



**Sheridan City Planning Commission
Meeting Agenda
April 22, 2024
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 25, 2024 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-23-47, Resolution 14-24. Towns Minor Subdivision. The owner, KW Capital LTD, is requesting to subdivide 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

Motion by:

Second:

Vote:

5. Consideration of PL-24-5. The Villages Phase II Subdivision preliminary plat. The owner, Stonemill Properties, LLC is requesting to subdivide 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Motion by:

Second:

Vote:

6. Comments from commissioners and staff.
7. Adjourn



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Review, correction, and approval of minutes of the March 25, 2024 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
MARCH 25, 2024

1. Commission Chair Pro Tem James Schrodts called the meeting to order at 7:00 PM with a quorum as follows: Margaret Morneau, Bev Leichtnam, and Brandy Campbell. Commissioners Tod Windsor, Daniel Kerbs, and Ryan Franklin were absent.
2. Commissioner Campbell moved, seconded by Commissioner Leichtnam, to approve the agenda. The motion was approved.
3. Commissioner Leichtnam moved, seconded by Commissioner Morneau, to approve the minutes of the March 11, 2024 Planning Commission meeting. The motion was approved.
4. Consideration of PL-23-50, Resolution 11-24, The Villages Master Plan. The applicant, Stonemill Properties, LLC is requesting master plan approval for 135.3 acres, zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Public Works Director Hanns Mercer presented information regarding the master plan.

Commissioner Leichtnam requested clarification on the storage shed requirement in the mixed-use sections of the plan.

The developer explained the plan further, including snow storage plans.

Commissioner Leichtnam moved, seconded by Commissioner Campbell, to approve a positive recommendation to the City Council for PL-23-50, Resolution 11-24 The Villages Master Plan.

The motion carried to provide a positive recommendation to City Council.

5. Comments from commissioners and staff.
 - A. Public Works Director Hanns Mercer informed the Commissioners that interviews a decision on the Planning Director position will be made soon.
 - B. Mr. Mercer updated the Commission about recent public meetings for the Downtown Zoning and M1/M2 Zoning projects, along with the work that the consultant, Ayers, is completing.
 - C. Commissioner Leichtnam requested that the Commission be informed of future Listening Sessions on the proposed zoning changes.
6. The meeting was adjourned at 7:43 PM.

Tod Windsor, Planning Commission Chairperson

Attest: _____
Cecilia Good, City Clerk



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Consideration of PL-23-47, Resolution 14-24. Towns Minor Subdivision. The owner, KW Capital LTD, is requesting to subdivide 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-23-47, Resolution 14-24, Towns Minor Subdivision. The owner, KW Capital LTD is requesting to subdivide 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

Background

Properties to the north are large lot single-family homes under Sheridan County jurisdiction. The property to the west is a large lot single-family home under Sheridan County jurisdiction. The property to the southeast is a large lot single-family home under Sheridan County jurisdiction. The property to the south are duplexes that are part of the Woodland Creek Estates PUD.

Per the Sheridan County Assessor, the property contains a 1,104 square foot ranch home with a 1,296 square foot shed. The applicant is proposing the following lots:

Lot	Acres	Sq. Ft.
Lot 1	0.39	16,995
Lot 2	1.10	47,934

The applicant is proposing to keep the existing home and garage on Lot 1. The garage will need to be altered with a portion of the south being removed to make space for a 24' paved public access and utility easement along with a 5' separation between the road and the altered garage.

EASEMENTS

The applicant is proposing the following easements: A 100 square foot fire hydrant easement in the southeast corner of Lot 1. A 24 foot public access / utility easement along the southern portion of lots 1

and 2, with a 120-foot hammerhead turnaround that straddles the shared lot line of Lot 1 and Lot 2.

ACCESS

The property is accessed to Coffeen Ave with a 24' paved public access and utility easement. Trout Lane is a private road and is called Outlot R-1 in the Woodland Creek Estates Subdivision. This private road is owned and maintained by the HOA.

VARIANCES

The applicant is requesting two variances.

The first variance is depth to front ratio. In accordance with the existing regulations outlined in Appendix B Section 505(C)(1) of the City of Sheridan Municipal Code, the permitted depth to front ratio is limited to 2.5 to 1. The applicant is requesting a variance for Lot 2 to have a depth to front ratio of 4.5 to 1. This variance would bring greater alignment with City regulations while accommodating the current layout of the property, which presently has a depth to front ratio of 6.1 to 1.

The second variance is for frontage width. In accordance with the existing regulations outlined in Appendix B Section 505(C)(5) of the City of 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. However, due to characteristics of the property and the proposed development plan, the applicant is seeking approval for Lot 2 to have frontage access to a twenty-four-foot public easement extending to a public street.

Staff has no concerns with either variance.

Findings of Fact

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

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

This proposed subdivision is outside the Airport influence area.

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

Water and sewer lines already exist in the Coffeen Avenue right-of-way.

Staff Comments

Staff sent out 44 nearest neighbor notifications to the property owners within 300 feet as part of this application. In addition, a legal ad was placed in the Sheridan Press, and signs were posted on the property.

Staff has no further comments at this time.

Attachments

depth to front variance request

frontage variance request

aerial

resolution

final plat



1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

April 2, 2024

City of Sheridan
Planning Department
55 Grinnell Street
Sheridan, WY 82801

Re: Variance Request - Towns Minor Subdivision Depth to Front Ratio

Planning Department:

On behalf of the applicant, Eric Whitehead, WWC Engineering is formally requesting a variance for the Towns Minor Subdivision regarding the depth to front ratio for Lot 2. In accordance with the existing regulations outlined in Appendix B Section 505(C)(1) of the City of Sheridan Municipal Code, the permitted depth to front ratio is limited to 2.5 to 1. However, due to characteristics of the property and the proposed development plan, we are seeking approval for Lot 2 to have a depth to front ratio of 4.5 as detailed below. This variance would bring us into greater alignment with City regulations while accommodating the current layout of the property, which presently has a depth to front ratio of 6.1.

	Lot Depth (ft)	Lot Frontage (ft)	Depth to Front Ratio
Existing Property	630.00'	103.00'	6.1 to 1
Lot 2	465.24'	103.02'	4.5 to 1

Thank you for your time and consideration. We look forward to working collaboratively with the City of Sheridan to achieve a successful outcome for all parties involved.

Sincerely,

Sarah Rohrer

Sarah Rohrer, P.E.
WWC Engineering



1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

April 2, 2024

City of Sheridan
Planning Department
55 Grinnell Street
Sheridan, WY 82801

Re: Variance Request - Towns Minor Subdivision Frontage Width

Planning Department:

On behalf of the applicant, Eric Whitehead, WWC Engineering is formally requesting a variance for the Towns Minor Subdivision regarding the frontage width for Lot 2. In accordance with the existing regulations outlined in Appendix B Section 505(C)(5) of the City of 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. However, due to characteristics of the property and the proposed development plan, we are seeking approval for Lot 2 to have frontage access to a twenty-four-foot public easement extending to a public street.

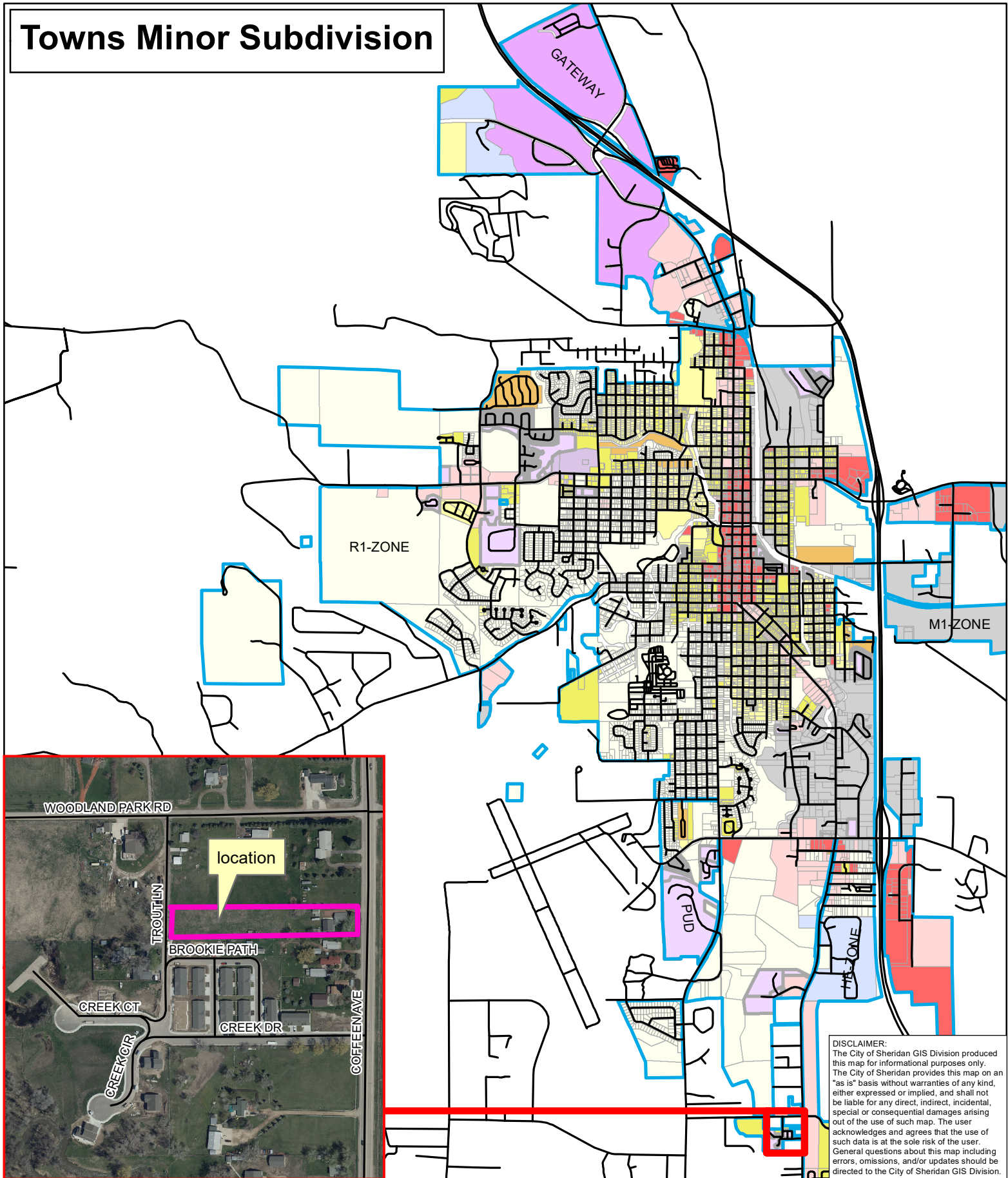
Thank you for your time and consideration. We look forward to working collaboratively with the City of Sheridan to achieve a successful outcome for all parties involved.

Sincerely,

Sarah Rohrer

Sarah Rohrer, P.E.
WWC Engineering

Towns Minor Subdivision



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



0 0.275 0.55 1.1 Miles

**CITY OF SHERIDAN
RESOLUTION 14-24**

A RESOLUTION approving PL-23-47, the final plat of the Towns Minor Subdivision, dividing ± 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District, located at 4672 Coffeen Ave. (PIN 55841420000333)

WHEREAS, the final plat of the Towns Minor Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations).

Be it resolved by the City of Sheridan Governing Body:

That the minor plat of the Towns Minor Subdivision, dividing 1.49 acres from unplatted land into 2 lots. The property is zoned R-3 Residence District, located at 4672 Coffeen Ave.

In approving the Towns Minor Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving the Towns Minor Subdivision, the Governing Body is also approving a depth to front ratio variance and a frontage width variance for Lot 2. The depth to front ratio for Lot 2 will be 4.5 to 1 and the dedicated street frontage width will be 24 feet.

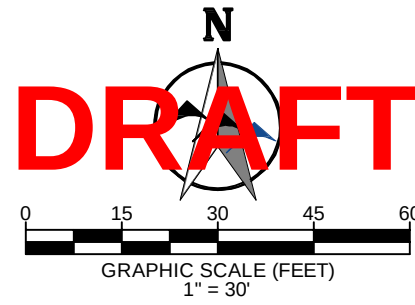
PASSED, APPROVED, AND ADOPTED this 6th day of May, 2024.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

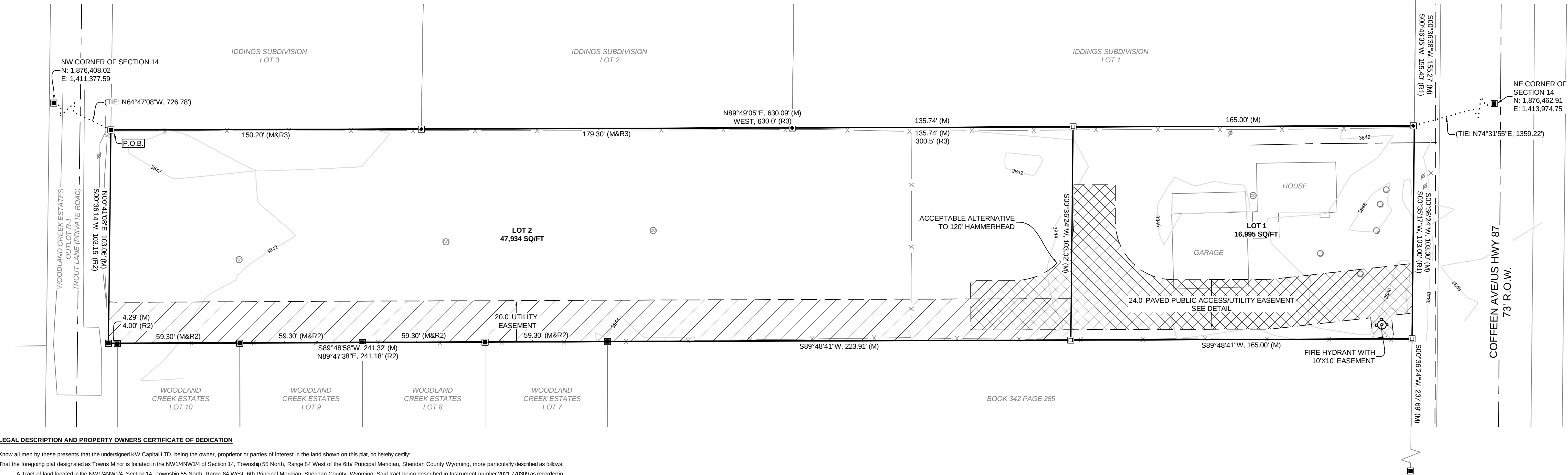
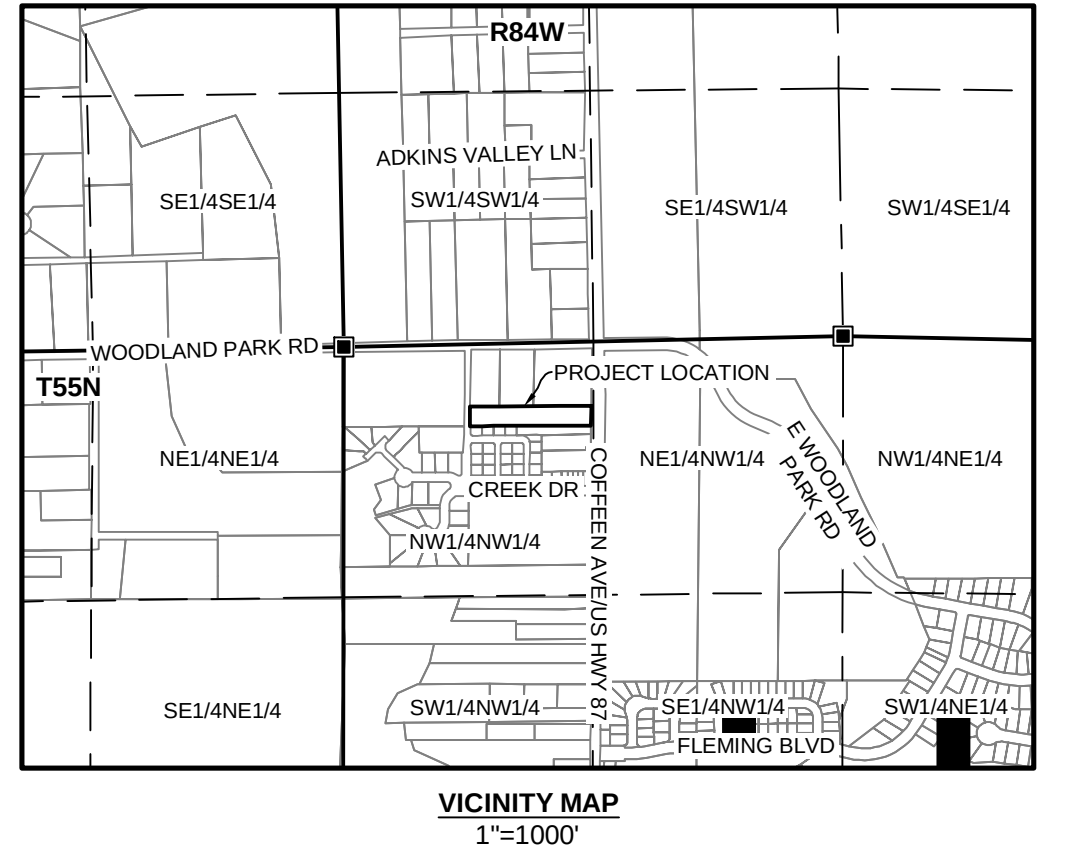
BASIS OF BEARING
WYOMING COORDINATE
SYSTEM NAD 1983
EAST CENTRAL ZONE
DISTANCES ARE GRID



FINAL PLAT TOWNS MINOR SUBDIVISION

WITHIN THE NW1/4NW1/4 OF SECTION 14, T55N, R84W, 6TH P.M.
CITY OF SHERIDAN, WYOMING
ZONE: R3

PREPARED FOR OWNERS: KW CAPITAL LTD
DATE SURVEYED: AUGUST 2021
PREPARED BY: WWC ENGINEERING
DATE OF PREPARATION: APRIL 02, 2024



LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned KW Capital LTD, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing plat designated as Towns Minor is located in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County Wyoming, more particularly described as follows:
A Tract of land located in the NW1/4NW1/4, Section 14, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming. Said tract being described in Instrument number 2021-770309 as recorded in the Office of the Clerk of Sheridan County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap at the southwest corner of Iddings Subdivision as recorded in the Office of the Clerk of Sheridan County, Wyoming and a point in the east line of Trout Lane from which the aluminum cap at the northwest corner of said Section 14 bears N64°47'08"W, 726.78 feet; thence along the south line of said Iddings Subdivision, N89°49'05"E, 630.09 feet, more or less, to the southeast corner of said Iddings Subdivision and a point in the west line of Coffee Avenue; thence along the west line of Coffee Avenue, S00°36'24"W, 103.00 feet to the northeast corner of the parcel described in Book 342, Page 285 as recorded in the Office of the Clerk of Sheridan County, Wyoming; thence S89°48'41"W, 388.91 feet along the north line of said Parcel described in Book 342, Page 285 and the north line of Lots 7 through 10 of Woodland Creek Estates as recorded in the Office of the Clerk of Sheridan County, Wyoming; S89°48'58"W, 241.32 feet, more or less, to a point in the east line of Trout Lane; thence along the east line of Trout Lane, N00°41'08"E, 103.00 feet, more or less, to the Point of Beginning.

Said Tract contains 1.49 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

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.

All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released

Executed this _____ day of _____, 20____, by:

KW Capital LTD, Owner

STATE OF WYOMING)

SS)

COUNTY OF SHERIDAN)

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 DIRECTOR OF PUBLIC WORKS

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this _____ day of _____, 20____, by the Director of Public Works of Sheridan, Wyoming.

Attest:

Director of Public Works

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

Reviewed by this City of Sheridan Planning Commissioners this _____ day of _____, 20____.

Attest:

Vice-Chairman

Chairman

CERTIFICATE OF CITY COUNCIL OF SHERIDAN

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 20____.

Attest:

City Clerk

Mayor

CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING)

SS)

COUNTY OF SHERIDAN)

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock this _____ day of _____, 20____, and is duly recorded in Book _____, Page No. _____, (or as Plat No. _____)

City Clerk

HOMESTEAD EXEMPTION

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 20____.

by _____

CERTIFICATE OF SURVEYOR

I, Trevor Robason, a duly registered professional land surveyor in the State of Wyoming, do hereby attest that this plat is based on the results of a field survey conducted under my direct supervision in August of 2021, and represents the conditions as found on the ground.

STATE OF WYOMING)

) SS

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____.

by _____

Witness my hand and official seal.

Notary Public

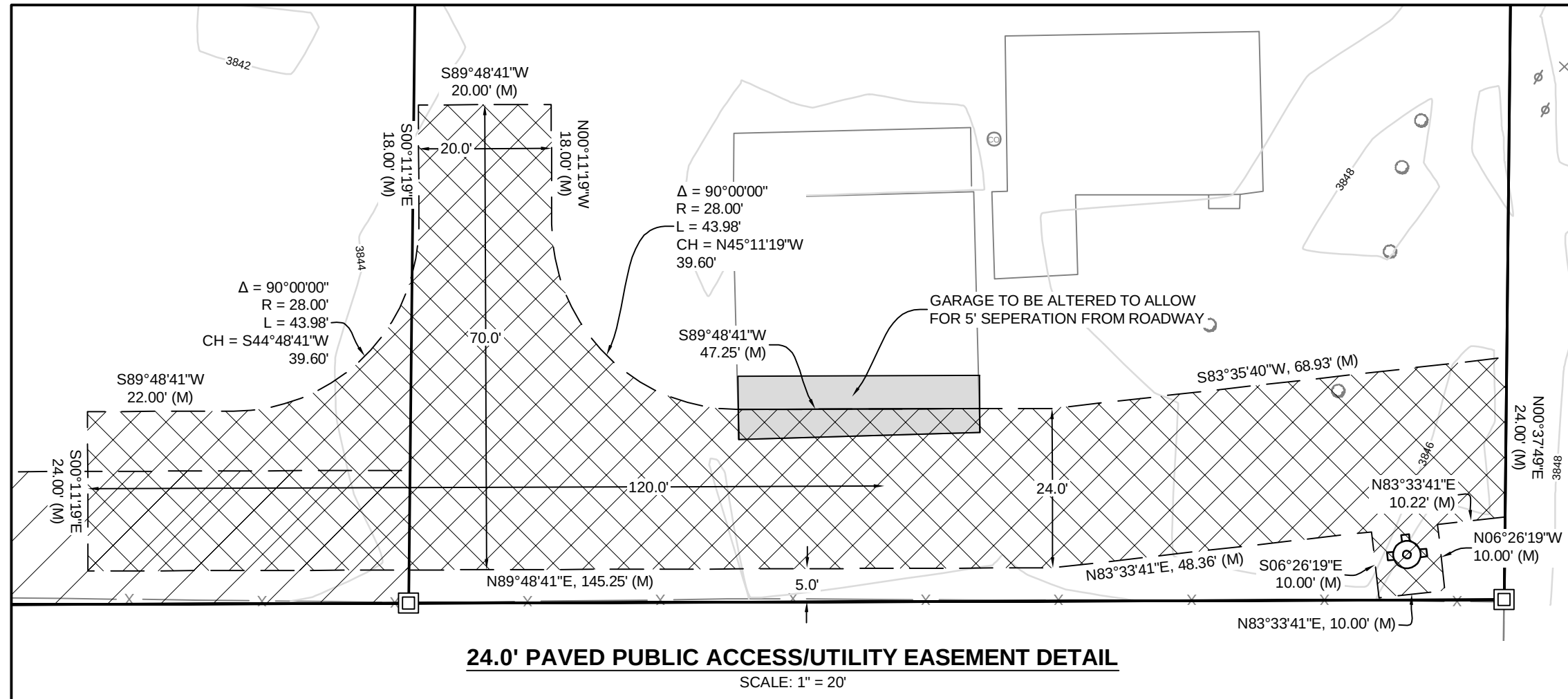
My commission expires: _____

LEGEND

	FOUND ALUMINUM CAP
	FOUND #4 REBAR
	FOUND HIGHWAY MONUMENT
	SET REBAR WITH ALUMINUM CAP PLS #19779
	MEASURED DISTANCE
	RECORD DISTANCE - COFFEE RECORD OF SURVEY (BOOK A PAGE 522 SHEET R20)
	RECORD DISTANCE - WOODLAND CREEK ESTATES (DRAWER W 71)
	RECORD DISTANCE - IDINGS SUBDIVISION (BOOK 1 PAGE 285)
	RECORD DISTANCE - WHITEHEAD DEED (2021-770 309)
	SUBDIVISION BOUNDARY
	PROPOSED EASEMENT
	UTILITY EASEMENT
	PUBLIC ACCESS EASEMENT
	PROPOSED FIRE HYDRANT
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING BUILDING
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING DECIDUOUS TREE

SURVEYORS NOTES

1.) TOTAL ACREAGE OF SUBDIVISION = 1.49 ACRES.
TOTAL NUMBER OF LOTS = 2



TOWNS MINOR SUBDIVISION

PREPARED FOR:

KW CAPITAL LTD
PO BOX 30
RANCHESTER, WY 82839

PREPARED BY:

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

NO.	REVISION	BY	DATE	DESIGNED BY:
				CIG
				CHECKED BY: JPC
				DATE: 4/9/2024
				SHEET
				1 of 1



MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-24-5. The Villages Phase II Subdivision preliminary plat. The owner, Stonemill Properties, LLC is requesting to subdivide 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Staff Recommendation

Staff recommends the Sheridan Planning Commission (PC) recommend approval of PL-24-5, a major subdivision preliminary plat with proposed front to depth variance and the frontage variance. The application submitted by Tad Rosenlund, PELS, Civil Engineer & Land Surveyor for DOWL (the "Applicant"), on behalf of the property owner, Stonemill Properties, LLC (the "Owner" or "Developer"). The proposed subdivision is titled The Villages Phase II Major Subdivision. The proposed subdivision is located within The Village Master Plan, a revision of the Wrench Ranch Phase II Master Plan. The total area for The Villages Phase II Major Subdivision is 10.66 acres.

Background

The Applicant is requesting a recommendation to the Sheridan governing body for approval of the submitted preliminary plat. The revised Master Plan provides a greater level of specificity for future land uses in the vicinity of the proposed minor subdivision, describing the areas of the subdivision to eventually be further subdivided for residential, commercial, mixed-use, and open space land uses. The Master Plan provides the required preliminary water and sewer plan, preliminary storm water drainage plan, and the preliminary traffic plan as required by City of Sheridan *Appendix B, Subdivision Regulations Article 3, 303 Preliminary Project Submittal*.

The intent of this Master Plan is "to provide a long-range plan that will encourage carefully planned and orchestrated development of high quality". The combined uses of the Master Plan will complement adjacent land uses and promote development continuity for adjacent undeveloped parcels, including the other Villages Master Plan phases.

Development Agreement

An agreement between the City of Sheridan and the Owner has been created to ensure that certain subdivision requirements are fulfilled before prior subdivision or development on the created tracts. The original parcels are included in the Wrench Ranch Phase Two Master Plan, and the Villages – Phase 1 is subject to the Master Plan agreements. An amended Master Plan has been submitted for approval in conjunction with this minor subdivision, and the Villages – Phase 1 will remain subject to said Master Plan.

Public improvements provided by the Developer for the subdivision shall include site grading and drainage improvements as necessary for the construction of a new access to Tracts 4 and 5. Access to Tracts 4 and 5 off Decker Road is pending approval from WYDOT (Decker Road is a WYDOT-maintained highway). The access easement created for Tracts 4 and 5 will be amended to facilitate creation of a 36' wide city street in a 60' right-of-way providing access to the PUD from Decker Road during a future subdivision development phase. The Developer will also provide financial assurances for public improvements, including a 10% contingency fee.

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the

Wrench Ranch Phase Two Master Plan. Sheridan Subdivision Regulations require installation of sidewalks; however, because this subdivision is not intended to facilitate land development yet, the Developer will be permitted to delay such projects until development requiring a Certificate of Occupancy is proposed.

The Development Agreement will be signed and recorded in conjunction with the Master Plan final approval.

Proposed Lot Uses

The Wrench Ranch Phase Two Master Plan designates areas for different development styles. Residential development will be located to the north (near the proposed new school site and Double Day Sports Complex), commercial development will be to the south, and mixed-use and open spaces will form a barrier in the middle of the Phase Two Master Plan area. These land uses will not be developed until subsequent subdivision activities occur.

The below table describes the proposed development types and associated acreage estimations:

Development Type	Size (acres)
Residential	37.0
Mixed Use	32.7
Commercial	57.8
Open Space/City Park	9.5

Roadways

Tracts 4 and 5 of the Villages Phase 1 Minor Subdivision utilize a shared access off Decker Road until further subdivision occurs. The Master Plan proposes establishment of city streets in the minor subdivision area. Streets will range in width from 36' to 39', and rights-of-way will range from 60' to 66' in width. Where possible, roads in the Master Plan area will be extensions of dead-end roads in adjacent existing subdivisions.

Easements

The shared access that will serve Tracts 4 and 5 is a 66' wide access and utility easement. This easement extends 60' west from the edge of the Decker Road right-of-way. Additionally, 15' wide utility easements are designated along the south boundary line of Tract 4 and the north boundary line of Tract 5. Unlike the access easement, these utility easements are not designated for removal during a future replat process.

A pre-existing 30' waterline easement will remain in its originally designated location. Additional subdivision activities following the objectives of the Master Plan may include additional easements as necessary.

Pedestrian Access

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the Master Plan. Sheridan Subdivision Regulations require installation of sidewalks; however, because this subdivision is not intended to facilitate land development yet, the Developer will be permitted to delay such projects until development requiring all improvements and a Certificate of Occupancy is proposed.

At present, sidewalks are installed along Decker Road from the I-90 interchange to a point midway across Tract 5's shared border with the Decker Road right-of-way.

Sewer Improvements

No sewer improvements are proposed at this time. Future development proposals will be required to install sewer improvements.

Open Space and Landscaping

The Master Plan includes several recommendations for placement of public open spaces and parks in the area. The Villages Master Plan shows open space for Phase Two to exist primarily on an east-west strip between the proposed Mixed-Use and Residential areas.

Developments in the Sheridan Gateway District—a zoning designation intended to facilitate creation of mixed-use areas that preserve character, natural space, and scenic vistas—can only be submitted after a development Master Plan has been submitted to the Sheridan Planning Division for review. Appendix A, §9C.B includes several

requirements for designated Open Space in the Gateway District, with which the Applicant's amended Master Plan is compliant.

Staff Comments

Staff sent out 34 nearest neighbor notifications to the property owners within 300 feet as part of this application. In addition, a legal ad was placed in the Sheridan Press, and signs were posted on the property.

Staff has no further comments at this time.

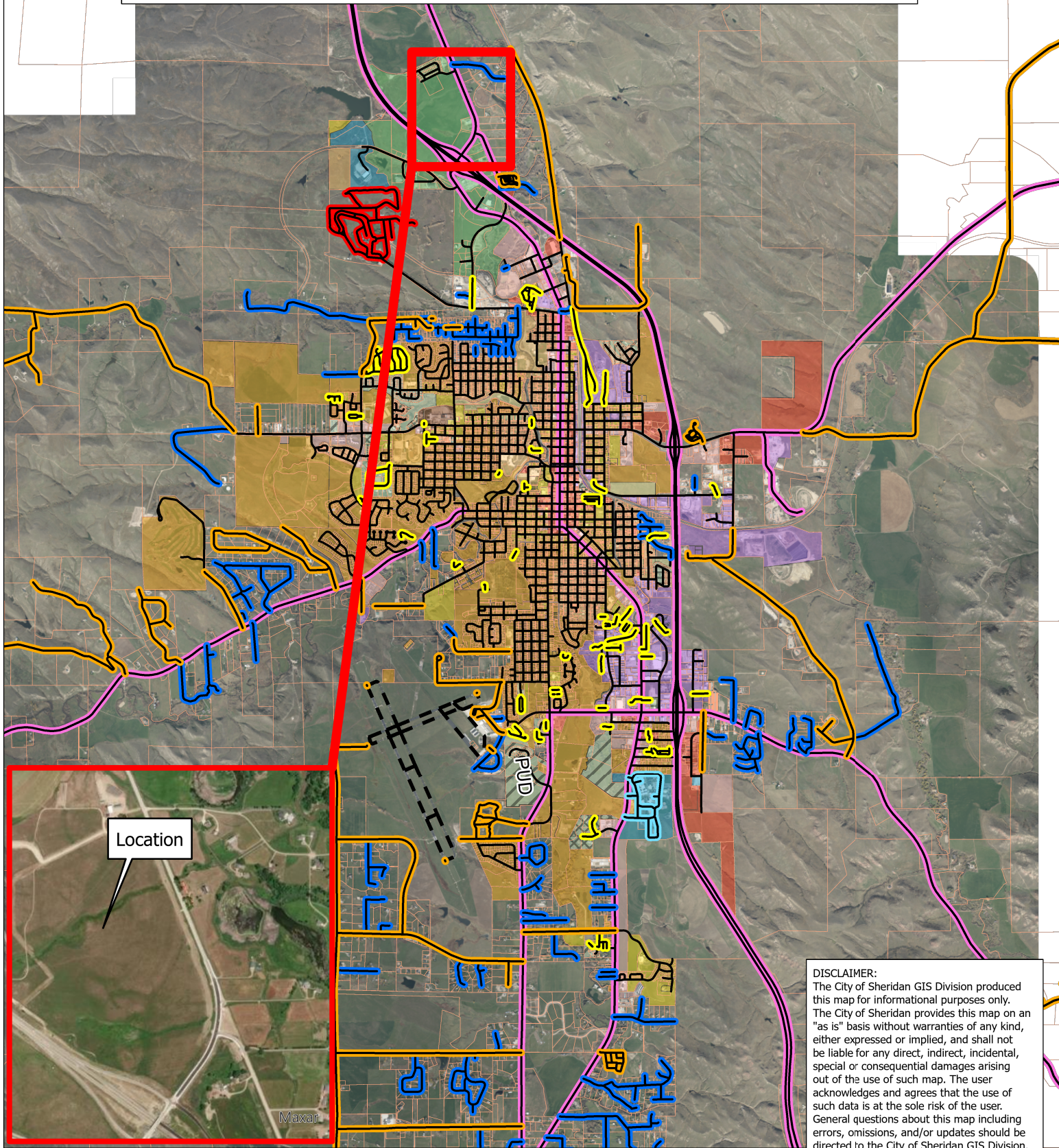
Attachments

aerial

preliminary plat

Variance request

The Villages Phase II 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.



C:\dowl_pw\60407466\SC-PA-SF-PL-28042.dwg PLOT DATE: 2024-04-03 14:18 USER: dromola

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, TRACT 4 AND TRACT 5, THE VILLAGES, PHASE I, AS RECORDED PLAT V, NUMBER 22, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.

OWNER

STONEMILL PROPERTIES, LLC
1150 DOVETAIL LANE
SHERIDAN, WYOMING, 82801

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL PROPERTIES, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS THE VILLAGES PHASE II, IS LOCATED IN SECTION 9 AND SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°00'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE NORTHEAST CORNER OF THIS SUBDIVISION AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 1094.60 FEET; THENCE S 67°38'05" W, 35.01 FEET; THENCE S 22°22'10" E, 247.69 FEET TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE, THENCE LEAVING SAID RIGHT OF WAY ALONG THE NORTH LINE OF LOT 1 S 73°59'33" W, 528.28 FEET, THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.88 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.77 FEET; THENCE, N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 FEET, A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH 1007.13 FEET; THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08 " E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 123.02 ACRES, MORE OR LESS.

TRACT 1A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE NORTHEAST CORNER OF THIS SUBDIVISION, AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET; THENCE S 67°37'50" W, 56.46 FEET; THENCE S 50°36'47" W, 226.14 FEET; THENCE S 63°13'38" W, 448.56 FEET; THENCE 158.59 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°34'39", A CHORD BEARING OF S 08°33'30" W, AND A CHORD LENGTH OF 151.31 FEET; THENCE S 28°52'59" E, 314.71 FEET; THENCE 433.91 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1033.00 FEET, A CENTRAL ANGLE OF 24°04'01", A CHORD BEARING OF S 49°05'00" W, AND A CHORD LENGTH OF 430.73 FEET; THENCE S 52°57'01" E, 66.00 FEET; THENCE 443.82 FEET, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 26°17'48", A CHORD BEARING OF N 50°11'53" E, AND A CHORD LENGTH OF 439.93 FEET; THENCE N 63°20'48" E, 641.35 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHWEST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.28 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.77 FEET; THENCE, N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 FEET, A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH 1007.13 FEET; THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08 " E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 98.61 ACRES, MORE OR LESS.

TRACT 4A:

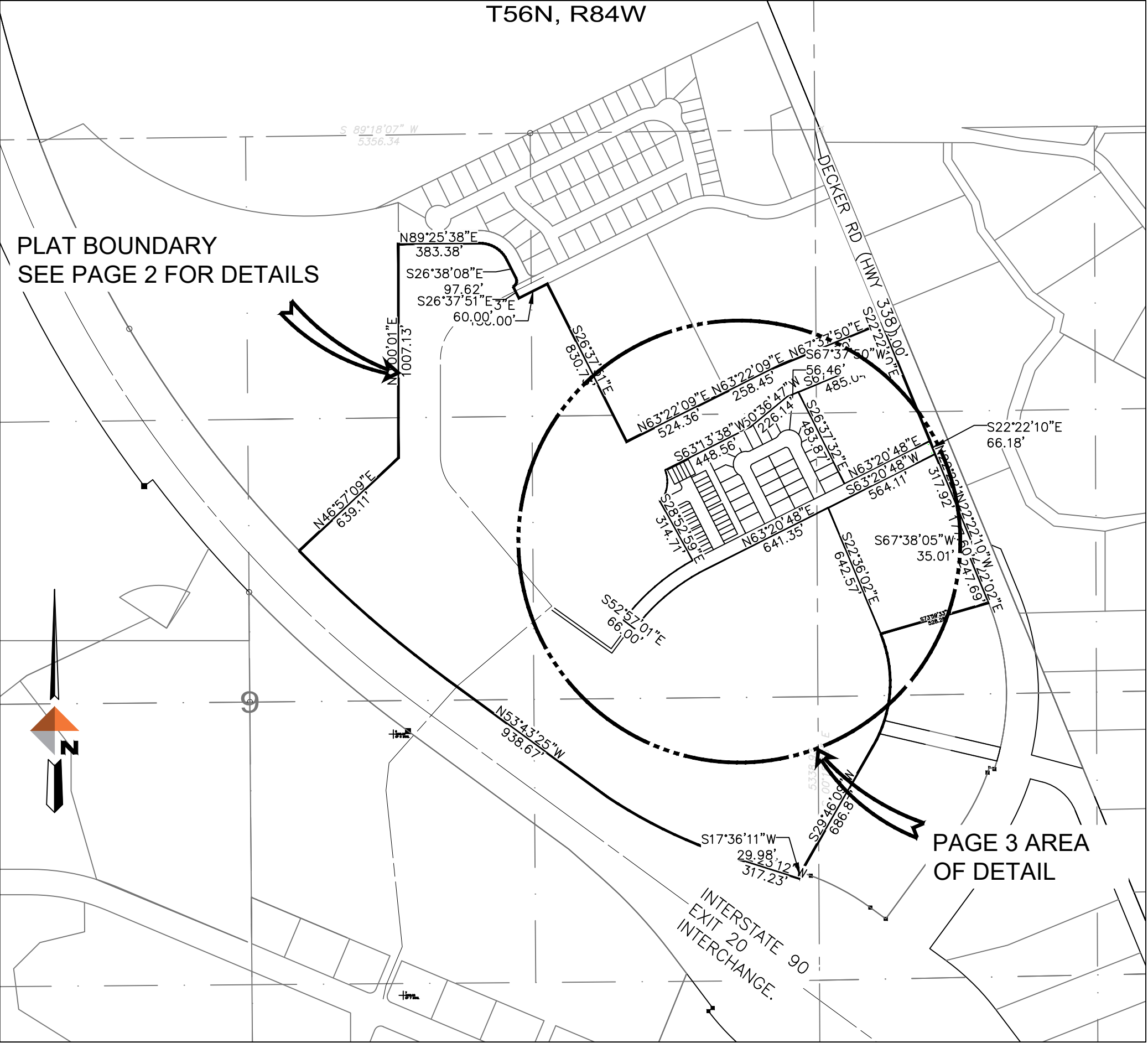
COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 150.00 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE DEPARTING FROM SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET, THENCE S 26°37'32" E, 483.87 FEET; THENCE N 63°20'48" E, 450.39 FEET, RETURNING TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY, N 22°22'10" W, 449.08 FEET; TO THE POINT OF BEGINNING.
CONTAINING 5.00 ACRES, MORE OR LESS.

TRACT 5A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 1094.60 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY, N 22°22'10" W, 177.60 FEET; THENCE N 22°22'10" W, 317.92 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY, S 63°20'48" W, 564.11 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE N 73°59'33" E, 528.28 FEET, TO SAID WEST RIGHT OF WAY LINE; THENCE N 22°22'02" W, 247.69 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 67°38'05" E, 35.01 FEET, TO THE POINT OF BEGINNING.
CONTAINING 8.75 ACRES, MORE OR LESS.

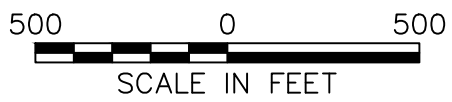
THE VILLAGES PHASE II SUBDIVISION
PRELIMINARY PLAT

A RESUBDIVISION OF TRACT ONE, 4, AND 5 OF THE VILLAGES PHASE I SUBDIVISION
AND LOCATED IN THE NE¹₄ OF SECTION 9 AND THE SW¹₄NW¹₄ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



CITY OF SHERIDAN, WY

LOCATION MAP



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 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 WATER LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

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

EXECUTED THIS _____ DAY OF _____ 2024. BY:

StoneMill Properties, LLC

By: Swayne Redinger, Member

STATE OF WYOMING)
):
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

APPROVAL OF MORTGAGEE

MORTGAGEE: _____

BY: _____

TITLE: _____

STATE OF WYOMING)
):
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

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 _____, 2024.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2024.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____ 2023.

CHAIRMAN

SECRETARY

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____M., AND IS DULY

RECORDED IN BOOK NUMBER _____, PAGE NUMBER_____

COUNTY CLERK

BASIS OF BEARING

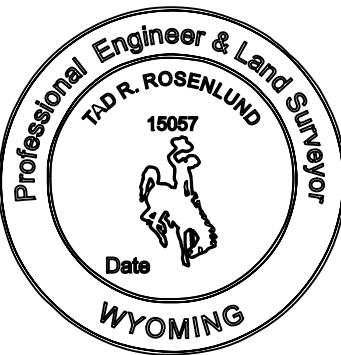
NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

LAND SURVEYOR CERTIFICATE

I, TAD R. ROSENLUND, 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 THE VILLAGES - PHASE II 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 THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND,

REGISTERED LAND SURVEYOR

WYOMING PELS NO. 15057



PRELIMINARY PLAT
THE VILLAGES PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28042.01
DATE 04/02/24

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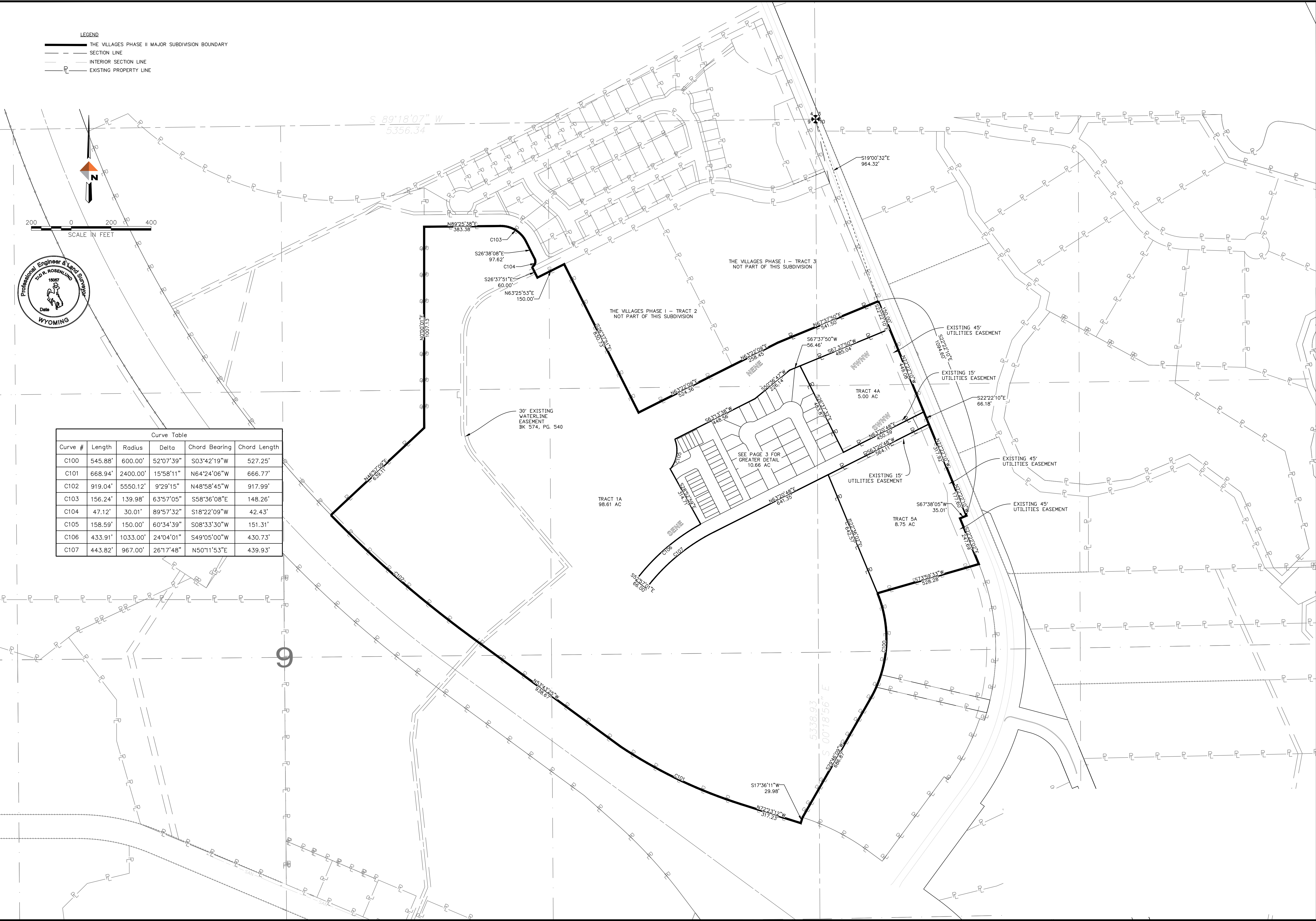
SHEET

1 OF 3

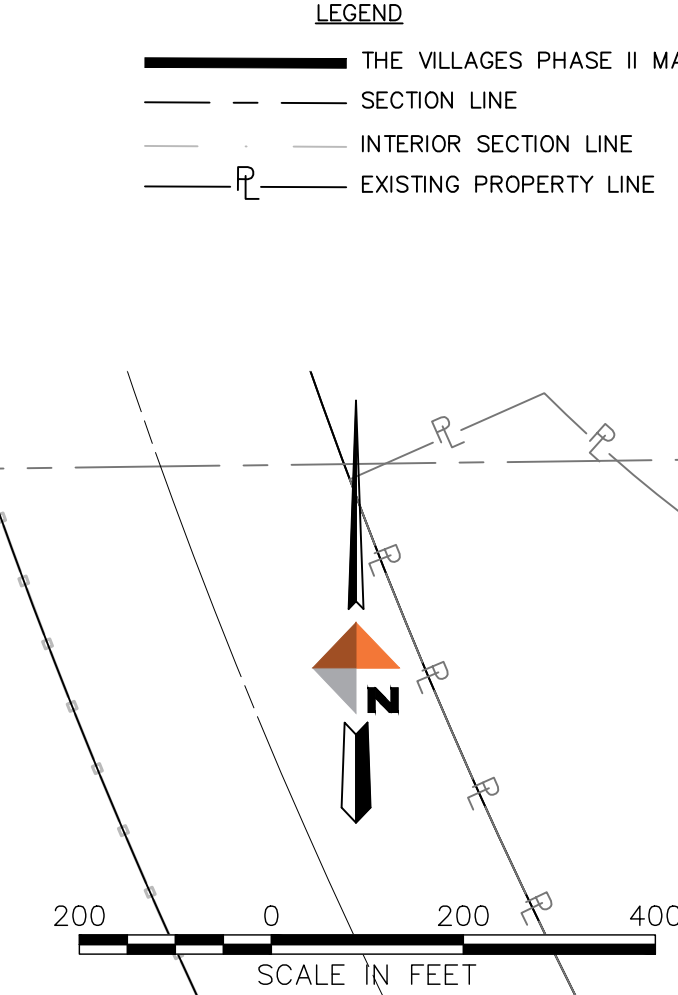
DOWL
WWW.DOWL.COM
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

REV	DATE	DESCRIPTION	REVISIONS			
			BY	TRR	TRR	TRR
			1	02/05/24	PRELIMINARY PLAT	
			2	02/26/24	PRELIMINARY PLAT - REVISION 1	
			3	03/28/24	PRELIMINARY PLAT - REVISION 2	
			4	04/02/24	PRELIMINARY PLAT - REVISION 3	

C:\dowl_pw\0407466\SC-PA-SF-PL-28042.dwg .PLOT DATE: 2024-4-4 11:57 SAVED DATE: 2024-04-03 14:18 USER: shomola



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C100	545.88'	600.00'	52°07'39"	S03°42'19"W	527.25'
C101	668.94'	2400.00'	15°58'11"	N64°24'06"W	666.77'
C102	919.04'	5550.12'	9°29'15"	N48°58'45"W	917.99'
C103	156.24'	139.98'	63°57'05"	S58°36'08"E	148.26'
C104	47.12'	30.01'	89°57'32"	S18°22'09"W	42.43'
C105	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C106	433.91'	1033.00'	24°04'01"	S49°05'00"W	430.73'
C107	443.82'	967.00'	26°17'48"	N50°11'53"E	439.93'



REV

DATE

DESCRIPTION

BY

TRR

TRR

TRR

TRR

1	02/05/24	PRELIMINARY PLAT	
2	02/26/24	PRELIMINARY PLAT - REVISION 1	
3	03/28/24	PRELIMINARY PLAT - REVISION 2	
4	04/02/24	PRELIMINARY PLAT - REVISION 3	

REVISIONS

DESCRIPTION

PROJECT

5063.28042.01

DATE

04/02/24

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SHEET

2 OF 3

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Sheridan, Wyoming 82801
307-672-9006

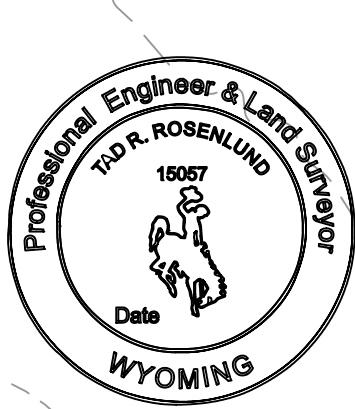
PRELIMINARY PLAT

THE VILLAGES PHASE II SUBDIVISION

SHERIDAN, WYOMING

- LEGEND
- FOUND ALUMINUM CAP — LS 14250
 - SET ALUMINUM CAP — PELS 15057
 - COMPUTED POINT — NOTHING FOUND, NOTHING SET
 - FOUND ALUMINUM CAP — LS 5300 OR AS NOTED
 - 15' ACCESS, DRAINAGE, AND UTILITIES EASEMENT
 - DRAINAGE EASEMENT (WIDTHS VARY)
 - UTILITIES EASEMENT (WIDTHS VARY)
 - 12' PATHWAY EASEMENT
 - 15' X 15' SIGN EASEMENT
 - SETBACK LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR (2' AND 10' INTERVALS)
 - PROPOSED CONTOUR (2' AND 10' INTERVALS)

SCALE IN FEET



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	433.91'	1033.00'	24°04'01"	S49°05'00"W
C2	158.59'	150.00'	60°34'39"	S08°33'30"W
C3	443.82'	967.00'	26°17'48"	N50°11'53"E
C4	40.20'	1033.03'	21°3'47"	N62°13'54"E
C5	23.56'	15.00'	90°00'00"	S71°39'12"E
C6	45.93'	120.00'	21°55'46"	N52°22'55"E
C7	47.80'	180.00'	15°12'59"	S55°44'18"W
C8	23.56'	15.00'	90°00'00"	S18°20'48"W
C9	15.98'	30.00'	30°31'18"	N41°54'51"W
C10	6.86'	60.00'	6°33'01"	N53°53'56"W
C11	37.90'	60.00'	36°11'37"	N32°31'37"W
C12	51.15'	60.00'	48°50'51"	N09°59'37"E
C13	37.69'	60.00'	35°59'28"	N52°24'47"E
C14	24.44'	60.00'	23°20'20"	N82°04'42"E
C15	15.98'	30.00'	30°31'18"	N78°29'17"E
C16	15.92'	30.00'	30°24'38"	N48°01'19"E
C17	19.41'	60.00'	18°31'52"	N42°04'52"E
C18	44.21'	60.00'	42°13'16"	N72°27'26"E
C19	49.90'	60.00'	47°38'57"	S62°36'27"E
C20	38.22'	60.00'	36°29'58"	S20°32'00"E
C21	6.33'	60.00'	6°02'30"	S00°44'14"W
C22	15.92'	30.00'	30°24'38"	S11°26'53"E

30" Waterline Easement
BK 574, PG. 540

THE VILLAGES PHASE 1 MINOR
TRACT 2 — 10.00 AC
NOT A PART OF THIS SUBDIVISION

THE VILLAGES PHASE 1 MINOR
TRACT 3 — 13.86 AC
NOT A PART OF THIS SUBDIVISION

TRACT 4A
5.00 AC

TRACT 5A
8.75 AC

TRACT 1A
98.61 AC

NOTES

1. DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
2. ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
3. NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.
4. THE SIGN EASEMENTS ARE FOR DEVELOPMENT ENTRANCE SIGNS. EXACT LOCATIONS AND DESIGN TO BE DETERMINED BY THE CORRESPONDING HOA.
5. OUTLOTS A AND B, TOTTALLING 0.94 ACRES SHALL BE PRIVATE OPEN SPACE, DESIGNATED AND RESTRICTED AS SHARED OPEN SPACE TO AND FOR THE PRIVATE BENEFIT OF LOTS 31 THROUGH 57 ONLY. THE AREA IS NOT OPEN FOR PUBLIC ACCESS. THE OUTLOTS SHALL BE MANAGED BY THE HOA AND NO STRUCTURES SHALL BE CONSTRUCTED UPON SAID OUTLOTS WITHOUT THE WRITTEN APPROVAL OF THE HOA.

PRELIMINARY PLAT
THE VILLAGES PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28042.01
DATE 04/02/24

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SHEET

3 OF 3

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REVISIONS		DESCRIPTION
REV	DATE	
1	02/05/24	PRELIMINARY PLAT
2	02/26/24	PRELIMINARY PLAT — REVISION 1
3	03/28/24	PRELIMINARY PLAT — REVISION 2
4	04/02/24	PRELIMINARY PLAT — REVISION 3

April 15, 2024
City of Sheridan Planning Department
55 Grinnell Plaza, Sheridan, WY 82801
RE: Lot Shape Variance Request

Dear City of Sheridan Planning Commission, Council, and Staff,

This letter is to formally request a variance for depth-to-front ratio and frontage widths for the proposed Saddle Mountain subdivision, as shown in the attached preliminary plat. This proposed development is planned for attached townhome style dwellings. This type of product is unable to meet the current lot shape requirements. Current code minimums and the requested variances are as follows:

Depth to Front:

- Code 505 C. 1. *Depth to front shall not exceed 2.5 to 1*
- Proposed 3.75 to 1 for the 20' lots. Lots 32-34, Lots 37-39, and Lots 42-44
- Proposed 3 to 1 for the 25' lots. Lots 31, 35, 36, 40, 41, 45, 47-50, and 53-56
- Proposed lots 46, 51, 52, and 57 are 30'x75' and meet the 2.5 to 1 requirement

Frontage

- Code 505 C. 5. *Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least 25 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.*
- Proposed Lots 32-34, 37-39, 42-44 are 20' wide townhome lots which is less than the required 25'.

We have enclosed a preliminary plat depicting the desired lot widths. We are more than willing to provide any additional information or address any concerns that may arise during the review process. My contact information is provided below.

Thank you for considering our request.

Sincerely,



Swayne Redinger, P.E.
StoneMill Construction
307-461-0987
swayne@stonemillconstruction.com

