



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Michael Surface, Senior Planner

DATE: July 5, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for North Range Business Park, 13th Filing, being a replat of Lots 1 and 2, Block 14, North Range Business Park, 7th Filing, Laramie County, WY

EXECUTIVE SUMMARY

AVI, consultant for Cheyenne LEADS and the North Range Business Park Commercial Owners Association has submitted a Subdivision Permit and Plat application for North Range Business Park, 13th Filing. The property fronts Happy Jack Road. It is bound by Logistics Drive on the east, and Bruns Way to the west. The application has been submitted for the purpose of subdividing the property into three (3) lots. Lot 1 is 7.15 acres, Lot 2 is 11.75 acres, while Lot 3 is 2.0 acres. Lot 1 is shared open space owned by the North Range Business Park Commercial Owners Association. Lot 2 has a small utility building located upon it.

BACKGROUND

Currently, two (2) tracts with one structure on the north parcel make up the property. The parcels are zoned Planned Unit Development – PUD, like most of the North Range Business Park. Property to the south is owned by the University Corporation for Atmospheric Research. Properties to the east and west are vacant. Other uses within the business park include commercial/light industrial such as Microsoft and the Walmart Distribution Center. Property on the north side of Happy Jack Road, and north of the western portion of the proposed subdivision is vacant and zoned Agricultural – A2. An adjacent tract of five (5) acres is situated north of Happy Jack Road as well. It is north of the eastern part of the proposed subdivision and is zoned High Density Residential – HR, with one (1) dwelling on the property.

Pertinent Regulations

The pertinent regulations of the Laramie County Land Use Regulations which apply to this project include the following.

Section 1-2-104 – governing the requirements of public notice.

Section 2-1-101 (a-e) - governing the criteria for a subdivision permit and plat.

Section 4-2-112 - governing Planned Unit Development.

DISCUSSION

This project was tabled May 26, 2022 due to not meeting public notice requirements. The Planning Commission did not meet June 9, 2022, for lack of a quorum. The public notice requirements have been met. Public notice signs were posted on May 4, 2022. Certified mail notifying adjacent property owners were mailed May 5, 2022. The legal ad for the public hearing appeared May 7, 2022, in the daily Cheyenne newspaper. One (1) phone call from an adjacent property owner was received. The neighbor asked questions about potential future uses but did not object to the project.

The Planned Unit Development – PUD zoning designation permits flexibility and creativity in site planning. The specific regulations for such a development are to uphold public health, safety and general welfare. Per both resolutions governing the proposed North Range Business Park, 13th Filing as a Planned Unit Development, there is substantial conformance with the approved Master Final Plat.

The Laramie County Comprehensive Plan places the property within the Urban Rural Interface category. These areas have a higher level of vehicular access, community services and more intense employment centers.

Plan Cheyenne does not have any application for this property, its boundary is located two (2) miles to the east.

The property is served by central water and sewer. At the time of a site plan application, the Cheyenne Board of Public Utilities will be included in the review process.

A letter requesting waiver of traffic and drainage studies was provided as part of the application. The County Engineer has concurred with this request based on the justification provided. Agency comments pertained to the recordation process, acknowledgements as well corrections to the survey. The agency comments have been given to the applicant for review and correction.

The Planning Commission recommended approval of this subdivision permit and plat on June 23, 2022, with a 3 – 0 vote.

FINDINGS AND RECOMMENDATION

Based on evidence provided, the Planning Commission along with staff recommends the Board find that:

1. The subdivision meets the requirements of Section 1-2-104 of the Laramie County Land use Regulations governing public notice.
2. The subdivision meets the requirements of Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.
3. The subdivision meets the requirements of Section 4-2-112 of the Laramie County Land Use Regulations governing Planned Unit Development.

Based upon the findings the Planning Commission and staff recommend that the Board approve the Subdivision Permit and Plat for North Range Business Park, 13th Filing, Laramie County, WY, with one condition.

