

**Sheridan City Planning Commission
Meeting Agenda
May 8, 2023
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 March 13, 2023 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-23-1, Ordinance 2267. The applicant, FP Little Goose LLC is requesting approval of Teal Springs Subdivision PUD, Planned Unit Development to rezone 64.99 acres from B-1 Business District to a PUD, Planned Unit Development and a preliminary plat for 59 lots, 6 outlots, and 2 tracts. Located south of 2340 Wetlands Dr, between Brundage Ave and Coffeen Ave. PIN 55840221100500 and 55840232101000.

Motion by:

Second:

Vote:

5. Consideration of PL-23-8; Whitney Project Subdivision preliminary plat. The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association and Whitney Benefits Inc, are requesting to subdivide .367 acres from 4 lots and 3 outlots into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E Brundage St., 107 and 139 N Custer St. PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210.

Motion by:

Second:

Vote:

6. Consideration of PL-23-11, a preliminary plat of the Sheridan Hills Subdivision. The applicant, Sheridan Hills LLC, is requesting to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP (Master Plan) Gateway District. Located at 2955 Real Bird Way. PIN 56841532101925

Motion by:

Second:

Vote:

7. Comments from commissioners and staff.
8. Adjourn



MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the March 13, 2023 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
7:00 PM – CITY HALL COUNCIL CHAMBERS
MARCH 13, 2023

1. Commissioner Tod Windsor called the meeting to order at 7:05 PM with a quorum as follows: Tod Windsor, Evelyn Gernaat, James Schrodtt, and Daniel Kerbs. Ryan Franklin was absent.
2. The agenda was approved by unanimous consent.
3. Commissioner Schrodtt moved, seconded by Commissioner Kerbs to approve the minutes of the January 9th meeting.

Voice Vote: Unanimous

4. PL-23-3, Ord 2260; Doubleday Annexation

The Chair called for a motion for consideration of PL-23-3, Ord 2260; Doubleday Annexation. There was no public comment. Commissioner Gernaat moved, seconded by Commissioner Schrodtt to approve annexation of 12.98 acres to be zones Gateway District.

Voice Vote: Unanimous

5. PL-23-4, Ord 2261; Holloway Avenue

Community Development Director Wade Sanner presented information to the Commission. Dave Randall, with Randall Engineering, explained the history of the ownership of the outlined area. The Chair called for a motion for consideration of PL-23-4, Ord 2261; Holloway Avenue. Commissioner Kerbs moved, seconded by Commissioner Schrodtt to approve annexation of 41,308 sq feet of Holloway Avenue right of way.

Voice Vote: Unanimous

6. PL-23-5, Ord 2262

The Chair called for a motion for consideration of PL-23-5, Ord 2262. There were no comments from the public. Commissioner Schrodtt moved, seconded by Commissioner Gernaat, to approve annexation of 2.71 acres of Airport Road Right of Way located between the west side of Big Horn Ave and the south of Zuni Dr on Airport Rd.

Voice Vote: Unanimous

7. Comments from Commissioners and Staff
 - a. Community Development Director Wade Sanner explained that there was initially an annexation to be considered on 5th Street. There are some properties that extend into the Right of Way and there was a strip of land that was questioned as to who maintains it. Noticed that it was not going to be considered. There is not a time frame currently for the consideration.
8. The meeting was adjourned at 7:29 PM.



MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-1, Ordinance 2267. The applicant, FP Little Goose LLC is requesting approval of Teal Springs Subdivision PUD, Planned Unit Development to rezone 64.99 acres from B-1 Business District to a PUD, Planned Unit Development and a preliminary plat for 59 lots, 6 outlots, and 2 tracts. Located south of 2340 Wetlands Dr, between Brundage Ave and Coffeen Ave. PIN 55840221100500 and 55840232101000.

Staff Recommendation

Staff recommends approval of PL-23-1. The applicant, FP Little Goose LLC, is requesting approval for Teal Springs Subdivision PUD, Planned Unit Development, to rezone 64.99 acres from B-1 Business District to a PUD, Planned Unit Development, and a preliminary plat of 59 lots, 6 outlots, and 2 tracts. Located south of 2340 Wetlands Dr., between Brundage Ave and Coffeen Ave. (PIN 55840221100500 and 55840232101000).

Background

2017 SHERIDAN LAND USE PLAN

As stated in Wyoming state statute WS §15-1-601(d), rezones must be in accordance with the City of Sheridan's Comprehensive Plan. The City of Sheridan Comprehensive Plan, or The Sheridan Land Use Plan, was adopted in January of 2017. In Chapter 7 of the Sheridan Land Use Plan calls out a number of goals and implementation strategies regarding future land use strategies, included in these is the Future Land Use Map (included with this staff report). *The Future Land Use Map presents a generalized vision of Sheridan in the foreseeable future. Not to be confused with zoning, which is a regulatory land use tool adopted by the City of Sheridan, the future land use map illustrates what is actually on the ground and where new land uses should occur. The map is a reference point for those interested in city development and redevelopment and those pursuing the recommendations of the Sheridan Land Use Plan. It addresses the themes and guiding principles that arose during the completion of the plan.*

On the future land use map, the north portion of the property is shown commercial and the southern property is shown residential.

PUD REGULATIONS

Per Appendix B, Section 801 of the Sheridan Municipal Code, the purpose of the Planned Unit Development is to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. It is the expectation that PUDs will also provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a professional, prepared master plan and program. The PUD is intended to be used to encourage the application of new

techniques and new technology to community development, which will result in superior living or development arrangements with lasting values. It is further intended to achieve economics in land development, maintenance, street systems, and utility networks; while providing building groupings for privacy, usable, open spaces, and vehicle and pedestrian circulation for the inhabitants. Specifically, the goals of a PUD are to:

- Support the goals and policies of the City Master Plan;
- Create an environment on a site that contributes to a sense of community and a coherent living style;
- Protect natural and cultural resources;
- Protect natural features;
- Create a more efficient use of the land;
- Provide more appropriate infill development;
- Reduce traffic demand;
- Provide more open space; and
- Provide for more efficient infrastructure.

Appendix B Section 802 of the Sheridan Municipal Code states: A PUD district is a floating zoning district only applied upon successful application and approval for a site specific PUD, at which time the property's primary zoning designation becomes PUD. Each PUD district serves a different purpose specific to the site to which it is applied, and imposes its own set of requirements and restrictions on the use of land in addition to the general requirements and restrictions imposed on all land or uses within the zoning jurisdiction. A PUD district may be layered with a special purpose overlay district that applies additional standards or requirements.

Regarding the findings required by the City Council and Planning Commission, per Appendix B, Section 803 of the Sheridan Municipal Code states:

In order to foster the attractiveness of a PUD and its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the City Council and the Planning Commission shall approve a PUD, if the PUD is found to:

- (A) Be compatible with the goals and policies of the City Master Plan and other applicable adopted plans and policies.
- (B) Be compatible with the area surrounding the project site, unless there is a natural or man-made buffer separating the adjacent uses.
- (C) Place no greater demand on existing City facilities and services than can be furnished by the City.
- (D) Insofar as practicable, preserve the landscape in its natural state by minimizing tree and soil removal.
- (E) Promote the efficient use of land by means of more economical arrangement of buildings/lots, circulation systems, land uses, densities, and utilities.
- (F) Provide for useable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space.
- (G) Demonstrate flexibility and quality in design to permit diversification in the location, type, and uses of structures.
- (H) Combine and coordinate architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development.
- (I) Be designed and controlled as a whole under the control of one (1) owner, partnership, corporation, or agency.
- (J) Give special attention to vehicular and pedestrian circulation and parking, the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed structures and neighboring properties.

REZONE FINDINGS

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.*"

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, specifically Wyoming state statute WS §15-1-601(d), which states that all regulations regarding zoning shall be made:

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.
8. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
9. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
10. 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.

Discussion:

The applicant, FP Little Goose LLC, is requesting a Planned Unit Development (PUD) for the 64.99 acres located east of Coffeen Avenue and south of Brundage Lane. The PUD will require a rezone from B-1 and R-1 zoned properties to fully PUD zone, as well as a subdivision from 2 lots to 59 lots, 6 outlots, and 2 tracts.

The surrounding properties include: R-1 properties to the west, south, and east, with three B-1 zoned properties to the east, and one B-1 properties to the north. One property to the south remains vacant and undeveloped.

PUD OBJECTIVE

The applicant states that the objective of the proposed Teal Spring Subdivision PUD is: *to support responsible development in accordance with the findings of the 2021 Sheridan Housing Study, with a goal of fostering a sense of community and incorporating natural elements and open space into the site design. This includes preserving adjacent environmental resources, Little Goose Creek rehabilitation, and maintaining considerable land for existing vegetation and natural areas. The Teal Spring development includes sizeable single-family lots, future multi-family and commercial sites, and senior-living space, all connected by a safe system of roads and multi-use pathways.*

REZONE

As part of the PUD process, the applicant is proposing to rezone the property from B-1 & R-1 to PUD.

SUBDIVISION

The applicant is proposing a subdivision of 2 lots to 59 lots, 6 outlots, and 2 tracts. LOT SIZE

The 57 single family lots vary between 0.26 to 1.16 acres, averaging 0.40 acres. The remaining lots are designated as the following:

■ Lot 1 (commercial) – 1.45 acres

■ Lot 52 (commercial) – 0.40 acres

■ ■ Tract 1 (senior living facility) – 6.64 acres Tract 2 (commercial) – 3.29 acres

Overall the land use area is defined as the following:

	AREA (ACRES)	AREA (%)
Proposed Lot Area (Multi-Family Residential)	2.0 ac	3.1%
Proposed Lot Area (Single-Family Residential)	24.9 ac	38.3%
Proposed Lot Area (Commercial)	2.0 ac	3.1%
Proposed Area (Senior Living Facility)	6.6 ac	10.2%
Roadway Right-of-Way	7.1 ac	10.9%
Common Areas (Outlots A to E)	16.8 ac	25.8%
Outlot F – not included as Open Space	5.6 ac	8.6%
Total	65.0 ac	100%

MAXIMUM BUILDING HEIGHT

The applicant is proposing a building height not exceeding 30 feet, or 2 stories. Homes built on unit numbers 7 through 10 (along the east property line) will have a 2-story home plan option, these heights will not exceed 30 feet.

SETBACKS AND SPACING

The applicant is proposing the following building setbacks:

Front Yard:

- ■ Lots 2-23: 20' from road right-of-way
- ■ Lots 24-59: 25'
- ■ Tract 1: 25'
- ■ Tract 2: 25' Rear Yard:
- ■ Lots 2-3, 5-23, 35, 37-51, 53-59: 20' Setback
- ■ Lot 4: 45' Setback to Prevent Wetland Encroachment
- ■ ■ Lots 24-34, 36: 50' Setback to Prevent Little Goose Creek Encroachment Tract 1: 25' Setback
- ■ Tract 2: 30' Setback Side Yard:
- ■ Lots 2-24, 35-38, 53-59: 5' Setback
- ■ Lot 39-51: 10' Setback
- ■ ■ Lot 52: 10' East, 30' West Setback to Account for Elevation Tract 1: 10' Setback
- ■ ■ Tract 2: 10' East, 20' West Setback to Account for Elevation RIGHT-OF-WAY

The applicant is proposing the dedication of a 60-foot right-of-way for main roadways within the property. Cul-de-sacs will be provided a 50-foot roadway right-of-way and 60-foot cul-de-sac right-of-way radius, consistent with City design standards.

PEDESTRIAN CONNECTIVITY

The applicant is proposing a 10-foot pathway along the eastern side of the main roadways (Teal Spring Drive & Wetlands Drive). This path will have connectivity to the existing City pathway system at two locations.

WATER IMPROVEMENTS

The applicant is proposing a network of 8" C900 PVC water main within roadway right of way. following the street alignments, with connections to Coffeen Avenue and Wetlands Drive, providing a looped system. The looped water lines will provide increased flow rates during fire flow situations, as well as provide redundancy during water line breaks or maintenance. The applicant is proposing that the homes will be served with 1-inch water service lines, with commercial sites being served by larger lines as necessary.

Irrigation is proposed to be provided to the site from a raw water irrigation system fed from Little Goose Creek (i.e. not reliant on City system).

SEWER IMPROVEMENTS

The applicant is proposing utilizing city right-of-way for installing 8-inch PVC sewer main to run within the development and connect to an existing interceptor manhole to the northwest of the site via a 30'-wide easement. The homes are proposed to be served with 4-inch sewer service lines. Commercial lots will be served by larger service lines as needed, and the senior living village will be provided an 8-inch service. Combined, all services are projecting a peak hour flow rate of 83.5 gpm. Downstream sewer lines have been designed for capacity to accommodate sewer demands from this development.

OPEN SPACE

The applicant is proposing that all common open space in the development is collectively owned by the residents and managed through the Home Owner's Association (HOA).

LANDSCAPING

Landscaping is proposed to consist of irrigated grass/trees within the boulevard buffer area. Single family residential lots will be the responsibility of the homeowner. However, Lots 1 and 52, as well as Tracts 1 and 2 will be professionally landscaped.

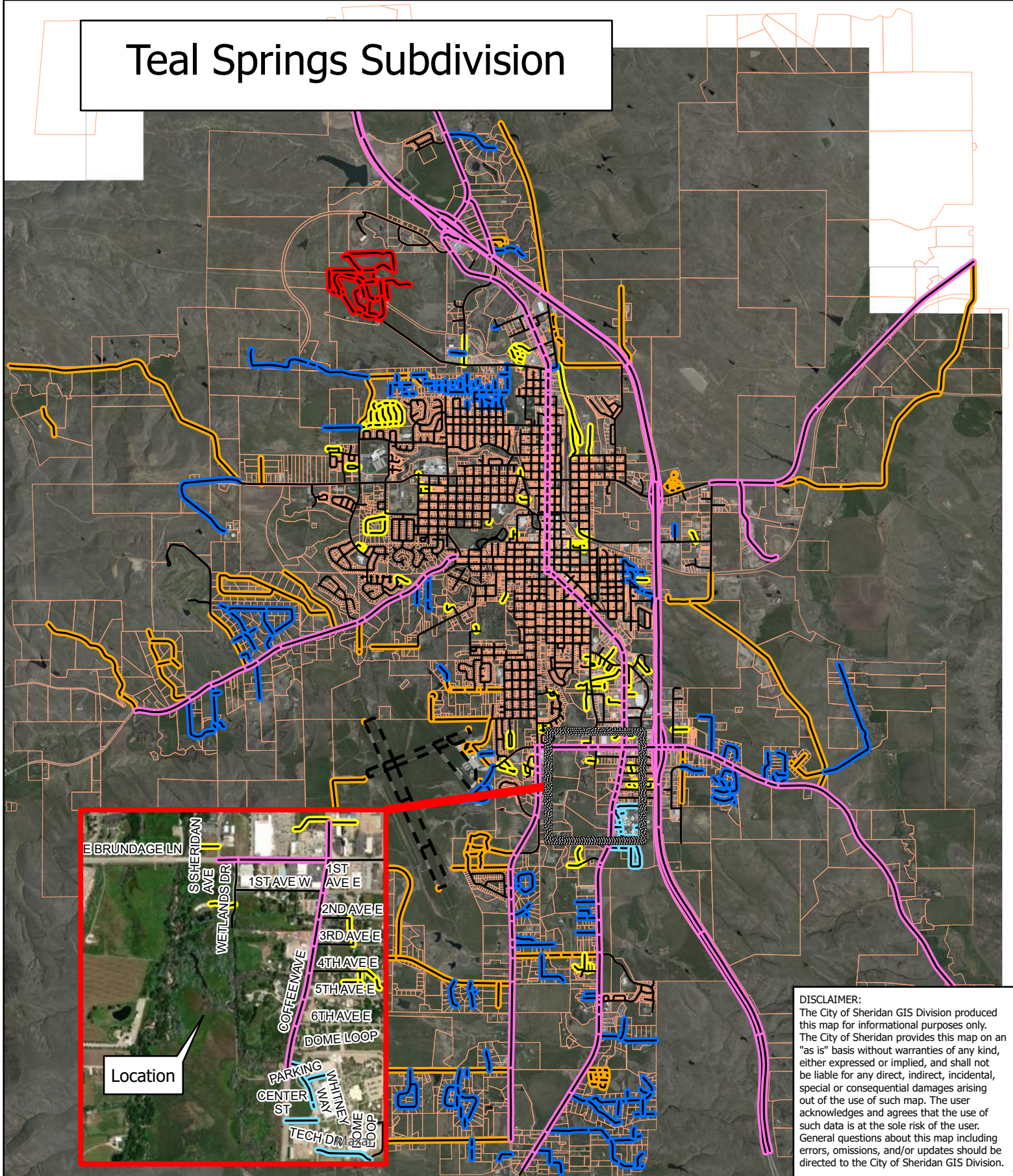
PUBLIC COMMENTS

Staff has received no comments or inquiries on this application.

Attachments

aerial
Design report
landscape plan
preliminary plat
Land Use Plan 2017

Teal Springs Subdivision



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.



Legend

Roads

- Sheridan College Road
- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

City of Sheridan Imagery 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3



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Date: 04/11/2023 11:18 AM User: sgoodman

PUD Design Report
for
Teal Spring Subdivision
Planned Unit Development

PUD DESIGN REPORT

TEAL SPRING SUBDIVISION PUD

Prepared for: FP Little Goose, LLC

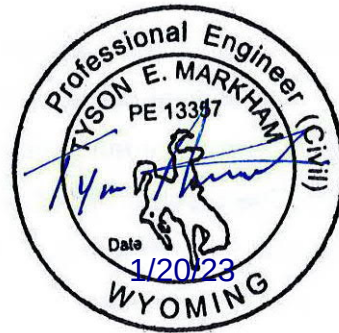
Prepared by: Morrison-Maierle, Inc.

1470 Sugarland Drive, Suite 1

Sheridan, WY 82801

Date of Issue: January 20, 2023

 engineers • surveyors • planners • scientists
QUALITY ASSURANCE
Jeff Feck, PE
PROJECT MANAGER
Tim Brugger, PE
OFFICE QA COORDINATOR
Jeff Feck, PE
PEER REVIEWER
1/18/23
QA APPROVAL DATE
(001218) 22-30
QA PROJECT NUMBER



CERTIFICATE OF ENGINEER

State of Wyoming)
) ss
County of Sheridan)

I, Tyson Markham, do hereby certify
that this Report was prepared by me,
or under my direct supervision.



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APPENDIX A: PUD LAYOUT PLAN

APPENDIX B: PRELIMINARY LANDSCAPE PLAN

APPENDIX C: FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)

APPENDIX D: DEVELOPERS NOTES

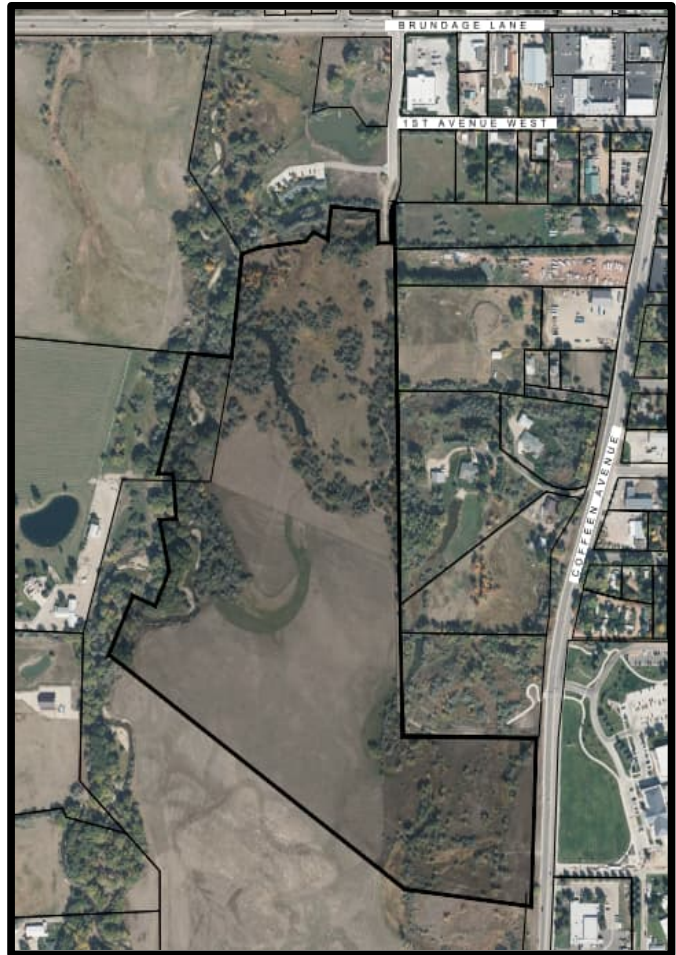
1 PROJECT LOCATION AND DESCRIPTION

This PUD Design Report addresses the proposed Teal Spring Subdivision planned unit development (PUD) in Sheridan, Wyoming. The 64.99-acre subdivision is located east of Coffeen Avenue and south of Brundage Lane. The property is located in the SE1/4SW1/4, SW1/4SW1/4, and NW1/4SW1/4 of Section 2, Township 55 North, Range 84 West.

As noted in the petition for rezone petition, the applicants for this PUD are Teal Ponds, LLC and FP Little Goose, LLC. Though FP Little Goose, LLC will be the eventual owner and developer, purchasing the remainder (Lot 5 of Green Wing Minor Subdivision) in 2023 from Teal Ponds, LLC.

This development includes the following combination of uses:

- 57 single-family residential lots (Lots 2-50 and 52-58; ranging in size between 0.33 acre and 1.16 acre)
- One small commercial lot (Lot 52; 0.40 acres), B-1 zone permitted use applies.
- A future senior living community, planned for active independent 55+ living, but depending on demand, could be a location for all ranges of senior living, including independent, assisted living and/or memory care (Tract 1; 6.64 acres)
- A future commercial tract (Tract 2; 1.96 acres), B-1 zone permitted use applies.
- An existing zone B-1 lot north of the PUD boundary will remain B-1 (i.e. Not part of PUD; Lot 1; 1.45 acres), all B-1 zoning regulations apply



Undeveloped common space occupies six outlots (Outlots A through F) which will be owned and maintained through an HOA made up of all members of the subdivision. Outlot F is located along Little Goose Creek and will be designated for private resident use only. For this reason, the outlot is not included in open space calculations.

Access roadways consist of two connections; one at Coffeen Avenue to the south (Teal Spring Drive), and another a continuation of Wetlands Drive from the north. Four cul-de-sacs are planned: Crane Dance Court, Swan Drift Court, Heron Sedge Court, and a terminating cul-de-sac from Teal Spring Drive. The proposed Layout Plan is included in Appendix A.



2 ALLOWED USES AND GOALS OF THE PUD

Allowed uses for the PUD will be single family residential, multifamily residential, senior living, and business. The senior living facility includes a three-story apartment as well as duplex and four-plex patio homes.

The goals of this PUD are in line with the City's PUD requirements by supporting the following:

- An environment which contributes to a sense of community and a coherent living style by purposefully designing the subdivision layout with the existing natural elements in mind. Being respectful of the Little Goose Creek waterway and the various wetland features to lay out lots to maximize views and provide buffers around clustered lots. This allows for the various lots to have a unique opportunity to be a part of nature while still being a part of the neighborhood community.
- Protecting natural and cultural resources by working with local specialists, Steady Stream Hydrology, LLC, in designing, permitting, and restoring the riverbanks and bends of Little Goose Creek. This included extensive work with many boulders, buried logs, and planting/seeding to restore the banks to secure them for annual high-water events in the spring. A first phase of this work was completed fall 2022 with great results and a second phase will happen summer 2023 to continue to restore the next section of river.
- Protecting natural features by working with local water rights specialists. Out West, LLC, is assisting with providing the documentation and the proper filing for preserving the water rights to this land and keep the rights local. By retaining the water rights, the development will use the water for irrigation on all single-family lots and the independent senior living lot.
- Also, we worked with local hydrology specialists, WWC Engineering, to provide the hydrology calculations, cross sections, and filings for coordinating the overall development design layout and impact with FEMA. Each lot will be graded to have a buildable area above the 100-year floodplain.
- Creating a more balanced use of the land by providing single-family residential, multi-family/senior living, community pathway access, as well as including large outlots to remain as natural.
- Providing more appropriate infill development by connecting the previously planned extension of Wetlands Drive and underground utilities to the south and then to Coffeen Avenue in the southeast corner of the development. This existing stub of Wetlands Drive and the underground utilities were designed, sized, and installed with the anticipation of this site being developed. This infill connection ties the development into the City in two

key locations and provides great access to existing trails, businesses, Sheridan College, and other services.

- Reducing traffic demand by providing a connection to both Wetlands Drive and Coffeen Avenue to spread the traffic out (traffic study performed by Stantec). Also, the development is carefully planned to balance the housing density with traffic and the natural amenities and not over-build on this infill site.
- Offering enhanced vehicle circulation by creating connections to existing streets for ease of access. Also, for pedestrian circulation, the design and construction of additional bike and walking trails that extend through the development and tie into the existing City trail system.
- Providing more open space by creating larger lots with open space between houses and other buildings along with setting aside multiple outlots to preserve the creek, wetlands, and open space.

3 RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE

Construction of the development infrastructure will be the responsibility of the property developer, FP Little Goose, LLC. FP Little Goose will contract with local contractors to construct the streets/pathways, utilities, and storm drainage infrastructure.

A separate Homeowners Association (HOA) will be established for the PUD. The HOA will provide covenants regarding city water use, raw water irrigation, as well as pathway and outlot maintenance. Ownership and maintenance of specific infrastructure is provided below.



Street and utility infrastructure within the right-of-way will be public, and responsibility for maintenance by the City of Sheridan (upon final acceptance by City Council). Outlot areas which include soft/unsurfaced walking paths, stormwater conveyance, and stormwater detention will be the maintenance responsibility of the HOA. With joint ownership of all open areas, the residents will be provided use of all common areas for their enjoyment. A preliminary landscaping plan is provided per the PUD requirements and is found in Appendix B. This Appendix also provides the location for two planned subdivision monument signs at each entry to be HOA owned/maintained.

All water and sanitary sewer utilities in the development will be owned and maintained by the City, while gas, electrical, and communications will be provided easement and owned by these utility companies. Street lighting will be minimal and coordinated with Montana-Dakota Utilities (MDU) for design and installation in accordance with the City/MDU franchise agreement. Street lighting in the senior living community will also be coordinated with MDU and designed with the specific needs of seniors in mind while being night sky friendly. This may include features such as improved lighting levels in areas where seniors are more likely to walk, such as sidewalks and pathways, and the use of warm-toned LED lights to reduce glare and improve visibility for those with limited vision.

4 SCHEDULE

The schedule for the infrastructure development is to begin grading work and installation of the water and sanitary sewer utilities immediately upon final plat approval. Depending on the time of year, construction of the streets and other infrastructure will follow. FP Little Goose desires to install the main infrastructure as soon as possible in 2023.

The schedule for future areas include:

- Tract 1 (senior living village) - planned construction in 2024
- Tract 2 (commercial) - planned construction in 2023 or 2024
- Lot 52 (commercial) - planned construction in 2023 or 2024

Conceptual layouts for each future development listed above are provided in Appendix C.

5 PROJECT OBJECTIVES

The Teal Spring PUD aims to support responsible development in accordance with the findings of the 2021 Sheridan Housing Study, with a goal of fostering a sense of community and incorporating natural elements and open space into the site design. This includes preserving adjacent environmental resources, Little Goose Creek rehabilitation, and maintaining considerable land for existing vegetation and natural areas. The Teal Spring development includes sizeable single-family lots, future multi-family and commercial sites, and senior-living space, all connected by a safe system of roads and multi-use pathways.

6 STATEMENT OF ARCHITECTURAL THEME

The architectural theme of Teal Spring Subdivision will showcase craftsman and prairie-style homes with modern ranch and natural features. Design guidelines will be prepared and utilized by the HOA, although specific layouts and construction approaches are open to all builders.



Landscaping plans will be reviewed by the HOA. They may include a mix of natural elements, native grasses, lawns, trees, shrubs, boulders, etc. Residential lot maintenance will be the

responsibility of the individual lot owners with an HOA-owned raw water supply system pumping irrigation to lots supplied from Little Goose Creek.

7 DEVELOPMENT PROGRAMMING

7.1 Type and Size of Dwelling Units

Homes built within the single-family residential lots will be up to two-story structures sized between 2,500 square feet to 4,000 square feet of living space. All homes will include full-sized finished garages. Homes will be slab-on-grade construction with no basements planned.

All residences and/or commercial buildings within the floodplain area will be provided with a preliminary elevation certificate indicating base flood elevation. All new construction sites will need to be constructed to meet the standards of the City of Sheridan Floodplain Administrator. Once constructed, a new Elevation Certification will be required by individual property owners to ensure sufficient building elevation relative to surrounding floodways

7.2 Land Use Area Calculations

Proposed Lot Area (Multi-Family Residential)	2.0 ac
Proposed Lot Area (Single-Family Residential)	24.9 ac
Proposed Lot Area (Commercial)	2.0 ac
Proposed Area (Senior Living Facility)	6.6 ac
Roadway Right-of-Way	7.1 ac
Common Areas (Outlots A to E)	16.8 ac
Outlot F – not included as Open Space	5.6 ac
Total	65.0 ac

7.3 Off-street Parking

Single-family residential parking will primarily be accomplished within the lot boundary (i.e. garages and driveways). On-street visitor parking will be allowed but discouraged for long-term use. Because of larger residential lot size, it is anticipated to be occasional visitor-only parking on a limited basis. Parking within the PUD will exceed City code requirements of 2 spaces per dwelling unit for single-family and 1.5 spaces for multi-family. The proposed senior living facility



and proposed commercial lots will also operate under City municipal code, meeting or exceeding the City's necessary requirements depending on the projected use.

7.4 Other Restrictions

7.4.1 Building setbacks

Building setbacks for the development will vary due to the shape and size of each property. In general, the following setbacks are established:

Front setback:

- Lots 2-23: 20' setback
- Lots 24-59: 25' setback
- Tract 1: 25' setback
- Tract 2: 25' setback

Rear setback:

- Lots 2-3, 5-23, 35, 37-51, 53-59: 20' setback
- Lot 4: 45' setback to prevent wetland encroachment
- Lots 24-34, 36: 50' setback to prevent Little Goose Creek encroachment
- Tract 1: 25' setback
- Tract 2: 30' setback

Side setback:

- Lots 2-24, 35-38, 53-59: 5' setback
 - Lot 39-51: 10' setback
 - Lot 52: 10' east, 30' west setback⁽¹⁾
 - Tract 1: 10' setback
 - Tract 2: 10' east, 20' west setback
- (1) - denotes added setback to account for elevation change

7.4.2 Structure Heights

Structure heights shall conform to the following:

- Single-family residential: not exceed two-stories and 30' max height
- Multi-family residential: not exceed 45', or three-stories
- Commercial: not exceed 45', or four-stories
- Senior Living facility: A three-story, pitched roof apartment building 45'-high and one-story patio-style homes



7.4.3 Access and grades

A small region of considerable grade change exists just inside the Coffeen Avenue entrance and ranges between 30% to 40% slope. This area will be flattened for the proposed entry road to maintain grades of 6-7%. Outside the roadway corridor, building footprints will be adequately placed outside these steep slope areas or designed to accommodate the elevation difference. The remainder of the site is reasonably flat and does not exceed 5% grade.

7.4.4 Street Width

Street width for all streets will maintain a City of Sheridan local street standard 36-foot back-of-curb width (31-foot paved width). To provide a more low-impact design, a small section of un-curbed, rural-style roadway will be provided just after the entrance from Coffeen Avenue, as no drainage or pedestrian paths are necessary in the vicinity. Additional design efficiencies were considered (narrower street widths throughout) but were not supported by City Engineering staff. Cul-de-sac turnarounds and restricted on-street parking provides improved emergency access capability.

A turnout will be installed in Outlot E for mailbox access and connection to the future senior village.

7.4.5 Pedestrian Access

A 10' wide shared-use pathway is planned on the east side of Teal Spring Drive and is incorporated with connections to the existing City of Sheridan pathway system. With the condition of installing a 10-wide pathway, City staff has indicated that no sidewalk on the opposing side of the road is required. Per existing agreements, the city will design and construct approximately 1,000' of hard surface pathway (where soft-surface path already exists) along Wetlands Drive to connect to this development. At the south end of the property, the pathway will connect to the existing system on Sheridan College Property, with no pathway or sidewalk proposed for approximately 650' on Teal Spring Drive at the Coffeen Avenue access.

Other unsurfaced, walking trail access is proposed within open-space areas to provide on-site access to environmental features (e.g. ponds, Dry Creek, Little Goose Creek). The PUD Layout Plan provided as Appendix A provides the layout and development programming data in detail.

8 OVERALL DENSITY CALCULATIONS

Overall density calculations for the development are shown in Table 1 below:

Table 1 - OVERALL DENSITY CALCULATIONS

Road right of way (curb, gutter, 10-ft pathway, and pavement)	7.1 ac	11.0%
57 Single-Family Lot Area	24.9 ac	38.3%
Multi-family Lot 1 Area	1.5 ac	2.3%
Commercial Tract 2 & Lot 52 Area	2.5 ac	3.8%
Senior Living Facility Area (Tract 1)	6.5 ac	10.2%
Outlot A – E Area (open space)	16.8 ac	25.8%
Outlot F Area (not included as open space)	5.6 ac	8.5%
Total property	65.0 ac	100%

Note that without Outlot F, the open space is 25.8% of the overall area, above the 20% open space requirement for PUDs. The goal is to maintain a significant amount of valuable open space. This level of open space provides magnificent mountain views and wildlife observation that is important to preserve.

9 WATER SYSTEM IMPROVEMENTS

Water system improvements for the development will include primarily 8" PVC water mains following the street layout, with connections to an existing 16" main in Coffeen Avenue and an 8" main in Wetlands Drive. The looped water lines provide increased flowrates during fire flow situations, as well as provide redundancy during water line breaks or maintenance.

The single-family residential lots (and small commercial Lot 52) will be served with 1" water service lines. The commercial lot at the north end of the subdivision along Wetlands Drive will include a 2" water service line. An 8" main will be stubbed into the future senior living village to support domestic and fire flow demands expected for that area. Tract 2 adjacent to Coffeen Avenue will be served in the future by new tap(s) on the existing 16" line in Coffeen Avenue.

Lawns and landscaping within the subdivision will not use City water for irrigation. A separate raw water irrigation system is planned for the subdivision utilizing water rights on the property, with water pumped from Little Goose Creek.

10 SANITARY SEWER SYSTEM IMPROVEMENTS

Sanitary sewer system improvements for the development will include a network of 8" PVC sewer mains following the street layout. The proposed sewer system will connect into the existing interceptor sewer located along Little Goose Creek northwest of the site.

The sewer network draining to the above-described connection will serve the majority of the subdivision (all 57 residential lots and the future senior living village). Neighbors of existing residential homes to the east of the subdivision have expressed an interest in extending sewer into their properties, as they are currently served by septic systems. This would be possible with a new short extension of the sewer main along Wetlands Drive beyond the northeast cul-de-sac to reach the adjacent property line. Preliminary review indicates that a gravity flow sewer main would accommodate the neighbors should they choose to coordinate with the City to extend it.

Lot 1 located along the north end of Wetlands Drive will be served by a service line connection to the existing 8" main located in Wetlands Drive. This line was installed in 2020 for Restoration Ranch.

The commercially zoned Tract 2 located west of Sheridan College can be served by the existing 10" sewer line on the east side of Coffeen Avenue. A survey was conducted of the manholes along that line and depth is sufficient to serve Tract 2. Service for Tract 2 would be designed and permitted as a part of the commercial site plan process when the tract is developed.

11 DRY UTILITY IMPROVEMENTS

Communication has been underway with MDU (electric & gas) to supply the development. In addition, there has been interest from multiple communications providers in the area to serve the development and will be accommodated during the design and construction.

12 GEOTECHNICAL ENGINEERING STUDY

A geotechnical engineering study of the property was completed in August 2022 by American Engineering Testing (AET) of Sheridan and is provided in the accompanying Engineering Design Report. The geotechnical report includes recommendations for street pavement sections as well as structure foundations. No material abnormalities were identified. However due to its low-lying nature and creek proximity, shallow groundwater levels are apparent, and the data will be considered during design.

13 STORM DRAINAGE AND HYDROLOGY

Storm drainage for the development will be controlled primarily by the street curb/gutter system collected in curb inlets. Shallow swales/ditches will be utilized where applicable to provide a lower impact design. Stormwater detention is planned in open space areas and all pipe discharge will outfall to either Dry Creek or Little Goose Creek. Off-site stormwater will be routed through the existing Dry Creek drainage through larger stormwater conveyance structures, such as box culverts.

For more storm drainage information, refer to the Engineering Design Report for the Teal Spring Subdivision PUD provided under separate cover.

13.1 Little Goose Creek Rehabilitation

Steady Stream Hydrology has already performed construction during 2022 to repair and restore the southern section of Little Goose Creek in the PUD area. The goal of the project was to stabilize the banks, enhance the ecological integrity of Little Goose Creek and improve conditions for wildlife and recreational use. This included a variety of measures to improve the overall health and functioning of the creek and its surrounding ecosystem including stabilizing



eroding banks, re-vegetating riparian areas, and installing fabric and boulder structures to improve stream flow and habitat for fish and other aquatic species. As shown in the accompanying photos, the work performed by Steady Stream Hydrology has been incredibly successful in restoring Little Goose Creek to a healthier state.

14 TRAFFIC DATA

A traffic impact study (TIS) was conducted for the project by Stantec Consulting Services, Inc. of Sheridan. The study concludes that projected 2042 traffic volumes result in a slightly decreased level of service (LOS), the volume is low and does not significantly alter traffic on or near the proposed development. The study specifically states that “no modifications to existing traffic control are necessary” and was submitted to WYDOT for review and approval. Any potential comments will be provided once received.

For more traffic information, refer to the full TIS included in the Engineering Design Report for the Teal Spring Subdivision PUD, provided under separate cover.

APPENDIX A
PUD LAYOUT PLAN



RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801

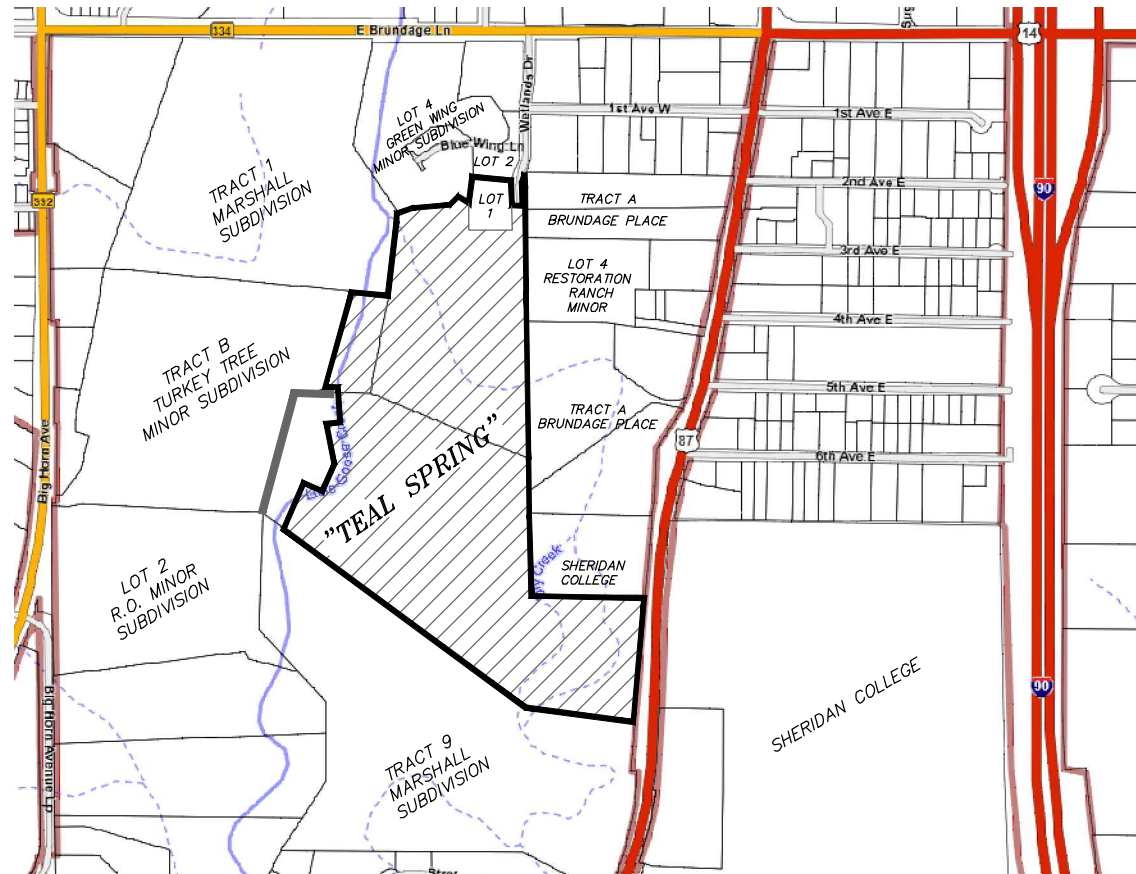
SCALE: 1" = 80'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE



(U.S. SURVEY FEET)
1 inch = 80 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

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±8.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS ±64.99 ACRES OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, 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 PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

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

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

OUTLOTS ARE UTILITY EASEMENTS (WHERE SHOWN), DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

- ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.
- A (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.
- REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 6.

SURFACE COORDINATE
N 1884862.14
E 1411521.49
DATUM: NAD 83(1993)
LAT. 44°46'11.85329"N
LONG. 106°57'09.63686"W

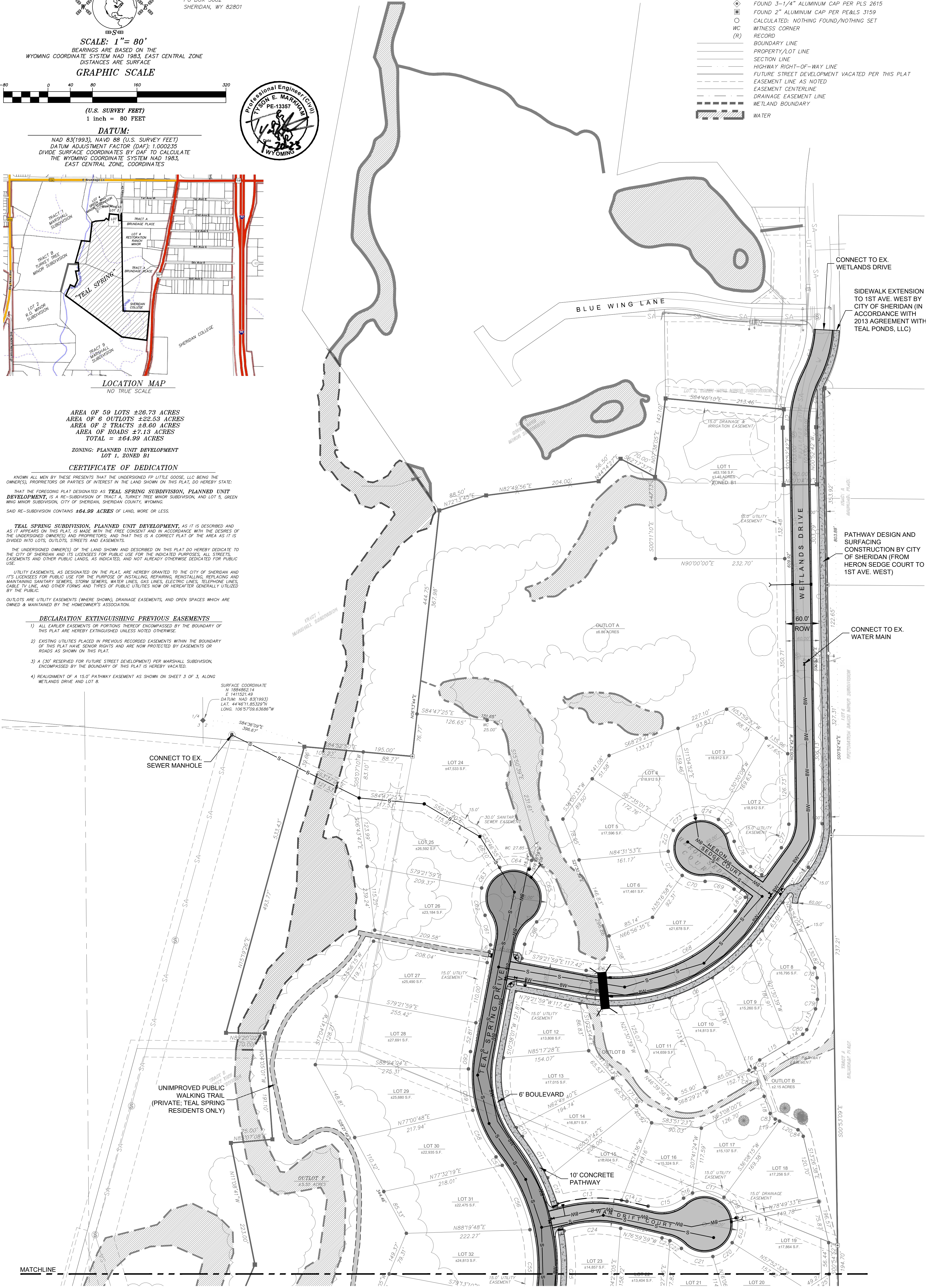
CONNECT TO EX.
SEWER MANHOLE

UNIMPROVED PUBLIC
WALKING TRAIL
(PRIVATE; TEAL SPRING
RESIDENTS ONLY)

MATCHLINE

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WITNESS CORNER
- RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- WETLAND BOUNDARY
- WATER



CONNECT TO EX.
WETLANDS DRIVE

SIDEWALK EXTENSION
TO 1ST AVE. WEST BY
CITY OF SHERIDAN (IN
ACCORDANCE WITH
2013 AGREEMENT WITH
TEAL PONDS, LLC)

PATHWAY DESIGN AND
SURFACING
CONSTRUCTION BY CITY
OF SHERIDAN (FROM
HERON SEDGE COURT TO
1ST AVE. WEST)

CONNECT TO EX.
WATER MAIN



1470 Sugarland Drive, Suite 1
Sheridan, WY 82801
307.672.9310
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DRAWN BY: KRL
DSGN. BY: TEM
APPR. BY: TEM
DATE: 12/2022

SHERIDAN

TEAL SPRING SUBDIVISION PUD

WYOMING

PUD LAYOUT PLAN
SHEET 1 OF 2

PROJECT NO.
10256.001

FIGURE NUMBER
APP-A1

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C2	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'56"W	82.26'
C4	5°51'48"	330.00'	33.77'	S38°56'28"W	33.76'
C5	15°38'17"	330.00'	90.07'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°55'29"W	85.16'
C7	15°27'58"	330.00'	89.08'	S80°04'18"W	88.81'
C8	12°49'44"	330.00'	73.89'	N85°46'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	19.14'	S34°47'57"E	19.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'29"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'36"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°36'53"	75.00'	67.56'	N77°11'34"E	65.30'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	56°39'23"	60.00'	59.33'	S82°24'10"E	56.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'45"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°43'35"	60.00'	43.70'	S54°26'29"W	42.74'
C21	58°19'09"	60.00'	61.07'	N75°32'10"W	58.47'
C22	19°03'52"	75.00'	24.96'	N55°54'32"W	24.84'
C23	11°33'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'39"	190.00'	103.00'	S87°28'11"W	101.74'
C25	22°58'54"	383.00'	153.62'	S01°39'43"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.27'
C27	15°54'58"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°55'09"	177.00'	61.53'	S41°07'37"W	61.23'
C29	69°13'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'08"	177.00'	47.17'	S45°41'12"E	47.03'
C31	22°40'55"	630.00'	249.40'	S41°58'49"E	247.77'
C32	62°18'25"	190.00'	206.62'	S61°47'34"E	196.59'
C33	5°03'36"	330.00'	29.14'	N89°35'01"E	29.13'
C34	5°03'36"	270.00'	23.84'	S89°35'01"W	23.84'
C35	62°18'25"	250.00'	271.87'	N61°47'34"W	258.67'
C36	7°15'29"	570.00'	72.20'	N34°16'06"W	72.16'
C37	10°48'27"	570.00'	107.52'	N43°18'04"W	107.36'
C38	4°36'59"	570.00'	45.92'	N51°00'47"W	45.91'
C39	19°05'59"	237.00'	79.00'	N43°46'17"W	78.64'
C40	11°29'31"	237.00'	47.46'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.36'
C42	42°12'20"	75.00'	55.25'	S71°29'59"W	54.01'
C43	67°52'16"	60.00'	71.07'	S84°19'57"W	66.99'
C44	54°52'17"	60.00'	57.46'	N34°17'47"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°14'04"E	43.19'
C46	55°16'07"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'35"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°54'56"	75.00'	43.09'	S61°39'00"E	42.50'
C49	91°7'24"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'23"	237.00'	125.91'	N23°52'38"E	124.44'
C51	11°59'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	91°1'46"	323.00'	51.84'	N46°29'18"E	51.79'

LAND USE AREA CALCULATIONS		
	AREA (ACRES)	AREA (%)
PROPOSED LOT AREA (MULTI-FAMILY RESIDENTIAL)	2.0	3.1%
PROPOSED LOT AREA (SINGLE-FAMILY RESIDENTIAL)	24.9	38.3%
PROPOSED LOT AREA (COMMERCIAL)	2.0	3.1%
PROPOSED AREA (SENIOR LIVING FACILITY)	6.6	10.2%
ROADWAY RIGHT-OF-WAY	7.1	10.9%
COMMON AREA (OUTLOTS A TO E)	16.8	25.8%
OUTLOT F - NOT INCLUDED AS OPEN SPACE	5.6	8.6%
TOTAL	65.0	100.0%

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	3°33'17"	323.00'	20.04'	N40°06'47"E	20.04'
C54	27°33'18"	323.00'	155.34'	N24°33'29"E	153.85'
C55	22°51'12"	323.00'	128.83'	N00°38'46"W	127.98'
C56	22°28'56"	323.00'	126.74'	N23°18'50"W	125.93'
C57	3°20'30"	323.00'	18.84'	N36°13'33"W	18.84'
C58	22°47'32"	237.00'	94.28'	N26°30'01"W	93.66'
C59	18°08'10"	237.00'	75.02'	N06°02'10"W	74.71'
C60	7°36'06"	237.00'	31.44'	N06°49'58"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'47"	60.00'	51.10'	N07°10'25"W	49.57'
C63	48°20'49"	60.00'	50.63'	N41°23'53"E	49.14'
C64	52°39'14"	60.00'	55.14'	S88°06'05"E	53.22'
C65	107°50'20"	60.00'	112.93'	S07°51'18"E	96.98'
C66	35°25'51"	75.00'	46.38'	S28°20'57"W	45.64'
C67	14°18'49"	270.00'	67.45'	S86°31'24"E	67.28'
C68	50°18'38"	270.00'	237.08'	N61°09'53"E	229.54'
C69	42°12'20"	75.00'	55.25'	N75°05'36"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°14'55"	60.00'	51.57'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	39.67'	N13°28'26"E	38.95'
C73	46°30'09"	60.00'	48.70'	N55°40'04"E	47.37'
C74	41°34'59"	60.00'	43.55'	S80°17'22"E	42.60'
C75	47°42'45"	60.00'	49.96'	S35°38'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°53'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	25°00'55"	42.50'	18.56'	S13°23'36"E	18.41'
C79	23°47'42"	42.50'	17.65'	S11°00'42"W	17.52'
C80	36°16'06"	17.50'	11.08'	S41°02'36"W	10.89'
C81	55°51'50"	17.50'	17.06'	S31°14'44"W	16.39'
C82	20°39'58"	17.50'	6.31'	S08°54'37"E	6.28'
C83	45°35'12"	17.50'	13.92'	S42°02'12"E	13.56'
C84	51°23'10"	17.50'	15.69'	S39°08'13"E	15.17'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'18"E	1.00'
L2	S76°59'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.42'
L7	S10°38'01"W	25.85'
L8	N36°00'33"E	30.73'
L9	N53°59'27"W	25.00'
L10	S53°59'27"E	25.00'
L11	N36°00'33"E	60.19'
L12	S00°53'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.83'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S64°49'48"E	8.55'
L20	S64°49'48"E	36.54'
L21	N89°07'18"E	16.00'

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ▣ FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ▢ FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- CENTERLINE
- DRAINAGE EASEMENT LINE
- WETLAND BOUNDARY
- WATER



1470 Sugarland Drive, Suite 1
Sheridan, WY 82801
307.672.9310
www.m-m.net

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Plotted by katelyn lollar on Feb/28/2023

DRAWN BY: KRL
DSGN BY: TEM
APPR BY: TEM
DATE: 12/2022

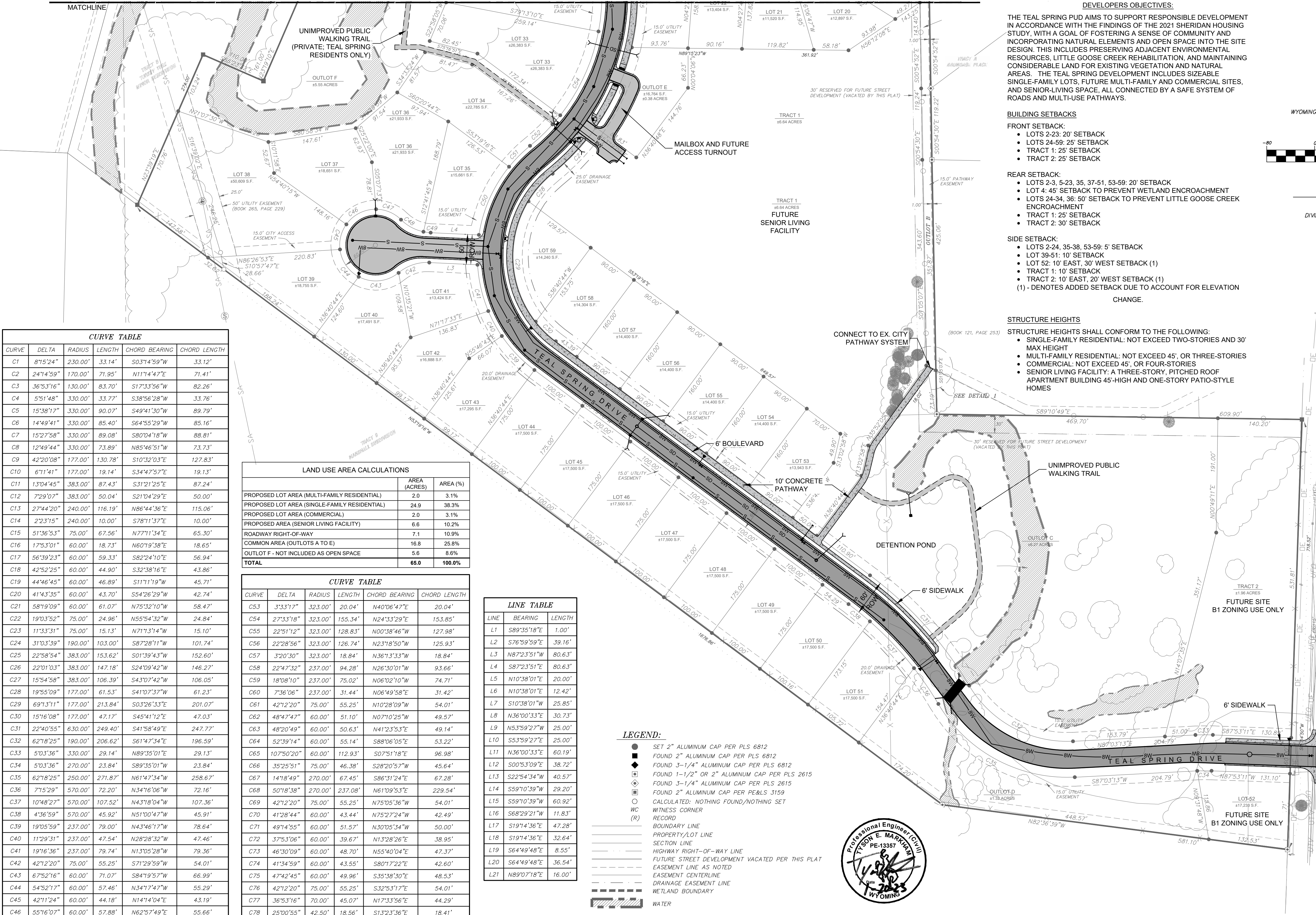
TEAL SPRING SUBDIVISION PUD

PUD LAYOUT PLAN
SHEET 2 OF 2

WYOMING

PROJECT NO.
10256.001

FIGURE NUMBER
APP-A2



DEVELOPERS OBJECTIVES:
THE TEAL SPRING PUD AIMS TO SUPPORT RESPONSIBLE DEVELOPMENT IN ACCORDANCE WITH THE FINDINGS OF THE 2021 SHERIDAN HOUSING STUDY. WITH A GOAL OF FOSTERING A SENSE OF COMMUNITY AND INCORPORATING NATURAL ELEMENTS AND OPEN SPACE INTO THE SITE DESIGN. THIS INCLUDES PRESERVING ADJACENT ENVIRONMENTAL RESOURCES, LITTLE GOOSE CREEK REHABILITATION, AND MAINTAINING CONSIDERABLE LAND FOR EXISTING VEGETATION AND NATURAL AREAS. THE TEAL SPRING DEVELOPMENT INCLUDES SIZEABLE SINGLE-FAMILY LOTS, FUTURE MULTI-FAMILY AND COMMERCIAL SITES, AND SENIOR-LIVING SPACE, ALL CONNECTED BY A SAFE SYSTEM OF ROADS AND MULTI-USE PATHWAYS.

