Sheridan City Planning Commission
Meeting Agenda
October 22, 2018
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3. Review, correction, and approval of minutes of the October 8, 2018 meeting.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL-18-34, Woodland Creek Estates III Annexation, annexing approximately 18,669 square feet into the City of Sheridan. Zoning said 18,668 sq ft as part of the Woodland Creek Estates Subdvision Amended PUD, Planned Unit Development. Located at 4746 Coffeen Ave and including Creek Drive.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-18-35, Woodland Creek Estates III Subdivision. A request to subdivide ± 11,227 sq feet of unplatted land into 5 lots, to be zoned Woodland Creek Estates PUD, Planned Unit Development. Located west of Creek Drive and Coffeen Ave.

   Motion by:

   Second:

   Vote:

6. Consideration of PL-18-37, Woodland Creek Estates Amended PUD, Planned Unit Development. A request to amend a portion of the Woodland Creek Estates PUD. Located west of Coffeen Ave. and including Creek Drive.

   Motion by:

   Second:

   Vote:

7. Consideration of PL-18-38, Sheridan High Tech Gateway III Subdivision. A request to subdivide one lot into 2, on ±13.64 acres, zoned GD Gateway District. Also, a request to vacate any previously platted portions of Hi Tech Drive and Yellowtail Drive right-of-ways remaining within the boundaries of Lot 1 and 2. Located at 1550 Yellowtail Dr., north of Hi Tech Dr.

   Motion by:

   Second:

   Vote:

8. Comments from commissioners and staff.

9. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the October 8, 2018 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:03 P.M. October 8, 2018

Planning Commission members present: Vice-Chairman Tod Windsor, Clint Beaver, Ryan Franklin, Mike Mellgren, Jon Oman and Paula Whitworth. City of Sheridan staff members present: Community Development Director, Brian J. Craig, AICP and Planning Commission Secretary, Carolyn Byrd.

Item #1: Call to Order and Roll Call of Members.

Present: Clint Beaver, Ryan Franklin, Mike Mellgren, Jon Oman, Paula Whitworth and Tod Windsor.

Absent: Mike Giorgis.

Item #2: Approval of Agenda as presented.

Clint Beaver moved the Planning Commission approve the Agenda. Jon Oman seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the September 10, 2018 meeting.

Clint Beaver moved the minutes be approved as presented. Tod Windsor seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of **Resolution #47-18; Woodland Creek III Annexation Report, confirming the report contains all of the facts and information as required per W.S. Sec. 15-1-402(c).**

Brian Craig said the property owner, Woodland Creek Estates, LLC, has formally petitioned for the annexation of 18,669 sq. ft. of unplatted land located at the northwest corner of the intersection of Coffeen Avenue and Creek Drive. The private property portion of the annexation is approximately 11,227 sq. ft. and the adjacent portion of Creek Drive is 7,442 sq. ft.

This property is currently vacant land near the entrance to the Woodland Creek subdivision. This property previously contained a rural residential use. City staff has recommended Planned Unit Development (PUD) zoning for the property. Any further development proposal will be subject to consistency with the proposed amended PUD development design report and City of Sheridan review and approval. An amended PUD Master Plan and a five lot minor subdivision will be considered with this annexation request at the next Planning Commission meeting.

Mr. Craig said Brendon Kerns, City Attorney, recommended the City Planning Commission must recommend and the City Council must certify the completeness of an Annexation Report pursuant to W.S. Sec. 15-1-402(c). Neither the Planning Commission nor City Council make findings as to the merits of the annexation request, but rather they are confirming that staff has adequately prepared the basic information required of the Annexation Report.

Upon successful approval by resolution of the Annexation Report, staff will proceed with the annexation related plat, PUD amendment approval process. The Planning Commission will vote tonight on the recommendation to City Council for the certification of completeness of an Annexation Report pursuant to W.S. Sec. 15-1-402(c). This will come back to the Planning Commission at the October 22, 2018 meeting.

Graham Hurley said he and Barry King bought the property and developed the Woodland Creek Subdivision. The first 35 yards was in the county, so they just left it as an outlot. Since there is such a need for affordable housing, he is considering building a 5-plex. Each unit would be three stories, consisting of 2,400 sq. ft. with a garage on the first floor, second floor living space and third floor family room. It would list around $300,000 and if it is successful he may develop the triangle in back.

Clint Beaver asked Mr. Craig what constitutes the Annexation Report.

Mr. Craig said it is the five headings and findings listed in the staff report.

Mr. Beaver asked if his staff prepared the Annexation Report.

Mr. Craig said they did.

Mr. Beaver said he was concerned about item (4) and suggested **"The City of Sheridan presently has an 8 mil property tax levy based on assessed value"** be moved from item (4) and become item (5).

Mr. Beaver also suggested the last sentence in item (4) **"These figures do not include other sources of income related to changes in tax revenues not related to property tax or utility services."** be deleted.

Mr. Beaver suggested the original item (5) become item (6).

Mr. Craig said he appreciated his input.

Clint Beaver moved the City Planning Commission recommend to City Council consideration of Resolution #47-18; Woodland Creek III Annexation Report, confirming the report contains all of the facts and information as required as per W.S. Sec. 15-1-402(c), with items (4), (5) and (6) amended to read:

(4) The projected annual fee or service cost of those services
Any new construction will be subject to one-time user fees for City taps of at least $3570 for water and $3050 for sewer for sewer service connections beyond those already purchased for the property. Minimum ongoing user fees are estimated at $226.56 for water and $156.60 for sewer per customer per year, and minimum residential solid waste collection fees are $237 per year.

(5) The City of Sheridan presently has an 8 mil property tax levy based on assessed value.

(6) The cost of infrastructure improvements required within the current City boundary in order to accommodate the annexation
As the utility and road infrastructure are already in place to serve this property, no new costs will be incurred for infrastructure improvements.

Mike Mellgren seconded the motion. Unanimous voice vote in favor of the motion

Item #5: Comments from commissioners and staff.

Mr. Craig said there has been a lot of activity on changes to the City Building Code. He would encourage Commissioners to engage in the process. One popular topic is residential fire sprinklers.

Jon Oman asked if Sheridan is in the leading position on this.

Mr. Craig said Jackson is working on it but Jackson is not really comparable to the rest of the state.

Item #6: Adjourn

Paula Whitworth moved the meeting adjourn. Meeting adjourned at 7:23 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission

FROM: Brian Craig, Community Development Director

RE: PL-18-34, Woodland Creek Estates III Annexation, annexing approximately 18,669 square feet into the City of Sheridan. Zoning said 18,668 sq ft as part of the Woodland Creek Estates Subdivision Amended PUD, Planned Unit Development. Located at 4746 Coffeen Ave and including Creek Drive.

Staff Recommendation

Staff recommends the Planning Commission recommend approval of PL-18-34, Woodland Creek Estates III Annexation, annexing approximately 18,669 square feet into the City of Sheridan. Zoning said 18,668 sq ft as part of the Woodland Creek Estates Subdivision Amended PUD, Planned Unit Development.

Findings of Fact

With respect to the proposed annexation, the Planning Commission and City Council should make the following findings based on the requirements of state statute and City Code:

For the Annexation (From WS §15-1-402):

1. An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;

2. The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;

3. The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

4. The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;

5. If the city or town does not own or operate its own electric utility, its governing body is prepared to

issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and

6. The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

Neither state statute, nor city code, contain required findings to be made in assigning zoning during the annexation process. However, the following general zoning requirements from state statute should be kept in mind:

WS §15-1-601(d)

d) All regulations shall be made:

1. *In accordance with a comprehensive plan and designed to:*

1. *Lessen congestion in the streets;*
2. *Secure safety from fire, panic and other dangers;*
3. *Promote health and general welfare;*
4. *Provide adequate light and air;*
5. *Prevent the overcrowding of land;*
6. *Avoid undue concentration of population; and*
7. *Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.*

2. *With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;*

3. *With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and*

4. *With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.*

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "*promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* "

Background

The property owner, Woodland Creek Estates, LLC., has formally petitioned for the annexation of 18,669 square feet of unplatted land located at the northwest corner of the intersection of Coffeen Ave. and Creek Dr. The private property portion of the annexation is approximately 11,227 square feet and the adjacent portion of Creek Drive is 7,442 square feet.

This property is currently vacant land near the entrance to the Woodland Creek subdivision. Previously this property contained a rural residential use. City staff has recommended Planned Unit Development (PUD) zoning for the property. Any further development proposal is subject to consistency with the proposed amended PUD development design report and City of Sheridan review and approval. Development density and land use will be governed by the zoning requirements contained in the PUD design report. An amended PUD Master Plan and the minor subdivision of land that accompanies this annexation request are being simultaneously considered. The dedication of Creek Drive will be heard by the City Council upon third reading of the annexation.

Direct notification was sent to 88 property owners and to date no inquiries or responses have been received.

Staff Comments

The Planning Commission and City Council must make the findings outlined in WS §15-1-402 in adopting an annexation ordinance. Staff's review indicates that the proposed annexation meets these criteria.

An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town.

New structures built within this areas will be thoroughly inspected for compliance with International Building Code Standards, reducing risk of fire or other adverse damage. Also expanded access to centralized water and sewer service will help protect water quality. Annexation of the roadway aids in development of long range plans for maintenance and improvement

The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town.

The property and roadway are adjacent to the city limits to the west.

The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed.

Water and sewer are available in Creek Drive and were installed and inspected with City approved Woodland Creek project. All other customary services can already be provided to the adjacent neighborhood to which this will be an addition.

The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407.

As outlined above, the property is adjacent to the city limits to the west .

If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410.

The City will honor its franchise agreements with existing electrical utilities.

The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

At the date of the preparation of this annexation report, the city staff has, and will continue to abide by the state notification requirements.

ZONING

In considering the newly assigned zoning designation to be applied with any annexation staff considers the following criteria, which aligns with state statutory mandates and city code regarding zoning preserving the character, health, and safety of neighborhoods:

- The zoning of surrounding parcels.
- The actual land use of surrounding parcels.
- Impacts to surrounding properties.
- Consistency with adopted planning documents.
- The ability of existing infrastructure to handle the potential uses

Zoning and Land Use

The private property is presently zoned with County Zoning of Urban Residential. County parcels in the immediate area are also zoned Urban Residential . There is City PUD zoning to the west with the adjacent neighborhood, and B-1 across Coffeen Avenue, which is used for agriculture at the moment.

Land uses in the area are predominately residential with an elementary across Coffeen Avenue.

Impacts to Surrounding Properties

The impact to surrounding uses is minor as the intended use and plat shows attached single-family residential units that blends with the PUD layout already approved.

Consistency with Adopted Planning Documents

The *Sheridan Joint Planning Area Land Use Plan* identifies the use in this area as residential. The uses allowed by proposed zoning would be detached and attached residential. The PUD Master Plan is being amended with this annexation request to bring in this property; the designation is for a 5-plex residential structure.

Infrastructure

Water, sewer, storm sewer, and street infrastructure are complete for this property and no extension of service or road improvements are necessary for the development of the proposed 5 lots.

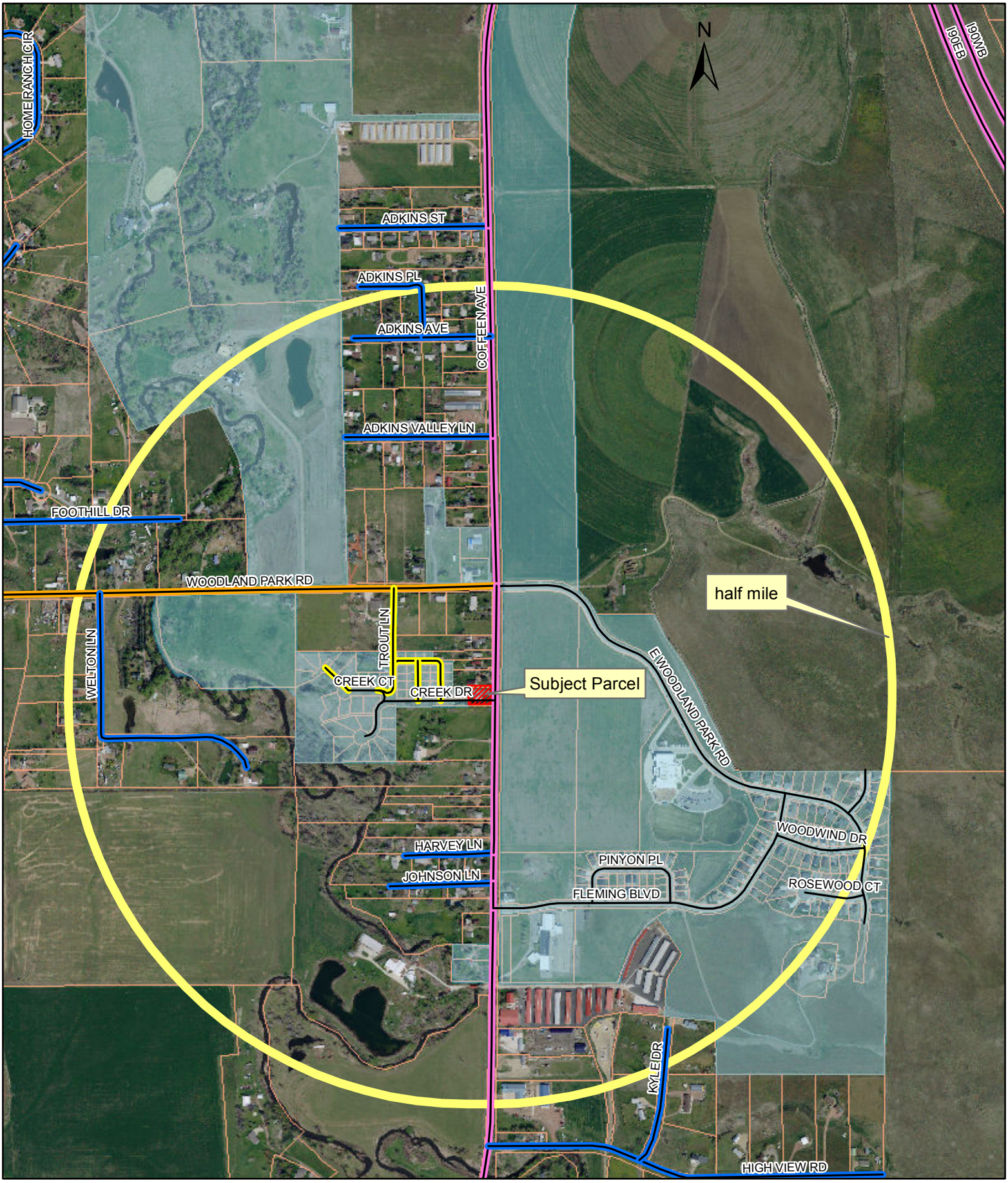
Staff believes this property meets state and local criteria for annexation. The zoning requested is appropriate given the historic land use of surrounding properties. Staff has no further comments at this time.

Attachments

aerial

Petition with exhibits

Annexation summary



CITY OF Sheridan WYOMING

Woodland Creek Estates III annexation

0 375 750 1,500 Feet

Name: sgoodman Date: 09/21/2018

PETITION FOR ANNEXATON

TO: THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING

Pursuant to the provision of W.S. 15-1-403 et. seq. and other applicable statutes, the undersigned land owner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the annexation of eligible territory as determined by W.S. 15-1-402 adjacent to the City of Sheridan, Wyoming with the legal description attached hereto, marked for exhibit, and made a part hereof.

2. Woodland Creek Estates, LLC is the sole owner(s) of said described property proposed to be annexed, and therefore constitute a majority (ALL) of the landowners owning a majority (ALL) of the area sought to be annexed.

3. A map of the area sought to be annexed is attached hereto, marked for exhibit, and made a part hereof.

4. Petitioners hereby request that said land be zoned _____PUD_____ upon annexation.

5. Petitioners hereby waived the Annexation Report as per W.S. 15-1-402 (c)

WHEREFORE, petitioners pray that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned ____PUD_____.

Date this 30 day of July, 2018.

Woodland Creek Estates LLC.

By:_____
Graham Hurley, Member

Subscribed and sworn before me this 30 day of July, 2018.

Marla Lloyd
Notary Public

My Commission Expires July 9, 2020

MARLA LLOYD - NOTARY PUBLIC
County of Sheridan
State of Wyoming
My Commission Expires July 9, 2020

Amendment of the
Planned Unit Development Design Report
for
Woodland Estates Subdivision

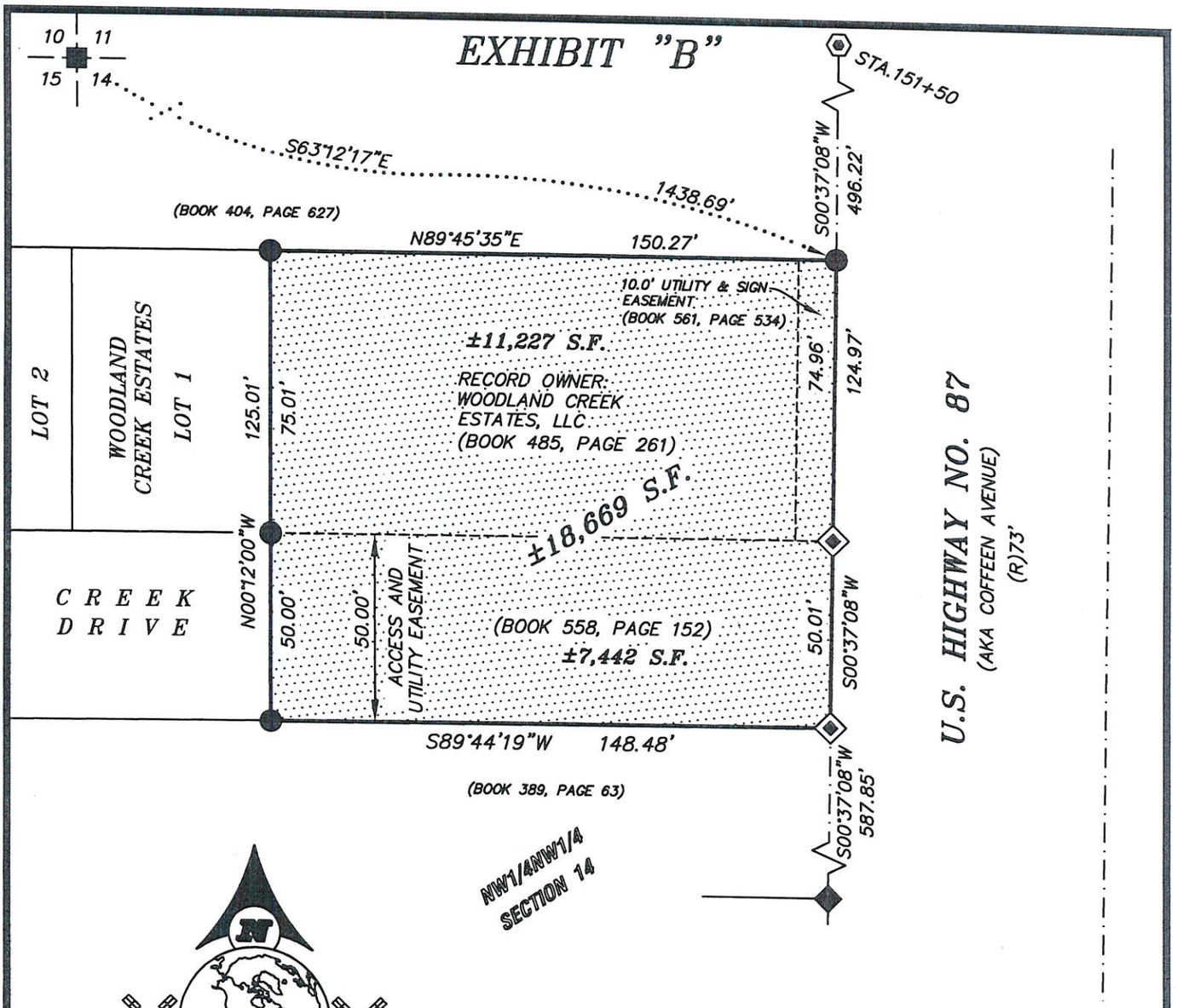
PROJECT LOCATION AND DESCRIPTION

The project is located near the intersection of U.S. Highway No. 87 (A.K.A. Coffeen Avenue) and Woodland Park Road, and is partially in the City of Sheridan, Wyoming and partially in Sheridan County, Wyoming. The property is located within the limits of the City of Sheridan and is situated in the $NW^1/_4NW^1/_4$ of Section 15, Township 55 North, Range 84 West of the 6th Principal Meridian.

OTHER APPLICABLE RESTRICTIONS

Maximum Building Height:	30'
Allowable Storage:	1-2 Stories Maximum
Primary Access:	Coffeen Avenue (50' ROW)
Secondary Access:	Woodland Park Road (30' ROW)
Road Widths:	50' Public ROW access and single family homes (Creek Drive, Creek Court and Creek Circle; 30' Private ROW duplex/patio homes (Brookie Path, Minnow Path, Trout Lane)
Building Setbacks Lots 1-26:	0' side lot adjacent to lots (if duplexes are constructed; 10' side lot adjacent to roads; 10' front and rear
Building Setbacks Lots 27, 36-51:	5' side lot adjacent to lots; 15' side lot adjacent to roads; 15' front and rear
Building Setbacks Lots 28-29, A-E:	0' side lot adjacent to lots (if multi-family structures are constructed; 10' side lot adjacent to roads; 10' front and rear

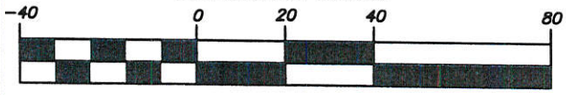
EXHIBIT "B"



SCALE: 1"=40'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE



(U.S. SURVEY FEET)

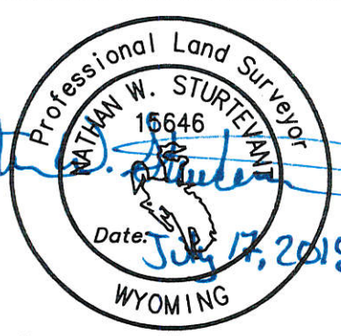
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 15646
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- ANNEXATION LINE
- LOT/PROPERTY LINE
- EASEMENT LINE AS NOTED
- HIGHWAY RIGHT-OF-WAY LINE
- ANNEXED INTO THE CITY OF SHERIDAN

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

I, NATHAN W. STURTEVANT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"
ANNEXATION & DEDICATION PLAT

CLIENT: MC2 ENGINEERING AND CONSTRUCTION, PC

LOCATION: NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-012 SJ: 4
DN: 2014-012_SJ4-C3D
TAB: ANNEX
PF: T2014-012
JULY 13, 2018

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: ***Woodland Creek Estates, LLC***
July 13, 2018

Re: ANNEXATION

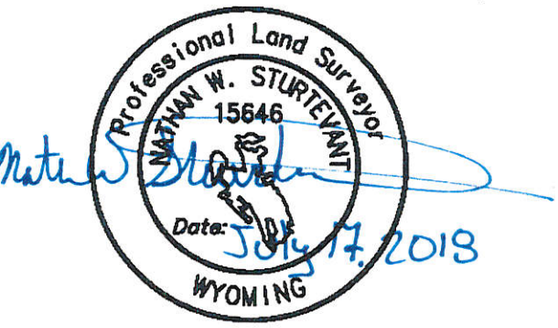
A tract of land situated in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S63°12'17"E, 1438.69 feet to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of described in Book 404 of Deeds, Page 627, and lying on the west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°37'08"W, 124.97 feet along said U.S. Highway No. 87 to a point, said point being the northeast corner of a tract of land described in Book 389 of Deeds, Page 63) (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°44'19"W, 148.48 feet along the north line of said tract described in Book 389 of Deeds, Page 63 to a point, said point being the southeast corner of Creek Drive, Woodland Creek Estates (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°12'00"W, 125.01 feet along the east line of said Woodland Creek Estates to a point, said point being the northeast corner of Lot 1, Woodland Creek Estates, and lying on the south line of said tract described in Book 404 of Deeds, Page 627 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°45'35"E, 150.27 feet along said south line of said tract described in Book 404 of Deeds, Page 627 to the **POINT OF BEGINNING** of said tract.

Said tract contains 18,669 square feet or 0.43 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

City of Sheridan Planning Office
55 Grinnell Plaza Sheridan, Wyoming 82801
(307) 675-4226

Summary of Annexation Report for the Woodland Creek Estates III Annexation.

A petition has been filed requesting the annexation, by the City of Sheridan, Wyoming, of approximately 18,669 square feet of land located west of Coffeen Avenue (Highway 87) and adjoining Woodland Creek Estates Subdivision. Attached to this summary is an area map showing the location of the property and major landmarks within a half-mile. Pursuant to Wyoming State Statute 15-1-401 and 15-1-405 this summary is being mailed to all landowners who, because of the proposed annexation, will be brought within a half mile of the new corporate limits of the city. This summary is also being mailed to any impacted private utility companies.

Public Hearing:
This item will appear before the Sheridan Planning Commission on October 8th at 7pm in the City Council Chambers located on the 3rd floor of City Hall at 55 Grinnell Plaza. This meeting is open to the public, and interested parties are invited and encouraged to attend. Upon review by the Planning Commission, this annexation request shall be forwarded with recommendation to the City Council for consideration on October 15, 2018. In accordance with Wyoming Statute 15-1-405.

Land Use and Zoning:
This property is currently vacant land near the entrance to the Woodland Creek subdivision. Previously this property contained a rural residential use. City staff has recommended Planned Unit Development (PUD) zoning for the property. Any further development proposal is subject to consistency with the proposed amended PUD development design report and City of Sheridan review and approval. Development density and land use will be governed by the zoning requirements contained in the PUD design report.

City Services:
Water, sewer, and road infrastructure to serve this annexation area are in place to serve this property. No further public improvements will be necessary to provide additional municipal services. The service cost for future public utilities connections will be dependent on ultimate use and configuration; however, for new construction, minimum costs of water and sewer connections would be $3,380 for water service when lines are stubbed out to the lot currently, $3,570 for new taps, and $3,050 for sewer service connections beyond those already purchased for the property. Solid waste collection rates will be as per Resolution 48-11

Revenues:
The City of Sheridan presently has an 8 mil property tax levy based on assessed value. Any new construction will be subject to one-time user fees for City taps of at least $3570 for water and $3050 for sewer for sewer service connections beyond those already purchased for the property. Minimum ongoing user fees are estimated at $226.56 for water and $156.60 for sewer per customer per year, and minimum residential solid waste collection fees are $237 per year. These figures do not include other sources of income related to changes in tax revenues not related to property tax or utility services.

The full Annexation Report will be available in the City Clerk's office on October 8, 2018 and throughout the public hearing process. Please contact the City Planning Office at (307) 675-4226 with any additional questions.

MEMO

TO: Planning Commission

FROM: Brian Craig, Community Development Director

RE: PL-18-35, Woodland Creek Estates III Subdivision. A request to subdivide ± 11,227 sq feet of unplatted land into 5 lots, to be zoned Woodland Creek Estates PUD, Planned Unit Development. Located west of Creek Drive and Coffeen Ave.

Staff Recommendation

Staff recommends the Planning Commisison provide a recommendation for approval to the City Council for PL-18-35, Woodland Creek Estates III Subdivision. A request to subdivide ± 11,227 sq feet of unplatted land into 5 lots, to be zoned Woodland Creek Estates PUD, Planned Unit Development. Located west of Creek Drive and Coffeen

Findings of Fact

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

A. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

B. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.

C. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

D. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

E. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review

development shall likewise consider long-range water supply in making any determination.

Background

The applicant is proposing this subdivision as a natural extension of the existing Woodland Creek Neighborhood. The new lots will be at the existing neighborhood entrance on the northwest corner of Coffeen Ave. and Creek Dr. This proposed subdivision application seeks to divide one unplatted tract of land into five new lots with the intended purpose of housing a 5-plex attached dwelling unit. Each dwelling unit will be located on its own lot; there will be internal common walls along the interior dwelling unit property lines. This subdivision is being considered simultaneously with an associated annexation of the land and adjacent road right-of-way.

Direct notification was sent to 102 property owners, in addition to newspaper notification. To date, no responses have been received.

Staff Comments

Staff offers the following comments on final plat required findings:

A. *The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.*

This minor subdivision will considered at the same meeting of the City Council, but after the anticipated approval of the associated annexation's third reading and final approval.

B. *The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.*

This minor subdivision will considered at the same meeting of the City Council, but after the anticipated approval of the associated annexation's third reading and final approval.

C. *Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.*

There are no variances from the Zoning Ordinance being requested with this minor subdivision application.

D. *All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.*

This proposed subdivision is outside of the Airport influence area.

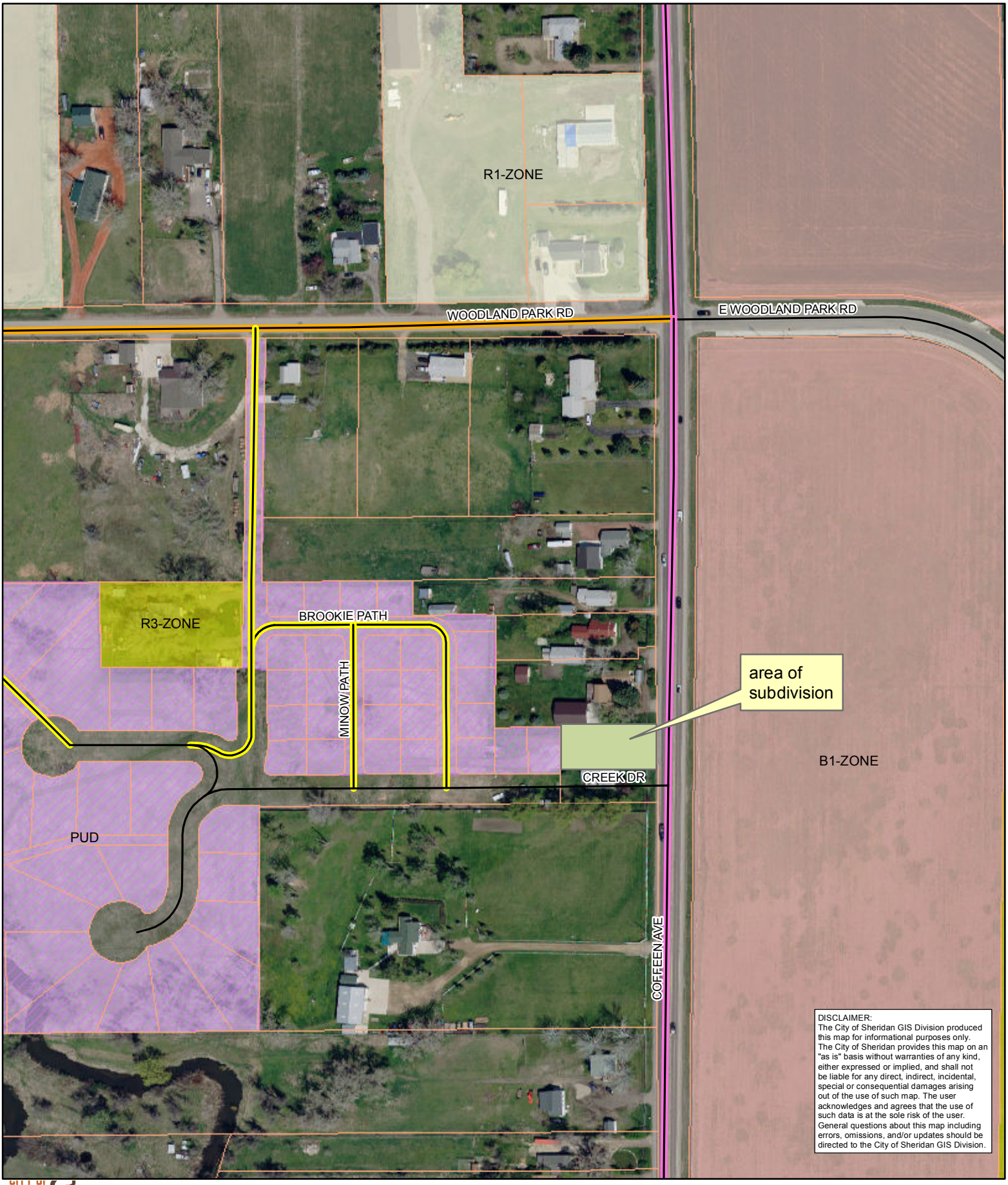
E. *No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.*

These lots are currently served by water and sewer at an adequate capacity.

Staff has no further comments at this time.

Attachments

aerial
plat



CITY OF Sheridan WYOMING

Woodland Creek Estates III

N

0 0.0125 0.025 0.05 Miles

Name: sgoodman Date: 09/24/2018

FINAL PLAT OF
WOODLAND CREEK ESTATES III

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF THE NW1/4NW1/4,
SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF SHERIDAN, WYOMING

TOTAL AREA = ±11,227 S.F.
AREA OF 5 LOTS = ±11,227 S.F.

CITY OF SHERIDAN ZONING = PLANNED UNIT DEVELOPMENT (PUD)

N

S

SCALE: 1"= 20'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

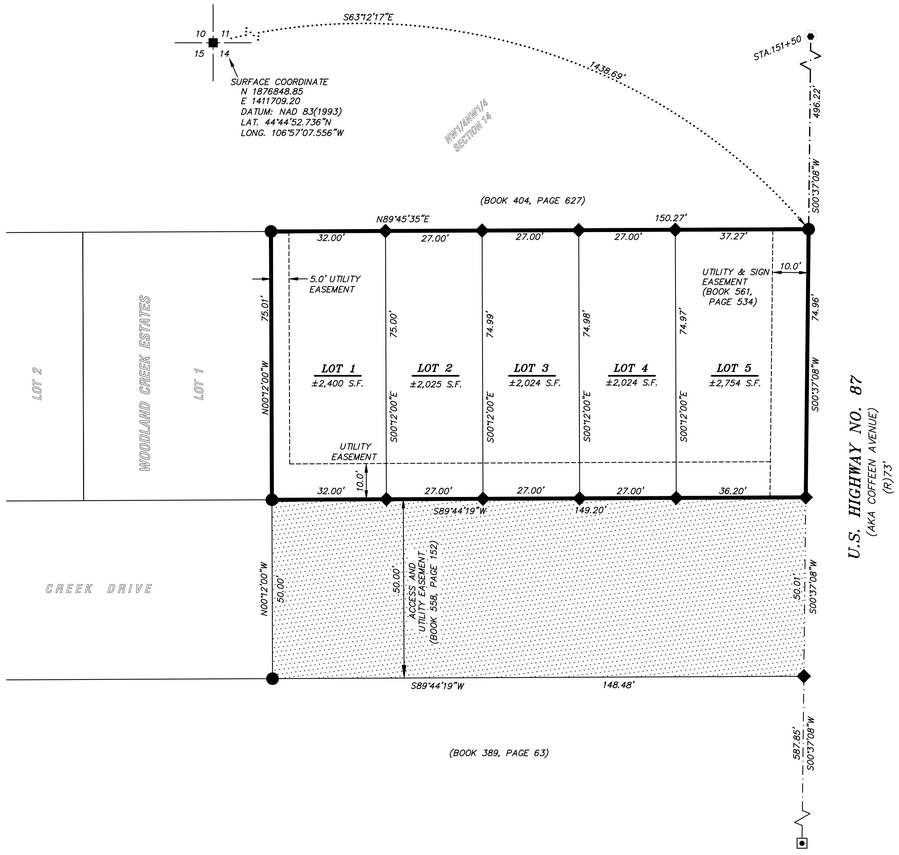
GRAPHIC SCALE

-20 0 10 20 40 80

(U.S. SURVEY FEET)
1 inch = 20 foot

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 15646
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- BOUNDARY LINE
- PROPERTY/LOT LINE
- HIGHWAY RIGHT-OF-WAY LINE
- EASEMENT LINE AS NOTED
- ACCESS AND UTILITY EASEMENT (BOOK 558, PAGE 152)

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING PLAT DESIGNATED AS WOODLAND CREEK ESTATES III, A PLANNED UNIT DEVELOPMENT BEING A TRACT OF LAND SITUATED IN THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S63°12'17"E, 1438.69 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF DESCRIBED IN BOOK 404 OF DEEDS, PAGE 627, AND LYING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 87 (AKA COFFEEN AVENUE) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S00°37'08"W, 74.96 FEET ALONG SAID U.S. HIGHWAY NO. 87 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A ACCESS AND UTILITY EASEMENT DESCRIBED IN BOOK 558 OF DEEDS, PAGE 152; THENCE S89°44'19"W, 149.20 FEET ALONG THE NORTH LINE OF SAID ACCESS AND UTILITY EASEMENT DESCRIBED IN BOOK 558 OF DEEDS, PAGE 152 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, WOODLAND CREEK ESTATES (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°12'00"W, 75.01 FEET ALONG THE EAST LINE OF SAID LOT 1, WOODLAND CREEK ESTATES TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, WOODLAND CREEK ESTATES AND LYING ON THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 404 OF DEEDS, PAGE 627 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°45'35"E, 150.27 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 404 OF DEEDS, PAGE 627 TO THE **POINT OF BEGINNING** OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 11,227 SQUARE FEET OF LAND, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE **WOODLAND CREEK ESTATES III,** A PLANNED UNIT DEVELOPMENT AND DO RESERVE PERPETUAL EASEMENTS FOR ACCESS, THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES INCLUDING TV CABLES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ , _____.

_____
WOODLAND CREEK ESTATES, LLC
C/O ROBERT BARRY KING, MEMBER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, _____ BY ROBERT BARRY KING, MEMBER.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

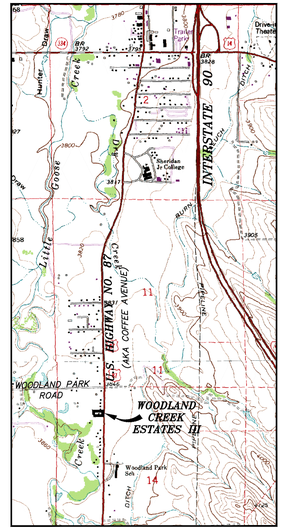
STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **WOODLAND CREEK ESTATES III,** A PLANNED UNIT DEVELOPMENT AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
NATHAN W. STURTEVANT
15646
DRAFT
Date:
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

TOWNSHIP 55 NORTH, RANGE 84 WEST



LOCATION MAP
SCALE: 1"=2000'

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____, 20_____.

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, _____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS _____ DAY OF_____, 20_____.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____ O'CLOCK ___.M.,

THIS _____, DAY OF _____, 20_____, AND IS DULY RECORDED IN DRAWER _____, PLAT NO. _____

FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

FINAL PLAT
OF
WOODLAND CREEK ESTATES III

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF THE NW1/4NW1/4, SECTION 14,
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF SHERIDAN, WYOMING

OWNER: WOODLAND CREEK ESTATES, LLC
7 WISHBONE WAY
SHERIDAN, WY 82801

RESTFELOT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

MC² ENGINEERING, P.C.
902 NORTH MAIN STREET
Sheridan, Wyoming 82801
Office: 307.673.7350 Fax: 307.673.5156
mcrow@mc2engineering.com

JN: 2014-012 SJ:6
DN: 2014-012_SJ6-CJD
TAB: PLAT
PF: T2014-012
REVIEWED BY: TDT
OCTOBER 9, 2018

MEMO

TO: Planning Commission

FROM: Brian Craig, Community Development Director

RE: PL-18-37, Woodland Creek Estates Amended PUD, Planned Unit Development. A request to amend a portion of the Woodland Creek Estates PUD. Located west of Coffeen Ave. and including Creek Drive.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation for approval to the City Council for PL-18-37, Woodland Creek Estates Amended PUD, Planned Unit Development. A request to amend a portion of the Woodland Creek Estates PUD. Located west of Coffeen Ave. and including Creek Drive.

Findings of Fact

Sheridan City Code Appendix B §806.8 C requires amendments considered substantial changes to the existing Planned Unit Development (PUD) Master Plan to be considered by the City Council for approval. The administrative approval authority given to the Public Works Director is limited to specified required findings, but the Major Amendment as considered by City Council has no required findings. In general the City Council should consider the proposed amendment's conformance to the original intent of the Master Plan.

Background

The applicant is proposing to amend the existing Woodland Creek Estates PUD Design Report and Conceptual Layout Plan which are components of the overall Master Plan for the project. The initial intent of the amendment is to add the proposed 5 new lots that are being considered for annexation and platting at the east end of the subdivision. This PUD amendment proposal is scheduled to be heard immediately following the proposed annexation. The proposal is to add these five new lots and create the development standards required to permit an attached 5-unit building across those lots. Secondly, the PUD amendment proposes to allow the option of multi-family attached housing on Lots A-E of Woodland Creek Estates II; these lots are located in the northwest corner of the subdivision along Hammer Creek Drive.

Staff Comments

Staff considers both the addition of Lots 1 - 5, Woodland Creek III and the allowance for multifamily attached housing as positive for the community. First, the new lots and anticipated 5-plex building will contribute to the addition of housing choice in an area that is predominantly single-family residential. The layout of the 5 lots and density of a 5-plex is appropriate for the intersection of Creek Drive and Coffeen Avenue. Second, the reimagining of Lots A - E, Woodland Creek II as potential multifamily sites further adds to housing choice. Lots A - E are also located apart from the rest of the subdivision so that architectually the addition of attached housing along the hammerhead street court will not seem incongruent with the existing single-family layout. The applicant is retaining the ability to let the market

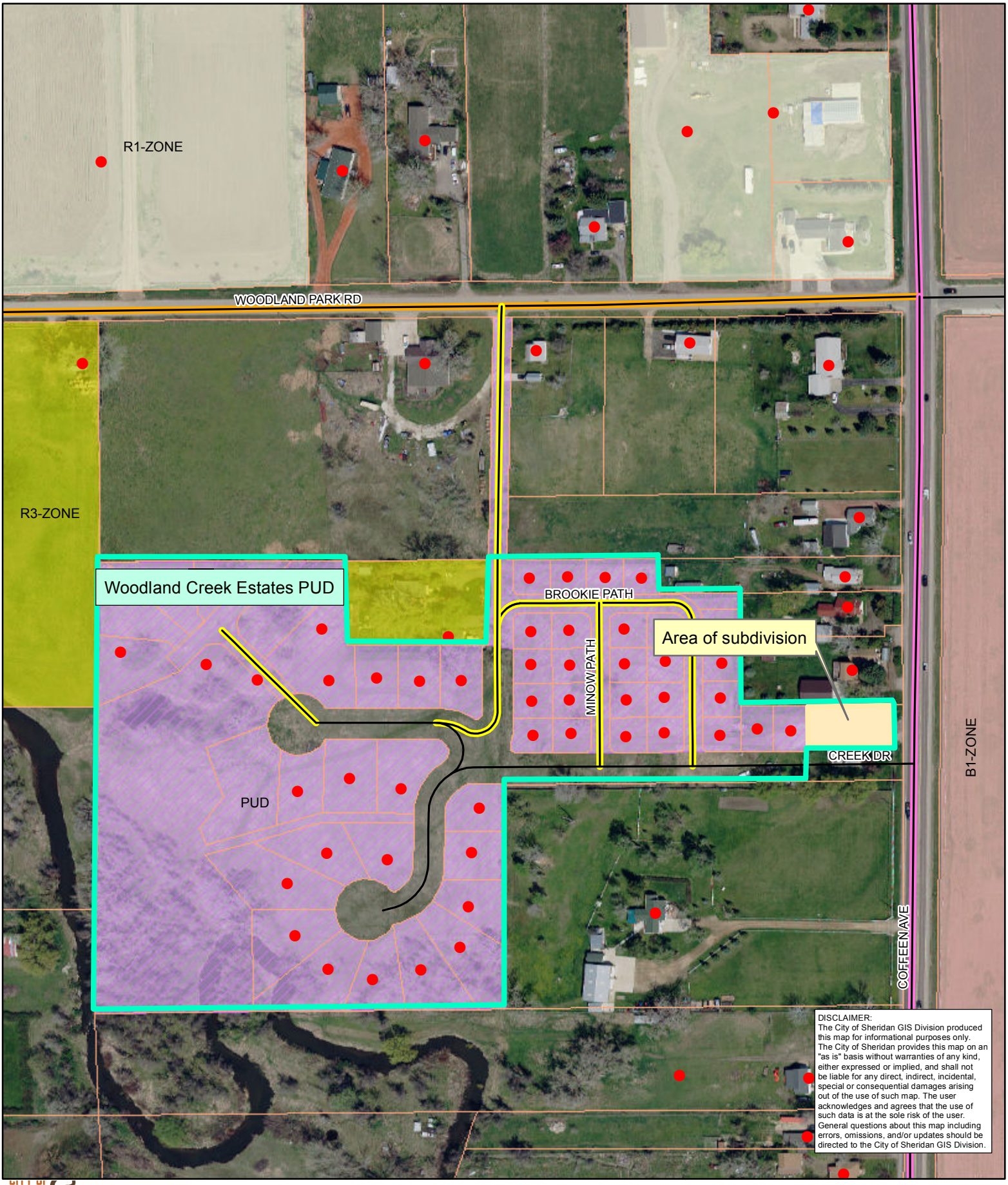
drive the final building layout, but this amendment does create the opportunity to construct attached housing and offer more diversity of stock in the neighborhood.

Attachments

aerial

PUD layout

PUD concept report



Woodland Creek Estates III

N

0 0.0125 0.025 0.05 Miles

Name: sgoodman Date: 09/25/2018

PUD LAYOUT PLAN FOR WOODLAND CREEK ESTATES

LEGAL DESCRIPTION

LOT 2, JCM SUBDIVISION AND A PORTION OF THE NW1/4NW1/4 , SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

UTILITY USAGE:

WATER:	AVERAGE DAY DEMAND:	18.59 GPM
	PEAK DAY DEMAND:	49.27 GPM
SEWER:	AVERAGE DAY DEMAND:	8.85 GPM
	PEAK DAY DEMAND:	21.50 GPM
	8" LINE HAS A CAPACITY OF 453 GPM	
TRAFFIC:	AVERAGE DAY:	383 VEHICLES/DAY
	MORNING PEAK:	30 VEHICLES
	AFTERNOON PEAK:	37 VEHICLES

GENERAL NOTES

EXISTING CITY ZONING:	R3-ZONE
EXISTING COUNTY ZONING	UR-ZONE
ADJACENT ZONING:	UR-ZONE (COUNTY)
TOTAL LAND AREA:	14.24 ACRES PUD
TOTAL BUILDING AREA:	8.16 ACRES = 57%
BUILDING HEIGHT:	30' MAXIMUM
STORIES:	1 - 2 STORIES MAXIMUM
TOTAL PARKING SPACES:	102 SPACES MINIMUM (GARAGE AND DRIVEWAY)
TOTAL ROAD AREA:	2.95 ACRES = 21%
TOTAL OPEN SPACE AREA:	2.87 ACRES = 20%

LOTS 1 - 26: PATIO HOMES OR DUPLEXES
LOTS 27 , 36 - 49: SINGLE FAMILY CUSTOM HOMES
LOTS 28-29, A-E, LOTS 1-5 OF WOODLAND CREEK III: SINGLE FAMILY CUSTOM HOMES OR MULTI FAMILY BUILDING AND CAN HAVE MORE THAN A 2.5:1 DEPTH TO FRONT RATIO.

OPEN SPACE/PARK/LANDSCAPED AREA

SIDEWALK

BUILDABLE AREA

FLOODWAY - NO BUILD AREA

BUILDING SETBACK

FLOODWAY - NO BUILD AREA

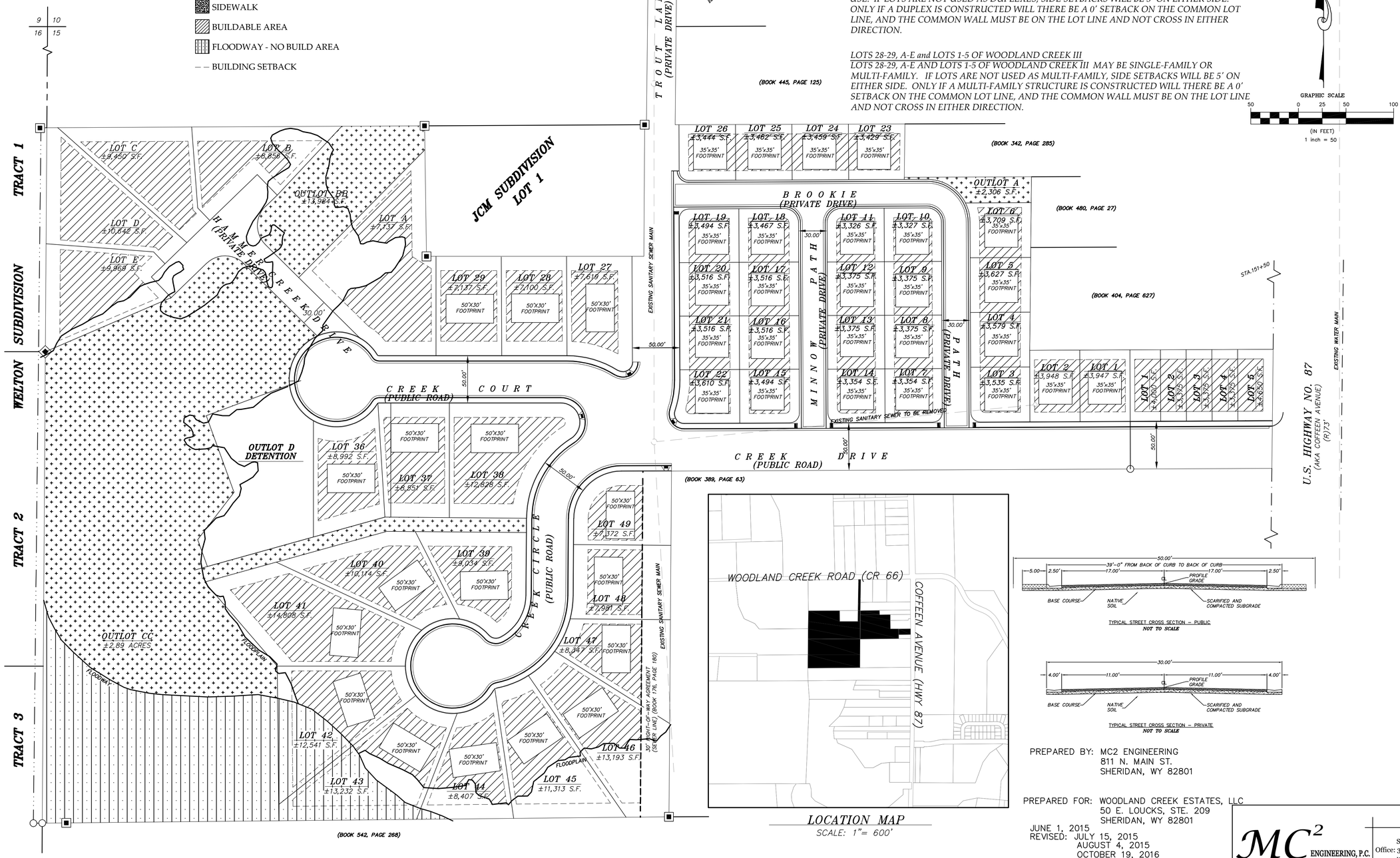
FOR THOSE LANDS DESIGNATED HEREON AS A FLOODWAY EASEMENT, DEVELOPER COVENANTS FOR ITSELF AND ALL SUCCESSORS IN TITLE, SHALL STATE THAT THERE SHALL BE NO CHANGE IN GRADE, NO FILL ADDED AND NO TEMPORARY OR PERMANENT STRUCTURES PLACED IN THIS EASEMENT AREA DESIGNATED ON THE PLAT. THIS EASEMENT SHALL BE MARKED ON THE PROPERTY WITH PERMANENT MONUMENTS SHOWING THE LOCATION OF THE EASEMENT, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE LOT TO ENSURE THE MONUMENTS REMAIN IN PLACE. IF THE MONUMENTS ARE MOVED OR LOST, THE CITY O F SHERIDAN MAY REQUIRE PROPERTY OWNERS TO HAVE A SURVEYOR REPLACE AT THEIR COST.

LOTS 1 - 26

AT THIS TIME IT HAS NOT BEEN DETERMINED IF LOTS 1-26 WILL BE DUPLEX LOTS OR PATIO HOME LOTS. A COMMON THEME WILL BE USED FOR AN ENTIRE BLOCK. FOR EXAMPLE - LOTS 7-22 WOULD ALL BE DUPLEX OR ALL BE PATIO. LOTS 1-6 AND LOTS 23-26 WOULD ALL BE DUPLEX OR ALL BE PATIO. COVENANTS WILL BE PREPARED TO ADDRESS THIS MIXTURE OF USE. IF LOTS ARE NOT USED AS DUPLEXES, SIDE SETBACKS WILL BE 5' ON EITHER SIDE. ONLY IF A DUPLEX IS CONSTRUCTED WILL THERE BE A 0' SETBACK ON THE COMMON LOT LINE, AND THE COMMON WALL MUST BE ON THE LOT LINE AND NOT CROSS IN EITHER DIRECTION.

LOTS 28-29, A-E and LOTS 1-5 OF WOODLAND CREEK III

LOTS 28-29, A-E AND LOTS 1-5 OF WOODLAND CREEK III MAY BE SINGLE-FAMILY OR MULTI-FAMILY. IF LOTS ARE NOT USED AS MULTI-FAMILY, SIDE SETBACKS WILL BE 5' ON EITHER SIDE. ONLY IF A MULTI-FAMILY STRUCTURE IS CONSTRUCTED WILL THERE BE A 0' SETBACK ON THE COMMON LOT LINE, AND THE COMMON WALL MUST BE ON THE LOT LINE AND NOT CROSS IN EITHER DIRECTION.



LOCATION MAP
SCALE: 1"= 600'

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50

TYPICAL STREET CROSS SECTION – PUBLIC
NOT TO SCALE

TYPICAL STREET CROSS SECTION – PRIVATE
NOT TO SCALE

PREPARED BY: MC2 ENGINEERING
811 N. MAIN ST.
SHERIDAN, WY 82801

PREPARED FOR: WOODLAND CREEK ESTATES, LLC
50 E. LOUCKS, STE. 209
SHERIDAN, WY 82801

JUNE 1, 2015
REVISED: JULY 15, 2015
AUGUST 4, 2015
OCTOBER 19, 2016
AUGUST 16, 2018
OCTOBER 3, 2018

MC² ENGINEERING, P.C.
811 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350 Fax: 307.673.5156
www.mc2engineering.com

Amendment of the
Planned Unit Development Design Report
for
Woodland Estates Subdivision

PROJECT LOCATION AND DESCRIPTION

The project is located near the intersection of U.S. Highway No. 87 (A.K.A. Coffeen Avenue) and Woodland Park Road, and is partially in the City of Sheridan, Wyoming and partially in Sheridan County, Wyoming. The property is located within the limits of the City of Sheridan and is situated in the $NW^1/_4NW^1/_4$ of Section 15, Township 55 North, Range 84 West of the 6^{th} Principal Meridian.

USES ALLOWED

This proposed PUD is for single family use. The larger lots to the west are intended for larger, single family custom homes. The smaller lots on the east side of the proposed development are intended for single family patio homes or possible duplexes. Lots A-E of Woodland Creek Estates II and Lots 1-5 of Woodland Creek Estates III are intended for single family patio homes, duplexes or multi-family structures. The open space provided will be for the enjoyment of the property owners in Woodland Creek Estates I-III.

ARCHITECTURAL THEME

The architectural theme planned for this neighborhood will be divided between the three different types of lots planned for the subdivision. The single family homes will be custom contemporary homes with similarity to the other newer subdivisions in the Sheridan area. Covenants will be in place ensuring that the homes have a certain percentage of masonry on the front of them giving the subdivision a coherent look to it. The lots on the east side of the property are proposed to be patio homes with a smaller craftsman home look to them. This type of architectural will complement the more dense area. A similar neighborhood utilizing this type of architecture would be Bridgecreek. The lots in Woodland Creek Estates II and III have an allowable use of multi-family. The architecture of these units will be designed to resemble the custom and patio home that have already been constructed.

DWELLING UNITS

The dwelling units are single family homes, with varying building footprints on lots 27-51, and patio homes or duplexes on lots 1-26. Woodland Creek II, Lots A-E and Woodland Creek III, Lots 1-5 may be constructed as multifamily units.

ACREAGES

Total Land Area:	14.50 Acres
Total Buildable Lot Area:	8.42 Acres (58%)
Total ROW Area:	2.95 Acres (20%)
Total Open Space Area:	2.87 Acres (20%)

OTHER APPLICABLE RESTRICTIONS

Maximum Building Height:	30’
Allowable Storage:	1-2 Stories Maximum
Primary Access:	Coffeen Avenue (50’ ROW)
Secondary Access:	Woodland Park Road (30’ ROW)
Road Widths:	50’ Public ROW access and single family homes (Creek Drive, Creek Court and Creek Circle; 30’ Private ROW duplex/patio homes (Brookie Path, Minnow Path, Trout Lane)
Building Setbacks Lots 1-26:	0’ side lot adjacent to lots (if duplexes are constructed; 10’ side lot adjacent to roads; 10’ front and rear
Building Setbacks Lots 27, 36-51:	5’ side lot adjacent to lots; 15’ side lot adjacent to roads; 15’ front and rear

Building Setbacks Lots 28-29, Woodland Creek II A-E, Woodland Creek III, Lots 1-5: 0’ side lot adjacent to lots (if multi-family structures are constructed; 10’ side lot adjacent to roads; 10’ front and rear

DENSITY

The entire area being platted is 14.50 acres. The site will be platted into 56 dwelling units, with a density of 3.58 units per acre. There is a total of 2.87 acres (125,017.2 square feet) designated as outlots, which totals 20% of the PUD. There is also 2.95 acres (128,502 square feet) of road in the subdivision.

II. Description of Project

Woodland Creek is conceived as a "pocket neighborhood", also often described as an urban infill project. The homes will be single family dwellings of both one and two stories with no basements. The current zoning of the property is R-3, and prior to being zoned into the City it was Urban Residential. Both of these zoning classifications anticipated this property being developed into a dense neighborhood. With an R-3 zoning designation, the lots can be as small as 4000 square feet for a single family dwelling, 2000 square feet for a two-family dwelling and 800 square feet for a three or four family dwelling unit. The developers determined the best fit for this subdivision to

blend with the surrounding properties was to have larger lots that the minimum allowed and reduce the area of roads by creating 50’ and 30’ street sections. The proposed lot sizes range from 7100 square feet to 14800 square feet in the single family portion, 3300 square feet to 3900 square feet in the patio home portion and 2024 square feet to 2754 square feet in the multi-family portion (Woodland Creek II and III).

MEMO

TO: Planning Commission

FROM: Brian Craig, Community Development Director

RE: PL-18-38, Sheridan High Tech Gateway III Minor Subdivision. A request to subdivide one lot into 2, on ±13.64 acres, zoned GD Gateway District. Also, a request to vacate any previously platted portions of Hi Tech Drive and Yellowtail Drive right-of-ways remaining within the boundaries of Lot 1 and 2. Located at 1550 Yellowtail Dr., north of Hi Tech Dr.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation for approval to the City Council for PL-18-38, Sheridan High Tech Gateway III Subdivision. A request to subdivide one lot into 2, on ±13.64 acres, zoned GD Gateway District. Also, a request to vacate any previously platted portions of Hi Tech Drive and Yellowtail Drive right-of-ways remaining within the boundaries of Lot 1 and 2. Located at 1550 Yellowtail Dr., north of Hi Tech Dr.

Findings of Fact

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

A. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

B. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.

C. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

D. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

E. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to

support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Background

The applicant, Sheridan Economic and Education Development Authority (SEEDA), is requesting to divide an existing lot into two new lots. The site of the proposal is the new Weatherby Headquarters, which is currently under construction. This proposed plat would divide the lots such that Lot 2, a 4.11 acre piece of land, will be available for future development. Proposed Lot 2 does not contain any buildings or site improvements associated with the Weatherby project. It is staff's understanding that should Weatherby require some or all of Lot 2 for future expansion, they will likely receive favorable consideration from SEEDA.

This proposed plat also vacates any remaining portions of Hi Tech Drive and Yellowtail Drive right-of-ways that may lie within the boundaries of proposed Lots 1 and 2. This provision is included in the declaration language on the final plat and cleans up any possible overlaps that may have been inadvertently overlooked with previous replats and administrative replat actions.

Staff Comments

Staff offers the following comments on final plat required findings:

A. *The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.*

This property falls completely within the City limits, so this condition does not apply.

B. *The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.*

Again, not applicable in this case, the property is within the city limits.

C. *Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.*

There are no deviations from the Zoning Ordinance or Subdivision Regulations requested with this proposal.

D. *All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.*

This proposed subdivision is outside of the Airport influence area.

E. *No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.*

These lots are currently served by water and sewer at an adequate capacity.

Attachments

plat
aerial

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SHERIDAN ECONOMIC AND EDUCATIONAL DEVELOPMENT AUTHORITY JOINT POWERS BOARD, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) ON INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS SHERIDAN HIGH TECH GATEWAY III SUBDIVISION, IS A REPLAT OF TRACT 1 OF THE SHERIDAN HIGH TECH GATEWAY II SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING.

SAID REPLAT CONTAINS 13.64 ACRES, MORE OR LESS.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND EASEMENTS AS SHOWN.

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSED, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LAND WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DEDICATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____DAY OF _____, 2018.

_____.
DR. PAUL YOUNG, VICE CHAIR
SHERIDAN ECONOMIC AND EDUCATIONAL DEVELOPMENT AUTHORITY
JOINT POWERS BOARD

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

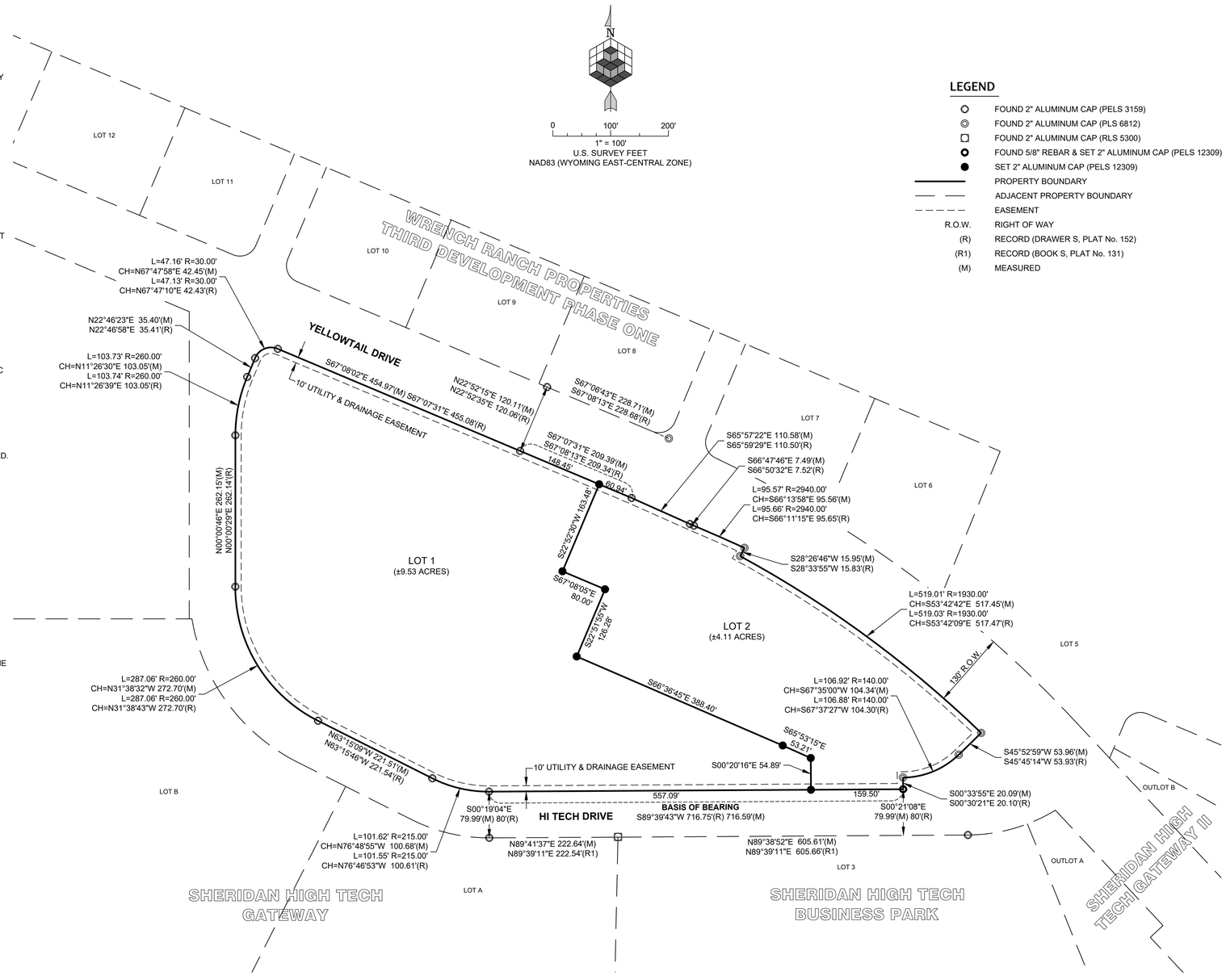
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

__DR. PAUL YOUNG__, BEING AN AUTHORIZED REPRESENTATIVE OF THE SHERIDAN ECONOMIC AND EDUCATIONAL DEVELOPMENT AUTHORITY JOINT POWERS BOARD

THIS _____DAY OF _____, 2018.

