

**CITY OF CHEYENNE
PLANNING COMMISSION AGENDA
JANUARY 2, 2018 - 6:00 P.M.**

Call Meeting to Order

Roll Call

Approval of the November 20, 2017 Meeting Minutes: ACTION: _____ VOTE: _____

Approval of the December 4, 2017 Meeting Minutes: ACTION: _____ VOTE: _____

Note: ***The meeting dates listed below are subject to change. Please contact the Development Office for confirmation at (307) 637-6282.***

ITEM 1: Recognition of Retiring Planning Commission Members

ITEM 2: Election of Officers

- Chair: _____
- Vice Chair: _____
- Secretary: _____

ITEM 3: Whitney Ranch, 1st Filing: Zone Change, request from County AR to City MR and City MUB for all of Tracts 31 and 32; and a portion of Tract 39, Hill Heights Addition; situated in Section 23, Township 14 North, Range 66 West, of the 6th P.M., Laramie County, Wyoming (located east of and adjacent to Van Buren Avenue, north of Dell Range Boulevard).

UDC-17-00690 / Whitney Ranch, 1st Filing Zone Change

AVI, PC (Brad Emmons) – Agent
Gysel Whitney LLC – Owners
Susana Montana – Office Representative

ACTION: _____ **VOTE:** _____

| Schedule: | City Council | | Public Service | | City Council | | Public Service | | City Council | |
|-----------|--------------|------|----------------|------|--------------|------|----------------|------|--------------|------|
| | 1/8 | 6 pm | 1/17 | Noon | 1/22 | 6 pm | 2/6 | Noon | 2/12 | 6 pm |

(Vision Statement) The Planning Commission champions responsive land-use for Cheyenne and surrounding areas of Laramie County by utilizing appropriate implementation tools to become a better place to live with a strong economy, and neighborhoods in which we can take pride. We act to encourage steady growth which enhances the quality of life for all. (Adopted May 5, 2008)

ITEM 4: Whitney Ranch, 1st Filing: Final Plat, All of Tracts 31 and 32 and that portion of James Drive intervening; and a portion of Tract 39, Hill Heights Addition, situated in Section 23, Township 14 North, Range 66 West, 6th P.M., Laramie County, Wyoming (located east of and adjacent to Van Buren Avenue, north of Dell Range Boulevard).

UDC-17-00691 / Whitney Ranch, 1st Filing Final Plat

AVI, PC (Brad Emmons) – Agent
 Gysel Whitney LLC – Owners
 Susana Montana – Office Representative

ACTION: _____ **VOTE:** _____

| | | | | | | | | | | |
|-----------|--|--|--|--|--------------|------|----------------|------|--------------|------|
| Schedule: | | | | | City Council | | Public Service | | City Council | |
| | | | | | 1/22 | 6 pm | 2/6 | Noon | 2/12 | 6 pm |

ITEM 5: Pershing Marketplace, 2nd Filing: Preliminary Plat (Expedited Review), a replat of Lot 1, Block 1, Pershing Marketplace, 1st Filing, Cheyenne, Laramie County, Wyoming (located at the southwest corner of the intersection of N. College Drive and E. Pershing Boulevard).

UDC-17-00697 / Pershing Marketplace, 2nd Filing Preliminary Plat (Expedited Review)

Steil Surveying and Development Services (Casey Palma) – Agent
 Pershing Partners, LLC – Owners
 Katherine Malgieri – Office Representative

ACTION: _____ **VOTE:** _____

| | | | |
|-----------|--------------|----------------|--------------|
| Schedule: | City Council | Public Service | City Council |
| | 1/8 | 6 pm | 1/22 |
| | | 1/17 | 6 pm |
| | | Noon | |

ITEM 6: Hawk’s Landing Subdivision: County Preliminary Plat, a portion of Capitol Tracts, Tract 8, being situated in a portion of the NE¼ NW¼, Section 18, T13N, R66W, of the 6th Principal Meridian, Laramie County, Wyoming. (located west of and adjacent to York Avenue, south of College Drive).

UDC-17-00687 / Hawk’s Landing Subdivision County Preliminary Plat

AVI, PC (Christofer Lovas) – Agent
 Sheri and Charles Anderson – Owners
 Seth Lloyd – Office Representative

ACTION: _____ **VOTE:** _____

| | | | |
|-----------|--------------|----------------|--------------|
| Schedule: | City Council | Public Service | City Council |
| | 1/8 | 6 pm | 1/22 |
| | | 1/17 | 6 pm |
| | | Noon | |

ITEM 7: Cheyenne Hills Church, 2nd Filing: County Preliminary Plat (Expedited Review), a replat a portion of Lot 1, Block 1, Cheyenne Hills Church Subdivision, 1st Filing, and a portion of the N½ NE¼ Section 25, Township 14 North, Range 66 West of the Sixth Principal Meridian, Laramie County, Wyoming (located south of US HWY 30 west of Christensen Road).

UDC-17-00688 / Cheyenne Hills Church Subdivision, 2nd Filing, Preliminary Plat

AVI, PC (Scott Cowley) – Agent
 Cheyenne Hills Church – Owners
 Seth Lloyd – Office Representative

ACTION: _____ **VOTE:** _____

| | | | | | | |
|-----------|--------------|------|----------------|------|--------------|------|
| Schedule: | City Council | | Public Service | | City Council | |
| | 1/8 | 6 pm | 1/17 | Noon | 1/22 | 6 pm |

ITEM 8: Treadway Subdivision: County Preliminary Plat (Expedited Review), Tracts 1-4, Ultrea Subdivision, Laramie County, Wyoming (located south of and adjacent to Allison Road, east of Walterscheid Blvd.).

UDC-17-00694 / Treadway Subdivision, Preliminary Plat

Steil Surveying and Development Services (Casey Palma) – Agent
 Mathew A. & Debra S. Treadway, and Treadway Revocable Trust – Owners
 Seth Lloyd – Office Representative

ACTION: _____ **VOTE:** _____

| | | | | | | |
|-----------|--------------|------|----------------|------|--------------|------|
| Schedule: | City Council | | Public Service | | City Council | |
| | 1/8 | 6 pm | 1/17 | Noon | 1/22 | 6 pm |

ITEM 9: Bent Avenue Alley: Vacation, a vacation of that portion of the 16-foot alley right-of-way lying east of the Burlington Northern Railroad Spur Track Right-of-way in Block 412, Adjacent to Lots 1 thru 8, and 16 thru 22, Block 412, Original City Subdivision, Cheyenne, Laramie County, Wyoming (located South of W. Lincolnway, north of the Union Pacific rail yard and west of Bent Avenue).

UDC-17-00696 / Bent Avenue Alley Vacation

Steil Surveying and Development Services (Casey Palma) – Agent
 Get Bent LLC and Cook & Phillips, LLC – Adjacent Owners
 Susana Montana – Office Representative

ACTION: _____ **VOTE:** _____

| | | | | | | | | | | |
|-----------|--------------|------|----------------|------|--------------|------|----------------|------|--------------|------|
| Schedule: | City Council | | Public Service | | City Council | | Public Service | | City Council | |
| | 1/8 | 6 pm | 1/17 | Noon | 1/22 | 6 pm | 2/6 | Noon | 2/12 | 6 pm |

ITEM 10: Federal Court and Alley: Vacation, a vacation of the 16-ft alley and 37.33-ft Federal Court street situated in Block 329, Original City Subdivision, Cheyenne, Laramie County, Wyoming (located South of W. 19th Street, north of W. 18th Street, west of Carey Avenue, and east of Pioneer Avenue).

UDC-17-00699 / Street and Alley Vacation, Original City Block 329

Steil Surveying and Development Services (Casey Palma) – Agent
 Capitol Tower, LLC – Adjacent Owners
 Susana Montana – Office Representative

ACTION: _____ **VOTE:** _____

| Schedule: | City Council | | Public Service | | City Council | | Public Service | | City Council | |
|-----------|--------------|------|----------------|------|--------------|------|----------------|------|--------------|------|
| | 1/8 | 6 pm | 1/17 | Noon | 1/22 | 6 pm | 2/6 | Noon | 2/12 | 6 pm |

ITEM 11: Group Housing: Text Amendment, a text amendment to update the definitions for Group dwellings, Adult Care—Assisted Living, and Adult Care—Nursing Home; to permit Group Housing in additional residential and nonresidential zoning districts. This item was listed as Priority #2 of the approved 2017-2018 UDC Annual Review Work Plan.

PLN-17-00005 / Group Dwelling Text Amendment

Susana Montana – Planning and Development Department Representative

ACTION: _____ **VOTE:** _____

| Schedule: | City Council | | Public Service | | City Council | | Public Service | | City Council | |
|-----------|--------------|------|----------------|------|--------------|------|----------------|------|--------------|-----|
| | 1/8 | 6 pm | 1/17 | Noon | 1/22 | 6 pm | 2/6 | Noon | 2/12 | 6pm |

OTHER BUSINESS: _____

ADJOURNED: _____ P.M.

FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:

City Council did not approve any Planning Commission items on December 11, 2017.

*City Council **approved** the following Planning Commission items on November 27, 2017:*

COUNTY FINAL PLAT: Swan Ranch Rail Park, Twelfth Filing, a plat of land being situated in portions of the NE¹/₄, NE¹/₄ of Section 28, and the NW¹/₄, NW¹/₄ of Section 27, T13N, R67W of the 6th Principal Meridian, Laramie County, Wyoming (located to the north of the intersection of Berwick Drive and Tundra Dr).

COUNTY FINAL PLAT: Swan Ranch Rail Park, Thirteenth Filing, a plat of land being situated in a portion of Section 22, Township 13 North, Range 67 West of the Sixth Principal Meridian, Laramie County, Wyoming (located to the west of and adjacent to Berwick Drive, south of W. Wallick Rd).

*City Council **acknowledged receipt** of the following Planning Commission items on November 27, 2017:*

PLAN: Converse/Dell Range Intersection Traffic Safety Plan & Converse Avenue 35% Design Plan, consisting of short and longer-term recommendations for the busy intersection of Converse Avenue and Dell Range Boulevard. Also included is a preliminary design for widening Converse Avenue, adding Greenway and sidewalks as well as, an improved storm sewer system between Dell Range Boulevard and Ogden Road.