



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** April 5, 2022

**TITLE:** PUBLIC HEARING regarding a Zone Change from A2 – Agricultural to A1 – Agricultural and Rural Residential for a portion of the W1/2 SE1/4 SW1/4 Section 9, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Hellen Hefferman of Cheyenne, WY has submitted a Zone Change application for her property located at 11704 E Four Mile Road. The purpose of the application is to change the zone district from A2 to A1 to allow for a minimum tract size of 10.0 acres.

### BACKGROUND

The subject property is 20 acres with a residence, associated structures and landscaping on the south half of the property. The surrounding area consists of entirely residential properties of varying acreages.

### **Pertinent Regulations**

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

**Section 4-2-101** of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zoning District.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). This designation generally includes areas within the MPO boundary. Residences can have private or

small shared septic or sewer systems. The average tract size may range from 2.5 to 5 acres depending on availability of services.

PlanCheyenne designates this area as Rural Residential (RR), which encourages clustered development of single-family residences. This designation states the average density should be 5-10 acres. Secondary uses are agricultural or rural in nature, including open spaces, recreation, and equestrian uses.

The property is currently zoned A2. The surrounding area consists of properties zoned A1, A2 and AR – Agricultural Residential. The A2 zone district allows for a minimum tract size of 20 acres. A change in zone district to A1 would allow for a minimum tract size of 10 acres.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments pertained to clerical items missing from the zone change map. The applicant has appropriately addressed all comments.

A public hearing of this application was held on March 10, 2022. No public comment was received and the Planning Commission voted 5 – 0 to recommend approval to the Board.

Section 1-2-103 (b) states that for Board to approve, one of the following must be found:

- 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 conformance with the Laramie County Comprehensive Plan.

## **FINDINGS and RECOMMENDATION**

**Based on evidence provided, staff recommends the Board find that:**

- a. This application does meet the criteria for a zone map amendment pursuant to section 1-2-103 (b) i. and iii. of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-101 of the Laramie County Land Use Regulations.

**And that the Board approve a Zone Change from A2 – Agricultural to A1 – Agricultural and Rural Residential for a portion of the W1/2 SE1/4 SW1/4 Section 9, T.14N., R.65W., of**

the 6<sup>th</sup> P.M., Laramie County, WY, as shown on the attached Exhibit ‘A’ – Zone Change Map.

### **PROPOSED MOTION**

I move to approve a Zone Change from A2 – Agricultural to A1 - Agricultural and Rural Residential for a portion of the W1/2 SE1/4 SW1/4 Section 9, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY, and adopt the findings of facts a and b of the staff report as shown on the attached Exhibit ‘A’ – Zone Change Map.

### **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: Resolution**
- Attachment 8: Resolution Exhibit ‘A’ - Zone Change Map**

# Laramie County, Wyoming



## Hefferman Zone Change

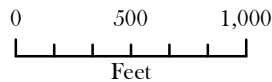
PZ-22-00037

## Location Map

Subject Property



February 2022



### Legend

Property Lines

### Streets

#### Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

### Current Flood Hazards

#### NAME

FEMA FLOODWAY

FEMA 100YR FLOODPLAIN

FEMA 500YR FLOODPLAIN

CITY/CNTY 100YR FLOODPLAIN

SURREY RD

WINDY LN

BUCKBOA

WESTEDT RD

WESTEDT RD

BELL RANCH RD

ARCHER RD

BROKEN-T TRL

E FOUR MILE RD

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E FOUR MILE RD

Eagleview

# Laramie County, Wyoming

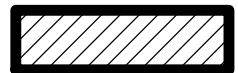


## Hefferman Zone Change

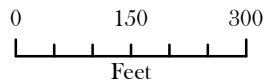
PZ-22-00037

Aerial Map

Subject Property



February 2022



### Legend

Property Lines

### Streets

#### Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private



E FOUR MILE RD

ARCHER RD

Eagleview

# Laramie County, Wyoming



## Hefferman Zone Change

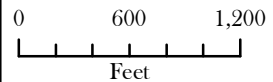
PZ-22-00037

## Comprehensive Plan Map

Subject Property



February 2022



### Legend

Property Lines

### Future Land Use Districts

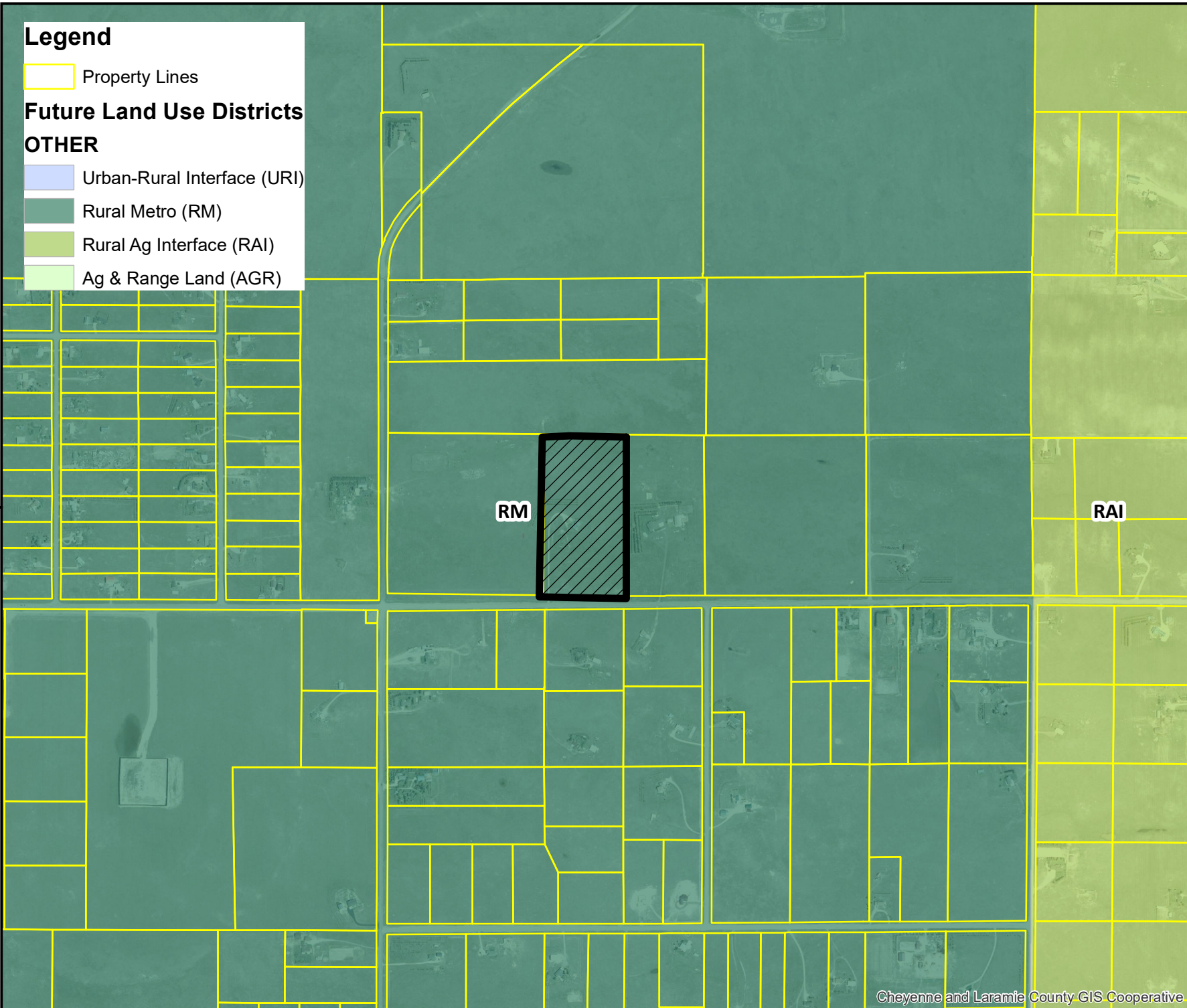
#### OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)



Cheyenne and Laramie County GIS Cooperative

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.

