Sheridan City Planning Commission
Meeting Agenda
June 24, 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 May 29, 2024 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-24-17, Resolution 28-24, Mallo II Minor Subdivision. The owners, Lance and Dionne Granger, are requesting to subdivide .51 acres from 1 lot into 2 lots. Zoned R-1 Residence District. Located at 1320 DeSmet Ave. PIN 56843431000233.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-24-20, the final plat of Story House Village Planned Unit Development Phase I subdivision. The owner, FP Story House Property Company, LLC is requesting to subdivide 44.87 acres from unplatted land into 84 lots and 8 outlots. Zoned PUD. Located at 2323 E 5th St. PIN 56842410000333.

   Motion by:

   Second:

Vote:

6. Comments from commissioners and staff.

7. Adjourn

MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the May 29, 2024 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN

MINUTES OF PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

MAY 29, 2024

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1. Commission Chair Tod Windsor called the meeting to order at 5:31 PM with a quorum as follows: Margaret Morneau, Bev Leichtnam, Brandy Campbell, and Ryan Franklin. Commissioners Daniel Kerbs and James Schrodt 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 May 13, 2024 Planning Commission meeting were approved by unanimous consent.

4. Consideration of PL-24-14, Resolution 20-24, The Villages Phase II Subdivision final 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.

   Public Works Director Hanns Mercer presented information regarding the Subdivision.

   Commissioner Franklin moved, seconded by Commissioner Campbell, to provide a positive recommendation for this project to the City Council. The motion carried.

5. Comments from commissioners and staff.
   A. Public Works Director Hanns Mercer provided an update of the M1/M2 Zoning and Downtown Zoning projects. The new planner, Kelly Schroeder, will be starting on Monday.

6. The meeting was adjourned at 5:45 PM.

_____
Tod Windsor, Planning Commission Chairperson

Attest: _____
Cecilia Good, City Clerk

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-24-17, Resolution 28-24, Mallo II Minor Subdivision. The owners, Lance and Dionne Granger, are requesting to subdivide .51 acres from 1 lot into 2 lots. Zoned R-1 Residence District. Located at 1320 DeSmet Ave. PIN 56843431000233.

Staff Recommendation

Discussion and recommended action on PL-24-17, Resolution 28-24, Mallo II Minor Subdivision.

Background

Cannon Consulting, on behalf of Lance and Dionne Granger, has submitted an application for Mallo II Minor Subdivision, located at 1320 De Smet Avenue (PIN 56843431000233). The subject property is currently platted as Lot 2, Mallo Minor Subdivision and is zoned R-1. The applicant seeks to divide 22,366 square feet (0.51 acres) into two residential use lots (zoned R-1) with the following proposed lot sizes:

- Lot 1: 13,143 square feet
- Lot 2: 9,223 square feet

The applicant is also seeking variances on this property for the depth-to-front ratio and minimum lot width requirements.

- City Code - Appendix B - Article 5 - 505(C)(1) states that the depth-to-front ratio of lots shall not exceed 2.5 to 1. The applicant is requesting a depth-to-front ratio of 3.2:1 for proposed Lot 2.
- City Code - Appendix B - Article 5 - 505(C)(1) states that the minimum lot width at the building setback line for properties zoned R-1 shall be sixty (60) feet. The applicant is requesting a lot width of 52.89 feet for proposed Lot 2.

The subject property is adjacent to Meadowlark Elementary school to the south and single-family residential properties to the north, east, and west. All adjacent properties are zoned R-1.

Discussion:

Along with reviewing and recommending action to City Council on the final plat as submitted, the Planning Commission shall also review and recommend action on the the following requested variances to the Subdivision Regulations:

- A depth-to-front ratio of 3.2:1 for proposed Lot 2; and
- A lot width of 52.89 feet for proposed Lot 2

Per Sheridan City Code Appendix B §204(A), the Planning Commission shall not recommend approval of a

variance to the Subdivision Regulations unless it finds, based on all the evidence presented, that all of the following conditions apply:

1. *The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;*
2. *The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;*
3. *The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.*

To support the request for variances, the applicant submitted the following statement:

> Please grant a variance from the three following requirements for the proposed lot 2 of Mallo II Minor Subdivision. These three requirements are variances from are the minimum depth to width requirement of 2.5':1', The Minimum Street frontage of 60', and the minimum lot width of 60'. An existing building on the property doesn't allow the proposed lot 2 to comply with all these requirements. The street frontage requirement, and frontage to width ratio requirement, could be complied with by adding an angle point in the north line of lot 2 creating the required 60' of frontage and 2.5:1 depth to frontage ratio. However, the angle point could cause problems with future fencing and lead to boundary line disputes, so the owner wishes to make the north line of lot 2 straight. Also, nearly all the lots across the street are fifty feet (50') wide so granting this variance and allowing lot 2 to be fifty-two feet (52.89') wide would not be different than or contrary to other lots in the neighborhood.
> Therefore, we seek a variance so that Proposed Lot 2 can be 52.89' wide at its narrowest point instead of the required 60', also that Proposed Lot 2 can have 54' of street frontage instead of the required 60', also that Proposed Lot 2 can have a depth to frontage ratio of 3.2':1' instead of the required 2.5':1' for this subdivision

Planning Commission may recommend approval, approval with conditions, or denial of the variances requested. If the variances are recommended for approval or approval with conditions, the Planning Commission may then recommend action on the final plat as submitted with the variances on depth-to-front ratio and lot width.

Prior to approving the final plat, City Council shall make the following findings per Sheridan City Code Appendix B §202. Staff offers the following comments on the required findings:

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

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

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

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

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

The proposed subdivision conforms to the Zoning Ordinance.

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

This proposed subdivision is outside the Airport influence area.

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

Future water and sewer will be connected to existing utilities in De Smet Avenue and will be available to both lots.

Staff Comments

Staff review comments pertained to minor plat revisions and clarification on the variances requested. All staff comments have been adequately addressed at this time. Staff sent out 27 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press.

Staff has no further comments at this time.

Attachments

site plan
final plat
aerial
resolution

FINAL PLAT OF

MALLO II MINOR SUBDIVISION

THE SUBDIVISION OF LOT 2, MALLO MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼) OF SECTION 34, OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING.
TOTAL AREA: ±22366 SQ. FT. (±0.51 ACRES)



LEGEND

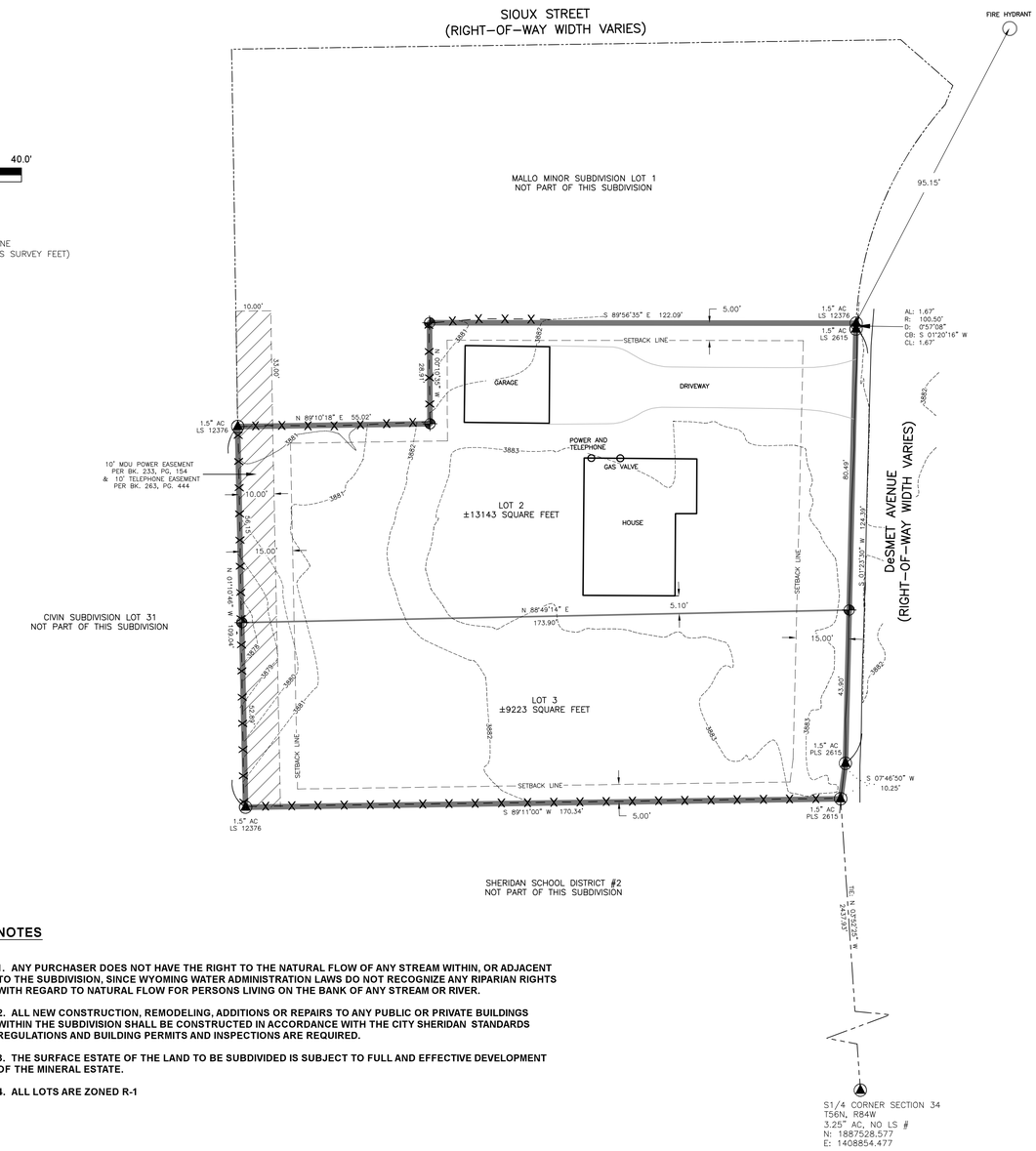
- FOUND CORNER AS NOTED
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- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- SETBACKS
- — X — X — X — X — EXISTING FENCE

N

0.0' 20.0' 40.0'

SCALE: 1"=20'

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



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LANCE AND DONNIE GRANGER BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS MALLO II MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼), SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING LOT 2, OF MALLO MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 34, THENCE N 03°52'25" W, 2437.93' FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE S 89°11'00" W, 170.34 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE N 01°10'46" W, 109.04 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N 89°10'18" E, 55.02 ALONG THE NORTH LINE OF SAID LOT 2; THENCE N 00°10'35" W, 28.91 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE S 89°56'35" E, 122.09 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE WEST RIGHT-OF-WAY LINE OF DE SMET AVE; THENCE THROUGH A CURVE TO THE LEFT ALONG THE WEST RIGHT-OF-WAY LINE OF DE SMET AVE. HAVING AN ARC LENGTH OF 1.67 FEET, A RADIUS OF 100.50 FEET, A DELTA OF 0°57'08" AND A CHORD OF S 01°20'16" W, 1.67 FEET; THENCE S 01°23'30" W, 124.39 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 07°46'50" W, 10.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±22366 SQ. FT. (±0.51 ACRES) MORE OR LESS.

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS 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 EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS _____, DAY OF _____, 2024

_____
LANCE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

_____
DIONNE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

THE UNDERSIGNED FIRST NORTHERN BANK OF WYOMING, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS DOCUMENT NUMBER 2024-791748. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

_____
FIRST NORTHERN BANK OF WYOMING

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ 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, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS_____DAY OF_____,2024.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS DAY OF _____, 2024. _____

_____ _____
CHAIRMAN ATTEST: VICE CHAIRMAN

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOT 2 OF MALLO MINOR SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER: M PLAT NO: 70, IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

STATE OF WYOMING) :SS
COUNTY OF SHERIDAN)

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK THIS _____ DAY OF _____, 2024
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____.

_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

NOTES

1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

4. ALL LOTS ARE ZONED R-1

CERTIFICATE OF SURVEYOR

I, CLAYTON 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 MALLO II MINOR 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.

51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

_____
REGISTERED LAND SURVEYOR

NO._____14250_____.

Cannon Consulting LLC
Making every shot count

DATE OF PREPARATION: MAY 21, 2024.

RECORD OWNER: LANCE AND DIONNE GRANGER
1320 DE SMET AVE
SHERIDAN, WY 82801

FINAL PLAT OF

MALLO II MINOR SUBDIVISION

THE SUBDIVISION OF LOT 2, MALLO MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼) OF SECTION 34, OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING.
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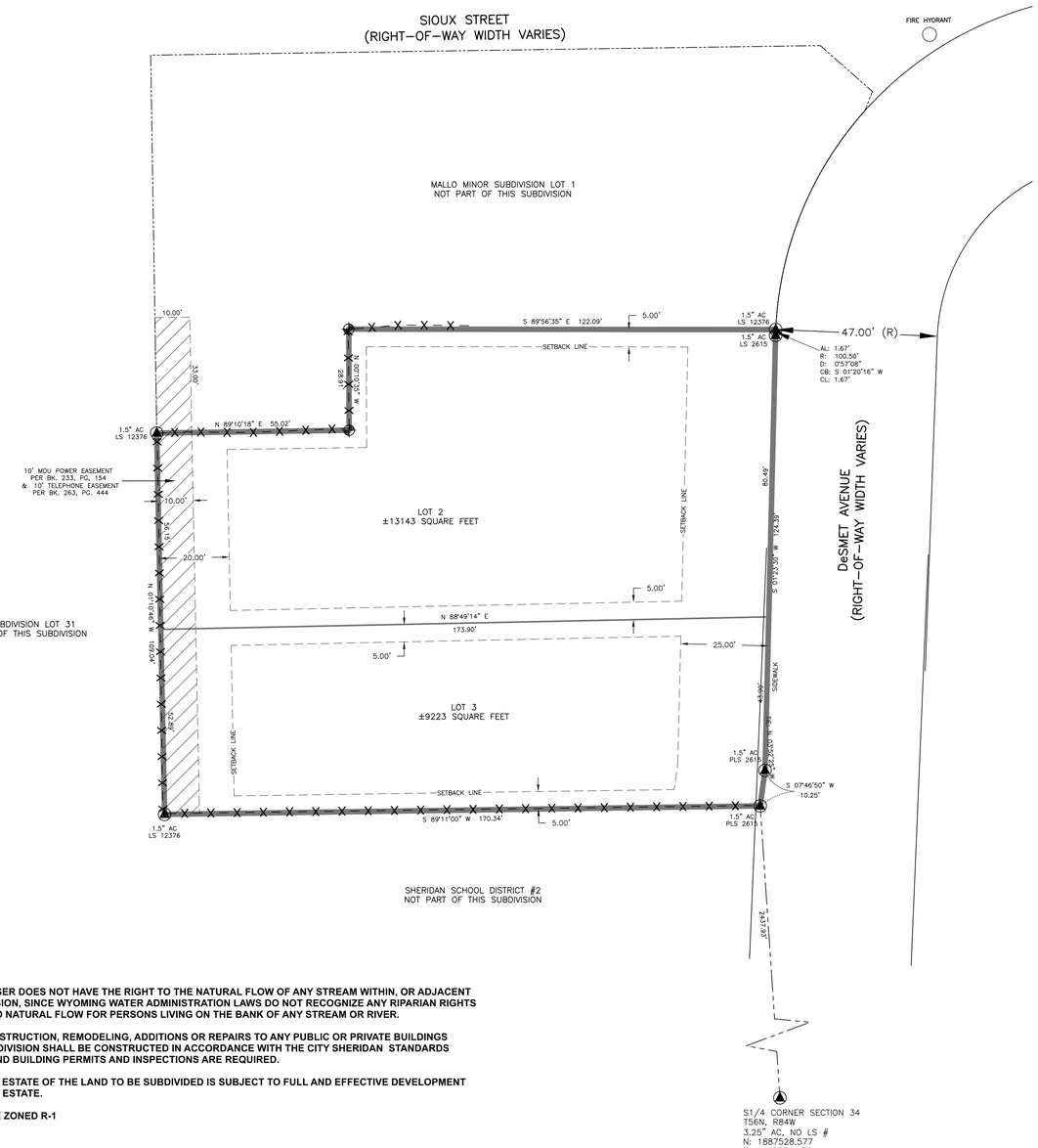
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_____
LANCE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

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

_____
NOTARY PUBLIC

_____
DIONNE GRANGER

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):SS
COUNTY OF SHERIDAN)

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_____
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STATE OF WYOMING)
):SS
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_____
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_____
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APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS DAY OF _____ ,2024. _____

_____ _____
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REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS DAY OF _____, 2024. _____

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DECLARATION VACATING PREVIOUS PLATTING

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CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :SS

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COUNTY CLERK STAMP RECEIVING NUMBER

NOTES

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4. ALL LOTS ARE ZONED R-1

CERTIFICATE OF SURVEYOR

I, CLAYTON 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 MALLO II MINOR 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.

_____
REGISTERED LAND SURVEYOR

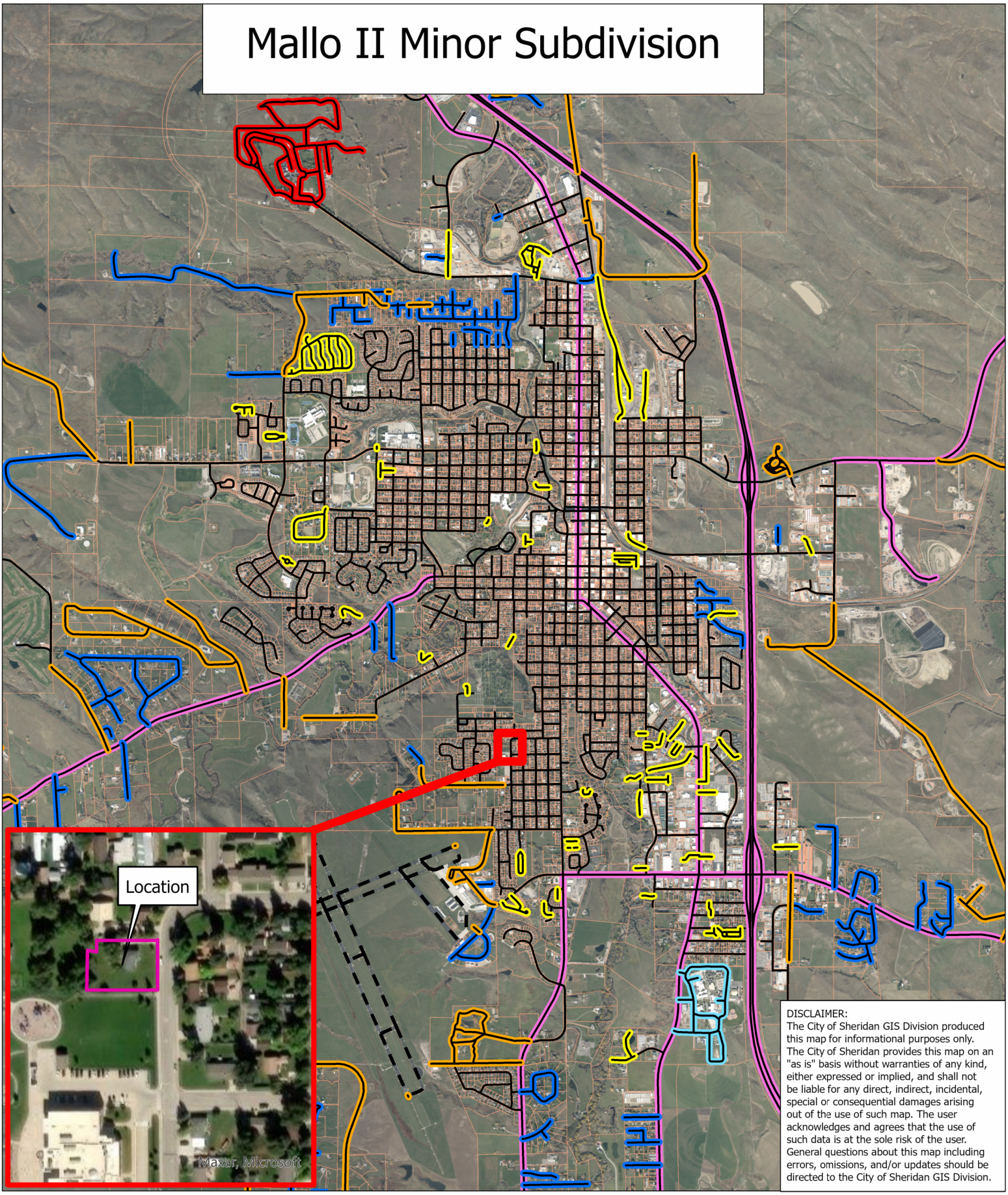
NO._____14250_____.

Cannon Consulting LLC
Making every shot count
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

DATE OF PREPARATION: MAY 20, 2024.

RECORD OWNER: LANCE AND DIONNE GRANGER
1320 DE SMET AVE
SHERIDAN, WY 82801

Mallo II Minor 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.

CITY OF Sheridan WYOMING

Legend

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

N

Feet 0 2,000 4,000

Date: 6/12/2024 9:39 AM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 28-24

A RESOLUTION approving PL-24-17, the final plat of Mallo II Minor Subdivision, a re-subdivision of Lot 2, Mallo Minor Subdivision, dividing 0.51 acres into 2 lots. Zoned R-1, located at 1320 De Smet Avenue. (PIN 56843431000233).

WHEREAS, the final plat of Mallo II 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 final plat of Mallo II Minor Subdivision, a re-subdivision of Lot 2, Mallo Minor Subdivision, dividing 0.51 acres into 2 lots. The property is zoned R-1, located at 1320 De Smet Avenue.

In approving Mallo II 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 Mallo II Minor Subdivision, the Governing Body is also approving a depth-to-front ratio variance and a lot width variance. The depth to front ratio for Lot 2 will be greater than 2.5 to 1. The dedicated lot width for Lot 2 will be 52.89 feet.

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2024.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-24-20, the final plat of Story House Village Planned Unit Development Phase I subdivision. The owner, FP Story House Property Company, LLC is requesting to subdivide 44.87 acres from unplatted land into 84 lots and 8 outlots. Zoned PUD. Located at 2323 E 5th St. PIN 56842410000333.

Staff Recommendation

Staff awaiting recommendation from the Planning Commission regarding PL-24-20, Resolution 29-24, the Final Plat of Story House Village Planned Unit Development Phase I Subdivision. The owner, FP Story House Property Company, LLC, is requesting to subdivide 44.87 acres of unplatted land into 84 lots and 8 outlots with a major subdivision. Zoned PUD, Planned Unit Development. Located at 2323 E. 5th St. (PIN 56842410000333).

Background:

The proposed PUD subdivision is located east of I-90 on the north side of WY Hwy 336, also known as Wyarno Road or E 5th Street. The subdivision's primary access roadway will originate at the existing Hwy 336/Industrial Lane junction, creating a four-way intersection. Future phases will be developed to the north of Phase 1, on the remainder of the 175.56 acres included in the Story House Village PUD Master Plan not included in Phase 1. An emergency authorized vehicle use only secondary access will be installed to the east of the property between lots 16 and 17 of block 7 and goes to State Highway 336. Future phases will include a new secondary access and eliminate the temporary emergency secondary access proposed in phase 1.

The Applicant intends to use existing city zoning regulations to determine permissible land uses in the PUD. Parcels designated "commercial" or "mixed use" will adhere to B-1 zoning standards, while "residential" parcels will adhere to R-3 standards. The primary difference between existing zoning standards and the proposed layout of the PUD is in setbacks: the PUD setbacks will be reduced, allowing for greater lot coverage. Parcels to the south are zoned M-1 (Industrial) and are used for industry, and parcels to the west, north, and east are agricultural.

Type of Dwelling Units and Proposed Lot Uses

The Applicant is proposing 83 residential lots (R-3), 4 commercial lots (B-1), and 8 open space lots for Phase 1 of the PUD. To facilitate development of different housing types (single family, multifamily, townhouse, and condominium units), the sizes of the residential lots vary widely. The smallest residential lots are on the east side of the proposed subdivision, increasing in size towards the center of the subdivision to accommodate larger multi-unit projects.

Variances

Five variances were requested and approved with the preliminary plat/rezone to a Planned Unit

Development. They were the following:

- Frontage less than 25’ for Block 7, Lots 16 & 17. Lot 16 - 23.67 ft, Lot 17 - 22.53 ft
- Depth to front ratio greater than 2.5 to 1

	Lot Depth (ft)	Lot Frontage (ft)	Depth to Front Ratio
Block 4 - Lot 1	176.37’	61.70’	2.86 to 1
Block 4 - Lot 2	176.14’	61.87’	2.85 to 1
Block 4 - Lot 3	175.91’	67.55’	2.60 to 1
Block 7 - Lot 1	125.03’	47.18’	2.65 to 1
Block 7 - Lot 2	121.63’	45.24’	2.69 to 1
Block 7 - Lot 3	118.08’	45.24’	2.61 to 1
Block 7 - Lot 4	114.54’	45.24’	2.53 to 1
Block 7 - Lot 16	100.99’	23.67	4.27 to 1
Block 7 - Lot 17	100.99’	22.53	4.48 to 1
Block 7 - Lot 18	100.63’	25.86	3.89 to 1

- Centerline curve radius for 100’ instead of 150’
- Road Width of 36’ instead of 39’
- Sewer easement of 20’

Staff Comments

Staff sent out 7 nearest neighbor notifications to the property owners within 300 feet as part of this application. In addition, legal ads were published in the paper and a sign posted on the property.

Staff has no further comments at this time.

Attachments

final plat
aerial
resolution

FINAL PLAT
OF
STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

AREA OF 84 LOTS, BLOCKS 1-3, 6 & 8 ±28.82 ACRES
AREA OF 8 OUTLOTS ±7.76 ACRES
AREA OF ROADS ±8.29 ACRES
TOTAL = ±44.87 ACRES
ZONING: PUD

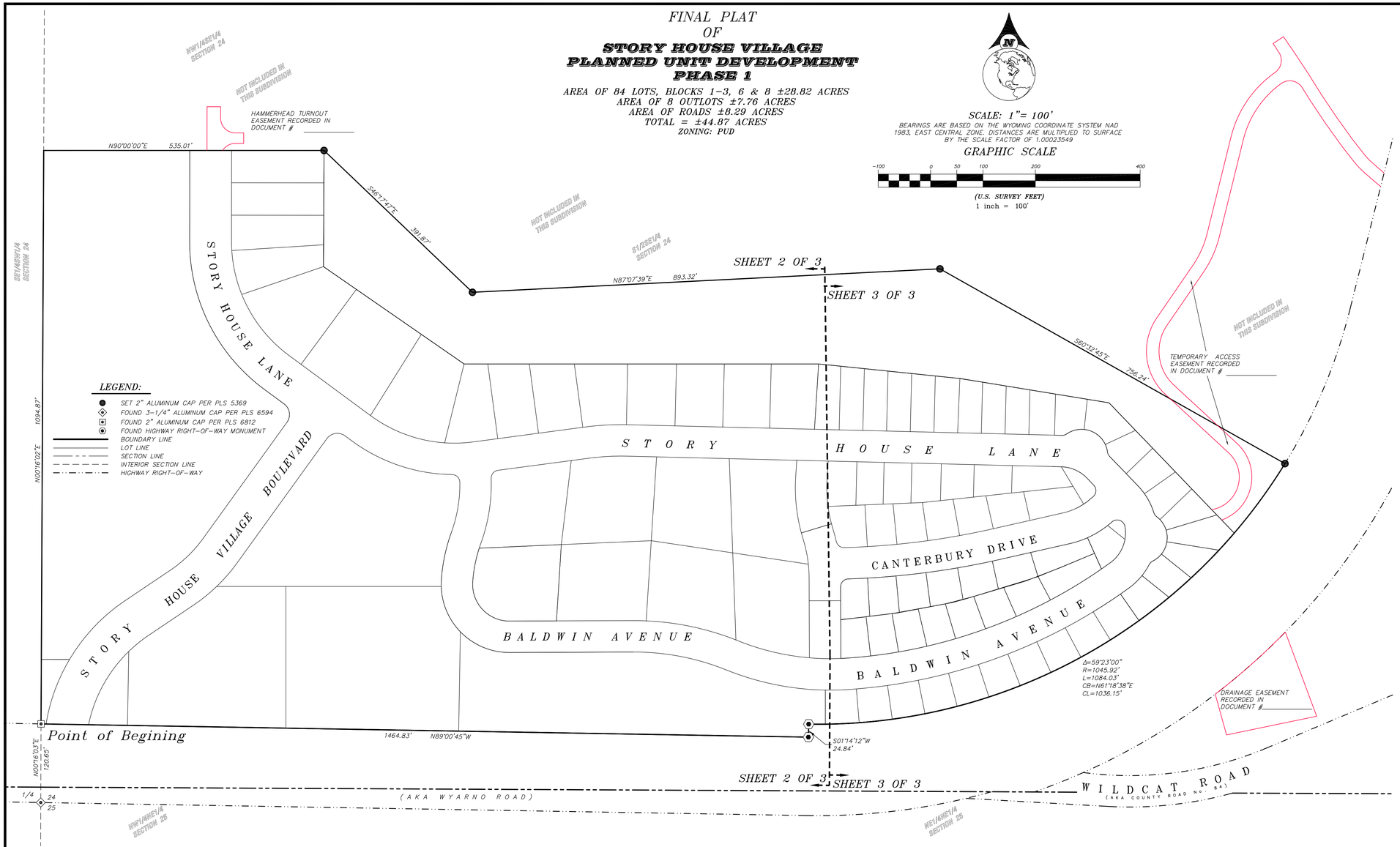
SCALE: 1"= 100'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE MULTIPLIED TO SURFACE BY THE SCALE FACTOR OF 1.00023549

GRAPHIC SCALE

-100 0 50 100 200 400

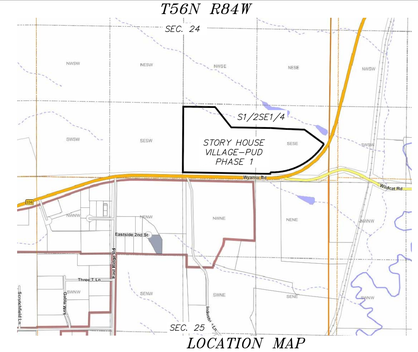
(U.S. SURVEY FEET)
1 inch = 100'



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY

T56N R84W



LOCATION MAP

NO TRUE SCALE

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STORY HOUSE PROPERTY COMPANY 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 **STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1** IS A SUBDIVISION OF THE S1/2SE1/4, SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the quarter corner of said Section 24 (monumented with a 3¼" Aluminum Cap per PLS 6594); thence N00°16'03"E, 120.65 feet along the west line of said S½SE¼ to a 2" Aluminum Cap per PLS 6812 being the POINT OF BEGINNING this tract;
thence N00°16'03"E, 1094.87 feet along said west line to a 2" Aluminum Cap per PLS 5369;
thence N90°00'00"E, 535.01 feet to a 2" Aluminum Cap per PLS 5369;
thence S46°17'47"E, 391.87 feet to a 2" Aluminum Cap per PLS 5369;
thence N87°07'39"E, 893.32 feet to a 2" Aluminum Cap per PLS 5369;
thence S60°32'45"E, 756.24 feet to a 2" Aluminum Cap per PLS 5369 lying on the north right of way line of Wyarno Road (AKA State Highway No. 336);
thence along said north right of way line, through a curve to the right, having a central angle of 59°23'00", a radius of 1045.92 feet, an arc length of 1084.03 feet, a chord bearing of S61°18'38"W and a chord distance of 1036.15 feet to a standard WYDOT right of way monument at the end of said curve to the right;
thence along said north right of way line S01°14'12"W, 24.84 feet to a standard WYDOT right of way monument;
thence N89°00'45"W, 1464.83 feet along said north right of way line to the POINT OF BEGINNING.

SAID SUBDIVISION CONTAINS **±44.86 ACRES** OF LAND, MORE OR LESS.

STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1, 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 IT'S 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 DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

IN TESTIMONY WHEREOF:

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

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

FP STORY HOUSE PROPERTY COMPANY, LLC

BY: _____
, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY xxxxxxxxxxxx BEFORE ME THIS DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SIGNED BY AFFIDAVIT

BY: SECURITY STATE BANK ("LIEN HOLDER"),
SEE AFFIDAVIT FILED AT THE SHERIDAN
COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER 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 SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

_____ _____ _____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS___DAY OF_____, ____.

_____ _____
ATTEST: CITY CLERK MAYOR

NOTES

1. All areas requiring placement of compacted fill must be constructed in accordance with the construction drawings and Section 01750 – Special Provisions of the Story House Village PUD Phase 1.
2. A geotechnical evaluation and foundation design must be performed by a Wyoming Licensed Professional Engineer for permanent structures constructed on Lots containing compacted fill. This includes the following:
   a. Block 3
   b. Block 4: Lots 1, 2, 3, 4, 5, 6, 13, 14, and Outlot C
   c. Block 5: Lots 1, 5, and 6
   d. Block 6
   e. Block 7: Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 29, and 30
   f. Block 8
   g. Outlot B

(See Sheets 2 and 3 for Lot and Block locations).

NOTICE TO BUYERS

This property is subject to limited sewer capacity that will be regulated by the issuance of building permits. The City of Sheridan has the right to and will deny your building permit if there is not adequate sewer capacity for your project.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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

THIS _____, DAY OF _____, 20_____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THONE STEWART, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor THONE STEWART 14 Date WYOMING

PRELIMINARY DRAFT

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

FINAL PLAT
OF
STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

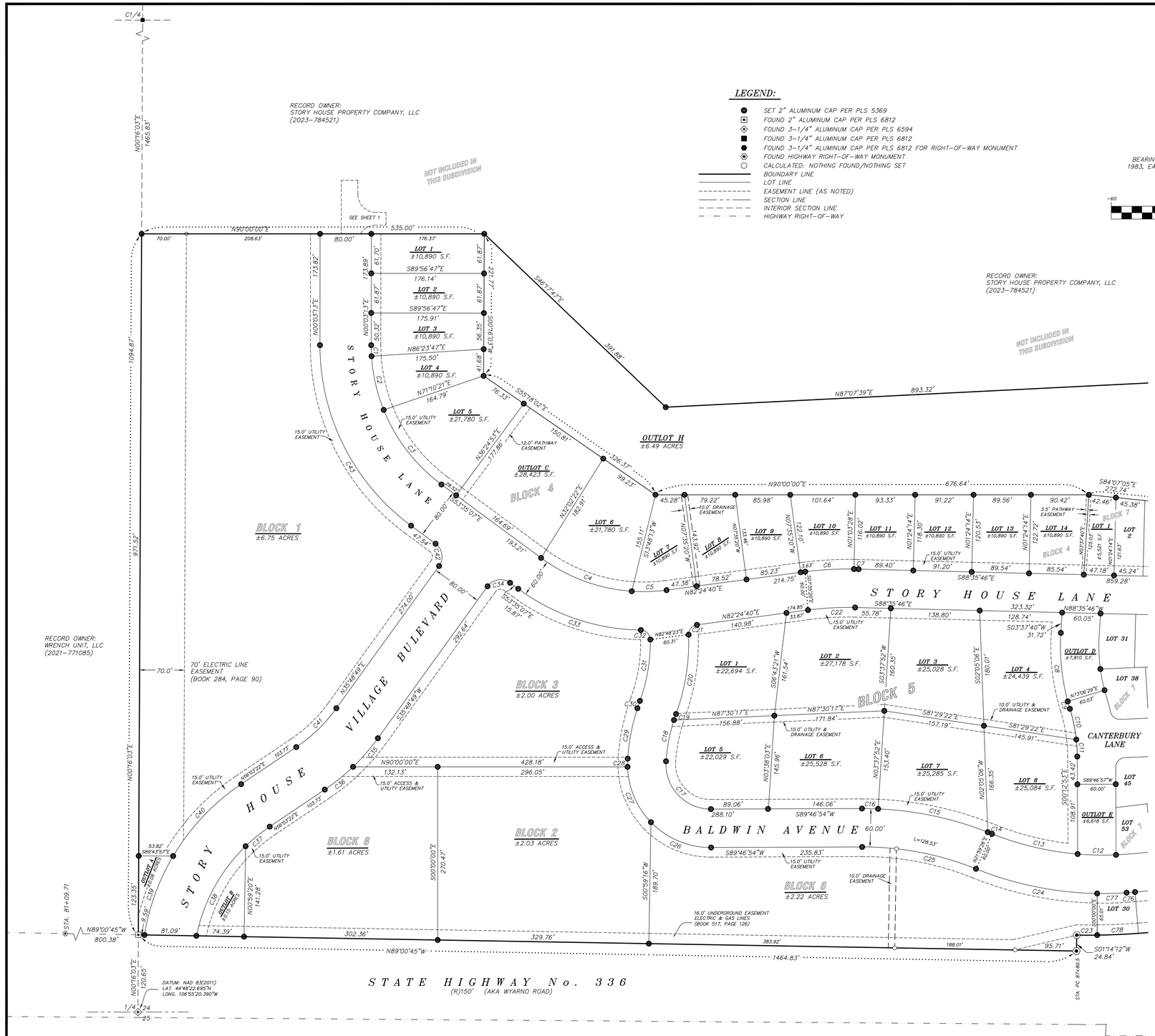
SITUATED IN THE S/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

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

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023-058
DN: 2023-058-PUD-2-20
PF: T2023-058
REVIEWED BY: JSP
JUNE 10, 2024



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°39'25"	270.00'	17.23'	S01°46'30"E	17.23'
C2	18°19'08"	270.00'	86.33'	S12°45'47"E	85.96'
C3	31°39'47"	270.00'	149.21'	S37°45'14"E	147.32'
C4	32°26'57"	270.00'	152.91'	S69°48'36"E	150.88'
C5	11°33'16"	270.00'	54.45'	N88°11'18"E	54.36'
C6	8°38'49"	530.00'	79.99'	N86°44'04"E	79.91'
C7	0°20'46"	530.00'	3.20'	S88°46'09"E	3.20'
C8	20°53'28"	329.56'	120.17'	S06°49'04"E	119.50'
C9	2°06'35"	329.56'	12.14'	S16°12'30"E	12.13'
C10	17°02'45"	254.21'	75.63'	N08°44'25"W	75.35'
C11	17°02'45"	254.21'	75.63'	N08°44'25"W	75.35'
C12	7°19'18"	470.00'	60.06'	S88°48'16"E	60.02'
C13	17°08'08"	469.98'	140.56'	S76°34'37"E	140.03'
C14	0°28'37"	530.00'	4.41'	N68°14'52"W	4.41'
C15	19°00'43"	530.00'	175.87'	N77°59'33"W	175.06'
C16	2°43'11"	530.00'	25.16'	N88°51'30"W	25.16'
C17	94°08'19"	70.00'	115.01'	S43°08'56"E	102.50'
C18	13°56'56"	270.00'	65.73'	S10°53'41"W	65.57'
C19	2°06'21"	270.00'	9.92'	S18°55'20"W	9.92'
C20	21°54'40"	330.00'	126.20'	N09°01'10"E	125.43'
C21	84°20'49"	15.00'	22.08'	S40°14'15"W	20.14'
C22	8°59'34"	470.00'	73.77'	S86°54'27"W	73.69'
C23	1°44'42"	1045.92'	31.86'	S89°52'13"E	31.85'
C24	20°59'06"	530.00'	194.12'	S78°30'07"E	193.03'
C25	22°12'32"	470.00'	182.18'	N79°06'50"W	181.04'
C26	46°08'30"	130.00'	104.69'	S67°08'51"E	101.89'
C27	42°20'16"	130.00'	96.06'	S22°54'28"E	93.89'
C28	5°39'33"	130.00'	12.84'	S01°05'26"W	12.84'
C29	13°56'56"	330.00'	80.34'	S10°53'41"W	80.14'
C30	2°06'21"	330.00'	12.13'	S18°55'20"W	12.13'
C31	20°44'18"	270.00'	97.73'	N09°36'21"E	97.19'
C32	88°27'13"	15.00'	23.16'	N44°59'24"W	20.93'
C33	35°37'54"	330.00'	205.22'	S71°24'04"E	201.93'
C34	90°36'04"	25.00'	39.53'	S81°06'51"W	35.54'
C35	20°14'33"	328.00'	115.88'	N45°56'05"E	115.28'
C36	20°14'33"	328.00'	115.88'	N45°56'05"E	115.28'
C37	101°13'50"	272.00'	48.57'	S50°56'27"W	48.50'
C38	34°08'12"	272.00'	162.06'	S28°45'26"W	159.67'
C39	21°28'22"	352.00'	131.92'	S19°58'25"W	131.15'
C40	25°20'46"	352.00'	155.72'	S43°22'59"W	154.45'
C41	20°14'33"	248.00'	87.62'	N45°56'05"E	87.16'
C42	89°23'56"	25.00'	39.01'	N08°53'09"W	35.17'
C43	53°38'20"	350.00'	327.66'	S26°45'57"E	315.83'

FINAL PLAT OF STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

SITUATED IN THE S/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

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

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023-058
DN: 2023-058-PUD-2-20
PF: 12023-058
REVIEWED BY: JSP
JUNE 10, 2024

RECORD OWNER:
STORY HOUSE PROPERTY COMPANY, LLC
(2023-784521)

N90°00'00"E
676.64'

S80°32'46"E
756.24'

NOT INCLUDED IN THIS SUBDIVISION

STA. PT 103+19.2

OUTLOT H
±6.49 ACRES

90.42' | 42.46' | 45.38' | S84°07'05"E 272.74' | 45.38' | 45.38' | 45.38' | 45.38' | 47.08' | 42.25' | 45.67' | S80°43'00"E | 45.90' | 49.57' | 286.72' | 61.35' | 42.07'

3.5' PATHWAY EASEMENT

BLOCK 7 PATHWAY EASEMENT

LOT 1 ±5,521 S.F. | LOT 2 ±5,262 S.F. | LOT 3 ±5,262 S.F. | LOT 4 ±5,101S.F. | LOT 5 ±4,941 S.F. | LOT 6 ±4,869 S.F. | LOT 7 ±4,480 S.F. | LOT 8 ±4,285 S.F. | LOT 9 ±4,022 S.F. | LOT 10 ±4,000 S.F. | LOT 11 ±4,000 S.F. | LOT 12 ±4,900 S.F.

LOT 14 ±10,890 S.F.

BLOCK 4 | BLOCK 7

S03°17'40"W 125.03' | N01°24'14"E 121.63' | N01°24'14"E 118.08' | N01°24'14"E 114.54' | N01°24'14"E 111.00' | N01°24'14"E 107.45' | N02°20'21"E 103.79' | N01°24'14"E 97.85' | N01°24'14"E 91.59' | N01°24'14"E 85.30' | N01°24'14"E 78.52' | N05°48'52"E 57.85'

15.0' UTILITY EASEMENT

85.54' | 47.18' | S88°35'46"E | 45.24' | 45.24' | 45.24' | 45.24' | 45.24' | 45.24' | 45.24' | 45.47' | 859.28' | 49.02' | 15.72' | C50 | C51 | C52

6.0' PATHWAY EASEMENT
N65°02'24"E
63.65'
6.0' PATHWAY EASEMENT

S42°51'07"E 47.16'

C53 | C54 | 45.62' | 60.00' | S03°31'04"W 60.04'

LOT 13 ±4,032 S.F.

N46°05'02"E 70.04'

LOT 14 ±4,032 S.F. | 62.82' | 344.95'

C55 | 32.01' | C56 | N54°48'07"E 72.30' | 45.08'

LOT 15 ±4,032 S.F.

N46°11'08"E 84.35' | 68.83'

LOT 16 ±4,032 S.F.

C57 | C58 | C59

SEE SHEET 1 FOR TEMPORARY ACCESS EASEMENT DETAILS

12' SANITARY SEWER & ACCESS EASEMENT

N73°18'25"E 100.99'

12' SANITARY SEWER & ACCESS EASEMENT

LOT 17 ±5,443 S.F. | 48.03'

16.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT (BOOK 517, PAGE 126)

S80°52'46"E 100.63'

C60 | C61 | C62 | C63 | C64 | C65 | C66 | C67 | C68 | C69 | C70 | C71 | C72 | C73 | C74 | C75 | C76 | C77 | C78 | C79 | C80 | C81 | C82 | C83 | C84 | C85 | C86 | C87 | C88 | C89 | C90 | C91

LOT 18 ±3,955 S.F. | LOT 19 ±3,955 S.F. | LOT 20 ±3,955 S.F. | LOT 21 ±4,000 S.F. | LOT 22 ±4,000 S.F. | LOT 23 ±4,000 S.F. | LOT 24 ±4,000 S.F. | LOT 25 ±4,000 S.F. | LOT 26 ±4,000 S.F. | LOT 27 ±4,000 S.F. | LOT 28 ±4,000 S.F. | LOT 29 ±4,000 S.F.

S51°14'50"E 72.86' | S51°15'54"E 66.26' | S34°50'06"E 61.84' | S27°22'55"E 62.88' | S27°59'19"E 63.72' | S24°38'11"E 64.38' | S21°11'55"E 64.86' | S17°56'55"E 65.16' | S14°38'12"E 65.29' | S11°20'00"E 65.25' | S08°01'44"E 65.04' | S04°43'12"E 64.66'

Δ=9°00'21"
R=1045.92'
L=4,335.03'
CB=N36°07'19"E
CL=164.23'

Δ=17°29'12"
R=1045.92'
L=319.21'
CB=N22°46'45"E
CL=317.98'

Δ=50°22'38"
R=1045.92'
L=919.63'
CB=S65°48'49"W
CL=890.29'

S T O R Y H O U S E L A N E

B A L D W I N A V E N U E

C A N T E R B U R Y L A N E

S T A T E H I G H W A Y N o . 3 3 6

(R)200' (AKA WYARNO ROAD)

N88°35'46"W 60.05' | 54.86' | N88°35'46"W | 51.92' | 53.01' | 56.22' | 62.78' | 72.58' | 453.26' | 77.05' | 16.62'

N03°37'40"E 34.05'

15.0' UTILITY EASEMENT

BLOCK 7

LOT 31 ±4,716 S.F. | LOT 32 ±4,240 S.F. | LOT 33 ±4,154 S.F. | LOT 34 ±4,154 S.F. | LOT 35 ±4,154 S.F. | LOT 36 ±4,514 S.F. | LOT 37 ±4,803 S.F.

S01°24'14"W 83.15' | S01°24'14"W 79.75' | S01°24'14"W 76.27' | S01°24'14"W 70.31' | S01°24'14"W 62.02' | S01°24'14"W 52.44'

15.0' UTILITY EASEMENT

OUTLOT F ±2,103 S.F.

C114 | S80°55'32"E 43.77' | N43°51'07"W 18.95' | C115 | S49°08'14"W 7.67'

OUTLOT D ±7,810 S.F.

C1 | C125 | C124 | C123 | C122 | C121 | C120 | C119 | C118 | C117 | C116 | C129

53.18' | 52.03' | 53.13' | 22.05' | 34.52' | 63.32' | 73.21' | 101.81' | N83°53'06"E 78.69'

N87°39'08"E 70.51' | N87°39'08"E 53.70' | N87°39'08"E 56.19' | N83°53'06"E 58.72' | N83°53'06"E 62.95' | N83°53'06"E 72.49'

LOT 44 ±4,989 S.F.

LOT 43 ±4,339 S.F.

N12°45'05"W 64.45' | N12°45'05"W 56.07' | 64.21'

LOT 38 ±5,081 S.F. | LOT 39 ±4,339S.F. | LOT 40 ±4,339 S.F. | LOT 41 ±4,339 S.F. | LOT 42 ±4,339 S.F.

N73°06'29"E 60.03' | S87°55'19"W 11.32' | 15.0' UTILITY EASEMENT | N01°36'23"W 78.71' | N05°41'20"W 77.73' | N10°16'52"W 70.42' | S77°14'55"W 136.22' | 72.01'

LOT 8

C122 | C121 | C120 | C119 | C118 | C117 | C116 | C129 | C128 | C100 | C101 | C102 | C103 | C104 | C105 | C106 | C107 | C108 | C109 | C110 | C111 | C112 | C113 | C114 | C115

S49°08'14"W 3.26'

OUTLOT G ±687 S.F.

S51°31'37"E 42.29' | S24°05'05"E 60.00' | S55°55'35"E 60.00'

LOT 60 ±3,329 S.F.

LOT 51 ±4,452 S.F.

N77°14'55"E 61.51' | 138.23' | 76.72' | 116.57'

LOT 50 ±3,942 S.F.

LOT 59 ±4,903 S.F.

S21°14'57"E 54.22' | S24°05'05"E 32.65' | N67°33'01"E | N77°01'50"W 48.28'

LOT 49 ±3,961 S.F.

LOT 48 ±3,954 S.F.

LOT 58 ±3,937 S.F.

S09°43'13"E 60.80' | S07°26'02"E 65.36' | 29.23' | N72°53'46"E 68.85' | N72°53'46"E 59.61' | 49.23' | N27°57'47"W 50.48'

15.0' UTILITY EASEMENT

LOT 45 ±3,987 S.F. | LOT 46 ±3,978 S.F. | LOT 47 ±3,959 S.F.

S05°16'59"E 69.56' | S05°16'59"E 73.69' | S03°47'14"E 3.28'

LOT 4

S89°46'57"W 60.00' | 26.41' | 36.61' | N00°13'03"W | 73.79' | 55.83' | 42.76' | 14.28' | 60.27' | 28.99' | 34.78' | 21.16' | N75°23'50"E 55.93' | N19°56'33"W 65.84' | N16°21'15"W 69.32' | N13°10'54"W 73.32' | N09°47'48"W 74.25' | N06°36'23"W 75.36'

LOT 57 ±3,917 S.F.

LOT 56 ±3,931 S.F.

LOT 55 ±3,909 S.F.

LOT 54 ±3,920 S.F.

LOT 53 ±3,896 S.F.

N79°37'51"E 52.68' | N79°37'51"E 50.87' | N83°04'12"E 49.85' | N83°04'12"E 48.74'

LOT 52 ±3,949 S.F.

OUTLOT E ±6,618 S.F.

LOT 22 ±4,000 S.F.

LOT 23 ±4,000 S.F.

LOT 24 ±4,000 S.F.

LOT 25 ±4,000 S.F.

LOT 26 ±4,000 S.F.

LOT 27 ±4,000 S.F.

LOT 28 ±4,000 S.F.

LOT 29 ±4,000 S.F.

LOT 30

LOT 1

BLOCK 6

16.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT (BOOK 517, PAGE 126)

S00°00'00"E 65.01'

C23 | C78 | C79 | C80 | C81 | C82 | C83 | C84 | C85 | C86 | C87 | C88 | C89 | C90 | C91 | C92 | C93 | C94 | C95 | C96 | C97 | C98 | C99 | C100 | C101 | C102 | C103 | C104 | C105 | C106 | C107 | C108 | C109 | C110 | C111 | C112 | C113 | C114 | C115 | C116 | C117 | C118 | C119 | C120 | C121 | C122 | C123 | C124 | C125 | C126 | C127 | C128 | C129 | C130

95.71' | S01°14'12"W 24.84'

STA. PC 87+80.5

SEE SHEET 1 FOR DRAINAGE POND DETAILS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C50	29°51'54"	15.00'	7.82'	N70°06'35"E	7.73'
C51	40°38'14"	50.00'	35.46'	S75°29'45"W	34.72'
C52	59°13'43"	50.00'	51.69'	N54°34'17"W	49.42'
C53	17°19'27"	50.00'	15.12'	N16°17'42"W	15.06'
C54	36°16'58"	15.00'	9.50'	S25°46'28"E	9.34'
C55	8°46'55"	130.00'	19.93'	N39°35'21"W	19.91'
C56	17°50'51"	130.00'	40.49'	N26°16'27"W	40.33'
C57	35°59'59"	15.00'	9.42'	S35°21'02"E	9.27'
C58	9°32'09"	50.00'	8.32'	N48°34'57"W	8.31'
C59	27°07'16"	50.00'	23.67'	N30°15'14"W	23.45'
C60	25°48'49"	50.00'	22.53'	N03°47'11"W	22.34'
C61	29°37'56"	50.00'	25.86'	N23°56'12"E	25.57'
C62	24°49'08"	50.00'	21.66'	N51°09'45"E	21.49'
C63	35°59'59"	15.00'	9.42'	S45°34'19"W	9.27'
C64	11°09'47"	130.00'	25.33'	N33°09'13"E	25.29'
C65	15°20'19"	130.00'	34.80'	N46°24'15"E	34.70'
C66	1°04'57"	1030.00'	19.46'	N54°36'53"E	19.46'
C67	3°27'45"	1030.00'	62.24'	N56°53'14"E	62.24'
C68	3°24'35"	1030.00'	61.30'	N60°19'24"E	61.29'
C69	3°22'07"	1030.00'	60.56'	N63°42'45"E	60.55'
C70	3°20'17"	1030.00'	60.01'	N67°03'57"E	60.00'
C71	3°19'02"	1030.00'	59.63'	N70°23'36"E	59.62'
C72	3°18'21"	1030.00'	59.43'	N73°42'18"E	59.42'
C73	3°18'12"	1030.00'	59.38'	N77°00'34"E	59.38'
C74	3°18'36"	1030.00'	59.50'	N80°18'58"E	59.49'
C75	3°19'32"	1030.00'	59.78'	N83°38'02"E	59.78'
C76	0°44'07"	1030.00'	13.22'	N85°39'51"E	13.22'
C77	4°58'26"	530.00'	46.01'	N88°31'07"E	45.99'
C78	3°32'06"	1045.92'	64.53'	N87°29'23"E	64.52'
C79	3°28'53"	1045.92'	63.55'	N83°58'54"E	63.54'
C80	3°27'57"	1045.92'	63.27'	N80°30'29"E	63.26'
C81	3°27'33"	1045.92'	63.15'	N77°02'44"E	63.14'
C82	3°27'42"	1045.92'	63.19'	N73°35'06"E	63.18'
C83	3°28'23"	1045.92'	63.40'	N70°07'04"E	63.39'
C84	3°29'37"	1045.92'	63.77'	N66°38'04"E	63.76'
C85	3°31'26"	1045.92'	64.33'	N63°07'33"E	64.32'
C86	3°33'52"	1045.92'	65.07'	N59°34'54"E	65.06'
C87	3°37'00"	1045.92'	66.02'	N55°59'28"E	66.01'
C88	3°40'55"	1045.92'	67.21'	N52°20'30"E	67.20'
C89	4°05'08"	1045.92'	74.58'	N48°27'29"E	74.56'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C90	5°47'25"	1045.92'	105.70'	N43°31'12"E	105.66'
C91	5°47'25"	1045.92'	105.70'	N43°31'12"E	105.66'
C92	1°23'16"	1530.00'	37.06'	N87°27'10"E	37.05'
C93	2°02'11"	1530.00'	54.38'	N85°44'26"E	54.38'
C94	2°09'23"	1530.00'	57.58'	N83°38'39"E	57.58'
C95	2°17'10"	1530.00'	61.05'	N81°25'23"E	61.05'
C96	2°31'44"	1530.00'	67.53'	N79°00'55"E	67.53'
C97	0°30'09"	1530.00'	13.42'	N77°29'59"E	13.42'
C98	1°19'58"	180.00'	35.60'	N71°34'56"E	35.54'
C99	14°21'13"	180.15'	45.13'	N58°44'14"E	45.01'
C100	2°24'49"	179.98'	7.58'	N50°20'37"E	7.58'
C101	120°26'58"	15.00'	31.53'	N70°38'17"W	26.04'
C102	44°01'31"	70.04'	53.81'	N32°03'19"E	52.50'
C103	11°3'28"	970.00'	20.73'	N54°41'09"E	20.73'
C104	6°44'20"	970.00'	114.09'	N58°40'03"E	114.02'
C105	4°15'55"	970.00'	72.21'	N64°10'10"E	72.19'
C106	3°45'19"	970.00'	63.57'	N68°10'47"E	63.56'
C107	3°32'42"	970.00'	60.02'	N71°49'48"E	60.01'
C108	3°20'57"	970.00'	56.70'	N75°16'37"E	56.69'
C109	3°15'06"	970.00'	55.05'	N78°34'39"E	55.04'
C110	3°11'25"	970.00'	54.01'	N81°47'54"E	54.00'
C111	3°37'36"	900.30'	56.99'	N85°09'37"E	56.98'
C112	88°21'50"	15.00'	23.13'	S43°57'52"W	20.91'
C113	44°44'39"	70.00'	54.67'	N66°13'27"W	53.29'
C114	92°59'21"	15.00'	24.34'	N02°38'33"E	21.76'
C115	7°25'21"	120.00'	15.55'	N60°16'00"E	15.53'
C116	13°16'15"	120.00'	27.79'	N70°36'47"E	27.73'
C117	3°13'07"	1472.67'	65.59'	N78°26'59"E	65.58'
C118	2°24'13"	1470.00'	61.67'	N80°55'43"E	61.66'
C119	2°18'08"	1470.00'	59.06'	N83°16'54"E	59.06'
C120	2°12'36"	1470.00'	56.70'	N85°32'16"E	56.70'
C121	1°16'45"	1470.00'	32.82'	N87°16'56"E	32.82'
C122	79°06'29"	14.89'	20.56'	S52°31'26"E	18.97'
C123	4°17'29"	314.32'	23.54'	N15°07'02"W	23.54'
C124	7°10'35"	269.56'	33.76'	S11°10'41"E	33.74'
C125	11°13'04"	269.56'	52.78'	S01°58'52"E	52.69'
C126	11°13'04"	269.56'	52.78'	S01°58'52"E	52.69'
C128	20°26'24"	70.00'	24.97'	N00°11'37"W	24.84'
C129	7°22'56"	120.59'	15.54'	N52°50'08"E	15.53'
C130	2°29'49"	269.56'	11.75'	S16°00'53"E	11.75'

FINAL PLAT
OF
STORY HOUSE VILLAGE, PLANNED UNIT DEVELOPMENT PHASE 1

SITUATED IN THE S/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

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

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023-058
DN: 2023-058-PUD-2-20
PF: T2023-058
REVIEWED BY: JSP
JUNE 10, 2024

Story House Village PUD



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CITY OF Sheridan WYOMING

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
- MA - Medical Arts District
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District

Miles 0 ¾ 1½

Date: 12/27/2023 3:41 PM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 29-24

A RESOLUTION approving PL-24-20, the final plat of Story House Village Planned Unit Development Phase 1 subdivision, dividing 44.87 acres from unplatted land into 84 lots and 8 outlots with a major subdivision. Zoned Planned United Development (PUD), located at 2323 E. 5th Street. (PIN 56842410000333)

WHEREAS, the final plat of the Story House Village Planned Unit Development Phase 1 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 final plat of the Story House Village Planned Unit Development Phase 1, dividing 44.87 acres from unplatted land into 84 lots and 8 outlots with a major subdivision. The property is zoned Planned United Development (PUD), located at 2323 E. 5th Street.

In approving the Story House Village Planned Unit Development Phase 1, 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 Story House Village Planned Unit Development Phase 1 subdivision, the Governing Body is also approving a depth to front ratio variance and a frontage width variance. The depth to front ratio for Block 4 Lots 1-3, Block 7 Lots 1-4 & 16-18 will be greater than 2.5 to 1. The dedicated street frontage width for Lots 16 and 17 will be 23.67 feet and 22.53 feet, respectively.

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2024.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk