



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Logan Graves, Planner

**DATE:** April 8, 2021

**TITLE:** PUBLIC HEARING regarding a review and recommendation of the Preliminary Development Plan for Roundtop Ranch Estates, located in a portion of the W1/2 Section 10, T.14N., R.67W., of the 6th PM, Laramie County, WY.

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### EXECUTIVE SUMMARY

Lovas Engineering, on behalf of Robert Chamberlin, has submitted a Preliminary Development Plan application for "Roundtop Ranch Estates" located east of Roundtop Road and approximately 1 mile south of Horse Creek Road. The application has been submitted to prepare for subdivision of approximately 315 acres into 55 single-family residential lots.

### BACKGROUND

The subject property is unplatted and currently used for agricultural purposes. The proposed subdivision is surrounded on the east and south by property owned by the USDA and United States of America, on the southwest by a 20-acre parcel owned by Orris Wickham Living Trust, and on the west by Roundtop Road Right-of-Way. The area to the northwest consists of rural residential and agricultural properties of varying acreage.

### **Pertinent Regulations**

**Section 2-1-100** of the Laramie County Land Use Regulations governing the requirements for submittal of a Preliminary Development Plan.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). The Urban Rural Interface are 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. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. Large lot, low density residential or intensive agricultural uses are generally less suitable.

PlanCheyenne recommends a Future Land Use Category of Rural Residential for this area. The Rural Residential category provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery. The Rural Residential category includes a mix of rural and residential uses with primary uses being single family residences on individual large lots where clustering is encouraged.

The subject property is located within the A2 – Agricultural zone district where the primary use of land is intended for agricultural uses and the minimum lot size is 20 acres. The applicant intends to submit a Zone Change application concurrent with the Subdivision Permit & Plat to rezone the property to AR – Agricultural Residential.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 5.49 acres, the minimum requirements for septic system permits are met.

Also per the April 1, 2015 State Engineer Order for the Laramie County Control Area, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a “Non-Adverse Recommendation”, is required prior to recordation of the plat.

The subdivision will be served by WY HWY 211 (Horse Creek Road) and CR 222 (Roundtop Road). The development proposes construction of approximately 11,200 LF of internal roadway, with three access roads connecting with Roundtop. No detention facilities are being proposed with this project. A preliminary drainage report and a traffic impact study were submitted and detailed studies will be required with the Subdivision Permit & Plat application.

The Environmental and Services Impact Report indicates the proposed development would have minimal impacts to wildlife, with no known historic structures, cultural features, or existing hazardous features on the site.

Agency review comments were received regarding noise impacts from the nearby Helicopter Aviation Support Facility, roadway names, and paving of Roundtop Road.

No public comment was received in response to the adjacent landowner mailing.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Planning Commission find that:**

- a.** This application meets the criteria for a preliminary development plan pursuant to section 2-1-100 of the Laramie County Land Use Regulations.

**and that the Planning Commission provide the following recommendation/recommendations concerning the Roundtop Ranch Estates Preliminary Development Plan:**

1. Evidence of submittal of the Chapter 23 Study to DEQ shall be provided with the subdivision permit & plat application, with proof of DEQ approval required prior to plat recordation.

