



**Sheridan City Planning Commission
Meeting Agenda
July 28, 2025
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 27, 2025 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-25-15, Resolution 20-25. Lindberg Minor Subdivision. The applicants, Jacob and Tricia Lindberg are requesting to subdivide .22 acres into 4 lots. Zoned R-2 Residence District. Located at 964 Adair Ave. PIN 56842236500625

Motion by:

Second:

Vote:

5. Consideration of PL-25-16, Elmwood Estates preliminary plat. The applicant, Khanstruction, LLC, is requesting to subdivide 31.82 acres into 6 lots, zoned R-1 Residence District. Located on E 5th St., across from Joe St and Sibley Circle. PIN 5684233000633.

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 27, 2025 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
MAY 27, 2025

1. Commission Chair Daniel Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Lorraine Lehman, Jeff Pederson, Tod Windsor, Ryan Franklin, Margaret Morneau and Brandy Campbell. Staff present included City Planner Kelly Schroeder and various other City staff.
2. Approval of Agenda
Commissioner Morneau moved, Commissioner Windsor seconded approval of the agenda; Agenda was approved by unanimous consent.
3. Approval of the Minutes of May 12, 2025.
The Chair asked for any changes or additions to the minutes of May 12, 2025, none were offered. Commissioner Windsor moved, seconded by Commissioner Lehman to approve the minutes. Voice vote to approve the minutes, unanimous.
4. Consideration of PL-25-9, Ordinance 2292. The applicants: ACH Investments, D&P Investments, Trent and Heidi Stewart, Barney R Averill Trustee Bar T Trust, Richard Mack and Seven Pillars Resources, LLC are requesting to rezone various properties from B-1 to B-2 Business District. Located at: 52, 130, 240, 251, and 252 W Kooi; 124, 133 and 190 Canfield St; 2420 and 2483 N Main St.

City Planner Kelly Schroeder gave a presentation about the proposed rezone, explaining the allowed uses in a B1 Zone and the restricted uses in a B2 zone. For this possible rezone, there is no special exemption process. The Planning Department sent letters of notice to neighbors and only received one question.

Chair Kerbs opened public comment at 7:17. Glen Dregoiw, owner of neighboring property on Kooi street spoke about his concern regarding operational hours of businesses if the rezone is approved, and his concern of how it will affect the residential properties in the area. Additionally, he is concerned that the existing roads may not be appropriate for additional traffic. He also questioned whether the City would upgrade the roads and if utilities would be upgraded.

City Planner Kelly Schroeder explained that an upgrade to infrastructure would be triggered by a building permit process, not necessarily by a rezone. She also explained that no property owner is required to rezone their property but can apply to do so if interested.

Chairman Kerbs closed the public comment period at 7:29.

Commissioner Franklin moved, seconded by Commissioner Windsor to send a positive recommendation to City Council regarding PL-25-9, Ordinance 2292.

Commission comments included how the rezone issue came about – City Planner Schroeder answered that it was requested by a group of residents, it was not driven by the City. Additional Commissioner questions included traffic use, Fire Dept access and history of the area.

Voice vote to send a positive recommendation to City Council regarding PL-25-9, Ordinance 2292, unanimous.

5. Comments from commissioners and staff.
No additional comments.
6. The meeting was adjourned at 7:36 pm.

Daniel Kerbs, Planning Commission Chair

Attest: _____
Candace Ainslie, Deputy City Clerk



MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-25-15, Resolution 20-25. Lindberg Minor Subdivision. The applicants, Jacob and Tricia Lindberg are requesting to subdivide .22 acres into 4 lots. Zoned R-2 Residence District. Located at 512 W. 5th Street. PIN 56842236500625.

Background

Cannon Consulting, LLC, on behalf of Jacob and Tricia Lindberg, has submitted an application for Lindberg Minor Subdivision, located at 512 W. 5th Street (PIN 56842236500625). The subject property is currently platted as Lot 6, Block 10, Sheridan Land Company's 1st Addition to the City of Sheridan, and is zoned R-2 Residential. The applicant seeks to divide 9,794 square feet into four residential use lots (zoned R-2) with the following proposed lot sizes:

- Lot 1: 4,879.73 square feet
- Lot 2: 2,029 square feet
- Lot 3: 1,251 square feet
- Lot 4: 1,634 square feet

As part of this subdivision, the applicant has also requested the following subdivision variances:

- A depth-to-front ratio of 3.94:1 for Lot 3
- A depth-to-front ratio of 2.96:1 for Lot 4
- A street frontage of 17.84' for Lot 3
- A street frontage of 23.12' for Lot 4

Appendix B, Article 5, Section 505(C)(1) requires a depth-to-front ratio of 2.5:1, while Appendix B, Article 5, Section 505(C)(5) states that every platted lot shall have a street frontage of at least 25 feet. The purpose of the variance request is because the applicant intends to build single-family attached (townhouse) style homes that require narrower lots. Adjacent and surrounding properties are all zoned R-2 and are a mix of single-family detached and single-family attached homes.

