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From Page:
1
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¹⁰⁴Hearing set on Whitney East Side plan

By Nathan Jerke

Staff reporter

Notices announcing a public hearing were delivered Monday to businesses and residences surrounding the proposed East Side Planned Unit Development east of Broadway and north of Brundage Street owned by Whitney Benefits.

The proposal for the property, designed to be mixed use and creating 34 lots for commercial and residential development on about 10.83 acres, is to go before the Sheridan City Planning Commission on Oct. 24 at 7 p.m. in City Council chambers.

Tom Kinnison, president of the Whitney Benefits board of trustees, said the notices and meeting are part of the project's development phase.

"What we're doing now is (bringing the plans) further along, and (the architects are) taking them to the City Planning Commission. It's just like any other planning that is being done in the community," Kinnison said.

Plans for developing the previously industrial area were unveiled in March. The design for the area includes office buildings and loft apartments.

The Sheridan Press reported March 17 that plans also include a new facility to house Sheridan County School District 2 offices at the

east end of Grinnell Avenue, plus a community square.

Kinnison said the area is being developed for the purpose of selling the lots. He was not able to say how much each lot will cost.

"That's not Whitney putting in those buildings at this point in time, that's just an architect's idea," Kinnison said. "We're offering the lots to sell for somebody else to build the buildings."

Kinnison said in March the design of the office buildings is to reflect the historic motif of downtown Sheridan.

In the plan, several lots on the southern end of the property, adjacent to Brundage Street and west of the ice rink, are to be open to residential development, while the northern half is to be commercial office buildings.

Kinnison said more information about the proposed development will be released in the coming weeks.

The public can express its opinions to the commission at the meeting or in writing to City Planner Robert Briggs at City Hall.

"We've got to get through the planning commission and the City Council, then hopefully there will be people buying lots and developing (those lots). The infrastructure and zoning will already be in place," Kinnison said.

"It's all a matter of market conditions and if we can get some developers and builders to do it," he added.



Tom Kinnison
Whitney Board
Chairman