



Agenda Item: Subdivision Plat - Preliminary

Title: Indian Heights Preliminary Plat

Recommended Council MOTION:

Move to **Approve** the Indian Heights Preliminary Plat based on findings of fact and conclusions of law and subject to all of staff's recommended conditions and authorize the mayor and clerk to sign the preliminary plat.

Administrative or Policy Goal:

Platting of partly unplatted and previously platted property is in accordance with the goals of the Comprehensive Plan and the Major Street Plan. The proposed subdivision complies with the Comprehensive Plan, Parks and Recreation Plan, Aquifer Protection Plan and Major Street Plan.

Background:

Previous Platting:

The application for the Indian Ridge Preliminary Plat (not this preliminary plat) was received by the City of Laramie on June 30, 2010. The preliminary plat submitted was to subdivide 84.5 acres into 167 lots, with 165 lots anticipated for single family residential lots and 2 lots for storm water detention (Lot 24, Block 5 & Lot 1, Block 14). The plat generally encompassed all vacant land within the northeastern area of the city; east of Apache Drive, West of 45th Street and south of the City Limits. On March 20, 2012 the Laramie City Council approved the Indian Ridge preliminary plat.

Subsequent Final Plats were submitted over the years keeping the Preliminary Plat active through the submittal of the 4th Filing of the Indian Ridge Subdivision. Following this filing a final plat was not approved within the required 2 year time frame, thus the Indian Ridge Preliminary Plat expired.

Indian Heights Preliminary Plat:

The application for the Indian Heights Preliminary Plat was received by the City of Laramie on April 15, 2021. The Preliminary Plat that was submitted, was essentially a resubmittal of the Indian Ridge Preliminary Plat. Through review, it was determined by the applicant that a "scaled back" Preliminary Plat would be submitted, which is the version of the Indian Heights Preliminary Plat that this Planning Commission is considering.

The Indian Heights Preliminary Plat consists of 31 Residential Lots found in the R1 Zoning District/APO Zone District, generally located at the north end of Indian Hills Drive. The preliminary plat consists of 4 Blocks and the extension of Indian Hills Drive and 45th Street as well as two new streets; Pueblo Drive and Mohican Drive.

Planning Commission Background

Planning Commission recommended **approval** of PP-21-02 at the April 11, 2022 meeting with a vote of Aye: 6. Nay: 0. Absent: 1.

Public Comment

Staff has received one inquiry into the project but the commenter had no specific questions or concerns about the preliminary plat at that time.

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
- Laramie Comprehensive Plan
- Major Street Plan
- Parks and Recreation Master Plan
- Aquifer Protection Plan

BUDGET FISCAL INFORMATION:

REVENUE

Source	Amount	Type
Fees/Charges for Service	\$2,510.00	Application Fee (Fees based off of the layout & number of lots) and Development Sign
Grant		
Loan		
Other		
Total	\$2,510.00	

Responsible Staff:

Todd Feezer, Assistant City Manager,
721-5304
Derek Teini, Planning Manager,
721-5245

Future dates are subject to change

Advertised	
Public Hearing (PH) Held	April, 11, 2022, April 19, 2022
PH Advertised	April 9, 2021
Introduction/Final/1 st Reading	April 19, 2021
2 nd Reading	
3 rd Reading	

Attachments:

- Planning Commission Staff Report (April 11, 2022)