Staff Comments

The Future Land Use Map of 2017 identifies this area as appropriate for residential use. The proposed subdivision aids in achieving this vision by supporting infill development in an existing residential neighborhood and providing a balanced mix of housing types in the area.

Staff review comments of the subdivision application pertained to minor plat revisions. All staff comments have been adequately addressed at this time.

Staff sent out 33 nearest neighbor notifications to property owners within 300 feet as part of this

application. In addition, notifications were advertised in the press and a sign was posted on the property. No comments have been received to date regarding this application.

The City of Sheridan Municipal Code Appendix B, Section 202A Review of City Subdivision Conditions lists the following criteria for subdivisions of land located within the City. City staff comments regarding the proposed subdivision in relation to these requirements are in italics.

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

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

- B. 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.

- C. 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.

- D. 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 .

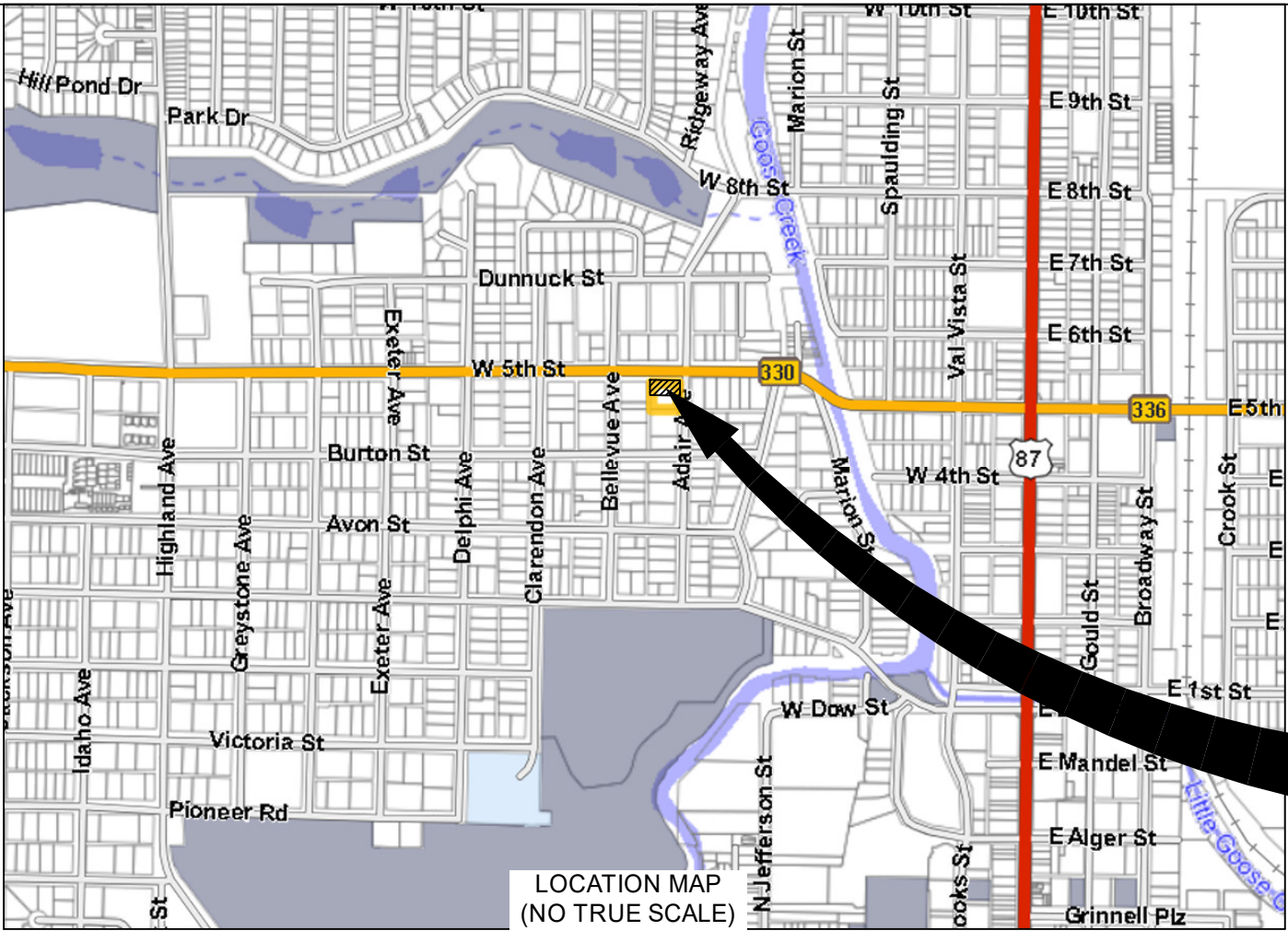
Future water and sewer will be connected to existing utilities in 5th Street and/or Adair Avenue and will be available to all lots.

Staff Recommendation

Staff recommends that Planning Commission find that the application PL-25-15 Lindberg Minor Subdivision is in accordance with the City of Sheridan Municipal Code Appendix B, Section 202A governing subdivision review criteria, and that the Commission recommend approval of the subdivision to City Council.

Attachments

final plat
aerial
Variance request
Draft Resolution



SITE
LOCATION

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED JACOB & TRICIA LINDBERG, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LINDBERG MINOR SUBDIVISION, BEING THE RE-SUBDIVISION OF LOT 6 OF BLOCK 10 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING

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 _____, 2025

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

JACOB LINDBERG

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

TRICIA LINDBERG

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE UNDERSIGNED THE FIRST FEDERAL BANK AND TRUST, HERINAFTER 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 FILED AS DOCUMENT # 2023-784388 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 TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST FEDERAL BANK AND TRUST

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.
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 _____, 2025, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2025.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN

ATTEST: VICE CHAIRMAN

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 _____, 2025 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-2

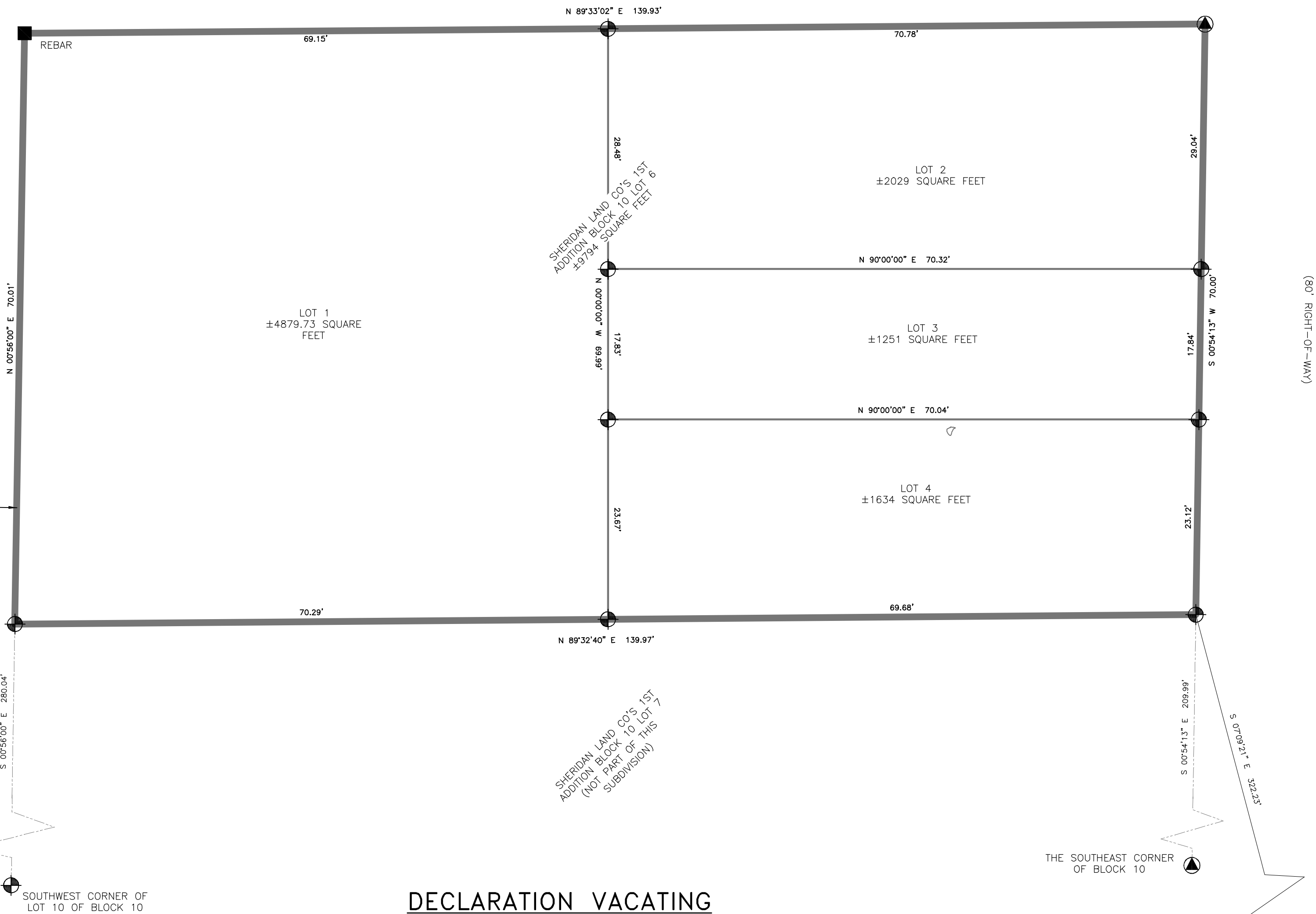
5. LOTS 2,3 AND 4 ARE TWIN HOME LOTS, SIDE SETBACKS ON THE "PARTY WALL LOT LINES FOR THESE LOTS IS 0 FEET

FINAL PLAT OF

LINDBERG MINOR SUBDIVISION

THE RE-SUBDIVISION OF LOTS 6 OF BLOCK 10 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4), OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±9794 SQ. FT. (±0.22 ACRES)
TOTAL LOTS 4

5TH STREET (80' RIGHT-OF-WAY)



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 6 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE TOWN NOW THE CITY OF SHERIDAN RECORDED ON MAP 1 POCKET NO: 3, FOLDER NO. 4, 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 SURVEYOR

I, CLAYTON ROSENBLUND, 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 LINDBERG 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

LEGEND

- FOUND CORNER AS NOTED
- FOUND 2" AC LS 3159
- SET 1.5" AC LS 14250
- AC ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING

- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- EXISTING FENCE

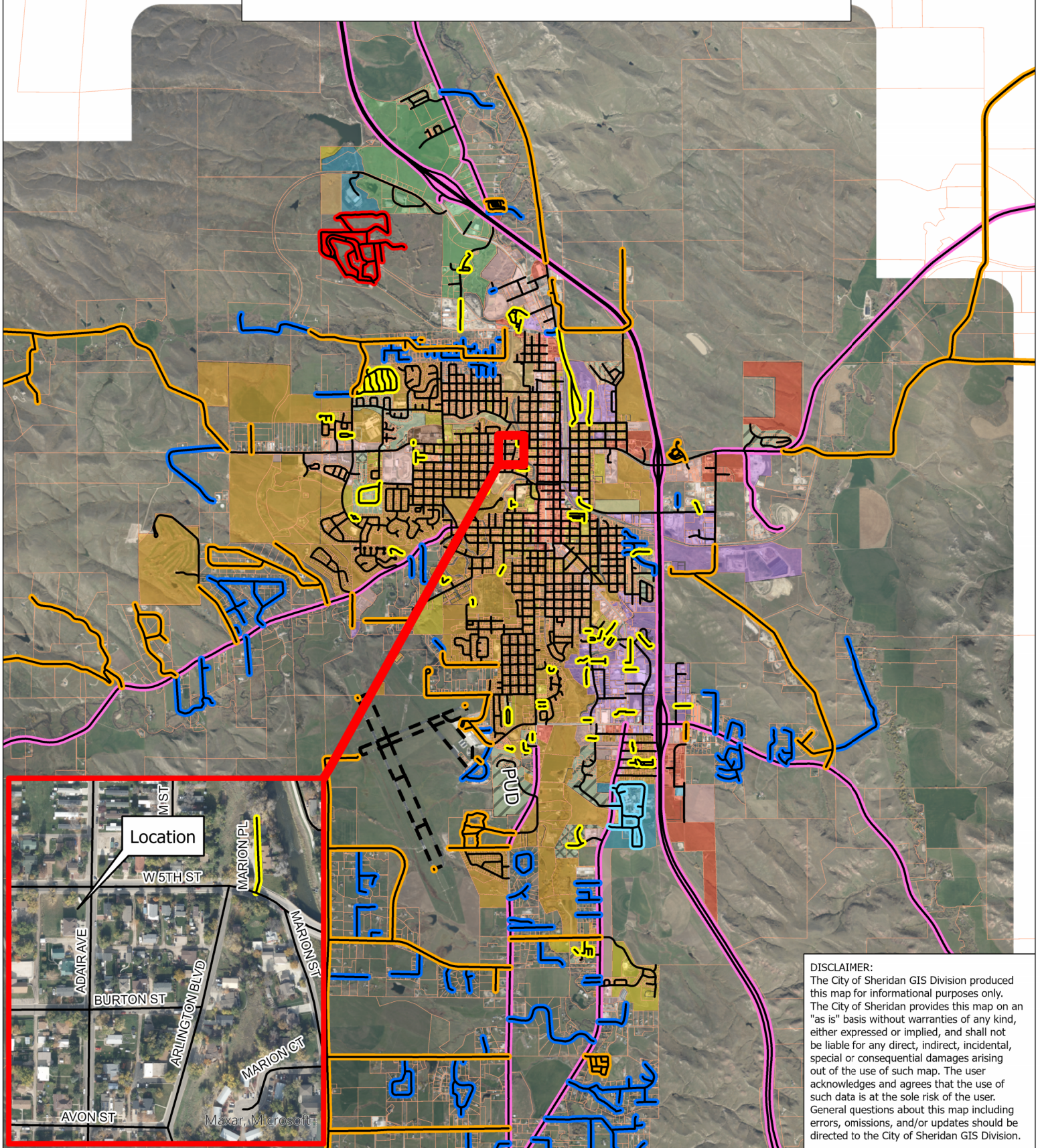


51 COFFEN AVE. SUITE #2 SHERIDAN, WYOMING 82801

DATE OF PREPARATION: JULY 14, 2025

RECORD OWNER: JACOB AND TRICIA LINDBERG
1814 KROE LN SHERIDAN, WY

Lindberg Minor Subdivision



Legend

County Road	State of Wyoming Road	PUD - R2 ZONE
Private Road	VA Road	PUD - R3 ZONE
PUBLIC ROAD	Parcels	Zoning City
City of Sheridan Road	PUD	MA - Medical Arts District
Sheridan College Road	PUD - B1 ZONE	R1 - Residence District
Sheridan County Airport	PUD - R1 ZONE	R2 - Residence District



Miles 0 0.7 1.4

Date: 6/26/2025 11:26 AM User: sgoodman

City of Sheridan
Planning and Zoning Department
Sheridan, Wyoming, 82801

June 4, 2025

Dear Planning and Zoning Department,

We respectfully request the following variances:

- Depth-to-width ratio for lot 3 (proposed depth to width is 1:3.94')
- Depth-to-width ration for lot 4 (proposed depth to width is 1:2.96')
- Street Frontage Minimum Variance for lot 3 (proposed street frontage 17.84')
- Street Frontage Minimum Variance for lot 4 (proposed street frontage 23.12')

These variances are essential to support our goal of creating attainable housing in Sheridan by constructing small, single-family-attached homes, which is one of the most cost-effective methods for providing affordable housing. By their nature, these homes require narrow small lots to maintain affordability.

We believe this variance aligns with the public welfare and will not be detrimental to the neighborhood. The surrounding area already includes multifamily buildings, such as a triplex adjacent to the proposed site and another multifamily structure across the alley to the West. The prevalence of multifamily housing in this neighborhood supports the compatibility of our project.

We are committed to working collaboratively with the City of Sheridan to advance attainable housing initiatives and appreciate your consideration of this request. Please feel free to contact us to discuss further details or address any concerns.

Sincerely,
Jake & Tricia Lindberg
(307) 752-1396
Lenterprise5@yahoo.com

**CITY OF SHERIDAN
RESOLUTION 20-25**

A RESOLUTION APPROVING PL-25-15, THE FINAL PLAT OF LINDBERG MINOR SUBDIVISION, DIVIDING 9,794 SQUARE FEET, CURRENTLY PLATTED AS LOT 6, BLOCK 10, SHERIDAN LAND COMPANY’S 1ST ADDITION TO THE CITY OF SHERIDAN, INTO 4 LOTS WITH A MINOR SUBDIVISION. ZONED R-2 RESIDENTIAL DISTRICT. LOCATED AT 512 W. 5TH STREET (PIN 56842236500625).

WHEREAS, The final plat of Lindberg Minor 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 applicable requirements in Appendix B (Subdivision Regulations).

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

The city approves the final plat of Lindberg Minor subdivision, dividing 9,794 square feet, currently platted as Lot 6, Block 10, Sheridan Land Company’s 1st Addition to the City of Sheridan, into 4 lots.

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

- 1. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- 2. The lots as platted conform to the requirements of the City Zoning Ordinance.
- 3. The subdivision falls outside the Airport Influence Area.
- 4. As concluded by 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 Lindberg Minor subdivision, the Governing Body is also approving a depth-to-front ratio variance and a minimum street frontage variance. The depth-to-front ratio for Lots 3 and 4 will be greater than 2.5:1. The street frontage for Lot 3 will be 17.84’ and the street frontage for Lot 4 will be 23.12’.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2025.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Consideration of PL-25-16, Elmwood Estates preliminary plat.

Background

AVI, PC, on behalf of Khanstruction, LLC, has submitted a preliminary plat application for Elmwood Estates, located at 900 E. 5th Street (PIN 56842330000633). The subject property is currently unplatted land and is zoned R-1 Residence District.

The applicant seeks to divide 31.82 acres into six lots with the following proposed lot sizes:

- Lot 1, Block 1: 1.51 acres
- Lot 2, Block 1: 1.60 acres
- Lot 3, Block 1: 1.57 acres
- Lot 1, Block 2: 2.58 acres
- Lot 2, Block 2: 2.42 acres
- Lot 3, Block 2: 20.83 acres

The proposed subdivision will also establish two new public streets, which will be built to City standard and provide access and utilities to the subdivision.

The applicant intends to submit a rezone application for a portion of this subdivision in the near future and will be requesting a B-1 Business zone district to allow for a variety of multi-family and commercial uses in the area. If and when such application is submitted, the item will come before Planning Commission for a public hearing, review, and recommendation to the Governing Body.

Staff Comments

The proposed development is currently located in the R-1 Residence zone district, which allows for a limited variety of uses including single-family dwellings. The minimum lot size in the R-1 district is 6,000 square feet, which all of the proposed lots exceed. As previously stated, the applicant intends to submit a rezone application in the near future to request a B-1 Business district for portions of the property. If successful, such a rezone would allow for a variety of residential and commercial uses, including multi-family units. There are no minimum lot sizes or density requirements for the B-1 Business district. Setback and height requirements will apply at the time of a building permit.

The Future Land Use Map of 2017 identifies this area as appropriate for residential use. Commercial uses are contemplated across 5th Street and on the opposite side of the Interstate. The intended use of this development as a multi-family residential and commercial area is in line with the Future Land Use Map and provides appropriate infill development adjacent to major transportation networks.

The proposed development is in conformance with both the current zoning of the property and with the objectives outlined in the 2017 Sheridan Land Use Plan.

A preliminary traffic report submitted with this application estimates a daily vehicle trip count of 1,572, with 93 trips occurring during the morning peak hour and 119 trips occurring during the afternoon peak hour. This is based on the intended build out of 233 multi-family apartment units on the front portion of the site. Based on this information, internal roads will need to be built to a Minor Collector street standard.

There are two proposed internal roadways in the subdivision with access off of E. 5th Street (WY HWY 336). The proposed Zayd Road will line up with Joe Street and be 875 linear feet, have a 60-foot right-of-way, be a 39-foot-wide road, have a boulevard and sidewalk on both sides, and will terminate with a 60-foot radius cul-de-sac placed in a temporary access easement. The proposed Hisham Drive will line up with Sibley Circle and be 390 linear feet, have a 60-foot right-of-way, be a 39-foot-wide road, have a boulevard and sidewalk on both sides, and will terminate with a 60-foot radius cul-de-sac placed in a temporary access easement.

There is an existing pond easement in the center of the property that primarily functions as a stormwater storage facility for runoff from Interstate 90 and surrounding land. This easement will remain in place and development of this property is required to maintain historic drainage flows. A preliminary drainage report was submitted with this application, and a final version will be submitted with the Final Plat application.

Municipal utility services, including water and sewer, are available to serve the Elmwood Estates subdivision. A comprehensive review of water and sewer infrastructure will be conducted during the Permit to Construct phase. Preliminary analysis of flow data by the applicant's design and engineering team indicates sufficient sewer capacity for this development. The Utilities Department issued a "Will Serve" letter to the applicant in March 2025.

During the internal review of the development application, other staff comments pertained to fire code requirements and requirements for the final plat. All staff comments have been adequately addressed for the preliminary plat.

Staff sent notifications to 19 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing. To date, staff have received no inquiries or comments regarding the project from the community.

Staff Recommendation

The City of Sheridan Municipal Code Appendix B, Section 303(C) Preliminary Project Submittal states that the Planning Commission shall consider both staff and public comments and determine whether the information and data in the preliminary project submittal indicates that the proposed development will be consistent with and promote the planning and policy objectives set forth in the Master Plan (Sheridan Land Use Plan) and the requirements for development set forth in the Ordinances of the City. The Planning Commission shall approve, conditionally approve, or disapprove the preliminary project submittal.

Staff recommends that Planning Commission find that the preliminary plat for Elmwood Estates demonstrates that the project will be consistent with the Future Land Use Plan and the Ordinances of the City of Sheridan, and that they approve the preliminary plat. This action will allow the applicant to move forward with submitting a final plat application, which will again come before Planning Commission to review and make a recommendation on prior to consideration by the Governing Body.

Attachments

aerial

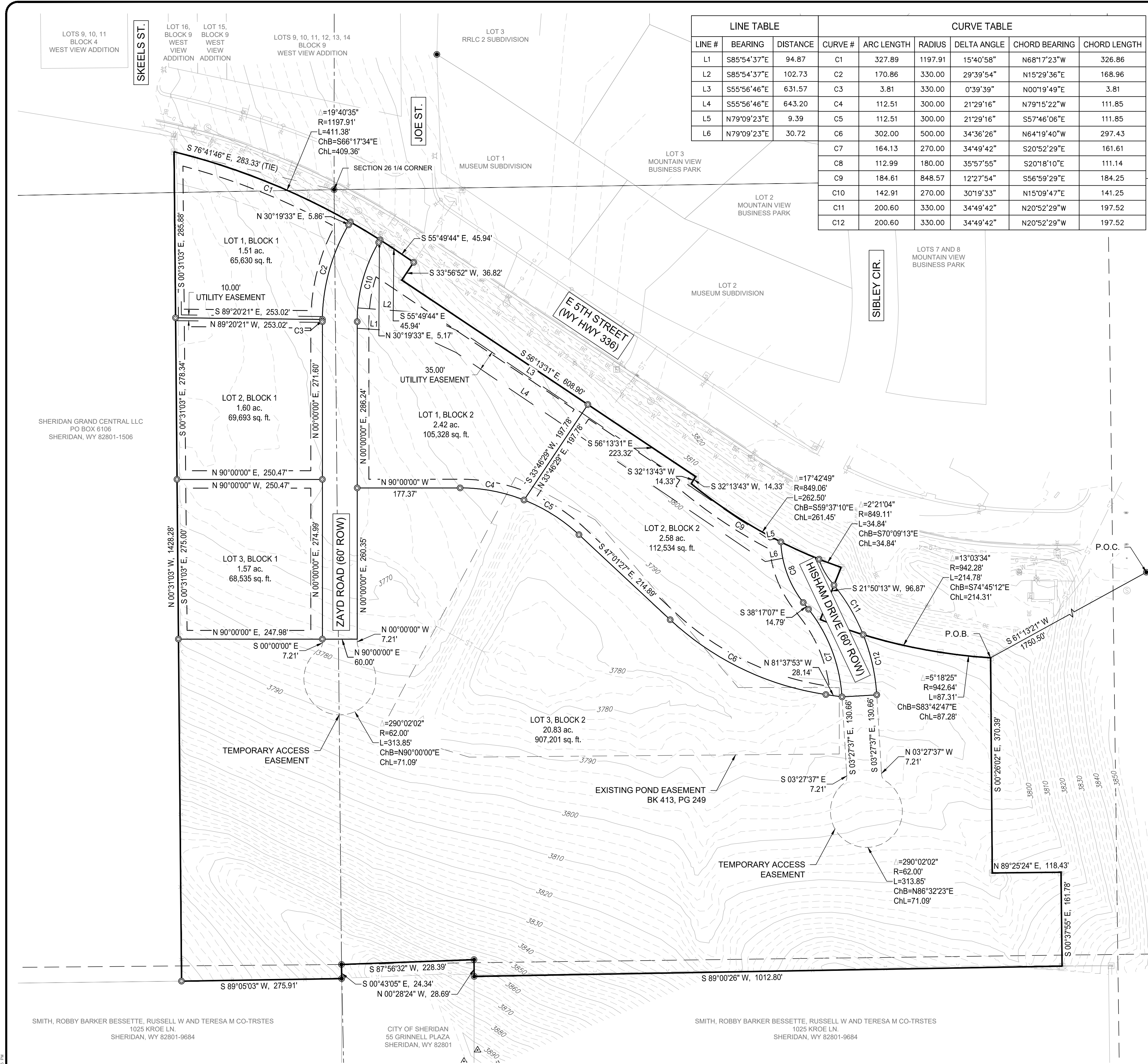
preliminary plat

Elmwood Estates

Location

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.

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NOTES:

- A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI/PC PLS 12045 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
- CURRENT ZONING IS R1-ZONE WITH A RESIDENT VACANT LAND USE. PROPOSED ZONING IS B-1 WITH A COMMERCIAL USE.

LEGEND

- FOUND RIGHT-OF-WAY MARKER
- FOUND ALUMINUM CAP
- SET ALUMINUM CAP
- SETBACK LINES
- LOT LINES
- TEMPORARY ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- EXISTING POND EASEMENT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SUBDIVISION BOUNDARY

CERTIFICATE OF SURVEYOR

I, _____, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BASIS OF BEARING

BASIS OF BEARING IS WYOMING STATE PLAN (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. VERTICAL DATUM IS NAVD88 GEOID 18.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 23 AND THE E1/2NE1/4 & W1/2NW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE), ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (MONUMENTED WITH A 3/4"ALUMINUM CAP PER PLS 2615); THENCE S61°13'21"W, 1750.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90;

THENCE S00°26'02" E, 370.39 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 90 TO A POINT; THENCE N89°25'24"E, 118.43 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S00°37'55"E, 161.78 FEET WESTERLY LIGHT-OF-WAY LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°00'26"W, 1012.80 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812) SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE N00° 28'24"W, 28.69 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S87°56'32"W, 228.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHWEST COMER OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S00°43'05"E, 24.34 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°05'03"W, 275.91 FEET ALONG SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF DEED RECEPTION NUMBER: 2020-760504; THENCE N00°31'03"W, 1428.28 FEET ALONG THE EAST LINE OF SAID DEED RECEPTION NUMBER: 2020-760504 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, HAVING A CENTRAL ANGLE OF 19°40'35" A RADIUS OF 1197.91 FEET, AN ARC LENGTH OF 411.38 FEET, A CHORD BEARING OF S66°17'34"E, AND A CHORD LENGTH OF 409.36 FEET TO POINT; THENCE S55°49'44" E, 45.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S33°56'52"W, 36.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S56°13'31"E, 608.90 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S32°13'43"W, 14.33 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING ONE HUNDRED AND THIRTY (130) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S59°37'10"E, AND A CHORD LENGTH OF 261.45 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201); THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°21'04" A RADIUS OF 849.11 FEET, AN ARC LENGTH OF 34.84 FEET, A CHORD BEARING OF S70°09'13"E, AND A CHORD LENGTH OF 34.84 FEET TO A POINT; THENCE S21°50'13"W, 96.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 13°03'34" A RADIUS OF 942.28 FEET, AN ARC LENGTH OF 214.78 FEET, A CHORD BEARING OF S74°45'12"E, AND A CHORD LENGTH OF 214.31 FEET TO POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING TWO HUNDRED AND TWENTY-FIVE (225) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S83°42'47"E, AND A CHORD LENGTH OF 87.28 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.82 ACRES MORE OR LESS.

AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THE 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 UTILITIES 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WASEEM KHAN, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF ELMWOOD ESTATES, DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND GRANTS THE RIGHT OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

WASEEM KHAN, KHANSTRUCTION LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF SHERIDAN)SS

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS ____ DAY OF _____, 2025, BY WASEEM KHAN, KHANSTRUCTION LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC, SHERIDAN COUNTY, WYOMING

MY COMMISSION EXPIRES: _____

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 _____, 2025.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS ____ DAY OF _____, 2025.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF _____, 2025.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2025.
DOCUMENT #: _____

COUNTY CLERK

**PRELIMINARY PLAT
FOR
ELMWOOD ESTATES**
BEING SITUATED IN A PORTION OF SECTION 23, T56N,
R84W AND A PORTION OF SECTION 26, T56N, R84W
OF THE 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING
PREPARED JULY 2025

DATE					
REVISION					
NO.					
PREPARED FOR:	WASEEM KHAN, KHANSTRUCTION LLC 765 E 7TH ST SHERIDAN, WY 82801				
PROJECT:	ELMWOOD ESTATES SUBDIVISION				
DRAWING TITLE:	ELMWOOD ESTATES PRELIMINARY PLAT				
		307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM			
DATE PLOTTED:	Jul 23, 2025				
DRAWN BY:	ZP				
DESIGNED BY:					
CHECKED BY:	MC				
JOB NO.:	4840				
DWG NO.	1 OF 1				