



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: July 19, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Allison Tracts, 7th Filing, a replat of Tract 68, less the north 5', Allison Tracts, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Robert Rodriquez of Cheyenne, WY, has submitted a Subdivision Permit and Plat application, located at 411 W. Allison Road, to subdivide the property into two, residential-use tracts.

BACKGROUND

The subject property has a two residences and an associated structure located on it. The first residence and its accessory building will be located on Tract 1 and the second residence will be located on Tract 2. The surrounding properties are assessed as residential with tract sizes ranging from 0.48 to 4.68 acres.

Pertinent Regulations

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 designates this area as URI (Urban Rural Interface), intended to accommodate a mix of more intensive land uses than other areas. These areas may

have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services.

PlanCheyenne designates this area as Urban Residential (UR). The primary uses in the UR designation are a very broad range of residential types including, single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments. Secondary uses can include supporting and complementary, such as open spaces and recreation, schools, places of worship, and other public or civic uses. Senior housing facilities are specifically listed as an appropriate use in the UR area.

The subject property is located within the MR – Medium Density Residential zone district and is bordered by CB – Community Business to the north and MR to the east, south and west. The proposed tracts sizes exceed the 6,000 Sq. Ft. minimum for single-family lots within the MR district.

This property is located within one mile of the City of Cheyenne’s jurisdiction. Pursuant to the 2018 amendment to W.S.S. 34-12-103 effective January 1, 2019, comments were solicited from the City Planning and Development Offices regarding the plat. A copy of the response to the Board of County Commissioners was received on June 2, 2022 from the Cheyenne Planning and Development Director, which outlined City requirements should the property be annexed in the future. The letter states there are no items of disagreement on the City’s part that warrant a response from the Board.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant with which the reviewing engineer has concurred with based on the justification provided in the letter. Agency comments pertained to access and missing items on the plat. A revised plat was submitted on June 8, 2022 that has addressed all agency comments.

Public notice was provided according to Section 1-2-104 of the Land Use Regulations. No public comment has been received. A public hearing of this application was held on June 23rd and it was recommended for approval 3 – 0 with no conditions.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, the Planning Commission with 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.

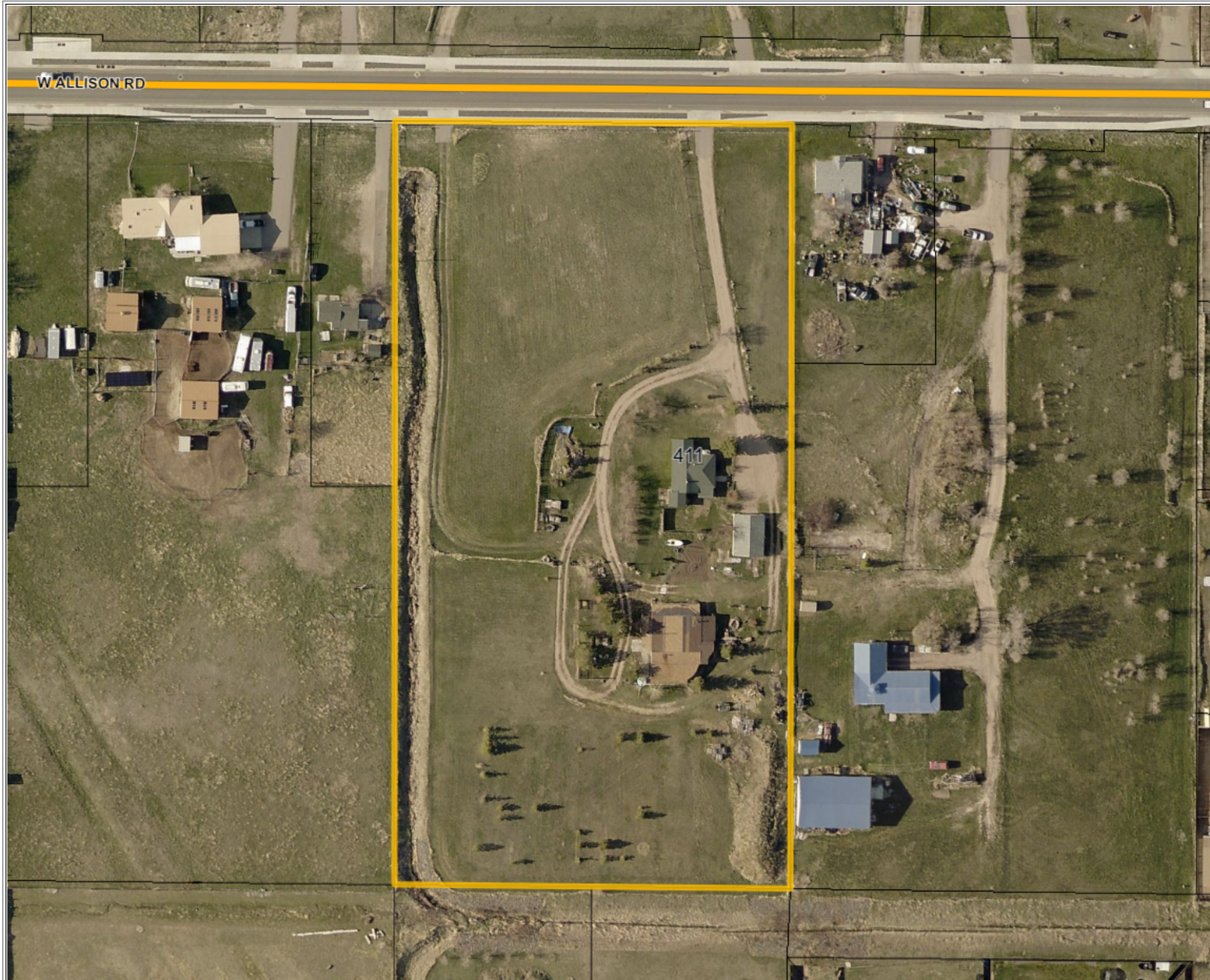
And that the Board approve the Subdivision Permit and Plat for Allison Tracts, 7th Filing with no conditions and adopt the findings of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Allison Tracts, 7th Filing and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location and Jurisdiction Map**
- Attachment 2: Traffic/Drainage Study Waiver Request**
- Attachment 3: City of Cheyenne Comment Letter**
- Attachment 3: Agency Comments Report**
- Attachment 4: Resolution**
- Attachment 5: Plat – Revised 6/08/22**



