Sheridan City Planning Commission
Meeting Agenda
April 26, 2021
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 April 12, 2021 meeting.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL-21-17, Resolution 13-21. The applicant, Phoenix Limited Partnership, is requesting a final plat subdivision of the property located on the corner of S Sheridan Ave and E Brundage Lane (PIN 55840220100200). The subdivsion will be called Wilkerson Little Goose No. 2. The applicant is proposing to subdivide 1.94 acres from 1 lot into 4 commercial lots. The property is zoned B-1 Business District.

   Motion by:

   Second:

   Vote:

5. Comments from commissioners and staff.

6. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the April 12, 2021 meeting.

Motion by:

Second:

Vote:

MEMO

TO: Planning Commission

FROM:

RE: Consideration of PL-21-17, Resolution 13-21. The applicant, Phoenix Limited Partnership, is requesting a final plat subdivision of the property located on the corner of S Sheridan Ave and E Brundage Lane (PIN 55840220100200). The subdivsion will be called Wilkerson Little Goose No. 2. The applicant is proposing to subdivide 1.94 acres from 1 lot into 4 commercial lots. The property is zoned B-1 Business District.

Findings of Fact

Prior to approving the final plat, the Planning Commission will need to make the following findings per Sheridan City Code Appendix B §202, staff offers the following comments on the required findings:

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.

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.

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

The proposed subdivision conforms to the Zoning Ordinance.

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 the Airport influence area.

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.

Water and sewer will be connected to adjacent property's utility extensions and available to all the lots.

Staff has no further comments at this time.

Background

The applicant, Phoenix Limited Partnership, is requesting to subdivide 1.94 acres from 1 lot into 4 commercial lots on the corner of South Sheridan Avenue and East Brundage Lane (PIN: 55840220100200), to be called the Wilkerson Little Goose No. 2 Subdivision. The proposed subdivision contains 4 lots.

To provide access to the 4 lots, the applicant is proposing that Phoenix Avenue, along the northern portion of Lots B-1, B-2, and B-3, and the southern portion of Lot B-4 be a private drive to access the 4 properties. Phoenix Avenue is proposed as a 280-foot long, 30-foot wide right-of-way with a hammerhead turnaround for fire. Phoenix Avenue is proposed to be a private drive with access to Sheridan Avenue. No access is proposed on to Brundage Lane.

The property is 1.94 acres (84,506 square feet) of vacant property at the southwest corner of Brundage Lane and Sheridan Avenue. The property is unplatted and zoned B-1.

Lot B-1: A 0.40 acre (17,362 square foot) lot on the southeast corner of the property. The applicant is proposing a 5-foot utility easement along the northern property line that abuts Phoenix Avenue. The applicant is also proposing a 10-foot utility and drainage easement along the east and south property lines.

Lot B-2: A 0.41 acre (17,992 square foot) lot in the center of the subdivision. The proposed property contains the southern portion of the hammerhead turnaround in the northwest corner of the property. The applicant is proposing a 5-foot utility easement along the northern property line abutting the Phoenix Avenue right-of-way and turnaround. The applicant is also proposing a 10-foot utility and drainage easement along the southern property line.

Lot B-3: A 0.49 acre (21,490 square foot) lot in the southwest corner of the property. The applicant is proposing in the northeast corner of the property the west portion of the hammerhead turnaround, along this turnaround is a 5-foot utility easement that expands to 10-feet. In the northwest corner of the proposed property is in the floodplain and floodway associated with the Little Goose Creek. The applicant is also proposing a 10-foot utility and drainage easement along the southern and western property line.

Lot B-4: A 0.64 acre (27,681 square foot) lot in the northwest corner of the property. Access to the property will utilize the hammerhead turnaround at the southeast corner of the property. The applicant is proposing a 10-foot drainage and utility easement along the southern, western and northern property lines. At the southeast corner is a 5-foot waterline easement. Along the western property line is the floodplain and floodway associated with the Little Goose Creek.

Staff sent out 12 nearest neighbor notifications as part of this application. Staff has received no inquires to the application, and no objections.

