



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Bryce Hamilton, Associate Planner

DATE: November 19th, 2024

TITLE: PUBLIC HEARING regarding a Zone Change from A-1 to CB for Tract 1, Murray Hill Estates, 7th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Murray Development LLC, has submitted a Zone Change Application for this property located in the Murray Hill Estates, 7th Filing Subdivision located generally on the southwest side of the I-25 Interchange at Horse Creek Road. The application asks to rezone the property from A-1 – Agricultural and Rural Residential to CB – Community Business. The intent of the proposed rezone is to prepare the parcel for commercial development in line with the County Comprehensive Plan.

BACKGROUND

The property is currently assessed as residential vacant land and is located within the A-1 – Agricultural and Rural Residential Zone District. It is accessed on the north side from Horse Creek Road and on the east side by Bishop Boulevard. It is bordered by State land and the Horse Creek and I-25 rights-of-way to the north, Bishop Boulevard and I-25 rights-of-way to the east, North Haven Subdivision to the south, and residential vacant land to the west.

Pertinent Laramie County Land Use Regulations include:

- Section 1-2-103(b)**, governing the criteria for a zone map amendment.
- Section 4-2-101**, governing the A-1 – Agricultural Zone District.
- Section 4-2-107**, governing the CB – Community Business 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.

The PlanCheyenne Future Land Use Plan denotes the 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 includes 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 property is bordered by the A-1 – Agricultural and Rural Residential district to the west, A-2 – Agricultural to the north, CB – Community Business across the I-25 right-of-way to the east, and AR – Agricultural Residential to the south. The average lot size for the surrounding area is roughly 5 acres with surrounding uses being a mixture of low density residential, agricultural, and commercial. The change in zone district from A-1 to CB would allow the parcel to be developed on a commercial basis, which would be in line with the County Comprehensive Plan.

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.

Criteria i. is met by the type of development proposed comporting with the Laramie County Comprehensive Plan and PlanCheyenne, and by meeting all of Planning's application criteria.

Agency review comments revealed no issues with the proposed zone change, were generally supportive, and did not require any response from the applicant. Public notice was provided per Section 1-2-104 of the Land Use Regulations. Staff received no public comment regarding the proposal.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission 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 4-2-107 of the Laramie County Land Use Regulations.

And that the Planning Commission may recommend approval of a Zone Change from A-1 to CB for Tract 1, Murray Hill Estates, 7th Filing to the Laramie County Board of Commissioners 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 a Zone Change from A-1 to CB for Tract 1, Murray Hill Estates, 7th Filing, 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: Draft Resolution – Zone Change**
- Attachment 5: Resolution ‘Exhibit A’ - Zone Change Map**

