



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Seth Frentheway, Associate Planner

DATE: December 18, 2018

TITLE: Review and action of a Board Approval for Double K Storage, located on a portion of Tract 51, Dell Range Addition, 5th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Kaycee Karl, of 5519 Braehill Rd, has submitted an application for Board Approval for Double K Storage for a portion of Tract 51 Dell Range Addition, 5th Filing, Laramie County, WY, located at 5519 Braehill Rd.

BACKGROUND

The purpose of the application is to seek approval for an enclosed RV storage facility located in the A-1 zone district. Mr. Karl has indicated that he plans to continue to live in the existing residence on the property and manage the storage facility from an office within his home.

Pertinent Regulations

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-101 of the Laramie County Land Use Regulations governing the Agricultural and Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates land uses in the area as Urban Rural Interface (URI). The URI designation is intended to accommodate a mix of more intensive land uses than other areas. These areas may have a higher level of vehicular access, and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. While some of these areas may include existing agricultural uses, it is anticipated they are more service-oriented and may change and develop over time.

PlanCheyenne designates the area as Urban Transition Residential (UTR) and contemplates uses including open space and recreation, equestrian uses, schools, places of worship, and other public or civic uses.

The property is located in the Agricultural and Rural Residential (A-1) zone district. Although there are other commercial businesses in the immediate area, storage units are not a use by right in the A-1 zone district. For storage units to be approved in this zone district, the use would need to be granted through Laramie County Land Use Regulations Section 4-2-101(b)(iii) as a use similar to those listed as a use by right.

The applicant has expressed that traffic for the proposed facility would create less traffic than similarly approved uses such as, work camps, animal clinics, commercial nurseries and landscaping businesses. There are no noxious fumes associated with a storage facility like what can be anticipated from agricultural operations or composting from a landscaping or nursery business. Noise or light pollution will be little to none because access to the facility will be limited to 6A.M. to 8P.M and lighting will be motion sensor operated. Since it is common for residents of this area to have accessory buildings, the physical appearance of Double K Storage will blend in well with its surroundings. A nearby commercial stable has been serving the community for quite some time. This commercial business provides the community with a place to store horse trailers, campers and other related equipment on site. The stables border the subject property directly to the east.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i.** The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii.** The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii.** There is no defined negative impact to the community.

The proposed storage facility has met the requirements of Section 1-2-100 (a) of the Laramie County Land Use Regulations. The use proposed is similar to others in the immediate area, it is

in general conformance with all other applicable policies adopted by Laramie County and there are no defined negative impacts to the community.

Public notice was published and neighbor notice letters were sent by certified mail per Section 1-2-104. Staff received no written comments from adjacent landowners. However, staff did receive several phone calls inquiring about the 'development action' signs posted on the property. Staff informed callers about the proposed storage facility and callers expressed their support.

Agency comments were received referring to site plan requirements. Those requirements will need to be met by the applicant before building permits are issued and in the event the Board should approve the proposed use. A copy of the preliminary site plan is attached.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to Section 1-2-100(a) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a Similar Use pursuant to Section 4-2-101 (b)(iii) of the Laramie County Land Use Regulations.

and that the Board approve the use of Double K Storage, located on a portion of Tract 51, Dell Range Addition, 5th Filing, Laramie County, WY with the following condition:

- 1. An approved Site Plan shall be obtained from the Laramie County Planning and Development office prior to building permits being issued.