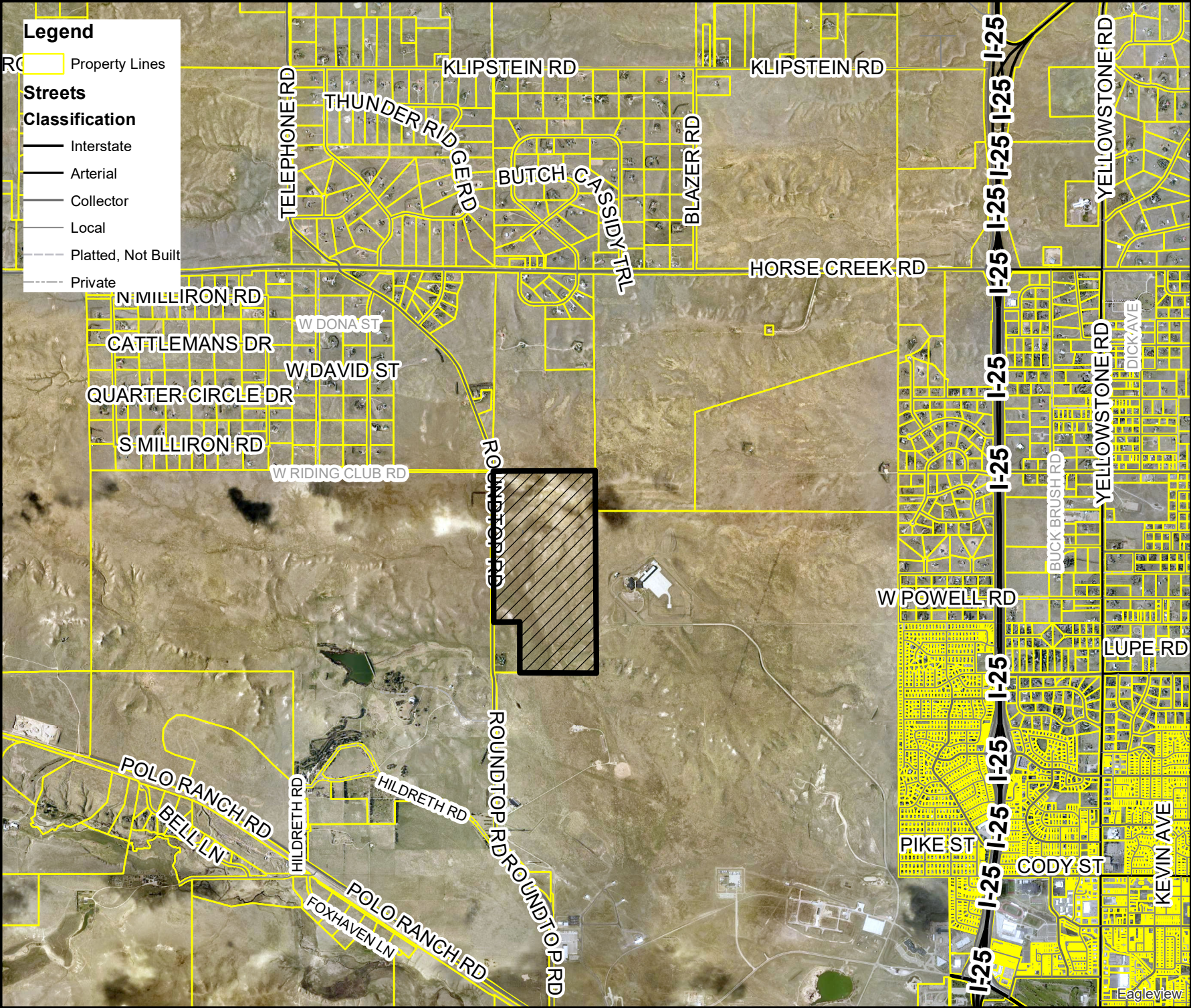
### **PROPOSED MOTION**

**I move to approve recommendation 1 for Roundtop Ranch Estates Preliminary Development Plan and adopt the findings of fact a of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Agency Comments Report**
- Attachment 5: Preliminary Development Plan / Land Analysis Map**