Laramie County Wyoming MapServer

PZ-24-00086

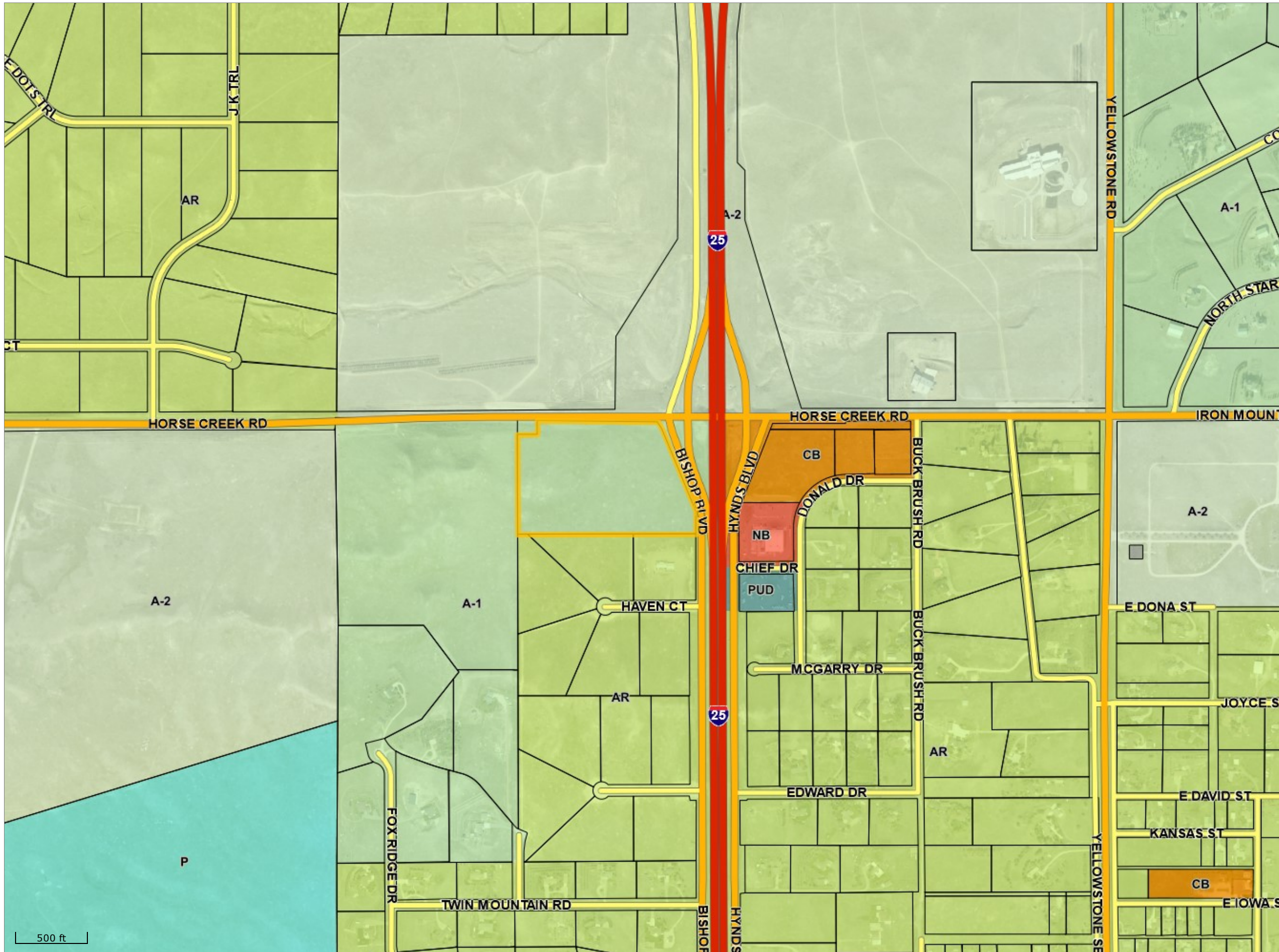
Murray Horse Creek Zone Change

Zone Change - A-1 to CB

Laramie County Fire Authority

County Comprehensive Plan URI -
Urban Rural Interface

PlanCheyenne MUC - Mixed Use
Commercial Emphasis



- 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



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 11/7/2024



September 19, 2024

Justin Arnold, Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: MURRAY DEVELOPMENT - HORSE CREEK ZONE CHANGE

Dear Mr. Arnold,

AVI, P.C. on behalf of Murray Development LLC is submitting a zone change application, located at the southeast corner of Horse Creek Road and I-25, more particularly described as Murray Hill Estates, 7th Filing: Tract 1 Laramie County, Wyoming.

The request of this zoning change is for the specified parcel to go from Agricultural and Rural Residential (A-1) to Commercial Business (CB) zoning. This change aims to accommodate the growing demand for commercial services in the area, support local economic development, and provide essential services to residents and visitors. There is no proposed development on the subject property at this time.

The subject property is currently zoned for agricultural and residential use, reflecting its historical usage and proximity to other residential uses. However, recent development trends and community needs indicate a need for commercial development in the vicinity. The area north of Cheyenne is experiencing increased residential development, leading to a corresponding demand for commercial facilities, including retail, dining, and service-oriented businesses. Furthermore, the future land use designation for the subject property is Mixed-Use Commercial (MU-C), indicating the county had previously planned for a potential mix of commercial and residential opportunities in the area.

The proposed zone change from A1 to CB represents an opportunity to enhance the economic vitality of the area, provide necessary services to the growing population, and foster sustainable development. If you have any questions or would like to discuss this project in greater detail, please contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Christensen', is written over a light blue horizontal line.

