



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: April 3, 2018

TITLE: Review and action of a Subdivision Permit and Plat for Mountain View Homes Subdivision, 2nd Filing, a replat of Tracts 3 and 4, Mountain View Homes Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of SW Self Storage LLC, has submitted a Subdivision Permit and Plat application for approval of "Mountain View Homes Subdivision, 2nd Filing", located north of West College Drive on Southwest Drive. The application has been submitted to combine two tracts into one lot of approximately 3.8 acres.

BACKGROUND

Mountain View Homes Subdivision was established around 1935. Tract 4 is currently governed by the Mountain View Homes PUD, approved by the Board on June 4, 2013. A zone change application was submitted concurrently to request a change in zone district for Tract 3 from LR – Low Density Residential to the Mountain View Homes PUD, and an amendment to the PUD to include both Tracts 3 and 4, to be known as Lot 1, Block 1, Mountain View Homes Subdivision, 2nd Filing.

This subdivision occurs within a mile of the City and requires Governing Body review and approval. The plat has been submitted to the City and is being processed concurrently.

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 4-2-112 of the Laramie County Land Use Regulations, governing requirements for the PUD Planned Unit Development zone district.

DISCUSSION

The Laramie County Comprehensive Plan describes this area as best suited for Urban Rural Interface (URI), which accommodates a mixture of intensive land use areas.

PlanCheyenne contemplates Mixed-Use Residential Emphasis uses in this area. This category promotes self-supporting neighborhoods primarily containing a mix of housing densities with complementary Neighborhood Business Centers. These areas should include a mix of retail, offices, and light trade, to provide neighborhood business centers.

The applicant has stated the owner is not proposing any development at this time. Upon approval of the zone change and subdivision permit & plat applications, any future development on the new lot would be governed by the Mountain View Homes PUD, with a site plan process required for any proposed commercial use.

A development sign was posted, adjacent property owners were notified via certified mail, and a public hearing notice was published in the newspaper. No comments were received from the public.

The County Engineer has concurred with the request for waiver of drainage and traffic studies submitted with the application. The plat notes indicate that sewer service will be provided by Cheyenne BOPU. Per Environmental Health comments, the property is located in the 201 Area and may require water system permits through Wyoming DEQ.

The Laramie County Planning Commission held a public hearing of this application on March 8, 2018. Glenn Connor, of 1304 Broken Arrow, came forward to ask what use was proposed for the site, and to express concerns regarding traffic, water and crime. Scott Cowley, with AVI, responded that future development would most likely be a self-storage facility. Mr. Connor stated the traffic counts should be reviewed. Staff noted that any traffic issues would be addressed at the time of the site plan application process. Seth Lloyd, City of Cheyenne Planner, came forward to confirm that the City Planning Commission had recommended the plat for approval. Hearing no further public comment, the Laramie County Planning Commission voted 4 – 0 to recommend approval of the subdivision permit and plat to the Board with no conditions.

The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, 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 the requirements of the PUD - Planned Unit Development zone district.

and that the Board approve the Subdivision Permit and Plat for Mountain View Homes Subdivision, 2nd Filing, a replat of Tracts 3 and 4, Mountain View Homes Subdivision, Laramie County, WY, with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Mountain View Homes Subdivision, 2nd Filing, 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: Agency Review Comments**
- Attachment 7: Plat**
- Attachment 8: Resolution**

Laramie County, Wyoming




MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING

Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

Location Map

 Subject Property

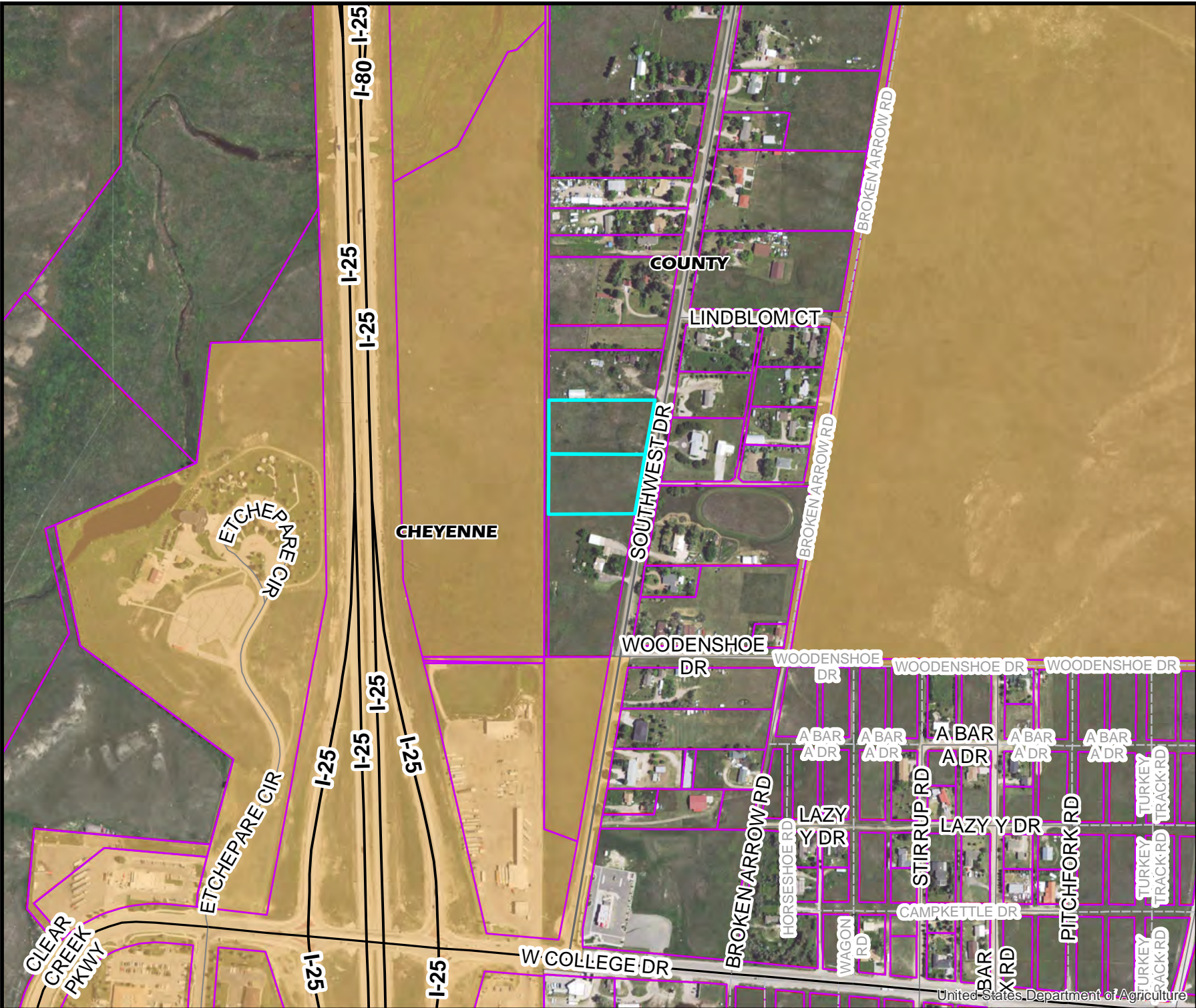
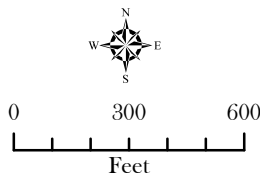
Legend

 Property Lines

Cities & Towns

TOWN	
	ALBIN
	BURNS
	CHEYENNE
	PINE BLUFFS

Printed on January 30, 2018



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



MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING

Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

Aerial Map




 Subject Property

Legend

 Property Lines

Cities & Towns

TOWN

-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on January 30, 2018



0 150 300
Feet

United States Department of Agriculture

CHEYENNE

COUNTY

LINDBLOM CT LINDBLOM CT

1209
SOUTHWEST DR

1122
SOUTHWEST DR
1208
SOUTHWEST DR

1212
SOUTHWEST DR

1310
SOUTHWEST DR

3133
LINDBLOM CT

1304
BROKEN
ARROW RD

1310
BROKEN
ARROW RD

1311
SOUTHWEST DR

1404
BROKEN
ARROW RD

1405
SOUTHWEST DR

1415
SOUTHWEST DR

1602
SOUTHWEST DR

1515
SOUTHWEST DR

1601
SOUTHWEST DR

1605
SOUTHWEST DR

1609
SOUTHWEST DR

WOODENSHOE DR

1703
SOUTHWEST DR

3314
W COLLEGE DR

I-25

I-25

I-25

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I-25

I-25

Laramie County, Wyoming




MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING

Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

Comprehensive
Plan Map





 Subject Property

Legend

 Property Lines

Future Land Use Districts

OTHER

-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

Printed on January 30, 2018



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Feet

United States Department of Agriculture

3314
W COLLEGE DR

1703
SOUTHWEST DR

1605
SOUTHWEST DR

1609
SOUTHWEST DR

WOODENSHOE DR

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SOUTHWEST DR

BROKEN ARROW RD

LINDBLOM CT

LINDBLOM CT

URI

I-25

I-25

I-25

I-25

Laramie County, Wyoming




MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING

Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

PlanCheyenne
Map















 Subject Property

Legend

 Property Lines

PlanCheyenne (2014)

NEW_FLUP

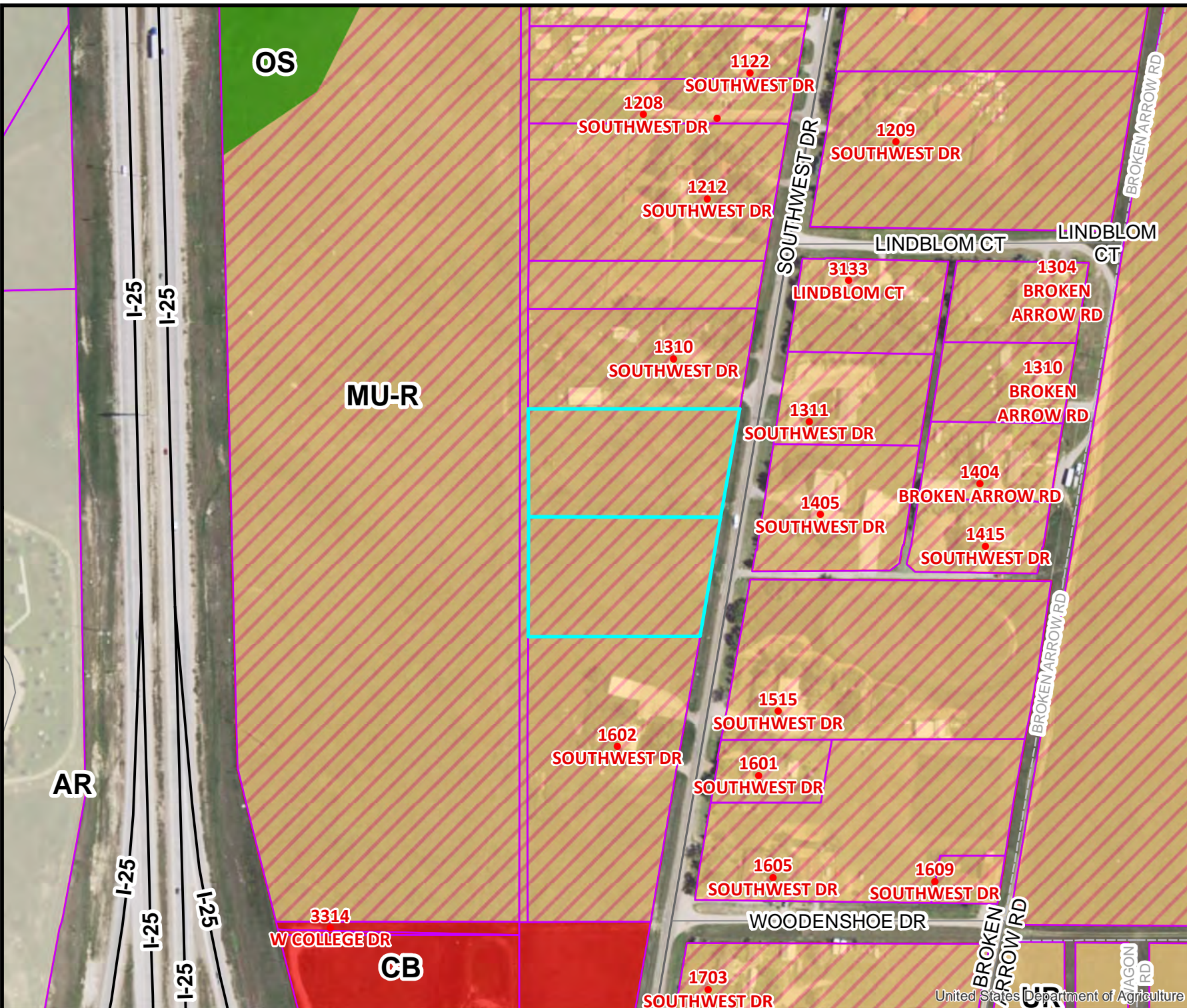
-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW

Printed on January 30, 2018



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Feet

United States Department of Agriculture



Laramie County, Wyoming



MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING
























Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

Current Zoning
Map

 Subject Property

Legend

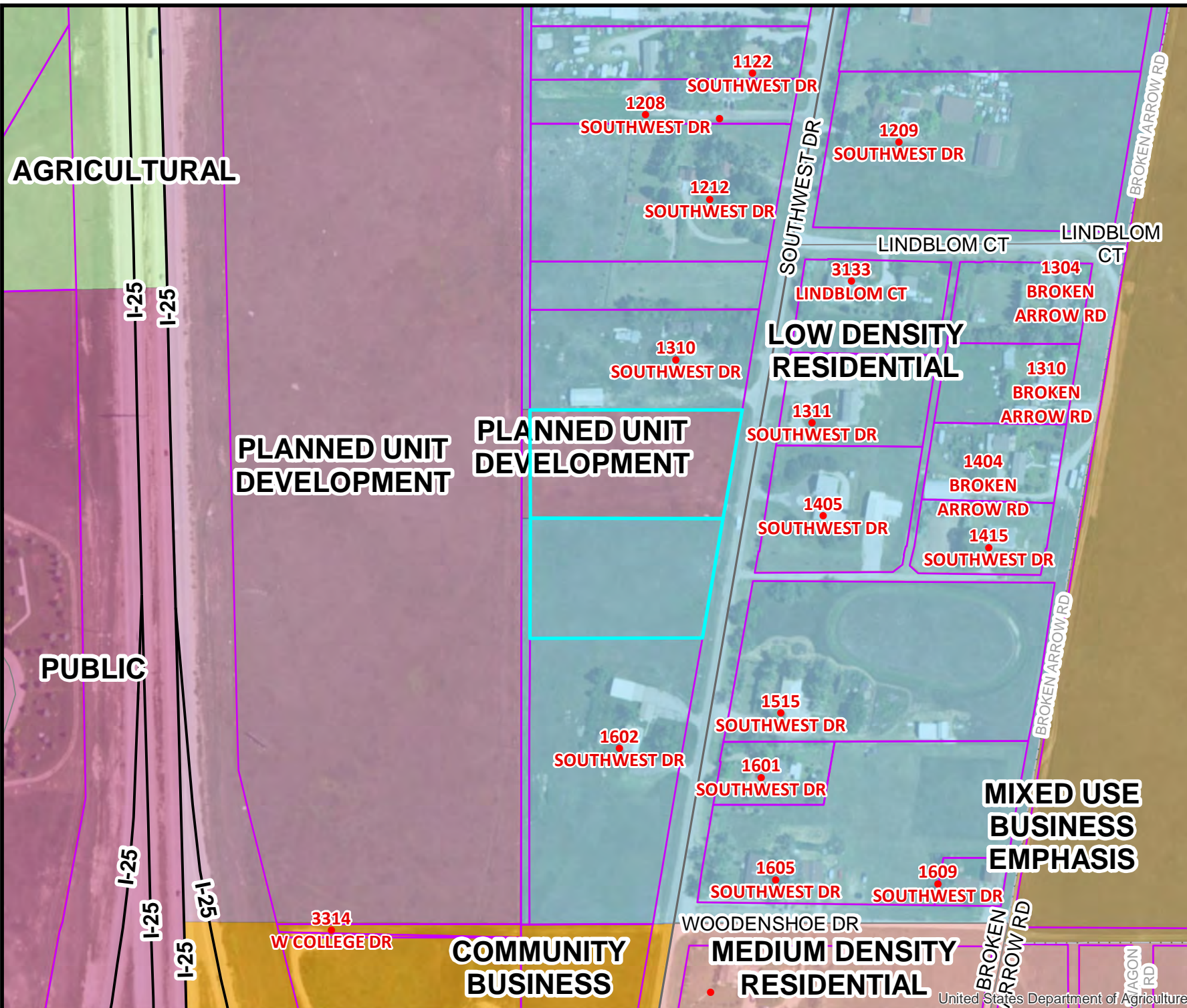
-  Property Lines
-  All Other Values
-  Archer Special Use District (ASU)
-  Agricultural (A-2)
-  Agricultural and Rural Residential (A-1)
-  Agricultural Residential (AR)
-  Low Density Residential - Established (LR-1)
-  Low Density Residential - Developing (LR-2)
-  MR
-  Medium Density Residential - Established (MR-1)
-  Medium Density Residential - Developing (MR-2)
-  High Density Residential - Established (HR-1)
-  High Density Residential - Developing (HR-2)
-  MU
-  Mixed Use with Residential Emphasis (MUR)
-  Mixed Use with Business Emphasis (MUB)
-  Neighborhood Business
-  Community Business (CB)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Public (P)
-  Planned Unit Development (PUD)
-  Military (M)

Printed on January 30, 2018



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Feet

United States Department of Agriculture



PZ-18-00011(12) Mountain View Homes ZC (PUD) & Subdivision Permit/Plat (02)

REVISED 02.20.18

County Engineer: Scott Larson COMMENTS ATTACHED 02/13/2018

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study at this time.
2. The plat drawing appears to meet the requirements and therefore, I have no comments on the drawing.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

01/31/2018

WY DEQ Chapter 3

201 Area Facility Management Plan

The proposed water system may be required to obtain permits through the Wyoming DEQ Water Quality Division. Contact the Wyoming DEQ for more information.

This property is proposing to connect to the Cheyenne Board of Public Utilities public sewer system.

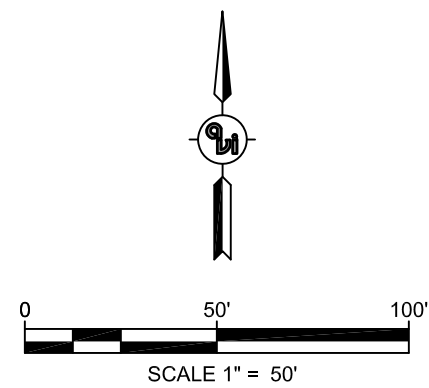
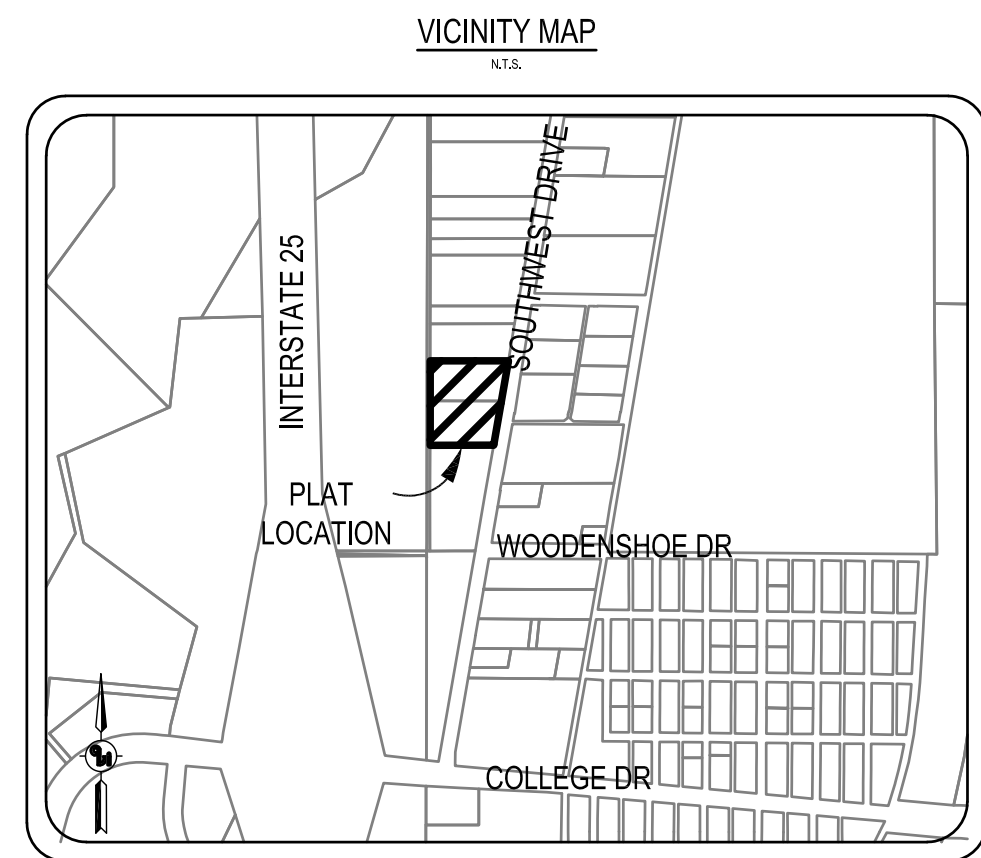
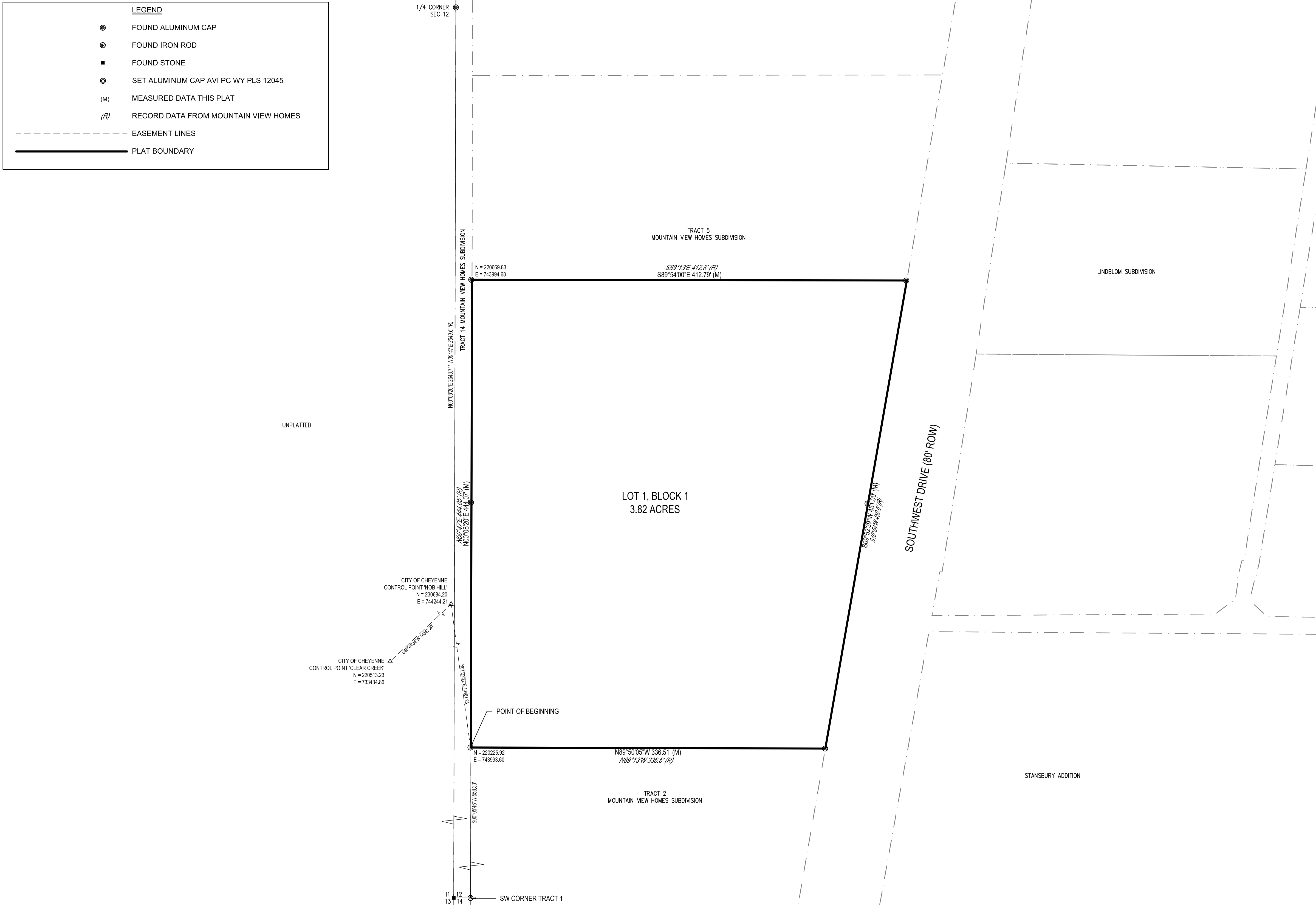
Planners: Nancy Trimble COMMENTS ATTACHED 02/20/2018

With regard to the PUD document, references to Tract 4 (Section 2 xii and xiii) shall be revised to state "Lot 1, Block 1".

Agencies responding with No Comment: Cheyenne MPO, County Assessor, County Public Works Dept., Combined Communications Center, Building Dept.

Agencies not responding: Cheyenne Development Services, County Real Estate Office, County Treasurer, Emergency Management, Fire District No. 1, Sheriff's Office.

H:\4074_SUBPRTSW\PLANNING\4074_FINAL_PLAT.dwg Jan 26, 2018 1:47pm bndictes



FILING RECORD

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, SW SELF STORAGE LLC, OWNER IN FEE SIMPLE OF A PORTION OF THE LANDS EMBRACED IN THIS PLAT OF "MOUNTAIN VIEW HOMES SUBDIVISION, 2ND FILING", DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE AND DOES HEREBY GRANT THE EASEMENTS HEREON FOR THE PURPOSES INDICATED ON THE PLAT.

SW SELF STORAGE LLC

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ OF SW SELF STORAGE LLC, THIS ____ DAY OF _____, 20____, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

THE FOLLOWING IS A LEGAL DESCRIPTION FOR A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY WYOMING, A REPLAT OF TRACTS 3 AND 4 OF MOUNTAIN VIEW HOMES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND ALUMINUM CAP, SAID POINT BEING AT THE WEST CORNER COMMON TO TRACTS 2 AND 3 OF SAID MOUNTAIN VIEW HOMES SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACTS 3 AND 4 N00°08'20"E A DISTANCE OF 444.07 FEET TO A FOUND ALUMINUM CAP, SAID POINT BEING THE WESTERLY CORNER COMMON TO TRACTS 4 AND 5 OF SAID MOUNTAIN VIEW HOMES; THENCE ALONG THE PROPERTY LINE COMMON TO SAID TRACTS 4 AND 5 THENCE S89°54'00"E A DISTANCE OF 412.79 FEET TO A FOUND ALUMINUM CAP; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF SOUTHWEST DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY S09°52'39"W A DISTANCE OF 451.00 FEET TO A FOUND ALUMINUM CAP; SAID POINT BEING ON THE PROPERTY LINE COMMON TO SAID TRACTS 2 AND 3; THENCE ALONG THE PROPERTY LINE COMMON TO SAID TRACTS 2 AND 3 N89°50'05"W A DISTANCE OF 336.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.82 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT.

PLAT 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 DENOTED TO BE SET, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
2. PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY MAP NO. 56021C1351F WITH AN EFFECTIVE DATE OF JANUARY 2007.
3. FIRE PROTECTION IS PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1
4. NO PUBLIC WATER. SEWER SYSTEM PROVIDED BY CHEYENNE BOARD OF PUBLIC UTILITIES.

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL TRACT LINES WITHIN THE BOUNDS OF THIS PLAT.

BASIS OF BEARINGS:

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901.
TO CONVERT TO STATE PLAN COORDINATES ADD 100,000 FT TO THE NORTHING AND 500,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.9996555.
EXAMPLE POINT 100
GROUND NORTHING = 61979.187
GROUND EASTING = 48199.569
N = (61979.187+100000)*SF = 161923.385
E = (48199.569 + 500000)*SF = 548010.714
STATE PLANE NORTHING = 161923.385
STATE PLANE EASTING = 548010.714

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS ____ DAY OF _____, 20____.

MAYOR CITY CLERK

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

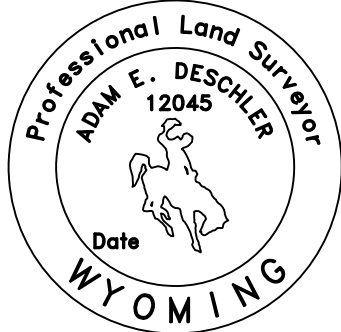
CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS ____ DAY OF _____, 20____.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS COUNTY CLERK

CERTIFICATE OF SURVEYOR

I ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A FINAL PLAT SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



FINAL PLAT FOR MOUNTAIN VIEW HOMES SUBDIVISION, 2ND FILING

A REPLAT OF TRACTS 3 AND 4 OF MOUNTAIN VIEW HOMES SUBDIVISION BEING SITUATED IN A PORTION OF THE SW $\frac{1}{4}$ SECTION 12 TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED DECEMBER 2017

NO.	REVISION	DATE

PREPARED FOR:
SW SELF STORAGE LLC

PROJECT:
**MOUNTAIN VIEW HOMES SUBDIVISION
2ND FILING**

DRAWING TITLE:
FINAL PLAT

Engineering
ENGINEERING
PLANNING
SURVEYING
INC.

307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Jan 26, 2018
DRAWN BY: CRJ
DESIGNED BY:
CHECKED BY: AED

JOB NO.: 4074

DRAWING NO. 1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
MOUNTAIN VIEW HOMES SUBDIVISION, 2ND FILING,
A REPLAT OF TRACTS 3 AND 4, MOUNTAIN VIEW HOMES SUBDIVISION,
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 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 is in conformance with the plans and policies of the PUD - Planned Unit Development zone district.; and

WHEREAS, this resolution is the subdivision permit for Mountain View Homes Subdivision, 2nd 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 the PUD - Planned Unit Development zone district.

And the Board approves the Subdivision Permit and Plat for Mountain View Homes Subdivision, 2nd Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2018.

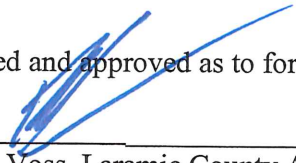
LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney