



**PLANNING &
DEVELOPMENT**

2101 O'Neil Avenue
Cheyenne, WY 82001
(307) 637-6282

cheyennecity.org

June 10, 2026

Board of County Commissioners
Laramie County, WY

RE: PlanCheyenne Amendment Procedure

According to the Plan Amendment Process and Procedures subsection outlined in the Introduction section of PlanCheyenne, any proposed PlanCheyenne amendment "... will go before the governing body that will not have jurisdiction for comment only (e.g., a proposal to amend land uses within City limits goes to the County first for comment only)." The currently proposed PlanCheyenne amendment will edit the Future Land Use Map for land generally located east of College Drive and south of I-80 from Urban Residential, Mixed-use Residential, Mixed-use Commercial, and Community Business to Mixed-use Employment. The land considered with this land use amendment is within City limits. The proposal also seeks to amend the transportation map by removing the extension of Allison Road east of College Drive and modifying the extension of Fox Farm Road to connect to the extension of east-west College Drive. The final proposed alignment of the Fox Farm extension is entirely within City limits.

A motion to **recommend or deny** amending PlanCheyenne is appropriate, but City Staff is not seeking a formal resolution from the Board of County Commissioners, official comments from the Board would also suffice. After this project is considered by the County Commissioners, the proposed amendment will be considered by the City of Cheyenne Governing Body. The City of Cheyenne Planning Commission staff report for this item has been attached for reference, proceeded by the revised map submitted by the applicant after the Planning Commission Staff Report was published.

Regards,

Seth Lloyd, AICP
Planning and Development Department
City of Cheyenne, WY
(307) 637-6286
slloyd@cheyennecity.org

Encl: Proposed amendment map (updated)
Cheyenne City Council Staff Report

Cc: County Planning Office
County Clerk's Office



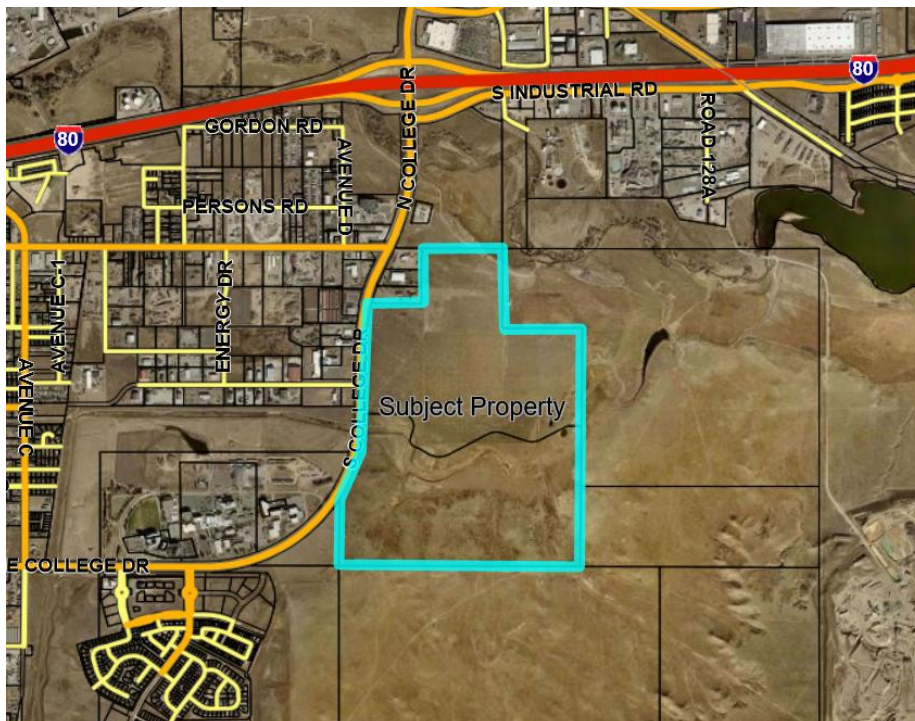
CITY OF
CHEYENNE
PLANNING &
DEVELOPMENT

CITY OF CHEYENNE PLANNING COMMISSION

June 1, 2026

STAFF REPORT

- FILE:** PUDC-26-122: Read Land – Comprehensive Plan Amendment
- REQUEST:** A request to amend the Future Land Use Map of the Comprehensive Plan from Urban Residential, Mixed-use Residential, Mixed-use Commercial, and Community Business to Mixed-Use Employment for approximately 300 acres; Also to remove two streets from the Major Street Plan
- LOCATION:** East of College Drive, south of I-80
- AGENT:** AVI, P.C.
- OWNER:** Read Land Co LLC
- ZONING:** Current: AG Agricultural
Proposed: BP Business Park
- FUTURE LAND USE:** Proposed Mixed-use Employment
(Current – Urban Residential, Mixed-use Residential, Mixed-use Commercial, and Community Business)
- PURPOSE:** To support rezoning of land to BP Business Park
- PREPARED BY:** Seth Lloyd, AICP, Senior Planner



RECOMMENDED MOTION:

Move to **approve** the Resolution amending the Future Land Use Plan for Lots 1 and 2, Block 1, Read Land Addition located east of College Drive, south of I-80 as shown in Exhibit A from Urban Residential, Mixed-use Residential, Mixed-use Commercial, and Community Business to Mixed-Use Employment; also amending the major street plan to remove the extension of Allison Road and the extension of Fox Farm Road, due the request meeting the review criteria, with staff's recommended condition.

APPLICABLE CITY CODE SECTION(S) AND PLANS:

- PlanCheyenne

BACKGROUND:

The applicant is requesting amending the Future Land Use Map for roughly 300 acres of land from Urban Residential, Mixed-use Residential, Mixed-use Commercial, and Community Business to Mixed-Use Employment to accommodate a zone change to BP Business Park for the purpose of data center development. The entire site is approximately 387 acres, but roughly 87 of those acres are already designated Mixed-use Employment.

Within the area proposed to be changed, the existing future land use designations are distributed as follows:

The Urban Residential category is located on the entire eastern third of the subject property, and the northern half of the middle east-west third. This designation would promote areas that primarily contain a variety of housing types. The Urban Residential designation considers any of the primary residential zones as the optimal zone districts (including LR, MR, HR, NR-1, NR-2, and NR-3).

The Mixed-Use Residential category is located on an east-west line along the extension of Allison Road. This designation would promote areas that primarily contain housing although ancillary commercial uses are also appropriate. The Mixed-use Residential designation considers the MUR Mixed-use Residential zone as the optimal zone district (though a mix of residential zoning and the NB zone may also be appropriate).

The Mixed-Use Commercial category is located in the southwestern quadrant of the property. This designation would promote areas that contain a mix of commercial development and more dense housing development. The Mixed-use commercial designation considers the MUB Mixed-use Business zone as the optimal zone district, but a mix of commercial and residential zoning may also be appropriate.

The Community Business category is located at a node in the center of the property, approximately where an extension of Fox Farm Road would curve south to meet the extension of Allison Road. This designation would promote areas that contain commercial development. The Community Business designation considers the CB Community Business zone as the optimal zone district.

The Mixed-use Employment category is located mostly along the western third of the property, with a small portion along the north side. This designation would promote areas that contain a mix of commercial and light industrial development. The Mixed-use Employment designation considers the MUE Mixed-use Employment Emphasis zone as the optimal zone district, although the BP Business

Park did not exist at the time of the plan and would likely also be considered an optimal zone for this designation. A mix of LI and CB zoning may also be appropriate.

The major street plan for the area is designed to support traffic demands based on the uses anticipated by the future land use designations.

A concurrent application for a zoning map amendment has been submitted. The zoning map amendment will accompany the future land use amendment at City Council. If the application for the zoning map amendment is approved, the applicant will be required to submit a site plan application for the new development.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning District	Land Use
Subject Site	Urban Residential, Mixed-use Residential, Mixed-use Commercial, Community Business, Mixed-use Employment	AG Agricultural	Vacant / Agricultural
North	Mixed-use Employment, Agriculture/Rural	AG Agricultural, County LU Land Use, County LI Light Industrial	Rural Residential, Light Industrial, Vacant / Agricultural
South	Urban Residential, Mixed-use Commercial	Sweetgrass PUD Planned Unit Development	Vacant / Agricultural
East	Urban Residential	Sweetgrass PUD, County LU	Industrial
West	Community Business, Public Quasi Public	County LI, County PUD	LCCC, Industrial

ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:

Should the Planning Commission wish to approve an amendment to the Future Land Use Map of the Comprehensive Plan, the Commission must make the following considerations outlined in the 2014 Community Plan (Build Chapter page 3-3). A detailed analysis is below:

1) BENEFICIAL OR ADDRESSES ISSUES - The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.

This review criterion has two parts, each of which will be addressed individually.

Regarding if the proposed amendment is beneficial to the community:

The proposed amendment has been requested to allow BP Business Park zoning. The Land use category requested supports business park style development with a mix of commercial and industrial uses on a large scale. Development of the BP zone and data centers require larger-scale areas than would be allowed by the current area designated Mixed-use Employment on this property. Data center development has defined positive impacts on the community in terms of jobs, construction activity, and tax base, and this particular location has only one residential unit

within 1,800' of the property, and other residential properties within 1 mile of the subject property are closer to industrial development or LCCC. However, to take the portions of this property designated residential out of the residential designation would be to take away areas that would be suitable for residential development. The City of Cheyenne has a housing shortage and it may not be appropriate to remove areas designated for urban residential development that could become residential subdivisions.

Regarding if the proposed amendment addresses unforeseen issues:

The subject property is adjacent to College Drive and is bisected by Allison Draw. Nearby development includes largely industrial and commercial uses to the northeast and west. The only existing residential unit is the original ranch house for this property located to the northwest. However, these existing conditions are similar to that which existed at the time of the comprehensive plan. To the southwest of this property, the Sweetgrass development is proceeding largely as expected in the comprehensive plan. While the immediate vicinity is unchanged, the region has experienced significant unforeseen changes: the Cheyenne area has been attracting data centers which require large acreages to develop. The Read Land area originally included a Mixed-use Employment buffer off of College Drive, roughly 900-foot deep. Prior to data center development, roughly 900-foot-deep lots would have been able to handle a great majority of Cheyenne's industrial development (most lots in the Campstool Road and Swan Ranch business parks are about 1,000' deep). Modern large-scale data centers are typically looking for lots with dimensions in the 2,000'-5,000' range. To place 4,000' deep lots along college would encompass almost all of the Read property.

On balance, this criterion is met. The site's industrial surroundings and the unforeseen demand for large-scale data center development justify the amendment, and the economic benefits to the community outweigh the loss of a residentially designated area with limited realistic potential for housing development. The proposed Future Land Use amendment largely **complies** with review criterion 1.

2) COMPATIBLY - The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.

The current situation surrounding this property includes light industrial zoning to the north and west. The surrounding development patterns in the surrounding areas include industrial-style development in the areas zoned LI Light Industrial and in areas northeast across Crow Creek. The land to the east is largely vacant and zoned LU Land Use in the County. A PUD for LCCC is to the southwest. A PUD to the south is Sweetgrass, which includes residential and commercial areas adjacent to this property. There is one single-family home on 5 acres to the northwest.

The goals of the current future land use map in the surrounding area is to have a mix of commercial, industrial, and residential development in the area. New development has not really occurred adjacent to the subject property, but there has been some industrial development in the county to the northwest and residential development in the City to the southwest.

Based on current development patterns and zoning, the proposed Future Land Use amendment largely **complies** with review criterion 2.

3) IMPACT MITIGATION - The proposed amendment will address and mitigate impacts on transportation, services, and facilities.

Transportation:

The proposed change will not have any adverse effects on the existing network. The future plan is to have major roadways go east towards Campstool Road, and the elimination of both Fox Farm and Allison decrease the ability to connect College to Campstool south of I-80. Although the network on the plan included serving land uses in the subject area, elimination of roads decreases connectivity.

Any development that occurs in this area will have to address transportation issues. Industrial-style development will have different transportation needs and different funding for infrastructure improvements than residential or commercial development.

Right-of-way dedication and improvements may be required in conjunction with future development actions such as platting.

Services:

The proposed change will not have any adverse effects on provision of services to the subject property. This area of the community has access to water and sewer services.

Facilities:

The proposed change will not have any adverse effects on facilities.

The proposed Future Land Use amendment **complies** with review criterion 3, with conditions.

4) SERVICE PROVISION - The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision

The proposed change will not have any adverse effects on provision of services to the subject property.

The proposed Future Land Use amendment **complies** with review criterion 4.

5) ANNEXATION - The proposed amendment does not jeopardize the City's ability to annex the property.

The subject properties are all currently within City limits.

The proposed Future Land Use amendment **complies** with review criterion 5.

6) URBAN SERVICES AREA - The proposed amendment is consistent with the logical expansion of the Urban Services Area.

This land is currently within the Urban Services Area.

The proposed Future Land Use amendment **complies** with review criterion 6.

7) STRICT ADHERENCE - Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

Strict adherence to the Plan would result in a mix of residential, commercial, and lighter industrial development in an area of the community with ready access to services and the transportation network. However, it is likely any development would not follow the plan strictly, as the location of the roads, commercial, industrial, and residential development would necessarily be influenced by topography, drainage, and market demands. Modifying portions of the property's designations to reflect current trends in lot sizes and development patterns would be appropriate.

The proposed Future Land Use amendment largely **complies** with review criterion 7.

8) PUBLIC WELFARE AND CONSISTENCY – The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.

The evaluation of this land use plan amendment and the related zoning should be based on all possible alternatives in the desired zone districts supported by the Mixed-use Employment land use category. Housing is a defined need of the community, and it could be detrimental to the public welfare to take land anticipated for urban residential development and change it to non-residential uses.

Policies in PlanCheyenne are mixed on this proposal, but, on the balance, probably would encourage allowing the proposed land use designation.

Consideration of various policies of PlanCheyenne in regards to this proposal:

- **Policy 1.1.A. Balanced Mix of Land Uses:** This goal encourages the community to have a balanced mix of uses throughout the community. Removing large acreages of potential residential and commercial development without finding other areas to build homes and businesses may be detrimental to the long-term balance of uses in Cheyenne.
- **Policy 1.1.B. Flexibility to Market Demands:** This goal notes that the Future Land Use Plan does not predetermine all uses on individual parcels and is meant to provide flexibility. The future land use map amendment to Mixed-use Employment will allow for more commercial or industrial uses, and may recognize a potential trend of this area becoming more industrial in nature.
- **Policy 2.5.A. Community Housing Met:** This goal notes that the availability and attainability of housing is a concern for the community. Changing the future land use map amendment to Mixed-use Employment will reduce the ability for Cheyenne to provide available permanent housing.
- **Principle 3.5 Provide opportunities for a range of industrial employment uses:** This goal encourages Cheyenne to leverage rail and interstate access for a range of industrial uses. Large-scale data centers may be utilizing large swaths of existing industrial parks, creating the need for new industrial areas located near interstates or railroads. The future land use map amendment to Mixed-use Employment at this location will allow for more industrial uses in close proximity to interstates.

The proposed Future Land Use amendment largely **complies** with review criterion 8.

CONFORMANCE WITH APPLICABLE PLANS:

No other plans are applicable for this area.

PUBLIC NOTICE AND PUBLIC COMMENTS RECEIVED:

Although projects have public notice and the opportunity for public comments, projects are required to be approved or denied based on the review criteria (listed above). Public comments relevant to the review criteria may assist the review and discussion on the application.

The public was given notice of the project in the following ways:

- **Legal Notice** in the Wyoming Tribune Eagle published on May 16, 2026.
- **Mailed Notice.** Evidence of mailed notice was provided showing that the letters were mailed on May 14, 2026.
- **Posted Notice.** As of the publication of the Staff Report (May 22, 2026), staff had not received evidence of posted notice; however notice is not required to be posted until May 25, 2026.
- **Internet Posting** on connect.cheyennecity.org on May 15, 2026.

As of the publication of the Staff Report (May 22, 2026), Staff has received no inquiries or comments from the public on this project. The project page on the website has received 22 views and no comments..

STAFF REVIEW:

Through the review process, review comments were received expressing concerns about the appropriateness of the Mixed-use Employment designation at this location.

CONCLUSION:

Although there are multiple reasons to both approve or deny the request, on the balance, Staff recommends approving changing the future land use designation of this area to Mixed-use Employment due to the changing nature of land development in the area.

Rationale for approving the request:

The subject property is adjacent to industrial development to the west and northwest, with industrial development nearby to the northeast across Crow Creek. A good portion of the site is already designated Mixed-use Employment, which surrounds an 18-acre peninsula of Urban Residential designation. The future land use map in the area is likely over-prescriptive on uses and development is unlikely to follow the highly-specific pattern represented. If the future land use changes are appropriate, this area likely does not need the same level of street connectivity that a more residential-oriented development would need.

Rationale for denying the request:

The area has good connectivity for services, including existing water and sewer connections. Data center uses (which the applicant has stated is the intended use for this area) have repeatedly shown the ability to extend water and sewer to difficult sites. A site with ready access to services may be better to create housing that the community lacks. Although the area lacks existing residential development, the area to the south is currently zoned with a residential PUD and the area to the east is still designated urban residential on the future land use plan. Removal of the street network in the area would provide less

connections for this area that would be anticipated to be residential development. While the highly detailed nature of the future land use plan is unlikely to be strictly followed, modified versions that still provide a mix of housing and commercial development may be more appropriate.

ALTERNATIVES:

1. Approve the Resolution amending the Land Use Plan as submitted by the applicant (**Staff Recommendation**).
2. Approve the Resolution amending the Land Use Plan subject to modifications.
3. Deny the Resolution to not amend the Land Use Plan. The Planning Commission must conclude that the project does not meet all the review criteria. As part of the motion, findings for denial must be stated.
4. Postpone the Resolution until issues identified during the meeting can be resolved.

General Information Regarding Alternatives:

In the event that the Commission acts contrary to staff's recommendation, the Commission shall cite specific reasons (based on the review criteria) for approval or denial.

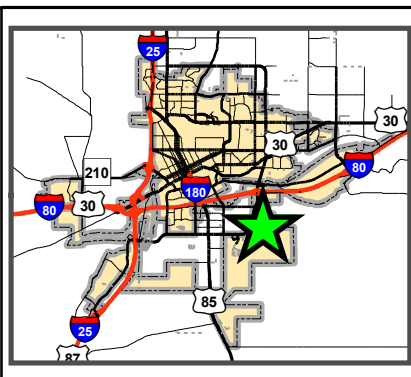
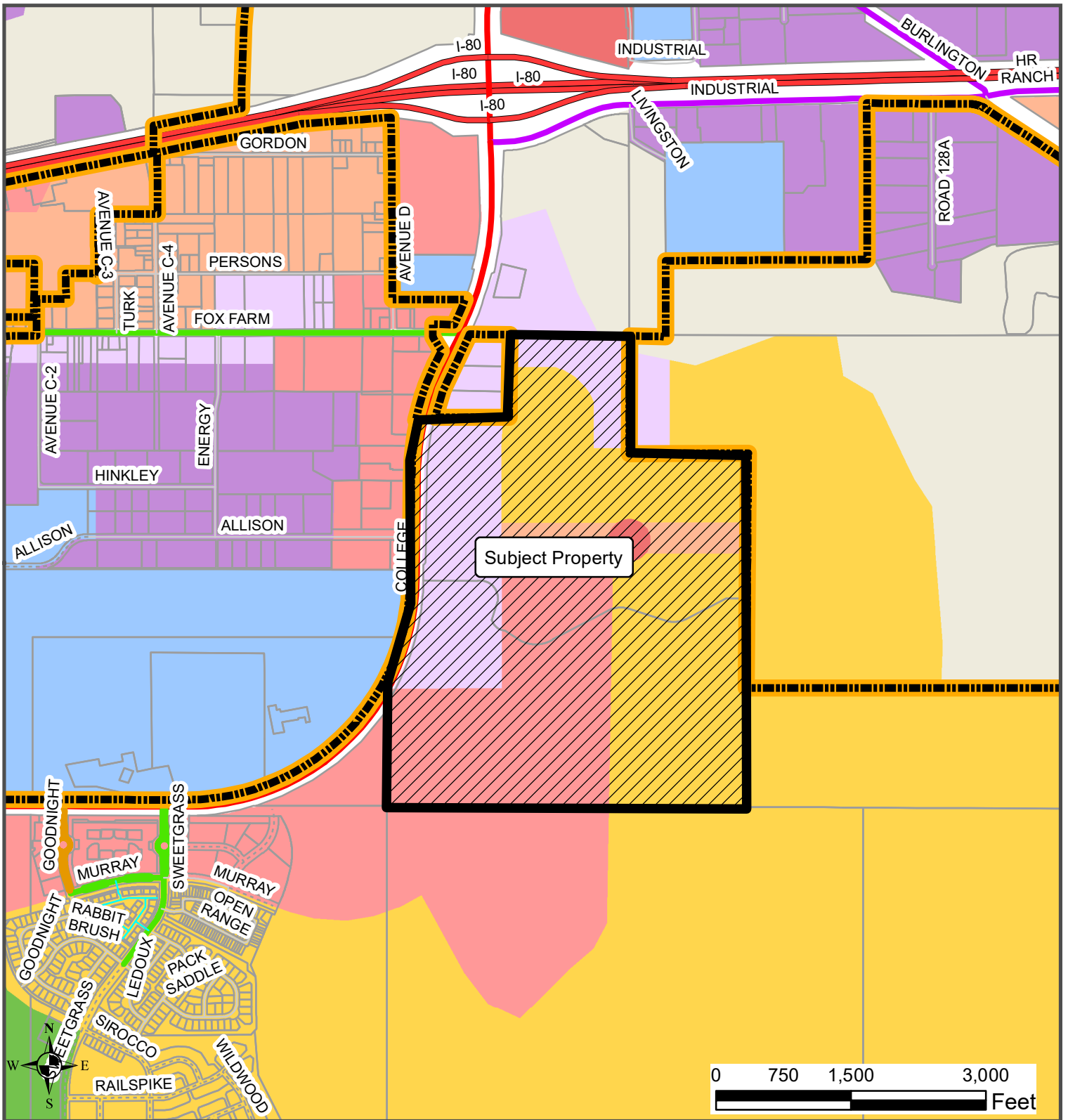
STAFF RECOMMENDATION:

Staff recommends approval of the Resolution amending the Land Use Plan for land south of I-80 and east of College Drive as shown in Exhibit A from Urban Residential, Mixed-use Residential, Mixed-use Commercial, and Community Business to Mixed-Use Employment, and the changes to the associated street network with the following condition:

1. Retain the extension of Fox Farm Road, curving around the east side of the subject property and connecting to the extension of east-west College Drive.

ATTACHMENTS:

1. Zoning Map
2. Land Use Plan Map
3. Application
4. Exhibit A – Applicant-provided map of area to be amended.



Attachment 2: Land Use Map PUDC-26-121 and 122

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

Legend

	CHEYENNE		Agricultural/Rural		Industrial
	Interstate		Rural Residential		Central Business District
	Principal Arterial		Urban Transition Residential		Community Business
	Minor Arterial		Urban Residential		Public and Quasi-Public
	Major Collector		Mixed-Use Residential		Military/Federal
	Minor Collector		Mixed-Use Commercial		Open Space and Parks
	Local		Mixed-Use Employment		
	Private				
	Platted not built				
	Ownership				

Cheylene, WY

May 22, 2026

Record No: PUDC-26-122

Comprehensive Plan Amendment

Status: Active

Submitted On: 5/13/2026

Primary Location

821 S COLLEGE DR
Cheylene, WY 82007

Owner

READ LAND CO LLC
2708 STUART ST BERKELEY, CA 94705-1303

Application

This application has a deadline. The deadline is the second Wednesday of the month. Application Schedule.

Project Name* ?

Read Land Co

Is this application proposing amending the Future Land Use Map?*

Yes

Is this application proposing amending the text of the Plan?*

No

Review Criteria

The following review criteria are found in PlanCheylene regarding a Comprehensive Plan amendment. Please acknowledge the proposed amendment meets each review criterion by checking the box.

1. The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.*



2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.*



3. The proposed amendment will address and mitigate impacts on transportation, services, and facilities.*



4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.*



5. The proposed amendment does not jeopardize the City's ability to annex the property.*



6. The proposed amendment is consistent with the logical expansion of the Urban Services Area.*



7. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.*



8. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.*



Certification

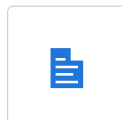
A resident of Cheyenne or the plan area of Laramie is required to submit an application for a comprehensive plan amendment.*

I, the applicant, am a resident of Cheyenne (or the plan area of Laramie County).

I hereby certify that I am the owner, applicant, or agent named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on this application and accompanying documents are true and accurate to the best of my knowledge.*

Bradley Emmons
May 13, 2026

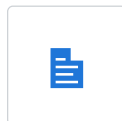
Attachments



Application Letter

Application Letter.pdf

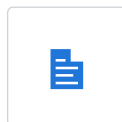
Uploaded by Seth Lloyd on May 19, 2026 at 9:56 AM



Letter of Authorization

Read Land letter-of-authorization.pdf

Uploaded by AVI P.C. on May 13, 2026 at 3:20 PM

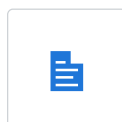


Peition to change the Comprehensive Plan

Read Land Co Future Land Use Amendment 05132026.pdf

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REQUIRED

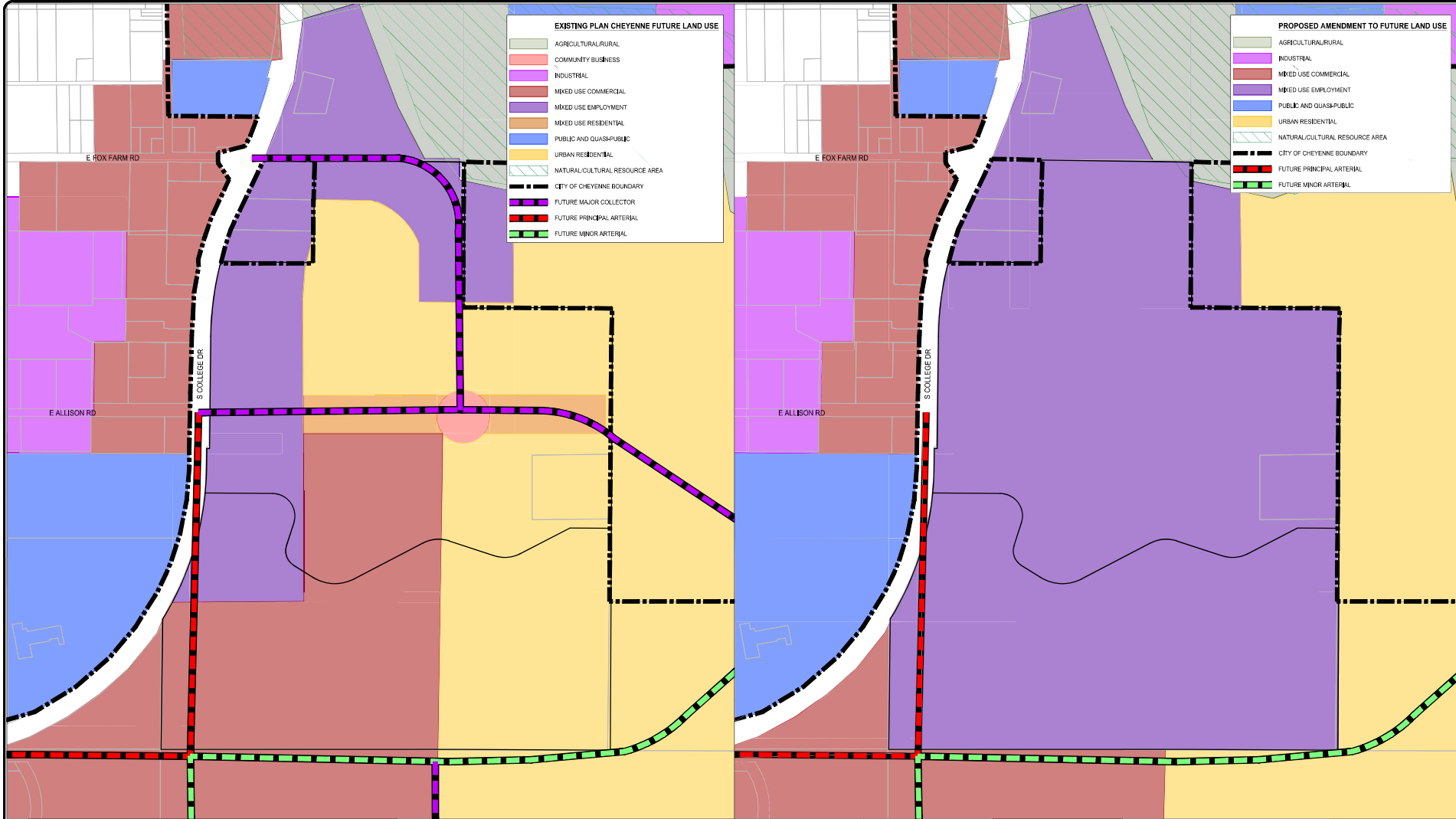


Proposed Comprehensive Plan Amendment Map

5102_FUTURE LAND USE AMENDMENT.pdf

Uploaded by AVI P.C. on May 13, 2026 at 3:21 PM

REQUIRED

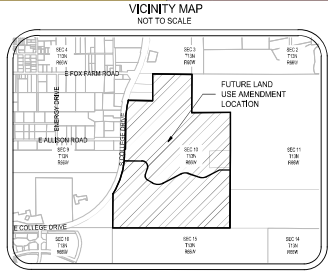
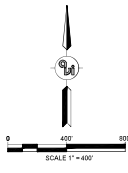


EXISTING PLAN CHEYENNE FUTURE LAND USE

- AGRICULTURAL/RURAL
- COMMUNITY BUSINESS
- INDUSTRIAL
- MIXED USE COMMERCIAL
- MIXED USE EMPLOYMENT
- MIXED USE RESIDENTIAL
- PUBLIC AND QUASIPUBLIC
- URBAN RESIDENTIAL
- NATURAL/CULTURAL RESOURCE AREA
- CITY OF CHEYENNE BOUNDARY
- FUTURE MAJOR COLLECTOR
- FUTURE PRINCIPAL ARTERIAL
- FUTURE MINOR ARTERIAL

PROPOSED AMENDMENT TO FUTURE LAND USE

- AGRICULTURAL/RURAL
- INDUSTRIAL
- MIXED USE COMMERCIAL
- MIXED USE EMPLOYMENT
- PUBLIC AND QUASIPUBLIC
- URBAN RESIDENTIAL
- NATURAL/CULTURAL RESOURCE AREA
- CITY OF CHEYENNE BOUNDARY
- FUTURE PRINCIPAL ARTERIAL
- FUTURE MINOR ARTERIAL



**AMENDMENT TO PLAN CHEYENNE
FUTURE LAND USE MAP**
FOR
READ LAND ADDITION
BEING SITUATED IN A PORTION OF SECTION 10,
TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY 2026

DATE	
REVISION	
NO.	
PROJECT	READ LAND ADDITION
DRAWING TITLE	AMENDMENT TO PLAN CHEYENNE FUTURE LAND USE MAP
ENGINEERING	
PLANNING	
SURVEYING	
DATE	2023/2017
DRAWN BY	1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 406.845.7722
DESIGNED BY	
CHECKED BY	
JOB NO.	5102
DRAWING NO.	1 OF 1