Sheridan City Planning Commission
Meeting Agenda
July 27, 2020
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 June 22, meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-20-28: The applicants, David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth St from an R-1 Residence District to B-1 Business District.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-19-35. The applicant, SSR Construction, Inc. is requesting to replat 10.45 acres from 40 lots and 2 outlets to 58 lots and 4 outlets. The subdivision will be called Cottonwood Subdivision. Located north-east of E College and Carrington.

   Motion by:

   Second:

   Vote:

6. Consideration of PL-20-24. The applicant, SSR Construction, Inc is requesting to rezone 10.45 acres from R-2 Residence District to R-3 and R-4 Residence District. Located north-east of E College and Carrington.

   Motion by:

   Second:

   Vote:

7. Comments from commissioners and staff.

8. Adjourn

MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Review, correction, and approval of minutes of the June 22, meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:01 P.M. June 22, 2020

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

Chairman Tod Windsor called the meeting to order.

Present: Jason Boucher, Paul Huson, Tom Kelly, Paula Whitworth and Tod Windsor.

Absent: Mike Giorgis and Jon Oman.

Item #2: Approval of Agenda as presented.

Jason Boucher moved the Agenda be approved as presented. Tom Kelly seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the June 8, 2020 meeting.

Paula Whitworth moved the minutes of June 8, 2020 be approved as presented. Paul Huson seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-20-19 and PL-20-23: Hidden Bridge Ranch PUD, to rezone 18.55 acres from R-1 Residence District and B-1 Business District to a PUD, Planned Unit Development and a preliminary plat subdivision to divide the property into 100 lots. Located in the 700 block of Mydland Road, south of West 5th Street.

Tod Windsor addressed the public and said the Planning Commission doesn't approve anything. They make sure projects meet local and state laws and then give a positive or negative recommendation to City Council. He said this is a preliminary hearing, will see this twice and then it will go to City Council. He said he is not setting a time limit but would hope everyone can hold discussion to 5 minutes.

Wade Sanner said the items presented to the Planning Commission for consideration are PL-20-19 and PL-20-23 with the following items for the properties located in the 700 block of Mydland Road, South ow West 5th Street:

1. Approval to rezone the properties from B-1 and R-1 to PUD.

2. Approval of the Conceptual Plan and Conceptual Design report for the Hidden Bridge Planned Unit Development.

3. Approval of the preliminary plat to subdivide 18.55 acres into 100 lots.

Mr. Sanner said the subject property consists of two lots in the 700 block of Mydland Road. The northern lot is a 9.04 acre vacant property that is a lot of record and addressed as 2066 West 5th Street. The property is zoned B-1 Commercial District. It has a narrow extension to the northwest providing access onto 5th Street and the lot is accessed to the east onto Mydland Road.

The southern lot is 9.51 acre vacant lot that is listed as Lot B of the Hidden Bridge Minor Subdivision. The property does not have an address assigned to the property. It is access by Mydland Road to the east. It is split zoned, a small sliver of the western portion of the lot is zoned B-1 Commercial District and the rest of the lot is R-1 Residential District.

The property is part of the Cloud Peak Ranch Master Plan. The Cloud Peak Ranch Master Plan outline designates the area of proposed development as G-D (Golf District). Due to the golf course developing to the south, this area was swapped with the R-D (Residential District) in the Master Plan. R-D parcels prescribe maximum density of 5 units per acre, minimum lot size of 4,000 sq. ft., open space behind each lot, and maximize views of the golf course, greenbelts, connection to the pathway and single family look and feel.

In the proposed development there is an approximately 30-40 foot grade change from west to east, which comprises a 3% slope on the property. Water flows from the highest point to the west to the lowest point southeast. The current vegetation on the property is native grasses.

The applicant is proposing a 100 lot subdivision, with 94 being residential lots. The total area of the proposed subdivision is 18.55 $\pm$ acres, 2.43 acres or 13% of the subdivision (Lots 1, 2, 24, 25, 89 and 100) is proposed as open space. The applicant is proposing 2.20 acres, or 28% of the subdivision (Lots 4-23, 50-56), is proposed to be less than 4,000 square feet. The average lot size for the subdivision is 5,200 square feet and a density of 5 units per acre.

An existing 8-inch water main exists at the end of the narrow access strip in the northwest corner of the property so there is sufficient water available.

They are proposing to construct 112 rental storage units in the northwest portion of the property. Each unit will measure 10 feet wide by 18 feet deep. The units will be

constructed of earth tan steel. The proposed trail through the storage units is a shared June access with vehicles and not strictly for pedestrians, so the proposed trail system cannot be counted towards open space. Staff also recommends the proposed open space provide more amenities to the residents including playgrounds, picnic areas, etc.

In order to comply with the Cloud Peak Ranch 3rd Filing Annexation agreement, the applicant is required to connect to the existing trail system. The applicant is proposing to connect the development to West 5th Street via the 60 foot wide access on the northwest corner of the property. This access in addition to the West 5th Street sidewalk will provide pedestrian access to Black Tooth Park. All street access in and out will be on Mydland Road.

Mr. Sanner said staff has received a lot of phone calls, emails and letters from individual property owners and representatives of the adjacent property HOAs. One issue is covenants on the existing land. These are strictly civil matters and the Planning Commission is not involved. Another issue is capacity of Highland Park School to have the capacity to include potential students from this development. The Planning Commission is not involved in that. Some are concerned about R-1 requirements, but it will be a complete rezone to a PUD. Regarding water and sewer, it is hard to quantify design standards so the Planning Commission doesn't address those.

Lane Thompson, Public Works Director, said the City Engineer has received preliminary designs and the sanitary sewer system looks ok, and must be submitted to the DEQ. The water design will have to be approved by the City Water Department. Traffic density was determined in the original platting.

Dale Lee, P.C. with Dowl Engineering, said the goal is to provide affordable, high quality housing on residential lots complimentary to the surrounding houses. He said the architectural control is based on Cloud Peak Ranch so there will be consistency. Excalibur Construction, Inc. has already built 8 homes in the Cloud Peak Ranch.

Mr. Lee said the applicant is proposing three residential home styles:

The Ranch style is proposed as a one-story home that is 2,400 sq. ft. with an attached two car garage. This style of home will be constructed on Lots 31 to 62 and 64. The minimum lot area for these homes is 5,100 sq. ft.

The NxtGen Ranch style home is similar to The Ranch style, except these homes are larger at 2,600 sq. ft. with an attached two car garage. This style of home will be constructed on Lots 74 to 96. The minimum lot area for these homes is 5,350 sq. ft.

The 2-story style home will be constructed on the remaining lots, Lots 4 to 30. The 2-story home will be 2,520 sq. ft. with an attached 2 car garage. The minimum lot area for these homes is 3,360 sq. ft.

Mr. Lee said drainage is an issue because there is no capacity available. They will maintain 10 cfs. They will manage drainage through three detention structures. They are proposing to use Lots 24, 49 and 100 as storm water detention areas. The lots are also listed as open space comprising 2.56 acres or 8% of the overall subdivision.

Jason Boucher asked if it is a 200 year event.

Mr. Lee said they use a 100 year basis due to soaking.

Mr. Boucher asked about the cattails.

Mr. Lee said water will flow year round, about 700' in the subdivision.

Regarding schools, Mr. Lee said it is equal distance between Sagebrush Elementary and Highland Park so the School District can determine where students should go.

Mr. Boucher asked if there is room for people to drive between the two units when people are parked at the storage units.

Mr. Lee said yes, it is not a through street for general traffic and is non-gated for pedestrian access to 5th Street. It is not a gated community. He said the open space requirement was met by Cloud Peak Ranch at 20%. This part dedicates an additional 13%.

Mr. Windsor asked if the open space public access goes between the storage units.

Mr. Lee said it does.

Mr. Windsor asked if the zoning allows for storage units.

Mr. Sanner said it doesn't call out storage units but says all businesses.

Mr. Boucher asked if they can use the 20% dedicated by Cloud Peak Ranch.

Mr. Sanner said each PUD requires a minimum 20% of the PUD for open space. City Council can approve a reduction. The developer proposed open space includes detention ponds.

Mr. Lee said the detention ponds are basically a picnic area.

Paul Huson said if the area between storage units is for vehicles and pedestrians is it safe for children to be using an area like that for access.

Mr. Lee said it is.

Gary Campbell said he is a homeowner in Cloud Peak Ranch and is part of the homeowners association. He said they have to oversee the covenants in this area also. They are concerned this project would lower their property values. There are actually 9 subdivisions in this area. In order for the PUD to be ok it must comply with attractiveness and compatibility with the Cloud Peak Master Plan. He didn't think this meets the Master Plan. He said his lot is 15,300 sq. ft. and his home is 3,800 sq. ft. He said 4 1/2 of their houses would fit on his lot. He said there are no barriers blocking this development from the rest of the subdivisions.

Mr. Campbell said they have had issues with water pressure. The answer of "We think it will be ok" is not good enough. They want proof. They are concerned with traffic when school starts. That development could add another 200 cars. There already is a long wait at the Mydland access.

Mr. Campbell said topsoil has been removed. Has the soil been compacted. They want a record of it. The green space will double as a water retention area. The HOA would be responsible for maintenance. He said there are already problems with drainage and it would be swampy all the time.

Mr. Campbell said the roads in the PUD look to be 30' wide. Cars will be parked on the streets due to the size of the driveways which is a safety issue for children. He said the homeowners have been blindsided. The HOA has not been contacted. They will have to work with the HOA.

Mr. Campbell asked how kids would get across Mydland and 5th Street. Will they put in a traffic light. There are safety issues and he hasn't seen any traffic studies.

Mr. Boucher asked Mr. Sanner of the necessity of surveys done today and what is the need for high density, affordable housing.

Mr. Sanner said he can ask that after the comments.

Mr. Windsor said he noticed a note that the City should consider roundabouts, etc.

Mr. Sanner said the Traffic Engineer could answer after comments.

Joanna Briggs said her house was the 11th house build in Cloud Peak Ranch and were one of the first owners in the subdivision. She collected 181 signatures on a petition against this subdivision. She said they aren't against this development, they are against the density. She said she worked in the DEQ building and they have had water problems and had to put in sump pumps and still get water in the garages. She still has to contact 35% of residents to ask them to sign the petition and will submit those signatures also.

Thurman Briggs said these houses are called affordable housing at $300,000 to $325,000, but that is not affordable housing. When you live in a 4,000 sq. ft. home and sit on the deck you don't want to look at this development. It would affect resale. He said Cloud Peak Ranch does not allow vinyl fencing. The minimum square footage for lots in Cloud Peak Ranch is 18,000 sq. ft. He said he is all for development but would like for them to cut back to 50 to 60 houses.

Matt Gomke said he is on the HOA board and moved in 10 years ago. He said this area has slowly grown and is concerned about the density of 6,200 sq. ft. average lots. He is concerned for fire danger. He is also concerned for public safety. He said you can't drive with opposing traffic now. You have to pull over to accommodate oncoming traffic so it is a safety issue with 100 more lots. He said kids have to travel to school. He said the pathways are used by families and kids. It could be tragic if a car misses a turn. He said he feels they have put the cart before the horse.

Mr. Gomke said the density is twice that of current houses. He said they would have to increase HOA fees. He said his phone rings constantly with concerns of homeowners.

Buddy Benth said his concern is basically traffic. He owns a lot in the old golf course. The runoff is mud and you will have more runoff with this development. The Market had to put in a detention pond and he knows his property would be flooded with this development. He said they should at least cut the density in half.

Julie Ream said her concerns have been addressed.

Todd Neeriemer asked how they are using existing green space as the green space required by a new development. He had questions about two water lines and talk about connecting the two lines. He had concerns about the HOA. The developers say they are complying but it doesn't look like it. He is not against development but thinks this is going too fast.

Valerie S. asked how it got this far this fast. When The Market was built there were problems with safety. They asked everyone to park on one side of the street during construction which left a path to pedestrians and bikes.

Lane Thompson, Director of Public Works, said at this point they have only received the preliminary plat. Water and sewer go through the Planning Commission, City Council and the City Engineer and they work through it all. The original traffic study will have to be updated. Regarding fire safety, Code requires 5' on both sides of homes and that keeps the fire from jumping to the next house. He said they have been taking compaction reports. DEQ enforces that, not the City. 95% is required. The PUD and plat have to be approved before lots are sold.

Mr. Boucher said the geotechnical report said there was a recommendation that subsurface exposure should be mitigated.

Mr. Thompson said townhomes can be built up to rows of 4. There is no minimum lot size.

Mr. Sanner said R-1 is the only zone that has a minimum lot size.

When asked how many people were notified of this development, Mr. Sanner said the City notifies anyone within 300' and tell those to notify others. They also put notices in the newspapers.

Mr. Sanner addressed if greenspace would be used for detention. He said they are leaving it open. It could be used for a playground.

Mr. Windsor asked if they would put in vinyl fencing around the entire development. They will put a fence by Mydland Road.

Mr. Sanner addressed how they will comply with the HOA and covenants. They are civil issues and the City doesn't get into private issues according to state statutes.

Mr. Windsor said he was confused about the HOA but it sounds like there are issues between the HOA and the new development.

Mr. Sanner said the Planning Commission cannot enter into that.

Paul Huson asked if this development falls into the City's Master Plan.

Mr. Sanner said it could but he can't determine that. It would be up to the Planning Commission.

Mr. Huson was concerned if this development would follow the City's Master Plan for the future. It goes past what is legal to what is good for the community.

Mr. Sanner said City Council looks at this.

Jason Boucher moved the Public Comment be closed.

Mr. Boucher said density and open space can be assessed by the Planning Commission.

Jim Kelly said they shouldn't try to avoid the rules regarding green space and traffic.

Paula Whitworth asked if it is standard practice to use standard lot size rather than average lot size.

Paul Huson said his concern is Cloud Peak Ranch Master Plan being followed or not, for example, lot size. He said there is too much interpretation and he isn't comfortable with that. He would like more definition.

Mr. Windsor said a Master Plan is to create a standard look and quality of life. There are traffic problems, sidewalks on one side of the street. If the minimum lot size is 4,000 sq. that is what it should be.

Tom Kelly moved the Planning Commission give a negative recommendation to City Council for PL-20-19 and PL-20-23: Hidden Bridge Ranch PUD, to rezone 18.55 acres from R-1 Residence District and B-1 Business District to a PUD, Planned Unit Development and a preliminary plat subdivision to divide the property into 100 lots, located in the 700 block of Mydland Road, south of West 5th Street. Paul Huson seconded the motion.

Jason Boucher amended the motion to include the reason for voting is nonconformance to existing parameters and noncompliance of issues we find for minimum lot sizes and open space for PL-20-19 and PL-20-23. Paula Whitworth seconded the amendment. Unanimous voice vote in favor of the motion.

Item #5: Comments from commissioners and staff.

None.

Item #6: Adjourn

Jason Boucher moved the meeting adjourn. Unanimous voice vote in favor of the motion.

Mr. Windsor declared the meeting adjourned at 9:16 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-20-28: The applicants, David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth St from an R-1 Residence District to B-1 Business District.

Staff Recommendation

Staff recommends the Planning Commission approve the 600 East 5th Street rezone, a request to rezone 15,006 square feet at 600 East 5th Street from R-1 Residence District to B-1 Business District.

Background

The existing 1,040 square foot home was built in 1954. The adjacent properties to the west, south and east are zoned B-1 and are used as commercial uses along 5th Street. The properties across 5th Street are commercial uses zoned B-2. The applicant wishes to change the zoning in order to make it more compatible with adjacent properties, and for the future sale of the property.

As part of the request to rezone this property, staff sent notice to the 26 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry regarding the reason for the rezoning, but was not opposed to the proposal.

Staff Comments

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State stature does provide some requirements for zoning regulations in general, which the Planning Commission should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;
B. Secure safety from fire, panic and other dangers;
C. Promote health and general welfare;
D. Provide adequate light and air;
E. Prevent the overcrowding of land;
F. Avoid undue concentration of population; and
G. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
iv. 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."