PROPOSED MOTION

I move to approve the use of Double K Storage, with one condition and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Comprehensive Plan Map
Attachment 4: PlanCheyenne Map
Attachment 5: Current Zoning Map
Attachment 6: Project Description
Attachment 7: Preliminary Site Plan
Attachment 8: Combined Agency Comments
Attachment 9: Resolution

Laramie County, Wyoming




**Double K
Storage
Board
Approval**

BP-18-00250









Location Map

 Subject Property

 Assessment Boundary

Streets

Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private
-  Rail Road
-  Driveway

Printed on Nov 7, 2018



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Feet

Cheyenne Laramie County GIS Cooperative




Laramie County, Wyoming




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Aerial Map

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
Double K Storage Board Approval

BP-18-00250


Comp Plan Map

Future Land Use Districts

OTHER









-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

 Subject Property

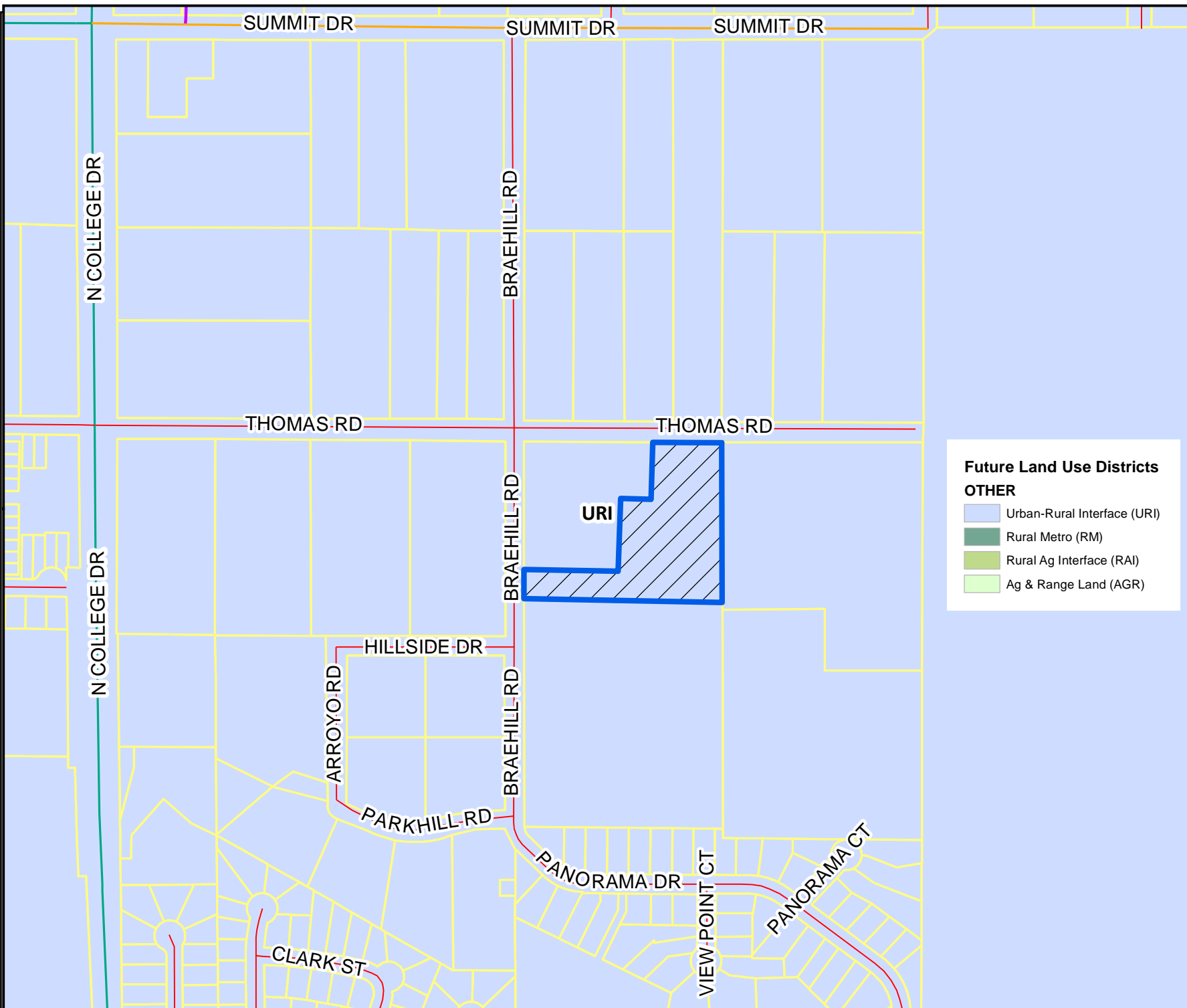
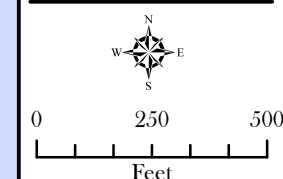
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Laramie County, Wyoming




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

**PlanCheyenne
Map**

 Subject Property

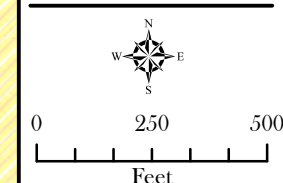
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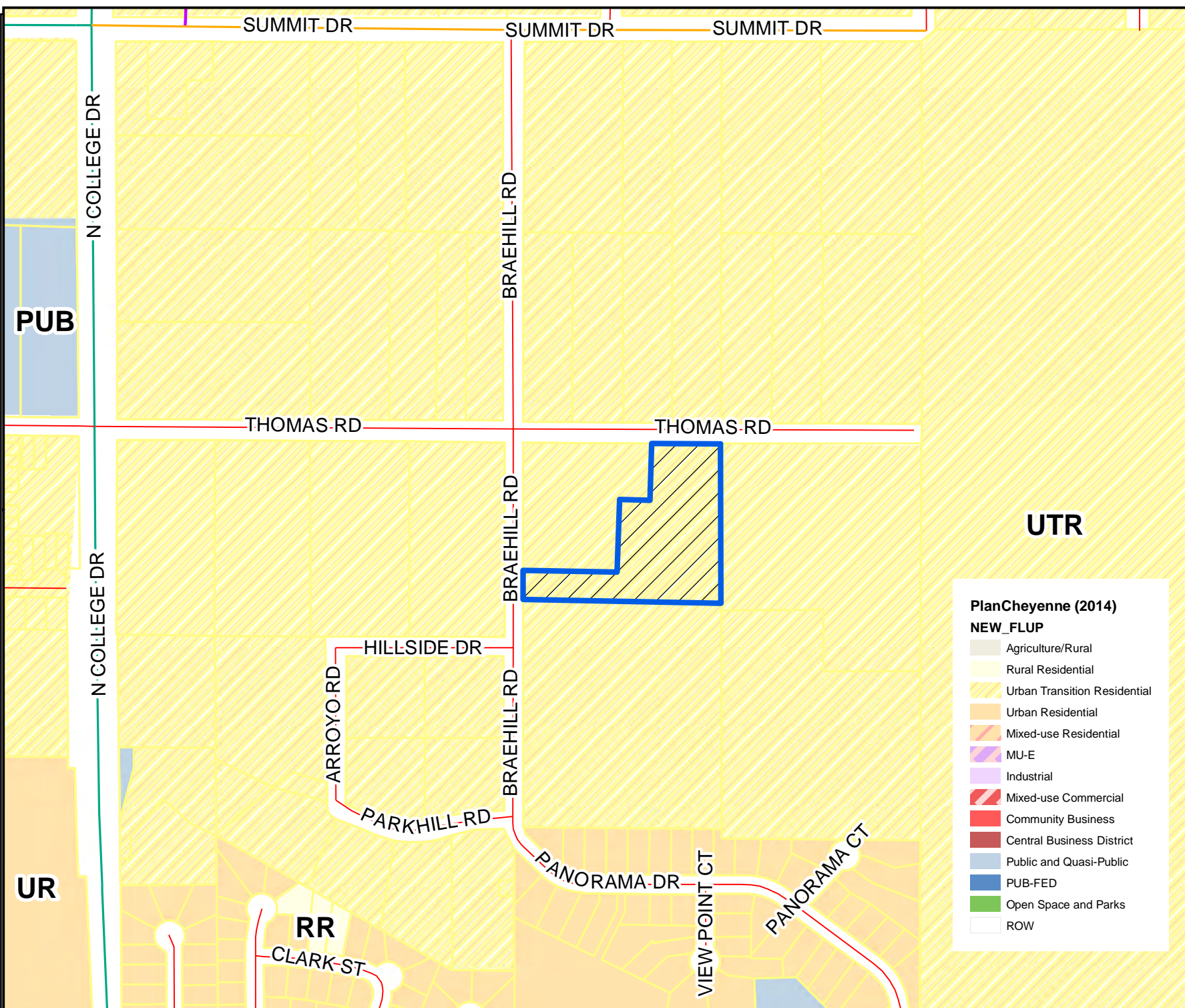
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PlanCheyenne (2014)

NEW_FLUP

-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW




Laramie County, Wyoming



Double K Storage Board Approval

BP-18-00250









Current Zoning

 Subject Property

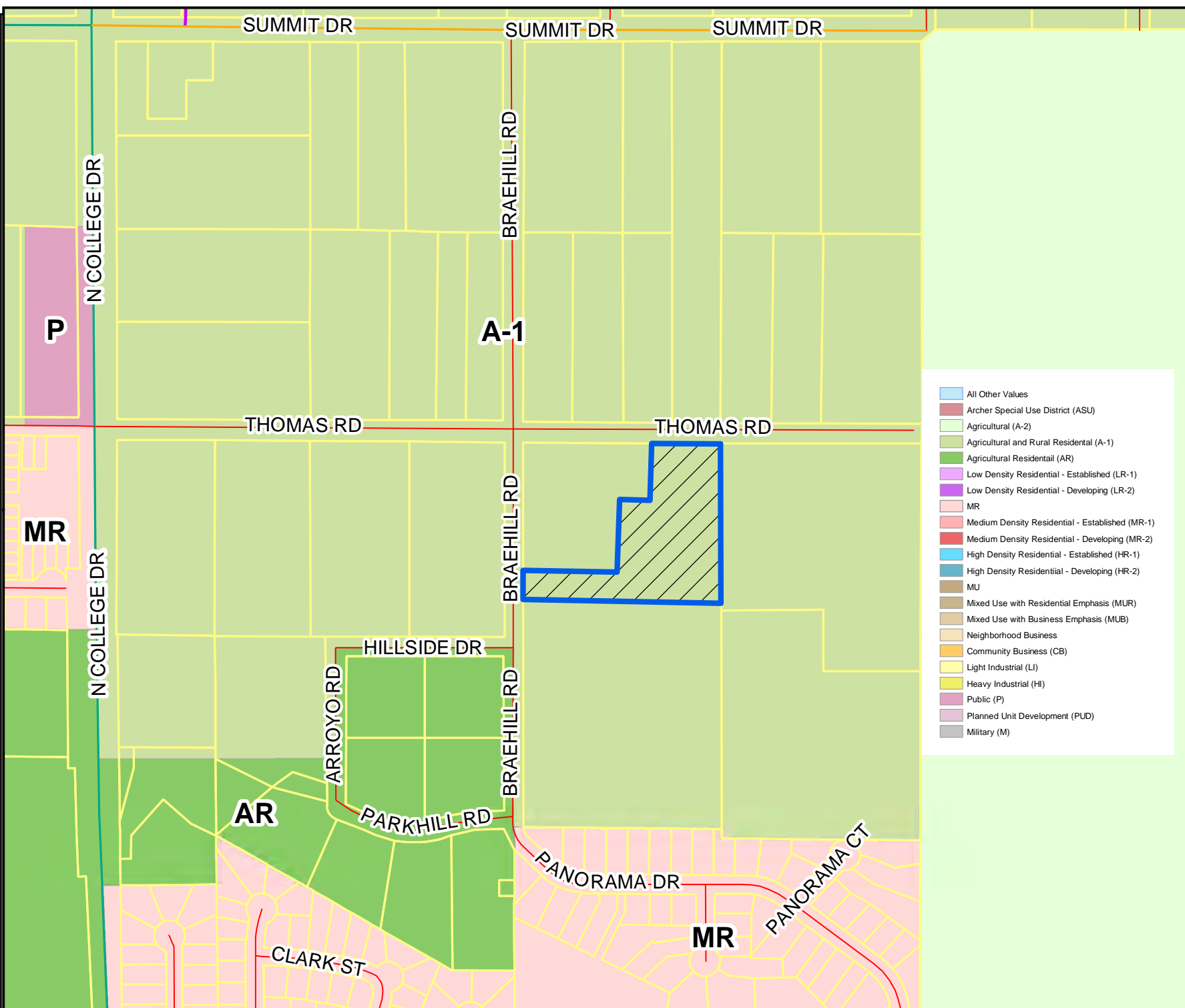
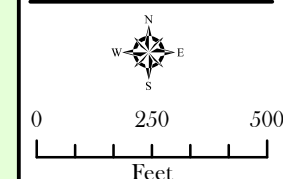
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Double K storage

To who it may concern. I Kaycee Karl ask that I can receive approval for the constitution and use of RV storage facility on my land on Thomas rd. & braehill rd.

- This storage facility will be known as Double K storage
- This land is currently zoned A-1.
- This storage facility will accommodate 10- 12'x40' open front covered RV/trailer storage that will equate to a 40'x120'x14' pole building. That will meet all current building codes and regulations.
- This facility will be a service to the community by giving people that live in Thomas heights and similar neighborhoods where their covenants won't allow them to park campers on streets, a safe secure place to store their property
- This facility will have little to no negative impact on the community.
- There is a neighboring facility that borders the East side of the property (single tree stables) that boards horses, and stores horse trailers, and campers outside on their site, under the same (A-1) zoning
- Under current zoning, Land use regulations state that the land uses are:

i. Agriculture and uses incidental to an agricultural operation

ii. Family child care home

iii. Family child care centers

iv. Home occupations

v. Single-family residential

vi. Small Wind Energy Systems (Small Wind Energy Systems setbacks

shall be equal to the largest district setbacks or the total height of the system, whichever is greater.)

vii. Animal Hospitals or Clinics

viii. Bed and breakfasts

ix. Cemeteries

- x. Churches, Temples or other places of worship
- xi. Duplexes
- xii. Primary and Secondary Schools
- xiii. Commercial nurseries and landscaping businesses
- xiv. Road side Farm Stands
- xvi. Accessory living quarters

b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

- i. Commercial sales of agricultural related products, not including fuel or petroleum products
- ii. Work camps
- iii. Any other similar use
- iv. Commercial stables, arenas, kennels, bird farms and show barns

- I believe that Double K storage will have much less impact than the listed above activities, such as:
 - * Traffic, for example a work camp, animal clinic, commercial nurseries and landscaping business would have all day traffic this facility would just be dropping off or picking up RVs/ trailers for storage.
 - * There will be no smells or noxious fumes, like you may get from an agriculture operation or compost from a landscaping or nursery business
 - * Noise or light pollution would be little to none because there will be hours of access to this facility from 6A.M. to 8 P.M. and motion activation on the lighting.
 - * Physical appearance, this facility would blend very well into the surrounding properties, most of the neighbors have pole building type out building on their properties
- This facility will adhere to nuisance laws that are in place through the county such as screening, because all the spaces are going to be covered storage.
- Under Laramie county comprehensive land plan this land falls under Urban Rural Interface (URI) that states this land would have a greater overall level of community services, employment centers and industrial uses are preferred in these areas. I believe this facility would fall nicely under this term for the future

Questions or concerns please contact me

Kaycee Karl (307) 631-6634

Email:kkarl0819@gmail.com

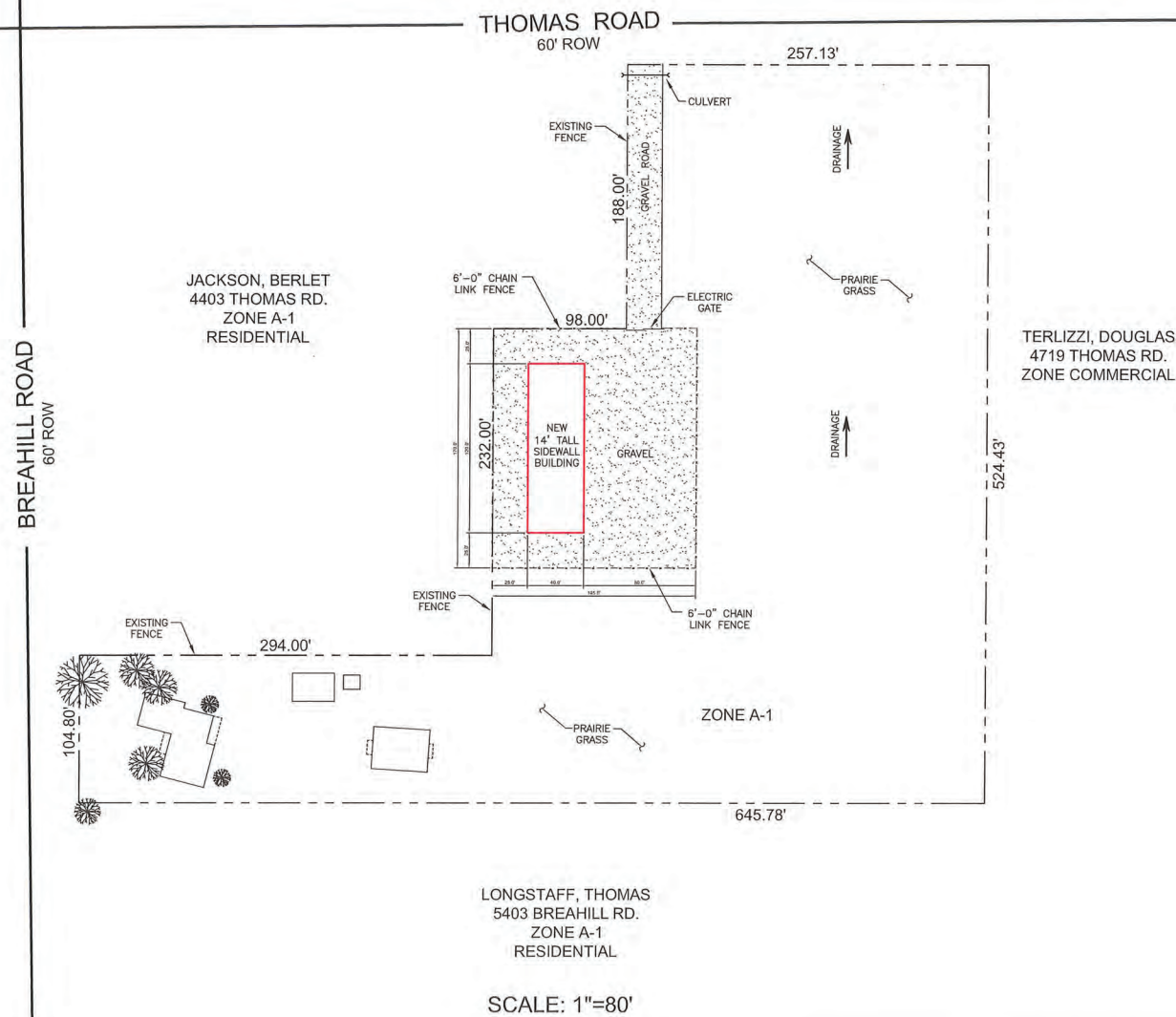
PROPERTY COVERAGE:
 EXISTING BLDGS: 4,048 SF
 PROPOSED BLDG: 4,800 SF
 CONC. SLABS: 266 SF
 TOTAL: 9,114 SF
 TOTAL LOT SIZE: 197,510 SF

NEW GRAVEL: 29,331 SF

ZONING: A-1
 EROSION CONTROL: NA
 GRADING/DRAINAGE PLAN: NA

NO FLOOD HAZARDS

NO EASEMENTS



BUILDING PERMIT PLAN

Kaycee Karl
 VEHICLE STORAGE BUILDING
 PARTIAL-TRACT 51, FIFTH FILING
 DELL RANGE ADDITION
 5519 BREAHILL RD.
 CHEYENNE, WY.

SCALE: 1"=80'

DATE: 10/26/18

DRAWN BY: J&L DRAFTING

County Engineer: Scott Larson COMMENTS ATTACHED 11/19/2018

1. The site plan needs to show dimensions for the access drive including radii (the access must meet the requirements in the Land Use Regulations) and the location and type of trash containment, if any.
2. It is assumed that the 80' area to the east of the proposed building will be for turning movements, etc. and not for storage or parking since it is not labeled as such nor does the project narrative indicate any use for this area. If, by chance, any of this area is to be used as storage and/or parking, it needs to be properly labeled, dimensioned, parking stalls laid out and dimensioned, etc.
3. There needs to be a formal request for a waiver of a detailed traffic study and drainage study if that is the intent.

County Public Works Department: David Bumann COMMENTS ATTACHED 11/15/2018

An access approach permit will be needed for the new commercial entrance. This access will have to be at least 53' from the property access to the east.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 11/09/2018

Laramie County Small Wastewater System Regulations

The house on the property already has a small wastewater system. If a commercial system is needed for the vehicle storage building please contact Env. Health ASAP. Commercial use can not be connected to the house system without written approval.

This was reviewed on Saturday 11/10/2018 but the system would not be entered the correct date since it is a Saturday.

Planners: Seth Frentheway COMMENTS ATTACHED 11/20/2018

- Planning has no comment on the current Board Approval Application.
- All other comments will need to be addressed during the site plan application approval process to follow in the event that the Board Approval of the use is granted.

Building Dept.: Cambia McCollom COMMENTS ATTACHED 11/09/2018

The current address on this site is for the residence located 5519 Braehill RD. The proposed use has its access off of Thomas RD. As the proposed use would be accessing the site separate from the residence, as well as the current address misleading to where those patrons utilizing the service would need to be, it would be prudent to assign a unique address to the structure in the proposed use at the time of the building permit.

Agencies with No Comments

Black Hills Energy
Fire District No. 2

County Assessor
Cheyenne MPO

Agencies with No Response

Sheriff's Office
Emergency Management
Combined Communications Center
County Treasurer
US Post Office
County Real Estate Office
County Attorney

RESOLUTION # _____

**A RESOLUTION APPROVING DOUBLE K STORAGE FOR
A PORTION OF TRACT 51, DELL RANGE ADDITION, 5TH FILING,
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 have previously adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing approval criteria for a similar use in the (A-1) Agricultural and Rural Residential zone district; and

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 Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations;
- b. This application meets the requirements of Section 4-2-101 of the Laramie County Land Use Regulations.

and that the Board approve the use of Double K Storage, located on a portion of Tract 51, Dell Range Addition, 5th Filing, Laramie County, WY with the following condition:

1. An approved Site Plan shall be obtained from the Laramie County Planning and Development office prior to building permits being issued.

PRESENTED, READ, PASSED, APPROVED AND ADOPTED this _____ day of _____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney