



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Senior Planner

DATE: August 2, 2022

TITLE: PUBLIC HEARING regarding a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of the SW1/4 of Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, consultant, has submitted a Zone Change application on behalf of the City of Cheyenne for property located at 3425 Christensen Road. The purpose of the application is to change the zone district from Agricultural – A2 to Agricultural Residential - AR. The zone change enables a conforming lot size within the AR Zoning District. Another project, an administrative plat called the Rex Addition, creating one (1) tract will thus be in conformance with the zoning district requirements, upon its approval. The City will decide the future land use.

BACKGROUND

The property fronts Christensen Road and is 5.06 acres with a one-story ranch style residential building and numerous accessory structures. The surrounding area is made up of a sand and gravel operation to the east, vacant land to the north, residential use to the west and railroad right-of-way to the south. The city limits of Cheyenne are on the southside of the railroad right-of-way.

PERTINENT REGULATIONS

The applicable regulations of the Laramie County Land Use Regulations for this project are:
Section 1-2-103(b) governing the criteria for a zone map amendment
Section 4-2-100 governing the AR – Agricultural Residential Zoning District
Section 1-2-104 governing public notice

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). The area is intended to accommodate a mix of more intensive land uses than others, including multi-family.

Plan Cheyenne designates this area as Urban Residential (UR). The category covers a broad range of residential uses including multi-family.

The surrounding properties are zoned Agricultural - A2 to the north and south, Agricultural Residential - AR to the east and west. The zone change request blends in with the existing zoning district pattern.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments pertained to clerical items missing from the zone change map. The applicant has appropriately addressed those matters.

The Planning Commission held a public hearing on this request July 14, 2022. One property owner raised concerns and those were addressed by Steil Surveying. The Planning Commission voted 3-0 to recommend approval of the zone change request to the Board of County Commissioners.

Section 1-2-103 (b) states that for Planning Commission to recommend approval, one of the following must be found:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; *or*
- ii. That the original zoning classification given to the property was inappropriate or improper; *or*
- iii. That there have been changes of an economic, physical, or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. provides justification because the zone change conforms with the Laramie County Comprehensive Plan.

FINDINGS and RECOMMENDATION

Based on evidence provided, the Planning Commission and staff recommend the Board find that:

- a. This application does meet the criteria for a zone map amendment pursuant to section 1-2-103 (b) i. and iii. of the Laramie County Land Use Regulations

- b. The proposed change in zone district is in conformance with the requirements of section 4-2-101 of the Laramie County Land Use Regulations.

And that the Board approve a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of the SW1/4 of Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY, as shown on the attached Exhibit A Map.

PROPOSED MOTION

I move to approve a Zone Change from A2 – Agricultural to AR - Agricultural Residential for a portion of the SW1/4 Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY, and adopt the findings of facts a and b of the staff report as well as the attached Exhibit A Map.

ATTACHMENTS

Attachment 1: Location Map

Aerial Map

Comprehensive Plan Map

Plan Cheyenne Map

Current Zoning Map

Attachment 2: Agency Review Comments

Attachment 3: Resolution

Attachment 4: Exhibit A Map

Laramie County Wyoming
MapServer

CITY OF CHEYENNE
ZONE CHANGE
PZ-22-00206

AND

CITY OF CHEYENNE
REX ADDITION
ADMINISTRATIVE PLAT
PZ-22-00207

Current Zoning: A-2 Agricultural

Proposed Zoning: AR: Agricultural
Residential

County Comprehensive Plan: Urban Rural
Interface - URI

Plan Cheyenne: Urban Residential - UR

Fire District: Laramie County Fire Authority



This map data is made possible through the Cheyenne and Laramie County
GIS. The City of Cheyenne and Laramie County GIS is a public resource
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and assumes no liability associated with the use or misuse of this
information.

printed 6/7/2022



Public Agency Review
PZ-22-00206
Zone Change – City of Cheyenne

Cheyenne MPO: Cheyenne MPO, Christopher Yaney

1. Please refer to PZ-22-00207 - Project Name: REX ADDITION - ADMINISTRATIVE PLAT - 3425 CHRISTENSEN RD review for any adjustments to the zone change description.

County Assessor: County Assessor, Kaycee Eisele No Comments

County Attorney: County Attorney, Mark Voss No Response

County Real Estate Office: County Real Estate Office, Laura Pate No Comments

County Treasurer: County Treasurer, Trudy Eisele No Response

Emergency Management: Emergency Management, Matt Butler No Response

Intraoffice: Planners, Cambia McCollom No Comments 06/21/202

Laramie County Fire Authority: Laramie County Fire Authority, Manuel Muzquiz No Comments

Planners: Planners, Michael Surface

Rezone by City of Cheyenne. Rezone needed because the size of the lot fits AR and not A-2. This avoids a nonconformance problem with lot size in the future. Nearby properties are also zoned AR

Sheriff's Office: Sheriff's Office, Amber Shroyer No Response

County Engineer: County Engineer, Scott Larson No Comments

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL FOR A
PORTION OF THE SW1/4 SECTION 30, T.14N., R.65W., OF THE 6TH P.M.,
LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of the SW1/4 Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY, as shown on the attached Exhibit A Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

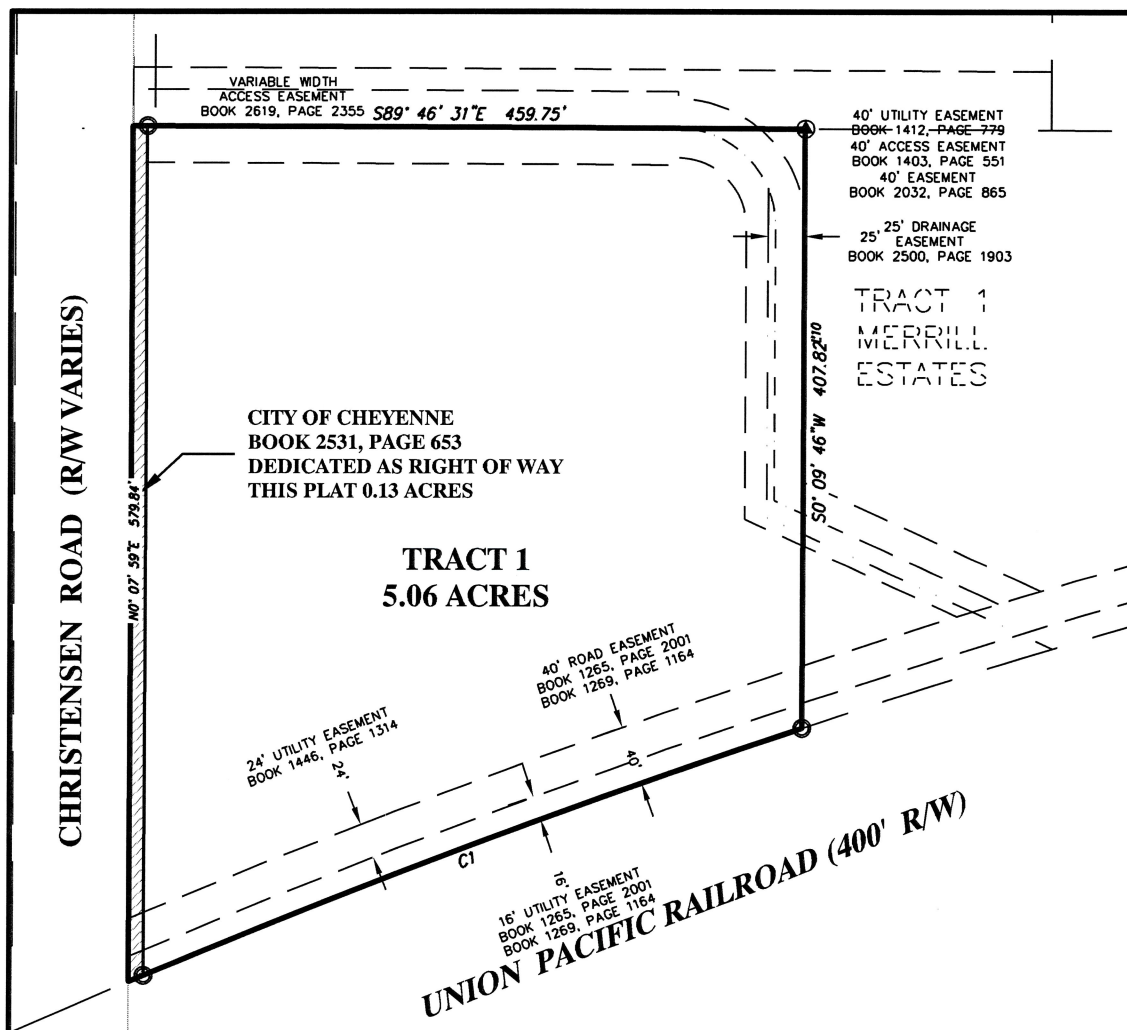
Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office



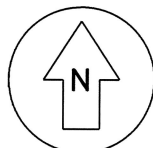
LAND DESCRIPTION

Beginning at a point S.1°33'30"E., a distance of 1486.86 feet from the West $\frac{1}{4}$ corner of Section 30; thence S.89°55'14"E., a distance of 460.00 feet; thence S. 0°01'00"E., a distance of 389.98 feet to a point on the Union Pacific Railroad Right of Way Line; thence along a curve to the left, the radius of which is 2878.49 feet and the chord of which bears S.68°35'09"W., a distance of 494.05 feet, this line being the Union Pacific Railroad Right of Way Line; thence N.0°01'00"W., a distance of 571.00 feet to the point of beginning.

EXCEPTING THEREFROM the land conveyed to the City of Cheyenne in Warranty Deed recorded May 24, 2016, in Book 2501, Page 424, and recorded January 20, 2017, in Book 2531, Page 653, more particularly described as follows:

Beginning at a point on the Easterly right of way of Laramie County Road No. 130 (Christensen Road) which bears S.01°33'30"E., a distance of 1486.86 feet from the Westerly 'A' corner of said Section 30; thence on a bearing of S. 89°55'14"E., a distance of 10.00 feet to a point; thence on a bearing of S. 00°01'00"E., a distance of 566.70 feet to a point on the Union Pacific Railroad Right of Way Line; thence along a curve to the left, the radius of which is 2,878.49 feet and the chord of which bears S.66°46'50"W., a distance of 10.88 feet, this line being the Union Pacific Railroad Right of Way Line, to a point on the Easterly right of way of Laramie County Road NO. 130 (Christensen Road); thence N.00°01'00"W., a distance of 571.00 feet the point of beginning.

Subject to all easements, restrictions, reservations and exceptions of record.



0 100'
Scale: 1"=100'

EXHIBIT A

Date prepared: JUNE 2022



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
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REVISED: 6/3/2022

21360 ZC - EXHIBIT A.DWG