Attachments

petition to rezone
aerial
rezone exhibit
Municipal Code R-1
Municipal Code B-1

PETITION FOR REZONING

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

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 15 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

A tract of land situated in the SE¼SW¼ of Section 23 and in the NE¼NW¼ of Section 26, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 79°28'05" W a distance of 756.81 feet from the South ¼ Corner of said Section 23, also being the North ¼ Corner of said Section 26, Township 56 North, Range 84 West, this point of beginning being on the South Right of Way line of Fifth Street; thence leaving said South Right of Way on a bearing of S 0°26'32" E for a distance of 200.01 feet; thence S 89°57'40" W for a distance of 75.18 feet; thence N 0°20'40" W for a distance of 200.07 feet to a point on the South Right of Way of said Fifth Street; thence along said South Right of Way on a bearing of S 89°59'33" E for a distance of 74.84 feet to the point of beginning.

Said tract of land contains 15,006 Square Feet, more or less.

2. David M. and Honye R. Miller are the owners of said described land proposed to be rezoned.

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned B-1.

Therefore, Petitioners pray said parcel(s) be rezoned B-1, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 26th day of June, 2020

Signed by the Petitioners:

David M. Miller

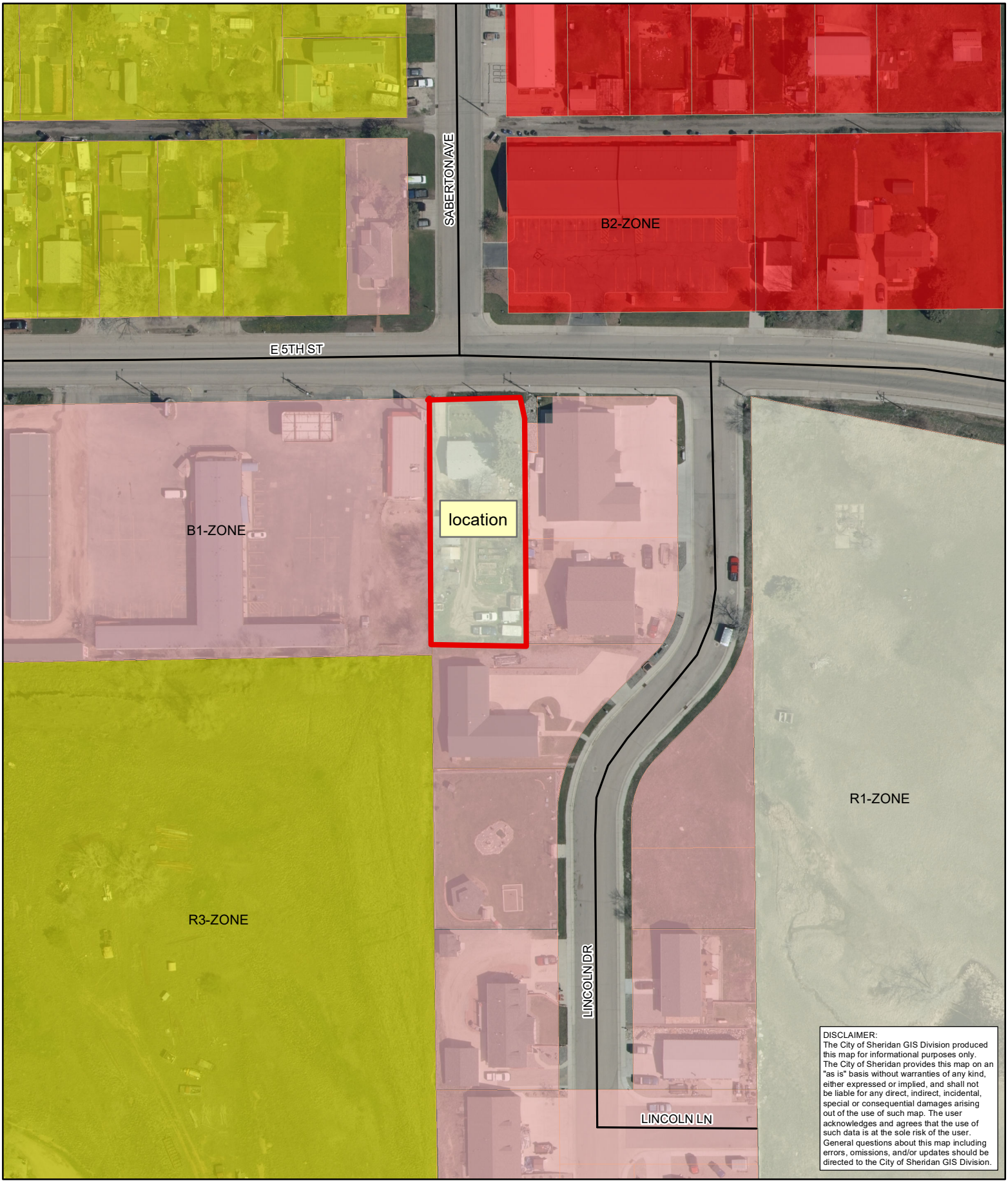
Honye R. Miller

Subscribed and Sworn before me this 26th day of June, 2020

Notary Public

JAMES G. VOLK - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES APRIL 9, 2022

My commission expires: April 9, 2022



CITY OF Sheridan WYOMING

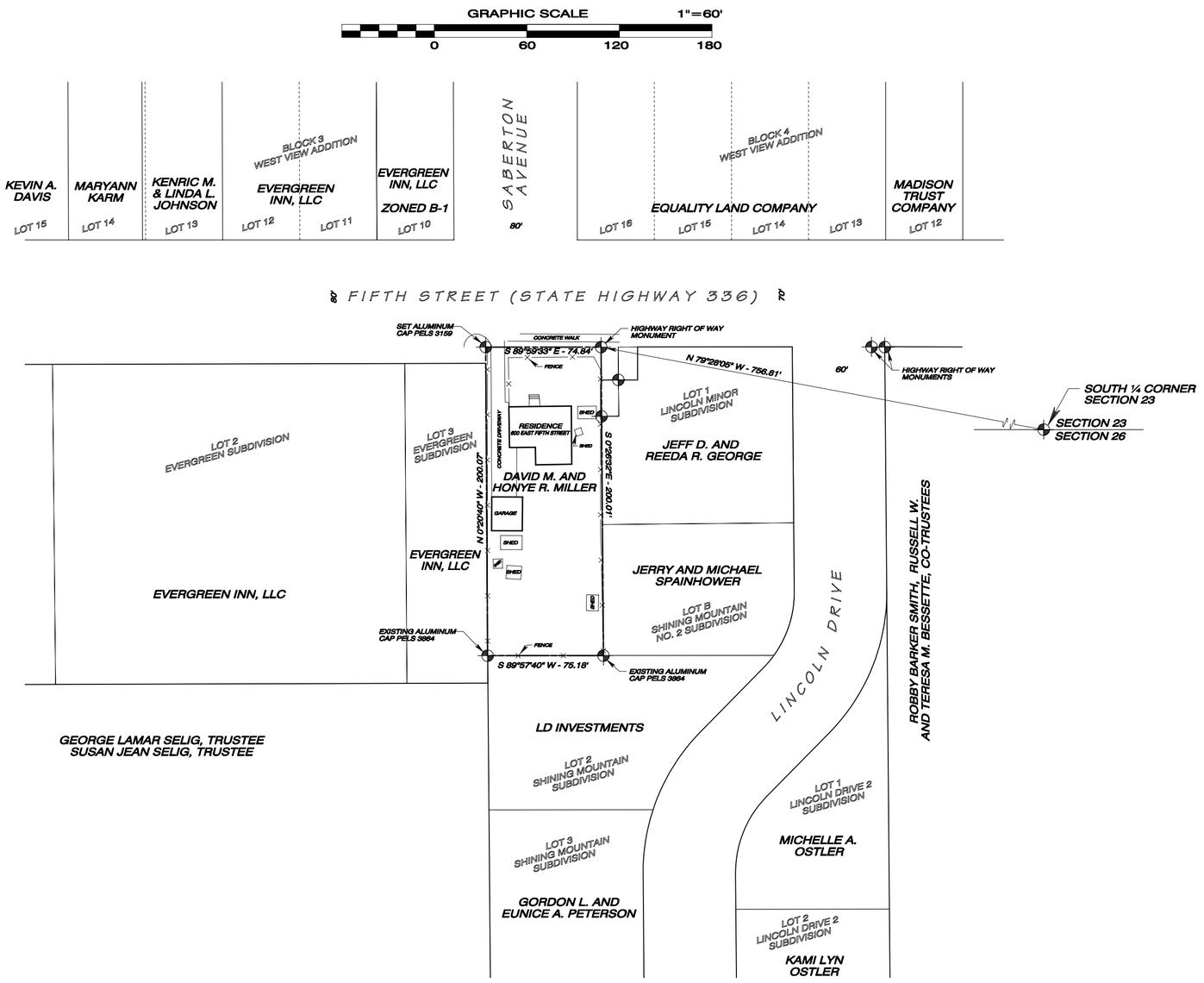
600 E 5th Rezone

N

0 25 50 100 Feet

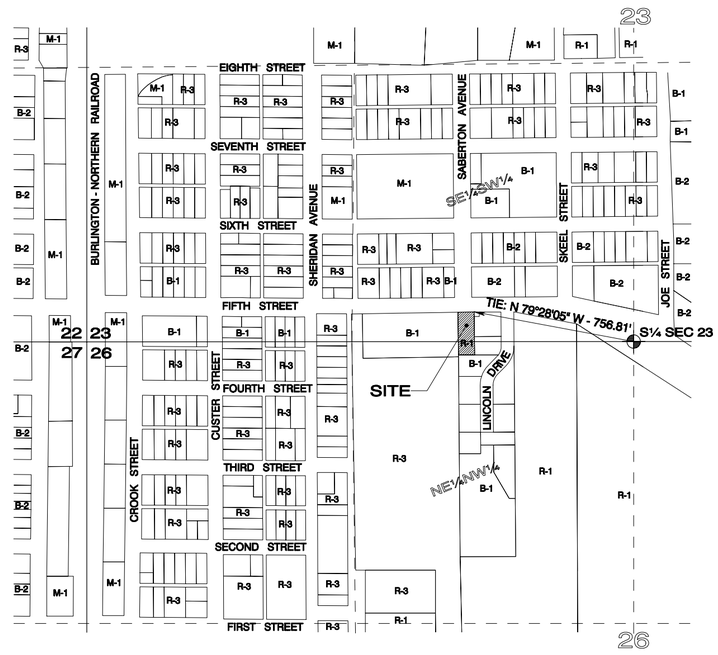
Name: sgoodman Date: 06/29/2020

DETAIL



LOCATION

SCALE : 1" = 500'



TOWNSHIP 56 NORTH, RANGE 84 WEST



CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this map was made from field notes of a survey performed by me in April and June of 2020, and from records in the Sheridan County Clerk's Office, Sheridan County, Wyoming and from information and records in the City Engineering Office, Sheridan, Wyoming.
This map correctly represents all of the information shown hereon.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

M A P

to accompany

PETITION to REZONE PROPERTY

being a

TRACT of LAND

SITUATED in the

SE¼SW¼ of SECTION 23
and NE¼NW¼ of SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

addressed as

600 EAST FIFTH STREET

for

DAVID M. MILLER and HONYE R. MILLER

600 EAST FIFTH STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JUNE 26, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

4.1 R-1 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. One-family dwelling.
2. Public park, playground and fair grounds.
3. Public library, museum and community building.
4. Public and private school, elementary and high, college.
5. Church or other place of worship. Parish house.
6. Municipal, county, state or federal building, except for such uses as warehouse, garage or other uses customarily carried on as a business.
7. Water supply reservoir, well, tower or filter bed.
8. Telephone exchange where no public business office and no repair or storage facilities are maintained.
9. Railway right-of-way not including railway yards. Passenger station.
10. Agriculture, gardening, and nursing for the propagation of plants.
11. Home occupations as defined herein.
12. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of thirty-five (35) feet or three (3) stories except as hereinafter provided.

C. *Area Regulations*.

Front yard. The minimum front yard shall be twenty-five (25) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces, the depth shall be at least twenty-five (25) feet. The other yard between the adjacent street line and the line of the building shall be at least fifteen (15) feet in depth.

Rear yard. The minimum rear yard depth shall be twenty (20) feet.

Side yard. The minimum width of the side yard on each side of the building shall be five (5) feet.

Lot area per family. Each one-family dwelling shall be located on a lot having an area of not less than six thousand (6,000) square feet.

D. Special Exemptions allowed within an R-1 Residence District:

1. Bed and breakfast.
2. Funeral home or mortuary.
3. Hospital, sanitarium, or clinic, not including animal hospitals.
4. Home for the children or aged.
5. Offices offering professional services.

E. *Parking Regulations*. All newly erected or constructed buildings within the R-1 Residence District shall provide upon the same lot the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this Ordinance. (Ord. No. 1577, § 3, 3-12-84; Ord. 1812, § 1, 5-4-98; Ord. No. 1892, § 2, 11-19-01; Ord. No. 2149, § 1, 10-6-14; Ord. No. 2172, § 1, 10-17-16; Ord. No. 2184, § 1, 4-6-18.)

View the mobile version.

7 B-1 Business District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-3 Residence District and the R-4 Residence District;

2. Any retail business;

3. Public garage or filling station;

4. Tourist court;

5. Offices, theatre, bank or restaurant;

6. Shoe shop, tailor shop, barbershop or beauty parlor;

7. Business or commercial school or studio;

8. Bakery not employing more than five (5) persons in preparing and baking its products;

9. Laundry or dry cleaning establishment employing not more than five (5) persons engaged in laundry or dry cleaning work;

10. Accessory buildings and uses customarily incidental to any of the above uses.

11. Adult-Oriented Business. No permit shall be issued for the placement of an adult-oriented business unless and until it conforms to all of the criteria of City of Sheridan Appendix A, Section 10, Subsection 21.

B. *Height Regulations.* The regulations shall be the same as in the R-3 Residence District.

C. *Area Regulations.*

1. Front yard. In those portions of the B-1 Business District which occupy part of the frontage on one side of the street between two intersecting streets and the remainder of the frontage is in a residence district, the front yard requirements shall be the same as those of the residence district in the remainder of the frontage. In all other locations in the B-1 Business District no front yard shall be required.

2. Rear yard. The minimum rear yard shall be ten (10) feet except for dwellings, which shall provide a minimum rear yard of fifteen (15) feet.

3. Side yard. For buildings used wholly or in part for residential purposes, the minimum width of the side yard on each side of the building shall be five (5) feet. Buildings used for nonresidential purposes need not provide a side yard except that any such building located at the boundary line between the B-1 Business District and any residence district shall provide a side yard of not less than five (5) feet on the side adjoining the residence district.

4. Lot area per family. No minimum lot size per family dwelling.

D. *Parking Regulations.*

1. Number of Spaces Required. All newly erected or constructed structures within the B-1 Business District shall provide upon the same lot, or within three hundred feet (300) thereof, the number of accessible off-street parking spaces as follows:

a. Retail/Commercial Services or Office. One (1) parking space per one thousand square feet (1,000 sq. ft.).

b. Residential. Three quarters (0.75) parking spaces per dwelling unit.

c. All other uses shall provide the number of accessible off-street parking spaces by the use and area parking schedule set forth in City Ordinance Appendix A, Section 10, Subsection 16.

2. On-Street Parking Credit. Off-street parking required for Residential uses may be reduced by one (1) off-street parking space for every on-street parking space abutting the development where overnight parking is allowed. An on-street parking space shall be defined as follows:

a. Parallel parking - each parking space being twenty feet (20′) feet of uninterrupted curb, where allowed.

b. Forty-five-degree diagonal - each parking space being fourteen feet (14′) of uninterrupted curb, where allowed.

c. Ninety-degree (perpendicular) parking - each parking space being ten feet (10′) feet of uninterrupted curb, where allowed.

3. Parking Restrictions.

a. Parking spaces will not obstruct a required clear vision area or violate any law.

b. On-street parking spaces credited for a specific use may not be used exclusively by that use but shall be available for general public use at all times. No signs or action limiting general public use of on-street spaces is permitted unless said use restriction is required by federal, state or local law.

c. An On-Street Parking Credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. (Ord. No. 1269, § 3, 7-8-74; Ord. No. 1871, § 1, 1-2-01; Ord. 1892, § 6, 11-19-01; Ord. No. 1931, 8-4-03; Ord. No. 1995, § 2, 4-17-06; Ord. No. 2184, § 1, 4-6-18; Ord. No. 2200, § 1, 11-7-19.)

View the mobile version.

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-19-35. The applicant, SSR Construction, Inc. is requesting to replat 10.45 acres from 40 lots and 2 outlets to 58 lots and 4 outlets. The subdivision will be called Cottonwood Subdivision. Located north-east of E College and Carrington.

Staff Recommendation

Discussion of Cottonwood Subdivision, a request to:
1. Replat of the 10.45 acres from 40 lots with 2 outlots into 58 lots with 4 outlots
2. Variance for a depth to front ratio, and
3. Vacate a portion of College Avenue between Carrington Street and Frank Street

Findings of Fact

While the matter before the Planning Commission is a preliminary plat, the following findings will ultimately need to be made as found in Appendix B§202 of the Sheridan City Municipal Code:

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 10.45 acres was platted in 2007 under the R-2 Residential District. The property sat vacant and was never developed, it was later sold to the current property owner. As stated earlier, the applicant has also requested a rezone of the property from the R-2 Residential District to the R-3 and R-4 Residential District in conjunction with this subdivision application. Properties to the west and south are zoned R-3 and are single-family homes, while properties to the southeast are zoned R-4 part of the Mountain View Estates Mobile Home Park. Properties to the north and east are in Sheridan County.

As part of the request to rezone and subdivide this property, staff sent notices to the 66 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry via phone regarding the reason for the rezoning and subdivision, but was not opposed to the proposal. Staff also received correspondence from an adjacent property owner opposed to the development. The email was included with this staff report.

Staff Comments

The applicant, Brett Sayer, is requesting of a replat of the 10.45 acres from 40 lots with 2 outlots into 58 lots with 4 outlots, and to vacate a portion of College Avenue between Carrington Street and Frank Street.

Subdivision

The average lot size for the subdivision is 0.12 acres (5,265 square feet) the largest lot is 0.18 (7,841 square foot) and smallest lot is 0.08 acres (3,485 square feet). The smaller lots are confined along Carrington Street to the west.

Open Space

The 4 outlots (Tracts A, B, C, and D), totaling 0.99 acres, (43,124 square feet) is being reserved as open space. The largest open space tract (Tract A) is 0.72 acres on the east side of the subdivision with the other three open space tracts interspersed through the development. All open space will be maintained by a future Home Owners Association (HOA). The open space constitutes 14% of the over all development. Per Appendix B, Sec. 507 of the Sheridan City Municipal Code, the R-3 zone district requires 17% for park land and open space dedication, and R-4 requires 10% park land and open space dedication.

Rezone

The applicant has proposed a rezone of the property from R-2 to R-3 Residence District to allow for multi-family dwellings on the lots between Carrington Street and Frank Street (Lots 25 - 58). As part of the rezone application, the applicant is proposing for the lots to the east of Frank Street to be rezoned from R-2 to R-4 Residence District to allow for mobile/manufactured homes.

Street Vacation

The applicant is proposing to vacate a portion of College Avenue between Carrington Street and Frank Street. This street was platted as part of the initial subdivision plat. This street was never constructed due to the steep slope and a 90-foot grade change. The applicant is proposing two lots (Lots 58 and 25) in the vacated right-of-way.

Carrington Street

In order to connect Carrington Street from north to south the applicant is proposing a 33-foot right-of-way. The narrow right-of-way is due to the adjoining properties to the west. Associated with the narrow future street connection, the applicant is proposing a 6-foot sidewalk on one side of the street. The City is also restricting parking to one side of the street.

Depth-to-Front Ratio

Per Appendix B, Section 505 of the Sheridan Municipal Code, requires that lots shall not exceed a 2.5 to 1. Multiple lots exceed this ratio.

Grade Change

The property has a significant grade change. There is an approximately 100-foot grade change from the Carrington Street to Frank Street. This steep grade change affects the Lots 42-58.

Attachments

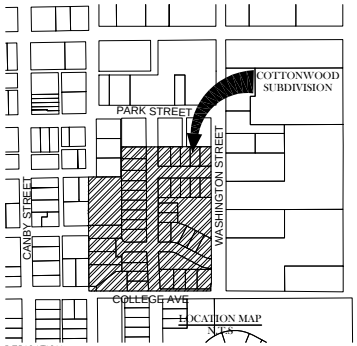
preliminary plat

aerial

variance request letter

COTTONWOOD SUBDIVISION

TOTAL AREA: 10.45 ACRES ROW AREA: 2.07 ACRES - OPEN SPACE: 0.94 ACRES
NUMBER OF LOTS: 58 DENSITY: 0.21 DWELLINGS/ACRES
EXISTING ZONING: R2 - PROPOSED ZONING: R4 (1-20, 21-24); R3 (25-58)
R-3 - FRONT SETBACK: 15' REAR SETBACK: 15' SIDE SETBACK: 5'
R-4: FRONT SETBACK: 25' SIDE AND REAR SETBACK: 12.5'
NOTE: ALL ROAD ROW IS ALSO RESERVED FOR UTILITY EASEMENTS.
ALL FRONT LOTS ALSO HAVE A 15' UTILITY EASEMENT ADJACENT TO THE ROAD ROW.



INTERSTATE 90

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SSR CONSTRUCTION, INC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COTTONWOOD SUBDIVISION, IS A REPLAT OF COTTONWOOD POINT SUBDIVISION EXCEPTING LOT 22 AND STREET RIGHT OF WAY ADJACENT TO SAID LOT 22 AS SHOWN ON SAID COTTONWOOD POINT SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼SE¼) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, MONUMENTED WITH A 3.25" ALUMINUM CAP PER PLS 6812; THENCE S 27°42' 49" W, 15.33 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT THENCE N 00°13' 53" W, 597.20 FEET TO A POINT LYING ON THE SOUTH LINE OF OLIVE STREET; THENCE N 89°37' 26" E, 169.18 FEET TO A POINT LYING ON THE EAST LINE OF THE ALLEY IN BLOCK 4 OF WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION PLAT; THENCE N 00°09' 12" E 152.80 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK 4; THENCE N 89°48' 00" E, 454.2 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 3, WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION; THENCE N 89°15' 23" E, 4.01 FEET TO THE NORTHEAST CORNER OF COTTONWOOD POINT SBC DEVELOPMENT, LLC; THENCE S 00°12' 39" E, 705.78 FEET ALONG THE EAST LINE OF SAID COTTONWOOD POINT; THENCE S 89°46' 33"W, 4.00 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 00°12' 39" E, 32.57 FEET ALONG THE EAST LINE OF SAID COTTONWOOD POINT; THENCE S 89°55' 38" W, 190.01 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE N 00°03' 09" E, 110.14 FEET ALONG THE EAST LINE OF LOT 22 OF SAID COTTONWOOD POINT; THENCE S 89°45' 47" E, 74.01 FEET ALONG THE NORTH LINE OF SAID LOT 22 ;THENCE S 02°53' 48" E, 110.06 FEET ALONG THE WEST LINE OF SAID LOT 22 TO A POINT ON THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 89°55' 38" W, 63.71 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT ;THENCE S 00°15' 20" E, 39.61 FEET TO THE NORTHEAST CORNER OF BLOCK 1, MOUNTAIN VIEW ADDITION, THENCE S 89°39' 24" W, 264.90 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, MOUNTAIN VIEW ADDITION; THENCE N 00°15' 20" W, 27.30 FEET; THENCE S 89°55' 38" W, 37.31 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING 10.12 ACRES MORE OR LESS,

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES, AND

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, BLOCKS, STREETS AND EASEMENTS, AND

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

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

EXECUTED THIS DAY OF , 2020

OWNER NAME

STATE OF WYOMING)
)SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FOR
THIS DAY OF , 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC

CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS DAY OF , 2020.
ATTEST:

CHAIRMAN CLERK

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS DAY OF , 2020.

ATTEST: CITY CLERK MAYOR

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 , 2020. BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 1.5" AC–PLS 6812
- FOUND 2" AC–PE&LS 5300
- FOUND 1.5" AC–PE&LS 3684
- TO BE SET 1.5" AC–LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- INTERIOR SECTION LINE
- SECTION LINE
- ADJOINING SUBDIVISION LINE
- LOT LINES
- SUBDIVISION BOUNDARY LINE

SCALE: 1"=40'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1–21 AND 23–40 OF COTTONWOOD POINT SUBDIVISION, AS RECORDED IN PLAT BOOK C PAGE 73 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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 , THIS DAY OF , 2020
AND IS DULY RECORDED IN PLAT BOOK ON PAGE . (OR AS PLAT NO.)

COUNTY CLERK STAMP RECEIVING NUMBER

NOTES:

TRACTS A–D WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OWNER:
SSR CONSTRUCTION, INC – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER:
MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR:
CANNON CONSULTING, LLC
201 E 5TH STREET
SHERIDAN, WYOMING 82801

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF COTTONWOOD SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

PREPARED FOR:
SSR CONSTRUCTION – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

CALL UTILITY NOTIFICATION
WYOMING ONE–CALL
811
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

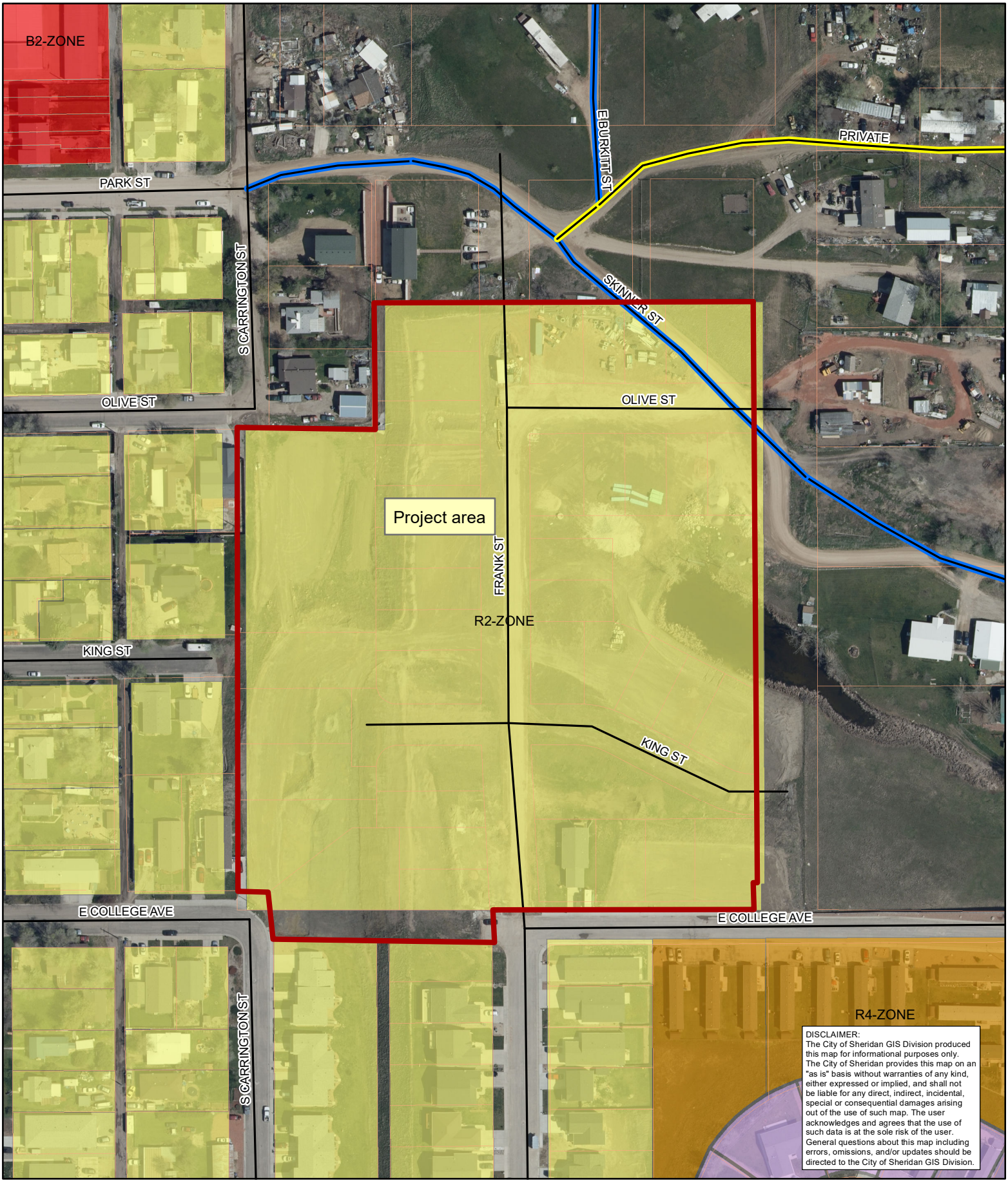
DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 346
FILE NAME: BNDY

MC² ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD SUBDIVISION PRELIMINARY PLAT

SHEET T-1



CITY OF Sheridan WYOMING

Cottonwood

N

0 45 90 180 Feet

Name: sgoodman Date: 07/16/2020

902 North Main Street ■ Sheridan, WY 82801

City of Sheridan
55 Grinnell Plaza
Sheridan WY 82801

This letter is in regard to the Cottonwood Subdivision near the intersection of College Avenue and Frank Street in Sheridan, WY.

We are requesting a variance for the depth to front ratio for the lots in the Cottonwood Subdivision, the dimensions of the lots were established to work with an already determined building plan. The size of lots provide ample building area.

If you have any other questions or comments, feel free to contact me.

Thank you for your consideration in this matter,

Megan Crow, P.E.

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-20-24. The applicant, SSR Construction, Inc is requesting to rezone 10.45 acres from R-2 Residence District to R-3 and R-4 Residence District. Located north-east of E College and Carrington.

Staff Recommendation

Staff recommends approval of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner

Findings of Fact

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State stature does provide some requirements for zoning regulations in general, which the Planning Commission should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;
B. Secure safety from fire, panic and other dangers;
C. Promote health and general welfare;
D. Provide adequate light and air;
E. Prevent the overcrowding of land;
F. Avoid undue concentration of population; and
G. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.
ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
iv. 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 applicant, Brett Sayer, is requesting rezone of 10.45 acres on the northeast corner of College Avenue and Carrington Street. The applicant is proposing a rezone from the R-2 Residential District to the R-3 and R-4 Residential District. The west of the property, west of Frank Street, is proposed to be the R-3 Residential District, while the east of the property, east of Frank Street, is proposed to be R-4 Residential District (See attached exhibit). The proposed rezone is in character with surrounding properties. Properties to the west and south are zoned R-3, while properties to the southeast are zoned R-4. Properties to the north and east are in Sheridan County.

The 10.45 acres was platted in 2007 under the R-2 Residential District. The property sat vacant and was never developed until it was sold to the current property owner. The rezone application is being filed in conjunction with a new subdivision plat in order to allow for the future development of the property with multiple row houses and mobile/manufactured homes.

As part of the request to rezone this property, staff sent notices to the 66 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry via phone regarding the reason for the rezoning and subdivision, but was not opposed to the proposal. Staff also received correspondence from an adjacent property owner opposed to the development. The email was included with this staff report.

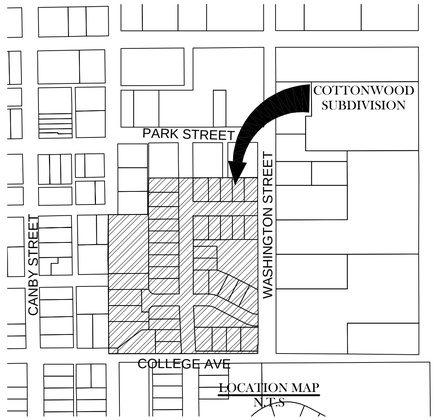
Attachments

rezone exhibit
rezone petition
Municipal Code R-2
Munipal Code R-3
Municipal Code R-4
aerial

COTTONWOOD SUBDIVISION

REZONE MAP

TOTAL AREA: 10.45 ACRES ROW AREA: 2.07 ACRES - OPEN SPACE: 0.94 ACRES
NUMBER OF LOTS: 58 DENSITY: 0.21 DWELLINGS/ACRES
EXISTING ZONING: R2 - PROPOSED ZONING: R4 (1-20, 21-24); R3 (25-58)
R-3 - FRONT SETBACK: 15' REAR SETBACK: 15' SIDE SETBACK: 5'
R-4: FRONT SETBACK: 25' SIDE AND REAR SETBACK: 12.5'



INTERSTATE 90

Olive St

King St

E College Ave

OLIVE STREET

KING COURT

FRANK STREET

CARRINGTON STREET

SKINNER STREET

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 14

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 3 – LOT 3

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 3 – LOT 14

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 5

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 6

COFFEEN 2ND ADDITION BLOCK 19 LOT 3

COFFEEN 2ND ADDITION BLOCK 19 LOT 4

COFFEES 2ND ADDITION BLOCK 20 LOT 3

CARRINGTON STREET (VACATED)

SBC SUBDIVISION SECOND FILING LOT 2

SBC SUBDIVISION SECOND FILING LOT 1

SBC SUBDIVISION LOT 1

SBC SUBDIVISION LOT 2

MOUNTAIN VIEW ADDITION BLOCK 1 LOT 1

MOUNTAIN VIEW ADDITION BLOCK 1 LOT 9

MOUNTAIN VIEW ADDITION BLOCK 4 LOT 1

LOT 38 ±0.17 ACRE
LOT 37 ±0.17 ACRE
OPEN SPACE ±0.16 ACRE
LOT 39 ±0.10 ACRE
LOT 40 ±0.10 ACRE
LOT 41 ±0.12 ACRES
LOT 42 ±0.08 ACRES
LOT 43 ±0.08 ACRE
LOT 44 ±0.08 ACRE
LOT 45 ±0.08 ACRE
LOT 46 ±0.12 ACRE
LOT 47 ±0.12 ACRE
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LOT 54 ±0.08 ACRE
LOT 55 ±0.08 ACRE
LOT 56 ±0.08 ACRE
LOT 57 ±0.08 ACRE
LOT 58 ±0.12 ACRE
OPEN SPACE ±0.05 ACRE
LOT 36 ±0.15 ACRE
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LOT 26 ±0.16 ACRE
LOT 25 ±0.18 ACRE
LOT 01 ±0.10 ACRE
LOT 02 ±0.11 ACRE
LOT 03 ±0.12 ACRE
LOT 04 ±0.11 ACRE
LOT 05 ±0.13 ACRE
LOT 06 ±0.15 ACRE
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LOT 14 ±0.12 ACRE
LOT 15 ±0.17 ACRE
LOT 16 ±0.11 ACRE
LOT 17 ±0.18 ACRE
LOT 18 ±0.16 ACRES
LOT 19 ±0.09 ACRE
LOT 20 ±0.11 ACRE
LOT 21 ±0.11 ACRE
LOT 22 ±0.11 ACRE
LOT 23 ±0.11 ACRE
LOT 24 ±0.13 ACRE
OPEN SPACE ±0.72 ACRE

LOT 22 COTTONWOOD POINT SBC DEVELOPMENT, LLC

#5 REBAR WITH BLANK AC

10 FOOT WIDE RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION VACATED THIS PLAT

10 FOOT WIDE RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION

PUBLIC RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION VACATED THIS PLAT

SOUTH LINE OF COTTONWOOD POINT SUBDIVISION

SOUTH LINE OF SECTION 26

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 1.5" AC–PLS 6812
- FOUND 2" AC–PE&LS 5300
- FOUND 1.5" AC–PE&LS 3684
- TO BE SET 1.5" AC–LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- INTERIOR SECTION LINE
- SECTION LINE
- ADJOINING SUBDIVISION LINE
- LOT LINES
- SUBDIVISION BOUNDARY LINE
- R-3 PROPOSED ZONING
- R-4 PROPOSED ZONING

SCALE: 1"=40'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE. DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000235

OWNER:
SSR CONSTRUCTION, INC – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER:
MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR:
CANNON CONSULTING, LLC
201 E 5TH STREET
SHERIDAN, WYOMING 82801

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

PREPARED FOR:

SSR CONSTRUCTION – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
8 1 1
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 346
FILE NAME:BNDY

MC² ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD SUBDIVISION
REZONE MAP

SHEET
T-1

PETITION FOR REZONING

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

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:
   COTTONWOOD SUBDIVISION, LOTS 1-58

2. SSR CONSTRUCTION, INC. are the owners or authorized agents of said described land proposed to be rezoned.

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned
   LOTS 1-24: R4
   LOTS 25-58: R3

Therefore, Petitioners pray said parcel(s) be rezoned R3 & R4, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 22nd day of July, 20 20

Signed by the Petitioners:

Brett Sayer
President

Subscribed and Sworn before me this 22nd day of July, 20 20

Laura A. Gradwohl
Notary Public

LAURA A GRADWOHL - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires 9/6/2023

My commission expires: 9-6-23

5 R-2 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-1 Residence District.

2. Two-family dwelling. Multiple-family dwelling for not more than four (4) families when housed in a single detached building.

3. Private club or lodge, excepting those the chief activity of which is a service customarily carried on as a business.

4. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of thirty-five (35) feet or three (3) stories except as provided by this Section.

C. *Area Regulations.*

1. Front yard. The minimum front yard depth shall be twenty (20) feet.

a. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance, as established by the building permit, to the building faces, the depth shall be at least twenty (20) feet. The other yard between the adjacent street line and the line of the building shall be at least ten (10) feet in depth.

2. Rear yard. The minimum rear yard depth shall be twenty (20) feet.

3. Side yard. If the building height is not greater than thirty-five (35) feet, the minimum width of the side yard on each side of the building shall be five (5) feet, except in the case of a common or party wall shared between two single-family attached units, and where the total number of attached single-family units in the row does not exceed four (4). For each additional foot of height where the building exceeds thirty-five (35) feet, each side yard shall be increased one (1) foot in width.

4. Lot area per family. No minimum lot size per family dwelling.

D. *Special Exemptions allowed within an R-2 Residence District:*

1. Bed and breakfast.

2. Funeral home or mortuary.

3. Hospital, sanitarium, or clinic, not including animal hospitals.

4. Home for the children or aged.

5. Professional Office.

E. *Parking Regulations.*

1. Number of Spaces Required. All newly erected or constructed structures within the R-2 Residence District shall provide upon the same lot, the number of accessible off-street parking spaces as follows:

a. Single-Family. One (1) parking space per dwelling unit.

b. Multifamily. Three quarter (0.75) parking spaces per dwelling unit.

c. All other uses shall provide the number of accessible off-street parking spaces by the use and area parking schedule set forth in City of Sheridan Appendix A, Section 10, Subsection 16.

2. On-Street Parking Credit. Off-street parking required for Residential uses may be reduced by one (1) off-street parking space for every on-street parking space abutting the development where overnight parking is allowed. Credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. An on-street parking space shall be defined as follows:

a. Parallel parking - each parking space being twenty (20) feet of uninterrupted curb, where allowed.

b. Forty-five-degree diagonal - each parking space with fourteen (14) feet of uninterrupted curb, where allowed.

c. Ninety-degree (perpendicular) parking - each parking space with ten (10) feet of uninterrupted curb, where allowed.

3. Parking Restrictions.

a. Parking spaces will not obstruct a required clear vision area or violate any law.

b. On-street parking spaces credited for a specific use may not be used exclusively by that use but shall be available for general public use at all times. No signs or action limiting general public use of on-street spaces is permitted unless said use restriction is required by federal, state or local law.

c. An On-Street Parking Credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. (Ord. No. 1812, § 1, 5-4-98; Ord. No. 1892, § 3, 11-19-01; Ord. 2149, § 1, 10-6-14; Ord. No. 2172, § 1, 10-17-16; Ord. No. 2184, § 1, 4-6-18; Ord. No. 2200, § 1, 11-7-19.)

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6 R-3 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-2 Residence District.

2. Multiple-family dwelling, or apartment court.

3. Boarding or lodging house.

4. Hospital, sanitarium, or clinic, but excluding animal hospitals.

5. Homes for the children or aged, professional offices, funeral homes or mortuaries.

6. Educational, religious, philanthropic and eleemosynary institutions, excepting asylums for the insane.

7. Storage garages and parking lots for storage in conjunction with two, three, four and multifamily dwellings only.

8. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of forty-five (45) feet or four (4) stories, except as provided by this Section.

C. *Area Regulations.*

1. Front yard. The minimum front yard depth shall be fifteen (15) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces as established per the building permit, and the depth shall be at least fifteen (15) feet.

a. The other yard between the adjacent street line and the line of the building shall be at least ten (10) feet in depth.

2. Rear yard. The minimum rear yard depth shall be fifteen (15) feet.

3. Side yard. If the building height is not greater than thirty-five (35) feet, the minimum width of the side yard on each side of the building shall be five (5) feet, except in the case of a common or party wall shared between two single-family attached units. For each additional foot of height where the building exceeds thirty-five (35) feet, each side yard shall be increased one (1) foot in width.

4. Lot area per family. No minimum lot size per family dwelling.

D. *Parking Regulations.*

1. Number of Spaces Required. For all newly erected or constructed structures within the R-3 Residence District, the owner shall provide, upon the same lot, the number of accessible off-street parking spaces as follows:

a. Single-Family. One (1) parking space per dwelling unit.

b. Multifamily. Three quarter (0.75) parking spaces per dwelling unit.

c. All other uses shall provide the number of accessible off-street parking spaces by the use and area parking schedule set forth in City Ordinance Appendix A, Section 10, Subsection 16.

2. On-Street Parking Credit. Off-street parking required for Residential uses may be reduced by one (1) off-street parking space for every on-street parking space abutting the development where overnight parking is allowed. On-Street Parking credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. An on-street parking space shall be defined as follows:

a. Parallel parking, - each parking space being twenty (20) feet of uninterrupted curb, where allowed.

b. Forty-five-degree diagonal - each parking space being fourteen (14) feet of uninterrupted curb, where allowed.

c. Ninety-degree (perpendicular) parking - each parking space being ten (10) feet of uninterrupted curb, where allowed.

3. Parking Restrictions.

a. Parking spaces will not obstruct a required clear vision area or violate any law.

b. On-street parking spaces credited for a specific use may not be used exclusively by that use but shall be available for general public use at all times. No signs or action limiting general public use of on-street spaces is permitted unless said use restriction is required by federal, state or local law.

c. An On-Street Parking Credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. (Ord. No. 1163, § 1, 4-4-70; Ord. No. 1269, § 2, 7-8-74; Ord. No. 1718, § 3, 5-17-93; Ord. No. 1812, § 1, 5-4-98; Ord. No. 1892, § 4, 11-19-01; Ord. No. 2149, § 1, 10-6-14; Ord. No. 2172, § 1, 10-17-16; Ord. No. 2184, § 1, 4-6-18; Ord. No. 2200, § 1, 11-7-19.)

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6A R-4 Residence District.

There is hereby created an R-4 Residence District.

A. *Use Regulations.* The following uses shall be permitted.

1. Mobile and manufactured home parks.

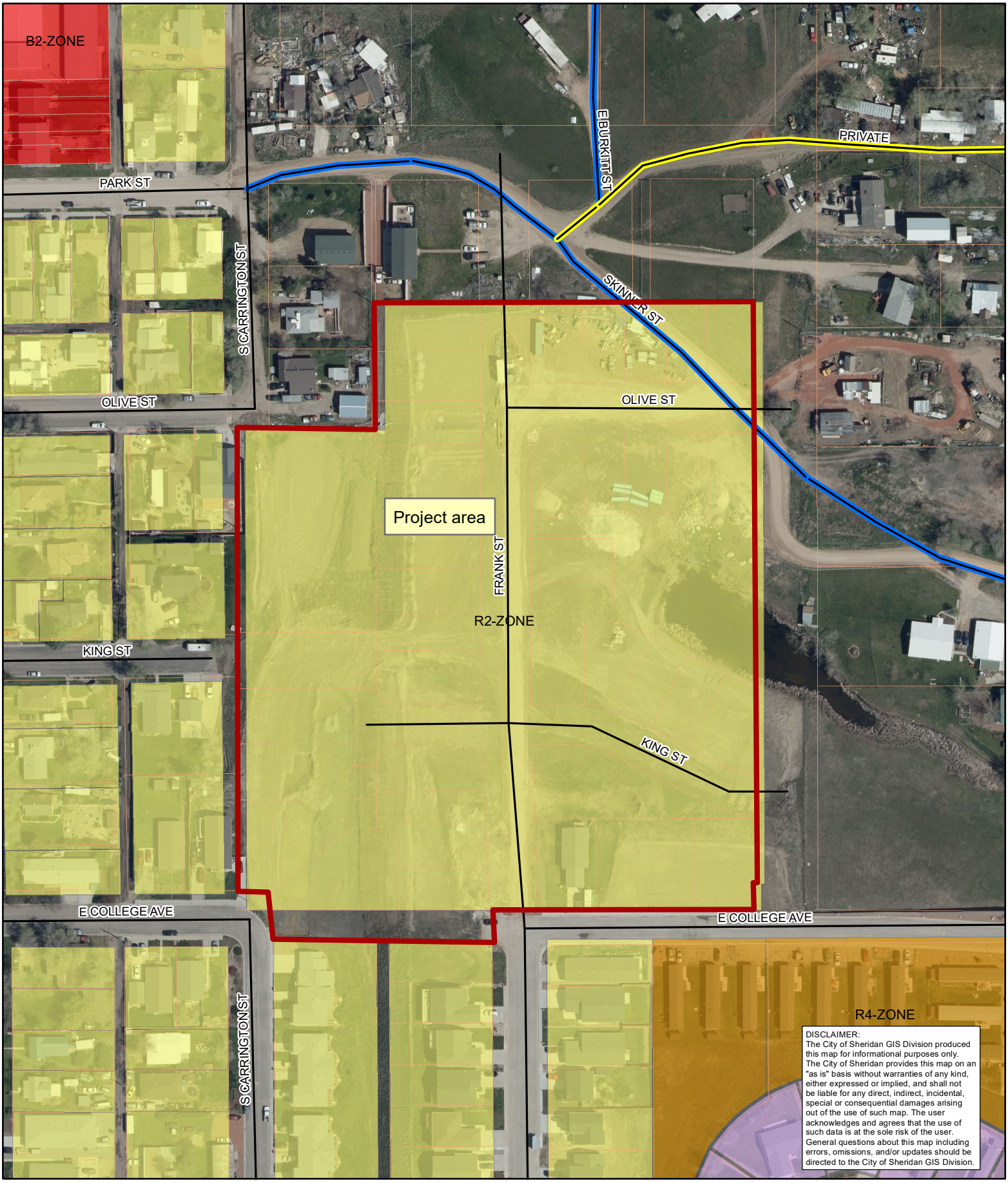
2. Accessory buildings and uses customarily incidental to the above uses.

B. *Spacing and Area Regulations.* The spacing and area regulations shall be regulated by Ordinance No. 1284 relating to mobile home parks, codified as Appendix C of the Sheridan City Code.

C. Reserved.

D. *Parking Regulations*. A mobile or manufactured home park shall provide off-street parking as regulated by Sheridan City Code Appendix C. (Ord. No. 1053, § 2, 7-10-61; Ord. No. 1637, § 4, 4-6-87; Ord. No. 1827, § 1, 12-21-98; Ord. No. 1892, § 5, 11-19-01; Ord. No. 2149, § 1, 10-6-14; Ord. No. 2184, § 1, 4-6-18.)

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CITY OF Sheridan WYOMING

Cottonwood

N

0 45 90 180 Feet

Name: sgoodman Date: 07/16/2020