



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: January 2, 2024

TITLE: PUBLIC HEARING regarding a Zone Change from PUD to PUD for a portion of the SE¼ of the NW¼ of Section 29, Township 13N, Range 66W of the 6th p.m., Laramie County, WY.

EXECUTIVE SUMMARY

Recreational Investment Group LLP, on behalf of Oh Hail No LLC, has submitted a Zone Change Application for this property located at the intersection of Richard Road and Robert Avenue in the Cathcart Planned Unit Development. The application asks to rezone the property from PUD to a new PUD designation, which would allow the parcel to contain a campground under the new PUD rules.

BACKGROUND

The property is currently assessed as commercial vacant land and is located within the PUD – Planned Unit Development Zone District. It is accessed on the north side from Robert Avenue. Access from South Greeley Highway that exists on the parcel is only for the adjacent parcel to the west and would not be used for the future campground. The campground will be submitted as a site plan to the Planning department.

Pertinent regulations include:

Section 1-2-103(b) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 4-2-112 of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as URI - Urban Rural Interface, 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.

PlanCheyenne designates this area as MUC – Mixed Use Commercial Emphasis. The Mixed-Use Commercial Emphasis category encompasses existing and future developments, many of which align with activity centers. This category includes a wide variety of land uses and activities, focused primarily on commercial activities, but also including other employment, public, and residential uses. While many existing Mixed-Use Commercial Emphasis areas do not currently integrate residential uses, as they redevelop and change over time, residential units may be incorporated to add more activity to these areas.

The subject properties are bordered by the PUD – Planned Unit Development Zone District to the north, east, and west. It is bordered by the AR – Agricultural Residential Zone District to the South. The average lot size for the surrounding area is roughly 3 acres with surrounding uses being a mixture of light industrial and residential.

The change in zone district from PUD to PUD is requested in order for the new PUD to allow for a campground to be built, which is not currently allowable in the Cathcart PUD. The new regulations proposed would apply only to this lot, as it would be situated in its own PUD. The new regulations are a copy of the Cathcart PUD regulations with a campground use inserted

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- 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.

On December 14th, the Planning Commission voted 4-0 to recommended approval of this application to the Board of County Commissioners, finding that LCLUR § 1-2-103(b)(i) was satisfied in the application. The use proposed is recreational in nature but also commercial in nature, and thus comports with plans for the area.

Agency review comments generally requested a few minor changes to the amendment to make it less confusing. Public notice was provided per Section 1-2-104 of the Land Use Regulations. There was no public comment received.

RECOMMENDATION and FINDINGS

Based on evidence provided for the zone change requests, staff recommends the Board find 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 4-2-112 of the Laramie County Land Use Regulations.