# Laramie County, Wyoming



## Hefferman Zone Change

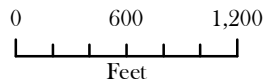
PZ-22-00037

## Plan Cheyenne Map

Subject Property



February 2022



Cheyenne and Laramie County GIS Cooperative

### Legend

Property Lines

### PlanCheyenne

#### NEW\_FLUP

Agriculture/Rural

Rural Residential

Urban Transition Residential

Urban Residential

Mixed-use Residential

MU-E

Industrial

Mixed-use Commercial

Community Business

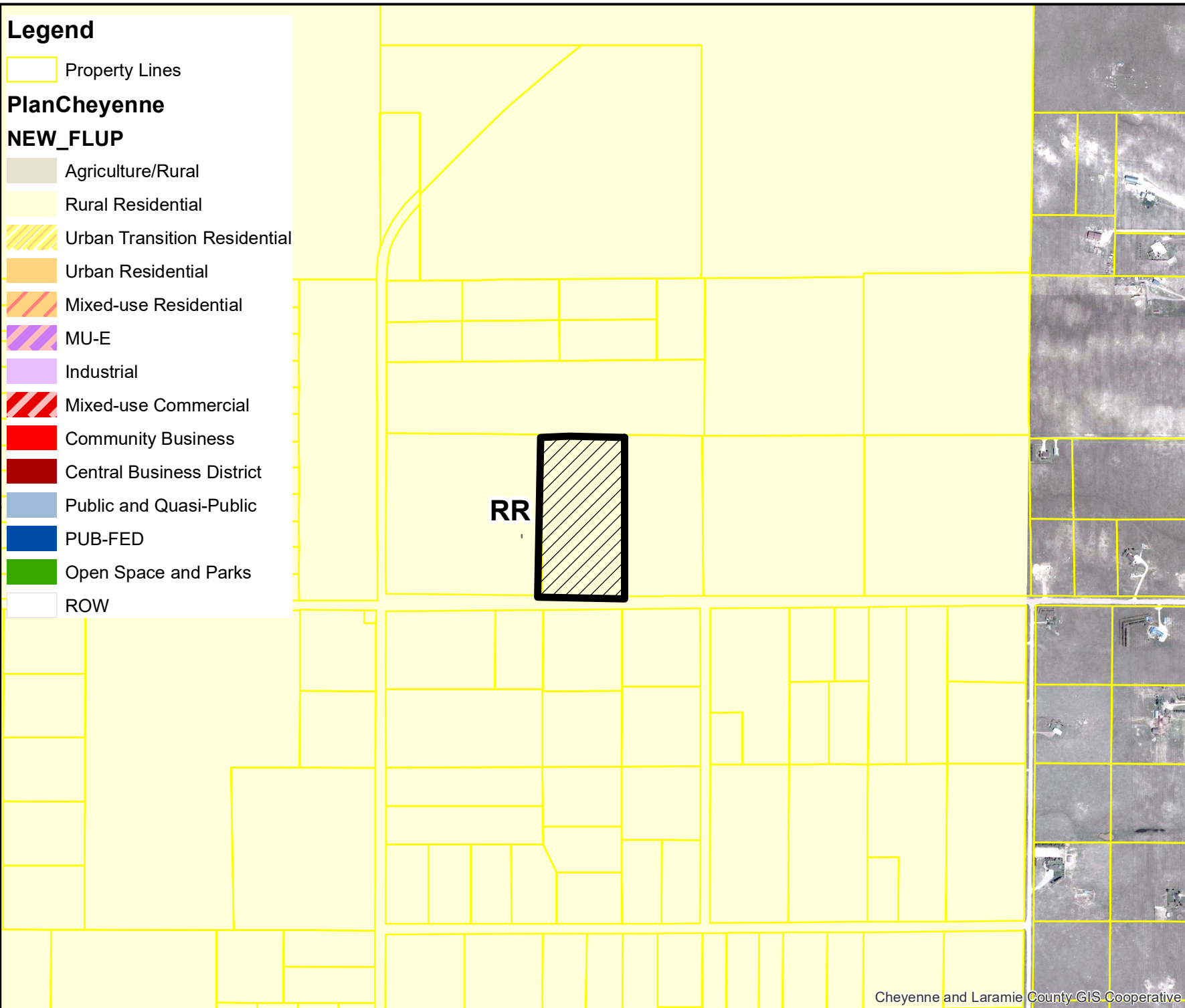
Central Business District

Public and Quasi-Public

PUB-FED

Open Space and Parks

ROW



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# Laramie County, Wyoming



## Hefferman Zone Change

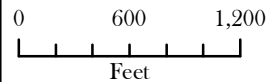
PZ-22-00037

## Current Zoning Map

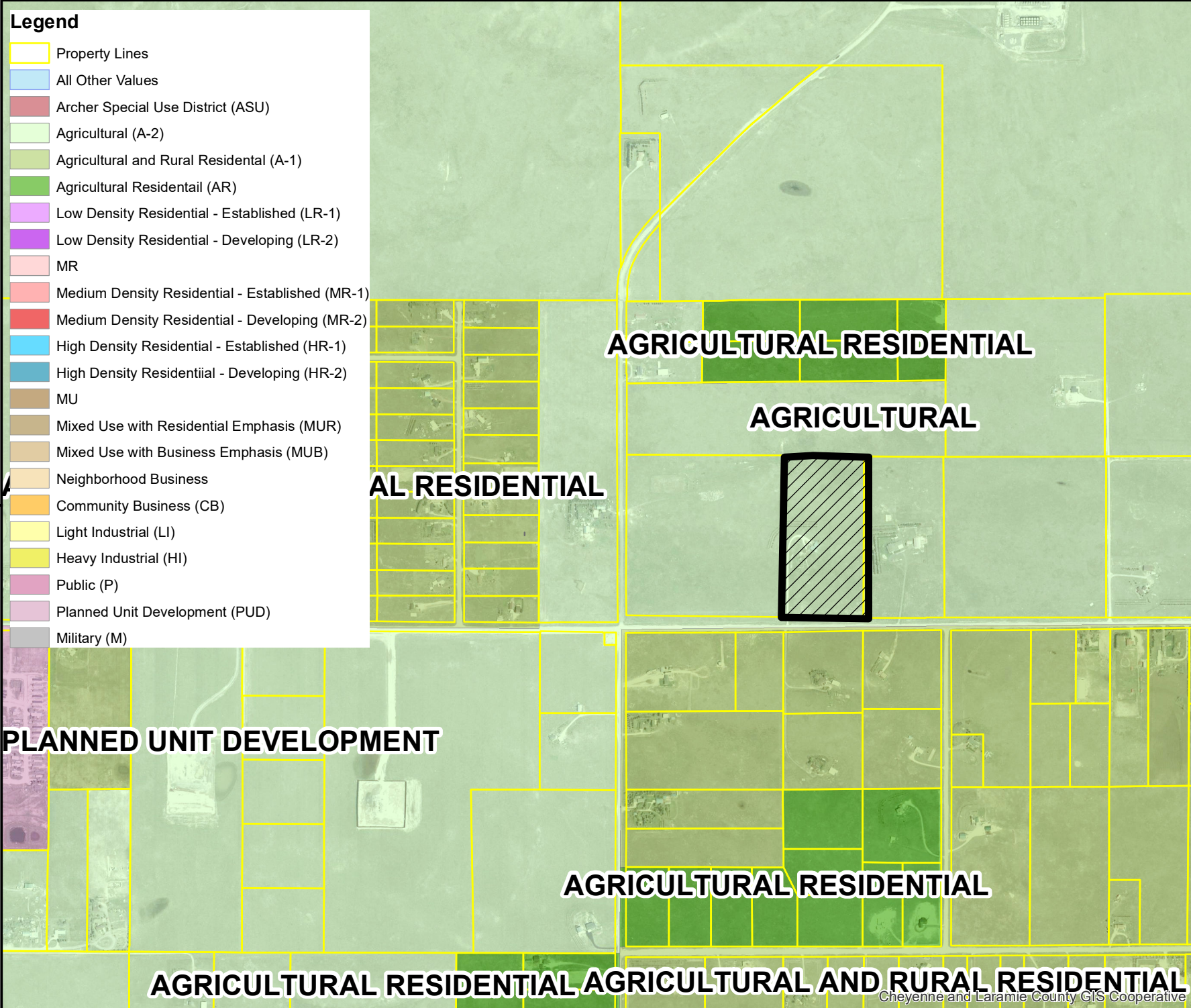
Subject Property



February 2022



- Legend**
- Property Lines
  - 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 and Laramie County GIS Cooperative

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**Planners:** Planners, Marissa Pomerleau Comments Attached 02/22/2022

The following is missing from the map:

1. Surrounding land uses and zoning districts.
2. North arrow, scale and date of preparation of map (top of the sheet should be north).
3. Names of all streets adjacent to the site and within the area for which the application is being requested.
4. Site dimensions (property lines) & recorded easements.
5. Proposed screening by height and type, if applicable.
6. Vicinity map, clearly indicating the site's location with respect to a larger recognizable area.
7. Existing and/or proposed entrances/exits to the site with dimensions.
8. Existing and/or proposed parking areas. Handicap parking shall be addressed.

Please edit map to include all that apply.

The surrounding area consists of properties zoned AR, A1 and

A2. A change in zone district to AR would fit some of the surrounding area's recent subdivisions.

**AGENCIES WITH NO COMMENT**

Cheyenne MPO, County Assessor, County Real Estate Office, Intraoffice

**AGENCIES WITH NO RESPONSE**

County Attorney, County Clerk, County Treasurer

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 – AGRICULTURAL TO A1 – AGRICULTURAL AND  
RURAL RESIDENTIAL FOR A PORTION OF THE W1/2 SE1/4 SW1/4  
SECTION 9, T.14N., R.65W., OF THE 6<sup>TH</sup> 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 change is in conformance with the requirements of section 4-2-101 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 in zone district is in conformance with the requirements of section 4-2-101 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from A2 – Agricultural to A1 – Agricultural and Rural Residential for a portion of the W1/2 SE1/4 SW1/4 Section 9, T.14N., R.66W., of the 6<sup>th</sup> P.M., Laramie County, WY, as shown on the attached Exhibit ‘A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

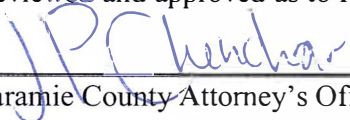
LARAMIE COUNTY BOARD OF COMMISSIONERS

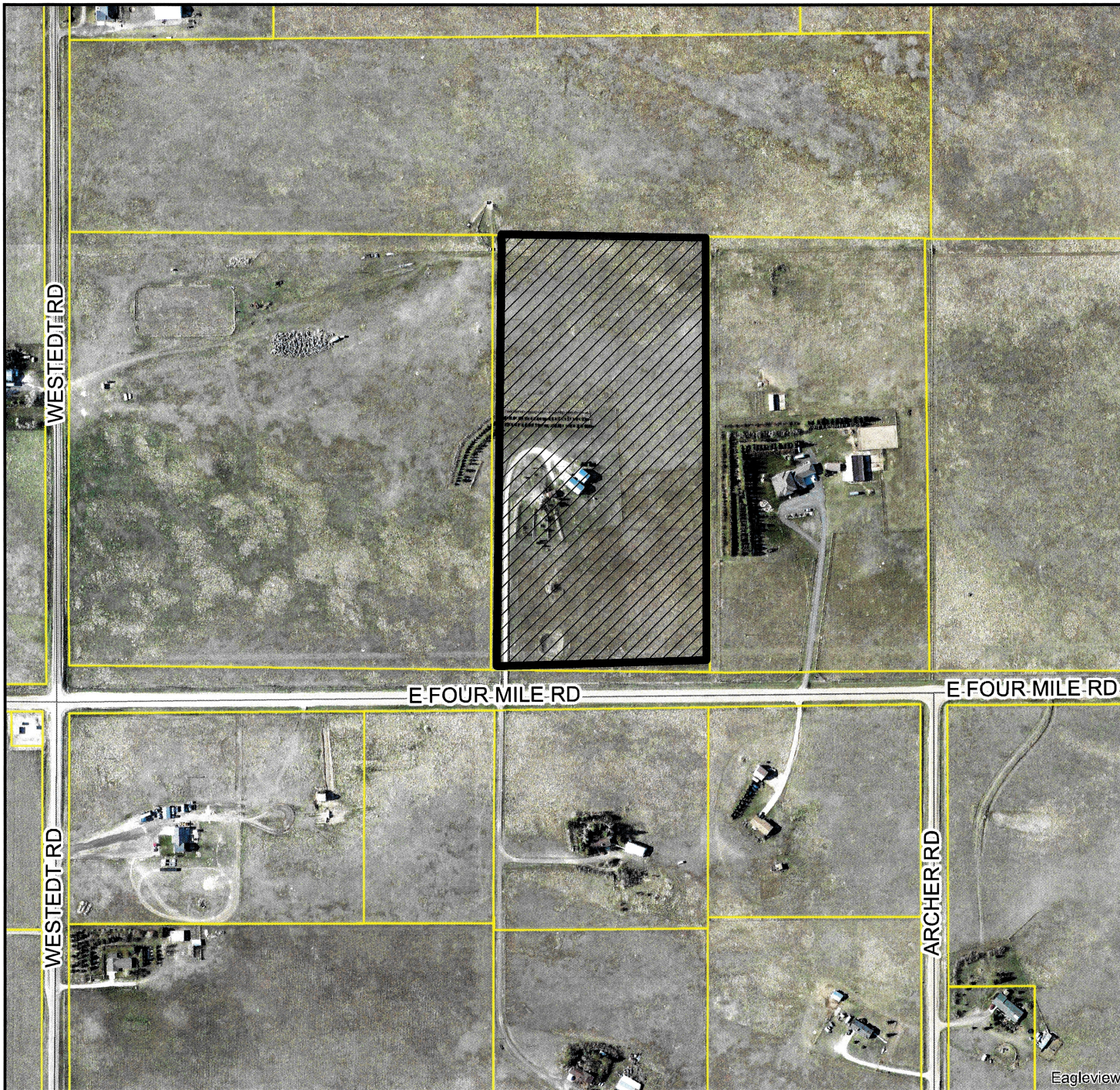
\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney's Office

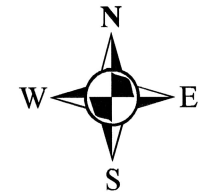


**EXHIBIT A Map**  
**11704 E Four Mile Road**  
**From A-2 Zoning to A-1 Zoning**

**Legal: The W1/2 of the**  
**SE1/4 of the SW1/4 of**  
**Sec. 9, T14N, R65 West of the**  
**6th P.M., Laramie County, WY**

**Surrounding Area is residential with**  
**some vacant land.**

**Property surrounded by A-2 on**  
**the northside of the road.**  
**A-1 Zoning is present on the**  
**southside of the road.**



February, 2022

**Exhibit 'A'**