



A COMMUNITY OF CHOICE

Planning and Development Department
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(Phone) 307-637-6282 (Fax) 307-637-6366

CITY OF CHEYENNE PLANNING COMMISSION
March 3, 2025
STAFF REPORT

FILE: PUDC-25-3: Harmony Valley, 5th Filing (Expedited Review)

REQUEST: A plat creating 112 lots for residential development

LOCATION: Between Allison Rd and West College Dr., West of Walterscheid Blvd.

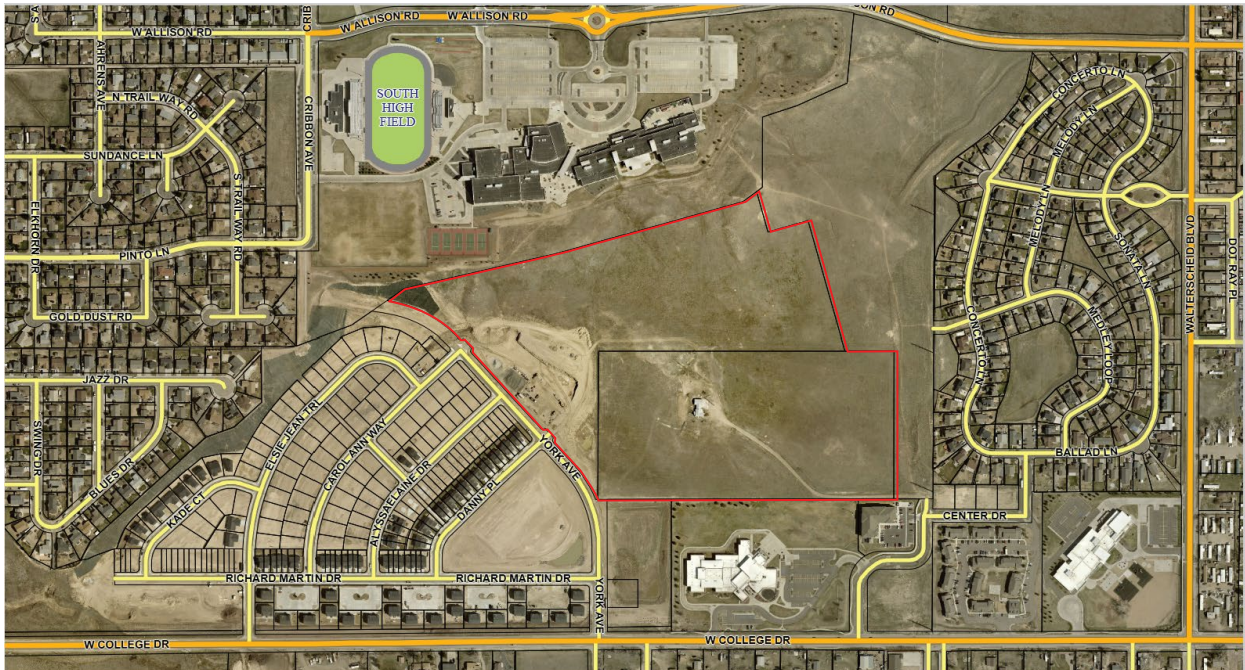
APPLICANT: John Sayers

OWNER: Tru Grit Land Development

ZONING: Neighborhood Residential-High Density (NR-3)

PURPOSE: 112 Residential Cottage Lots

PREPARED BY: Brandon T. Gilchrist, Planner I



RECOMMENDED MOTION:

Move to **approve** the Harmony Valley 5th Filing Expedited Preliminary Plat, recommend granting exceptions to Section 4.3.3 of the Unified Development Code, and advance the Final Plat to the Governing Body, with conditions listed in staff report.

APPLICABLE CITY CODE SECTION(S) AND PLANS:

- UDC 2.1.2 Preliminary Plat Approval
- UDC 2.1.3 Final Plat Approval
- UDC Article 4 Subdivisions
- UDC Article 5 Zoning Regulations
- PlanCheyenne

BACKGROUND:

The applicant is requesting approval of an expedited plat for 44.14 acres of vacant land. This is the next phase of Harmony Valley. Earlier phases are already under construction to the southwest of this proposal. This application proposes creating 112 lots in a “Cottage Lots” format, which includes housing fronting common open space.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Land Use
Subject Site	Urban Residential, Mixed-Used Residential	NR-3 Neighborhood Residential-High Density	Vacant Land
North	Public and Quasi-Public	Public	School
South	Public and Quasi-Public, Community Business	Mixed-Used Business, Community Business, Planned Unit Development	School, Vacant Land
East	Urban Residential	Planned Unit Development	Single-family residential
West	Mixed-Used Residential	Planned Unit Development	Single-family residential

ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:

Should the Planning Commission wish to recommend approval of the Preliminary Plat, the Commission must make the following findings required in UDC 2.1.2.d – a detailed analysis is below:

1) The application follows the development policies and physical patterns identified in the Comprehensive Plan. (UDC 2.1.2.d.1)

The Comprehensive Plan designates the subject parcel as a mix of Urban Residential and Mixed-Use Residential, as indicated on the Future Land Use Map. Two key foundations within the plan support this designation:

Foundation 1: Growing as a Community of Choice

- Emphasizes the importance of a balanced mix of residential and non-residential land uses throughout the community, aligning with the mixed-use designation.

Foundation 2: Creating Livable “Hometown” Neighborhoods

- Focuses on developing neighborhoods with a variety of housing types and promoting a mix of uses within neighborhoods, supporting both Urban Residential and Mixed-Use Residential concepts.

The application **complies** with this review criterion.

2) The application reflects sound planning and urban design principles with respect to existing and potential future development in the vicinity, including consideration of current and future streets, open spaces, blocks and lots, and public utilities or facilities. (UDC 2.1.2.d.2)

The plat application uses sound planning and urban design principles by aligning with existing development patterns and allowing for future developments. It ensures compatibility with current policies and plans for infrastructure connectivity and accessibility, and has minimal impacts on public utilities and facilities, and applies urban design principles to enhance functionality, aesthetics, and livability. It is not detrimental to the schools which are nearby. This application includes opportunities for connections to the east, as the east end of the plat is a road. The application proposes extending utility infrastructure to the east, opening opportunities for development. The open space network proposed reflects sound urban design principles.

There are some slope constraints to integrating with nearby development.

The application **complies** with this review criterion.

3) The division of land meets the purposes, intent, and all applicable standards in Article 4. (UDC 2.1.2.d.3)

Community Facility Fees (4.2):

For fees based on acreage, the area of the plat is pro-rated to the nearest tenth of an acre. Land reserved as unbuildable (for right-of-way, detention, parks, remainder lots, etc), are exempt from fees. Areas that have previously paid park fees can use the previous payment as a credit toward fees due at the time of the current plat. There are 7.5 acres of land for which plat fees are due. Estimated fees due at the signing of the plat:

Land Acquisition Fee	\$2,625 (\$350 per acre)
Infrastructure Fee	\$2,625 (\$350 per acre)
Total Land Acquisition & Infrastructure Fees	\$5,250

Per UDC Section 4.2.5, Table 4-2, the Land Acquisition and infrastructure fee is payable at the time the final plat is signed.

Per UDC Section 4.2.5, Table 4-2, Enhancement Fees are payable at issuing a building permit for each structure.

Residential Enhancement Fee \$400 per dwelling unit

Transportation Network (4.3):

This plat is in an area with previous development and slope constraints. The ability to provide appropriately sized blocks on the north and south edges are limited. The blocks within this plat are larger than the maximum allowed, but they are intersected by pedestrian connections and open spaces. The oversize blocks on this plat qualify for the exception under the Natural Features & Open Space System.

Open Space (4.4):

The proposed Final Plat consists of 112 dwelling units. The intent is to use the lots listed as Common Open Space Lots on this plat combined with previous platted lots in Harmony Valley 1st Filing listed as open space. The HOA of Harmony Valley maintains the open space. This plat will be joining the HOA as well so maintenance is handled. Owners will also have the luxury of using the park space previously platted Lot 1, Block 7 of Harmony Valley 1st Filing. This lot has a football field, basketball court, 2 pickleball courts, as well as playground equipment and restrooms.

Required Improvements (4.5):

This plat seems well-equipped to deliver all necessary enhancements and utilities. However, the proposed BOPU facilities within the plat boundary will require easements wherever the right-of-way for the mains is insufficient.

Public Safety Fees (4.6):

Public Safety Fees are required at the time of construction of any residential building on any of the proposed lots. Per UDC Section 4.6.3.b, Public Safety Fees are payable when a building permit is issued for each structure.

The application **complies** with this review criterion, with conditions.

- 4) Any phasing proposed in the application is clearly indicated and demonstrates a logical and well-planned development pattern. This may include consideration of amenities and public facilities of the subdivision within each phase compared to the anticipated timing or the likelihood of future phases being constructed as planned. (UDC 2.1.2.d.4)**

No phasing is proposed with this project. There is a remainder lot on the east side of this project – but the preliminary plat does not include a formal development pattern for this area. A separate preliminary plat will be required to develop the land to the east.

Review criterion **not applicable**.

- 5) The impacts identified in specific studies or technical reports that were prepared or requested to be prepared in association with the application, and whether the findings and recommendations of these reports, or any modifications or conditions on approval of the application, can mitigate these impacts. (UDC 2.1.2.d.5)**

Drainage:

A drainage study was submitted and reviewed. There were no concerns with the study provided.

Traffic:

A traffic study was submitted and reviewed. There were no concerns with the study provided.

The application **complies** with this review criterion.

- 6) Lots proposed for development shall be buildable lots according to the existing or proposed zoning district standards, result in design and development patterns that meet the Intent and Applicability statements of the existing or proposed zoning district, and not aggravate nonconforming setbacks or currently adopted building and fire code access and separation requirements. (UDC 2.1.2.d.6)**

The proposed application occurs in concert with a proposal to zone the land NR-3 Neighborhood Residential – High Density. The NR-3 zone is intended for a mix of high-density residential uses in a compact development pattern (with smaller, walkable blocks). The NR-3 zone allows for Cottage Lot development – a scenario in which multiple single-unit lots have access to a common open area. All lots proposed for development are buildable lots in this zone district.

The application **complies** with this review criterion.

- 7) All parcels not proposed as buildable lots and which are not dedicated to and accepted by the City shall have a clearly defined entity responsible for ongoing maintenance. (UDC 2.1.2.d.7)**

This plat does propose unbuildable lots for common open space and drainage. The applicant has indicated maintenance of these properties would be via the Harmony Valley HOA, as stated in the Open Space narrative. The applicant stated that the ownership of these lots would be by undivided interest.

The application **complies** with this review criterion.

- 8) The application will not create any undue influence on existing or potential development for adjacent property considering the existing zoning and Comprehensive Plan policies for that property. (UDC 2.1.2.d.8)**

This plat will not create any undue influence on existing or potential development. Development currently exist to the north, west and south of the location. This project extends infrastructure to the east.

The application **complies** with this review criterion.

- 9) The application is not harmful to the public health, safety, and welfare. (UDC 2.1.2.d.9)**

City staff is satisfied that this proposed plat would not adversely affect the public health, safety, or general welfare.

The application **complies** with this review criterion.

- 10) Remainder lot(s) shall be clearly identified on the preliminary plat and shall not be developed or proposed for development for purposes. Remainder lot(s) shall be noted and described on all plats either graphically or by legal description. (UDC 2.1.2.d.10)**

The plat clearly indicates the remaining lots (Lot 1 and 2, and block 10 will be subdivided in the future).

The application **complies** with this review criterion.

11) The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels, street and block layout, and access, and any deviations in the final plat brings the application in further compliance with the Comprehensive Plan. (UDC 2.1.3.d.1)

The Final Plat submitted with the application is substantially similar to the Preliminary Plat submitted.

The application **complies** with this review criterion.

12) The application meets any conditions or modifications of the approved preliminary plat. (UDC 2.1.3.d.2)

During the review process for the Preliminary Plat application, the staff has identified minor corrections that should be addressed. These adjustments are recommended as conditions for approval and must be resolved before the final plat can be recorded.

The application **complies** with this review criterion.

13) The application meets the purposes, intent, and applicable standards of Article 4. (UDC 2.1.3.d.3)

Since this is a combined Preliminary and Final Plat application, the review criterion for the Final Plat is addressed by the corresponding criterion used in the Preliminary Plat review (as outlined in subsection 3 above).

The application **complies** with this review criterion.

CONFORMANCE WITH APPLICABLE PLANS:

The project is located in an area covered by the following plans:

- PlanCheyenne

Conformance with PlanCheyenne is covered by review criterion 1.

PUBLIC NOTICE AND PUBLIC COMMENTS RECEIVED:

Although projects have public notice and the opportunity for public comments, projects are required to be approved or denied based on the review criteria (listed above). Public comments relevant to the review criteria may assist the review and discussion on the application.

The public was given notice of the project in the following ways:

- **Legal Notice** in the Wyoming Tribune Eagle published on February 15, 2025
- **Posted Notice** Evidence of posted notice was not provided at the time of the staff report. (not required until February 24, 2025)
- **Internet Posting** on connect.cheyennecity.org on February 11, 2025

As of the publication of the Staff Report (February 24, 2025), Staff has received no inquiries or comments from the public on this project. The project page on the website has received 30 views and no comments.

STAFF REVIEW:

Through the review process, comments were received regarding the following issues:

- Technical map issues (addressed via revised submittal)
- Alley naming (addressed via revised submittal)

- Functionality of the alleys (addressed via revised submittal)
- Future greenway construction (to be addressed with future application)
- Block sizes (exception proposed)
- Water and Sewer Layouts and (partly addressed by revised submittal)

CONCLUSION:

Staff analysis is that the application meets the review criteria and therefore recommends approval of the expedited plat application as submitted by the applicant with conditions.

ALTERNATIVES:

1. Recommend approval of the expedited preliminary plat, forwarding the Final Plat to the Governing Body.
2. Recommend approval of the preliminary plat with conditions and that a final plat addressing the conditions of approval be prepared and presented to the Governing Body.
3. Recommend approval of the preliminary plat as submitted by the applicant and forward the preliminary plat to the Governing Body.
4. Recommend approval of the preliminary plat subject to staff's recommended conditions and forward the preliminary plat to the Governing Body.
5. Recommend denial of the preliminary plat based on findings of denial. The Planning Commission must conclude that the project does not meet all the review criteria. As part of the motion, findings for denial must be stated.
6. Postpone the project until issues identified during the meeting can be resolved.

General Information Regarding Alternatives:

The Planning Commission may modify staff's recommended conditions, delete conditions, add conditions, or decide contrary to staff's recommendation. In the event conditions are modified, the conditions shall relate to applicable review criteria. In the event that the Commission acts contrary to staff's recommendation or modifies conditions of approval, the Commission shall cite specific reasons (based on the review criteria) for approval or denial.

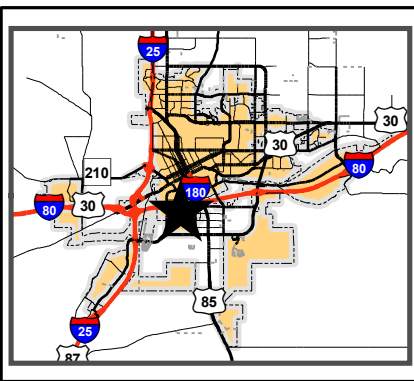
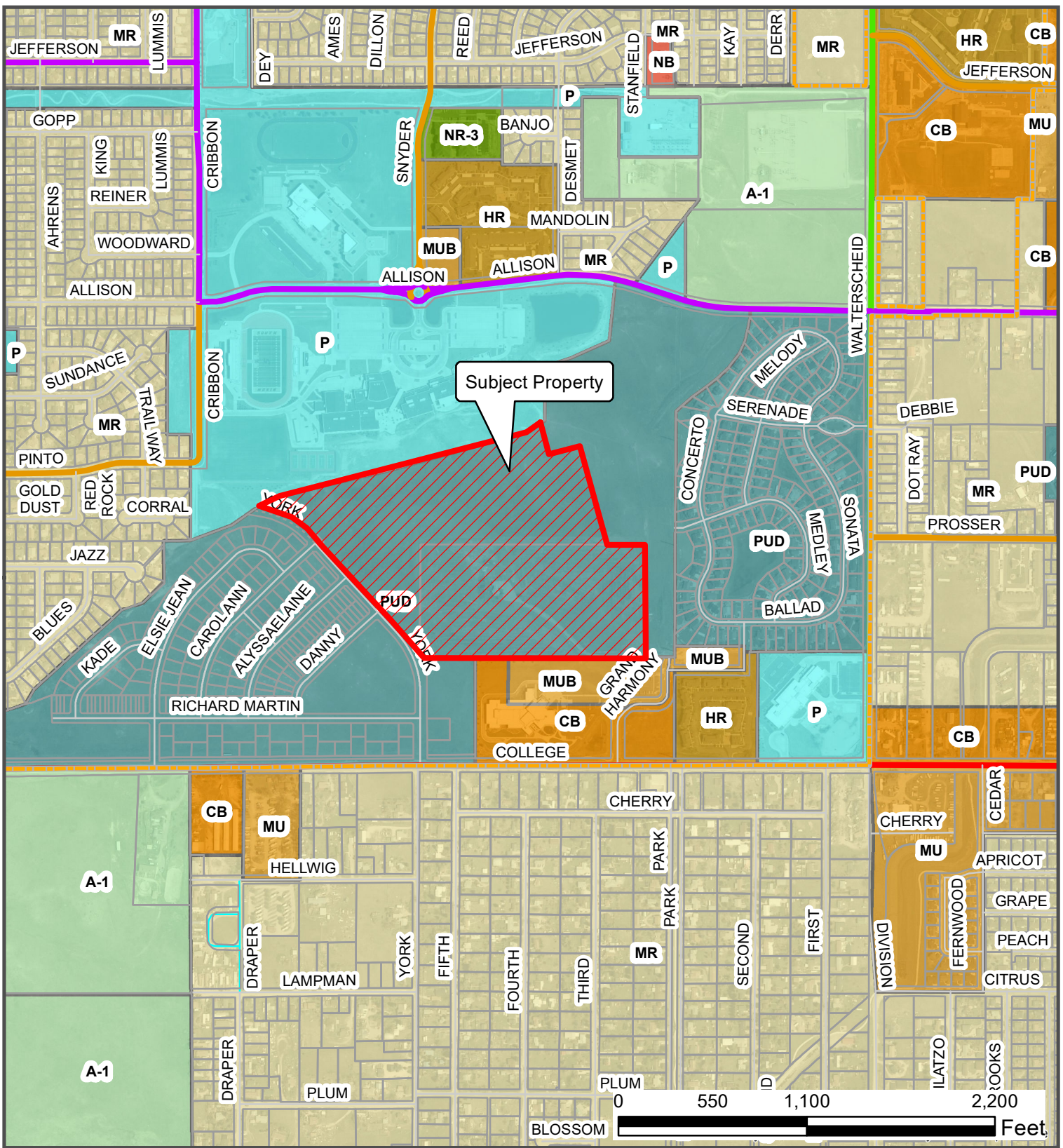
STAFF RECOMMENDATION:

Staff recommends approval of the expedited Preliminary Plat, advancing the Final Plat to the Governing Body, with the following exception and condition:

1. The following exception is to be granted:
 - a. Exception to UDC 4.3.3.c, regarding minimum block size and connectivity
2. Prior to approval of the final plat the following shall be required:
 - a. Provide appropriate easements for the proposed BOPU facilities on the face of the plat, including the applicable note.

ATTACHMENTS:

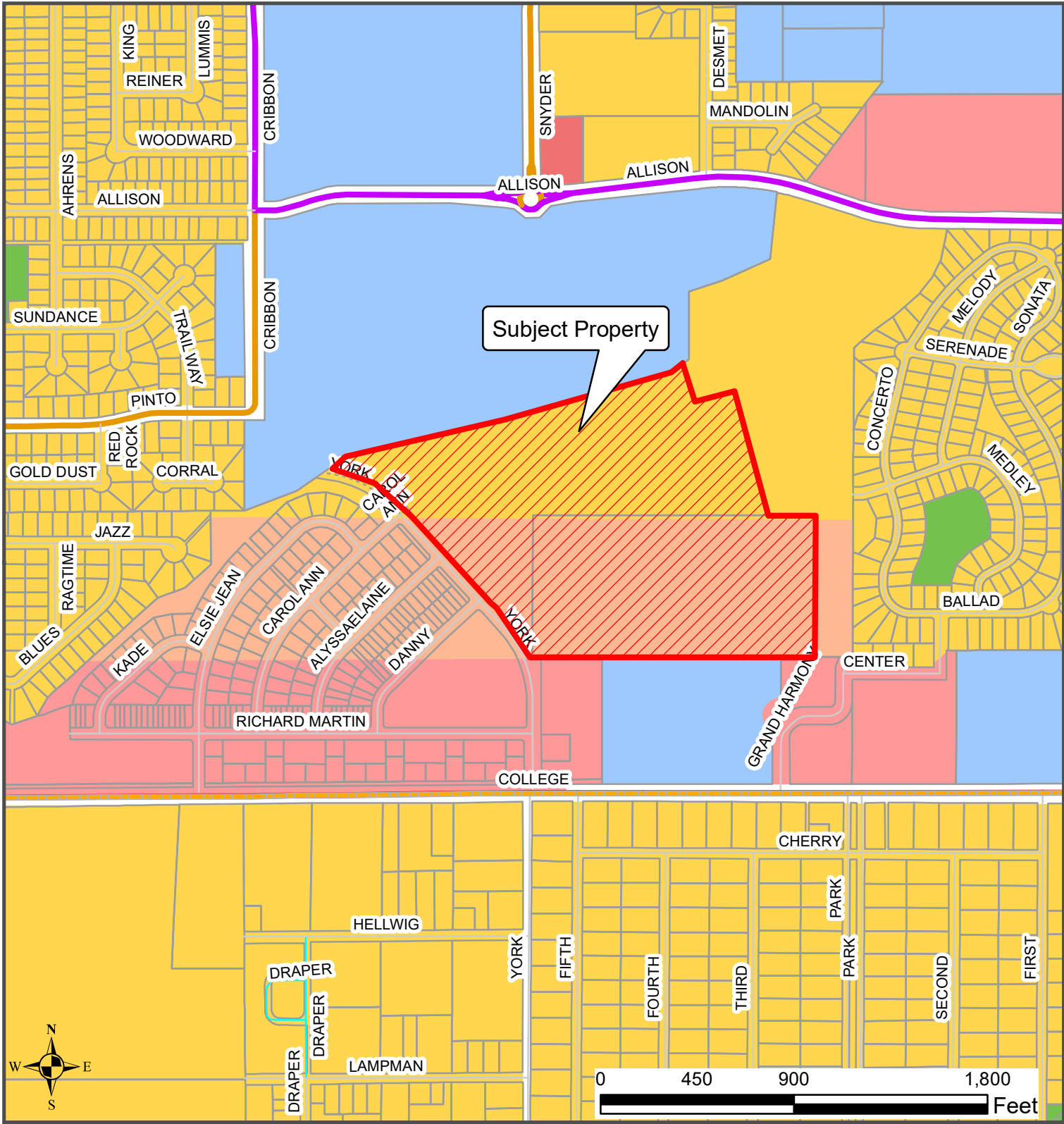
1. Zoning Map
2. Land Use Plan Map
3. Master Application Form
4. Preliminary Plat (including a utility plan and a grading plan)
5. Final Plat



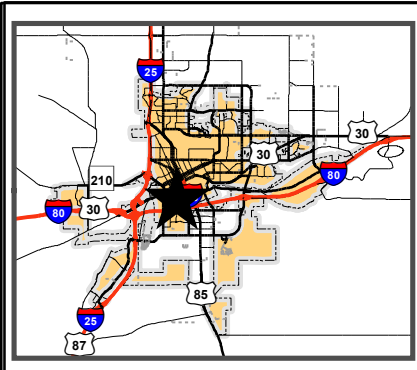
Attachment 1: Zoning Map PUDC-25-3

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend	
	Nov19_CityLimits
	Interstate
	Principal Arterial
	Minor Arterial
	Major Collector
	Minor Collector
	Local
	Private
	Platted not built
	HR / High Density Residential
	MR / Medium Density Residential
	LR / Low Density Residential
	NR-2 / Neighborhood Residential - Med. Density
	NR-3 / Neighborhood Residential - High Density
	AR / Agricultural Residential
	A-1 / Agricultural and Rural Residential
	A-2 / Agricultural
	AG / City Agricultural
	MUR / Mixed Use Residential Emphasis
	CBD / Central Business District
	CB / Community Business
	NB / Neighborhood Business
	MU / Mixed Use - County
	MUB / Mixed Use Business Emphasis
	MUE / Mixed Use Employment Emphasis
	HI / Heavy Industrial
	LI / Light Industrial
	P / Public
	AD / Airport District
	PUD / Planned Unit Development
	X / Exempt



Subject Property



Attachment 2: Land Use Map PUDC-25-3

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Legend					
	City Limits		Agricultural/Rural		Industrial
	Interstate		Rural Residential		Central Business District
	Principal Arterial		Urban Transition Residential		Community Business
	Minor Arterial		Urban Residential		Public and Quasi-Public
	Major Collector		Mixed-Use Residential		Military/Federal
	Minor Collector		Mixed-Use Commercial		Open Space and Parks
	Mixed-Use Employment				
	Local				
	Private				
	Platted not built				
	Ownership				



PUDC-25-3

Plat - Expedited

Status: Active

Submitted On: 1/6/2025

Primary Location

0 YORK AVE
Cheyenne, WY 82007

Owner

TRU GRIT LAND DEVELOPMENT
LLC
140 WALTERSCHEID BLVD
CHEYENNE, WY 820072370

Applicant

John Sayers
 307-214-3093
 jsayers@mhbwy.com
 140 Walterscheid Blvd
Cheyenne, WY 82007

Application Information

This application has a deadline. The deadline is the second Wednesday of the month. Application Schedule.

An expedited review is when both a preliminary and final plat are submitted to the Planning Commission together. To be eligible for expedited review the preliminary plat shall contain no significant planning, design, and engineering issues. Upon determination by staff, the applicant may submit a preliminary and final plat to the Planning Commission.*

I acknowledge the that Expedited status is not guaranteed.*

Written Statement*

We are submitting an expedited plat for 112 residential lots for the Harmony Valley 5th Filing, which contains 44.14 acres. The plat is designed using NR-3 Zoning and alley load products. Open space is being shown and will be placed into the HOA for Harmony Valley. The HOA will be providing the maintenance of the Open space, which contains 3.55 Acres and is contained with 11 lots. 2 remainder lots will be platted to be subdivided in the future and are contained within Block 10.

Project Name* 

Harmony Valley

Plat Title* 

Harmony Valley 5th filing

Current Subdivision* 

Harmony Valley 1st Filing

Project area (acres)*

44.14

Proposed Lots* 


112

Pre-application Meeting Date

–

Park Fees are due at time of signing of the final plat mylar (see UDC 4.2.5). I acknowledge that this plat may be required to pay plat-level Park Fees.*



Public Improvements are required with platting actions. Please select the option that best demonstrates your intent for the public streets and other infrastructure adjacent to or within the plat boundary.* 

Owner(s) (or developers) behind the plat application will construct the needed infrastructure.

Review Criteria

The following review criteria are found in the UDC regarding a Preliminary Plat. Please acknowledge the proposed plat meets each review criterion by checking the box.

The application is in accordance with the development policies and physical patterns identified in the Comprehensive Plan (2.1.2.d.1).*



The application reflects sound planning and urban design principles with respect to existing and potential future development in the vicinity, including consideration of current and future streets, open spaces, blocks and lots, and public utilities or facilities (2.1.2.d.2).*



The division of land meets the purposes, intent, and all applicable standards in Article 4 (2.1.2.d.3).*



Any phasing proposed in the application is clearly indicated and demonstrates a logical and wellplanned development pattern. This may include consideration of amenities and public facilities of the subdivision within each phase compared to the anticipated timing or the likelihood of future phases being constructed as planned (2.1.2.d.4).*



The impacts identified in specific studies or technical reports that were prepared or requested to be prepared in association with the application, and whether the findings and recommendations of these reports, or any modifications or conditions on approval of the application, can mitigate these impacts (2.1.2.d.5).*



Lots proposed for development shall be buildable lots according to the existing or proposed zoning district standards, result in site design and development patterns that meet the Intent and Applicability statements of the existing or proposed zoning district, and not aggravate nonconforming setbacks or currently adopted building and fire code access and separation requirements (2.1.2.d.6).*



All parcels not proposed as buildable lots and which are not dedicated to and accepted by the City shall have a clearly defined entity responsible for ongoing maintenance (2.1.2.d.7).*



The application will not create any undue influence on existing or potential development for adjacent property considering the existing zoning and Comprehensive Plan policies for that property (2.1.2.d.8).*



The application is not harmful to the public health, safety, and welfare (2.1.2.d.9).*



Remainder lot(s) shall be clearly identified on the preliminary plat and shall not be developed or proposed for development for purposes. Remainder lot(s) shall be noted and described on all plats either graphically or by legal description (2.1.2.d.10).*



The following review criteria are found in the UDC regarding a Final Plat. Please acknowledge the proposed plat meets each review criterion by checking the box.

The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels, street and block layout, and access, and any deviations in the final plat brings the application in further compliance with the Comprehensive Plan (2.1.3.d.1).*



The application meets any conditions or modifications of the approved preliminary plat (2.1.3.d.2). (Not applicable at time of application for an expedited plat)

The application meets the purposes, intent, and applicable standards of Article 4 (2.1.3.d.3).*



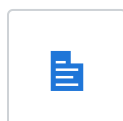
Certification

I hereby certify that I am the owner, applicant, or agent named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on this application and accompanying documents are true and accurate to the best of my knowledge.*

John Sayers

Dec 23, 2024













Attachments



Harmony Valley 5th - Traffic Letter.pdf

Harmony Valley 5th - Traffic Letter.pdf

Uploaded by John Sayers on Jan 6, 2025 at 11:28 AM

	<p>HV 5th Filing Site Triangle Exhibit 2.pdf HV 5th Filing Site Triangle Exhibit 2.pdf Uploaded by John Sayers on Feb 11, 2025 at 4:21 PM</p>	
	<p>Remaining land design idea-future less aerial.pdf Remaining land design idea-future less aerial.pdf Uploaded by John Sayers on Feb 11, 2025 at 4:23 PM</p>	
	<p>HVE PH.1 GTM.pdf HVE PH.1 GTM.pdf Uploaded by John Sayers on Feb 11, 2025 at 4:26 PM</p>	
	<p>20250221_HarmonyValley5thFilingPrelimPlat_BOPUmarkup.pdf 20250221_HarmonyValley5thFilingPrelimPlat_BOPUmarkup.pdf Uploaded by BOPU Engineering Review on Feb 21, 2025 at 11:55 AM</p>	
	<p>20250220_HarmonyValley5thFilingFinalPlat_BOPUmarkup.pdf 20250220_HarmonyValley5thFilingFinalPlat_BOPUmarkup.pdf Uploaded by BOPU Engineering Review on Feb 21, 2025 at 11:55 AM</p>	
	<p>Posted Signs for Expedited Plat.pdf Posted Signs for Expedited Plat.pdf Uploaded by John Sayers on Feb 21, 2025 at 2:50 PM</p>	
	<p>Letter of Authorization Letter of Authorization Signed.pdf Uploaded by John Sayers on Dec 23, 2024 at 9:13 AM</p>	<p>REQUIRED</p>
	<p>Preliminary Plat Map Remaining land design idea-utilities.pdf Uploaded by John Sayers on Feb 11, 2025 at 4:20 PM  2 Versions</p>	<p>REQUIRED</p>
	<p>Final Plat Map FP-HV 5TH FILING FP.pdf Uploaded by John Sayers on Feb 11, 2025 at 4:20 PM  2 Versions</p>	<p>REQUIRED</p>
	<p>Open Space Approach Open Space Requirements Itr.pdf Uploaded by John Sayers on Jan 2, 2025 at 7:09 PM</p>	<p>REQUIRED</p>



Drainage Worksheet / Study

REQUIRED

C24033 Harmony Valley 5th Drainage Plan Jan 2025.pdf

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Transportation Workscheet / Study

REQUIRED

Transportation Impact Study Harmony Valley Phase 3.pdf

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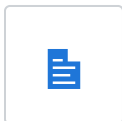


Transportation Network Plan

REQUIRED

Road Map Network.pdf

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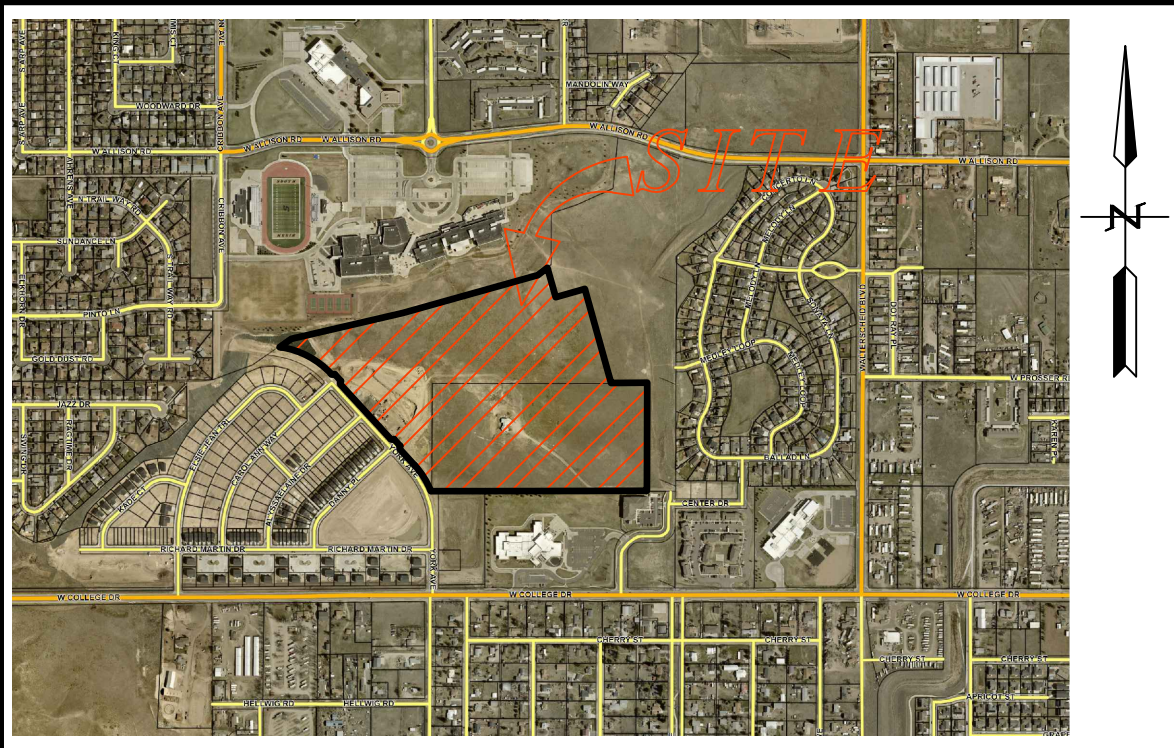


Comment Letter

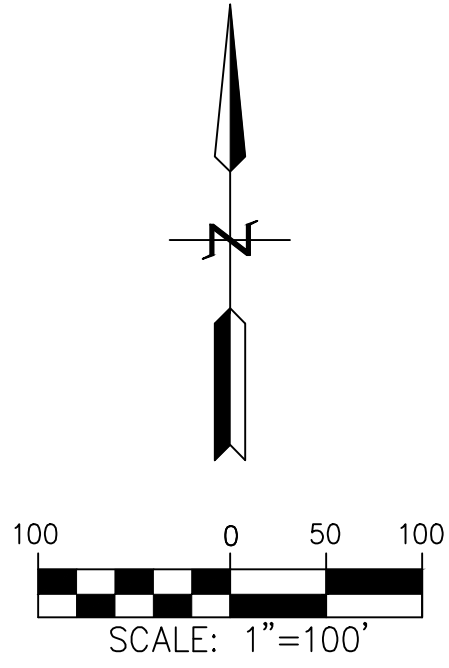
Trugrit Response to Staff Comments first round.pdf

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 2 Versions



VICINITY MAP NOT TO SCALE



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**WET UTILITIES
FOR
HARMONY VALLEY
5TH FILING**

PREPARED: 12/09/24 SHEET 1 OF 1 REVISED:

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 Cell: 307-630-8550
 Email: cotton.jones@msn.com

