



**Agenda Item: Subdivision Plat - Final**

**Title: Indian Heights 1<sup>st</sup> Addition Final Plat**

**Recommended Council MOTION:**

Move to **approve** the Indian Heights 1<sup>st</sup> Addition, Final Plat, based on findings of fact and conclusions of law, acknowledge receipt of the financial security and the Subdivision Security and Improvement Deferral Acknowledgment form; Park In-Lieu Fee and Emergency Access Maintenance Agreement and authorize the Mayor and Clerk to sign the plat.

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**Administrative or Policy Goal:**

Platting of unplatted property is in accordance with the goals of the Comprehensive Plan and the subdivision complies with the Comprehensive Plan.

All regulations found within the Laramie Municipal Code (including the Unified Development Code) were approved and adopted through Ordinance by the City Council. It is the professional obligation and responsibility of staff to follow and enforce adopted codes.

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**Background:**

The application for the Indian Heights Preliminary Plat (Preliminary Plat Associated with this Final 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 includes this final plat and that was approved by the Planning Commission and City Council.

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

The proposed Indian Heights 1st Addition Final Plat is within the city limits and proposes 16 residential lots in a R1 zone district. The subdivision will extend city services to the area and will include extensions of Indian Hills Drive and 45th Street; and a new street Pueblo Drive. Generally the Final Plat complies with the requirements for Final Plats and all conditions of approval, as approved by the City Council.

The City of Laramie Planning Commission reviewed this item on August 8, 2022. The Commission recommended the City Council approve the Final Plat (7 yes, 0 no).

The August 8, 2022 Planning Commission Staff report is attached. The staff report has not been altered after the Planning Commission meeting.

**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
- Wyoming State Statutes Title 34 Property Conveyances and Security Transactions, Chapter 12 Platting and Dedication
- Laramie Comprehensive Plan 2007
- Major Street Plan
- Parks and Recreation Master Plan
- Turner Tract Master Plan

Note: No conditions can be modified or added. The final plat review evaluates for compliance with conditions of preliminary plat approval. (15.06.060.P.5.e.(iv))

**BUDGET/FISCAL INFORMATION:**

**REVENUE**

Source	Amount	Type
Fees/Charges for Service	\$650.00	Application Fee
Grants for Projects		
Loans on Project		
Other		
Total	\$650.00	

**Responsible Staff:**

Todd Feezer, Assistant City Manager, 721-5304

Derek Teini, AICP, Planning Manager, 721-5245

Attachments:

Future dates are subject to change

Work Session	
Advertised	
Public Hearing Held	August 8, 2022 (Planning Commission)
Public Hearing Advertised	July 23, 2022 (Planning Commission)
Introduction/1 <sup>st</sup> Reading	August 17, 2022
2 <sup>nd</sup> Reading	n/a
3 <sup>rd</sup> Reading	n/a

August 8, 2022 Planning Commission Staff Report