



Agenda Item: Subdivision Plat - Final

Title: 3rd Street Partners, Final Plat

Recommended Council MOTION:

Move to **approve** the 3rd Street Partners, Final Plat, based on findings of fact and conclusions of law, acknowledge receipt of the financial security and the Subdivision Security and Improvement Deferral Acknowledgment form; and authorize the Mayor and Clerk to sign the plat.

Administrative or Policy Goal:

Platting of unplatted property is in accordance with the goals of the Comprehensive Plan and the subdivision complies with the Comprehensive Plan.

All regulations found within the Laramie Municipal Code (including the Unified Development Code) were approved and adopted through Ordinance by the City Council. It is the professional obligation and responsibility of staff to follow and enforce adopted codes.

Background:

The 3rd Street Partners Preliminary Plat was approved by the City Council at the November 17, 2020 meeting. The applicant has submitted a final plat for an area that encompasses 1.8 acres and is located just east of 3rd Street and is bounded by the Spring Creek Channel on the south, and Bill Nye Avenue on the north side of the site and is consistent with the approved Preliminary Plat. The Final Plat will create 2 lots for commercial, B2 Zoning District compatible development and vacate the lots created by the Polenda Addition Final Plat. The main reason for the Final Plat is to allow for platting of a piece of property that was not included in the Polenda Addition Final Plat, generally located at the south east corner of Bill Nye Avenue and 3rd Street. At the time of the Polenda Preliminary Plat the developer did not own the land, thus could not include it in the Preliminary Plat. Following completion of the Final Plat the owner of the Polenda Addition Final Plat was able to acquire the property and is now Final Platting the area to plat the property and create two newly configured lots in the area south of Bill Nye Avenue. This Final Plat includes no right-of-way and only limited public infrastructure related to water and sewer lines that go between the two lots being platted and then westerly to 3rd Street where they reconnect with the existing utility system.

The City of Laramie Planning Commission reviewed this item on April 12, 2021. The Commission recommended the City Council approve the Final Plat (5 yes, 0 no, 2 absent).

The April 12, 2021 Planning Commission Staff report is attached. The staff report has not been altered after the Planning Commission meeting.

Legal/Statutory Authority:

- Laramie Municipal Code Title 15, Unified Development Code
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Wyoming State Statutes Title 34 Property Conveyances and Security Transactions, Chapter 12 Platting and Dedication
- Laramie Comprehensive Plan 2007
- Major Street Plan
- Parks and Recreation Master Plan
- Turner Tract Master Plan

Note: No conditions can be modified or added. The final plat review evaluates for compliance with conditions of preliminary plat approval. (15.06.060.P.5.e.(iv))

BUDGET/FISCAL INFORMATION:**REVENUE**

Source	Amount	Type
Fees/Charges for Service	\$300.00	Application Fee
Grants for Projects		
Loans on Project		
Other		
Total	\$300.00	

Responsible Staff:

Todd Feezer, Assistant City
Manager, 721-5304

Derek Teini, AICP, Planning
Manager,
721-5245

Attachments:

Future dates are subject to change

Work Session	
Advertised	
Public Hearing Held	April 12, 2021 (Planning Commission)
Public Hearing Advertised	April 12, 2021 (Planning Commission)
Introduction/1 st Reading	April 20, 2021
2 nd Reading	n/a
3 rd Reading	n/a

April 12, 2021 Planning Commission Staff Report