BUILDING SETBACKS

FRONT SETBACK:

- LOTS 2-23: 20' SETBACK
- LOTS 24-59: 25' SETBACK
- TRACT 1: 25' SETBACK
- TRACT 2: 25' SETBACK

REAR SETBACK:

- LOTS 2-3, 5-23, 35, 37-51, 53-59: 20' SETBACK
- LOT 4: 45' SETBACK TO PREVENT WETLAND ENCROACHMENT
- LOTS 24-34, 36-50' SETBACK TO PREVENT LITTLE GOOSE CREEK ENCROACHMENT
- TRACT 1: 25' SETBACK
- TRACT 2: 30' SETBACK

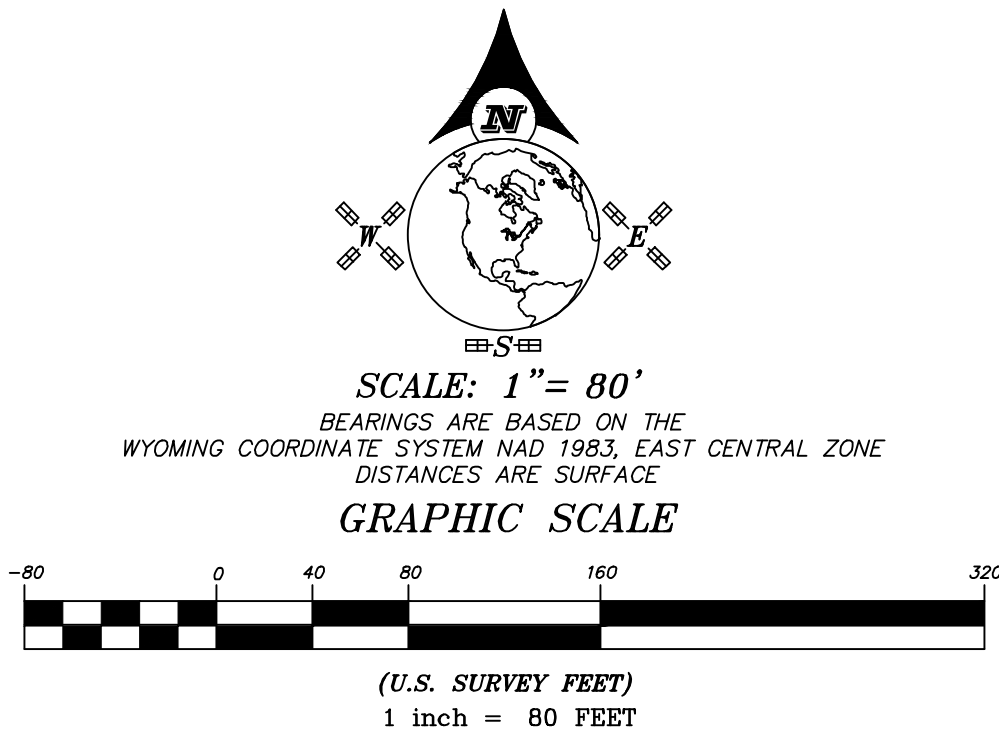
SIDE SETBACK:

- LOTS 2-24, 35-38, 53-59: 5' SETBACK
 - LOT 39-51: 10' SETBACK
 - LOT 52: 10' EAST, 30' WEST SETBACK (1)
 - TRACT 1: 10' SETBACK
 - TRACT 2: 10' EAST, 20' WEST SETBACK (1)
- (1) - DENOTES ADDED SETBACK DUE TO ACCOUNT FOR ELEVATION CHANGE.

STRUCTURE HEIGHTS

STRUCTURE HEIGHTS SHALL CONFORM TO THE FOLLOWING:

- SINGLE-FAMILY RESIDENTIAL: NOT EXCEED TWO-STORIES AND 30' MAX HEIGHT
- MULTI-FAMILY RESIDENTIAL: NOT EXCEED 45' OR THREE-STORIES
- COMMERCIAL: NOT EXCEED 45' OR FOUR-STORIES
- SENIOR LIVING FACILITY: A THREE-STORY, PITCHED ROOF APARTMENT BUILDING 45'-HIGH AND ONE-STORY PATIO-STYLE HOMES

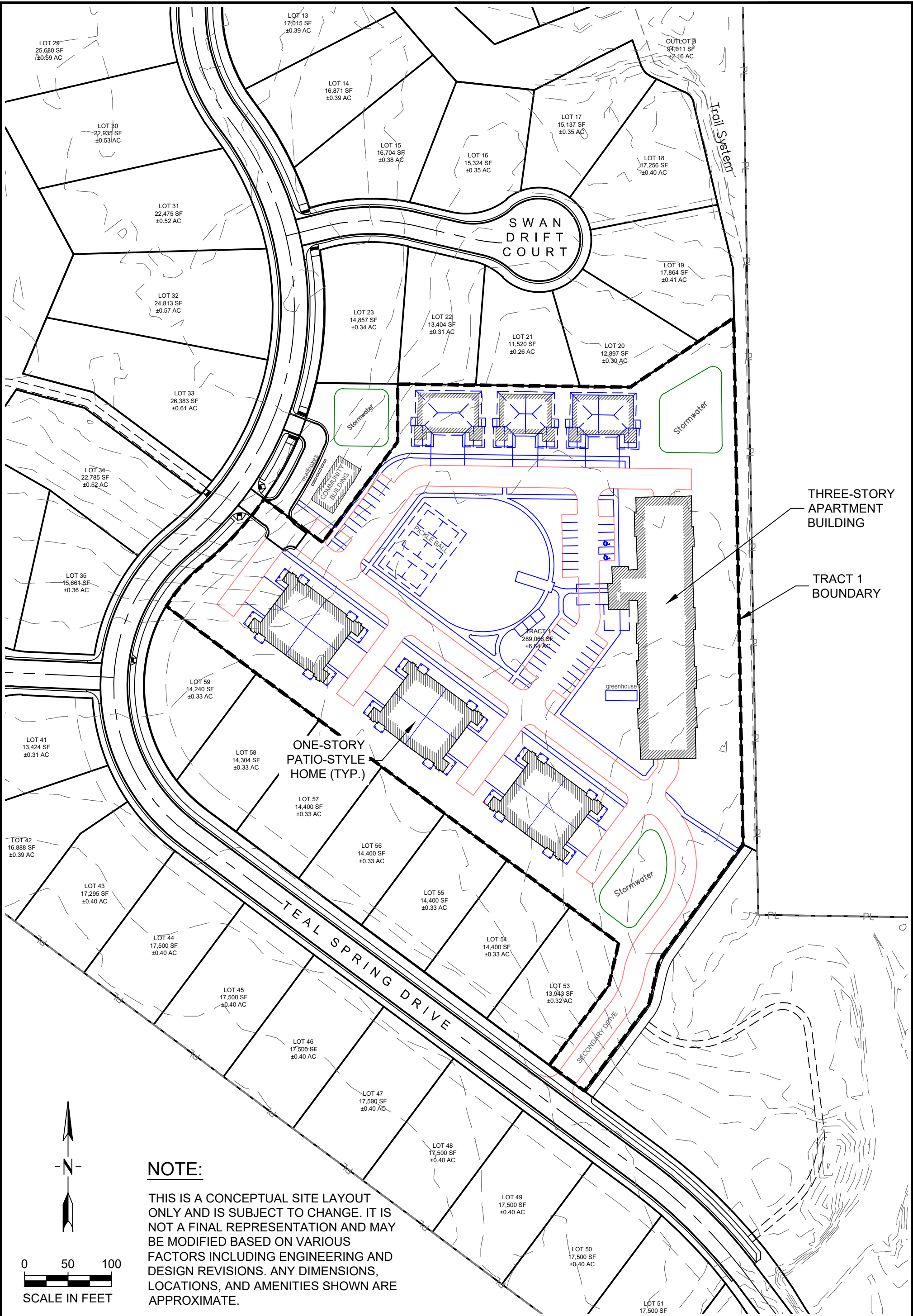


APPENDIX B
PRELIMINARY LANDSCAPE PLAN



W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\FIG 1_LandscapePlan.dwg

APPENDIX C
FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)



NOTE:

THIS IS A CONCEPTUAL SITE LAYOUT ONLY AND IS SUBJECT TO CHANGE. IT IS NOT A FINAL REPRESENTATION AND MAY BE MODIFIED BASED ON VARIOUS FACTORS INCLUDING ENGINEERING AND DESIGN REVISIONS. ANY DIMENSIONS, LOCATIONS, AND AMENITIES SHOWN ARE APPROXIMATE.



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APPR. BY: TEM
DATE: 12/2022

SHERIDAN

TEAL SPRING SUBDIVISION PUD

WYOMING

FUTURE SENIOR VILLAGE CONCEPTUAL LAYOUT

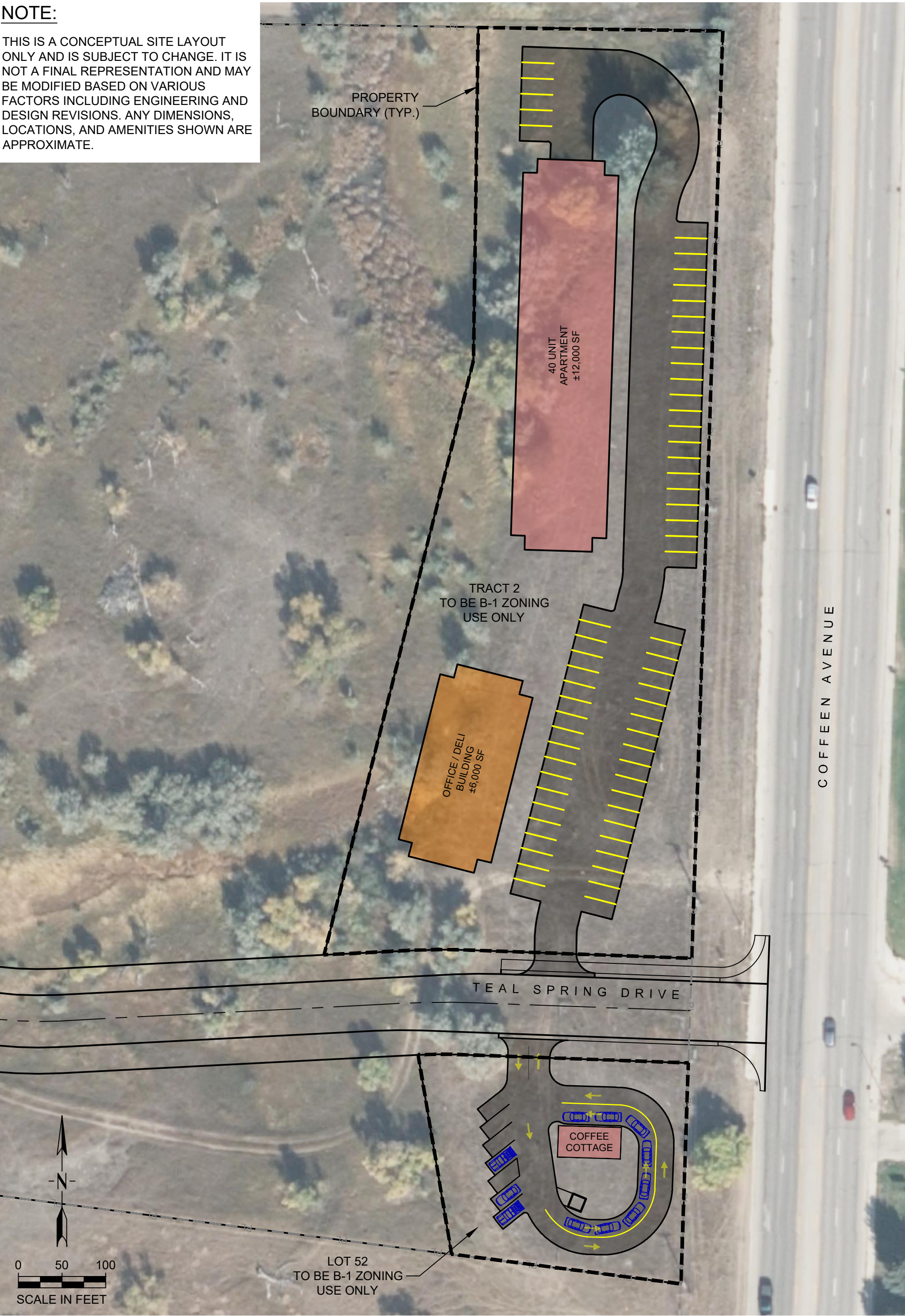
PROJECT NO.
10256.001

FIGURE NUMBER
APP-C1

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Plotted by tyson markham on Jan/16/2023

NOTE:

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DATE: 12/2022

SHERIDAN

TEAL SPRING SUBDIVISION PUD

WYOMING

PROJECT NO.
10256.001

TRACT 2 & LOT 52 CONCEPTUAL LAYOUT

FIGURE NUMBER
APP-C2

APPENDIX D
DEVELOPERS NOTES

Developer's Notes

Proposed Teal Spring Subdivision PUD

Project Location:

The proposed 65-acre Teal Spring project is located across from the Sheridan College on Coffeen Avenue and will connect up through Wetlands Drive to East Brundage Lane. All the property is within the city limits. Wetlands Drive and city utilities have been sized and stubbed into the site in anticipation of this land being developed.

Project Market Area:

Proximity to employment and shopping are key factors when choosing where to live. Sheridan is a shopping/services destination for the surrounding rural area in Sheridan County, as well as the employment center. Many of Sheridan's retail stores and businesses are less than a mile away from the site including Walmart, Albertsons, Walgreens, Home Depot, Sportsman's Warehouse, Shipton's Big R, car dealerships, gas stations, various offices, and several restaurants. Another benefit to this location is the proximity to Sheridan College. Both the City of Sheridan's recent Housing Needs Assessment and the developer's market study for the site indicate strong demand for housing in the community and on this site.

The Sheridan Housing Needs Assessment and Strategy study completed by Gruen Associates Study in January 2022 indicated:

- For-sale housing market is extremely competitive – low available inventory accompanied by price increases.
- Rental housing market shows the typical signs of an under-supplied market (low vacancy and increasing rents).
- Workforce housing needs are estimated at about 700 units – 50% of the total projected need.
- Senior housing and non-workforce housing needs are estimated at about 300 units- 21% of total projected need.
- Housing replacement needs are estimated at 360 units over the next 10 years. Approximately 60% of the housing replacement need estimate is attributable to the replacement of units that are 65 years or older.
- The recommendations included:
 - Encourage the production of market-rate housing. This promotes affordability by helping to satisfy the demand of higher-income households, which would otherwise compete for (and bid up the price of) existing units.
 - Identify locations at which to increase allowable densities per acre and change zoning to encourage residential/mixed uses. Rezone some presently commercial or industrial lands in commercial corridors such as Coffeen Avenue to encourage their redevelopment into residential development and/or mixed-use developments.

The developer contracted with Viewpoint Consulting Group to complete a site-specific market study for multi-family and senior living housing in July 2022. That study indicated:

- **Multi-Family Housing Market:** Household growth, pent-up demand, and turnover combine to create demand for 517 additional market rate multi-family units in the PMA (primary market area) over the next five years. No single location or development can capture all the unmet demand in a PMA. Based on the strength of this development site, with easy access to shopping and employment in Sheridan, it is reasonable that the site can capture between 25% and 30% of the unmet demand potential in the PMA. This results in the support for 140 to 168 units on the Site through 2027. Other proposed developments in the PMA would compete for the remaining 70% to 75% of unmet demand.
- **Senior Living Market:**
 - **Senior 55+ Independent Living:** The unmet demand is for 180 units in the PMA in 2021. With no pending developments with independent living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 independent living units in 2021 increasing to 102 units in 2026.
 - **Senior Assisted Living:** The unmet demand is for 94 units in the PMA in 2021. With no pending developments with assisted living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 assisted living units in 2021 increasing to 102 units in 2026.
 - **Senior Memory Care Living:** The unmet demand is for 78 units in the PMA in 2021. With no pending developments with memory care living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 35 memory care units in 2021 increasing to 43 units in 2026.

