## CITY OF CHEYENNE PLANNING COMMISSION AGENDA July 6, 2020 - 6:00 P.M.

to Order								
ne June 1, 2	020 Meeti	ng Minute	es:	ACTION:		VOTE:		
Hawk's Point, Preliminary Plat, a plat of a portion of the SE¼ of Section 33, T.14N., R.66W., 6 <sup>th</sup> P.M., Laramie County, Wyoming (located south of and adjacent to Sparks Road, west of Ridge Road).  UDC-20-00162 / Hawk's Point Preliminary Plat								
						VOTE:		
City C	ouncil	Public	Public Service City Council		Council			
7/13	6pm	7/21	Noon	7/27	6pm			
Block 652, intersection	Stanfield A	Addition, les Avenue	Laramie Co e and W. 6	ounty, Wy 5 <sup>th</sup> Street).	oming (lo	cated at the southwest corner of the		
UDC-20-00174 / Stanfield Addition, 4 <sup>th</sup> Filing, Preliminary and Final Plat								
Northland I	Holdings, I	LC – Ow	ner	Agent				
						VOTE:		
City C	ouncil	Public	Service	City C	Council			
	The meets Developm  Hawk's Po 6th P.M., La Road).  UDC-20-00  Brad Emmo Section 20, Seth Lloyd  City C 7/13  Stanfield Block 652, intersection  UDC-20-00  Casey Palm Northland H Seth Lloyd	The meeting dates Development Office  Hawk's Point, Prelifeth P.M., Laramie Couronal).  UDC-20-00162 / Haw  Brad Emmons, AVI, F. Section 20, LLC – Ow Seth Lloyd – Office Reserved intersection of Thomas  UDC-20-00174 / Start Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas  Casey Palma, Steil St. Northland Holdings, I. Seth Lloyd – Office Reserved in the section of Thomas	The meeting dates listed by Development Office for control of P.M., Laramie County, Wyork Road).  UDC-20-00162 / Hawk's Point Brad Emmons, AVI, PC – Agen Section 20, LLC – Owner Seth Lloyd – Office Representation of Thomes Avenue UDC-20-00174 / Stanfield Addition, intersection of Thomes Avenue UDC-20-00174 / Stanfield Add Casey Palma, Steil Surveying Stanfield Holdings, LLC – Ow Seth Lloyd – Office Representation of Thomes Avenue UDC-20-00174 / Stanfield Add Casey Palma, Steil Surveying Stanfield Holdings, LLC – Ow Seth Lloyd – Office Representations	The meeting dates listed below are Development Office for confirmation  Hawk's Point, Preliminary Plat, a plat 6th P.M., Laramie County, Wyoming (local Road).  UDC-20-00162 / Hawk's Point Preliminary Brad Emmons, AVI, PC – Agent Section 20, LLC – Owner Seth Lloyd – Office Representative  City Council Public Service  7/13 6pm 7/21 Noon  Stanfield Addition, 4th Filing, Prelim Block 652, Stanfield Addition, Laramie Cointersection of Thomes Avenue and W. 6th Casey Palma, Steil Surveying Services – Northland Holdings, LLC – Owner Seth Lloyd – Office Representative	The meeting dates listed below are subject to Development Office for confirmation at (30).  Hawk's Point, Preliminary Plat, a plat of a pore 6th P.M., Laramie County, Wyoming (located south Road).  UDC-20-00162 / Hawk's Point Preliminary Plat  Brad Emmons, AVI, PC – Agent Section 20, LLC – Owner Seth Lloyd – Office Representative  City Council Public Service City	The meeting dates listed below are subject to change Development Office for confirmation at (307) 637-62.  Hawk's Point, Preliminary Plat, a plat of a portion of the 6th P.M., Laramie County, Wyoming (located south of and at Road).  UDC-20-00162 / Hawk's Point Preliminary Plat  Brad Emmons, AVI, PC – Agent Section 20, LLC – Owner Seth Lloyd – Office Representative  City Council Public Service City Council 7/13 6pm 7/21 Noon 7/27 6pm  Stanfield Addition, 4th Filing, Preliminary Plat [Exped Block 652, Stanfield Addition, Laramie County, Wyoming (locintersection of Thomes Avenue and W. 6th Street).  UDC-20-00174 / Stanfield Addition, 4th Filing, Preliminary and Casey Palma, Steil Surveying Services – Agent Northland Holdings, LLC – Owner Seth Lloyd – Office Representative		

Schedule:	City C	ouncil	Public	Service	City Council		
	7/13	7/13 6pm		Noon	7/27	6pm	

(Vision Statement) The Planning Commission champions responsive land-use for Cheyenne and surrounding areas of Laramie County by utilizing appropriate implementation tools to become a better place to live with a strong economy, and neighborhoods in which we can take pride. We act to encourage steady growth which enhances the quality of life for all. (Adopted May 5, 2008)

**Stanfield Addition, 5<sup>th</sup> Filing, Preliminary Plat [Expedited Review]**, a replat of all of Lots 4-6, Block 693, Stanfield Addition; Lots 1-5, Block 694, Stanfield Addition, Second Filing; Cheyenne; Laramie County; Wyoming (located southeast corner of the intersection of Stanfield Avenue and W. 5<sup>th</sup> Street).

UDC-20-00175 / Stanfield Addition, 5<sup>th</sup> Filing, Preliminary and Final Plat

Casey Palma, Steil Surveying Services – Agent Northland Holdings, LLC – Owner Seth Lloyd – Office Representative

ACTION:	VOTE:	
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Schedule:	City Council		Public :	Service	City Council		
	7/13 6pm		7/21	Noon	7/27 6pm		

**ITEM 4:** Back 40 Subdivision, 2<sup>nd</sup> Filing, Preliminary Plat, a replat of Lot 1, Block 1, Back 40 Subdivision, Laramie County, Wyoming (located North of W. Lincolnway at Grant Avenue).

UDC-20-00176 / Back 40 Subdivision, 2<sup>nd</sup> Filing, Preliminary Plat

Casey Palma, Steil Surveying Services – Agent Dozzer LLC – Owner Mark Christensen – Office Representative

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ACTION:	VOTE:

Schedule:	City Council		Public	Service	City Council		
	7/13 6pm		7/21	Noon	7/27 6pm		

**ITEM 5:** Whitney Ranch, 3<sup>rd</sup> Filing, Preliminary Plat, a plat of a portion a portion of Section 23, Township 14 North, Range 66 West, 6<sup>th</sup> P.M., Laramie County, Wyoming (located north of Dell Range Blvd., west of Gysel Place).

UDC-20-00177 / Whitney Ranch, 3<sup>rd</sup> Filing, Preliminary Plat

Brad Emmons, AVI, PC – Agent Gysel Whitney, LLC – Owner Seth Lloyd – Office Representative

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ACTION:	VOTE:

Schedule:	City C	ouncil	Public :	Service	City Council		
	7/13 6pm		7/21	Noon	7/27 6pm		

**114 and 124 Western Hills Boulevard Zone Change,** a zone change from County MU Mixed Use to MUB Mixed-Use Business Emphasis zone (annexation in process) for a portion of Lot 1 & 2 and a portion of the 20' vacated alley adjacent to the west of said Lots 1 & 2, Block 1, Prairie Hills Addition, Cheyenne, Wyoming (located northwest corner of Yellowstone Road and Western Hills Boulevard).

UDC-20-00232 / 114 and 124 Western Hills Boulevard zone change

Brad Emmons, AVI, PC – Agent Wyoming #1 Properties, Inc. and Pegasus LLC – Owners Mark Christensen – Office Representative

**ACTION:** 

	Schedule:	City Council		Public Service		City Council		Public Service		City Council	
		7/13	6pm	7/21	Noon	7/27	6pm	8/4	Noon	8/10	6pm
c	OTHER BUSINESS:										
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VOTE:

## **FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:**

City Council **approved** the following Planning Commission items on June 8, 2020:

**TEXT AMENDMENT: Remainder Lots**, an Amendment to the City's Unified Development Code amending Sections 1.4.3, 2.1.1, 2.1.2, and 4.2.5 of the Unified Development Code of the City of Cheyenne, Wyoming, to define and clarify the purpose of remainder lots.

**TEXT AMENDMENT: Temporary Uses**, an Amendment to the City's Unified Development Code amending Section 2.2.6.b of the Unified Development Code of the City of Cheyenne, Wyoming, to modifying time limits associated with temporary uses.

**TEXT AMENDMENT: Article 2 Processes**, an Amendment to the City's Unified Development Code amending Sections 2.2.3.c.2.b, 2.2.3.c, 2.4.1.b, 2.3.2.d regarding to modify posted notice requirements for site plans, clarify procedures for modification of site plans, modify authority to initiate text amendments, modify criteria for variance approval.

City Council approved the following Planning Commission items on May 26, 2020:

**FINAL PLAT: Willow Heights**, a replat of Lot 14, Block 5, Homestead Addition, First Filing Replat, Cheyenne, Wyoming (located south of Homestead Avenue, between Henderson Drive and Hanson Street).

**FINAL PLAT: Center Point Subdivision, 2<sup>nd</sup> Filing**, a replat of Lots 1 thru 7, Block 1, Inclusive Center Point Subdivision, Cheyenne, Wyoming (located at the southwest corner of the intersection of Homestead Avenue and Eda Place).