Mark Christensen, AICP, Planner

A.V.I. PROFESSIONAL CORPORATION

h:\4912_murrayhorsecreekzc\planning\zoning\4912 project narrative.docx

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-24-00086

Parcel Number: 14670120100100

Submitted: 09/19/2024

Site Address: UNKNOWN

Technically Complete: 09/24/2024

Applicant: AVI PC
Owner: MURRAY DEVELOPMENT LLC

Laramie County, WY 00000

Approved:
Issued:

Project Description: Zone Change

| <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> |
|-------------------|-----------------|--------------------|-------------------------------------|------------------|---|---|
| 09/24/2024 | | Application | PZ-24-00086 | GENERAL | LCPC 11/19, BOCC 12/3 | BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV |
| 09/27/2024 | | Workflow | COUNTY ASSESSOR REVIEW | GENERAL | Owner of record and parcel boundary data appear to be in order. No further comments regarding this zone change. | CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV |
| 09/27/2024 | | Workflow | PLANNING COMMENTS | GENERAL | Planning review 1: 1. Please address all agency comments. 2. Planning is generally supportive of this zone change. It is in line with both the City and the County Comprehensive Plans and is a natural location for commercial development at a (for the County) major interstate interchange, much akin to the other I-25 interchanges in closer proximity to the City. | BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV |
| 10/02/2024 | | Application | PZ-24-00086 | GENERAL | No comments (reviewed prior to list of adjacent landowners appears to be Whiting Land Holding Co, to South, Vincent Ross to West, State to the N) | LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV |
| 10/08/2024 | | Workflow | PLAN REVIEW BY ENVIRONMENTAL HEALTH | GENERAL | No Additional comments. | TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV |
| 10/08/2024 | | Workflow | PUBLIC WORKS REVIEW | GENERAL | 1. No comments related to the zone change. 2. Future infrastructure upgrades may be required with the development of this tract. 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 |

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM A-1 TO CB FOR TRACT 1, MURRAY HILL ESTATES, 7TH 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 previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-101 of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-107 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 4-2-107 of the Laramie County Land Use Regulations.

And the Board approves the Zone Change from A-1 to CB for Tract 1, Murray Hill Estates, 7th Filing, as shown on the attached ‘Exhibit A’ – Zone Change Map.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney’s Office

STATE OF WYOMING STATE LANDS
 I-25 SERVICE RD
 CHEYENNE, WY 82009
 ZONED A-2
 EXEMPT

HORSE CREEK RD ROW VARIES

IRON MOUNTAIN RD
 80' ROW

ROSS, VINCENT J
 HORSE CREEK RD
 CHEYENNE, WY 82009
 ZONED A-1
 RES VACANT LAND

TRACT : 1
 871409.22 SQ FT
 20.00 ACRES
 EXISTING: A-1
 PROPOSED: CB

MURRAY DEVELOPMENT LLC C/O STEVE BROADBENT
 DONALD DR
 CHEYENNE, WY 82009
 ZONED CB
 COMM VACANT LAND

CNLVIII TSCHWY LLC C/O LEASE ADMINISTRATION
 10643 HYNDS BLVD
 CHEYENNE, WY 82009
 ZONED NB
 COMMERCIAL

WHITING LAND HOLDING COMPANY LLC
 825 WEST DALE BLVD
 CHEYENNE, WY 82009
 ZONED AR

WHITING LAND HOLDING COMPANY LLC
 825 WEST DALE BLVD
 CHEYENNE, WY 82009
 ZONED AR

U.S. INTERSTATE 25
 ROW VARIES

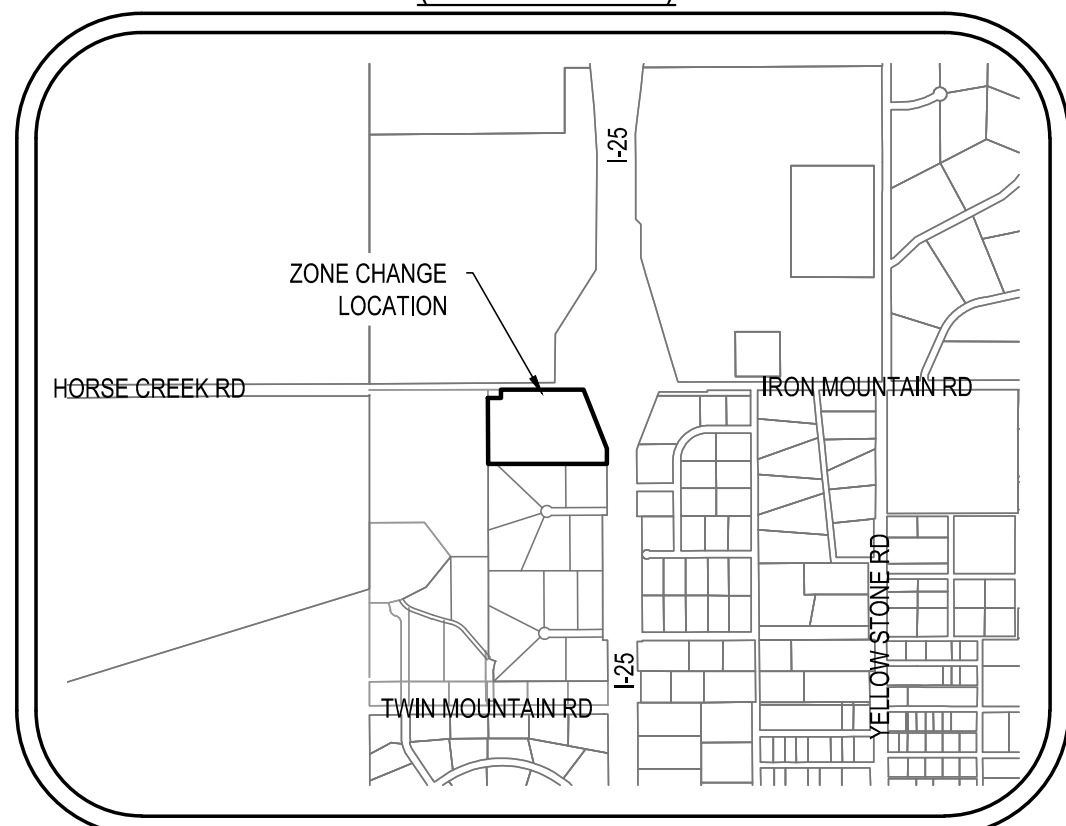
CHIEF DR 80' ROW

DONALD DR 80' ROW

BEEF BUCKS LLC
 CHIEF DR
 CHEYENNE, WY 82009
 ZONED CB
 COMMERCIAL VACANT LAND

WHITING LAND HOLDING COMPANY LLC
 825 WEST DALE BLVD
 CHEYENNE, WY 82009
 ZONED AR

VICINITY MAP
 (NOT TO SCALE)



LEGEND

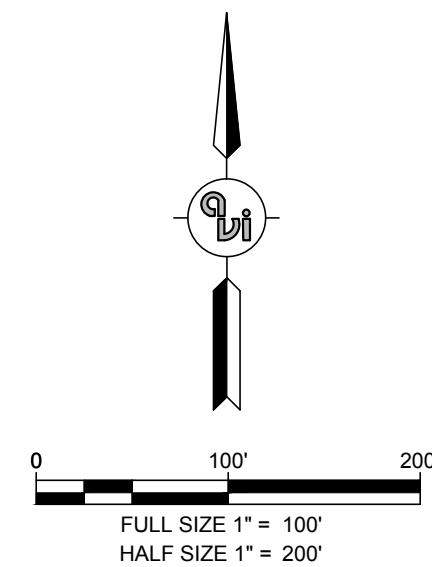
PROPOSED ZONING CB

NOTES:

- EXISTING ZONING: A-1
- PROPOSED ZONING: CB
- PROPOSED USE: TBD
- NUMBER OF TRIPS PER DAY: TBD

LEGAL DESCRIPTION

TRACT 1 OF MURRAY HILL ESTATES 7TH FILING



**ZONE CHANGE MAP
 MURRAY DEVELOPMENT AT HORSE
 CREEK**
 TRACT 1 OF MURRAY HILL ESTATES 7TH FILING,
 BEING SITUATED IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION
 22, T14N, R66W OF THE 6TH PRINCIPAL MERIDIAN,
 LARAMIE COUNTY, WYOMING
 PREPARED SEPTEMBER 2024

| NO. | REVISION | DATE |
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PREPARED FOR:
STEVE BROADBENT
 5805 STATE BRIDGE ROAD, SUITE 6251
 JOHNS CREE, GA 30097

PROJECT:
MURRAY DEVELOPMENT

DRAWING TITLE:
ZONE CHANGE MAP

307.637.6017
 1103 OLD TOWN LANE, SUITE 101
 CHEYENNE, WY 82009
 AVI@AVIPC.COM

DATE: Sep 19, 2024
 DRAWN BY: IU
 DESIGNED BY: MC
 CHECKED BY: MC

JOB NO.: 4912

DRAWING NO. 1 OF 1

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