



City of Laramie

Planning Division
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LARAMIE PLANNING COMMISSION November 27, 2023 STAFF REPORT

FILE: PP-23-02: Bittersweet Industrial Subdivision Preliminary Plat

REQUEST: A Preliminary Plat proposing 1 lot for commercial development within an 3 acre area.

LOCATION: Generally located at 2000 S 15th St., just north of the UW Transit Facility (Bus Barn).

APPLICANT(S)/AGENT: Bittersweet Group, LTD, A CO LLC

OWNER: Bittersweet Group, LTD, A CO LLC

PURPOSE: A Preliminary Plat for a storage facility complex. The owner plans to convert the existing storage facility complex into a condominium, which requires the site to be platted.

CURRENT ZONING: C2 (General Commercial)

PREPARED BY: Philipp Gabathuler

RECOMMENDED MOTION:

Move to recommend that the City Council **approve** the Bittersweet Industrial Subdivision Preliminary Plat, based on findings of fact and conclusions of law and subject to staff's recommended conditions.

APPLICABLE CITY CODE SECTION(S):

Preliminary Plats must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- 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
- Major Street Plan
- Parks and Recreation Master Plan

BACKGROUND:Previous Platting:

The site has not been platted previously.

Bittersweet Industrial Subdivision Preliminary Plat:

The applicant desires to create a condominium sales structure for the existing steel-on-steel frame single story building that is approximately 320 ft x 100 ft (~32,000 sq ft). Occupancy will be open bay mercantile storage units with retail businesses at the east end of the building. There will be overhead garage doors along the north, south and west perimeter. A mechanical room (sprinkler valve room) will be located at the north wall of the building, and there will be seven restrooms located down the center of the building, from east to west. The Bittersweet Group has also submitted a Type 3 site plan that was approved in 2019 and amended in 2023 that includes all public improvements and site design have been addressed under the site plan. The final site plan has been included in the attachments.

SURROUNDING LAND USE AND ZONING:

The subject property is zoned C2 (General Commercial) District and is fully developed through a site plan process for renovating the storage units completed in 2019 and amended in 2023.

	Future Land Use Designation (Map 3.2)	Zoning	Land Use
Subject Property	Suburban Commercial (SC)	C2 (General Commercial)	Fully developed
North	Suburban Commercial (SC)	C2 (General Commercial)	City ROW for future Bill Nye Ave Improvements
East	Suburban Residential (SR)	R1 (Single Family Residential)	Single Family
South	Suburban Commercial (SC)	B2 (Business)	UW Transit Facility
West	Suburban Commercial (SC)	B2 (Business)	Miscellaneous Commercial uses/undeveloped

APPLICABILITY TO THE COMPREHENSIVE PLAN, OTHER ADOPTED PLANS & STUDIES:Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Suburban Commercial. The Suburban Commercial category fills the needs of the immediate surrounding suburban neighborhood. Intensity is usually much less than in an automobile oriented commercial area. Due to the property already being zoned C2 (General Commercial), the zone is a bit more intensive than the Suburban Commercial classification recommends, but staff believes this zone fits well within the area, especially as the property to the west and south is B2 and just across the I-80 bridge to the south is also C2.

As filed, the proposed Preliminary Plat generally complies with the Land Use Plan and does not prohibit future development in accordance with the Plan.

Major Street Plan

The preliminary plat lies along 15th Street, which is identified as an existing minor arterial street. All improvements have been completed for 15th Street and no new work is proposed for the 15th Street right-of-way except for some minor sidewalk changes associated with the Site Plan application. Bill Nye to the north of the site is identified as a future Minor Arterial. The attached agreement between the City of Laramie and the Bittersweet Group outlines how future improvements to Bill Nye will be addressed including land acquisition, financial security details, and additional provisions.

Parks and Recreation Master Plan

The Bittersweet Industrial Subdivision preliminary plat is located within Service Area 8 of the Parks and Recreation Master Plan. A bike path is recommended for 15th Street, which is already in existence along 15th Street and thus will not be required through this preliminary plat. In addition, a 10 foot shared use path has been constructed on the east side of the bridge portion of the street that goes over I-80.

PROJECT DESIGN AND ADDITIONAL ANALYSIS:

Traffic Impact Analysis/Traffic Signal/Traffic Signal Agreement

A Traffic Impact Analysis was not required for this submittal due to staff not seeing a large increase in traffic compared to the former use. The site will only be used as a storage facility in accordance with the approved site plan.

Park Land Dedication

Pursuant to LMC 15.14.070.B, creation of commercial lots does not require parkland dedication or cash in-lieu payment as all calculations are based on the number of dwelling units proposed within the development.

Secondary Access and International Fire Code

Appendix D of the 2015 International Fire Code (IFC) identifies specific subdivision standards for required fire access, this subdivision complies. All future site plans will require compliance with International Fire Code which is reviewed at the time of submittal.

Subdivision Security and Improvement Deferral Acknowledgement

As stated above, all public improvements for the site were completed through the site plan process. Any additional public improvements required at the final plat stage will require a subdivision completion agreement at the final plat stage.

ANALYSIS OF REQUIRED FINDINGS FOR PRELIMINARY PLATS:

The following findings must be made in the affirmative in order to approve the Preliminary Plat:

1. The proposed plat complies with the minimum lot size and dimension required by the zoning district in which the plat is located:

Staff Response: All lots within the subdivision comply with the minimum C2 (General Commercial) Zoning District dimensional standards found in Laramie Municipal Code.

2. The proposed plat complies with the design requirements of Laramie Municipal Code, Title 15:

Staff Response: Staff from the appropriate City departments have reviewed the plat and are satisfied that the design elements of the Unified Development Code have in general been met for preliminary plat purposes.

3. Future development can be adequately served by public services and infrastructure, including water, sewer and other utilities:

Staff Response: Franchise Utilities and the United States Postal Service have not indicated any problems with servicing the proposed subdivision. The development can adequately be served by existing City water and sewer services and is currently served at this time.

4. Generally Applicable Review Criteria:

a. Consistent with the terms and conditions of any prior approvals including public improvements and amenities:

Staff Response: No prior approvals, terms or conditions affect this application for Preliminary Plat. The applicant has an approved Site Plan for the site that meets all LMC requirements for development.

b. Consistent with Comprehensive Plan and other Applicable Plans:

Staff Response: The plat is in compliance with all required improvements identified within the Laramie Comprehensive Plan. The Comprehensive Plan has identified this area as an already developed portion of the city, so more construction and focus on commercial density is recommended at this location. Also as noted above other elements, such as the bike lane exists in the area, which is recommended by the Plan.

c. Compliance with use and development standards per Laramie Municipal Code design standards, subdivision standards, public improvement standards, floodplain management or any other applicable standard:

Staff Response: All improvements required under the LMC have been met through the preliminary plat and associated site plan. With both of these applications, drainage studies were required. City staff found no concerns with any of the plans or studies that were submitted.

d. Compliance with other applicable regulations including local, state and federal regulations:

Staff Response: The preliminary plat was routed out to all necessary state and local departments, including WYDOT, of which no concerns were noted from any government entity that were not addressed by the applicant.

e. Consistent with the terms and conditions of any Intergovernmental Agreement:

Staff Response: his Preliminary Plat is consistent with this condition as there are no intergovernmental agreements related to this property.

f. Minimizes adverse environmental impacts:

Staff Response: Staff found no adverse environmental impacts with the submission.

g. Minimizes adverse impacts on surrounding neighborhoods and properties:

Staff Response: Through the preliminary plat submission, staff found no adverse impacts on the surrounding neighborhood. Improvements are being made to the site that will help pedestrian mobility and all uses will be required to comply with the zoning for the site.

h. Minimizes adverse fiscal impacts on the City:

Staff Response: Following city review, no adverse fiscal impacts were noted.

i. Compliance with utility, service, and improvement standards:

Staff Response: Franchise Utilities and the United States Postal Service have not indicated any problems with servicing the proposed subdivision. The development can adequately be served by existing City water and sewer services.

j. Provides adequate road systems to serve the proposed use and ensure safe ingress and egress and adequate access for fire, public safety and EMS services:

Staff Response: Staff has no concerns around the ingress and egress of the site associated with the Preliminary Plat . There are no required internal streets through the preliminary plat or final plat process and 15th Street already exists which provided access to the site and area. Design of the internal driveways and ingress and egress are reviewed through the site plan process and are required to be compliant with all safety requirements. As mentioned previously, Bill Nye is designated as a future minor arterial and the future improvements have been agreed up by the Bittersweet Group and the City through the attached agreement.

k. Provides adequate public services and facilities to accommodate the uses permitted under the development proposal such as roads, waters, sewer, stormwater, schools, public safety, fire protection, vehicle/pedestrian connections and access to adjacent properties:

Staff Response: Franchise Utilities and the United States Postal Service have not indicated any problems with servicing the proposed subdivision. The development can adequately be served by existing City water and sewer services. All vehicle/pedestrian connections have been addressed through the site plan process.

I. Rational Phasing Plan

Staff Response: Based on the Preliminary Plat the applicant intends one final plat that will create one lot for the whole site. A condominium process will follow. This is rational and is the intent of the applicant going through the platting process.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on November 11, 2023. Letters were sent to surrounding property owners within 300 feet of the subject property informing them of the public hearings on the preliminary plat. Staff has received no inquiries related to the proposed preliminary plat.

CONCLUSION OF PRELIMINARY PLAT FINDINGS AND FINDINGS OF LAW:

Findings of Fact:

- The Preliminary Plat has been conditioned to comply with applicable and necessary design and subdivision requirements of Laramie Municipal Code Titles 15.
- The Preliminary Plat conforms to the Major Street and Highway Plan.
- The Preliminary Plat conforms to the Parks and Recreation Plan.

Conclusions of Law:

- The petitioner is proceeding in accordance with the applicable requirements of the Laramie Municipal Code Title 15.

STAFF RECOMMENDATION:

Move to recommend that the City Council **approve** the Bittersweet Industrial Subdivision Preliminary Plat, based on findings of fact and conclusions of law and subject to staff's recommended conditions.

1. Final Plats shall comply with Appendix D, Fire Apparatus Access Roads, of the International Fire Code standards.
2. Concurrent with Final Plat(s) submittal, final engineering plans for each final plat shall include design drawings for any required infrastructure improvements. Design drawings shall conform to the material standards as noted in the preliminary plat and profile drawings and be provided to the City for review and approval at the final plat stage. All infrastructure improvements (streets, trails, utilities) shall be designed in accordance with City requirements.
3. Water and sewer service lines shall be constructed to City and DEQ standards.

4. As part of any applicable final plat, Vacation language shall be included on the final plat for the vacation of any platted items associated with the University of Wyoming Transit Addition Final Plat.
5. Prior to approval of the applicable final plat, the developer shall enter into a subdivision security and improvement deferral acknowledgement for required public improvements.

ATTACHMENTS:

1. Vicinity Map (1 page)
2. Memorandum of Understanding between City of Laramie and Bittersweet Group, LLC Regarding Development at 2000 S. 15th St. (8 pages)
3. Preliminary Plat (1 page)
4. Approved Site Plan Drawings (10 pages)