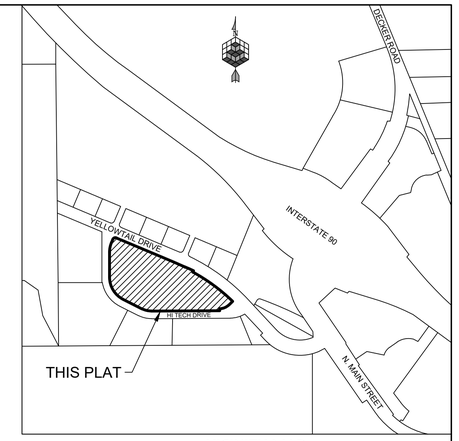
WITNESS MY HAND AND OFFICIAL SEAL _____.
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.



LEGEND

- FOUND 2" ALUMINUM CAP (PELS 3159)
- FOUND 2" ALUMINUM CAP (PLS 6812)
- FOUND 2" ALUMINUM CAP (RLS 5300)
- FOUND 5/8" REBAR & SET 2" ALUMINUM CAP (PELS 12309)
- SET 2" ALUMINUM CAP (PELS 12309)
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- R.O.W. RIGHT OF WAY
- (R) RECORD (DRAWER S, PLAT No. 152)
- (R1) RECORD (BOOK S, PLAT No. 131)
- (M) MEASURED



VICINITY MAP
SCALE: 1" = 750'

GENERAL NOTES

1. BASIS OF BEARING IS S89°39'43"W PER THE RECORDED PLAT FOR THE SHERIDAN HIGH TECH GATEWAY II SUBDIVISION FOR THE SOUTHERN BOUNDARY ALONG HI TECH DRIVE BETWEEN A FOUND 5/8 INCH REBAR AND FOUND 2-INCH ALUMINUM CAP.
2. THE LAND SURVEY WAS PERFORMED IN U.S. SURVEY FEET AND USED GPS DATA COLLECTED AND PROCESSED WITH A DATUM ADJUSTMENT FACTOR OF 1.00023178371.
3. FOUND MONUMENTS WERE HELD TO REESTABLISH THE BOUNDARIES DEPICTED ON THE PLAT FOR THE SHERIDAN HIGH TECH GATEWAY II SUBDIVISION. THE CURVE RADIUSES FROM THIS PLAT WERE HELD TO REESTABLISH THE BOUNDARIES ALONG CURVES.

CERTIFICATE OF APPROVAL - DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, 2018, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____.
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF REVIEW - PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION

THIS _____ DAY OF _____, 2018.

_____ _____.
ATTEST: VICE-CHAIRMAN CHAIRMAN

CERTIFICATE OF APPROVAL - CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING

THIS _____ DAY OF _____, 2018.

_____ _____.
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER

AT _____O'CLOCK ___M., THIS _____DAY OF _____, 2018,

AND IS DULY RECORDED IN BOOK _____, PLAT No. _____.

_____.
COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SHERIDAN HIGH TECH GATEWAY III SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



PLAT IS VALID ONLY IF PROFESSIONAL STAMP HAS ORIGINAL SIGNATURE AND IS DATED

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TRACT 1 OF THE SHERIDAN HIGH TECH GATEWAY II SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN DRAWER S, PLAT No. 152 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED INCLUDING ANY PORTION OF THE HI TECH DRIVE (A.K.A. HIGH TECH DRIVE) AND YELLOWTAIL DRIVE RIGHT-OF-WAYS WITHIN THE BOUNDARIES OF LOT 1 AND 2 OF THE SHERIDAN HIGH TECH BUSINESS PARK SUBDIVISION NOT PREVIOUSLY VACATED.

KL&A, Inc.
Engineers and Builders
150 S. Main Street
Buffalo, Wyoming 82834
P: (307) 621 7011 F: (307) 621 7011
Buffalo, WY - Carbondale, CO - Golden, CO - Loveland, CO

CLIENT: SHERIDAN ECONOMIC AND EDUCATIONAL DEVELOPMENT AUTHORITY JOINT POWERS BOARD	
DRAWN BY: CBS	PROJECT: N0019
REVIEWED BY: JDH	DATE: OCT. 10, 2018

FINAL PLAT OF

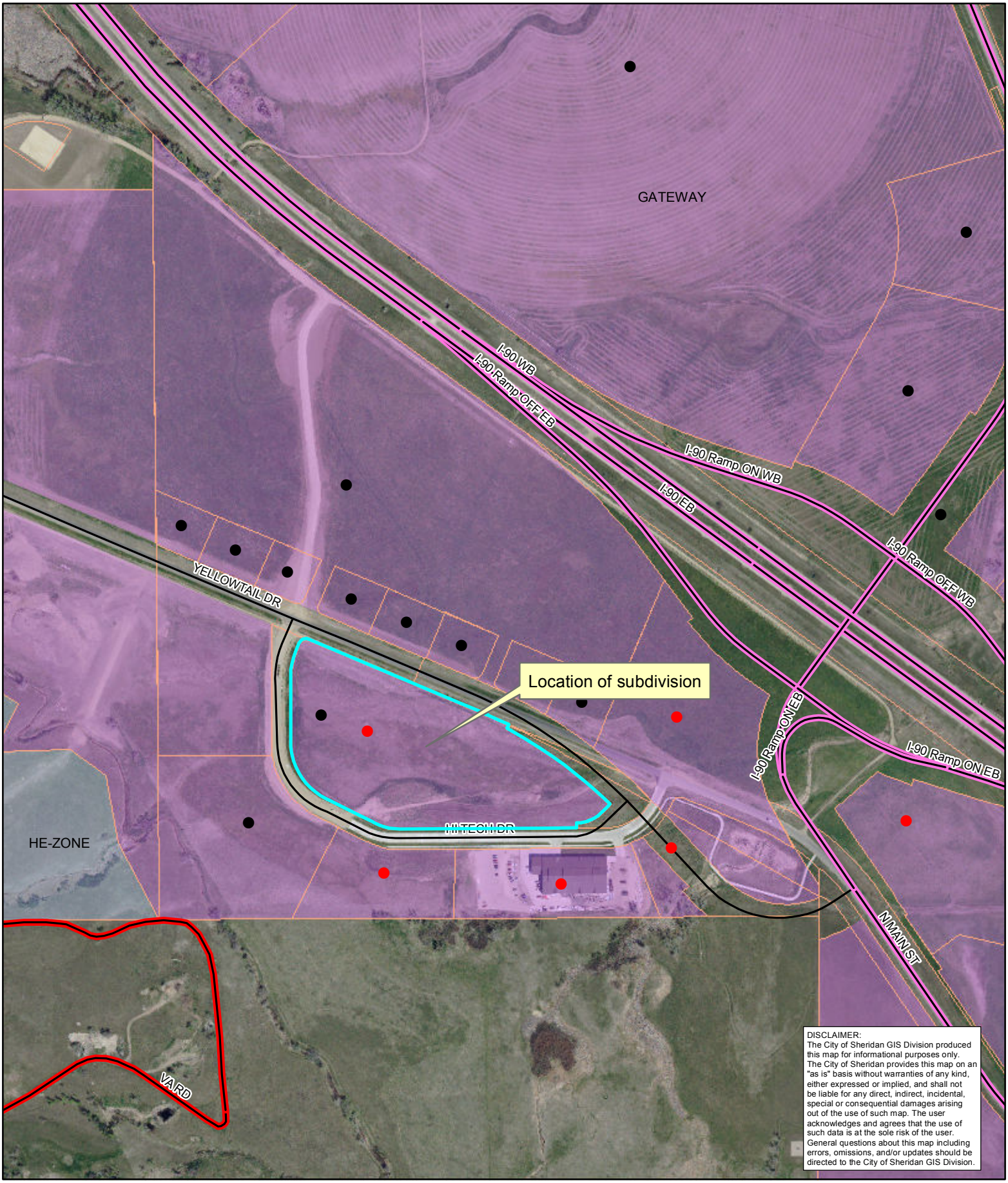
SHERIDAN HIGH TECH GATEWAY III SUBDIVISION

TO THE CITY OF SHERIDAN, WYOMING

REPLAT OF TRACT 1 OF THE SHERIDAN HIGH TECH GATEWAY II SUBDIVISION,
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

LOCATED WITHIN A PORTION OF THE SE1/4 OF SEC. 9, T56N, R84W, 6TH P.M.

(CONTAINING 13.64 ACRES, MORE OR LESS)



CITY OF Sheridan WYOMING

Subdivision area

N

0 125 250 500 Feet

Name: sgoodman Date: 10/03/2018