1. **Correct all acknowledgement issues and survey errors prior to recording the plat.**

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for North Range Business Park, 13th Filing, being a replat of Lots 1 and 2, Block 14, North Range Business Park, 7th Filing, Laramie County, WY. and adopt the three findings of fact and one condition from the staff report.

ATTACHMENTS

- Attachment 1: Aerial Map**
- Attachment 2: County Comprehensive Plan Map**
- Attachment 3: PUD Zoning map**
- Attachment 4: Applicant Traffic and Drainage Study Waiver request**
- Attachment 5: Public Agency Comments Report May 18, 2022**
- Attachment 6: Plat – June 27,2022**
- Attachment 7: Resolution**

HAPPY JACK RD

BRUNSWAY

VETA DR

LOGISTICS DR

VETA DR

Laramie County, Wyoming



Subdivision Permit & Plat North Range Business Park 13th Filing

PUD Zoning District

PZ-22-00169

Legend for Aerial View

Property Lines

Streets

Classification

- Arterial
- Collector
- Local



HAPPY-JACK-RD

BRUNS WAY

URI

VETA-DR

LOGISTICS-DR

VETA-DR

Laramie County, Wyoming



**Subdivision Permit
&
Plat
North Range
Business
Park
13th Filing**

**County
Comprehensive
Plan
URI District**

PZ-22-00169

Legend

Property Lines

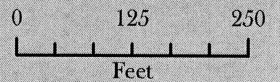
Streets

Classification

Arterial

Collector

Local



A-2

HAPPY JACK RD.

HR

Laramie County, Wyoming







**Subdivision Permit
&
Plat
North Range
Business
Park
13th Filing**

**County
Zoning
PUD
District**

PZ-22-00169

Legend

-  Property Lines
- Streets**
- Classification**
-  Arterial
-  Collector
-  Local



BRUNS WAY

PUD

VETA DR

LOGISTICS DR

VETA DR



April 26, 2022
2-4592

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: North Range Business Park, 13th Filing Subdivision Permit & Plat - Drainage Study and Traffic Waiver Request; Community Facility Fee Acknowledgement

To Whom It May Concern,

We would like to request a waiver for providing Drainage and Traffic studies at this time for the above-mentioned project. The proposed development consists of 3 lots, two of which will be commercial in use and one of which will remain dedicated open space. Impacts to the existing terrain, roadways and traffic patterns will be minimal, with most of the grading to occur for future commercial structures.

The developer is exempt from paying Community Facility Fees pursuant to section 1-1-106.v.A of the Laramie County Land Use Regulations as this replat will not add additional land or building area to the development.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Respectfully Submitted,

Kelly Schroeder, Planner

A.V.I. PROFESSIONAL CORPORATION

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PZ-22-00169
Subdivision Permit

Black Hills Energy: Black Hills Energy, Eric Underhill No Comments

Combined Communications Center: Combined Communications Center, Chuck Trimble No Comments

County Assessor: County Assessor, Kaycee Eisele Comments Attached 05/05/2022
Our office requests sequential deeds be recorded to convey the property that was a part of the lot line adjustment. As a plat does not determine ownership and the recorded records of when owners took title are now defunct legal descriptions, there needs to be clear recordation of ownership on the new legal descriptions. In many cases, lot line adjustments for re-plats there will be multiple ownership names on the new platted parcels. For example, Lot 3 will have ownership of BOTH Cheyenne Leads and North Range Business Park Comm Owners Assoc. until recorded deed work is done.

County Attorney: County Attorney, Joe Chenchar No Comments

County Engineer: County Engineer, Scott Larson Comments
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study at this time. When Lot 2 and 3 are developed, a site plan with a drainage study and traffic study will be required at that time.
2. There is no Basis of Bearing noted on the Plat.

Surveyor Review

1. In the second line of the main body of the LEGAL DESCRIPTION, "S0°00'00" should be "S0°00'00E".
2. There is no survey tie by bearing and distance to the nearest public land survey system monument.
3. The Wyoming State Plane field observation coordinates are very small and not legible.
4. The LEGEND indicates MEASURED DATA (M) and RECORD DATA (R). There are some measurements symbolized with (R) and several measurements that are not identified with an (R) or an (M). Are the measurements that are not symbolized MEASURED DATA (M)?
5. Is the north boundary of LOT 1, Block 1, the south boundary of STATE HIGHWAY 210/HAPPY JACK ROAD?
6. Does the right-of-way width of STATE HIGHWAY 210/HAPPY JACK ROAD vary?

County Public Works Department: County Public Works Department, Molly Bennett
No Comments

County Real Estate Office: County Real Estate Office, Laura Pate Comments
If the commissioners and the clerk sign, their signatures do not need to be notarized...
Only if it is an Administrative Plat does Planning and Public works sign and their
signatures are notarized. Please remove notary acknowledgement, unless this is an
Administrative plat then make changes to signatures.

County Treasurer: County Treasurer, Trudy Eisele No Comments

Emergency Management: Emergency Management, Matt Butler No Comments

Environmental Health: Environmental Health Department, Tiffany Gaertner
No Comments

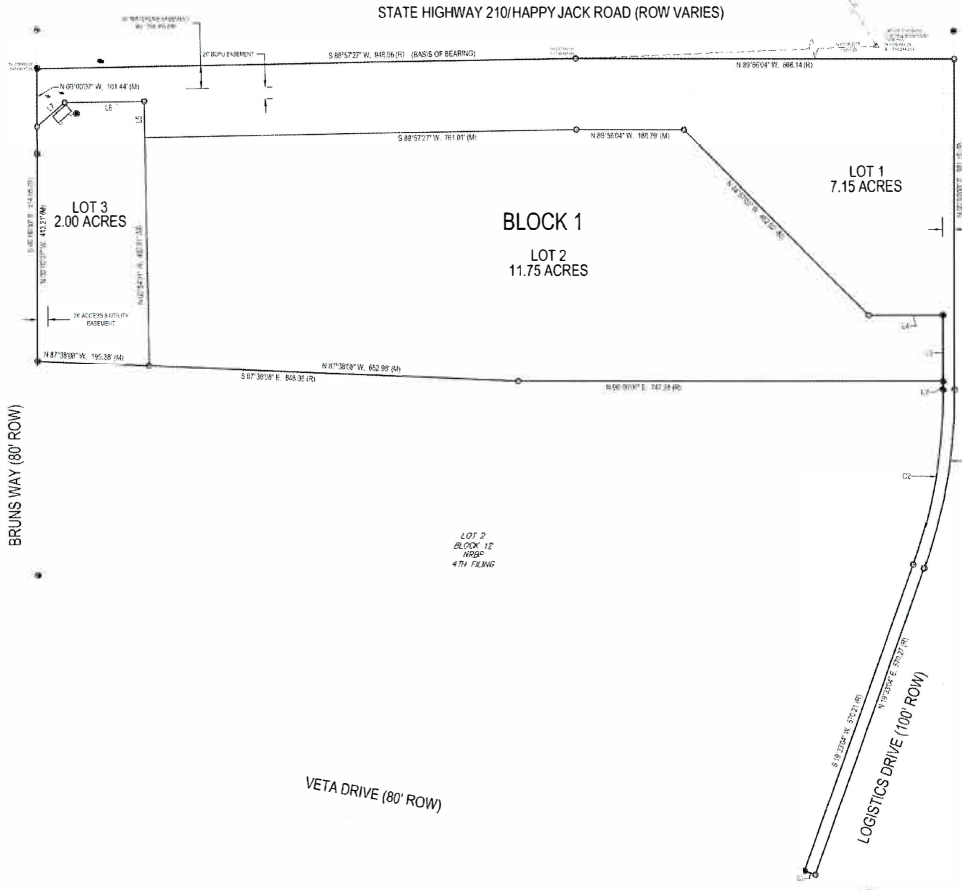
Fire District No 2: Fire District No. 2, Jason Caughey No Comments

Intraoffice: Planners, Cambia McCollom No Comments

Planners: Planners, Michael Surface Comments Attached 05/09/2022
This subdivision permit and plat creates three lots from two within a PUD Zoning
District.

Sheriff's Office: Sheriff's Office, Amber Shroyer No Comments

WYDOT: WYDOT, Taylor McCort No Comments



LEGEND

- FOUND ALUMINUM CAP
- SET ALUMINUM CAP
- ≡ MEASURED DATA THIS SURVEY
- (R) RECORD DATA FROM NORTH RANGE BUSINESS PARK, 7TH FILING, RECORDED AT BK 10, PAGE 109 OF THE LARAMIE COUNTY RECORDS

BASIS OF BEARING

CONSIDERING THE SOUTHERN BOUNDARY OF STATE HIGHWAY 210/HAPPY JACK ROAD MONUMENTED BY A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 1 AND A FOUND POINT ON SAID BOUNDARY BEARING S88°57'27"W A DISTANCE OF 948.99 FEET WITH ALL BEARINGS HEREON RELATIVE THERETO

LEGAL DESCRIPTION

A REPLAT OF LOTS 1 & 2, BLOCK 14, NORTH RANGE BUSINESS PARK, 7TH FILING, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S°00'00"E A DISTANCE OF 514.65 FEET TO A FOUND IRON ROD; THENCE S37°30'08"E A DISTANCE OF 648.35 FEET; THENCE N0°00'00"E A DISTANCE OF 747.28 FEET TO A FOUND ALUMINUM CAP; THENCE S0°00'00"E A DISTANCE OF 19.80 FEET TO A FOUND ALUMINUM CAP AT THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CHORD BEARING OF S09°48'32"E, A CHORD DISTANCE OF 312.41 FEET, AND A CENTRAL ANGLE OF 19°33'04"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 313.93 FEET; THENCE S19°33'04"W A DISTANCE OF 520.21 FEET TO A FOUND ALUMINUM CAP; THENCE S0°00'00"E A DISTANCE OF 20.00 FEET; THENCE N19°33'04"E A DISTANCE OF 520.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CHORD BEARING OF N09°46'32"E, A CHORD DISTANCE OF 319.20 FEET, AND A CENTRAL ANGLE OF 19°33'04"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 319.78 FEET; THENCE N0°00'00"E A DISTANCE OF 581.15 FEET TO A POINT ON THE SOUTH BOUNDARY OF STATE HIGHWAY 210/HAPPY JACK ROAD; THENCE N8°56'04"W ALONG THE SOUTH BOUNDARY OF STATE HIGHWAY 210/HAPPY JACK ROAD A DISTANCE OF 666.14 FEET TO A POINT ON THE SOUTH BOUNDARY OF STATE HIGHWAY 210/HAPPY JACK ROAD; THENCE S88°57'27"W ALONG THE SOUTH BOUNDARY OF STATE HIGHWAY 210/HAPPY JACK ROAD A DISTANCE OF 948.99 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.96 ACRES MORE OR LESS.

VACATION STATEMENT

THIS PLAT VACATES LOTS 1 & 2, BLOCK 14, NORTH RANGE BUSINESS PARK, 7TH FILING.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, CHEYENNE LARAMIE COUNTY CORPORATION FOR ECONOMIC DEVELOPMENT, DBA CHEYENNE LEADS, A WYOMING NONPROFIT CORPORATION, AND THE NORTH RANGE BUSINESS PARK COMMERCIAL OWNERS ASSOCIATION, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF NORTH RANGE BUSINESS PARK, 13TH FILING, DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND GRANTS THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

BETSEY HALE, CEO OF CHEYENNE LARAMIE COUNTY CORPORATION FOR ECONOMIC DEVELOPMENT, DBA CHEYENNE LEADS, A WYOMING NONPROFIT CORPORATION.

PRESIDENT, NORTH RANGE BUSINESS PARK COMMERCIAL OWNERS ASSOCIATION

ACKNOWLEDGEMENTS

STATE OF WYOMING 1
 COUNTY OF LARAMIE JSS

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS _____ DAY OF _____, 2022, BY BETSEY HALE, CEO OF CHEYENNE LARAMIE COUNTY CORPORATION FOR ECONOMIC DEVELOPMENT, DBA CHEYENNE LEADS, A WYOMING NONPROFIT CORPORATION, AND _____ PRESIDENT OF NORTH RANGE BUSINESS PARK COMMERCIAL OWNERS ASSOCIATION, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

 CHAIR PERSON, LARAMIE COUNTY PLANNING COMMISSION

APPROVED BY THE LARAMIE COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2022.

 CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

PLANNING CLERK _____

LOT 2
 BLOCK 12
 1056
 4TH FILING

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S70°13'27"E	20.00
L2	S90°00'00"E	45.00
L3	N00°00'00"W	106.55
L4	N09°00'00"W	356.04
L5	N08°56'04"W	631.19
L6	S88°57'27"W	1,046.82
L7	S49°15'07"E	443.74

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.78	949.00	19°33'04"	N09°46'32"E	319.20
C2	313.83	828.00	19°33'04"	S09°48'32"E	312.41

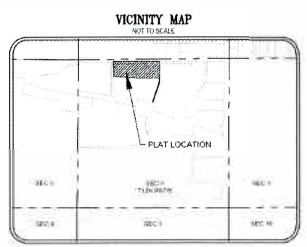
- NOTES:**
- LOT 1 TO REMAIN DEDICATED SHARED OPEN SPACE FOR THE NORTH RANGE BUSINESS PARK COMMERCIAL OWNERS ASSOCIATION
 - A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AUG-PC-PLS 12045 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
 - NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM PANEL 36624C1807F DATED 01/20/2007.
 - FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.
 - THE LANDS CONTAINED WITHIN THIS SUBDIVISION ARE IN A LOW-HAZARD WILDFIRE RISK AREA.
 - WATER AND SEWER PROVIDED BY THE CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES.
 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



FINAL PLAT
 FOR
**NORTH RANGE BUSINESS PARK,
 13TH FILING**
 BEING A REPLAT OF LOTS 1 & 2, BLOCK 14,
 NORTH RANGE BUSINESS PARK, 7TH FILING,
 BEING SITUATED IN THE N1/2,
 SECTION 4, TOWNSHIP 13 NORTH, RANGE 67 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF LARAMIE, STATE OF WYOMING.
 PREPARED APRIL, 2022



FILING RECORD

DATE	
FILE	
PROJECT:	NORTH RANGE BUSINESS PARK, 13TH FILING
PREPARED FOR:	CHEYENNE LEADS PO BOX 1045 CHEYENNE, WY 82003
DATE	Jun 28, 2022
DRAWN BY:	KS
CHECKED BY:	KS
DATE:	4992
DRAWING NO:	1

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR LOTS 1 AND 2, BLOCK 14, NORTH RANGE BUSINESS PARK, 7TH FILING, LARAMIE COUNTY, WYOMING, TO BE PLATTED AND KNOWN AS "NORTH RANGE BUSINESS PARK, 13TH FILING"

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 proposed subdivision and plat is in accordance with section 4-2-112 of the Laramie County land Use regulations governing the Planned Unit Development – PUD zoning district; and

WHEREAS, this resolution is the subdivision permit for North Range Business Park, 13th Filing.

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.

And the Board approves the Subdivision Permit and Plat for North Range Business Park, 13th Filing, being a replat of Lots 1 and 2, Block 14, North Range Business Park, 7th Filing, Laramie County, WY with the following condition:

- 1. Correct all acknowledgement issues and survey errors prior to recording the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office