



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Sonny M. Keen, Associate Planner

DATE: April 10th, 2025

TITLE: Review and action on a Zone Change from MR – Medium Density Residential to CB – Community Business for Terry Homesites: Lot 10, Block 2, Laramie County, WY, and Board Approval for Surface Storage Use.

EXECUTIVE SUMMARY

Bailey McHenry (210 Properties, LLC), landowner, has submitted Zone Change, Board Approval, and Site Plan applications for Terry Homesites: Lot 10, Block 2, located at 210 Williams Street. The purpose of the application is to change the zone district from MR – Medium Density Residential to CB – Community Business to allow for outside surface storage for refrigerated box trucks to park.

BACKGROUND

The subject property is 0.17 acres, currently zoned MR and adjacent to single-family residential lots to the north, west and south, and CB – Community Business to the east. The property is accessed from Williams Street.

Pertinent Regulations

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

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

Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business zone district.

Section 4-2-107(b)(iii) of the Laramie County Land Use Regulations governing the CB – Community Business zone district requiring Board approval for use.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface), 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 UR – Urban Residential which supports neighborhood commercial businesses as a secondary use. The property is adjacent to MU-C Mixed Use Commercial. The proposed action complies with both plans.

This property is part of the South Cheyenne Water Sewer District, however at this time, the project will only require electricity to be run to the parcel. Future use of water/sewer services will need to be reviewed by this district.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments did not address any issues other than requiring Board Approval for the use which the applicant did address.

Section 4-2-107(b)(iii) states that in order for uses similar to Storage facilities to operate in the CB – Community Business zone district prior approval is required from the Board under Section 1-2-100 governing Board Approval.

Section 1-2-103 (b) states that in order for Planning Commission to recommend approval, 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 type of development proposed and by meeting all of Planning's application criteria.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *zone change*, staff recommends the Planning Commission find that:

- a. This application does meet 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 MR - Medium Density Residential to CB – Community Business to the Laramie County Board of Commissioners for Terry Homesites: Lot 10, Block 2, Laramie County, WY, with no conditions.

Based on evidence provided for the *Board approval*, staff recommends the Planning Commission find that:

- a. This application meets the criteria for Board approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations.**

And that the Planning Commission may recommend approval to the Board of County Commissioners to approve the use for outside surface storage with no conditions.

PROPOSED MOTION ZONE CHANGE

I move to recommend approval of a Zone Change from MR - Medium Density Residential to CB – Community Business to the Laramie County Board of Commissioners for Terry Homesites: Lot 10, Block 2, Laramie County, WY, with no conditions and adopt the findings of facts a and b of the staff report.

PROPOSED MOTION FOR BOARD APPROVAL

I move to recommend approval to the Board of County Commissioners to approve the use for outside surface storage with no conditions.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Pre-Application Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments**
- Attachment 5: Current Zoning Map**
- Attachment 6: Draft Resolution**
- Attachment 7: Resolution Exhibit A – Zone Change Map**
- Attachment 8: Resolution Exhibit B – Site Plan layout**

FACTOR LN

Laramie County Wyoming MapServer

LOCATION MAP

PZ-25-00011

ZONE CHANGE AND BOARD APPROVAL FOR SURFACE STORAGE

SCWSD

LCSD 1

FD 1



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 4/1/2025



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Disclaimer: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S. § 16-4-201 et seq. Applicants are advised not to divulge any information at a pre-application meeting with Planning that they do not yet desire to be public information.

Date: 02/19/25 Staff: BH SK DP CL SS Property Owner: Bailey McHenry

Project Description:

Project Location/Address: 210 Williams St. R #: 0006316

ATTENDEES/AGENTS/PARTIES

Applicant <u>Bailey McHenry</u>	Phone <u>307-286-8015</u>	Email <u>baileymjbarj@aol.com</u>
Other	Phone	Email
Other	Phone	Email

APPLICATION TYPE(S)

<input type="checkbox"/> Administrative Plat (Vacation? Y/N)	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan – Amendment
<input checked="" type="checkbox"/> Board Approval	<input type="checkbox"/> Site Plan – For Records
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision Exemption – Other
<input type="checkbox"/> Family Exemption	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input checked="" type="checkbox"/> Zone Change

ZC & Board app. 1st., Site plan and

APPLICATION GUIDANCE

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / <u>Site Plan</u> / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / <u>Zone Change Map</u> :
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Drainage Plans: <u>for site plan process - if needed.</u>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:



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Pre-Application Meeting Notes

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit: <i>Public works - Access permit.</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>site plan only, actual cost.</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>site plan only.</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>Possible w/ site plan; bw impact. ?</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit: <i>\$250</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>zone change & site plan.</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>Zone change</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ZC & SP</i>



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Pre-Application Meeting Notes

Miscellaneous Notes:

- Tenant parking ~~box~~ van/reeter trucks on site.
Need electrical to lot so box trucks can plug in to stay cold.
- Zoned MR- residential medium density.
would need to rezone to CB - Community Business. then need Board Approval. for CB.
- This would be considered surface storage.
- once it is rezoned through hearing process you can submit a site plan application.
- Public works states everything looks good on their side.

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

No charge board approval.

②
①

**Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

Once ZC & BA completed submit for site plan.

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

- a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).
- b. The development or redevelopment will not result in an increase in the historic impervious area.
- c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.
- d. The development or redevelopment is unlikely to create drainage problems.

Project Narrative 210 Williams St. Cheyenne, Wy, 82007

This is a request for a zone change at 210 Williams Street- The intent is to be able to allow a prospective commercial tenant to park refrigerated box trucks on the property in a surface storage capacity. To facilitate this, the lot would need to be furnished with a new electric service and receptacle pedestals which the tenant can use to charge the truck batteries. This is part of the medium term plan for the property which will eventually be the site of a permanent structure. The current zoning of the property is MR, Medium Density Residential. The proposed change is to CB, Community Business designation. One of the adjacent parcels is CB zoning and many of the neighboring parcels also are CB. This change of zoning and provisions for surface storage would allow for some income to be generated on the property which can be used for the long term improvements to the property.

Permit Notes

Permit Number: PZ-25-00011

Parcel Number: 13661730101500

Submitted: 02/21/2025

Site Address: UNKNOWN

Technically Complete: 02/24/2025

Applicant: MC HENRY, BAILEY J ET UX

Laramie County, WY 00000

Owner: 210 PROPERTIES LLC

Approved:
Issued:

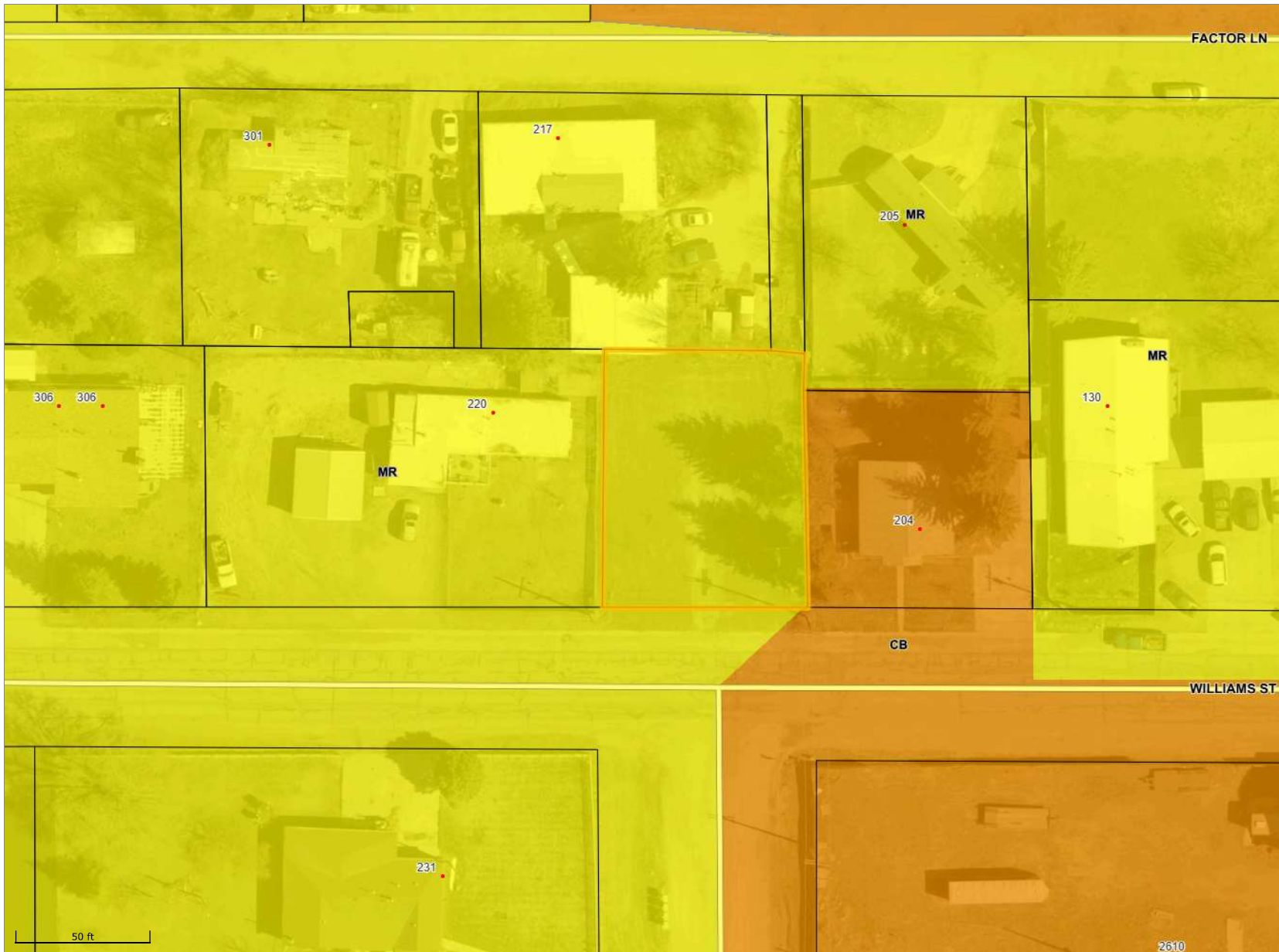
Project Description: To change the zoning designation of the parcel.

<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>
02/25/2025	02/25/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments on the zone change.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
02/28/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
03/07/2025		Application	PZ-25-00011	GENERAL	Project narrative and pre-application notes indicate rezone is for surface storage. Per LCLUR 4-2-107(b)(iii) Board approval is required for storage facilities under CB zoning. [JB]	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
03/07/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Future infrastructure upgrades may be required with development of this lot. 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.</p> <p>1a. A separate access permit application through Public Works will be required for this tract. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works for more information.</p> <p>1b. As a heads up, the access approach for this site will have to be paved (from the edge of pavement to the right-of-way line or 20 foot back, whichever is greater) to meet the access road condition.</p> <p>2. Any internal roadways on the site shall comply with the needs of emergency services</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

**Laramie County
Wyoming MapServer**

PZ-25-00011

ZONE CHANGE MR - MEDIUM
DENSITY RESIDENTIAL TO CB -
COMMUNITY BUSINESS. BOARD
APPROVAL FOR USE IN THE CB
ZONE DISTRICT.



- Address Points
- ~ 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



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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM MR - MEDIUM DENSITY RESIDENTIAL TO CB – COMMUNITY BUSINESS
FOR TERRY HOMESITES: LOT 10, BLOCK 2, LARAMIE COUNTY, WY, AND
BOARD APPROVAL FOR SURFACE STORAGE USE IN THE CB ZONE DISTRICT.**

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 have 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, this application meets the criteria for a Board Approval pursuant to section 1-2-100 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 in zone district is in conformance with the requirements of section 4-2-107 of the Laramie County Land Use Regulations.
- c. This application meets the criteria for Board approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from MR – Medium Density Residential to CB – Community Business for Terry Homesites: Lot 10, Block 2, Laramie County, WY, and a Board Approval for outside Surface Storage or similar use, with no conditions, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – Site Plan layout.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney

FACTOR LN

Laramie County Wyoming MapServer

LOCATION MAP

PZ-25-00011

ZONE CHANGE AND BOARD APPROVAL FOR SURFACE STORAGE

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50 ft



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ZC & Board app. 1st., Site plan and

APPLICATION GUIDANCE

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Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

No charge board approval.

②
①

**Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

Once ZC & BA completed submit for site plan.

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

- a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).
- b. The development or redevelopment will not result in an increase in the historic impervious area.
- c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.
- d. The development or redevelopment is unlikely to create drainage problems.

Project Narrative 210 Williams St. Cheyenne, Wy, 82007

This is a request for a zone change at 210 Williams Street- The intent is to be able to allow a prospective commercial tenant to park refrigerated box trucks on the property in a surface storage capacity. To facilitate this, the lot would need to be furnished with a new electric service and receptacle pedestals which the tenant can use to charge the truck batteries. This is part of the medium term plan for the property which will eventually be the site of a permanent structure. The current zoning of the property is MR, Medium Density Residential. The proposed change is to CB, Community Business designation. One of the adjacent parcels is CB zoning and many of the neighboring parcels also are CB. This change of zoning and provisions for surface storage would allow for some income to be generated on the property which can be used for the long term improvements to the property.

Permit Notes

Permit Number: PZ-25-00011

Parcel Number: 13661730101500

Submitted: 02/21/2025

Site Address: UNKNOWN

Technically Complete: 02/24/2025

Applicant: MC HENRY, BAILEY J ET UX
Owner: 210 PROPERTIES LLC

Laramie County, WY 00000

Approved:
Issued:

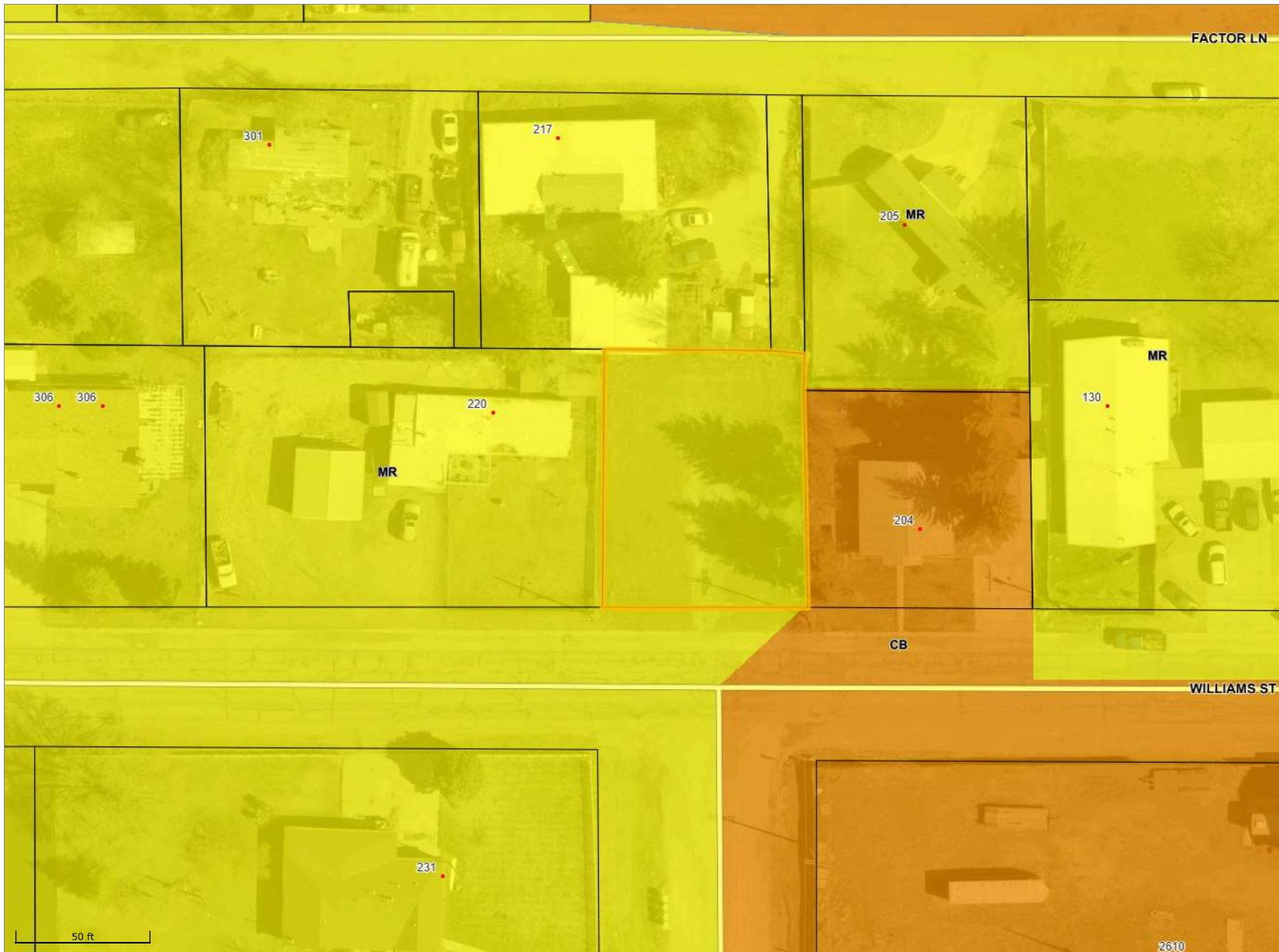
Project Description: To change the zoning designation of the parcel.

<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>
02/25/2025	02/25/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments on the zone change.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
02/28/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
03/07/2025		Application	PZ-25-00011	GENERAL	Project narrative and pre-application notes indicate rezone is for surface storage. Per LCLUR 4-2-107(b)(iii) Board approval is required for storage facilities under CB zoning. [JB]	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
03/07/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Future infrastructure upgrades may be required with development of this lot. 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.</p> <p>1a. A separate access permit application through Public Works will be required for this tract. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works for more information.</p> <p>1b. As a heads up, the access approach for this site will have to be paved (from the edge of pavement to the right-of-way line or 20 foot back, whichever is greater) to meet the access road condition.</p> <p>2. Any internal roadways on the site shall comply with the needs of emergency services</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

**Laramie County
Wyoming MapServer**

PZ-25-00011

ZONE CHANGE MR - MEDIUM
DENSITY RESIDENTIAL TO CB -
COMMUNITY BUSINESS. BOARD
APPROVAL FOR USE IN THE CB
ZONE DISTRICT.



- Address Points
- ~ 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



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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM MR - MEDIUM DENSITY RESIDENTIAL TO CB – COMMUNITY BUSINESS
FOR TERRY HOMESITES: LOT 10, BLOCK 2, LARAMIE COUNTY, WY, AND
BOARD APPROVAL FOR SURFACE STORAGE USE IN THE CB ZONE DISTRICT.**

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 have 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, this application meets the criteria for a Board Approval pursuant to section 1-2-100 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 in zone district is in conformance with the requirements of section 4-2-107 of the Laramie County Land Use Regulations.
- c. This application meets the criteria for Board approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from MR – Medium Density Residential to CB – Community Business for Terry Homesites: Lot 10, Block 2, Laramie County, WY, and a Board Approval for outside Surface Storage or similar use, with no conditions, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – Site Plan layout.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney

EXHIBIT A, ZONE CHANGE MAP



Laramie County Wyoming MapServer

25-00011

MR - MEDIUM DENSITY
RESIDENTIAL TO CB - COMMUNITY
BUSINESS ZONE CHANGE

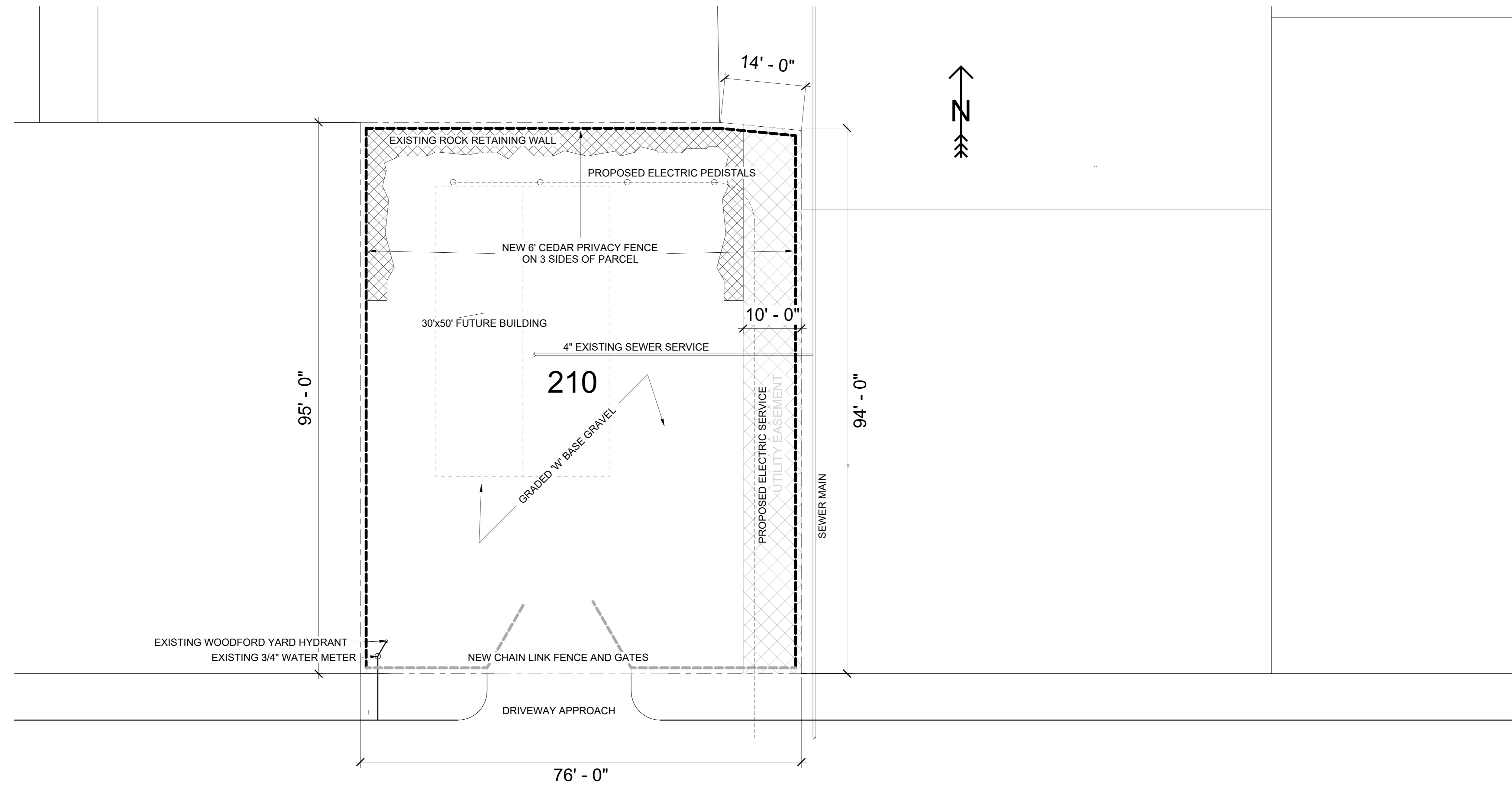
- Address Points
- ~ Interstate
- ~ Major Road
- imps only



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EXHIBIT B, SITE PLAN LAYOUT

210
PROPERTIES
LLC



WILLIAMS ST

TERRY RD

① Site
1" = 10'-0"

PROPOSED
ZONING CHANGE
210 WILLIAMS ST
SITE PLAN

Project Number	Project Number
Date	06-24-2024
Drawn By	BC
Checked By	BM

A100

Scale	1" = 10'-0"
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