



A COMMUNITY OF CHOICE

Development Department

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Planning Commission 2015 Annual Report

BACKGROUND

The Planning Commission consists of seven members. Meetings are held every first and third Mondays of the month in the Council Chambers at City Hall.

Members who served in 2015 included Marc Woods (Chair), Gene MacDonald (Vice Chair), Greg Palmquist (Secretary), Victoria Fry, Ken Uhrich, Landon Brown, and Philip Griggs. Staff support was provided by Brandon Cammarata, Logan Graves, Josh Tetzlaff, Stephanie Lowe, Seth Lloyd, and Mike Tylka.

YEAR IN REVIEW

There were twenty-two (22) meetings of the Planning Commission throughout 2015, including ten (10) mid-month meetings. Sixty separate development applications, the annual review, three MPO Projects, and three MPO Presentations went before the City of Cheyenne Planning Commission during the year. The sixty-seven total items heard by the Planning Commission included:

- Annual UDC Review (February 17th)
- 6 Preliminary Plats
- 7 Final Plats
- 11 Expedited Plats
- 22 Zone Changes
- 1 Corridor Plan
- 1 Street Vacations
- 2 Future Land Use Map Amendments
- 2 Expedited County Plats
- 8 Text Amendments, including...
 - Notification procedures
 - Drainage requirements
 - Billboard expansion
 - Sunset Clause removal for Administrative Adjustments
 - Conditional Use Approval applicability
 - Increasing maximum lot coverages for some residential lot types
 - Accessory Dwelling Unit regulation modification
- 6 MPO Projects and Presentations, including...
 - Transportation Safety Management Plan
 - Transportation Improvement Program
 - Pershing Complete Street Plan
 - Official Map Amendment
 - Road Construction and Drainage Design for Evers Blvd. from Vandehei to Bishop Blvd.
 - Public Participation Plan

(All projects are listed on the accompanying page)

A Planning Commission mid-year training session was held on August 17th by Development, Planning, and Engineering Staff that focused on traffic, drainage, interagency cooperation, recommendations, processes, and available tools.

Marc Woods completed his appointment in December 2015 and is unable to request reappointment due to term limits. Gene MacDonald requested to be renewed for an additional term beginning in January 2016.

Project	Name	Classification	Planner	Submit	PC Approval	Work Description	Status
UDC-14-00604	The Bluffs, 10th	Final Plat	Josh Tetzlaff	11/26/2014	1/5/2015	A replat of the NW 1/4 of Section 21, T.14N, R.66W., 6th P.M.	Approved
UDC-14-00605	The Bluffs, 10th	Zone Change	Josh Tetzlaff	11/26/2014	1/5/2015	Zone change from County LR to MR-2	Approved
UDC-14-00610	Nelson Subdivision (County)	Expedited Plat	Josh Tetzlaff	12/1/2014	1/5/2015	A replat of the north 180.29 feet of Tract 12, Clear View Tracts	Approved
UDC-14-00606	Triumph Addition, 2nd	Expedited Plat	Josh Tetzlaff	12/1/2015	1/5/2015	A replat of Lot 1, Block 1, Triumph Addition; and Lot 1, Block 4, Harmony Center; and adjacent ROWs	Approved
PLN-14-00012	Cheyenne Business Parkway	Corridor Plan	Logan Graves	12/17/2014	1/20/2015	Plan addressing streetscape and signage in a comprehensive manner	Approved
UDC-14-00607	Triumph Addition, 2nd	Zone Change	Josh Tetzlaff	12/1/2014	1/20/2015	Zone change from CB to MUB	Approved
UDC-14-00664	Chukker Ridge, 2nd	Zone Change	Josh Tetzlaff	12/24/2014	2/2/2015	Zone change from County A-2 to MR-2	Approved
UDC-14-00665	Chukker Ridge, 2nd	Final Plat	Josh Tetzlaff	12/24/2014	2/2/2015	A plat for a portion of the W 1/2 E 1/2 of Section 35, T.14N., R.66W., 6th P.M.	Approved
UDC-14-00666	Niobrara Energy Park, 2nd	Expedited Plat	Josh Tetzlaff	12/26/2014	2/2/2015	A replat of Lot 3, Block 1, Niobrara Energy Park	Approved
UDC-14-00669	Dell Range Addition, 4th	Zone Change	Josh Tetzlaff	12/26/2014	2/2/2015	Zone change from County MR to MR-2	Approved
UDC-14-00671	Downey Addition	Zone Change	Josh Tetzlaff	12/26/2014	2/2/2015	Zone change from County MR to MR-1	Approved
UDC-15-00050	Waterford Square	Preliminary Plat	Josh Tetzlaff	1/23/2015	3/2/2015	A plat for a portion of Sections 4 & 5, T.13N., R.66W., 6th P.M.	Approved
PLN-15-00002	Article 2 Procedure	Text Amendment	Logan Graves	N/A	N/A	Amendment to notification procedures as outlined in UDC Article 2, Section 2.2.1, Zoning Map Amendment	Failed
UDC-15-00113	Swan Ranch Rail Park, 10th	Final Plat	Josh Tetzlaff	2/27/2015	4/6/2015	A plat for a portion of the NE 1/4 NE 1/4 of Section 28 and the NW 1/4 NW 1/4 of Section 27, T.13N., R.67W., 6th P.M.	Approved
PLN-15-00006	Article 2 Procedure	Text Amendment	Logan Graves	N/A	4/20/2015	Amendment to UDC Sections 2.1.4, 2.2.1, 2.2.2, 2.2.4, & 2.3.2 for notification mailings	Approved
UDC-15-00146	Pershing Subdivision 4th Filing	Expedited Plat	Josh Tetzlaff	3/17/2015	5/4/2015	A relat of portions of Lots 1 & 2, Block 1, Ruth Addition; a portion of Block 5, Mountview Park; and portions of the SE 1/4 of Section 29, NE 1/4 of Section 32, and the NW 1/4 of Section 33, T.14N., R.66W., 6th P.M.	Approved
UDC-15-00181	Block 386, OC	Zone Change	Josh Tetzlaff	3/30/2015	5/4/2015	Zone change from CB to MUB	Approved
UDC-15-00182	Waterford Square	Zone Change	Josh Tetzlaff	3/30/2015	5/4/2015	Zone change from County LI to CB	Approved
UDC-15-00260	Waterford Square	Final Plat	Josh Tetzlaff	4/28/2015	6/1/2015	A replat for the north 286.5 feet of Tract 36, Cheyenne Irrigated Gardens, 2nd Filing; the NW 1/4 SE 1/4 SW 1/4 of Section 4; and a portion of Sections 4 and 5, T.13N., R.66W., 6th P.M.	Approved
PLN-15-00003	Article 3 Drainage	Text Amendment	Nathan Beauheim	N/A	6/15/2015	Amending various UDC sections and adopting new drainage requirements	Approved
UDC-15-00346	Cheyenne Business Parkway, 8th	Expedited Plat	Josh Tetzlaff	6/1/2015	7/7/2015	A replat of Lot 1, Block 3, Cheyenne Business Parkway; a portion of the SE 1/4 of Section 36, T.14N, R.66W.; and a portion of the NE 1/4 of Section 1, T.13N., R.66W., 6th P.M.	Approved
UDC-15-00347	Cheyenne Business Parkway, 8th	Zone Change	Josh Tetzlaff	6/1/2015	7/7/2015	Zone change from HI to AG	Approved
UDC-15-00348	Cheyenne Business Parkway, 9th	Expedited Plat	Josh Tetzlaff	6/1/2015	7/7/2015	A replat of Lot 2, Block 4, Cheyenne Business Park, First Filing; Cheyenne Business Parkway Fifth Filing; and a portion of the SW 1/4 of Section 36, T.14N., R.66W., 6th P.M.	Approved
UDC-15-00349	Cheyenne Business Parkway, 9th	Zone Change	Josh Tetzlaff	6/1/2015	7/7/2015	Zone change from HI to LI	Approved
UDC-15-00351	Saddle Ridge, 7th	Preliminary Plat	Josh Tetzlaff	6/1/2015	7/7/2015	A replat of all of Lot 2 and a portion of Lot 3, Block 1, Saddle Ridge	Approved
UDC-15-00352	Saddle Ridge, 8th & 9th	Preliminary Plat	Josh Tetzlaff	6/1/2015	7/7/2015	Platting a portion of the E 1/2 of Section 25, T.14N., R.66W., 6th P.M.	Approved
PLN-15-0009	Billboards	Text Amendment	Logan Graves	N/A	7/7/2015	Updating the UDC to allow billboards in zone districts approved under previous code	Approved
PLN-15-00007	Sunset Clause Removal	Text Amendment	Brandon Cammarata	N/A	7/20/2015	Removal of the sunset clause related to the Administrative Adjustment Subsection of the UDC	Approved
PLN-15-00010	Conditional Use Approval	Text Amendment	Stephanie Lowe	N/A	7/20/2015	Amending UDC Conditional Use Approval Applicability	Approved
MPO Project	Transporation Safety Management Plan	Plan Update	Sreyoshi Chakraborty	N/A	7/20/2015	Update of the 2008 Transporation Management Plan	Approved
UDC-15-00252	Heiduck Addition	Expedited Plat	Josh Tetzlaff	4/24/2015	8/3/2015	A replat of a portion of Tract 1, H and B Tracts	Approved
UDC-15-00367	Heiduck Addition	Zone Change	Josh Tetzlaff	6/4/2015	8/3/2015	Zone change from County LI to LI	Approved
UDC-15-00411	Holdrege's Addition	Expedited Plat	Logan Graves	6/26/2015	8/3/2015	A replat of the west 80 feet of Lots 49 and 50 and all those parts of the west 80 feet of Lots 47 and 48 lying and being north of Randall Ave., Block 7. Amended Plat of Holdrege's Addition, Second Filing	Approved
UDC-15-00412	Holdrege's Addition	Zone Change	Logan Graves	6/26/2015	8/3/2015	Zone change from NB to MR-1	Approved
UDC-15-00417	OBrien Subdivision (County)	Expedited Plat	Stephanie Lowe	6/29/2015	8/3/2015	A replat of a portion of the S 1/2 of Tract 49, Allison Tracts	Approved
UDC-15-00420	Summit Park	Preliminary Plat	Brandon Cammarata	6/29/2015	8/3/2015	A replat of a portion of Tract 31, Dell Range Addition, Second Filing	Approved
PLN-15-00011	Saddle Ridge, 7th	Future Land Use Amendment	Josh Tetzlaff	6/29/2015	8/3/2015	An amendment to the future land use map found within the Comprehensive Plan to adjust for market forces in east Cheyenne and the demand for residential homes	Approved
UDC-15-00425	Saddle Ridge, 7th	Final Plat	Josh Tetzlaff	6/29/2015	8/3/2015	A replat of all of Lot 2 and a portion of Lot 3, Block 1, Saddle Ridge	Approved
UDC-15-00421	Saddle Ridge, 7th	Zone Change	Josh Tetzlaff	6/29/2015	8/3/2015	Zone change from CB to MR-2	Approved
UDC-15-00423	Saddle Ridge, 8th	Zone Change	Josh Tetzlaff	6/29/2015	8/3/2015	Zone change from County A-1 to MR-2	Approved
UDC-15-00424	Kum & Go #957	Zone Change	Logan Graves	6/29/2015	8/3/2015	Zone change from NB to CB	Approved
UDC-15-00441	Coulson Addition	Zone Change	Josh Tetzlaff	7/2/2015	8/3/2015	Zone change from County MR to MR-2	Approved
MPO Project	Pershing Complete Street Plan	Complete Street Plan	Sreyoshi Chakraborty	N/A	8/17/2015	Seeking a recommendation for MPO Plan addressing safety and enhancement of Pershing Blvd. from Evans Ave. to Logan Ave.	Approved
UDC-15-00415	RKRR Addition	Expedited Plat	Josh Tetzlaff	6/29/2015	9/8/2015	A replat of a portion of Tract 5, Storey Acres	Approved
UDC-15-00416	RKRR Addition	Zone Change	Josh Tetzlaff	6/29/2015	9/8/2015	Zone change from MR-2 to MUB	Approved
UDC-15-00427	Saddle Ridge, 8th	Final Plat	Josh Tetzlaff	6/29/2015	9/8/2015	Plat for a portion of the E 1/2 of Section 25, T.14N., R.66W., 6th P.M.	Approved
UDC-15-00501	Thomas Hills	Expedited Plat	Josh Tetzlaff	7/31/2015	9/8/2015	A replat of Lots 1-5 and Lots 10-15, Block 3, Granite Hills Subdivision; and Lots 33-37, Block 8, Thomas Heights	Approved
MPO Project	Official Map Amendment	Amendment	Tom Mason	N/A	9/21/2015	Amendment to the official map as presented by the MPO	Approved
UDC-15-00543	Sun Rise Hills	Zone Change	Mike Tylka	8/26/2015	10/5/2015	Zone change from County MR to MR-2	Approved
UDC-15-00603	Van Tassel Parsley Subdivision (Clear Creek Industrial)	Preliminary Plat	Stephanie Lowe	9/24/2015	11/2/2015	A replat of all of Block 10; Lots 1 & 12, Block 11; Lots 1 & 17, Block 12, Interior Heights Replat and adjacent streets and alleys thereto	Pending
UDC-15-00608	Colonial Addition (5th Ave., Pacheco)	Vacation	Mike Tylka	9/25/2015	11/2/2015	Vacation for a portion of the alley adjacent to the western boundary of Lot 5, Block 1, Colonial Addition	Pending
UDC-15-00611	522 Van Lennen	Zone Change	Mike Tylka	9/25/2015	11/2/2015	Zone change from P to MUB	Pending
UDC-15-00612	PKT Subdivision	Preliminary Plat	Mike Tylka	9/25/2015	11/2/2015	A replat of Tract 318, Sunnyside Addition, 7th Filing; and Lot 2, Sunnyside Meadows	Approved
UDC-15-00614	Cheyenne Baptist Temple Addition	Zone Change	Brandon Cammarata	9/25/2015	11/2/2015	Zone change from CB to MR-1	Pending
UDC-15-00613	Cheyenne Baptist Temple Addition	Expedited Plat	Brandon Cammarata	9/25/2015	11/2/2015	A replat of a portion of Lot 5, Block 186; Lots 1-4, Block 187; and a portion of E. 23rd St.	Pending
UDC-15-00615	Dry Creek Business Park	Zone Change	Mike Tylka	9/25/2015	11/2/2015	Zone change from MR-2 to CB and MR-2	Pending
UDC-15-00619	Dry Creek Business Park	Expedited Plat	Mike Tylka	9/25/2015	11/2/2015	A replat of Lots 1-20, Block 1 and Lots 1-18, Block 2, Ehernberger Subdivision	Pending
PLN-15-00015	Dry Creek Business Park	Future Land Use Map Amendment	Mike Tylka	9/25/2015	11/2/2015	An amendment to the future land use map found within the Comprehensive Plan due to College Dr. becoming a major arterial around Cheyenne and being more conducive to commercial development	Approved
PLN-15-00011	Text Amendment, Lot Coverage	Text Amendment	Brandon Cammarata	N/A	11/16/2015	An amendment to the UDC to increase total lot coverage allowed in some residential lot types	Pending
PLN-15-00016	Text Amendment, Accessory Dwelling Units	Text Amendment	Logan Graves	N/A	11/16/2015	An amendment to the UDC to modify the existing regulation of accessory dwelling units and to provide an expanded as-of-right path	Pending
UDC-15-00704	Wyoming Eye Institute	Zone Change	Mike Tylka	10/30/2015	12/7/2015	Zone change from MR-1 to MUB	Pending
UDC-15-00707	Summit Park	Zone Change	Seth Lloyd	11/2/2015	12/7/2015	Zone change from County A-1 to NR-3	Pending
UDC-15-00708	Summit Park	Final Plat	Seth Lloyd	11/2/2015	12/7/2015	A replat of a portion of Tract 31, Dell Range Addition, Second Filing	Pending