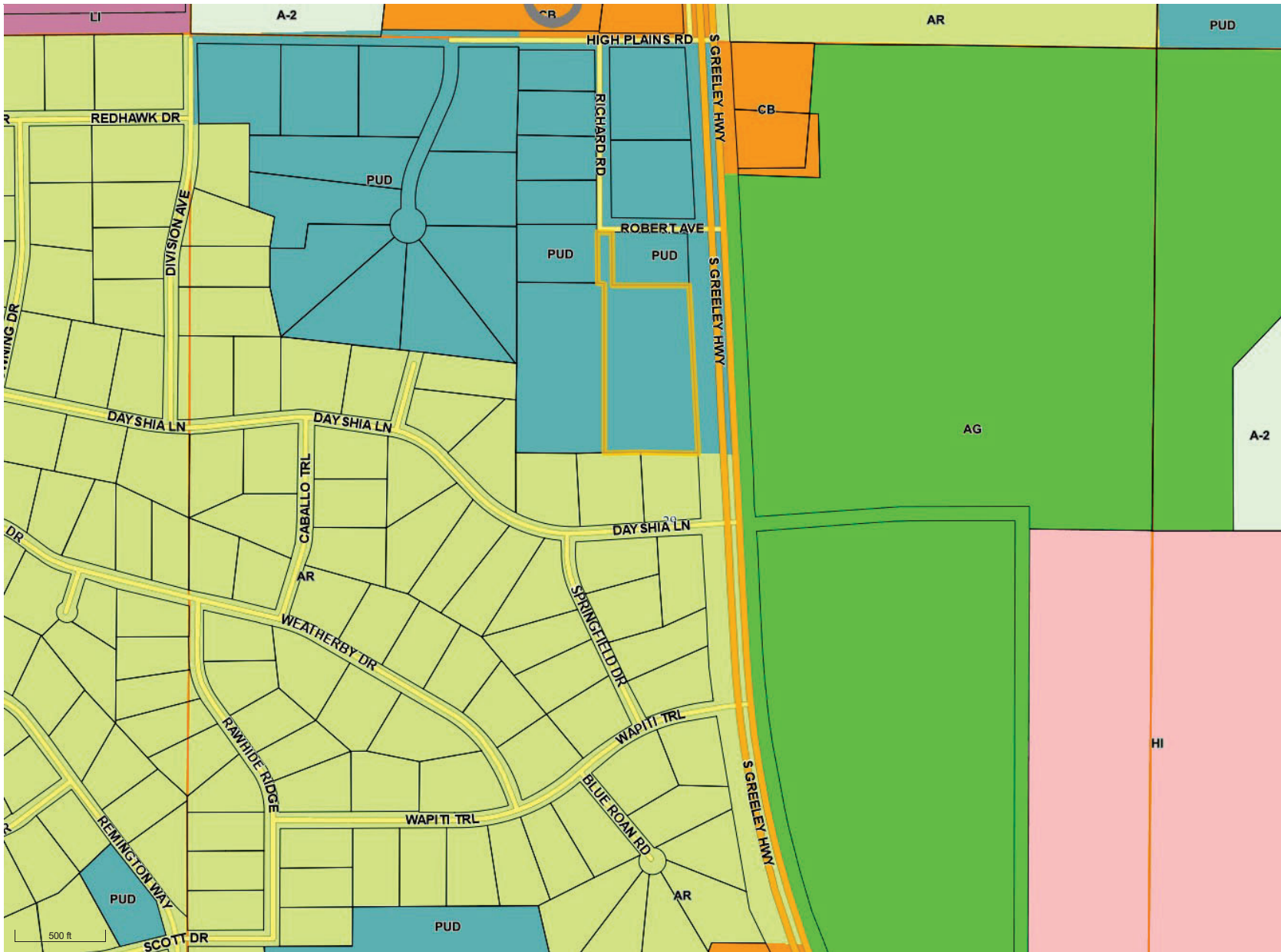
And that the Board may approve a Zone Change from PUD to PUD for a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 13N, Range 66W of the 6th P.M., Laramie County, WY with no conditions.

PROPOSED MOTION – ZONE CHANGE

I move to adopt the findings of facts a and b of the staff report and to recommend approval of the Zone Change from PUD to PUD for a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 13N, Range 66W of the 6th P.M., Laramie County, WY to the Laramie County Board of Commissioners with no conditions.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Combined Agency Comments Report**
- Attachment 4: Resolution – Zone Change**
- Attachment 5: Resolution ‘Exhibit A’ - Zone Change Map**



Laramie County Wyoming MapServer

PZ-23-00130
 Frontier RV Ranch Zone Change
 Zone Change From PUD to PUD

South Cheyenne Water & Sewer District
 Fire District 1

County Comprehensive Plan:
 URI - Urban Rural Interface

PlanCheyenne:
 MUC - Mixed Use Commercial Emphasis

No FEMA Floodplain Present

- Township Line
- Interstate
- Major Road
- Imps only
- HR
- MR
- LR
- NR-2
- NR-3
- AR
- A-1
- A-2
- AG
- MUR
- CBD
- CB
- NB
- MU
- MUB
- MUE
- HI
- LI
- P
- AD
- PUD
- X



Laramie County
Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009



To Whom It May Concern:

I am writing to inform you of our intention to develop a 103-pad RV park within the county limits. The site is located at the Southwest corner of South Greeley Hwy and Robert Ave, PIDN#: 13662920001400.