Attachments

final plat
aerial

FINAL PLAT

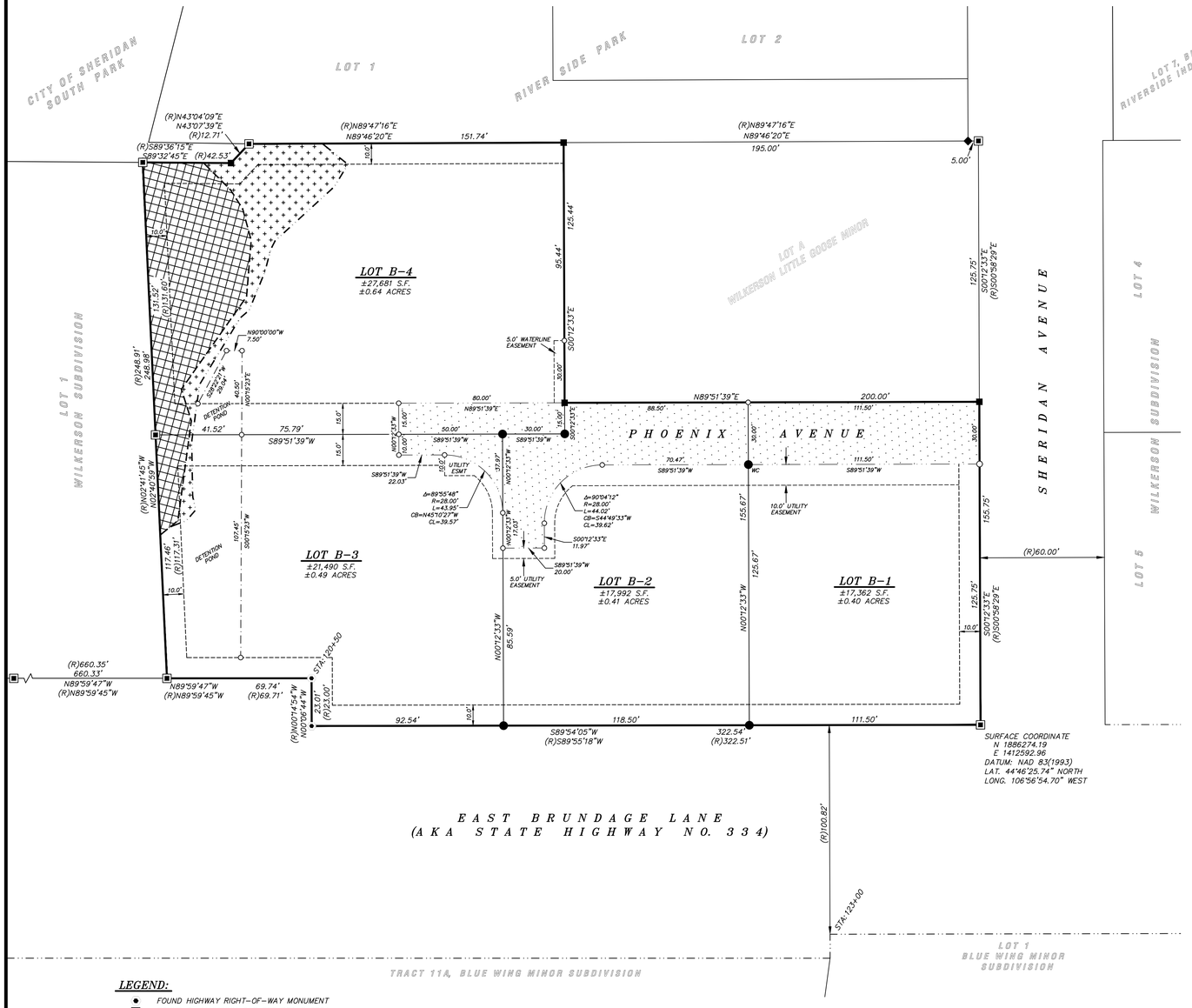
WILKERSON LITTLE GOOSE NO. 2

A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, CITY OF SHERIDAN, WYOMING

TOTAL AREA = ±1.94 ACRES
NUMBER OF LOTS = 4
ZONED: B1

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER PLATS AND EASEMENTS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.



SCALE: 1"= 30'

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

GRAPHIC SCALE

−30 0 15 30 60

(U.S. SURVEY FEET)
1 inch = 30 feet

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



LOCATION MAP
NO TRUE SCALE

LEGEND:

- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- WC WITNESS CORNER
- BOUNDARY LINE
- LOT LINE
- PHOENIX AVENUE (SEE CERTIFICATE OF OWNERS)
- STORM WATER DETENTION POND EASEMENT LINE
- RIGHT-OF-WAY LINE
- UTILITY & DRAINAGE EASEMENT (UNLESS NOTED OTHERWISE)
- FLOODWAY AREA IN ZONE AE
- APPROXIMATE 100 YEAR FLOOD (BASE FLOOD) LINE
- FLOODWAY EASEMENT (FLOODWAY AREA IN ZONE AE) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP NUMBER 56033C0764E, EFFECTIVE DATE JANUARY 16, 2014)
- SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP NUMBER 56033C0764E, EFFECTIVE DATE JANUARY 16, 2014)

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PHOENIX LIMITED PARTNERSHIP BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **WILKERSON LITTLE GOOSE NO. 2** IS A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, BEING A SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS **±1.94 ACRES** OF LAND, MORE OR LESS.

THE **WILKERSON LITTLE GOOSE NO. 2** 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 OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS WITHIN THE BOUNDARY LINES, 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.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS: PHOENIX AVENUE IS AN EASEMENT TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT WILKERSON LITTLE GOOSE NO. 2, AND LOT A, WILKERSON LITTLE GOOSE MINOR. PHOENIX AVENUE IS ALSO A UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLE EASEMENT WHICH SHALL BE MAINTAINED BY ALL OF THE OWNERS WITHIN THIS SUBDIVISION AND LOT A, OF WILKERSON LITTLE GOOSE MINOR.

NO PUBLIC MAINTENANCE OF THE DETENTION POND: THE DETENTION POND IS TO SERVICE AND BENEFIT WILKERSON LITTLE GOOSE NO. 2, AND LOT A, WILKERSON LITTLE GOOSE MINOR. THE DETENTION POND SHALL BE MAINTAINED BY ALL OF THE OWNERS WITHIN THIS SUBDIVISION AND LOT A, OF WILKERSON LITTLE GOOSE MINOR.

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 _____, 20____.

_____
PHOENIX LIMITED PARTNERSHIP
W. K. LOVE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY PHOENIX LIMITED PARTNERSHIP, KIM LOVE, OWNER
BEFORE ME THIS _____ DAY OF _____, 20____
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

NOTE:

LOT B-1 THRU B-3 ARE RESTRICTED FROM ACCESSING EAST BRUNDAGE LANE (AKA STATE HIGHWAY NO. 334) AND SHALL NOT BE GRANTED AN ACCESS PERMIT. (INGRESS AND EGRESS SHALL BE FROM PHOENIX AVENUE), DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE.

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 PLAT BOOK _____, PAGE _____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____, 2021

_____ _____
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 _____, 2021

_____ _____
ATTEST: CITY CLERK MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, 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 **WILKERSON LITTLE GOOSE NO. 2, 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, EASEMENTS AND PRIVATE AVENUE OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THOMAS D. TUCKER
6812
LICENSED
Date: 4-12-21
WYOMING

PRELIMINARY DRAFT

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

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

Out West, LLC
Agriculture and Engineering
craig@outwestllc.com
307-683-4150

CLIENT: PHOENIX LIMITED PARTNERSHIP
PO BOX 5086
SHERIDAN, WY 82801

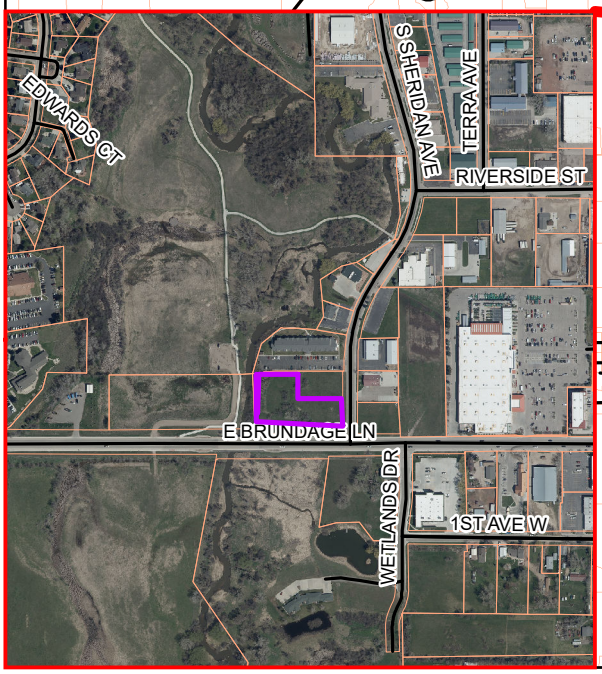
JN: 2019-020 S.t 3
DN: 2019-020-MAJOR-2
TAB: MAJOR-2
PF: T2019-020
REVIEWED BY: JSP & CT
APRIL 12, 2021

FINAL PLAT

WILKERSON LITTLE GOOSE NO. 2

A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, CITY OF SHERIDAN, WYOMING

Wilkerson Little Goose No 2



GATEWAY

R1-ZONE

M1-ZONE

PUD

PUD

DISCLAIMER:
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CITY OF Sheridan WYOMING

Legend

- Roads
- City of Sheridan Boundary
- Parcels
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District
- B2 - Business District
- M1 - Industrial District
- MA - Medical Arts District
- HE - Higher Education District
- RUCA - Restricted Use Control Area
- PUD - Planned Unit Development
- GATEWAY - Gateway District

N

0 0.4 0.8 1.6 Miles

Name: sgoodman

Date: 03/08/2021