This proposed PUD has been carefully planned with a lot of thought to be in alignment with the previous planning by the City of Sheridan.

Economic benefits of this development:

The PUD provides various mixed-use building sites and single-family residential lots, creating a stronger positive impact to Sheridan than just a single building project. Some facts to note:

- **Employment economic impact:** The proposed senior living sites and other mixed use lots provide potential employment opportunities. The 6+ acre Tract 1 is planned for a senior living community of some type. An independent living community would employ 4-6 people, and an assisted living/memory care community would likely employ 15-25 FTE with good wages. The 1.45-acre Lot 1 could potentially be a memory care community, but other commercial/multi-family options are also a possibility there. With the nursing and CNA program at Sheridan College nearby, the project will provide good jobs here in our community for a range of careers. As the other commercial lots are sold, those businesses will add to the employment base in the area.

- Economic impact to local businesses: The project plans for a mix of senior living, single-family homes, multifamily living, and commercial businesses. There will likely be a mix of singles, couples, and families from all generations. Residents will impact local businesses by using local services, purchasing goods in local stores, eating out in restaurants, going to church, participating in Sheridan's many cultural and social events, as well as providing homes for employees to live in locally. The overall development and each individual project site will contract with local service providers for internet/cable, lawn maintenance, snow blowing, waste removal, utilities, insurance, etc. It's likely that each project and many homeowners will be working with local banks for financing.
- Economic impact of City of Sheridan seniors or others selling their homes and staying in the community: When people move from their older home (maybe starter homes) or when seniors move from their homes to a senior living community, most of them are homeowners. When they sell their homes, that opens up new housing opportunities for other people/families to purchase homes in the community. This new development and proposed building projects will provide capacity here in Sheridan for current residents to be able to continue to live in our community and not have to move elsewhere when they are ready to move out of their homes.
- Economic impact of new seniors moving to Sheridan: The Viewpoint Consulting Group market study shows that 15% of the anticipated seniors moving to this development would come from outside the PMA (primary market area). This means that this development would have new seniors moving to Sheridan to live, to be close to family, enjoy retirement, and just enjoy the community.
- Construction economic impact: Construction to prepare the 67-acre site will take about 6 to 8 months, with an estimated 20-30 people in various trades involved in building the site grading and infrastructure for most of that time. The senior living project will take about 14-16 months to build. On a similar-sized project the developer is just completing, between 40-60 people were on site working every day for the duration of the project. Each of the single-family resident lots will have contractors constructing homes over the next several years.

Estimated total project cost for the land development:

The total land development project cost (without buildings) is projected to be about \$11 million. This number includes the land purchase, site engineering and other soft costs, site work with street and utility infrastructure, stream restoration, landscaping, legal and financing costs.

Estimated cost for the independent senior living village:

Based on past projects of this size, the total project cost from the initial design through construction is projected to be about \$18 million.

Anticipated timeline:

We anticipate the overall development construction to start in Summer 2023 with the site grading and infrastructure construction to take 6 to 8 months. The 60-unit independent senior

living village would start construction in the spring or 2024. The single family lots plan to start being sold in summer 2023 and homes built over a 5+ year period.

Project Team:

Frisbie Companies, LLC

Frisbie Companies' owners Matt and Shari Frisbie have led the ownership and development of five senior housing communities and two multifamily communities totaling 611 units. In addition to developing projects, Matt and Shari previously owned an architecture firm where they worked on more than 1,000 projects over the last 25+ years, including offices and other commercial buildings, retail projects, multifamily projects, churches, and senior living. Matt Frisbie's role is to oversee the design/architectural work, coordinate with consultants and engineering, and lead the city/governing entity approval process. Shari Frisbie's role is in raising equity, and the legal, accounting, and corporate board meetings for each of the development projects. She is the asset manager for senior living projects and manages commercial real estate the couple owns.

Matt grew up in Sheridan and graduated from Sheridan High School and received his Master of Architecture from Montana State University in Bozeman. He still has family in the area and enjoys the connection to a great community and the Bighorn Mountains. Shari grew up on a farm in central Minnesota and graduated from Gustavus Adolphus College with a degree in Communications. She loves four-wheeling and camping adventures in the Bighorns.

Our Team of Valued Local Consultants:

Civil Engineering: Morrison-Maierle, Inc.

Surveying and Platting: Prestfeldt Surveying, LLC

Hydrology: WWC Engineering

Stream Restoration: Steady Stream Hydrology, LLC

Traffic Study: Stantec, Inc.

Water Rights: Out West, LLC

Realty: Chase Brothers

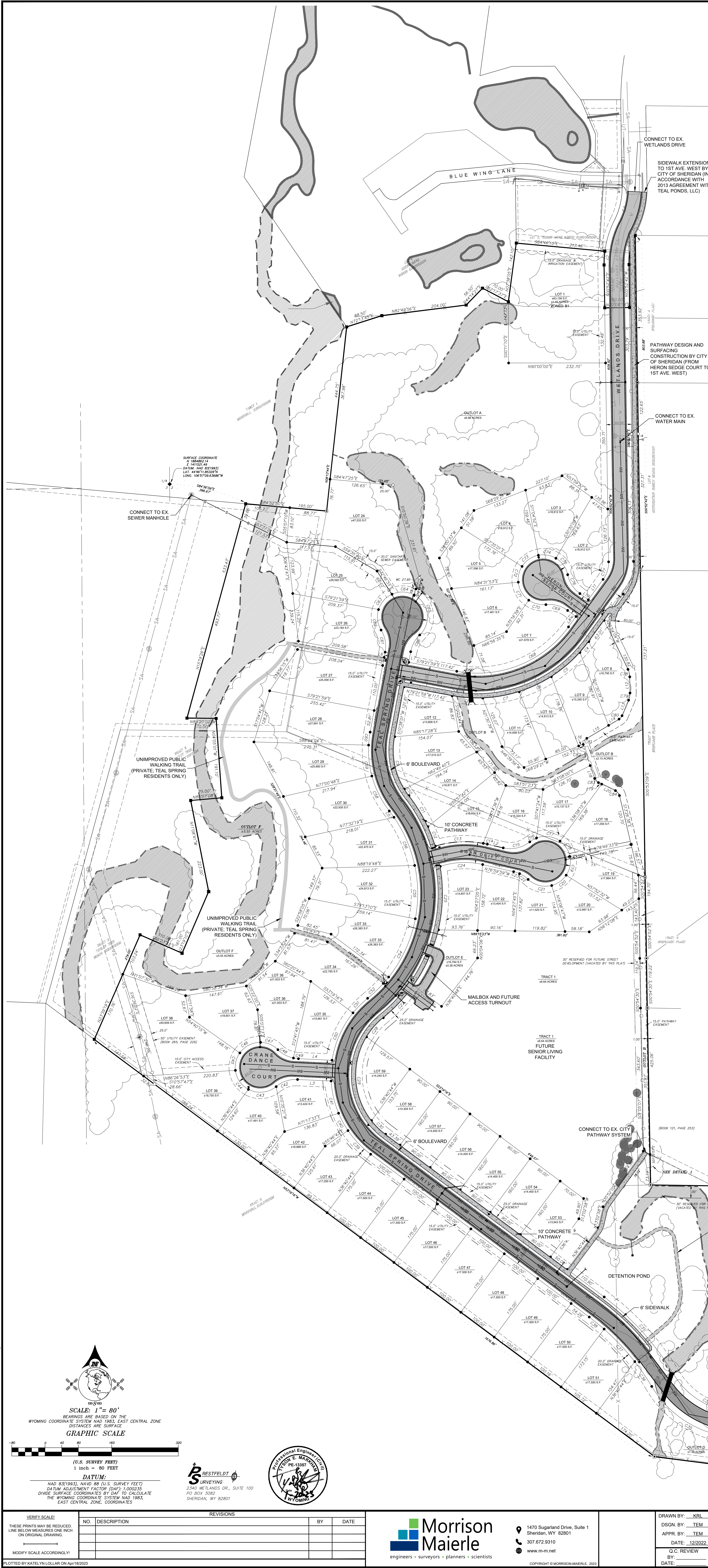
Geotech: American Engineering Testing (AET)

Legal Services: Chapman Valdez & Lansing

Financing: First Northern Bank of Wyoming



W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\FIG 1_LandscapePlan.dwg



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 3159
- CALCULATED, NOTHING FOUND/NOTHING SET
- WITNESS CORNER
- WC
- RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- WETLAND BOUNDARY
- WATER

DEVELOPERS OBJECTIVES:

THE TEAL SPRING PUD AIMS TO SUPPORT RESPONSIBLE DEVELOPMENT IN ACCORDANCE WITH THE FINDINGS OF THE 2021 SHERIDAN HOUSING STUDY, WITH A GOAL OF FOSTERING A SENSE OF COMMUNITY AND INCORPORATING NATURAL ELEMENTS AND OPEN SPACE INTO THE SITE DESIGN. THIS INCLUDES PRESERVING ADJACENT ENVIRONMENTAL RESOURCES, LITTLE GOOSE CREEK REHABILITATION, AND MAINTAINING CONSIDERABLE LAND FOR EXISTING VEGETATION AND NATURAL AREAS. THE TEAL SPRING DEVELOPMENT INCLUDES SUITABLE SINGLE-FAMILY LOTS, FUTURE MULTI-FAMILY AND COMMERCIAL SITES, AND SENIOR LIVING SPACE, ALL CONNECTED BY A SAFE SYSTEM OF ROADS AND MULTUSE PATHWAYS.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TP LITTLE GOOSE, LLC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED IN **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, IS A RESUBDIVISION OF TRACT A, TOWN OF WEST MOORE SUBDIVISION, LOT 5, GREEN HIDE MOORE SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAYED BY-SUBDIVISION CONTAINS **484.99 ACRES** OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, EASEMENTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS SUCCESSORS FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC UTILITIES AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND ITS SUCCESSORS FOR PUBLIC USE FOR THE PURPOSES OF UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, LIGHT, TELEPHONE, CABLE, AND OTHER UTILITIES, AND THAT THE CITY OF SHERIDAN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF SUCH UTILITIES.

OUTLINES ARE UTILITY EASEMENTS (WHERE SHOWN), DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED OR MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EXISTING EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE BEEN MOVED AND ARE NOW PROTECTED BY EASEMENTS OF ROADS AS SHOWN ON THIS PLAT.

3) A LOT RESERVED FOR FUTURE STREET DEVELOPMENT FOR MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) REALIGNMENT OF A 15.0' PARKWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	87°52'4"	230.00'	33.14°	503.74'59"W
C2	247°4'59"	170.00'	71.95°	N117°4'47"E
C3	36°53'16"	130.00'	83.70°	S17°33'56"W
C4	5°1'48"	330.00'	33.77°	S38°56'38"W
C5	15°38'17"	330.00'	80.07°	S49°41'30"W
C6	14°49'41"	330.00'	85.40°	S64°55'29"W
C7	15°27'58"	330.00'	89.08°	S80°34'18"W
C8	12°49'44"	330.00'	73.89°	N85°46'51"W
C9	42°20'08"	177.00'	130.78°	S10°32'03"E
C10	6°11'41"	177.00'	18.14°	S34°47'57"E
C11	13°04'45"	383.00'	87.43°	S31°21'25"E
C12	7°29'07"	383.00'	50.04°	S21°04'29"E
C13	27°44'20"	240.00'	116.19°	N86°44'36"E
C14	2°23'15"	240.00'	10.00°	S78°11'37"E
C15	51°36'53"	75.00'	67.56°	N77°11'34"E
C16	17°53'01"	60.00'	18.73°	N60°19'38"E
C17	56°39'23"	60.00'	59.33°	S82°24'10"E
C18	42°52'25"	60.00'	44.90°	S32°38'16"E
C19	44°46'35"	60.00'	46.89°	S11°11'19"W
C20	41°43'07"	60.00'	43.70°	S48°50'39"W
C21	58°19'00"	60.00'	81.07°	N75°25'10"W
C22	19°03'59"	75.00'	24.96°	N52°34'35"W
C23	11°13'31"	75.00'	15.13°	N71°13'14"W
C24	31°03'19"	190.00'	103.00°	S87°28'11"W
C25	22°36'54"	383.00'	153.62°	S30°39'47"W
C26	22°01'03"	383.00'	147.18°	S24°09'42"W
C27	15°54'56"	383.00'	106.39°	S43°07'42"W
C28	19°50'59"	177.00'	61.53°	S41°07'37"W
C29	69°31'11"	177.00'	213.84°	S03°26'33"E
C30	15°16'08"	177.00'	47.17°	S45°41'12"E
C31	22°40'55"	630.00'	249.40°	S41°48'49"E
C32	62°18'25"	190.00'	206.62°	S61°47'34"E
C33	51°33'36"	330.00'	28.14°	N89°35'01"E
C34	51°33'36"	270.00'	21.84°	N89°35'01"E
C35	62°18'25"	250.00'	271.87°	N61°47'34"W
C36	71°52'29"	570.00'	72.20°	N34°16'38"W
C37	10°48'27"	570.00'	107.52°	N43°16'04"W
C38	43°58'59"	570.00'	43.92°	N51°00'47"W
C39	19°02'59"	237.00'	79.00°	N43°16'17"W
C40	11°29'31"	237.00'	47.54°	N28°28'32"W
C41	19°16'36"	237.00'	79.74°	N13°05'28"W
C42	42°12'00"	75.00'	55.25°	S77°29'38"W
C43	67°50'16"	60.00'	71.07°	S84°19'39"W
C44	54°50'17"	60.00'	57.46°	S34°19'37"W
C45	42°11'24"	60.00'	44.18°	N14°14'04"E
C46	55°16'07"	60.00'	57.88°	N62°57'49"E
C47	44°12'16"	60.00'	46.30°	S67°17'50"E
C48	32°34'56"	75.00'	43.09°	S61°39'00"E
C49	91°72'4"	75.00'	12.16°	S82°45'09"E
C50	30°26'23"	237.00'	125.91°	N23°52'38"E
C51	11°59'22"	237.00'	49.59°	N45°05'31"E
C52	91°14'46"	333.00'	51.84°	N49°29'18"E

LAND USE AREA CALCULATIONS		
PROPOSED LOT AREA (MULTIFAMILY RESIDENTIAL)	AREA (ACRES)	AREA (%)
PROPOSED LOT AREA (SINGLE-FAMILY RESIDENTIAL)	24.9	3.1%
PROPOSED LOT AREA (COMMERCIAL)	2.0	3.1%
PROPOSED AREA (SENIOR LIVING FACILITY)	8.6	10.2%
ROADWAY RIGHT-OF-WAY	7.1	10.0%
COMMON AREA (OUTLOTS A TO E)	16.8	25.8%
OUTLOT F - NOT INCLUDED AS OPEN SPACE	5.6	6.8%
TOTAL	66.8	100.0%

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING
C53	373°17'7"	323.00'	N40°16'27"E
C54	275°31'8"	323.00'	N24°32'29"E
C55	22°51'27"	323.00'	N02°36'46"W
C56	22°58'56"	323.00'	N23°18'36"W
C57	39°0'30"	323.00'	N36°13'13"W
C58	22°47'30"	237.00'	N26°30'01"W
C59	18°08'10"	237.00'	N08°10'28"W
C60	73°08'08"	237.00'	31.44°
C61	42°12'20"	75.00'	55.25°
C62	48°47'49"	60.00'	51.01°
C63	48°20'49"	60.00'	50.63°
C64	52°39'14"	60.00'	55.14°
C65	107°02'20"	60.00'	112.83°
C66	35°25'51"	75.00'	46.38°
C67	14°18'49"	270.00'	67.45°
C68	50°18'38"	270.00'	237.08°
C69	42°12'20"	75.00'	55.25°
C70	41°28'44"	60.00'	43.44°
C71	49°14'55"	60.00'	51.57°
C72	37°53'06"	60.00'	38.95°
C73	46°30'09"	60.00'	48.70°
C74	41°34'59"	60.00'	43.55°
C75	47°42'45"	60.00'	49.86°
C76	42°12'20"	75.00'	55.25°
C77	36°53'16"	70.00'	45.07°
C78	25°02'59"	42.50'	18.56°
C79	23°47'42"	42.50'	17.65°
C80	36°16'06"	75.00'	11.08°
C81	55°51'50"	175.00'	17.06°
C82	20°39'58"	175.00'	6.31°
C83	45°35'12"	175.00'	13.82°
C84	51°37'12"	175.00'	15.69°

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'18"E	1.00'
L2	S76°58'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.40'
L7	S10°38'01"W	25.85'
L8	N36°10'33"E	30.73'
L9	N45°19'27"W	25.00'
L10	S33°59'27"E	25.00'
L11	N36°10'33"E	30.19'
L12	S00°33'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.87'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S84°49'48"E	8.95'
L20	S84°49'48"E	36.54'
L21	N89°07'18"E	16.00'

SCALE: 1" = 80'

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

GRAPHIC SCALE

1 INCH = 80 FEET

DATUM:

NAD 83/1983, NAD 88 (U.S. SURVEY FEET)

DATUM ADJUSTMENT FACTOR (DAF): 1.000255

DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE COORDINATES

REVISIONS

NO.	DESCRIPTION	BY	DATE

VERIFY SCALE:

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

Morrison Maierle

engineers • surveyors • planners • scientists

1470 Sugarland Drive, Suite 1
Sheridan, WY 82801

307.672.9310

www.m-m-in.net

PROJECT NUMBER
10255.001

SHEET NUMBER
APP-A

DRAWING NUMBER
APP-A

DRAWN BY: KRL

DSGN. BY: TEM

APPR. BY: TEM

DATE: 12/2022

G.C. REVIEW BY: _____

DATE: _____

SHERIDAN

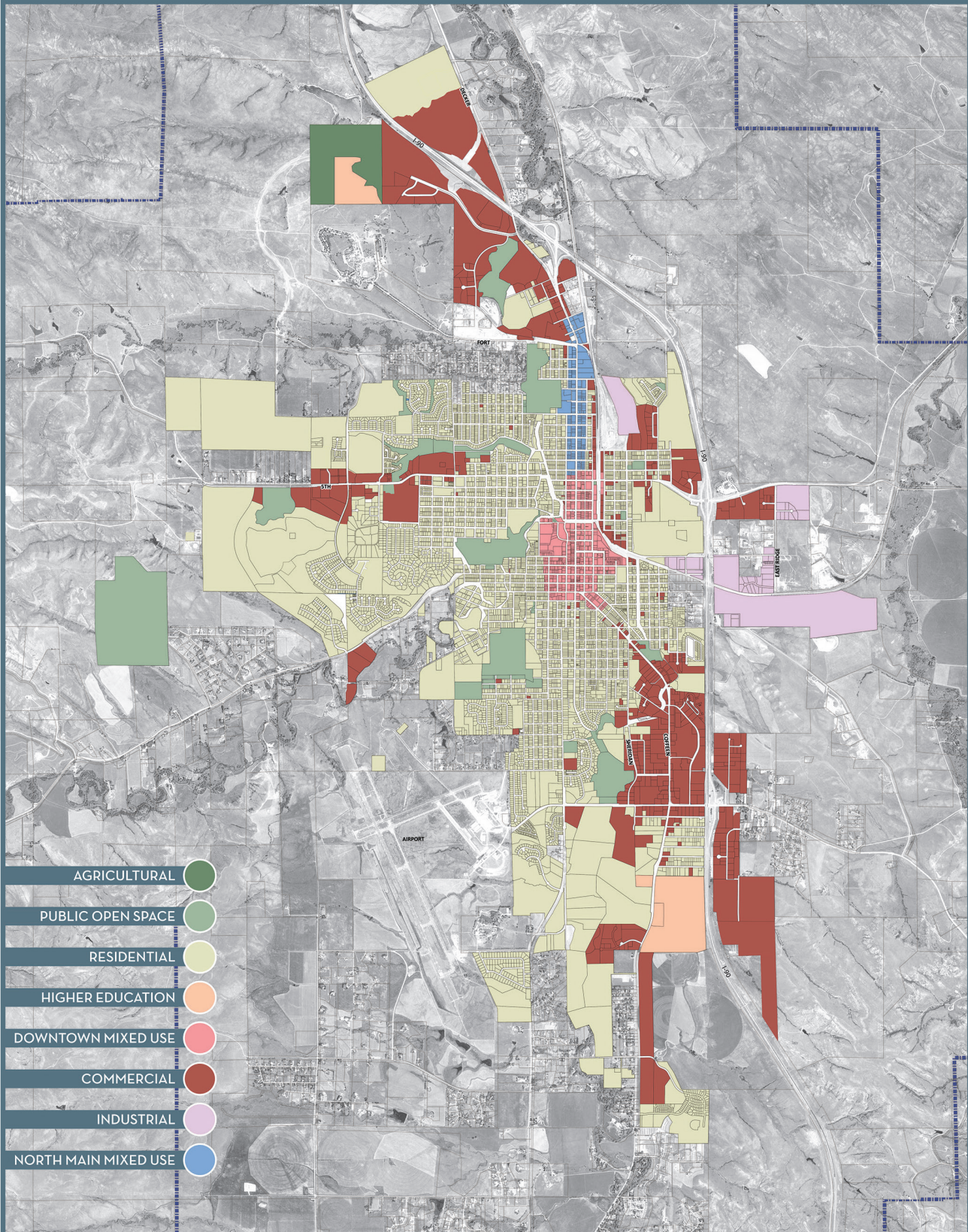
TEAL SPRING SUBDIVISION PUD

PUD LAYOUT PLAN

WYOMING

APP-A

Future Land Use Map





MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-8; Whitney Project Subdivision preliminary plat. The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association and Whitney Benefits Inc, are requesting to subdivide .367 acres from 4 lots and 3 outlots into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E Brundage St., 107 and 139 N Custer St. PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210.

Staff Recommendation

Staff recommends approval of the Whitney Project Subdivision preliminary plat. A request to subdivide .367 acres from 4 lots and 3 outlots into 16 lots and 2 outlots lots.

Background

To provide access to the 16 lots, the applicant is proposing that Outlot 1 (3101 square feet) and Outlot 2 (504 square feet) access and utility easements, with Outlot 1 being a 20' access and utility easement. Outlot 1 will be a private drive that is owned and maintained by the Homeowners Association (HOA) and will provide access to both Park Lane (Outlot F) and Brundage Street.

The property is .367 acres (15,986.52 square feet) of vacant property at the southwest corner of Brundage St and Custer St. The property is previously platted and zoned as a Planned Unit Development (PUD). The East Side PUD Submittal dated March, 2007 allows attached residential land use options. The property was previously Lot 31, Outlot 1, Outlot F, and Lot 32 of the Whitney Plaza Subdivision and Lot 1, Outlot 2, Lot 2, and Outlot FF of the Whitney Plaza Two Subdivision.

Lot 1: A 715 square foot lot on the northwest corner of the property.

Lots 2-8: Are 676 square foot lots on the west side of the property between Lots 1 and 9.

Lot 9: A 716 square foot lot on the southwest corner of the property.

Lot 10: A 1072 square foot lot on the northeast corner of the property.

Lots 11-12: Are 818 square foot lots on the east side of the property between Lots 10 and 13.

Lots 13-15: Are 817 square foot lots on the east side of the property between Lots 12 and 16.

Lot 16: A 1077 square foot lot on the southeast corner of the property.

Staff sent out 23 nearest neighbor notifications as part of this application. Staff has received no inquiries to the application, and no objections.

Attachments

preliminary plat

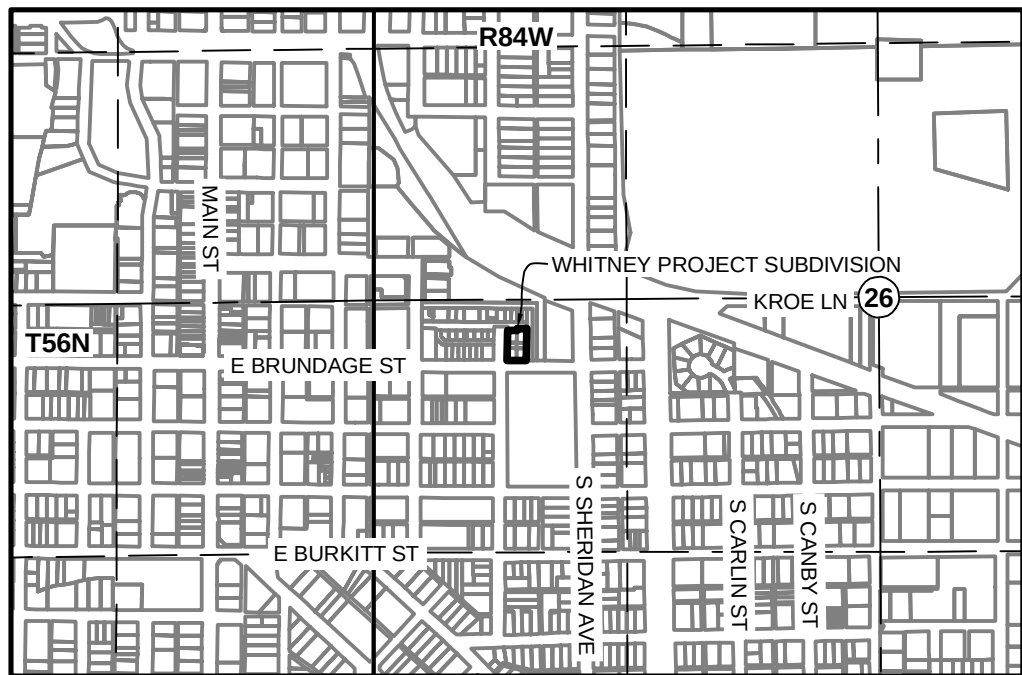
aerial

exterior elevations

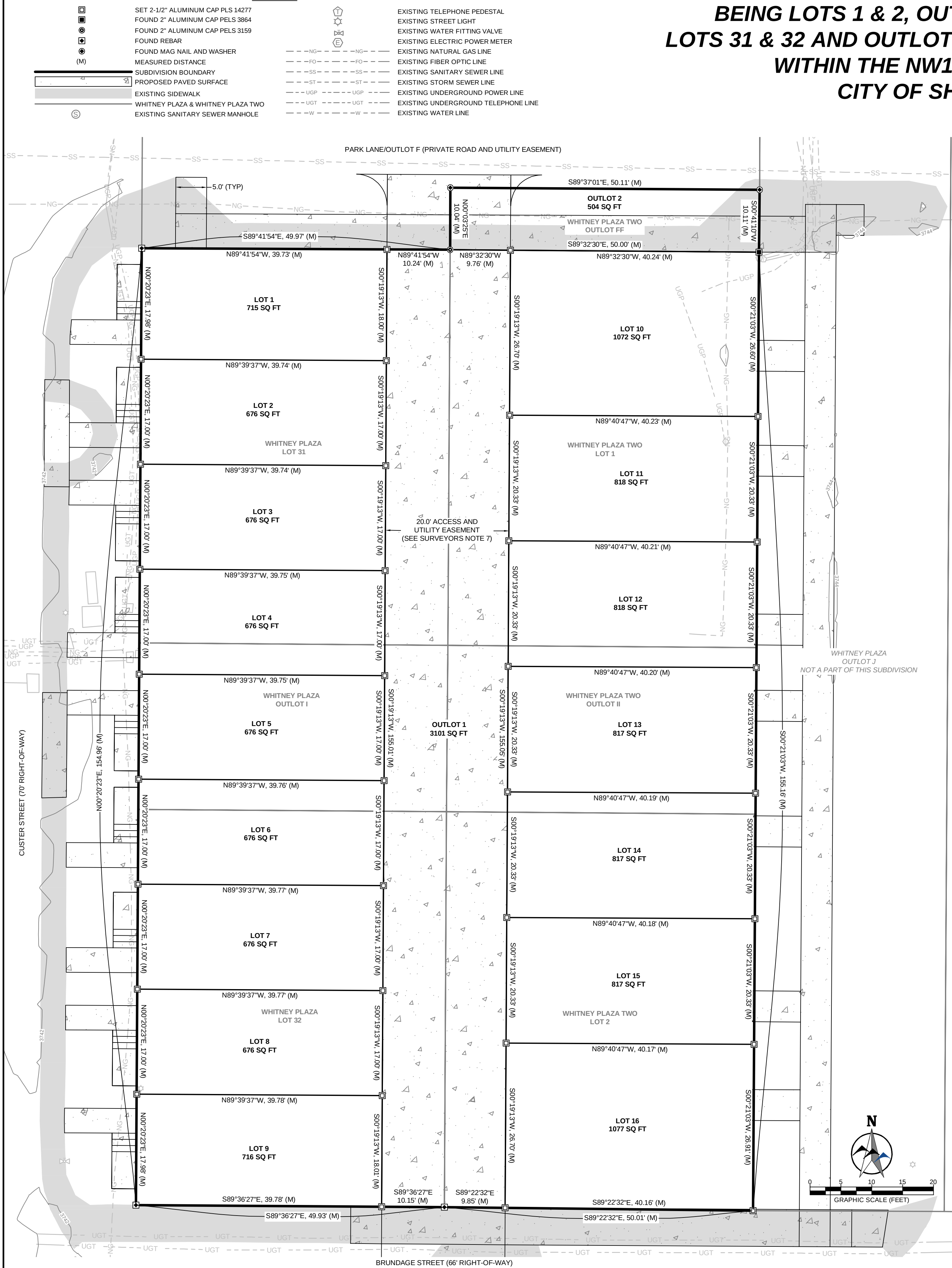
west side exterior elevations

PRELIMINARY PLAT OF WHITNEY PROJECT SUBDIVISION

BEING LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO AND
LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN
WITHIN THE NW1/4SW1/4 OF SECTION 26, T56N, R84W, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



VICINITY MAP
1"=1000'



LANDOWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CARO LAND CO. II, LLC, SECOND RUNG WYOMING, LLC, WHITNEY PLAZA OWNER ASSOCIATION, AND WHITNEY BENEFITS, INC., BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS WHITNEY PROJECT SUBDIVISION IS LOCATED IN THE NW1/4SW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4, SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

AND

LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4, SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

AND CONTAINS AN AREA OF 0.367 ACRE, MORE OR LESS, 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, WATER LINES, 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 _____, 20____, BY:

CARO LAND CO. II, LLC, OWNER

STATE OF WYOMING)

COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,

BY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20____, BY:

SECOND RUNG WYOMING, LLC, OWNER

STATE OF WYOMING)

COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,

BY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF RECORDER

STATE OF WYOMING)

COUNTY OF SHERIDAN) SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN BOOK _____, PAGE NO. _____, (OR AS PLAT NO. _____)

COUNTY CLERK

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THIS CITY OF SHERIDAN PLANNING COMMISSIONERS THIS _____ DAY OF _____, 20____.

ATTEST:

VICE-CHAIRMAN

CHAIRMAN

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK W, PLAT 76, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ADDITIONALLY THIS PLAT IS THE RE-SUBDIVISION OF LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK W, PLAT #59, 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 SURVEYOR

I, DIRK THOMPSON, 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 WHITNEY PROJECT 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.

STATE OF WYOMING)

COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,

BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS NOTES

1. BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. ELEVATION BASED ON NAVD88 DATUM.
2. LOTS ARE ZONED PUD.
3. SURVEY PERFORMED IN ACCORDANCE TO SHERIDAN CITY CODE APPENDIX B, SECTION 403.
4. RECORD OWNER: CARO LAND CO. II, LLC (WARRANTY DEED DOCUMENT #2021-771939), SECOND RUNG WYOMING, LLC (WARRANTY DEED DOCUMENT #2019-747653 AND WARRANTY DEED DOCUMENT #2021-771975), WHITNEY PLAZA OWNER ASSOCIATION (QUITCLAIM DEED DOCUMENT #605365) AND WHITNEY BENEFITS, INC. (WHITNEY PLAZA TWO RECORDED IN BOOK W, PAGE 76).
5. TOTAL ACREAGE OF SUBDIVISION = 0.367 ACRE.
6. TOTAL NUMBER OF LOTS = 16.
7. OUTLOT 1 & 2 ARE DESIGNATED AS ACCESS AND UTILITY EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

EXECUTED THIS _____ DAY OF _____, 20____, BY:

WHITNEY PLAZA OWNER ASSOCIATION, OWNER

STATE OF WYOMING)

COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,

BY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20____, BY:

WHITNEY BENEFITS, INC., OWNER

STATE OF WYOMING)

COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,

BY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MAYORAL CERTIFICATE OF APPROVAL

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

ATTEST:

CITY CLERK

MAYOR

PUBLIC WORKS CERTIFICATE OF APPROVAL

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 _____, 20____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

ATTEST:

DIRECTOR OF PUBLIC WORKS

WHITNEY PROJECT SUBDIVISION

PREPARED FOR:

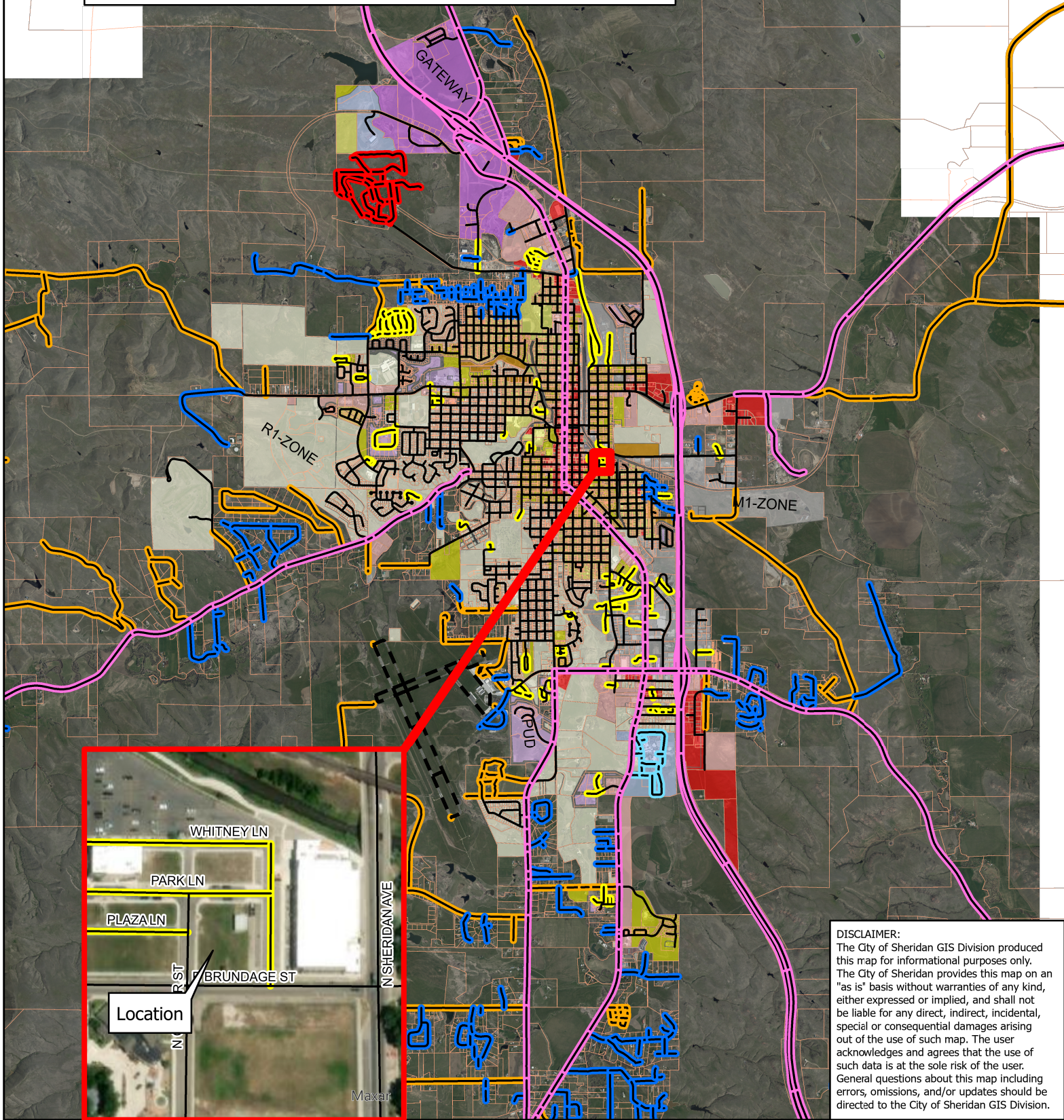
INCLINE CIVIL, LLC.
101 EAST LOUCKS STREET #300
SHERIDAN, WY 82801

PREPARED BY:

WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE	SURVEYED BY: DCC
				DRAWN BY: CIG
				CHECKED BY: JPC
				DATE: 4/7/2023
				SHEET
				1 of 1

Whitney Project Subdivision



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

Legend

Roads

- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road

- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

Zoning City

- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District



N

Miles 0 3/4 1 1/2

Date: 04/14/2023 10:35 AM User: sgoodman



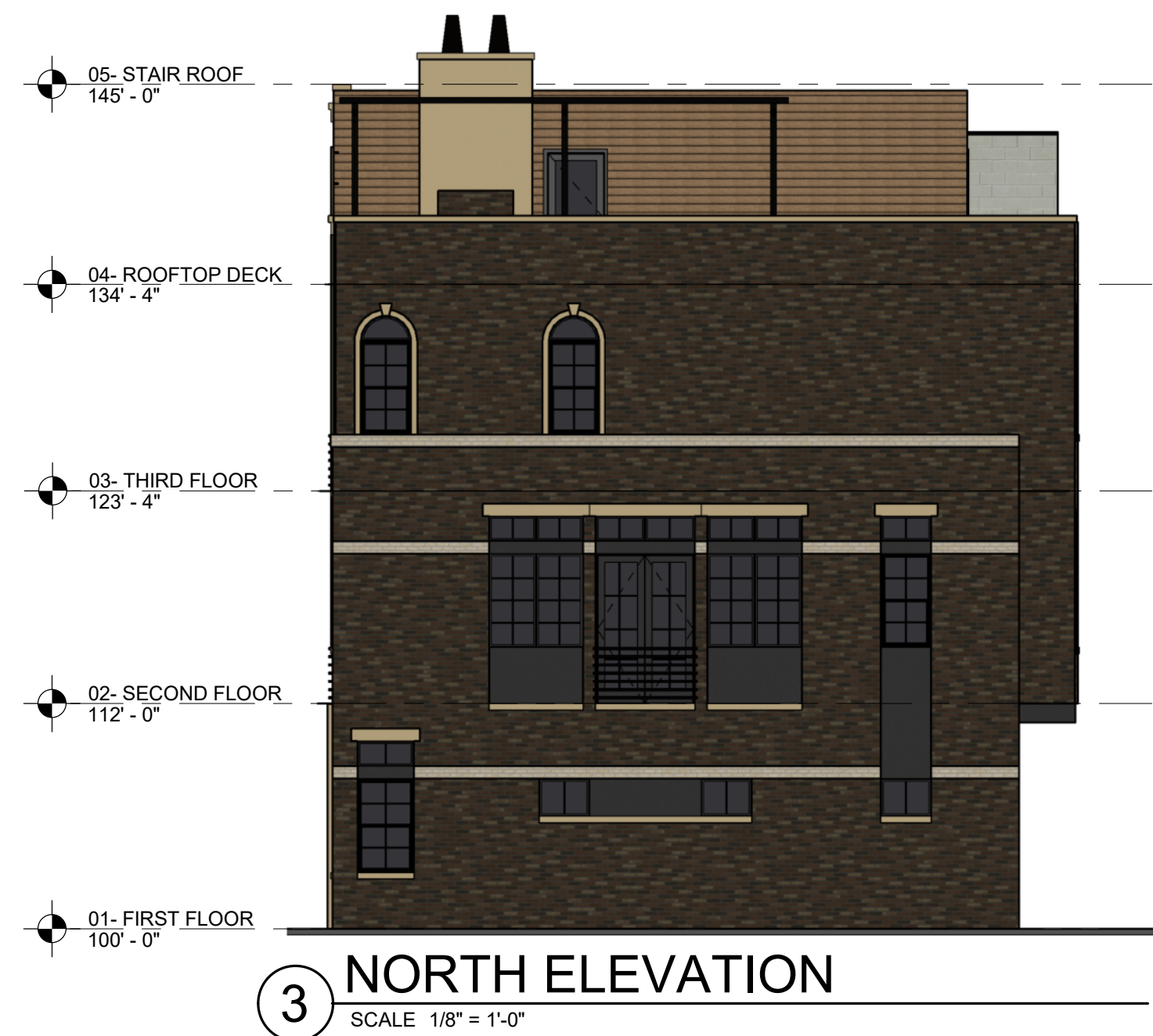
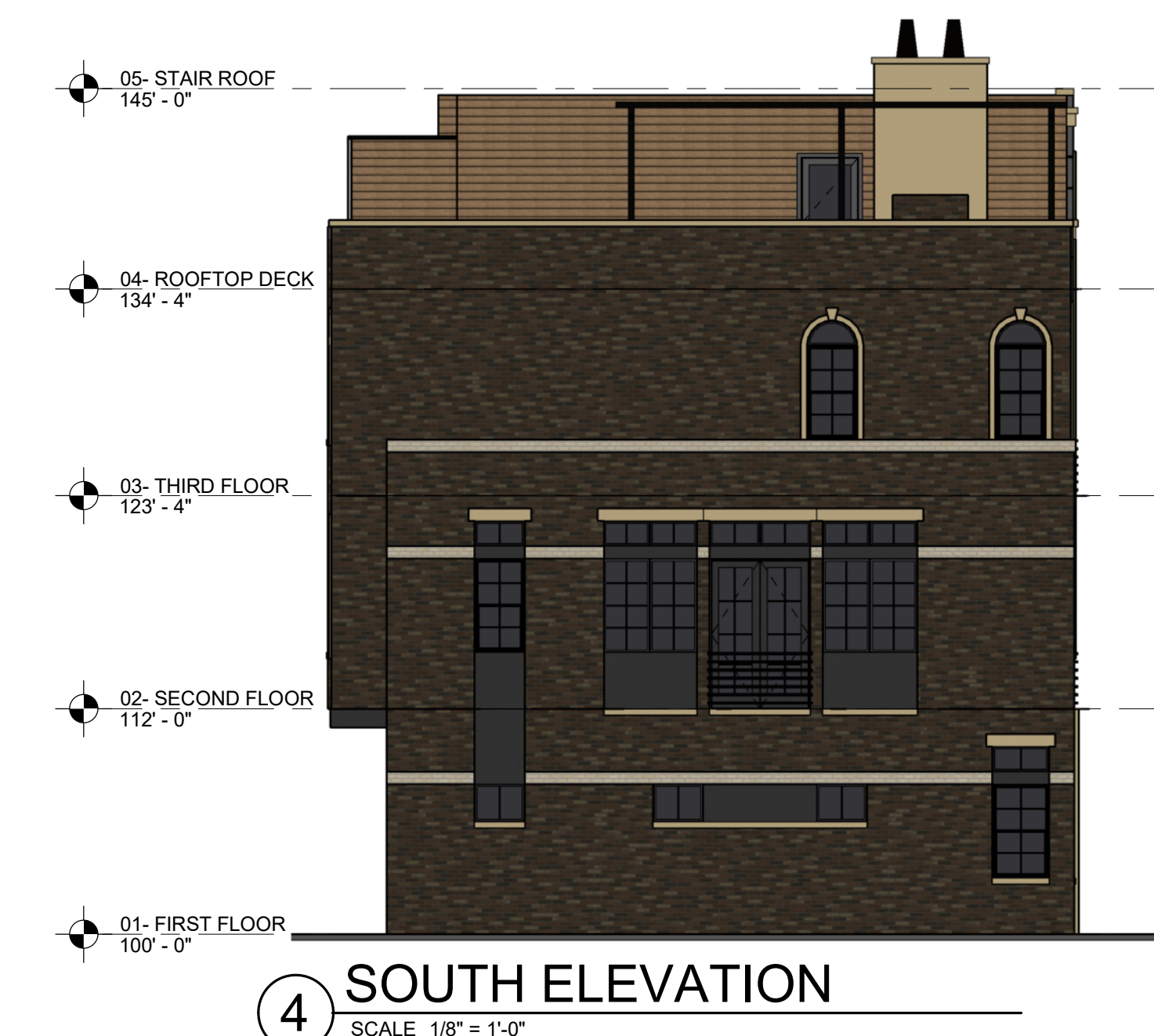
Adragna
architecture + development

7383 S Alton Way
Suite 150
Centennial, CO. 80112
719.244.4023
719.351.4918
www.adragnaarch.com

21-111



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Whitney Plaza II- Lots 1-2

421 E Brundage St,
Sheridan, WY 82801

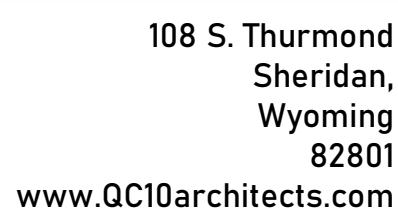
DATE	DESC.
07-09-21	PRELIM.
08-02-21	EXTERIOR
08-11-21	EXTERIOR
04-20-22	REV.
04-26-22	EXTERIOR
08-11-22	EXTERIOR
10-21-22	REV.

A4.0

EXTERIOR ELEVATIONS

By: Author

10/21/2022 4:27:57 AM



Consultant:

ADDRESS
SHERIDAN, WY 82801

Project number	21-0**
Date	7 OCTOBER 2022
Drawn by	CMT
Checked by	TM

No.	Description	Date

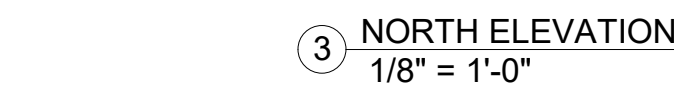
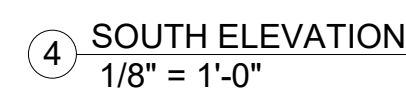
Contents:

EXTERIOR ELEVATIONS

A401

Sheet of

10/7/2023 1:26:01 PM



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MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-11, a preliminary plat of the Sheridan Hills Subdivision. The applicant, Sheridan Hills LLC, is requesting to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP (Master Plan) Gateway District. Located at 2955 Real Bird Way. PIN 56841532101925

Staff Recommendation

Staff recommends approval of PL-23-11, the preliminary plat of the Sheridan Hills Subdivision, a request to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP Gateway District. Located at 2955 Real Bird Way. PIN 56841532101925

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 official 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 lines already run along Real Bird Way. Internal water and sewer lines will be installed under the proposed street network. Individual homes will be connected to these lines providing service to each individual lot.

Staff has no further comments at this time.

Background

The applicant, Sheridan Hills LLC, is requesting to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP (Master Plan) Gateway District. Located at 2955 Real Bird Way. PIN 56841532101925

The property is located to the east of Real Bird Way opposite Russell Drive, and to the west of Malcom Wallop Park. The property is zoned MP Gateway District.

The applicant is proposing an 84-lot subdivision with 4 outlots. **See the attached tables that include the lot numbers, lot types, and lot sizes in Sq. Ft.**

Lot type: SF – single family, DUP – duplex-style, TH – townhome-style

Per Appendix B Article 505 of the Sheridan Municipal Code, Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street. The applicant is requesting the following width variances for the following lots:

Lot #		Width at Front Setback
1. 25A	20.8'	
2. 28A	23.8'	
3. 28B	21.1'	
4. 29A	23.5'	
5. 29B	22.1'	

A “limited exception” request is being sought based on conversation with City staff and interpretation of the Gateway Zoning District and Wrench Ranch Phase 1 Master Plan. The Master Plan zoning criteria is meant to support mixed-use home varieties, however in a townhome-style scheme the intent is to provide lots that encompass the building footprint and leaving no defined setback, while much of the yard area surrounding each building is owned and maintained by the subdivision HOA. The current Master Plan does not address this, and that while keeping within the height restrictions of the plan, viewshed impacts from the site neighboring properties/roadways will be limited to non-existent.

STREETS

The property will be accessed via Real Bird Way. Internal circulation will be via Pine Hills Drive and Russell Loop. All proposed right-of-ways (ROW) will have a 50-foot width and will be privately owned and maintained by the Home Owner's Association (HOA).

Street Name	Lots Accessed
● Pine Hills Drive	1-13, 14A/B, 15-24

- Russell Loop
- Real Bird Way (circle drive)

30-41 (All Units)
25A/B – 29A/B

UTILITIES

Water and sewer lines exist along Real Bird Way and a water main extends through the site. The applicant is proposing extensions of these lines into the development for their use.

EASEMENTS

The applicant is proposing a 10-foot utility easement along the front of each lot adjacent to the street ROW. The applicant is also proposing 30-foot utility easements and a 20-foot water easement within the site to extend water and sewer to townhome lots.

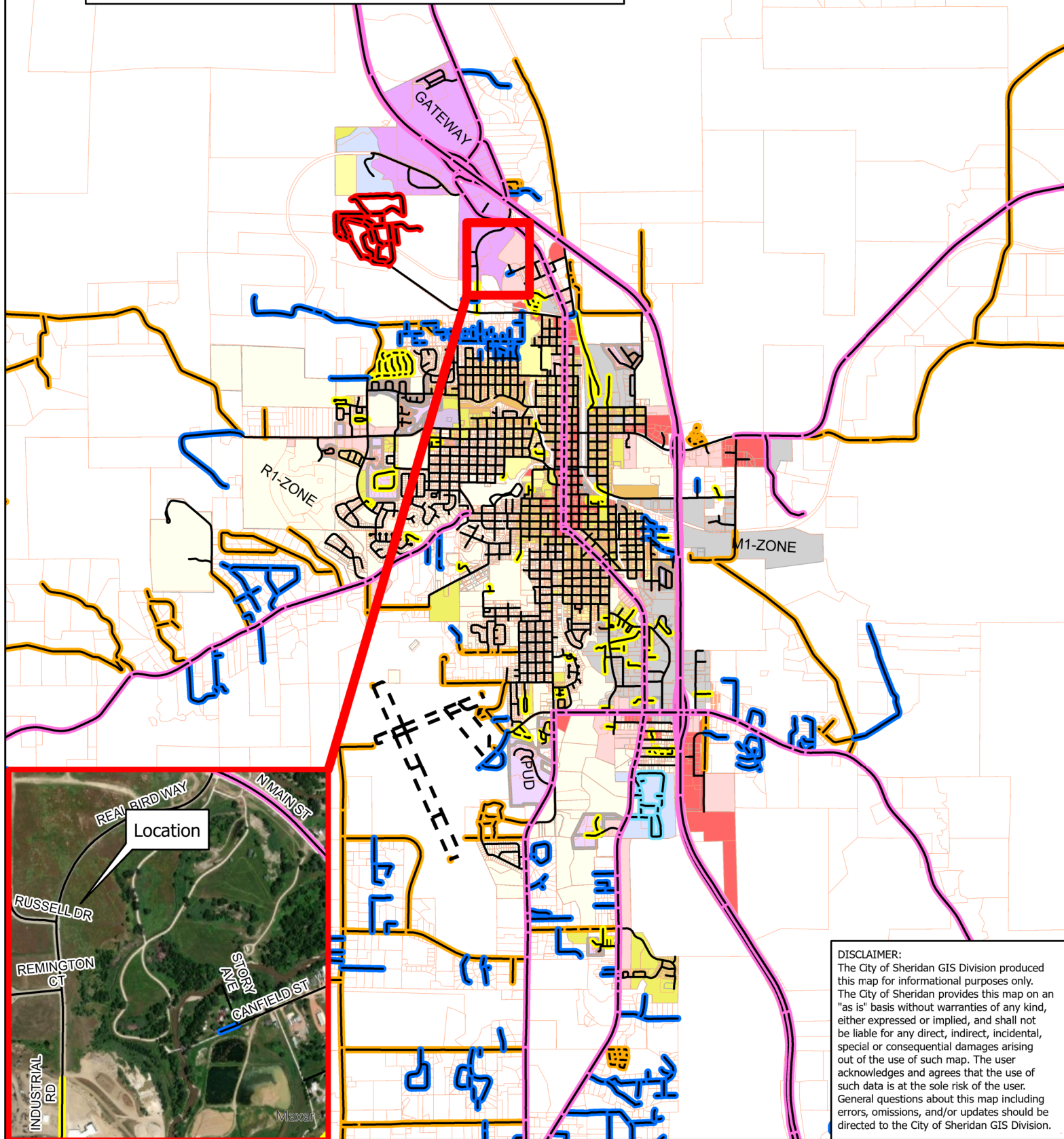
OPENSOURCE

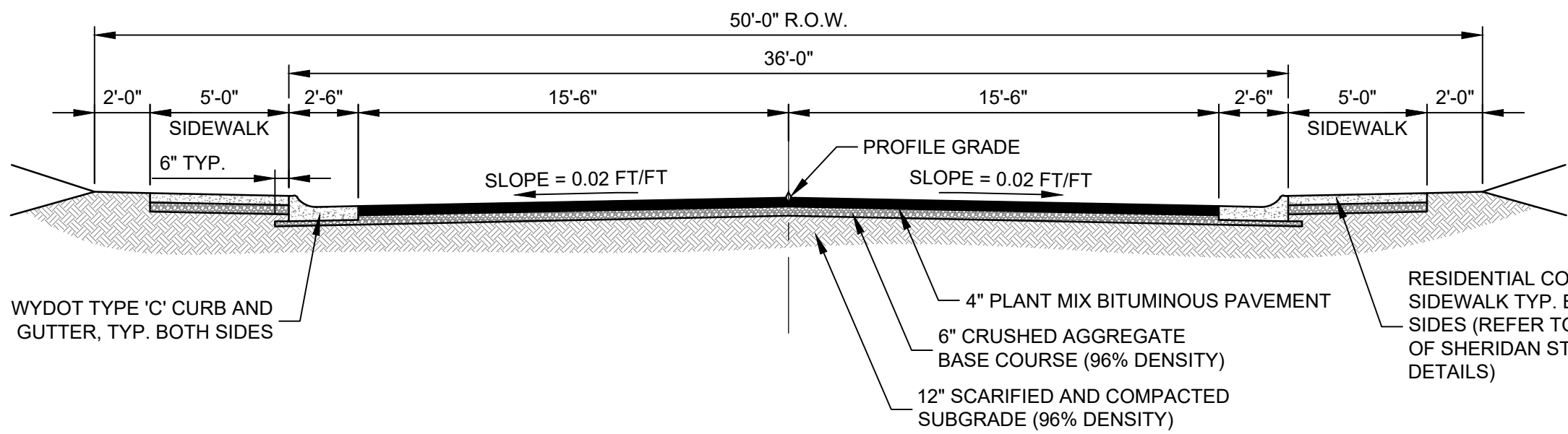
Per the Wrench Ranch Phase 1 Master Plan, 17% of the area must be dedicated as open space. The proposed layout provides +/- 32% open space.

Attachments

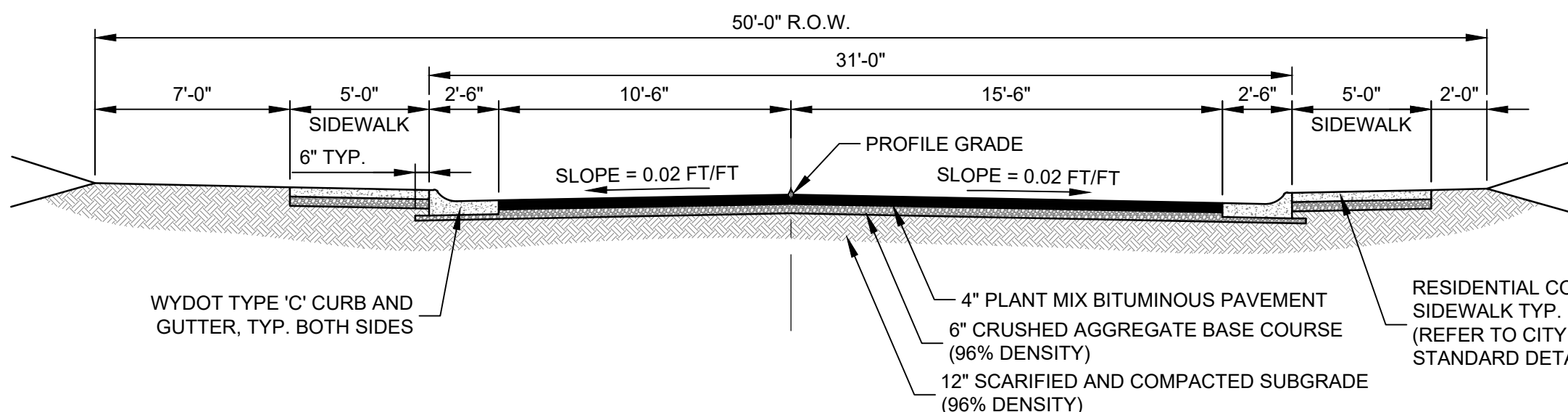
preliminary plat
aerial
site plan
variance letter
Sheridan Hills Subdivision Lot Sizes and Types

Sheridan Hills Subdivision

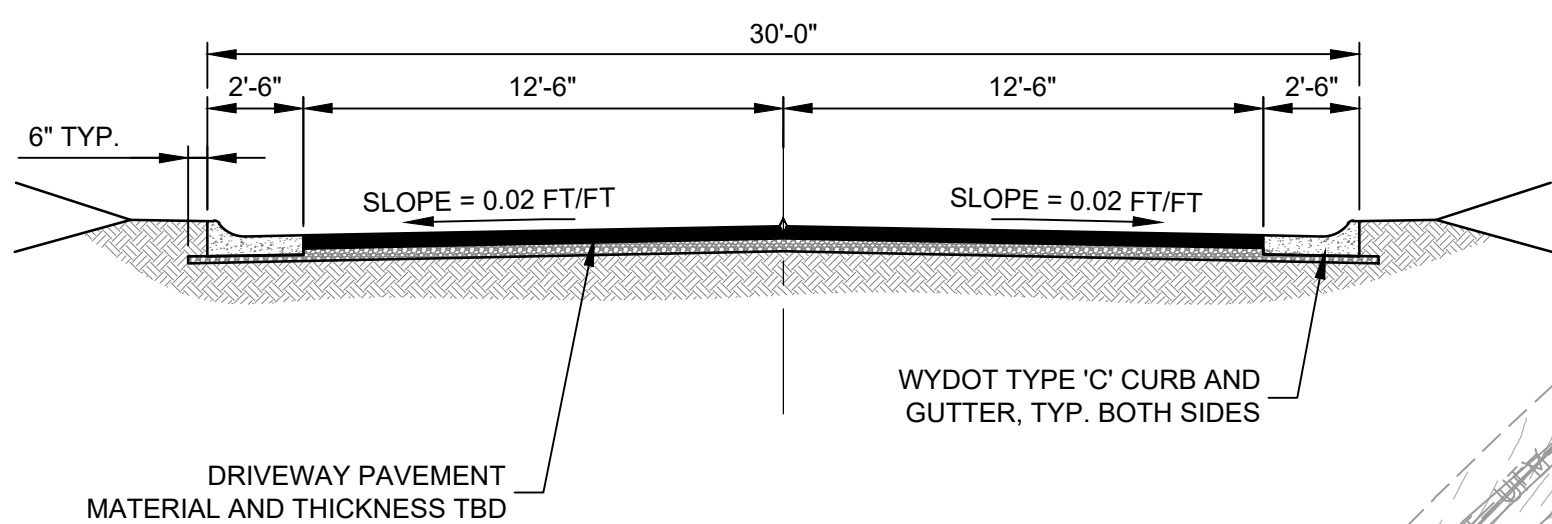




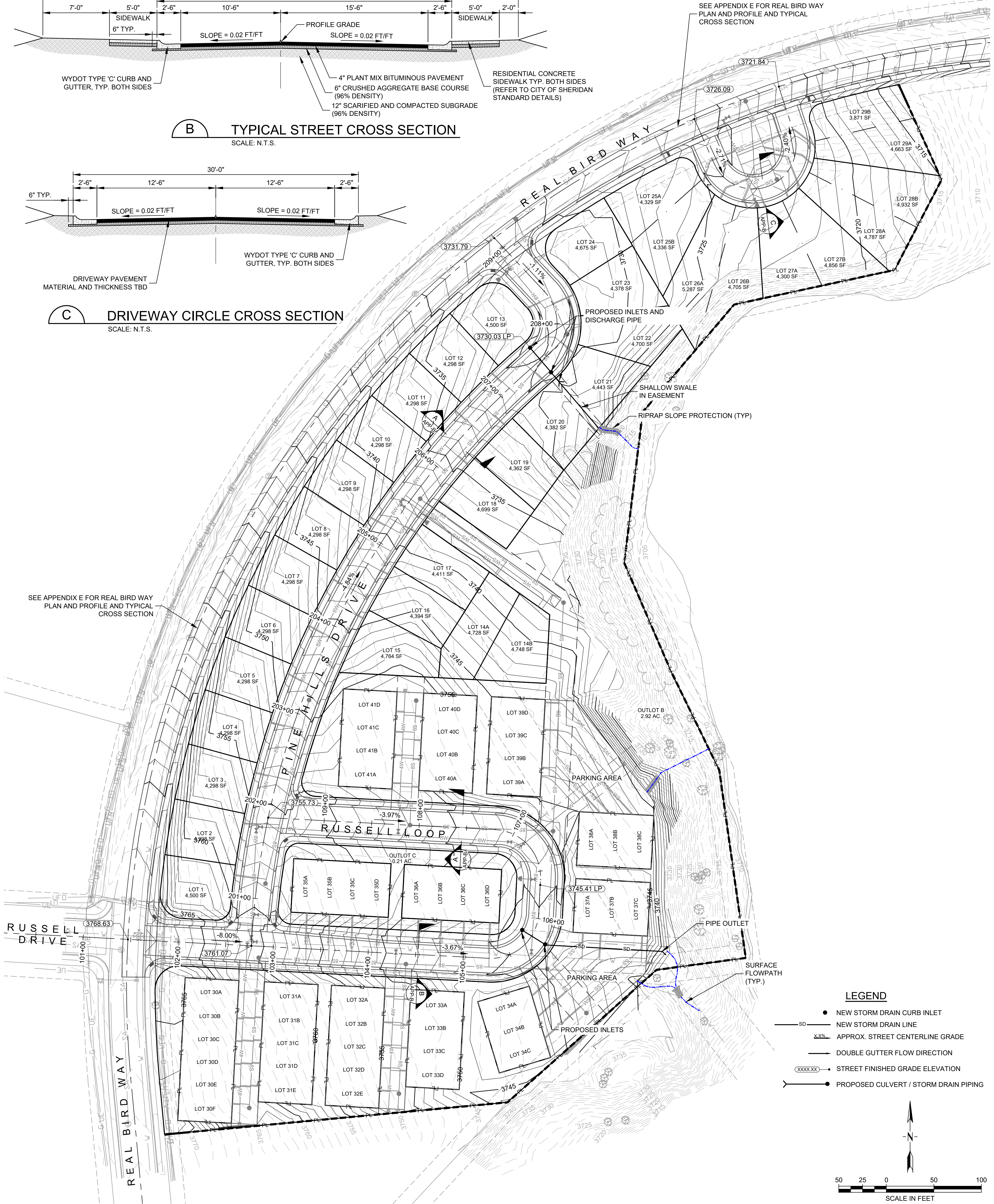
A TYPICAL STREET CROSS SECTION
SCALE: N.T.S.



B TYPICAL STREET CROSS SECTION
SCALE: N.T.S.

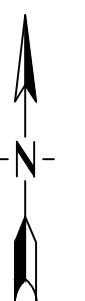
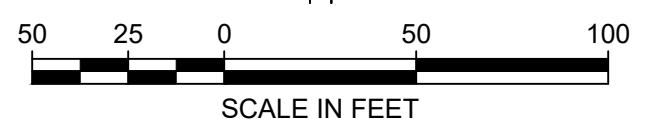


C DRIVEWAY CIRCLE CROSS SECTION
SCALE: N.T.S.



LEGEND

- NEW STORM DRAIN CURB INLET
- NEW STORM DRAIN LINE
- APPROX. STREET CENTERLINE GRADE
- DOUBLE GUTTER FLOW DIRECTION
- STREET FINISHED GRADE ELEVATION
- PROPOSED CULVERT / STORM DRAIN PIPING



April 19, 2023

Mr. Hanns Mercer, PE
Director of Public Works
City of Sheridan
P.O. Box 848
Sheridan, WY 82801

Re: Sheridan Hills Subdivision
M-M Project No. 10311.001

Dear Hanns:

This letter constitutes both a variance and “limited exception” request for consideration by the City of Sheridan Planning Commission on the above referenced project. The variance is for lot widths at the front yard setback line for the five lots listed below and as shown on the enclosed drawing of Sheridan Hills Subdivision.

Per Sheridan Municipal Code, Appendix B Subdivision Regulations, §505(5)(c), “Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street”.

The table below presents the actual frontage width at the setback as proposed for the subdivision.

Lot #	Width at Front Setback
25A	20.8'
28A	23.8'
28B	21.1'
29A	23.5'
29B	22.1'

These A/B designated lots are intended to be duplex-style homes, with a shared wall and driveway. As such, a shared driveway will likely span between 20' to 24' of the nearly 50' of frontage that each dual frontage covers.

We feel the variance request is justified for the following reasons:

1. No undue hardship is created for the development of the five lots in question. These lots are meant to be shared, and they become larger as the lot moves further back to approximately double in width. These lot sizes are expected to be desirable to both buyers and builders.
2. We have discussed this variance request with City staff and believe it is consistent with previous approved subdivisions throughout the community.

We create solutions that build better communities

Hanns Mercer, PE
April 17, 2023
Page 2 of 2

The “limited exception” request is based on conversation with City staff and interpretation of the Gateway Zoning District and Wrench Ranch Phase 1 Master Plan. The Master Plan zoning criteria is meant to support mixed-use home varieties, however in a townhome-style scheme the intent is to provide lots that encompass the building footprint and leaving no defined setback, while much of the yard area surrounding each building is owned and maintained by the subdivision HOA. The current Master Plan does not address this, and we believe that while keeping within the height restrictions of the height and area restrictions of the plan, viewshed impacts from the site or neighboring properties/roadways will be limited to non-existent.

We welcome your feedback and consideration of this variance and limited exception. Please let us know if you have any questions.

Sincerely,

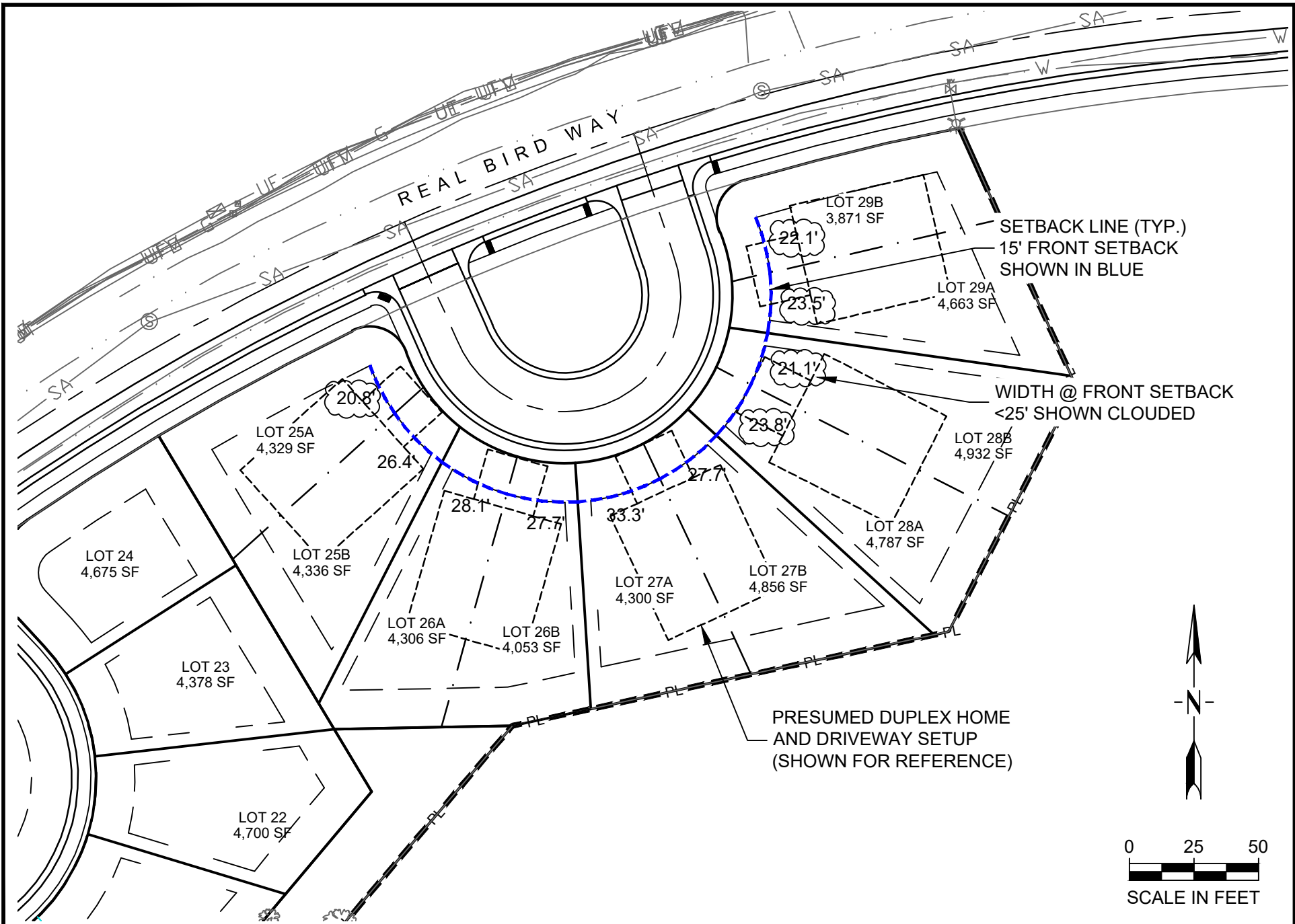


Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Figure 1 - Variance Request

ec: Thomas Morneau, PE – City Engineer, City of Sheridan
Doug Carlton – Sheridan Hills, LLC

W:\10311 Sheridan Hills LLC\001_Sheridan Hills Ph1 Dev\ACAD\Exhibits\001-VarianceRequest.dwg



1470 Sugarland Drive, Suite 1
Sheridan, WY 82801
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DATE: 04/2023

SHERIDAN	SHERIDAN HILLS SUBDIVISION	PROJECT NO. 10311.001
	WYOMING	FIGURE NUMBER 1
VARIANCE REQUEST		



MEMO ATTACHMENT

TO: Planning Commission

FROM: Hanns Mercer, Public Works Director

RE: Consideration of PL-23-11, a preliminary plat of the Sheridan Hills Subdivision. The applicant, Sheridan Hills LLC, is requesting to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP (Master Plan) Gateway District. Located at 2955 Real Bird Way. PIN 56841532101925

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The property is located to the east of Real Bird Way opposite Russell Drive, and to the west of Malcom Wallop Park. The property is zoned MP Gateway District.

The applicant is proposing an 84-lot subdivision with 4 outlots.

Lot #	Lot Type	Lot Size (Sq. Ft.)
1	SF	4,500
2	SF	4,298
3	SF	4,298
4	SF	4,298
5	SF	4,298
6	SF	4,298
7	SF	4,298
8	SF	4,298
9	SF	4,298
10	SF	4,298
11	SF	4,298
12	SF	4,298
13	SF	4,500
14A	DUP	3,225
14B	DUP	3,062
15	SF	4,764
16	SF	4,394
17	SF	4,411
18	SF	4,699
19	SF	4,362
20	SF	4,382

Lot #	Lot Type	Lot Size (Sq. Ft.)
21	SF	4,443
22	SF	4,700
23	SF	4,378
24	SF	4,675
25A	DUP	4,329
25B	DUP	4,336
26A	DUP	4,306
26B	DUP	4,053
27A	DUP	4,300
27B	DUP	4,856
28A	DUP	4,787
28B	DUP	4,932
29A	DUP	4,663
29B	DUP	3,871
30A	TH	1,458
30B	TH	1,284
30C	TH	1,284
30D	TH	1,284
30E	TH	1,284
30F	TH	1,458
31A	TH	1,194

Lot #	Lot Type	Lot Size (Sq. Ft.)
31B	TH	1,194
31C	TH	1,194
31D	TH	1,194
31E	TH	1,194
32A	TH	1,270
32B	TH	1,270
32C	TH	1,228
32D	TH	1,133
32E	TH	1,039
33A	TH	1,540
33B	TH	1,356
33C	TH	1,356
33D	TH	1,540
34A	TH	1,540
34B	TH	1,356
34C	TH	1,540
35A	TH	1,540
35B	TH	1,356
35C	TH	1,356
35D	TH	1,540
36A	TH	1,540

Lot #	Lot Type	Lot Size (Sq. Ft.)
36B	TH	1,356
36C	TH	1,356
36D	TH	1,540
37A	TH	1,540
37B	TH	1,356
37C	TH	1,540
38A	TH	1,540
38B	TH	1,356
38C	TH	1,540
39A	TH	1,540
39B	TH	1,356
39C	TH	1,356
39D	TH	1,540
40A	TH	1,512
40B	TH	1,332
40C	TH	1,332
40D	TH	1,512
41A	TH	1,512
41B	TH	1,332
41C	TH	1,332
41D	TH	1,512

Lot type: SF – single family, DUP – duplex-style, TH – townhome-style