

# City of Laramie

Planning Division  
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## LARAMIE PLANNING COMMISSION MARCH 8, 2021 STAFF REPORT

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<b>FILE:</b>	<b>FP-21-01 Paintbrush Addition, 3rd Filing Final Plat</b>
<b>REQUEST:</b>	A Final Plat proposing one (1) residential lot on a 9,855 SF tract of land
<b>LOCATION:</b>	Located at the north end of Battle Street.
<b>APPLICANT(S)/AGENT:</b>	Rawstone Development, Inc. (Warren Greaser)
<b>OWNER:</b>	Rawstone Development, Inc.
<b>PURPOSE:</b>	Residential lot for future sale and development of a single-family residential structure
<b>CURRENT ZONING:</b>	R1 (Single-Family Residential)
<b>PREPARED BY:</b>	Derek T. Teini, AICP, Planning Manager

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### RECOMMENDED MOTION:

Move to recommend **approval** to the City Council the Paintbrush Addition, 3rd Filing Final Plat, based on findings of fact and conclusions of law.

### APPLICABLE CITY CODE SECTION(S):

Final Plats must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- Laramie Comprehensive Plan
- Major Street and Highway Plan
- Laramie Municipal Code Title 15 – Unified Development Code
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 34 Property Conveyances and Security Transactions, Chapter 12 Platting and Dedication
- Parks and Recreation Master 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.

**BACKGROUND:**

The proposed Final Plat is within the city limits and proposes one (1) residential lot on a 9,855 square foot tract of land located at the north end of Battle Street. The small sized subdivision, only one lot, is to allow the subdivider to keep the Preliminary Plat active by Final Platting lots within the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on December 3, 2013, and the City Council on January 7, 2014. The plat has remained active due to subsequent Final Plat filings since 2006.

**SURROUNDING LAND USE AND ZONING:**

The property is currently zoned R1, Single-Family Residential, and is undeveloped.

	<b>Future Land Use Designation (Map 3.2)</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	(SR) Suburban Residential	R1 Single-Family Residential	Currently Undeveloped
<b>North</b>	(SR) Suburban Residential	R1 Single-Family Residential	Single-Family homes
<b>East</b>	(SR) Suburban Residential	R1 Single-Family Residential	Single-Family homes
<b>South</b>	(SR) Suburban Residential	R1 Single-Family Residential	Single-Family homes
<b>West</b>	(SR) Suburban Residential	R1 Single-Family Residential	Single-Family homes

**APPLICABILITY TO THE COMPREHENSIVE PLAN:**

Future Land Use:

The Comprehensive Plan Future Land Use Plan (Map 3.2) shows this area as Suburban Residential. The Suburban Residential category provides for what is considered more contemporary neighborhoods noted for their larger lots, privacy fences, open areas and single-family detached houses. Comparable zoning districts to Suburban Residential are LR (Limited Single-Family Residential) District and R1 (Single-Family Residential) District. This area is zoned R1.

As filed, the proposed final plat complies with the Land Use Plan and does not prohibit future development in accordance with the Plan.

Street Layout:

This subdivision includes one local residential street, Battle Street, which will connect to previously approved and established Coughlin Pole Mountain 3<sup>rd</sup> Addition, 11<sup>th</sup> Filing Final Plats. The small section of street, including some curb and gutter will extend Battle Street to the north by 67 feet.

All streets within this final plat are local streets and will be constructed concurrently with development. All streets will be constructed according to the design standards set by the City of Laramie. A minimum right-of-way of 60 feet will be maintained for local streets.

## **PROJECT DESIGN AND ADDITIONAL ANALYSIS:**

### Lot Layout:

The proposed final plat consists of one lot, 9,855 square feet in size. The lot is intended for single-family detached development. All lots within the final plat meet R1 dimensional requirements set forth in LMC 15.12.

### Park Land Dedication

Pursuant to LMC 15.14.070.B, creation of residential lots requires parkland dedication or cash in-lieu payment based on the number of dwelling units proposed within the development.

Parkland dedication requirements for Paintbrush Addition preliminary plat, which includes the Paintbrush First Addition, First Filing, Final Plat, was fulfilled with the donation of 0.469 equivalent acres of land in association with the Cirrus Sky Boundary Line Adjustment recorded 10/31/2014. This land now includes a shared use path and trail network directly to the north of this lot.

### Traffic Impact Analysis:

No new traffic impact analysis study is required for this final plat.

### Stormwater Management:

Drainage plans have been reviewed and approved by the City Engineer. All drainage is handled regionally and is designed to drain to the existing City owned storm water detention pond that drains to an area located north of Reynolds Street between Bath Avenue and 23<sup>rd</sup> Street.

### Water and Sewer Service:

This subdivision will be served by City water and sewer. Adequate water supply and volume exists in this location as well as adequate sewer capacity for maximum build out of the subdivision.

## **ANALYSIS OF REQUIRED FINDINGS FOR FINAL PLATS:**

The following findings must be made in the affirmative in order to approve the Final Plat:

- 1. The proposed Final Plat complies with the conditions of approval of the Preliminary Plat.**

Staff Response: The Final Plat complies with the conditions of approval of the Preliminary Plat. The project will connect to City water and sewer, and is required to construct improvements per Laramie Municipal Code.

**2. The layout and design of the proposed final plat is in substantial compliance with the approved preliminary plat.**

Staff Response: The layout and design of the proposed final plat is in substantial compliance with the preliminary plat.

**3. The subdivision improvement plans have been reviewed and approved for construction.**

Staff Response: The subdivision improvement plans have been reviewed by City staff and have been approved for construction.

**4. The applicant has completed applicable improvement agreement(s) for construction of the required public improvements.**

Staff Response: The applicant has not yet finalized the financial security, but will be required to provide the required Subdivision Security and Improvement Deferral Acknowledgment and associated financial security prior to City Council approval.

**PUBLIC COMMENTS:**

Staff has received no public comments related to this project. Public notice was published in the Laramie Boomerang on February 20, 2021.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

Findings of Fact:

- The Final Plat complies with the above approval criteria for final plats.

Conclusions of Law:

- The applicant is proceeding in accordance with requirements of and Wyoming State Statutes Title 34 and Laramie Municipal Code Title 16.

**ALTERNATIVES:**

1. Approve the Final Plat based on findings of fact and conclusions of law (**Staff recommendation**);
2. Deny the Final Plat based on findings of fact;
3. Postpone the Final Plat until issues identified during the meeting can be resolved.

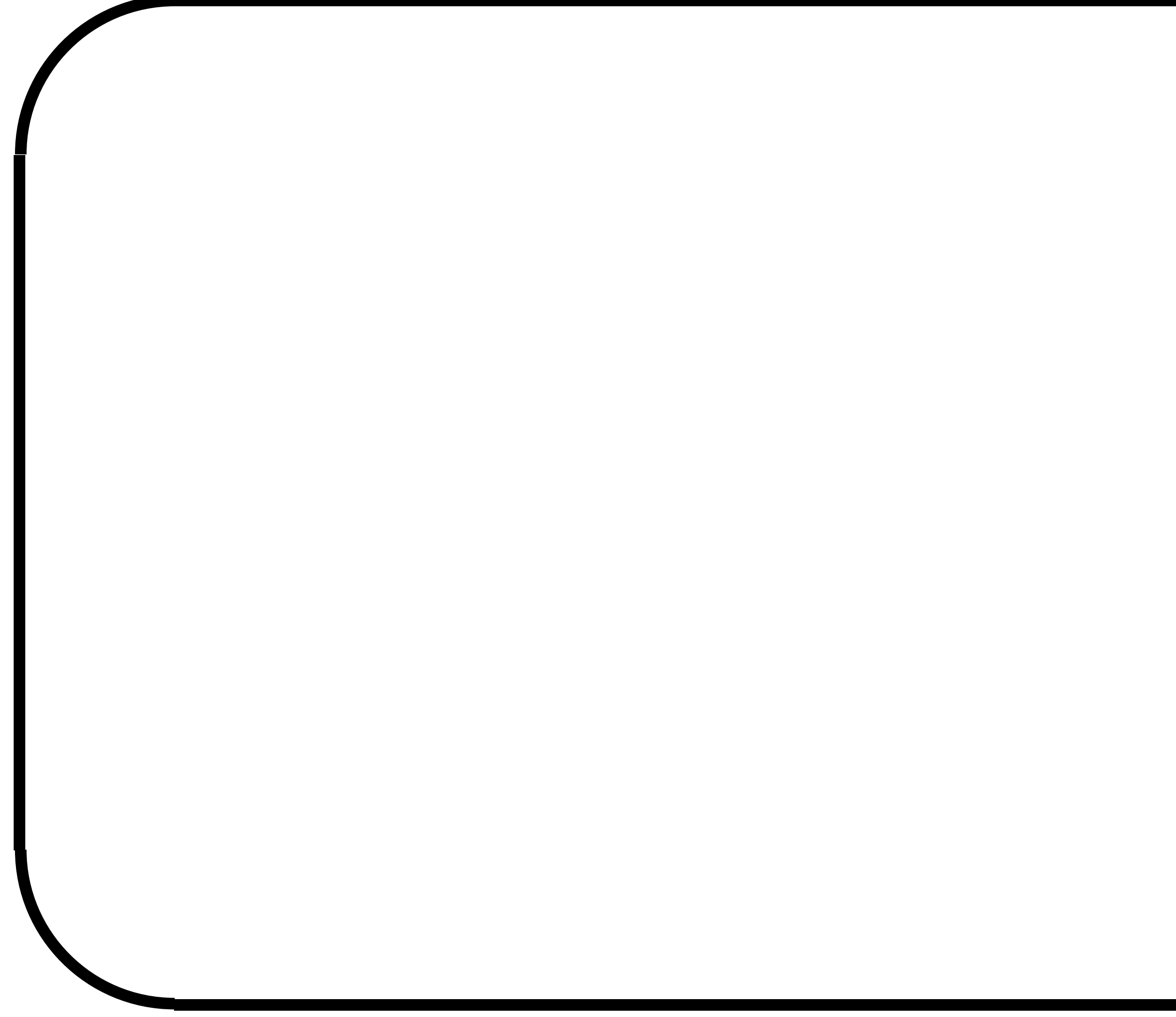
**STAFF RECOMMENDATION:**

Move to recommend **approval** to the City Council the Paintbrush Addition, 3rd Filing Final Plat, based on findings of fact and conclusions of law.

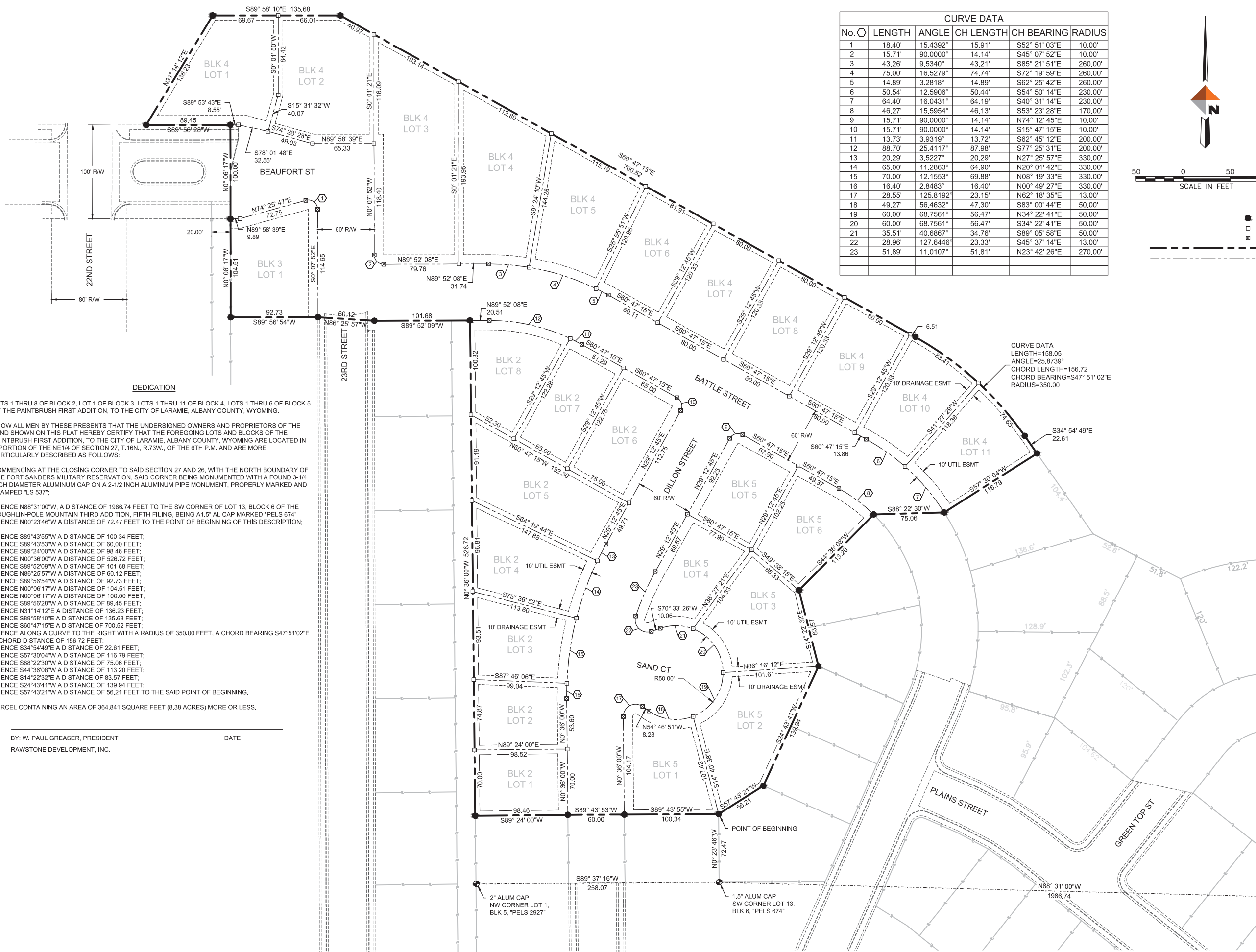
**ATTACHMENTS**

1. Proposed Final Plat: Paintbrush, 3rd Filing
2. Approved Preliminary Plat

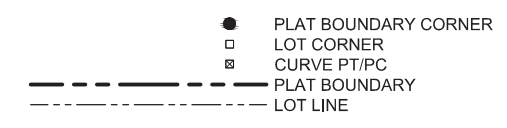
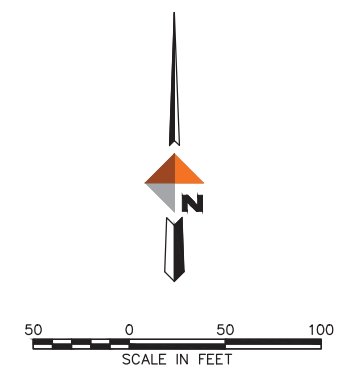
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PA



No.	LENGTH	ANGLE	CH LENGTH	CH BEARING	RADIUS
1	18.40'	15.4392°	15.91'	S52° 51' 03"E	10.00'
2	15.71'	90.0000°	14.14'	S45° 07' 52"E	10.00'
3	43.26'	9.5340°	43.21'	S85° 21' 51"E	260.00'
4	75.00'	16.5279°	74.74'	S72° 19' 59"E	260.00'
5	14.89'	3.2818°	14.89'	S62° 25' 42"E	260.00'
6	50.54'	12.5906°	50.44'	S54° 50' 14"E	230.00'
7	64.40'	16.0431°	64.19'	S40° 31' 14"E	230.00'
8	46.27'	15.5954°	46.13'	S53° 23' 28"E	170.00'
9	15.71'	90.0000°	14.14'	N74° 12' 45"E	10.00'
10	15.71'	90.0000°	14.14'	S15° 47' 15"E	10.00'
11	13.73'	3.9319°	13.72'	S62° 45' 12"E	200.00'
12	88.70'	25.4117°	87.98'	S77° 25' 31"E	200.00'
13	20.29'	3.5227°	20.29'	N27° 25' 57"E	330.00'
14	65.00'	11.2863°	64.90'	N20° 01' 42"E	330.00'
15	70.00'	12.1553°	69.88'	N08° 19' 33"E	330.00'
16	16.40'	2.8483°	16.40'	N00° 49' 27"E	330.00'
17	28.55'	125.8192°	23.15'	N62° 18' 35"E	13.00'
18	49.27'	56.4632°	47.30'	S83° 00' 44"E	50.00'
19	60.00'	68.7561°	56.47'	N34° 22' 41"E	50.00'
20	60.00'	68.7561°	56.47'	S34° 22' 41"E	50.00'
21	35.51'	40.6867°	34.76'	S89° 05' 58"E	50.00'
22	28.96'	127.6446°	23.33'	S45° 37' 14"E	13.00'
23	51.89'	11.0107°	51.81'	N23° 42' 26"E	270.00'



CURVE DATA  
 LENGTH=158.05  
 ANGLE=25.8739°  
 CHORD LENGTH=156.72  
 CHORD BEARING=S47° 51' 02"E  
 RADIUS=350.00

LOTS 1 THRU 8 OF BLOCK 2, LOT 1 OF BLOCK 3, LOTS 1 THRU 11 OF BLOCK 4, LOTS 1 THRU 6 OF BLOCK 5 OF THE PAINTBRUSH FIRST ADDITION, TO THE CITY OF LARAMIE, ALBANY COUNTY, WYOMING.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT THE FOREGOING LOTS AND BLOCKS OF THE PAINTBRUSH FIRST ADDITION, TO THE CITY OF LARAMIE, ALBANY COUNTY, WYOMING ARE LOCATED IN A PORTION OF THE NE1/4 OF SECTION 27, T.16N., R.73W., OF THE 6TH P.M. AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CLOSING CORNER TO SAID SECTION 27 AND 26, WITH THE NORTH BOUNDARY OF THE FORT SANDERS MILITARY RESERVATION, SAID CORNER BEING MONUMENTED WITH A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP ON A 2-1/2 INCH ALUMINUM PIPE MONUMENT, PROPERLY MARKED AND STAMPED "LS 537";

THENCE N88°31'00"W, A DISTANCE OF 1986.74 FEET TO THE SW CORNER OF LOT 13, BLOCK 6 OF THE COUGHLIN-POLE MOUNTAIN THIRD ADDITION, FIFTH FILING, BEING A1.5" AL CAP MARKED "PELS 674"  
 THENCE N00°23'46"W A DISTANCE OF 72.47 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S89°43'55"W A DISTANCE OF 100.34 FEET;  
 THENCE S89°43'53"W A DISTANCE OF 60.00 FEET;  
 THENCE S89°24'00"W A DISTANCE OF 98.46 FEET;  
 THENCE N00°36'00"W A DISTANCE OF 526.72 FEET;  
 THENCE S89°52'09"W A DISTANCE OF 101.68 FEET;  
 THENCE N86°25'57"W A DISTANCE OF 60.12 FEET;  
 THENCE S89°56'54"W A DISTANCE OF 92.73 FEET;  
 THENCE N00°06'17"W A DISTANCE OF 104.51 FEET;  
 THENCE N00°06'17"W A DISTANCE OF 100.00 FEET;  
 THENCE S89°56'28"W A DISTANCE OF 89.45 FEET;  
 THENCE N31°14'12"E A DISTANCE OF 136.23 FEET;  
 THENCE S89°58'10"E A DISTANCE OF 135.68 FEET;  
 THENCE S60°47'15"E A DISTANCE OF 700.52 FEET;  
 THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A CHORD BEARING S47°51'02"E A CHORD DISTANCE OF 156.72 FEET;  
 THENCE S34°54'49"E A DISTANCE OF 22.61 FEET;  
 THENCE S57°30'04"W A DISTANCE OF 116.79 FEET;  
 THENCE S88°22'30"W A DISTANCE OF 75.06 FEET;  
 THENCE S44°36'08"W A DISTANCE OF 113.20 FEET;  
 THENCE S14°22'32"E A DISTANCE OF 83.57 FEET;  
 THENCE S24°43'41"W A DISTANCE OF 139.94 FEET;  
 THENCE S57°43'21"W A DISTANCE OF 56.21 FEET TO THE SAID POINT OF BEGINNING.

PARCEL CONTAINING AN AREA OF 364,841 SQUARE FEET (8.38 ACRES) MORE OR LESS.

BY: W. PAUL GREASER, PRESIDENT DATE  
 RAWSTONE DEVELOPMENT, INC.

REV	DATE	DESCRIPTION

**DOWL HKM**  
 Laramie, Wyoming 82072  
 1575 N. 4th Street, Suite 105  
 307-745-3616  
 www.dowlhkm.com

PAINTBRUSH, FIRST ADDITION  
 RAWSTONE DEVELOPMENT, INC.  
 LARAMIE, WYOMING

**NORTHWEST PRELIMINARY PLAT**

PROJECT 26315  
 DATE 08/28/2013

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 SHEET PL-1  
 2 of 16