



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Nancy M. Trimble, Associate Planner

**DATE:** February 19, 2019

**TITLE:** Review and action of a Board Approval for the expansion of Prosser Road Self Storage, located on Lot 3, Block 1, Wiese Subdivision and a portion of Tract 79, Allison Tracts, 2nd Filing, Laramie County, WY, to be replatted and known as “Wiese Subdivision, 2<sup>nd</sup> Filing”.

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### EXECUTIVE SUMMARY

AVI PC, on behalf of Prosser Investors LLC, has submitted a Board Approval application for expansion of the Prosser Road Self Storage facility located at 207 E. Prosser Rd. The two applications placed on today’s Board agenda immediately before this one were to request a zone change from MR to CB for 319 E. Prosser Rd, and to replat the two lots into one to prepare for this expansion.

Upon approval of the zone change for 319 E. Prosser, the Community Business Zone District regulations require Board Approval for proposed expansion of the storage facilities, with the subsequent submittal of a Site Plan application to County Planning for review and approval of the proposed commercial development on both lots.

### BACKGROUND

The existing self-storage facility use at 207 E. Prosser Rd, currently zoned CB, received approval by the Board on May 20, 2008, and the Site Plan was approved by Planning on July 14, 2008. The single-family residence and associated accessory structures located at 319 E. Prosser Rd are intended to be demolished and removed off-site prior to expansion of the storage facility operations.

### **Pertinent Regulations**

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

**Section 4-2-107** of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. The property is currently served by South Cheyenne Water & Sewer District.

PlanCheyenne designates this area as Community Business, which emphasizes a range of retail and office uses to serve neighborhoods and the community and region. This category focuses on a range of commercial activities such as general retail and office, large tenant retail, and regional malls, but also allows for offices, hotels, and service businesses.

The subject property is bordered by the CB zone district to the west, and MR – Medium Density Residential to the east and south, with uses ranging from single and multi-family residential to commercial/retail business and medical/professional offices. A change in zone for 319 E. Prosser Rd from MR to CB would align the zoning with the adjacent lot at 207 E. Prosser Rd, which is under the same ownership.

A preliminary site plan map is attached for reference. Agency comments were received regarding fire apparatus access and water supply for fire protection, commercial plan requirements, and addressing, and shall be addressed by the applicant with site plan and building permit application submittals.

A development sign was posted and adjacent property owners were notified via certified mail. No public comments were received on the proposed development.

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.

Staff finds this application is in conformance with the plans and policies of Laramie County.

## **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; and,

- b. This application is in conformance with Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

**and that the Board approve the expansion of Prosser Road Self Storage with no conditions.**

**PROPOSED MOTION**

**I move to grant Board Approval for the expansion of Prosser Road Self Storage, 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: Agency Review Comments**
- Attachment 7: Applicant Justification Letter**
- Attachment 8: Preliminary Site Plan Map**
- Attachment 9: Resolution**
- Attachment 10: Resolution Exhibit ‘A’**

# Laramie County, Wyoming

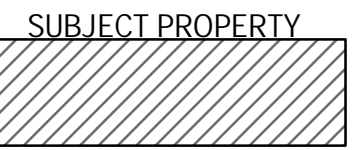


## Prosser Road Self Storage Expansion

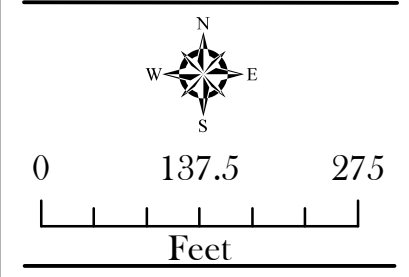
Board Approval

PZ-19-00008

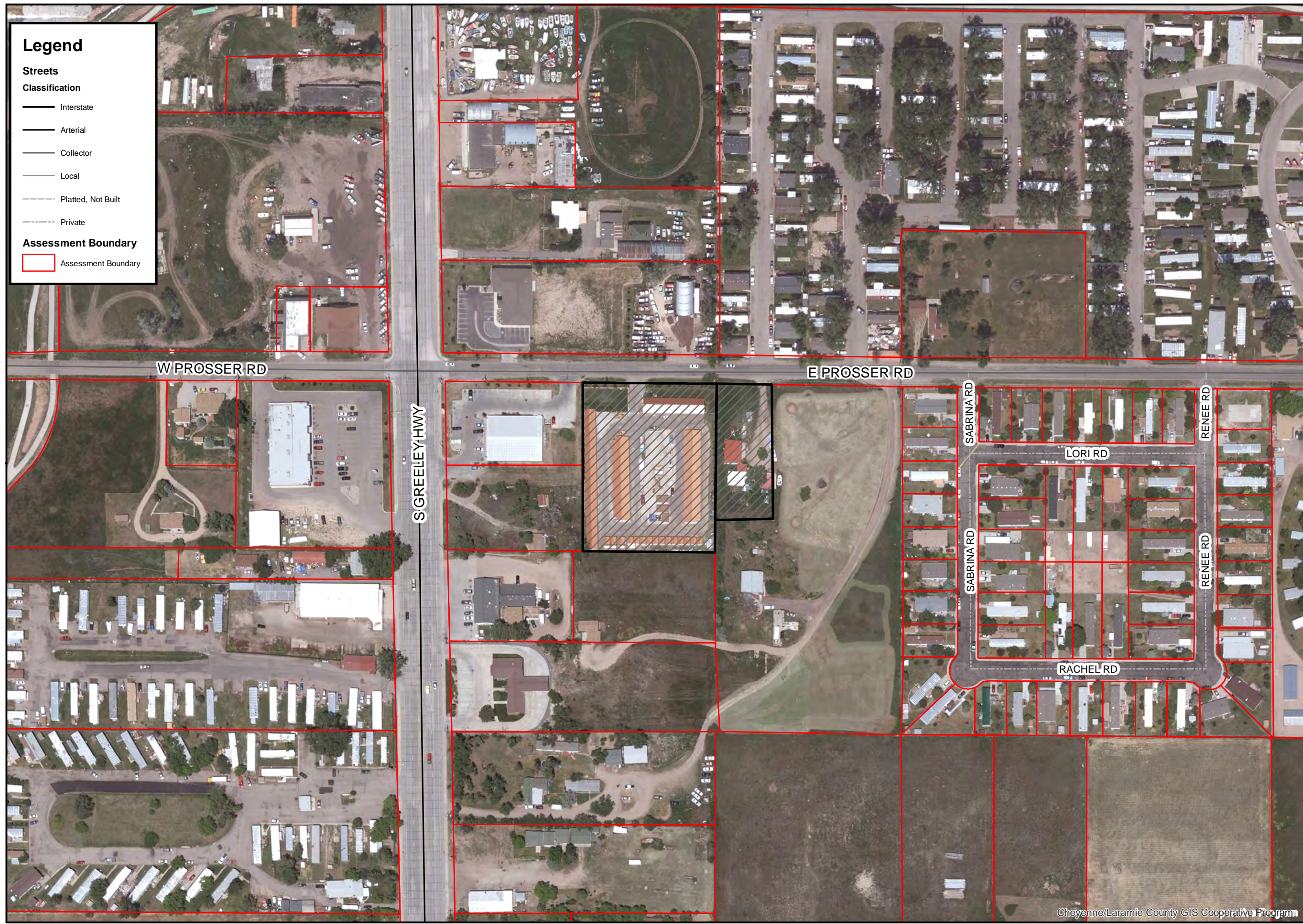
Location Map



January 14, 2019



Cheyenne/Laramie County GIS Cooperative Program



**Legend**

**Streets**

**Classification**

- Interstate
- Arterial
- Collector
- Local
- - - Platted, Not Built
- - - Private

**Assessment Boundary**







- Assessment Boundary

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.


**Legend**

**Streets**

**Classification**

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private

**Assessment Boundary**

-  Assessment Boundary



# Laramie County, Wyoming



**Prosser Road Self Storage**

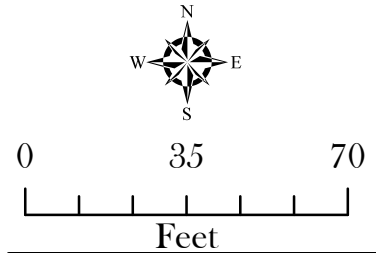
**Board Approval**

**PZ-19-00008**

**Aerial Map**



January 18, 2019



Cheyenne/Laramie County GIS Cooperative Program

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# Laramie County, Wyoming



## Prosser Road Self Storage Expansion

### Board Approval

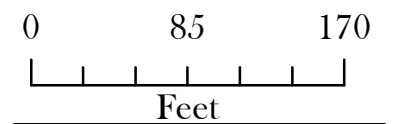
PZ-19-00008

### Comprehensive Plan Map

SUBJECT PROPERTY



January 14, 2019



**Legend**

**Assessment Boundary**

Assessment Boundary

**Future Land Use Districts**

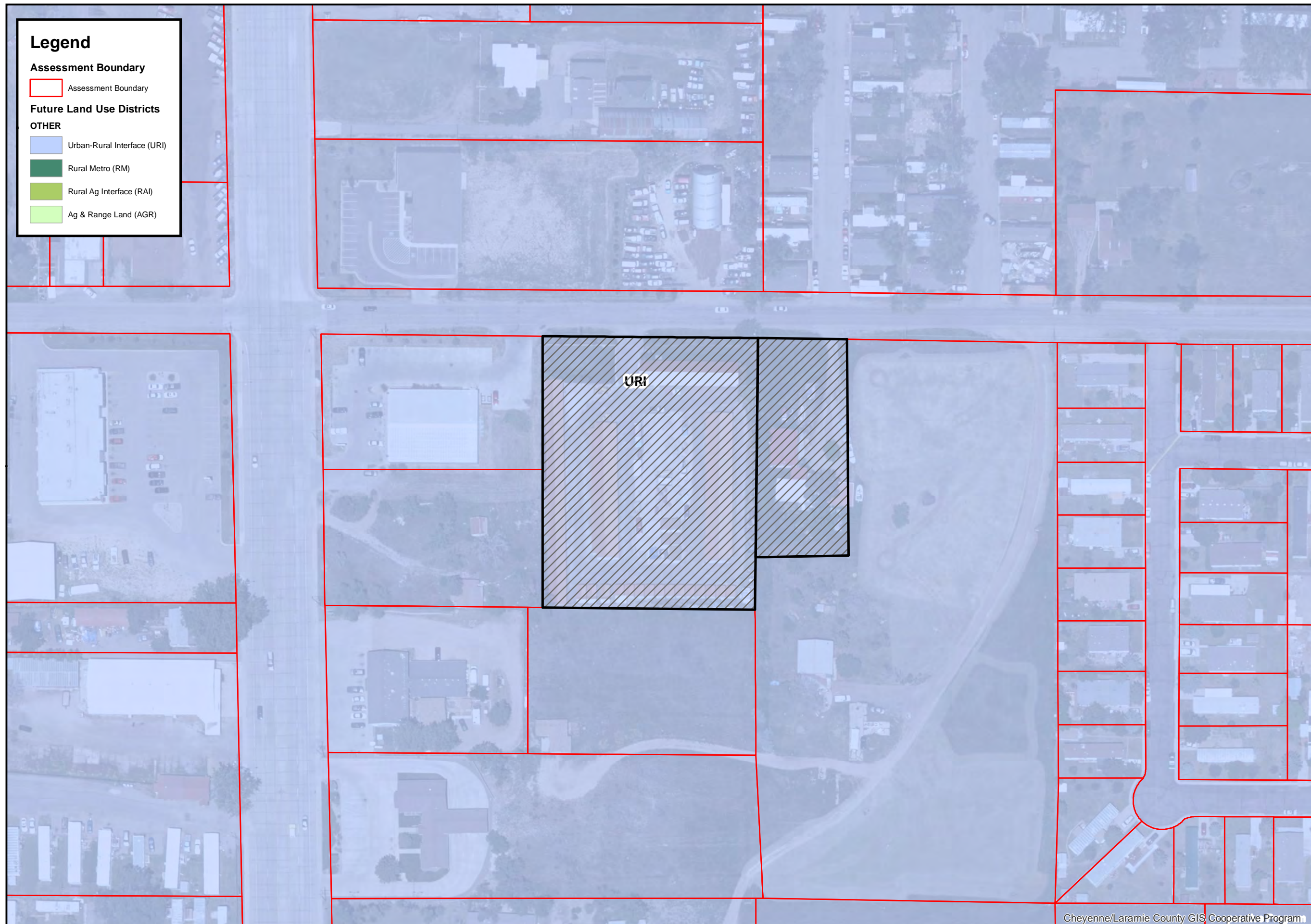
**OTHER**

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)



Cheyenne/Laramie County GIS Cooperative Program

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# Laramie County, Wyoming



## Prosser Road Self Storage Expansion

### Board Approval

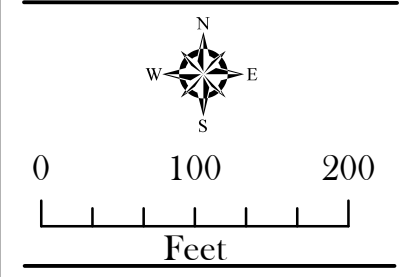
PZ-19-00008

### PlanCheyenne Map

SUBJECT PROPERTY

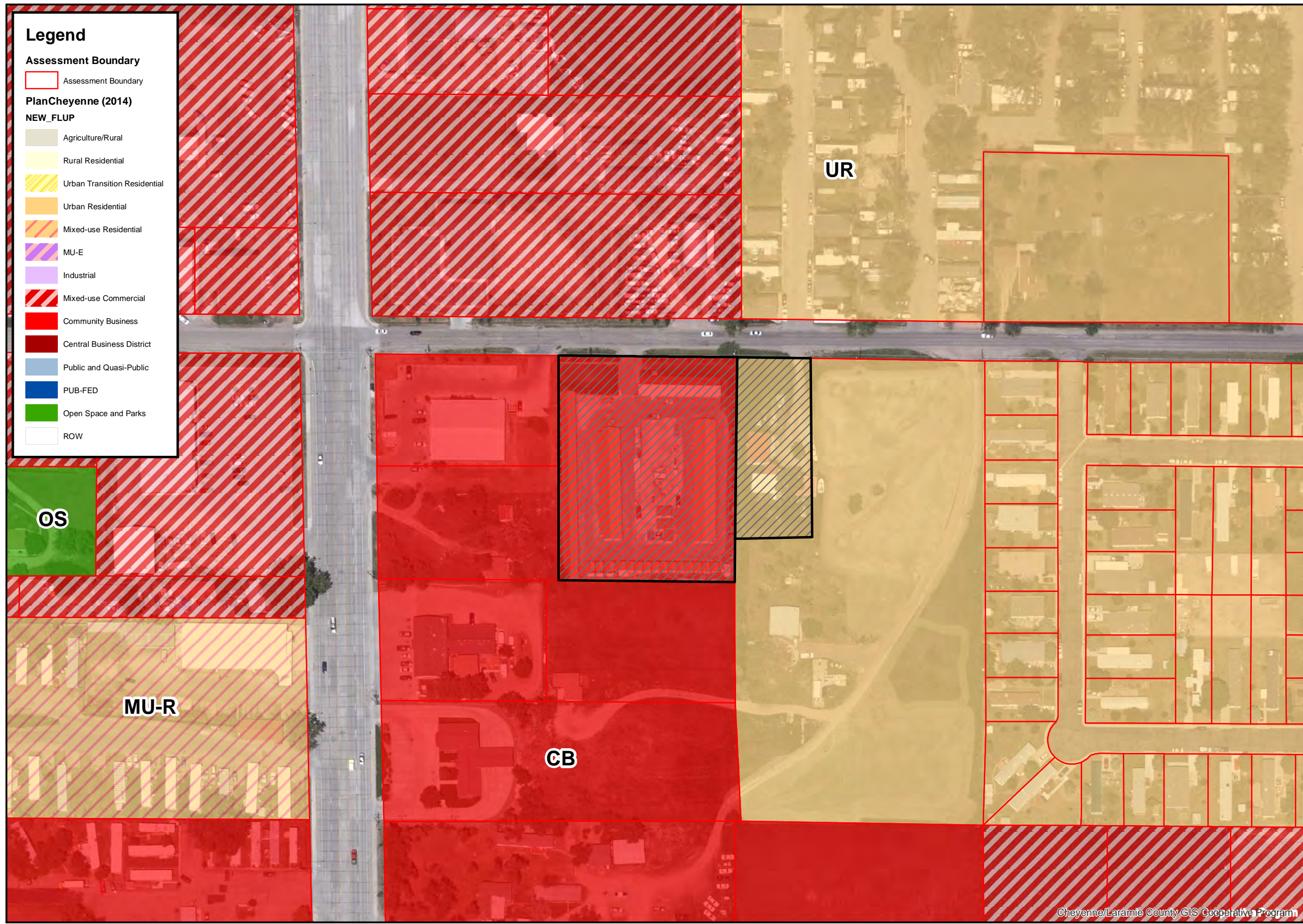


January 14, 2019



### Legend

- Assessment Boundary**  
 [Red outline] Assessment Boundary
- PlanCheyenne (2014)**  
**NEW\_FLUP**
- [Light green box] Agriculture/Rural
  - [Light yellow box] Rural Residential
  - [Yellow box with diagonal lines] Urban Transition Residential
  - [Orange box] Urban Residential
  - [Orange box with diagonal lines] Mixed-use Residential
  - [Purple box with diagonal lines] MU-E
  - [Light purple box] Industrial
  - [Red box with diagonal lines] Mixed-use Commercial
  - [Red box] Community Business
  - [Dark red box] Central Business District
  - [Light blue box] Public and Quasi-Public
  - [Blue box] PUB-FED
  - [Green box] Open Space and Parks
  - [White box with black outline] ROW



Cheyenne/Laramie County GIS Cooperative Program

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# Laramie County, Wyoming



## Prosser Road Self Storage Expansion

Board Approval

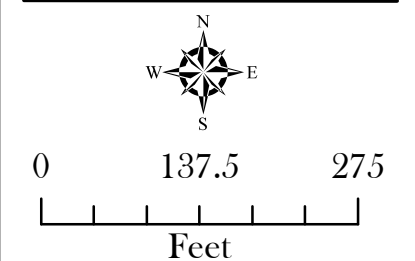
PZ-19-00008

Zoning Map

SUBJECT PROPERTY



January 14, 2019



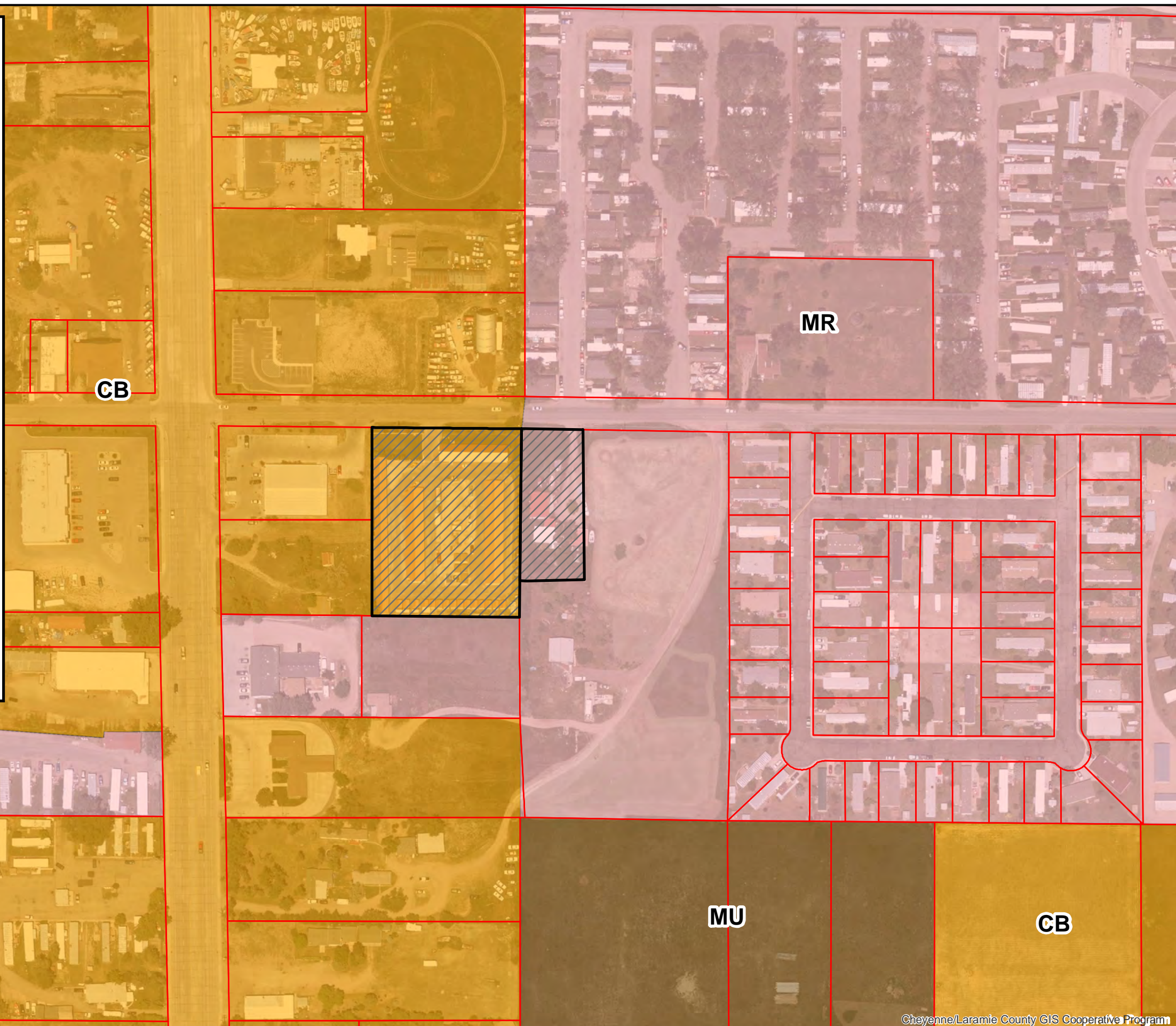
**Legend**

**Assessment Boundary**

- Assessment Boundary

**Zoning Districts**

- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residential (AR)
- Low Density Residential - Established (LR-1)
- Low Density Residential - Developing (LR-2)
- MR
- Medium Density Residential - Established (MR-1)
- Medium Density Residential - Developing (MR-2)
- High Density Residential - Established (HR-1)
- High Density Residential - Developing (HR-2)
- MU
- Mixed Use with Residential Emphasis (MUR)
- Mixed Use with Business Emphasis (MUB)
- Neighborhood Business
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)



Cheyenne/Laramie County GIS Cooperative Program

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**Fire District No. 1:** Darrick Mittlestadt COMMENTS ATTACHED 01/18/2019  
2018 IFC

Chapter 5

Section 503, Apparatus Access Roads, page 73-74, 503.2 Specifications, 503.2.1 width of not less than 20'.

Section 507, Fire Protection Water Supplies, page 75-76, Required water supply with the additional square footage added to the complex more water is needed for our fire suppression needs.

**Planners:** Nancy Trimble COMMENTS ATTACHED 01/28/2019

Approval of this use is dependent upon approval of the Zone Change application for 319 E Prosser from MR to CB. Both applications will be heard before the Board at the same public hearing scheduled for February 19, 2019. Upon Board Approval for the use, a Site Plan application submittal to LC Planning is required.

**Building Dept.:** Antony Pomerleau COMMENTS ATTACHED 01/21/2019

Fire service features shall comply with the 2018 IFC.

All commercial projects require full design plans and are required to be stamped by a licensed Wyoming design professional.

**Addressing:** Cambia McCollom COMMENTS ATTACHED 01/18/2019

It is proposed that with this change of use that the address of 319 E Prosser Rd be removed from the system and that the expansion of the storage facilities utilize the existing address of 207 E Prosser Rd.

**Agencies responding with No Comment:** County Assessor, County Engineer, County Public Works Department, Black Hills Energy.

**Agencies not responding:** Cheyenne MPO, Cheyenne Development Services, Cheyenne Engineering Services, County Real Estate Office, County Treasurer, Combined Communications Center, Emergency Management, Sheriff's Office, South Cheyenne Water & Sewer, South Cheyenne Community Development.

LARAMIE  
COUNTY

JAN - 9 2019

PLANNING & DEVELOPMENT  
OFFICE



January 9<sup>th</sup>, 2019

2-4189.18

Nancy Trimble, Laramie County Planning  
3931 Archer Parkway  
Cheyenne, WY 82009

**RE: Prosser Road Self Storage Board Approval, Necessary Findings**

AVI, pc on behalf of Prosser Investors, LLC is pursuing approval for a Board Approval application for the proposed expansion of a storage facility on 319 East Prosser Road. Currently this property and 207 East Prosser Road, both owned by our client, are in the process of being replatted and re-zoned from MR-Medium Density Residential to CB-Community Business. We acknowledge that the Board Approval will be dependent on the approval of the Zone Change.

Per Section 1-2-100(a)(i-iii), we find the proposed use meets the findings necessary for the Board to approve our application, based on the following reasoning:

- i. Per Section 4-2-107(b)(ii) of the LCLUR, the proposed use of a storage facility is a use allowed upon approval by the Board. This use will be an expansion of the current storage operation on the adjacent property, and will conform to all current County regulations.
- ii. The existing storage operation was built in conformance with the regulations governing at that time. Through the Site Plan process it is our intention to meet all policies that would be required by any pertinent County agency.
- iii. It is our opinion that the expansion of the storage facility will provide a commodity to the public, with the character of the new development being similar in nature to the surrounding area and businesses.

In summary, this proposed use will have no negative impact on the community, but enhance the value of the area, will meet all requirements/regulations, and is in general conformance with all applicable development standards.

Sincerely,

**A.V.I. PROFESSIONAL CORPORATION**

A handwritten signature in black ink that reads 'Bryan Nicholas'.

Bryan Nicholas

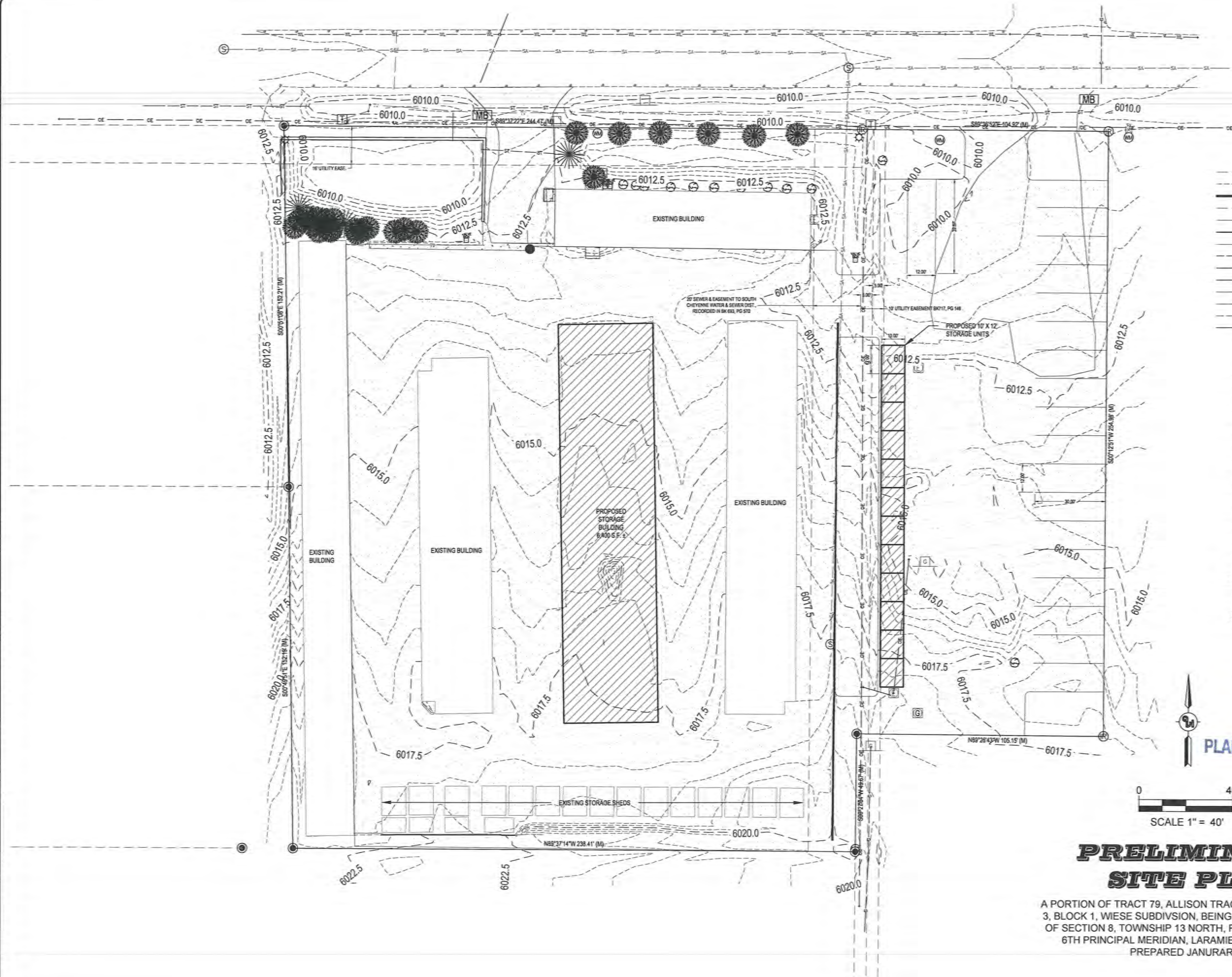
**AVIPC.COM**

**AVI CHEYENNE**

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1103 Old Town Lane, Ste. 101 • Cheyenne, WY 82009

**AVI FORT COLLINS**

P 970.420.0086  
706 South College Ste. 203 • Fort Collins, CO 80524



- LEGEND**
- INDEX CONTOUR
  - INTER CONTOUR
  - PROPERTY LINE
  - EASEMENT LINE
  - LANDSCAPE TIMBER
  - RETAINING WALL
  - FENCE LINE
  - CULVERT
  - OVERHEAD POWER
  - BURIED GAS
  - BURIED ELEC.
  - BURIED TV
  - SEWER LINE
  - WATER LINE
  - FOUND ALLUM. CAP
  - FOUND IRON ROAD
  - FOUND PK NAIL
  - GAS METER
  - YARD HYDRANT
  - WATER METER
  - SEWER MANHOLE
  - MAIL BOX
  - POWER POLE
  - ↑ GUY WIRE
  - ELEC. CONDUIT STUB
  - BOLLARD
  - TELEPHONE PED.
  - IRRIGATION BOX
  - SPRINKLER HEAD
  - ELECTRIC BOX
  - ELECTRIC METER
  - SHRUB
  - DECID. TREE
  - EVERGREEN TREE
  - SHRUB LINE
  - (M) MEASURED DATA
  - (R) RECORDED DATA
  - COMPACTED GRAVEL

**LARAMIE COUNTY**  
 JAN - 9 2019  
 PLANNING & DEVELOPMENT  
 OFFICE

0 40'  
 SCALE 1" = 40'

## PRELIMINARY SITE PLAN

A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING AND LOT 3, BLOCK 1, WIESE SUBDIVISION, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
 PREPARED JANUARY 2019

NO.	REVISION	DATE
1	BOARD APPROVAL	01.09.19

PREPARED FOR:  
**PROSSER INVESTORS, LLC**  
 5613 DTC PARKWAY, STE 810  
 GREENWOOD VILLAGE, CO 80110

PROJECT: PROSSER ROAD SELF STORAGE  
 DRAWING TITLE: PRELIMINARY SITE PLAN



DATE PLOTTED: Jan 09, 2019  
 DRAWN BY: BMN  
 DESIGNED BY: BMN  
 CHECKED BY: BE

JOB NO.: 4189

RESOLUTION # \_\_\_\_\_

**A RESOLUTION FOR BOARD APPROVAL FOR THE EXPANSION OF PROSSER ROAD SELF STORAGE, LOCATED ON LOT 3, BLOCK 1, WIESE SUBDIVISION AND A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING, LARAMIE COUNTY, WY, TO BE REPLATTED AND KNOWN AS “WIESE SUBDIVISION, 2<sup>ND</sup> FILING”.**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 adopted the 2019 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the 2019 Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 4-2-107 governing the CB – Community Business Zone District.

**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; and,
- b. This application is in conformance with Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

**And the Board approves the expansion of Prosser Road Self Storage, Laramie County, WY, as shown on attached Exhibit ‘A’.**

PRESENTED, READ, PASSED, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.


LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

# EXHIBIT 'A'