Laramie  
County,  
Wyoming



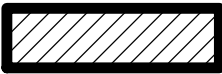
Roundtop Ranch  
Estates

Preliminary  
Development  
Plan

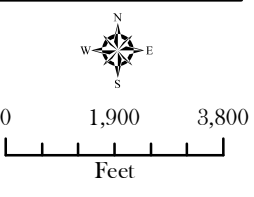
PZ-21-00052

Location  
Map

Subject  
Properties

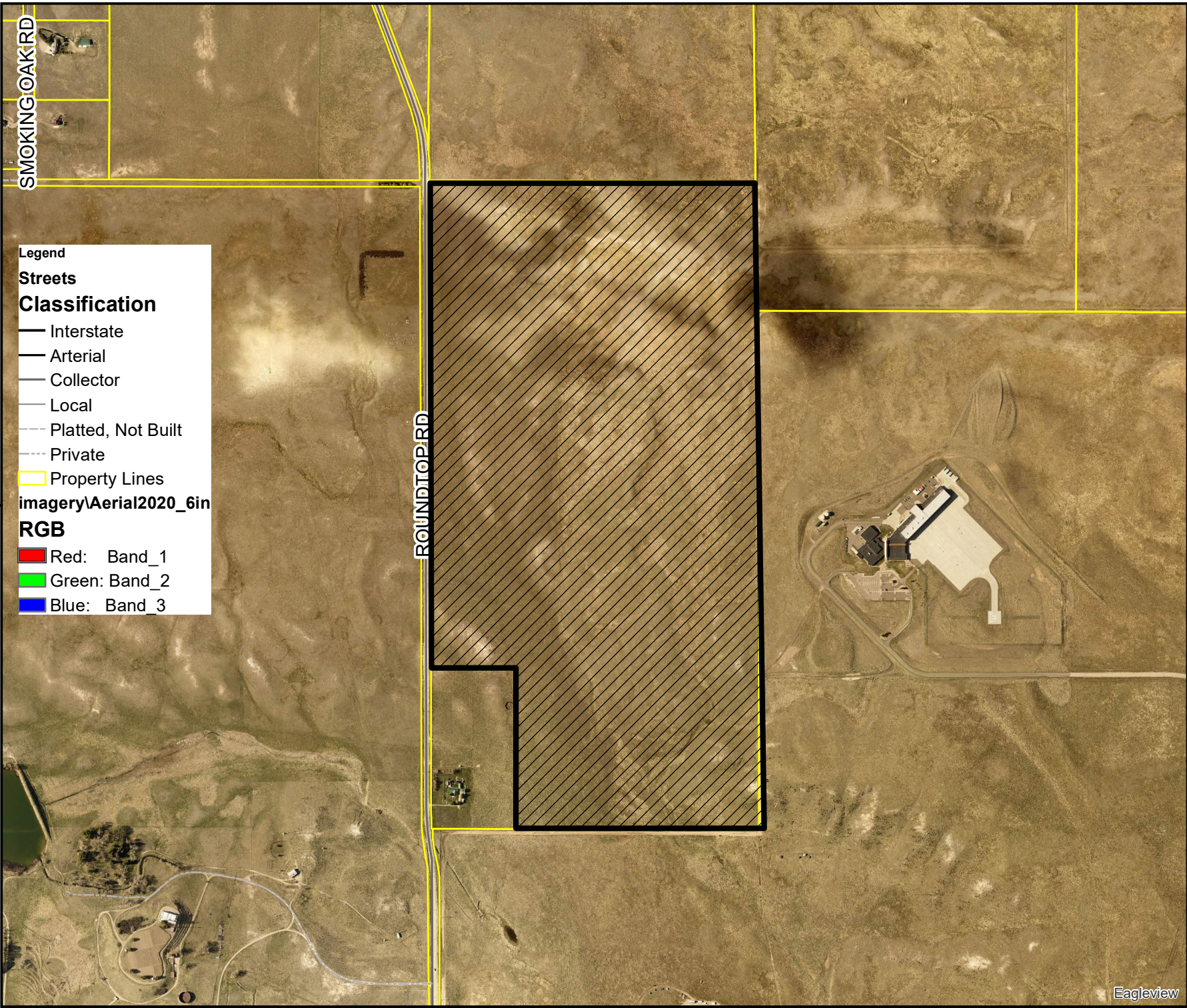


March 2021



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SMOKING OAK RD

ROUNDTOP RD

**Legend**

**Streets**

**Classification**

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Property Lines

imagery\Aerial2020\_6in

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

# Laramie County, Wyoming



**Roundtop Ranch Estates**

**Preliminary Development Plan**

**PZ-21-00052**

**Aerial Map**

**Subject Properties**



March 2021



0 600 1,200  
Feet

Eagleview

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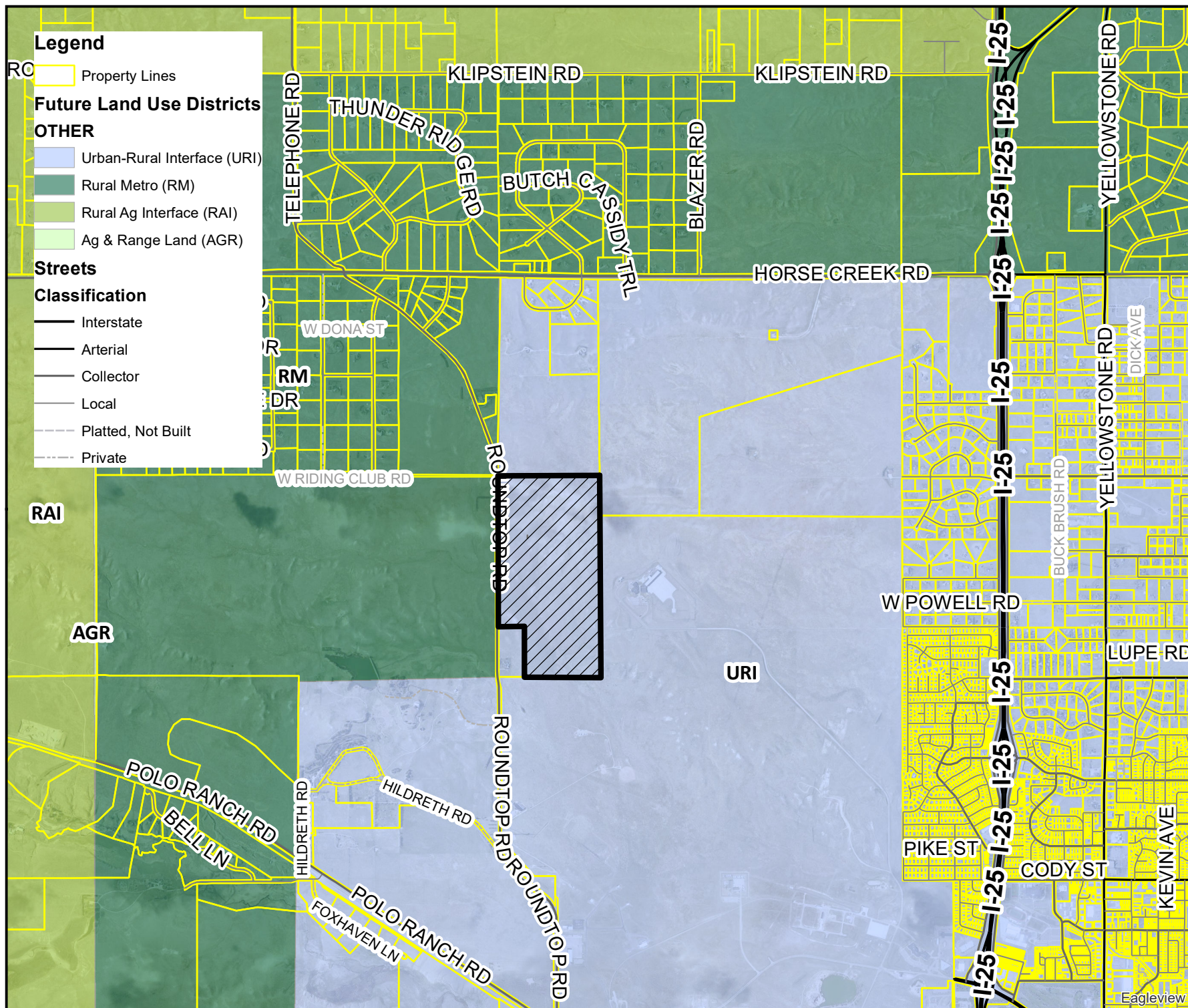
# Preliminary Development Plan

## Location Map

## Subject Properties



A horizontal number line starting at 0 and ending at 3,800. Major tick marks are labeled at 0, 1,900, and 3,800. There are four smaller, unlabeled tick marks between each major tick mark, dividing each 1,900-foot segment into five equal intervals of 380 feet each. The word "Feet" is centered below the line.



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**PZ-21-00052**  
**Preliminary Development Plan**

**Black Hills Energy:** Black Hills Energy, Eric Underhill No Response 03/29/2021  
No Comments

**Building Dept.:** Building Dept., Antony Pomerleau No Comments 03/25/2021  
No Comments

**CenturyLink:** CenturyLink, Darrin Klawon No Response 03/29/2021  
No Comments

**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 03/25/2021  
1. There is a need to provide right-of-way extension of Riding Club Rd along the northern portion of this development. This site can match right-of-way alignment from the west side of Roundtop Rd (City of Cheyenne Clerks Office) property.  
2. Road 5 can then be extended to the Riding Club Rd right-of-way.

**Cheyenne Planning:** Cheyenne Development Services, Seth Lloyd Comments Attached 03/19/2021  
1. Project is not within one mile of City limits - no official City comment letter is required (while the project is within 1 mile of City-owned property, the City has not annexed land within 1 mile).  
2. Recommend that a note be added to the plat prohibiting tracts directly accessing onto Roundtop Road (Tracts 1, 55, 42, 41, 30, and 29).  
3. Appreciate the intent of Tract 56 - is this clear enough to allow future dedication / use of this area as public right-of-way?  
4. Recommend the extension of a right-of-way (or reserved tract) to the north side of this development - if topographically feasible.  
5. Recommend naming the roads.

**Combined Communications Center:** Combined Communications Center, Chuck Trimble No Comments 03/19/2021  
No Comments

**County Assessor:** County Assessor, Kaycee Eisele No Response 03/29/2021  
No Comments

**County Attorney:** County Attorney, Mark Voss No Response 03/29/2021  
No Comments

**County Conservation District:** County Conservation District, Shaun Kirkwood No Response 03/29/2021  
No Comments

**County Engineer:** County Engineer, Scott Larson Comments Attached 03/26/2021

1. Since there is a Helicopter Aviation Support Facility on the base in close proximity to the proposed subdivision, the Environmental & Services Impact Report should include information regarding the noise impacts on the subdivision from the military helicopters flying in and out of the facility. Do they have a specific flight pattern in and out and is it over this subdivision? If not, what is their flight pattern -- is it to the south or the east only?

2. The transmittal letter indicated there was a conceptual drainage plan submitted with the application, but I was unable to find that plan within the posted documents in Innoprise.

3. A detailed Drainage Study and Traffic Study will be required with the Subdivision/Plat application submittal.

4. As with the other previously proposed developments for this property, based on the initial traffic information, the developer will be required to pave Roundtop Road from Tract 1 to the north to Horse Creek Road since this development will create significant increase in traffic volumes on that roadway which will far exceed the 350 vpd.

5. The names for the roadways don't seem to be unique and changing them to different names should be considered.

6. As this moves forward, there may be need for drainage easements with some of the Tracts to deal with the roadway drainage ditches that may end up discharging onto various Tracts. These easements can be shown on the plat when it is submitted.

**County Public Works Department:** County Public Works Department, David Bumann Comments Attached 03/29/2021

The final traffic and drainage study will yield pertinent provisions, in particular, the requirement of paving Roundtop road .

**County Real Estate Office:** County Real Estate Office, Laura Pate No Comments 03/22/2021

No Comments



**Emergency Management:** Emergency Management, Matt Butler No Response  
03/29/2021  
No Comments

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments  
Attached 03/26/2021  
Regulations:

#### LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

**Fire District No 2:** Fire District No. 2, Cooper McCullar No Comments 03/17/2021  
No Comments

**High West Energy:** High West Energy, David Golden No Comments 03/18/2021  
No Comments

**Intraoffice:** Planners, Logan Graves [No Result] [No Result Date]  
No Comments

**Laramie Co School Dist No 1:** Laramie Co School Dist. No. 1, Chris Hout No  
Response 03/29/2021  
No Comments

**Laramie County Weed & Pest:** Laramie County Weed & Pest, Brett Nelson No  
Response 03/29/2021  
No Comments

**Sheriff's Office:** Sheriff's Office, Rae Morgan No Response 03/29/2021  
No Comments

**US Post Office:** US Post Office, Denise Null No Response 03/29/2021  
No Comments

**WY State Engineer's Office:** Wyoming State Engineer's Office, Lisa Lindemann No Response 03/29/2021  
No Comments

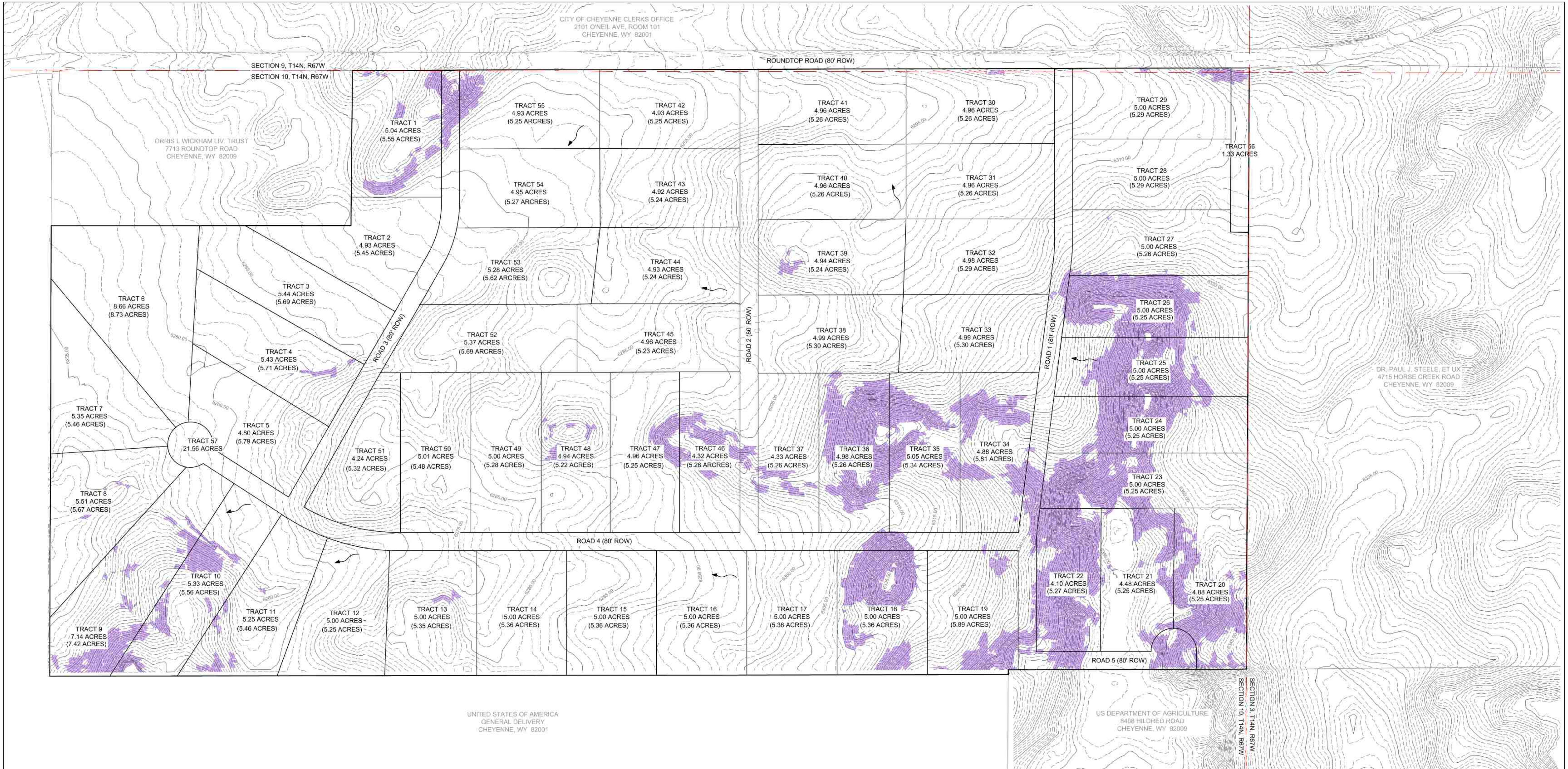
**WYDOT:** WYDOT, Michael Ginther No Response 03/29/2021  
No Comments

**Wyoming DEQ:** Wyoming DEQ, Colin McKee No Response 03/29/2021  
No Comments

**Wyoming Game & Fish Dept:** Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached 03/18/2021  
No Comments

**Intraoffice:** Planners, Cambia McCollom Comments Attached 03/19/2021  
As this project progresses, the 5 roadways will need unique names.



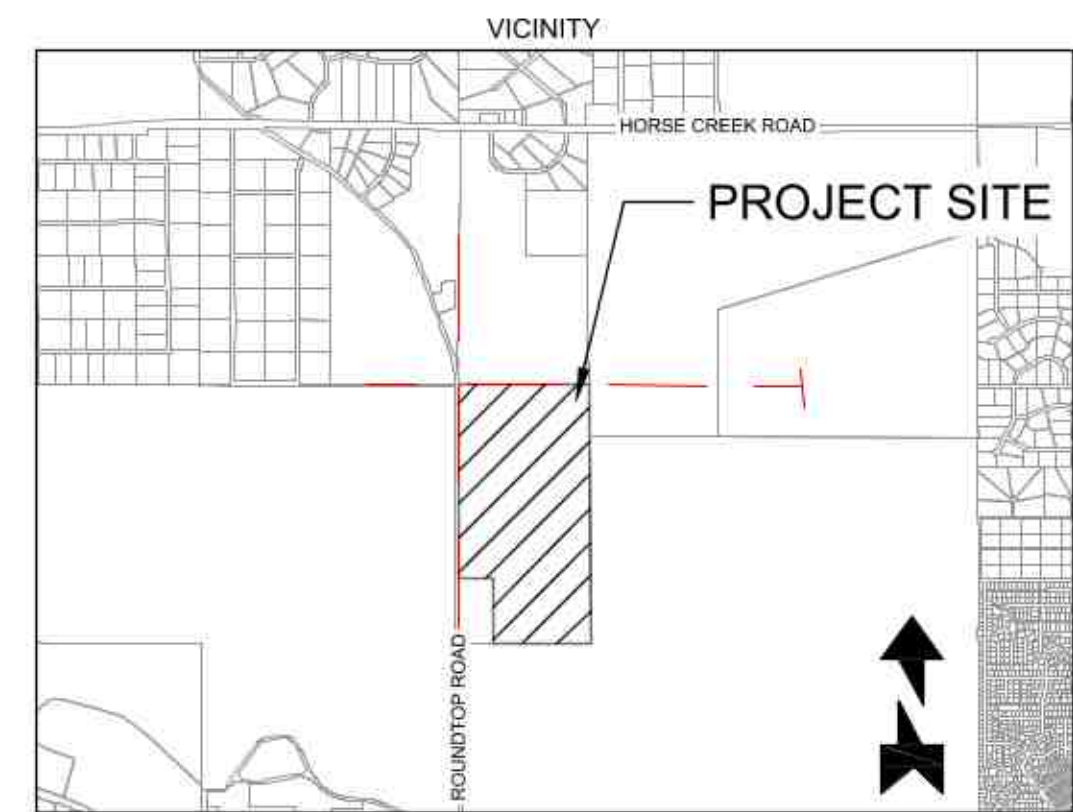


- LEGEND**
- PROPOSED PARCEL BOUNDARY
  - MAJOR CONTOURS
  - MINOR CONTOURS
  - SECTION LINES
  - NET AREA
  - GROSS AREA
  - DRAINAGE DIRECTION
  - AREAS WITH SLOPES 10%

- NOTES:**
1. ROUNDTOP RANCH ESTATES CONTAINS 315.00 ACRES ±
  2. ROUNDTOP RANCH ESTATES CONTAINS 55 RESIDENTIAL TRACTS
  3. TRACT 56 IS RESERVED FOR FUTURE POTENTIAL PUBLIC ROW DEDICATION TO ALLOW ACCESS TO UNPLATTED PARCEL NORTH OF AND ADJACENT TO ROUNDTOP RANCH ESTATES
  4. THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS
  5. RESIDENTIAL TRACTS WILL CONSTRUCT INDIVIDUAL WELLS AND SEPTIC/LEACH FIELD SYSTEMS FOR WATER AND SANITARY SERVICES
  6. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2
  7. CONTOURS SHOWN ARE CHEYENNE/LARAMIE COUNTY GIS PROGRAM AERIAL MAPPING (LIDAR) - VERTICAL DATUM: NAVD88
  8. CURRENT ZONE: A-2 PROPOSED ZONE: AR

- SUMMARY TABLE**
- TOTAL AREA = 315.00 ACRES ±
  - TOTAL TRACTS = 56 (55 RESIDENTIAL TRACTS)
  - AVERAGE TRACT SIZE = 5.49 ACRES
  - AREA OF PROPOSED COUNTY ROAD ROW = 21.56 ACRES
  - TOTAL INTERNAL ROAD LENGTH = 11,200 LF

- LAND ANALYSIS**
- A. AREAS IN WHICH SLOPES ARE 10% OR GREATER - 32.65 ACRES
  - B. FLOODWAYS AND 100YEAR FLOODPLAINS - 0.00 ACRES
  - C. BODIES OF WATER - N/A
  - D. SIGNIFICANT NATURAL FEATURES SUCH AS RIDGE LINES AND MATURE TREES TO BE PRESERVED - N/A
  - E. SOILS THAT ARE UNSUITABLE FOR BUILDING - N/A
  - F. EXISTING AND PROPOSED EASEMENTS, ROADS, TRAILS OR OTHER FEATURES WHERE BUILDING IS PROHIBITED - 25.67 ACRES
  - EXISTING - 0.00 ACRES
  - PROPOSED ROAD ROW = 21.56 ACRES
  - PROPOSED UTILITY EASEMENTS = 4.11 ACRES



OWNER:  
ROUNDTOP RANCH ESTATES, LLC  
MR. ROBERT CHAMBERLIN  
2366 MUGHO ROAD, CHEYENNE, WY 82009

ENGINEER:  
LOVAS ENGINEERING, INC.  
CHRISTOPHER S. LOVAS, PE  
1869 GRIZZLY GULCH, CHEYENNE, WY 82009

PRELIMINARY DEVELOPMENT PLAN  
&  
LAND ANALYSIS MAP  
FOR  
ROUNDTOP RANCH ESTATES  
FOR A PORTION OF THE WEST ½ SECTION 10, T14N, R67W OF THE 6TH  
PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY 2021  
BY  
LOVAS ENGINEERING, INC.