



City of Laramie

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LARAMIE PLANNING COMMISSION APRIL 13, 2020 STAFF REPORT

FILE: PP-20-01: Sundance Hills Preliminary Plat

REQUEST: Platting of 3 parcels into 96 lots that will be zoned R3, R2 and R2M for development as single family and multi-family lots.

LOCATION: Located at Southwest corner of Colorado Ave. and Venture Dr.

APPLICANT(S)/AGENT: Laramie Reboot, LLC

OWNER: Regions Holdings Group, LLC., Mark Gunnerson, City of Laramie

PURPOSE: A Preliminary Plat for 96 lots comprised of single family and multi-family lots.

CURRENT ZONING: Current Zoning County Rural Residential, Requested City Zoning R3 (Multi-family Residential), R2 (Limited Multi-Family) & R2M (Limited Multi-Family with Independent Manufactured Homes)

PREPARED BY: Matthew Cox, Associate Planner

RECOMMENDED MOTION:

Move to recommend that the City Council **approve** the Sundance Hills 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
- Laramie Municipal Code Title 12, Unified Development Code
- Wyoming State Statutes Title 34 Property Conveyances and Security Transactions, Chapter 12 Platting and Dedication
- Laramie Comprehensive Plan
- Parks and Recreation Master Plan
- Major Street Plan
- Thrive Laramie Community and Economic Development Action Strategy 2020

BACKGROUND:

The area proposed for subdivision is currently in the county and is requesting Annexation, a Zoning Amendment and a Comprehensive Plan Amendment along with the Preliminary Plat. As proposed the subdivision will develop Sec. 6, T15N, R73 W. (3 parcels) West of Colorado Ave., and begins approximately 215 feet north of Venture Dr. then extends to the south approximately 1475 feet towards Riverside Dr. and platting it into 96 single-family and multi-family home lots. The proposed zoning districts are R3 (multi-family), R2 (limited multi-family) & R2M (limited multi-family with independent manufactured homes) District, which requires a Comprehensive Plan Amendment in order to amend the future land use plan from Suburban Residential to Auto-Urban Multi-Family Residential and Urban Residential.

With this Preliminary Plat, the developer will be constructing Venture Dr, to the western most portion of the property to city standards related to Collector Streets, as required by our Future Streets Plan. All internal, subdivision streets will also be constructed with a 60-foot right-of-way, as required by city street standards, with curb, gutter and sidewalk. There will be 3 lots to the north for multi-family development that will have access onto Venture Drive. The other single-family lots will only have access onto internal subdivision streets and alleyways. None of the single-family lots will have access to Venture Dr. or Colorado Ave, no will any of the multi-family lots have access to Colorado Ave. The Preliminary Plat will also correct an illegally platted lot at the south, which will be required to be included with the first final plat to ensure that the south parcel is legally platted.

SURROUNDING LAND USE AND ZONING:

The subject property is zoned County Rural Residential. The property is currently developed with a single-family home, a City Pump Station and with a large majority of the land remaining undeveloped. Upon annexation the proposed zoning will be R3 (Multi-Family), R2 (Limited Multi-Family) and R2M (Limited Multi-Family with Independent Manufactured Homes) District, which is intended to promote the use of the land for single-family and multi-family dwellings on smaller sized lots then allowed in the R1 zoning district.

	Future Land Use Designation (Map 3.2)	Zoning	Land Use
Subject Property	Suburban Residential (SR) [Proposed Auto-Urban Multi-Family and Urban Residential]	County Rural Residential	Undeveloped/City Pump Station
North	Urban Residential (UR)	Limited Multi-Family w/independent Manufactured Homes (R2M)	Mobile Home Park/Undeveloped
East	Public Institutional (PI)	General Commercial (C2)	Undeveloped
South	Suburban Residential (SR)	Rural Residential (RR)	Single Family Residential
West	Suburban Residential (SR)	County Rural Residential	Undeveloped

APPLICABILITY TO THE COMPREHENSIVE PLAN & OTHER ADOPTED PLANS:

Comprehensive Plan - Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Suburban Residential. The development requests for a comprehensive plan amendment that changes the future use of Suburban Residential (SR), which is designed as relief from more intensive urban settings, thereby leading to the popularity of contemporary neighborhoods denoted for their larger lots, privacy fences, and open areas, to Auto Urban Multi-family (AUM) and Urban Residential (UR) which is intended for apartments, townhouses, and attached single family homes. The Auto Urban Multi-Family (AUM) and Urban Residential (UR) land use designation would allow for approval of a request to R3 (Multi-Family Residential), R2 (Limited Multi-family) and R2M (Limited Multi-family w/independent Manufactured Home) zoning.

Staff believes this use still lies within the Comprehensive Plan's parameters due to the variety of housing needed in this part of town. Land for almost all housing types, including single-family housing and multi-family housing is in short supply within the city and annexing land for this purpose falls in direct line with the Laramie Comprehensive plan and the *Housing Study 2030*.

1. Activity #17 under Section 6 of the *Housing Study 2030*
 - a. **General Rental Housing Program, 515 to 560 Units**, scattered site, mixed income, consisting of 2- & 3- bedroom duplexes/triplexes, patio and town home units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (51% to 125% AMI).
2. Action Step 5 under Section 2 of the *Housing Study 2030*
 - a. Support a pro-active approach towards **rental housing development projects** to meet the needs of **local college students** and young professionals in Laramie. These projects should be designed and developed in a size and scale suitable for the neighborhood locations. **The development of single room occupancy multi-unit housing, targeted to students and young professionals, should be considered.**
3. Under Chapter 3: Community Character of the Comprehensive Plan, Land Use Policies and Action Statements:
 - a. 9. Neighborhoods shall be designed with a variety of housing types and sizes thereby offering affordable living options in all areas.
 - i. In this area, the housing style is generally single-family detached. So, allowing lots for single-family townhomes or other multi-family structures will provide housing for a mixed level of income.
4. Thrive Laramie Community and Economic Development Action Strategy 2020:
 - a. Initiate planning efforts that consider growth opportunities in north and **West Laramie** to determine how these areas should grow, and aid the city and county in conversations around what type of **development should occur to attract investment**.
 - i. Staff believes that developments of this size are needed to market West Laramie in order to attract investment for the development of amenities in West Laramie.
5. Thrive Laramie Community and Economic Development Action Strategy 2020:
 - a. A second foundational barrier to business readiness is housing that is of high quality and quantity – a requirement of all people that is in short supply in Laramie.

- b. Increasing the availability of workforce housing will give employers confidence that they can invest in Laramie and support their employees.
- c. Increase the volume of construction, as well as enhance the existing quality and diversity of housing stock in strategic locations to contribute to a more livable Laramie.
- d. In the case of parcels that sit on the city-county line and that abut city land but are technically outside of its limits, a best practice solution is for the city to annex the intervening property to easily extend city infrastructure to that property.

Furthermore, staff believes that this area lends itself to higher density development, particularly due to the distance to Snowy Range Rd. and the commercial corridor. Not only is this area located nearby the infrastructure that is necessary to support a development like this, including major roads, water and sewer. Other amenities, such as pathways, schools and retail services are all located nearby. These components make it reasonable to consider that including a mixture of housing types in the area will only help achieve a more balanced approach to housing in the area and hopefully spur the investment into more amenities.

Major Street Plan

Within the development of the plat, Venture Dr. will be constructed West of Colorado Ave. for an approximate length of 745 feet, designed using the City Standards set forth by our engineering department and City Council. Venture Drive is shown on the adopted Major Street Plan and will be constructed at a width of 80 feet wide, which is a standard width for a Collector Street.

Parks and Recreation Master Plan

Within Service Area 12 of the City of Laramie Parks and Recreation Plan, there already exists a shared use path along Colorado Ave. As required by Laramie Municipal Code, a park in-lieu fee or land is be required for all lots and units created within this preliminary plat. Staff will require a fee in-lieu for this subdivision.

- 1) $6.3 \text{ acres} \times (127 \text{ units}) \times (2.19)/1,000 = 1.75 \text{ acres} \times \$50,000 = \$87,500.$
 - i) Note: 127 units are based off of the proposed 36 multi-family units and the 91 single-family units.
 - ii) Each Final Plat will be required to provide the proper park in-lieu fee for service Area 12. Staff will condition the preliminary plat to include this requirement. Also, staff will condition the preliminary plat to allow for necessary adjustment for park in-lieu fee for the future development area at the time of site plan review in order to adjust for proposed units over or under the projected 127 units.

PROJECT DESIGN AND ADDITIONAL ANALYSIS:

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was required in conjunction with this preliminary plat to confirm the effect of the increased housing density as a result of the subdivision and construction of Venture Dr. to the area. The study assumes that the development will be completed and occupied by 2025. The City of Laramie estimates that traffic volumes in West Laramie are expected to grow 10% between

year 2016 and year 2035, a .5% growth rate per year. The conclusions of the TIS is that the study area intersections are operating at acceptable levels of service and are expected to continue to operate at acceptable levels of service through year 2040. The addition of the multi-family development is not expected to have much impact on the intersection delay and level of service.

Recommendations for the year 2025 call for a traffic light at Snowy Range and Colorado (Existing), a two way stop going east and west at Venture Dr. and Colorado Ave, (Proposed) and a stop sign at the west access of Butch Dr. (Proposed).

Public Improvements

With the annexation of this land into the city, multiple public improvements will be required. S. Johnson St., S. Grant St., and Cassidy Ridge, new local roads to be constructed within the development and will be required to be constructed in accordance with city standard street design. Venture Dr., the Future Collector on the northside of the property will also be required to be brought up to city standards, as it will be annexed along with the property.

All installed curbs will either be rollover curbs or designed to acceptable city standards. Along with road improvements, all future and existing housing units will be connected to City water and sewer lines.

Secondary Access and International Fire Code

Appendix D of the 2015 International Fire Code (IFC) identifies specific subdivision standards for required fire access. A second access is required for isolated subdivisions in which more than 30 lots are only accessed by a single egress or ingress. Temporary turnarounds or fire access roads are required for dead end streets exceeding 150' in length. Final platting will require compliance with these standards.

Stormwater Management

New roads and development in the area will create additional stormwater runoff in the area. The development has provided adequate engineering designed to City Standards to address stormwater management for the area. Generally stormwater will be routed southward to a detention area located at the southeast corner of the subdivision, identified as Block 3 on the plat. The detention pond includes a concrete spillway that will drain the water into the storm drain system within the Colorado Avenue right-of-way. This concrete spillway is designed to exceed a flow rate greater than a 100-year storm event.

ANALYSIS OF REQUIRED FINDINGS FOR PRELIMINARY PLATS:

The following findings must be made in the affirmative 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: The plat has three different zoning districts within it. All lots under the R2 (Limited Multi-Family) District are larger than the minimum size requirement. All lots within the R2M (Limited Multi-Family with Independent manufactured Homes) are larger than the minimum

size. The three lots to the north that are zoned R3 (Multi-family) District are larger than the minimum required under LMC. The preliminary plat complies with all dimensional standards required by LMC.

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: All Franchise Utilities have responded stating that they will be able to provide service to this area. The development can adequately be served by extensions of City water and sewer services and existing/new City streets.

The developer will be required to construct all improvements associated with rights-of-way within final-plat boundaries concurrent with the respective Final Plat approvals. A financial security and subdivision improvement agreement for their share of improvements will be required at the time of final platting.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on March 28, 2020. Letters were sent to surrounding property owners within 300 feet of the subject property on March 27, 2020. Additional the property has been posted with the required development proposal sign. Staff has received multiple enquiries surrounding the Preliminary Plat.

Below are some concerns of the public that we have gotten comments about. Attached to the Staff Report are copies of the emails we received from the public.

- 1) Privacy concerns of neighbors during construction.
- 2) Neighbors concerns of livestock escaping into the development.

Staff's Response to Public Concerns:

Staff believes that concerns around privacy are not of detrimental to the public's health and well-being. Development is necessary for the growth of Laramie and the land under consideration is surrounded by the city on the north, south and east side. Staff believes this is a natural urban growth area for Laramie.

Concerns around livestock should be solved through the construction of a fence, separating the site under consideration and that of the concerned public. There is also residential development to the south and staff has not heard any concern of livestock entering the residential land at that location.

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 recommendations of City Plans and Studies, including the Laramie Comprehensive Plan and Parks and Recreation Master Plan.

Conclusions of Law:

- The petitioner is proceeding in accordance with the applicable requirements of the Laramie Municipal Code Title 12 & 15.

STAFF RECOMMENDATION:

Move to recommend that the City Council **approve** the Sundance Hills Preliminary Plat (PP-20-01), based on findings of fact and conclusions of law and subject to staff's recommended conditions.

1. Block 3, Lot 34 will be required to be included within the first final plat filing in order to correct the illegal subdivision and plat it as conforming legally created lot.
2. All lots along Colorado Ave. shall not have vehicular access to Colorado Ave. A note shall be included on all final plats that include lots along Colorado Avenue denoting the access restriction.
3. All final plat shall include a signage and striping plan for the subdivision.
4. Final grading plans shall show detention and storm water conveyance details in the construction drawings.
5. All final plat shall show service line locations in the construction drawings.
6. All final plats that include any portion of Venture Drive shall show Venture Dr. as an 80 foot right-of-way.
7. All construction drawings for any final plat shall show cross section and surfacing type for the driveway and utility easement.
8. The existing curb cut along Colorado Avenue that is near Block 5, Lots 5 and 6, will be removed with the first final plat filing.
9. Water and sewer service lines shall be constructed to City and DEQ standards and shall be extended to each residential lot concurrent with final platting.
10. Within Service Area 12 of the City of Laramie Parks and Recreation Plan, there already exists a shared use path along Colorado Ave. As required by Laramie Municipal Code, a park in-lieu fee or land is be required for all lots and units created within this preliminary plat. Staff will require a fee in-lieu for this subdivision.
 - a) $6.3 \text{ acres} \times (127 \text{ units}) \times (2.19)/1,000 = 1.75 \text{ acres} \times \$50,000 = \$87,500$.
 - i) Note: 127 units are based off of the proposed 36 multi-family units and the 91 single-family units.
 - ii) In conjunction with each Final Plat the required park in-lieu fee for service Area 12 based on the number of units shall be required and payment shall be provided prior to scheduling for City Council.
 - iii) In conjunction with any Site Plan for Lots 1 and 2, Block 1 the necessary adjustment for park in-lieu fee for the development shall be required based upon the projected 127 units for the full subdivision, 36 of which were estimated for these two multifamily lots.

11. Final Plats shall comply with Appendix D, Fire Apparatus Access Roads, of the International Fire Code standards. This shall require secondary access when warranted and installation of temporary apparatus turnarounds or equivalent, when required by Fire Code.
12. Each Final Plat shall include all required fire hydrants as spacing required within International Fire Code.
13. 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.
14. City standard street lights shall be installed at street intersections.
15. Prior to approval of the applicable final plat(s), the developer shall enter into a Subdivision Security and Improvement Deferral Acknowledgment for required public improvements associated with the subdivision, including but not limited to curbs, gutters, sidewalks, streets, sewer and water lines. The financial security shall be 125% of the City Engineer's approved estimate for the required improvements. Signed copies shall be provided before a final plat is scheduled for City Council agenda.

ATTACHMENTS:

1. Vicinity Map (1 page)
2. Preliminary Plat (2 pages)
3. Zoning Map (1 Page)
4. Zoning Amendment Map (1 page)
5. Comprehensive Plan – Future Land Use Map (1 Page)
6. Public Comment Emails (4 Pages)
7. Major Street Plan (1 page)