Laramie County Wyoming MapServer

Allison Tracts, 7th Filing,
Subdivision Permit & Plat

AMEC Memo: Zone 2

MPO Boundary: Within Jurisdiction

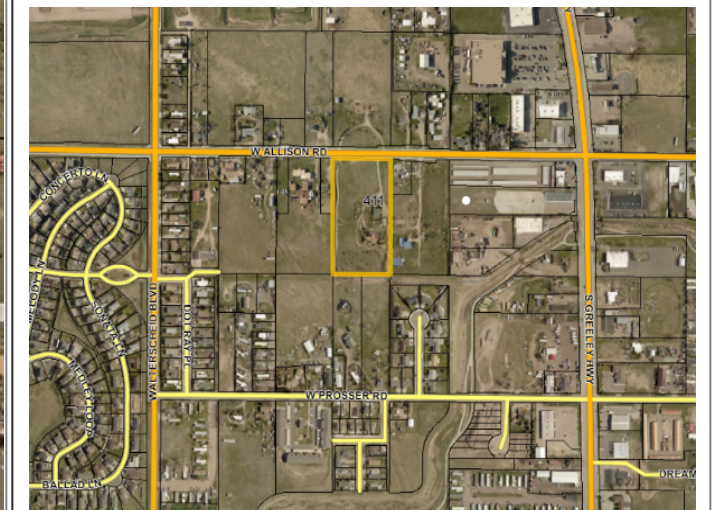
Fire District: #1

State Engineer's Office Control Area: Outside
Jurisdiction

Comprehensive Plan: URI - Urban Rural Interface

Plan Cheyenne: UR - Urban Residential

Zone District: MR - Medium Density Residential



-  Interstate
-  Major Road
-  State Land
-  Curt Gowdy State Park
-  BLM Land



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS includes its own copyright and

Allison Tracts, 7th Filing
Thursday, May 05, 2022
Page 1 of 1



May 5, 2022
4590

Marissa Pomerleau, Laramie County Planning
3966 Archer Parkway
Cheyenne, WY 82009

RE: Allison Tracts, 7th Filing - Drainage Study, Traffic Study Waiver Request and Community Facility Fees Acknowledgement

Dear Ms. Pomerleau,

We would like to request a waiver for providing Drainage and Traffic studies at this time for the above-mentioned project. The proposed development will divide approximately 4.71 acres into 2 tracts. Impacts to the existing terrain, roadways and traffic patterns will be minimal.

The owner is also aware that Community Facility Fees will be assessed on the property.

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

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Kelly Schroeder', with a long horizontal flourish extending to the right.

Kelly Schroeder, Planner

A.V.I. PROFESSIONAL CORPORATION

h:\4562_calchip\planning\submttls\4562 waiver request & cff.docx



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

June 2, 2022

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

RE: Allison Tracts, 7th Filing – City Comments

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the subdivision referenced above:

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

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments Attached 06/02/2022

1. Official City Comment letter attached (no comments warranting a response by the Commissioners).
2. Access off of Allison could be limited to existing curb cuts (one access per parcel). If more access is desired, recommend including/creating a cross-access easement.
3. Should future development occur within the City limits, additional space for public facilities may be required along Allison (via easement or right-of-way dedication).

County Engineer: County Engineer, Scott Larson Comments Attached 06/02/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. The application is not signed by the owner and applicant as required.

Surveyor Review

1. The VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT along the east boundary of TRACT 2 is shown with widths varying from 30' at the northerly end to 40' at the southerly end. Can that be interpreted to be exactly 30' at the north boundary and exactly 40' at the south boundary?
2. WEST ALLISON ROAD is also shown to have a ROW width that varies along the north boundary of the subdivision. The range of widths of the ROW along the north boundary of the subdivision should be shown

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 05/25/2022

If the Commissioners and the Clerk sign then their signatures do not have to be notarized. Only when it is an Administrative Plat and Planning and Public Works sign, then their signatures have to be notarized.

Planners: Planners, Marissa Pomerleau Comments Attached 06/06/2022

1. While the width of W Allison may vary, please include the widths at the boundaries of the subdivision.
2. It would be extremely helpful to label Walterscheid Blvd, W Allison Road and S Greeley Hwy on the vicinity map.
3. The proposed tract sizes meet the minimum acreage required for the MR zone district.

South Cheyenne Water & Sewer: South Cheyenne Water & Sewer, Scott Sprakties
Comments Attached 05/23/2022

water and sewer available. please understand when subdivided land is developed it will need to have separate water and sewer taps and fees at paid at time of development. please contact office for fee schedules and other information.

AGENCIES WITH NO COMMENT

Building Dept., Cheyenne MPO, County Assessor, Fire District No 1, Intraoffice, WYDOT

AGENCIES WITH NO RESPONSE

Black Hills Energy, CenturyLink, Cheyenne Engineering Services, Combined Communications Center, County Attorney, County Clerk, County Public Works Department, County Treasurer, Emergency Management, Laramie Co School Dist No 1, Laramie Co School Dist No 2, Sheriff's Office, South Chey Community Dev Assoc

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
TRACT 68, LESS THE NORTH 5', ALLISON TRACTS, 2ND FILING,
LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "ALLISON TRACTS, 7TH 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 application is in conformance with the MR – Medium Density Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Allison Tracts, 7th 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.
- 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 Allison Tracts, 7th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

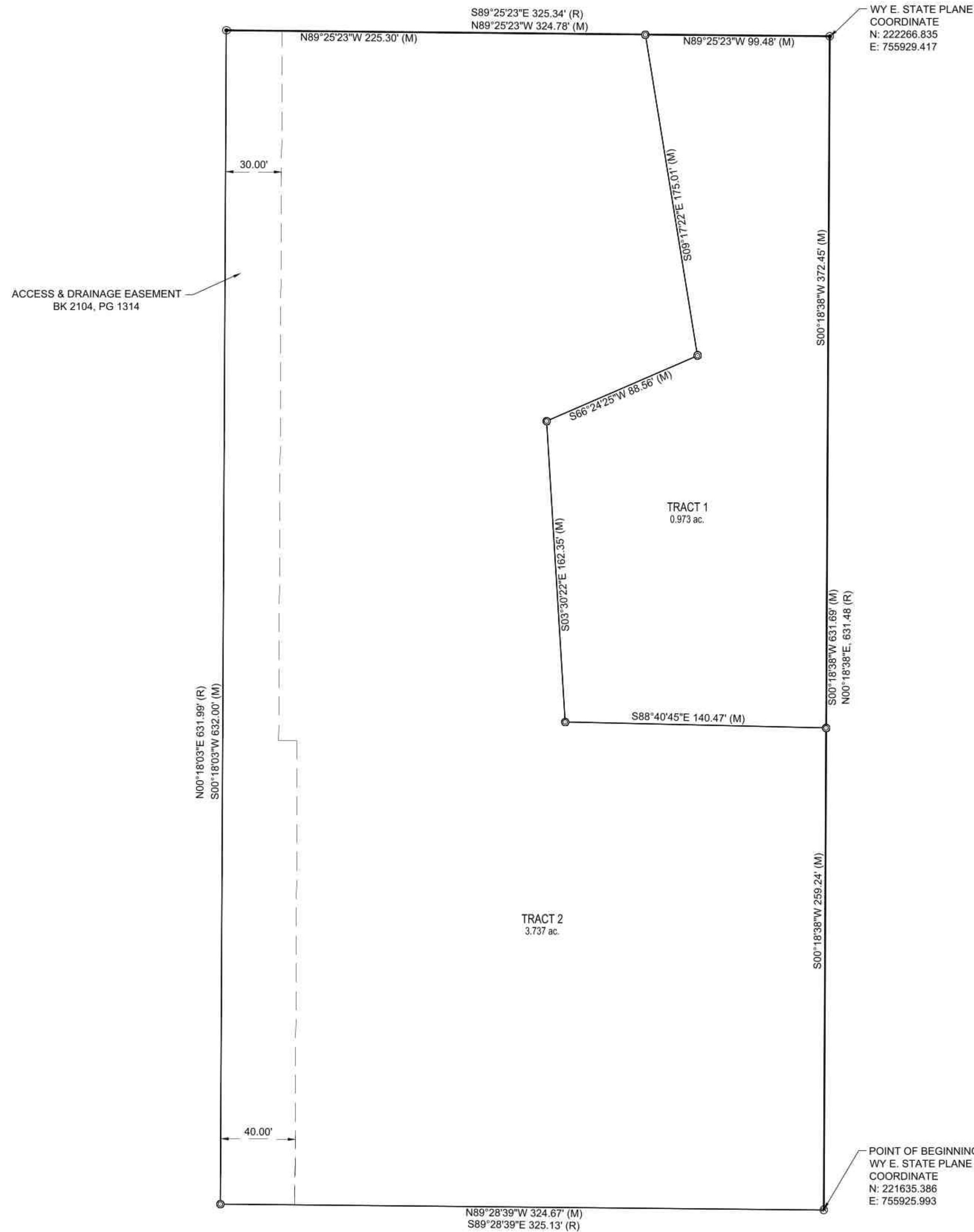
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

WEST ALLISON ROAD (62' - 72' ROW; SEE NOTE 6)



LEGEND

- FOUND BRASS CAP
- ⊗ FOUND IRON ROD
- SET ALUMINUM CAP
- (R) RECORD
- (M) MEASURED
- ACCESS & DRAINAGE EASEMENT, BK 2104, PG 1314

NOTES:

1. A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI 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.
2. NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOW ON FIRM PANEL 56021C1356F DATED 09/27/2012
3. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1.
4. WATER AND SEWER TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
5. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
6. WEST ALLISON ROAD RIGHT-OF-WAY WIDTH VARIES FROM 62' ON THE NORTHWESTERN SIDE OF THE PROPERTY TO 72' ON THE NORTHEASTERN SIDE. RIGHT-OF-WAY DEDICATION INFORMATION IS RECORDED AT BOOK 2467, PAGE 335 AND BOOK 2463, PAGE 1243.

VACATION STATEMENT

THIS PLAT VACATES ALLISON TRACTS, 2ND FILING, TRACT 68, LESS THE NORTH 5' THEREOF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT L. RODRIQUEZ, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF ALLISON TRACTS, 7TH FILING, DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, AND GRANTS THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

ROBERT L. RODRIQUEZ

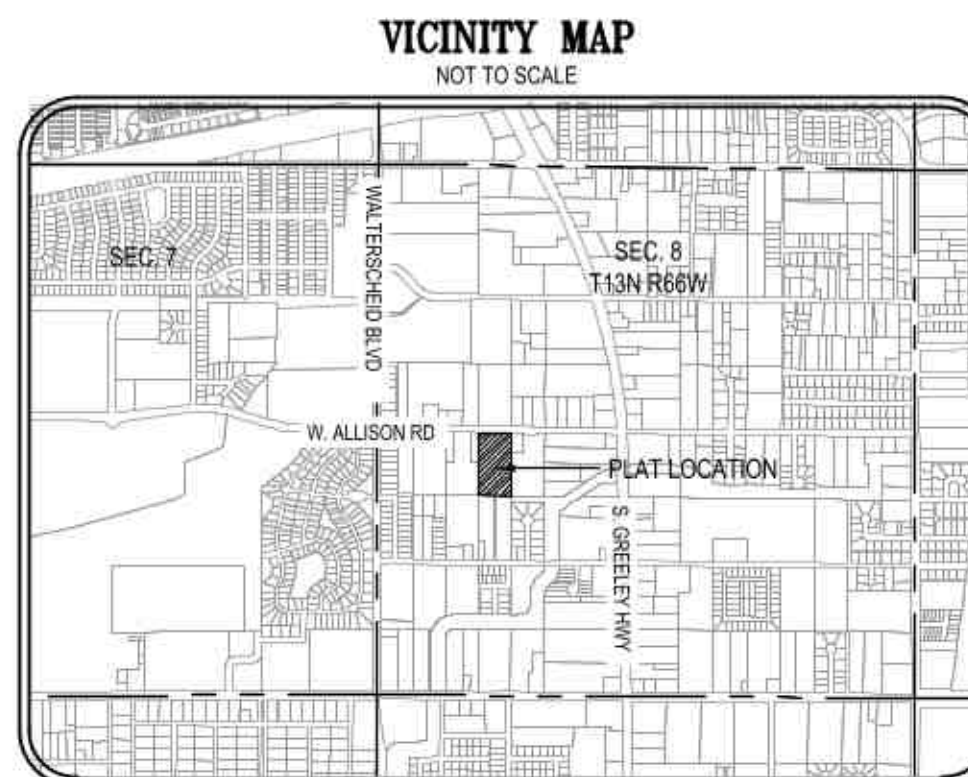
ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS)
 COUNTY OF LARAMIE)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS ____ DAY OF _____, 2022, BY ROBERT L. RODRIQUEZ, OWNER 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: _____



BASIS OF BEARING

CONSIDERING THE EAST LINE OF TRACT 68 OF ALLISON TRACTS, 2ND FILING, MONUMENTED BY A FOUND 3 1/2 INCH BRASS CAP STAMPED LS 2337 ON THE NORTHEAST CORNER AND THE SOUTHEAST CORNER MONUMENTED BY A FOUND IRON ROD WHOSE LINE BEARS N00°18'38"E A DISTANCE OF 631.69 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

TO CONVERT TO STATE PLANE COORDINATES ADD 100000 FT TO THE NORTHING AND 200000 FEET TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999663624

EXAMPLE POINT POB
 GROUND NORTHING = 121709.964
 GROUND EASTING = 556180.354
 N = (121709.964 + 100000) * SF = 221635.386
 E = (556180.354 + 200000) * SF = 755925.993
 STATE PLANE NORTHING = 221635.386
 STATE PLANE EASTING = 755925.993

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING A REPLAT OF TRACT 68, ALLISON TRACTS, 2ND FILING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 68 OF THE ALLISON TRACTS, 2ND FILING SUBDIVISION MONUMENTED BY AN IRON ROD, THENCE ALONG THE SOUTH LINE OF SAID TRACT 68 N89°28'39"W A DISTANCE OF 324.67 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID TRACT 68 N00°18'03"E A DISTANCE OF 632.00 FEET TO A FOUND BRASS CAP STAMPED LS 2337; SAID POINT INTERSECTS THE SOUTH RIGHT-OF-WAY OF WEST ALLISON ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID ALLISON ROAD S89°25'23"E A DISTANCE OF 324.78 FEET TO A FOUND BRASS CAP STAMPED LS 2337; THENCE ALONG THE EAST LINE OF SAID TRACT 68 S00°18'38"W A DISTANCE OF 631.69 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4.71 ACRES MORE OR LESS.

APPROVALS

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

CHAIR PERSON, LARAMIE COUNTY PLANNING COMMISSION

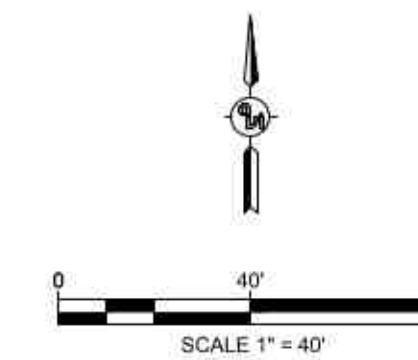
APPROVED BY THE LARAMIE COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 2022.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, SCOTT BRUCE, 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.



FILING RECORD

Blank box for filing record.

FINAL PLAT FOR ALLISON TRACTS, 7TH FILING BEING A REPLAT OF TRACT 68, LESS THE NORTH 5' THEROF ALLISON TRACTS, 2ND FILING BEING SITUATED IN SW1/4 SEC. 8, T13N, R66W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF LARAMIE, STATE OF WYOMING PREPARED MAY 2022

NO.	REVISION	DATE

PREPARED FOR:
 ROBERT RODRIQUEZ
 411 W ALLISON RD
 CHEYENNE, WY 82003
 307-640-7397

PROJECT: ALLISON TRACTS, 7TH FILING
 DRAWING TITLE: FINAL PLAT



DATE: Jun 08, 2022
 DRAWN BY: KS
 DESIGNED BY: SB
 CHECKED BY: SB

JOB NO.: 4590

DRAWING NO. OF