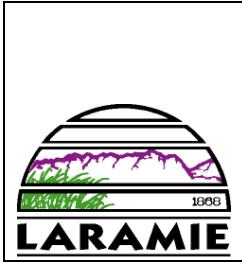


CITY OF LARAMIE COUNCIL REGULAR MEETING July 19, 2022



Agenda Item: Subdivision Plat - Final

Title: Sundance Hills, 1st Filing Final Plat

Recommended Council MOTION:

Move to approve Sundance Hills, 1st Filing Final Plat, based on findings of fact and conclusions of law, acknowledge receipt of the required park in lieu fee; and authorize the Mayor and Clerk to sign the plat.

Administrative or Policy Goal:

Platting of un-platted property is in accordance with the goals of the Comprehensive Plan and the subdivision complies with the Comprehensive Plan.

The 2015 Housing Study recognizes that the City should strive to build up to 1,538 new units; 640 owner units and 898 rental units, by 2020 (Housing Study p. 6.1). To date approximately 243 units (multi-family and single-family) have been constructed/permited.

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 proposed final plat consists of an area that is found within the preliminary plat for Sundance Hill (PP-20-01). The subject area is generally located North of Riverside Dr. on Colorado Ave. The area is approximately 1 acre in size and is zoned R2 (Limited Multi-family Residential) District. It consists of one lot—Block 3, Lot 34. The lot meets the dimensional standards for the R2 district.

The said lot being final platted is known as Block 3, Lot 34 of the Sundance Hill Preliminary Plat (20-01). This lot is located on the southern end of the Sundance Hill PP-20-01 and was initially platted illegally by the property owner prior to its annexation (A-20-01) in 2020. The annexation process—which was carried out concurrently with PP-20-01 as well as a comprehensive plan amendment (CPA-20-02) and re-zoning process (Z-20-01)—was done to ensure that the lot would be platted legally. From this process, the lot was brought into conformance with city standards and would be required to be included in the first final plat of the Sundance Hill development.

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
- Parks and Recreation 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	\$250.00	Application Fee
Grants for Projects		
Loans on Project		
Other	\$688.98	Park in lieu fee
Total	\$938.98	

Responsible Staff:

Philipp Gabathuler, Principal Planner,
721-5232

Derek Teini, AICP, Planning Manager,
721-5245

Attachments:

Future dates are subject to change

Work Session	
Advertised	June 26, 2022
Public Hearing Held	July 11, 2022 (Planning Commission)
Public Hearing Advertised	n/a
Introduction/1 st Reading	July 19, 2022
2 nd Reading	n/a
3 rd Reading	n/a

July 11, 2022 Planning Commission Staff Report