The proposed RV park will consist of 103 fully equipped RV pads including water, sewer, and electrical hook-ups, suitable for accommodating various types of recreational vehicles, primarily for transient travel and short-term rental. The park will be developed on a 10.57-acre parcel. Our goal is to create a modern and attractive destination that caters to the needs of RV enthusiasts, providing them with an exceptional experience during their stay in Laramie County.

In addition to the RV pads, the site would also include a 1,200 square foot office that will remain open seven days a week between the hours of 9AM and 6PM. The project will also contain a 3,000 square foot club house that includes laundry and shower facilities, outdoor kitchen, pickleball court and spa. The project, named "Frontier RV Ranch", is expected to require four employees including one full time manager and one part time office employee along with a grounds keeper and maintenance employee.

This project will require an amendment to the current permitted uses under the Cathcart PUD to allow for recreational vehicle/travel trailer parks.

Sincerely,

Dari Mahboubi

Recreational Investment Group LLP

Legal Description

A PARCEL OF LAND SITUATE IN THE NORTH YZ OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P. M., LARAMIE COUNTY, WYOMING, SAID PARCEL DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 7, 2017 IN BOOK 2549 AT PAGE 2226, NEW HYPERLINK, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, MONUMENTED WITH A 2" BRASS CAP, ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85, SAID POINT BEING COINCIDENT WITH THE NORTHEAST CORNER OF TRACT 90, BISON CROSSING, FOURTH FILING, AND WHICH POINT BEARS SOUTH 50°30'57" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 29, A DISTANCE OF 3,614.10 FEET; THENCE NORTH 89°23'00" WEST, ALONG THE NORTH LINE OF SAID BISON CROSSING SUBDIVISION, FOURTH FILING, A DISTANCE OF 503.26 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 2622 AT PAGE 1228; THENCE NORTH 00°37'35" WEST, ALONG SAID EAST LINE, A DISTANCE OF 926.69 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 2622 AT PAGE 1228; THENCE NORTH 82°21'13" WEST, ALONG THE NORTH LINE, A DISTANCE OF 40.01 FEET TO THE SOUTHEAST CORNER OF TRACT 4, CATHCART SUBDIVISION; THENCE NORTH 00°34'08" WEST, ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 279.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ROBERT AVENUE; THENCE SOUTH 89°24'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 80.02 FEET TO A THE NORTHWEST CORNER OF TRACT 3, CATHCART SUBDIVISION; THENCE SOUTH 00°34'08" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 289.88 FEET TO THE SOUTHWEST CORNER OF SSID "TRACT 3"; THENCE SOUTH 89°24'46" EAST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 427.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85; THENCE SOUTH 02°50'46" EAST, ALONG SAID WEST LINE, A DISTANCE OF 923.43 FEET TO THE POINT OF BEGINNING.

RESERVING FOR THE BENEFIT OF THE PROPERTY COMMONLY KNOWN AS 5510 SOUTH GREELEY HIGHWAY THE FOLLOWING EASEMENT:

A FORTY (40') FOOT ACCESS AND UTILITY EASEMENT RESERVATION SITUATED IN THE NORTH YZ OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P. M., LARAMIE COUNTY, WYOMING THE CENTERLINE OF WHICH IS FURTHER DESCRIBED AS FOLLOWS ACROSS A 10.29 ACRE PARCEL, PER THE SURVEY OF RECORD RECORDED IN P/C 6 AT SLOT 194 OF THE LARAMIE COUNTY CLERK'S OFFICE:

BEGINNING AT A POINT MONUMENTED WITH A 2" BRASS CAP ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 SERVICE ROAD, WHICH BEARS SOUTH 50°15'24" EAST A DISTANCE OF 3,615.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 2°34'45" WEST A DISTANCE OF 41.22 FEET ON AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 SERVICE ROAD TO THE POINT OF BEGINNING FOR THIS EASEMENT RESERVATION; THENCE NORTH 88°05'52" WEST A DISTANCE OF 334.53 FEET TO A POINT; THENCE NORTH 82°27'31" WEST A DISTANCE OF 169.53 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL BEING CONVEYED.

Permit Notes

Permit Number: PZ-23-00130

Parcel Number: 13662920001400

Submitted: 10/04/2023

Site Address: UNKNOWN

Technically Complete: 10/04/2023

Applicant: Recreational Investment Group LLP

Laramie County, WY 00000

Approved: 10/31/2023

Owner: OH HAIL NO LLC

Issued:

Project Description: PUD TO PUD - COPY AND AMEND EXISTING PUD REGULATIONS TO ALLOW NEW USE

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
10/04/2023	10/04/2023	Application	PZ-23-00130	GENERAL	NOTE: THIS IS A REQUEST TO REZONE TO A NEW PUD WITH THE SAME REGULATIONS AS THE CATHCART PUD, TO INCLUDE ONE ALLOWABLE ADDITIONAL USE OF A CAMPGROUND. THUS, IT IS A REZONE APPLICATION FROM ONE PUD TO AN ENTIRELY DIFFERENT PUD.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
10/13/2023		Application	PZ-23-00130	GENERAL	No concerns with the proposed PUD amendment. The applicant should be aware of water and sewer considerations at this site which may make the project difficult to develop as described in the narrative.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
10/13/2023	10/13/2023	Application	PZ-23-00130	GENERAL	No Comment to Zone Change	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
10/16/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> 1. No concerns on the zone change. 2. All comments from the review engineer shall be addressed. 3. Other notes as this development potentially moves forward: <ol style="list-style-type: none"> a. Access to the site will need to be laid out and finalized. Public Works records indicate Robert Avenue is not maintained by Laramie County Public Works. Access off of S. Greeley Highway or the dirt service road would need to be coordinate and approved by the Wyoming Department of Transportation (WYDOT). b. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development. 	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/17/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	<p>Regulations:</p> <ul style="list-style-type: none"> Laramie County Small Wastewater Systems Regulations Cheyenne Laramie County Campground Regulations 201 Facilities Plan Wyoming Regulations for Swimming Pools, Spas, & Similar Installations Cheyenne Laramie County Food Safety Rule <p>Comments:</p> <p>Campground plan review must be submitted to Environmental Health (307) 633-4090 thirty days prior to starting construction. A campground license and inspection will be</p>	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV

Permit Notes

required prior to opening.
 Property is in the 201 area and is contiguous to the City of Cheyenne. An Exception to the 201 is required for a small wastewater permit. If the Exception to the 201 is granted, a commercial small wastewater permit is required. If small wastewater system is over 2000 gallons/day, it will be permitted by DEQ (307) 777-7088. If small wastewater system is less than 2000 gallons/day, it will be permitted by Environmental Health and must be designed by an engineer. Small wastewater system must meet setback requirements from wells, property lines, easements, etc. A final inspection is required by Environmental Health once the small wastewater system is installed.
 Public water supplies are regulated by the EPA. If campground is not regulated by EPA, water samples must be submitted to Environmental Health following the Cheyenne Laramie County Campground Regulations.
 Submit plan review worksheet for spa. A spa license and inspection are required.
 If food is sold by establishment, contact Environmental Health (307) 633-4090 for requirements.

10/17/2023	10/17/2023	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comment	LAURA.PATE@LARAMIECOUNTYWY.GOV
10/24/2023	10/24/2023	Application	PZ-23-00130	GENERAL	No WYDOT Comments now. Will review when more information is known about the project.	TAYLOR.MCCORT@LARAMIECOUNTYWY.GOV
10/25/2023		Application	PZ-23-00130	GENERAL	No comments on zone change.	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV
10/25/2023	10/25/2023	Application	PZ-23-00130	GENERAL	RESOLUTION: Section 1 states that zoning should be from A-1 to F.U.D. (I am assuming this is to be P.U.D), however the zoning is already P.U.D. next in Section 2, they list the "rules" from Section 57.03 of the Cheyenne-Laramie County Zoning Ordinance that will apply to this project. However I cannot find these ordinances anywhere and it is my understanding that Laramie County does not have Zoning Ordinances. I cannot sign off on the resolution as written without additional information. ZONE CHANGE: As this is being treated as a zone change, there needs to be notice. Based on the information provided notice has not been given. Without notice, this is not in compliance with the LCLUR so we cannot approve the zone change. Notice needs to be provided in accordance with the LCLUR.	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTYWY.GOV

Permit Notes

10/25/2023	10/25/2023	Workflow	GIS REVIEW	GENERAL	The legal language on the proposed resolution/amendments document is confusing. The description in Section 1 is for the original shape that was included in Cathcart's PUD. If this is a Rezone into a NEW PUD, it should reflect the area affected by the new PUD. The language should reflect that this is a change from one PUD to another PUD (if that is the intent). Also, PUD, not FUD.	CAMBIA.MCCOLLO M@LARAMIECOU NTYWY.GOV
10/31/2023	10/31/2023	Application	PZ-23-00130	GENERAL	Please address all agency commentary.	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV

Bryce Hamilton

From: Darius Mahboubi <dmahboubi@asbuiltusa.com>
Sent: Wednesday, November 15, 2023 2:00 PM
To: Bryce Hamilton
Cc: don.nicolini@gmail.com
Subject: RE: Cathcart Sub PUD Amendment Application R#0065769
Attachments: We sent you safe versions of your files; RV_Parking Cheyenne WY_ZONE CHANGE MAP_111523.pdf; RECORDED_New PUD - Campgrounds Added - Revised 11-15-23.pdf; 20231010_145056.jpg; 20231010_145120.jpg

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hey Bryce, we have finished our revisions based on comments.

- FUD to PUD typo fixed on the resolution.
- Reference to section 57.03 in section 2, removed from resolution. (this is on the recorded Cathcart PUD that we copied the resolution from)
- We did post signs on the property of the zone change. I have attached those photos that were provided to the county.
- The legal description has been updated to include the full parcel.

Let me know if there is anything else that needs to be addressed ahead of our planning commission meeting next month. Thank you!

From: Bryce Hamilton <Bryce.Hamilton@laramiecountywy.gov>
Sent: Tuesday, October 31, 2023 3:20 PM
To: Darius Mahboubi <dmahboubi@asbuiltusa.com>
Cc: don.nicolini@gmail.com
Subject: RE: Cathcart Sub PUD Amendment Application R#0065769

Hi Dari,

Please find attached agency comments for the first review, and please provide applicant responses and any necessary revisions by **Friday, November 17th**, to give time for any further reviews.

As far as slides, we always make a standard slide for every project, but one submission I will need is a Zone Change Map of some sort meeting the parameters outlined in the application (also attached).

Best regards,

Bryce Hamilton

Associate Planner
Laramie County Planning & Development
3966 Archer Pkwy
Cheyenne, WY 82009
307-775-7451
bryce.hamilton@laramiecountywy.gov

From: Darius Mahboubi <dmahboubi@asbuiltusa.com>
Sent: Monday, October 9, 2023 10:22 AM

To: Bryce Hamilton <Bryce.Hamilton@laramiecountywy.gov>
Cc: Justin Arnold <justin.arnold@laramiecountywy.gov>; don.nicolini@gmail.com
Subject: RE: Cathcart Sub PUD Amendment Application R#0065769

Thanks Bryce! Will we have the opportunity to show some slides at planning commission as we present the project? Anything else we need to bring or submit prior to that meeting on Dec 14?

From: Bryce Hamilton <Bryce.Hamilton@laramiecountywy.gov>
Sent: Wednesday, October 4, 2023 4:56 PM
To: Darius Mahboubi <dmahboubi@asbuiltusa.com>
Cc: Justin Arnold <justin.arnold@laramiecountywy.gov>; don.nicolini@gmail.com
Subject: RE: Cathcart Sub PUD Amendment Application R#0065769

Dari,

Please find attached your receipt for initial payment.

Best regards,

Bryce Hamilton

Associate Planner
Laramie County Planning & Development
3966 Archer Pkwy
Cheyenne, WY 82009
307-775-7451
bryce.hamilton@laramiecountywy.gov

From: Bryce Hamilton
Sent: Wednesday, October 4, 2023 12:18 PM
To: Darius Mahboubi <dmahboubi@asbuiltusa.com>
Cc: Justin Arnold <justin.arnold@laramiecountywy.gov>; don.nicolini@gmail.com
Subject: RE: Cathcart Sub PUD Amendment Application R#0065769

Hello Dari,

Thanks for your submittal. Some notes on the steps to take from here:

1. This will be project number **PZ-23-00130**. An initial fee invoice is attached. You can drop off a check or cash, or pay online through the [permitting portal](#). If you wish to pay online, your access code to set up your account is: **8804G-COSUO**. Using this access code will attach the account you create to the information on file in the application, allowing you to pay and/or track its progress. Please note that a couple of fees cannot be calculated yet (legal ad, mailing fees) and will not have a balance until we are billed.
2. I have a development action sign ready for someone to pick up and post at the property once payment is received. When someone picks up the sign, please have them take a picture and send it to me as verification of posting.
3. Assuming payment is received by Friday the 20th, the application will go before Planning Commission on **December 14th**, and before the Board of County Commissioners on **January 2nd**. Please have yourself or your designee present at both hearings so the governing bodies may ask any relevant questions of the applicant.

Let me know if you have any questions.

Best regards,

Bryce Hamilton

Associate Planner

Laramie County Planning & Development

3966 Archer Pkwy

Cheyenne, WY 82009

307-775-7451

bryce.hamilton@laramiecountywy.gov

From: Darius Mahboubi <dmahboubi@asbuiltusa.com>

Sent: Wednesday, October 4, 2023 9:31 AM

To: Planning <planning@laramiecountywy.gov>

Cc: Justin Arnold <justin.arnold@laramiecountywy.gov>; don.nicolini@gmail.com

Subject: Cathcart Sub PUD Amendment Application R#0065769

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

See attached application documents for a proposed amendment to the Cathcart Subdivision PUD. Please provide the preferred mailing address and care of for a check to be mailed on the application fee. Thank you.

Dari Mahboubi

Asbuilt USA

214-356-4914

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM PUD TO PUD FOR A PORTION OF THE SE¼ OF THE NW¼ OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST 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 changes are in conformance with the requirements of section 4-2-112 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 is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from PUD to PUD for a portion of the SE¼ of the NW¼ of Section 29, Township 13N, 66W of the 6th p.m., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map, and approves of the PUD regulations for the district as shown on the attached ‘Exhibit B.’

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2024.

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

RESOLUTION

ENTITLED: "A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF A PARCEL OF LAND IN THE NORTH ONE-HALF OF SECTION 29, T. 13 N., R. 66 W., 6th P.M., LARAMIE COUNTY, WYOMING, (LOCATED SOUTH OF BIG COUNTRY SPEEDWAY AND WEST OF HIGHWAY 85) FROM P.U.D TO P.U.D."

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING:

Section 1. That in accordance with Article V of the Cheyenne-Laramie County Zoning Ordinance, the property described below be changed to a new P.U.D. Zoning Classification.

A TRACT OF LAND IN THE N1/2 OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 85-87 WITH THE LINE COMMON TO SECTION 20 AND SAID SECTION 29; FROM WHICH POINT THE CORNER COMMON TO SECTION 19, 20, 29 AND 30 OF AFOREMENTIONED TOWNSHIP BEARS N 89°08'45" W', A DISTANCE OF 2,720.2 FEET; THENCE S 2°48'15" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,017.20 FEET TO A WYOMING HIGHWAY DEPARTMENT CONCRETE MONUMENT WITH BRASS CAP; THENCE S 87°05'45" W, A DISTANCE OF 45.92 FEET TO A WYOMING HIGHWAY DEPARTMENT CONCRETE MONUMENT WITH BRASS CAP; THENCE S 2°34'45" E, ALONG AFOREMENTIONED RIGHT OF WAY LINE, A DISTANCE OF 1,254.11 FEET TO A 1 1/2" DIA. X 30" LONG IRON PIPE WITH BRASS CAP; THENCE N 89°08'45" W, PARALLEL TO AFOREMENTIONED SECTION LINE, A DISTANCE OF 1,007.85 FEET; THENCE N 0°51'15" E, AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 2,270.0 FEET TO A POINT ON SAID SECTION LINE; THENCE S 89°08'45" E, ALONG SAID SECTION LINE, A DISTANCE OF 913.67 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FINAL PLAT OF CATHCART SUBDIVISION RECORDED AUGUST 5, 1987 IN PLAT CABINET 5, SLOT 195, DOCUMENT #032340, LARAMIE COUNTY, WYOMING; AND THE FINAL PLAT FOR SPEEDWAY SUBDIVISION AND REPLAT OF TRACT 8 OF CATHCART SUBDIVISION RECORDED SEPTEMBER 28, 2009 IN PLAT CABINET 9, SLOT 114, DOCUMENT #531235;

AND FURTHER EXCEPTING THEREFROM A TRACT OF LAND SITUATE IN SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 37°39'35" E, A DISTANCE OF 2,901.11 FEET FROM THE NORTHWEST CORNER OF SECTION 29; THENCE N 0°51'15" E, A DISTANCE OF 931.86 FEET; THENCE S 89°08'45" E, ALONG THE SOUTH LINE OF TRACT 4 IN CATHCART SUBDIVISION, A DISTANCE OF 444.60 FEET; THENCE S 82°05'23" E, A DISTANCE OF 40.41 FEET; THENCE S 0°20'01" E, A DISTANCE OF 927.09 FEET; THENCE N 89°08'45" W, A DISTANCE OF 503.87 FEET TO THE POINT OF BEGINNING AND INCLUDING A 40 FOOT ROADWAY AND UTILITY EASEMENT THE SOUTH EDGE OF WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE DESCRIBED TRACT AND RUNNING S 89°08'45" E, A DISTANCE OF 503.93 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 85.

Section 2. That in accordance with the Cheyenne-Laramie County Zoning Ordinance, the following rules shall govern this P.U.D. Zoning Classification:

(1) **PRINCIPAL PERMITTED USES OF THE PARCELS ARE:**

- A. Residential
- B. Pet Supply Store, Kennels and Dog Training
- C. Professional Offices
- D. Any industrial, manufacturing, fabrication, or processing use which does not emit obnoxious noise, smoke, odor, or dust beyond the confines of its property.
- E. Warehouses, including Lumber Yards and Building Material Storage.
- F. Livestock barns and stables.
- G. Campgrounds.

(2) **CONDITIONALLY PERMITTED USES BY PARCEL ARE:**

- A. Any industrial use that is determined to be non-detrimental to the properties immediately surrounding the conditional use.

(3) **MINIMUM PARCEL SIZE:** 2.5 ACRES (including area to the center of any adjacent roadways.)

(4) **MINIMUM PARCEL WIDTHE:** 200 FEET (The width is the narrowest dimension perpendicular to the length of the parcel.)

- (5) **DENSITY:** The density in the area shall not exceed one septic system for 2.5 acres (including area to the center of adjacent roadways) for each separate structure on the property.
- (6) **SITE COVERAGE:** Site coverage shall be limited to 50% building coverage of each separate tract.
- (7) **MAXIMUM BUILDING HEIGHT:** The maximum building height shall be set at 3 stories and shall consider all solar rights as applicable.
- (8) **SETBACKS:** The setbacks shall be a 25 foot minimum from property line on all sides.
- (9) **DESIGN CONTROL STANDARDS:** The design and performance standards for this Planned Unit Development shall conform with the standards in effect in Laramie County at the time of approval.
- (10) **BUFFERING (SCREENING) REQUIREMENTS:** Screening shall be accomplished by use of board fences and/or planting of trees in a shelter belt fashion. Screening shall be installed between any commercial and residential property, including the P.U.D. to the west.
- (11) **COMMON OPEN SPACE OR FACILITIES:** There will be no common areas in the subdivision.
- (12) **SIGNAGE:** The sign used to advertise the proposed business areas shall be of an aesthetic nature and shall be installed at or behind the 25 foot setback line.
- (13) **PARKING REQUIREMENTS:** Parking shall be provided for all businesses proposed for this site. The total number of proposed business parking spaces shall meet the requirements of the Zoning Ordinance. All parking shall be on site and behind the 25 foot setback line.
- (14) **LANDSCAPING:** The existing landscaping shall remain, essentially the same. The proposed landscaping shall consist of trees and bushes and lawn grass around the proposed buildings. No large trees or bushes will be permitted adjacent to the property lines that would violate the air or solar rights of adjacent property owners.
- (15) **EASEMENTS:** A 12 foot utility easement will be allowed around and adjacent to the exterior boundary to accommodate all utility lines.
- (16) **RESTRICTIONS (NUISANCES, ABANDONED CARS, ETC.):** No abandoned vehicles or other noxious junk shall be allowed to remain on any tract. There shall be no disposal of any toxic waste material on any site. Any barns or other animal pens or any animal waste shall be kept a safe distance from any wells to avoid water contamination. Distances shall be determined County Health Standards.

(17) **BUILDING CONSTRUCTION STANDARDS:** The building construction standards shall comply with those requirements as set forth by Laramie County at the time of construction.

(18) **OWNERSHIP AND MAINTENANCE OF DEVELOPMENT FACILITIES:** The tracts will be sold to individual owners who will then become responsible for the development and maintenance of each tract and its facilities, including the area outside the 25 foot setback line.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____ 2023 .



EXHIBIT A

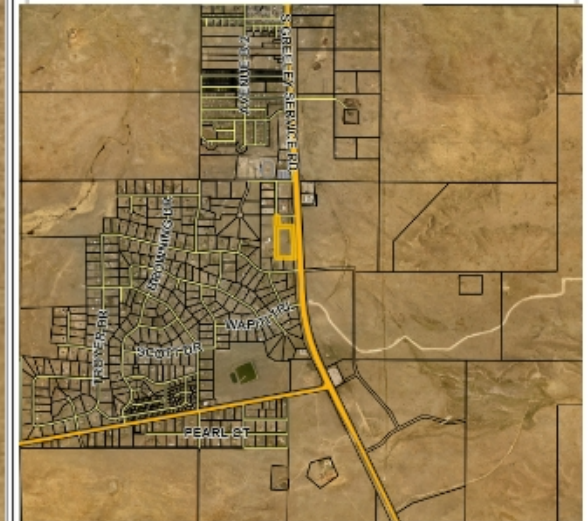
Laramie County Wyoming MapServer

ZONE CHANGE EXHIBIT

Current Zoning - PUD

Proposal - Amendment to PUD

S29. T13N. R66W



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, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

printed 9/15/2023