTES MEASURED DATA THIS SURVEY
- (P) DENOTES RECORD DATA PER ALLISON TRACTS PLAT
- (R) DENOTES RECORD PER DEED
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING GRAVEL SURFACE



GENERAL INFORMATION

TOTAL SITE AREA : ±98,310 SqFt | 2.26 ACRES
 EXISTING ZONE DISTRICT: CB - COMMUNITY BUSINESS
 PROPOSED ZONE DISTRICT: MR - MEDIUM-DENSITY RESIDENTIAL



GENERAL NOTES

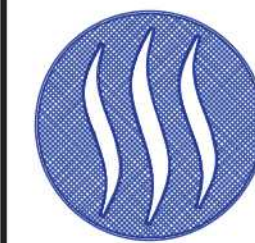
BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
 THE LANDS CONTAINED WITHIN THIS REPLAT DO NOT FALL WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1356F, REVISED TO REFLECT LOMA EFFECTIVE SEPT. 27, 2012;
 THE BOUNDARIES OF THE PLAT ARE ENCOMPASSED WITHIN AREAS DESIGNATED "ZONE X" AND "ZONE AE" OF A 0.02% ANNUAL CHANCE FLOOD HAZARD.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

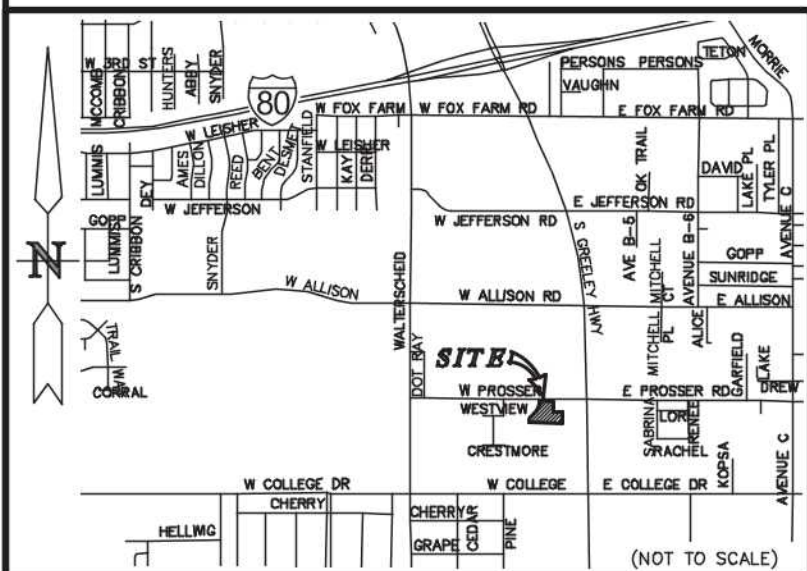
**ZONE CHANGE MAP
 for
 BETTE LANE
 TOWNHOMES**

A REPLAT OF
 A PORTION OF TRACT 44,
 ALLISON TRACTS (1st FILING)
 SITUATED IN THE SW¼ OF SECTION 8,
 T.14N, R.66W., of the 6th P.M., LARAMIE COUNTY, WYOMING
 PREPARED MAY 2019



STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
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 756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
 www.SteilSurvey.com ○ info@SteilSurvey.com

VICINITY MAP



LAND DESCRIPTION

A portion of Tract 44, Allison Tracts, Laramie County, Wyoming, described as: Beginning at a point on the South line of Tract 44 - which lies westerly a distance of 280 feet from the southeast corner of Tract 44; thence northerly a distance of 144.95 feet; thence westerly a distance of 125.2 feet; thence northerly a distance of 160.45 feet to a point on the North line of Tract 44; thence westerly a distance of 347.57 feet; thence southerly a distance 305.48 feet; thence easterly a distance of 472.93 feet to the point of beginning.

LESS and EXCEPT a portion of Tract 44 of said Allison Tracts described as:

Beginning at the northwest corner of said Tract 44; thence South 89 degrees 36 minutes 25 seconds East along the North line of said Tract 44, a distance of 145.00 feet; thence South 00 degrees 20 minutes 04 seconds West along a line parallel with the West line of said Tract 44, a distance of 20.00 feet to the point of beginning of a circular curve to the right, the radius of said curve being 222.50 feet, the central angle being 45 degrees 00 minutes 00 seconds, the chord of said curve bears South 22 degrees 50 minutes 04 seconds West (call corrected from prior deed, per the Plat of the Allison Draw Flood Control Project, recorded November 8, 2005 in Plat Cabinet 8, slot 172, page 8), a distance of 170.29 feet; thence along the arc of said curve a distance of 174.75 feet to the end of said curve; thence South 45 degrees 20 minutes 04 seconds West (call also corrected per said Plat), a distance of 80.00 feet to the beginning of a circular curve to the left, the radius of said curve being 77.50 feet, the central angle being 45 degrees 00 minutes 00 seconds, the chord of said curve bears South 22 degrees 50 minutes 04 seconds West, a distance of 59.32 feet; thence along the arc of said curve a distance of 60.87 feet to the end of said curve and a point on the west line of said Tract 44; thence North 00 degrees 20 minutes 04 seconds East, along said West line a distance of 289.41 feet to the point of beginning.

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	45° 00' 00"	222.50'	S22° 53' 27\"/>		

FOR LOT/BLOCK CURVE DATA, SEE FINAL PLAT

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM CB – COMMUNITY BUSINESS TO MR – MEDIUM DENSITY RESIDENTIAL FOR A PORTION OF TRACT 44, ALLISON TRACTS, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-104 of the Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-104 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from CB- Community Business to MR-Medium Density Residential for a portion of Tract 44, Allison Tracts, Laramie County, WY, as shown on the attached 'Exhibit A' – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

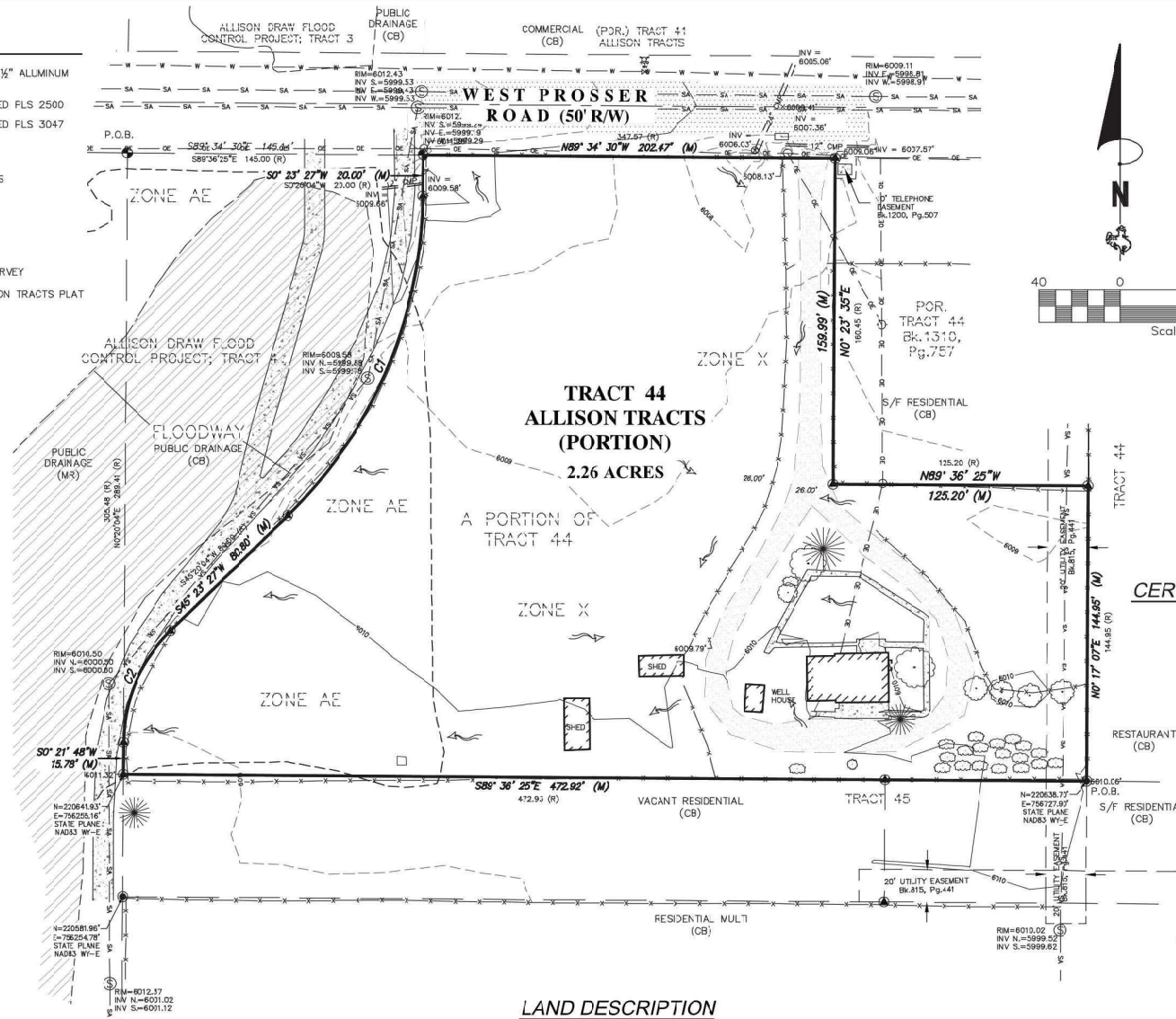


Mark T. Voss, Laramie County Attorney

EXHIBIT 'A'

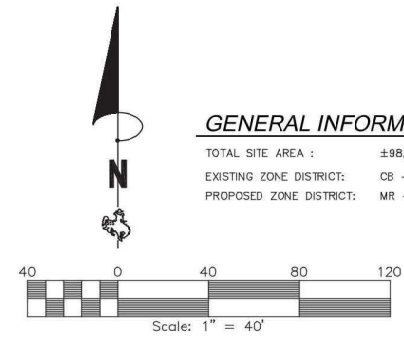
LEGEND

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- FOUND 1 1/2" ALUMINUM CAP STAMPED FLS 2500
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- ⊙ EXISTING CURB STOP
- ⊖ EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINES
- x— EXISTING FENCE LINE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- (M) DENOTES MEASURED DATA THIS SURVEY
- (P) DENOTES RECORD DATA PER ALLISON TRACTS PLAT
- (R) DENOTES RECORD PER DEED
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING GRAVEL SURFACE



GENERAL INFORMATION

TOTAL SITE AREA : ±98,310 SqFt | 2.26 ACRES
 EXISTING ZONE DISTRICT: CB – COMMUNITY BUSINESS
 PROPOSED ZONE DISTRICT: MR – MEDIUM-DENSITY RESIDENTIAL



GENERAL NOTES

BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
 THE LANDS CONTAINED WITHIN THIS REPLAT DO NOT FALL WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C.353F, REVISED TO REFLECT LOMA EFFECTIVE SEPT. 27, 2012;
 THE BOUNDARIES OF THE PLAT ARE ENCOMPASSED WITHIN AREAS DESIGNATED "ZONE X" AND "ZONE AE" OF A 0.02% ANNUAL CHANCE FLOOD HAZARD.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

ZONE CHANGE MAP FOR BETTE LANE TOWNHOMES

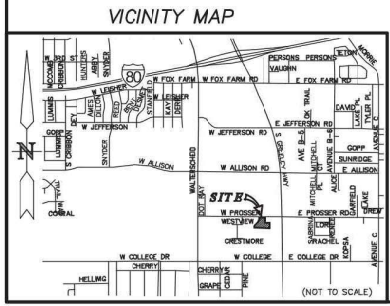
A REPLAT OF A PORTION OF TRACT 44, ALLISON TRACTS (1st FILING)
 SITUATED IN THE SW¼ OF SECTION 8, T.14N, R.66W., of the 6th P.M., LARAMIE COUNTY, WYOMING
 PREPARED MAY 2019

LAND DESCRIPTION

A portion of Tract 44, Allison Tracts, Laramie County, Wyoming, described as: Beginning at a point on the South line of Tract 44 which lies westerly a distance of 260 feet from the southeast corner of Tract 44; thence easterly a distance of 144.85 feet thence westerly a distance of 125.2 feet; thence northerly a distance of 160.45 feet to a point on the North line of Tract 44; thence westerly a distance of 347.57 feet; thence southerly a distance of 303.48 feet; thence easterly a distance of 472.00 feet to the point of beginning.
 LESS and EXCEPT a portion of Tract 44 of said Allison Tracts described as:
 Beginning at the northwest corner of said Tract 44; thence South 89 degrees 36 minutes 20 seconds East along the North line of said Tract 44 a distance of 145.00 feet; thence South 03 degrees 20 minutes 04 seconds West along a line parallel with the West line of said Tract 44, a distance of 20.00 feet to the point of beginning of a circular curve to the right, the radius of said curve being 222.50 feet, the central angle being 45 degrees 00 minutes 00 seconds, the chord of said curve bears South 22 degrees 50 minutes 04 seconds West (call corrected from prior deed, per the plat of the Allison Draw Flood Control Project, recorded November 8, 2005 in Plat Cabinet B, east 1721 page 63) a distance of 170.29 feet; thence along the arc of said curve a distance of 174.75 feet to the end of said curve; thence South 45 degrees 20 minutes 04 seconds West (call also corrected per said Plat), a distance of 80.00 feet to the beginning of a circular curve to the left, the radius of said curve being 77.50 feet, the central angle being 45 degrees 00 minutes 00 seconds, the chord of said curve bears South 22 degrees 50 minutes 04 seconds West, a distance of 59.32 feet; thence along the arc of said curve a distance of 60.87 feet to the end of said curve and a point on the west line of said Tract 44; thence North 03 degrees 20 minutes 04 seconds East, along said West line a distance of 289.41 feet to the point of beginning.

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	45° 00' 00"	222.50'	S22° 53' 27" W	170.29'	174.75'
C2	45° 00' 00"	77.50'	S22° 53' 27" W	59.32'	60.87'
C1(R)	45° 00' 00"	222.50'	S22° 48' 04" W	170.29'	174.75'
C2(R)	45° 00' 00"	77.50'	N22° 48' 04" E	59.32'	60.87'

FOR LOT/BLOCK CURVE DATA, SEE FINAL PLAT



STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
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 756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 522-9789
 www.SteilSurvey.com ○ info@SteilSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF TRACT 44, ALLISON TRACTS, LARAMIE COUNTY, WY,
TO BE RE-PLATTED AND KNOWN AS "BETTE LANE TOWNHOMES"**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with the MR – Medium Density Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Bette Lane Townhomes.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-104 governing the MR – Medium Density Residential zone district.

And the Board approves the Subdivision Permit and Plat for Bette Lane Townhomes.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney

