



12/23/2025
306 E Gibbon Street
Laramie, WY

Project Cover letter - Take 5 Oil Change – 306 E Gibbon Street

The proposed development is for a new 2-bay Take 5 Oil Change along with its associated utilities, pavement, parking, and landscaping. The proposed building is 1,380+/- sqft. The parcel is 0.227+/- acres. The site plan included with this submittal shows the proposed layout for the development. The site currently has three access points to public ROW, one on N 3rd Street and two on East Gibbon Street. The access on N 3rd Street will be closed due to not meeting WYDOT requirements, and the other two along E Gibbon Street will remain as existing to allow the site to fully function.

The site is currently zoned B2 and the proposed use, Auto Service Station, is permitted within this district but as a conditional use. No overlay districts were found for this property. There are several drainage inlets within the streets that collect the stormwater runoff from the site. Between onsite utilities and utilities in the North 3rd Street ROW, the site appears to have access to all required utilities. Stormwater management for the site will utilize existing drainage patterns to release the stormwater to existing inlets within the roadway. There will be no increase in discharge because the proposed development will reduce pavement on the site by 15% and it will be replaced with pervious landscaping.

Traffic Statement:

The current site is developed as a self-service car wash that remains active until the approval of this project. The proposed ITE use for the Take 5 Oil Change is #941. The weekday peak hour of adjacent street traffic rates was used. The projected AM peak hour trips are 13 (7 entering, 6 leaving). The projected PM peak hour trips are 12 (6 entering, 6 leaving).

Due to the relatively low peak hour trip generation for the proposed Take 5, no public traffic improvements or traffic impacts to the surrounding area are anticipated from this development.

Sincerely,

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