



PLANNING &  
DEVELOPMENT  
2101 O'Neil Avenue  
Cheyenne, WY 82001  
(307) 637-6282  
[cheyennecity.org](http://cheyennecity.org)

April 7, 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 South of I-80 and east of Southwest Drive from Mixed-use Residential to Mixed-use Employment. The land considered with this amendment is within City limits. Therefore, the proposed amendment is being brought before the County Commissioners for comment only.

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, City Staff will submit the proposed amendment to the City of Cheyenne Governing Body, with the County Commissioners' recommendation listed in a manner similar to City Staff's recommendation in the attached staff report. The City of Cheyenne Planning Commission staff report for this item has been attached for reference.

Regards,

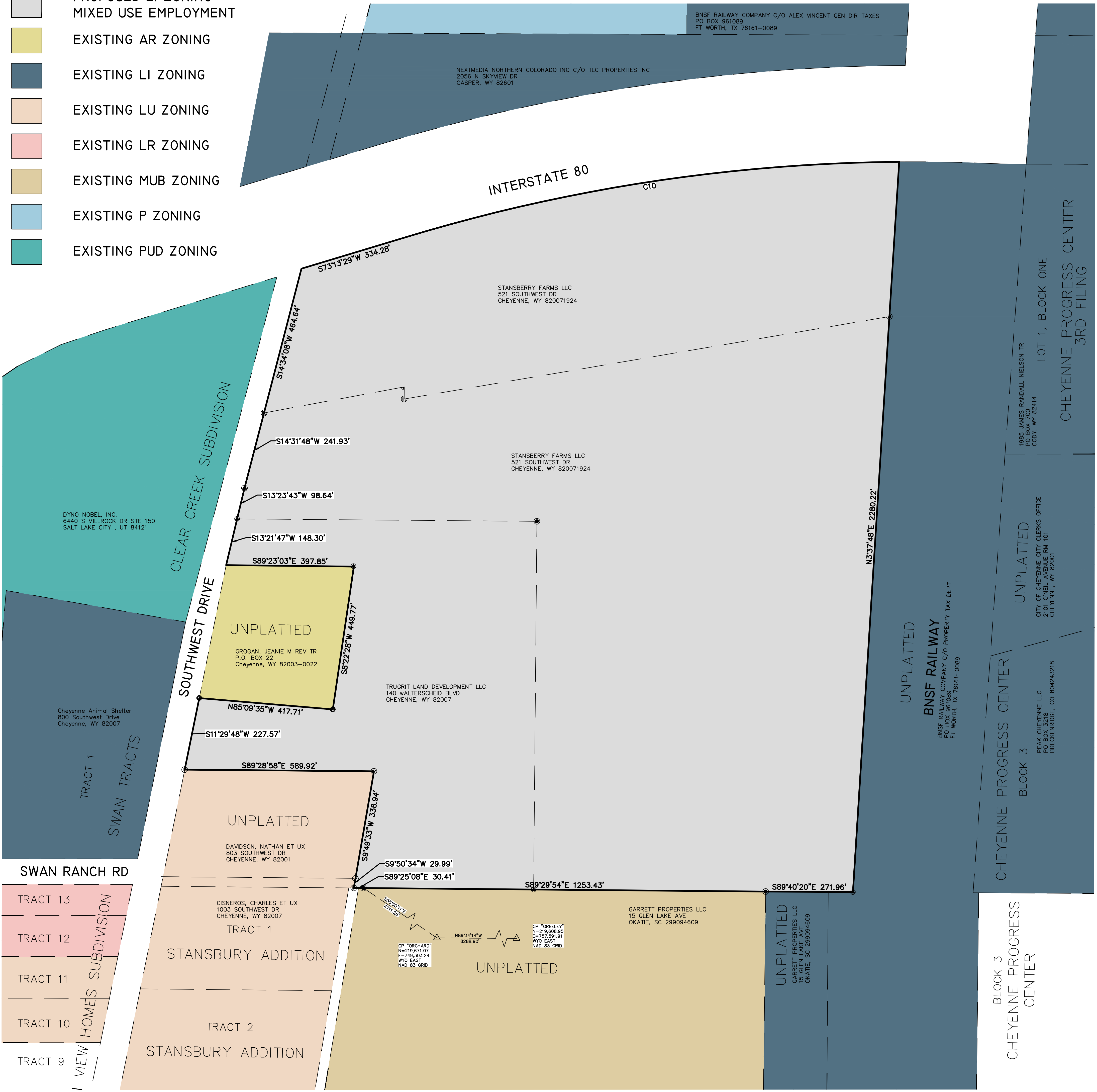
Seth Lloyd, AICP  
Planning and Development Department  
City of Cheyenne, WY  
(307) 637-6286  
[slloyd@cheyennecity.org](mailto:slloyd@cheyennecity.org)

Encl: Future Land Use Amendment Map

Cc: County Planning Office  
County Clerk's Office

**ZONING LEGEND**

- PROPOSED LI ZONING
- MIXED USE EMPLOYMENT
- EXISTING AR ZONING
- EXISTING LI ZONING
- EXISTING LU ZONING
- EXISTING LR ZONING
- EXISTING MUB ZONING
- EXISTING P ZONING
- EXISTING PUD ZONING



**LEGEND**

- FOUND 1½" ALUMINUM CAP "LS 12045"
- FOUND 1½" ALUMINUM CAP "LS 5910"
- FOUND 1½" ALUMINUM CAP "LS 555"
- FOUND 5/8" REBAR
- FOUND 3/2" PIPE

**GENERAL NOTES**

- 1.) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "ORCHARD" AND "GREELEY".
- 2.) THE BOUNDARY AREA DOES NOT FALL WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF THE RECORDING DATE OF THIS DOCUMENT.
- 3.) DISTANCES SHOWN ON PLAT ARE GROUND DISTANCE.

**ZONING INFORMATION**

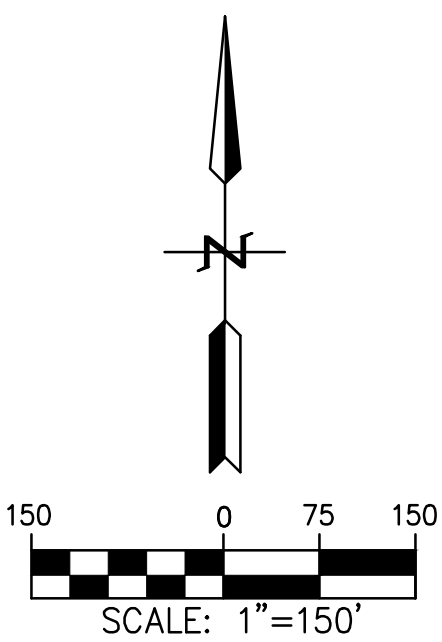
EXISTING ZONING                      AG & AR  
 PROPOSED ZONING                  LI "MIXED USE EMPLOYMENT"

**LEGAL DESCRIPTION**

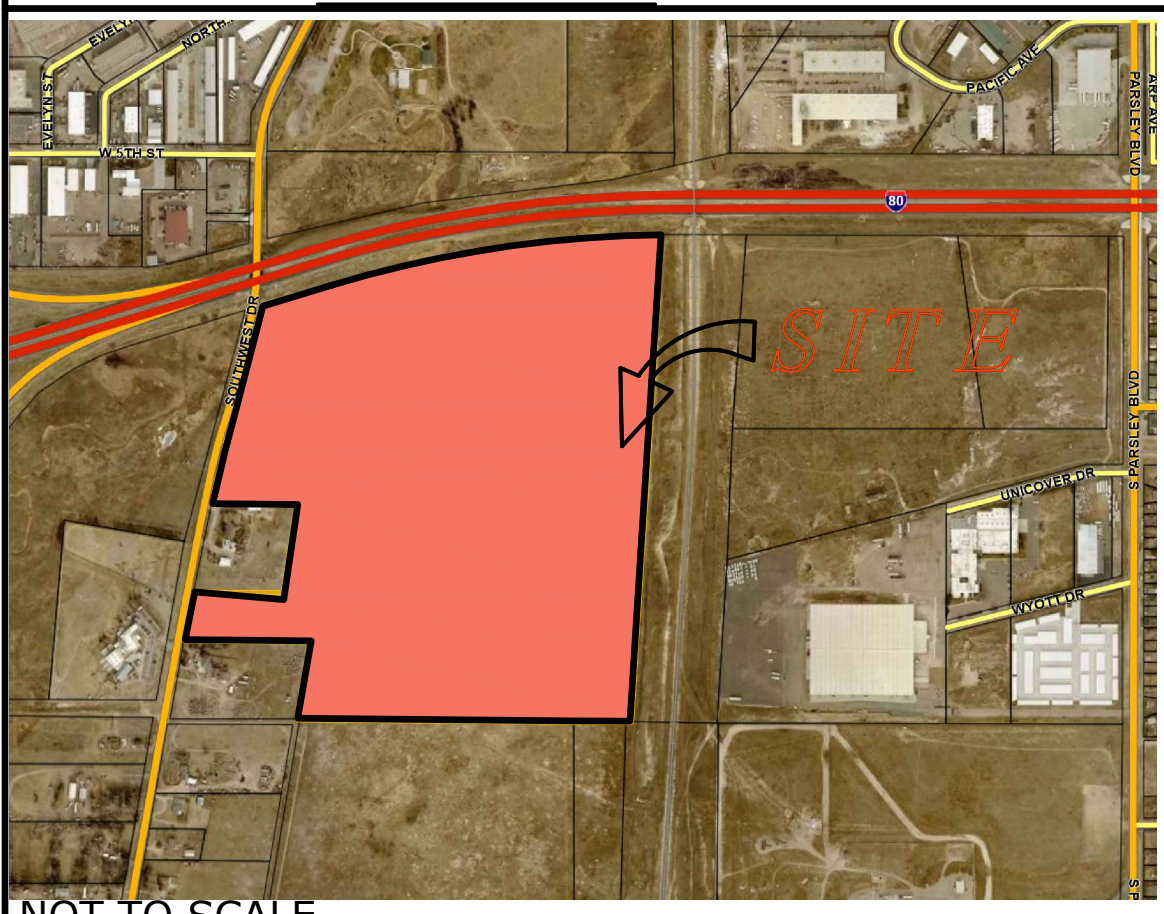
ALL OF LOT 2, BLOCK 1, H AND B TRACTS 2ND FILING, TOGETHER WITH ALL OF TRACT 1, H AND B TRACTS

SAID PARCEL CONTAINS 70.77 ACRES MORE OR LESS.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	16° 27' 05"	5455.39'	1566.40'	S81° 17' 30"W	1561.03'



**VICINITY MAP**



NOT TO SCALE

**FUTURE USE LAND PLAN FOR**

ALL OF LOT 2, BLOCK 1, H AND B TRACTS 2ND FILING, TOGETHER WITH ALL OF TRACT 1, H AND B TRACTS CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED 3/16/2026



140 WALTERSCHEID BLVD  
 CHEYENNE, WY 82007  
 307-778-0400  
 MHBWY.COM



CITY OF  
**CHEYENNE**  
PLANNING &  
DEVELOPMENT

CITY OF CHEYENNE PLANNING COMMISSION  
APRIL 6, 2026  
STAFF REPORT

**FILE:** PUDC-26-59: H and B Tracts – Comprehensive Plan Amendment

**REQUEST:** A request to amend the Future Land Use Map of the Comprehensive Plan from Mixed-use Residential to Mixed-Use Employment for approximately 90 acres

**LOCATION:** South of I-80, east of Southwest Drive.

**APPLICANT:** John Sayers, Tru-Grit Land Development

**AGENT:** John Sayers, Tru-Grit Land Development

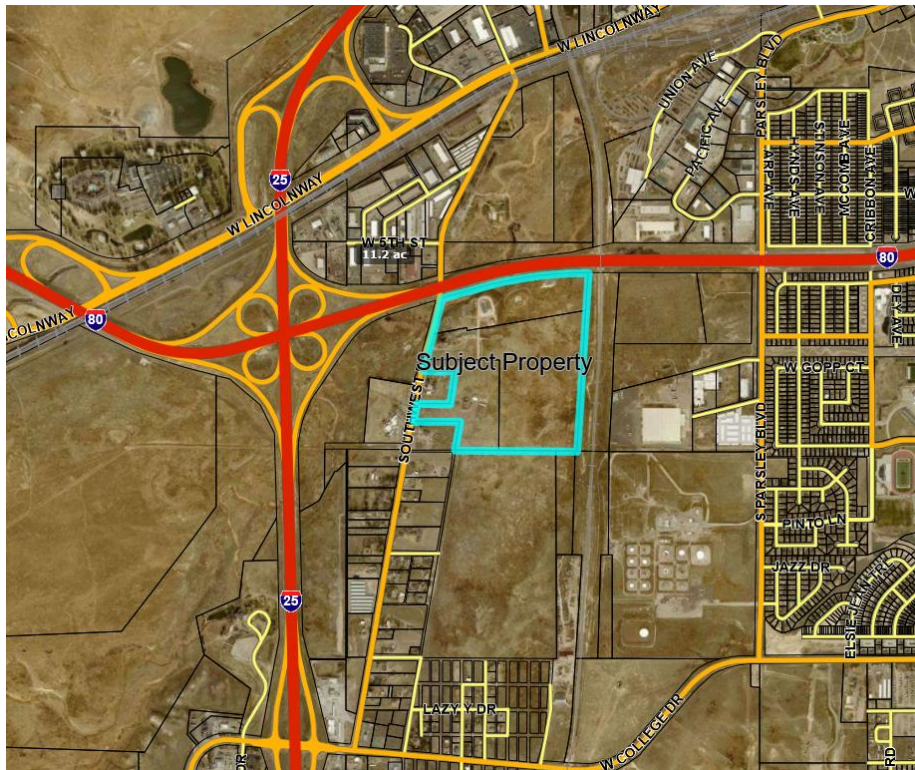
**OWNER:** Tru Grit Land Development LLC, Stansberry Farms LLC

**ZONING:** Current: County LI Light Industrial, AG Agricultural and AR Agricultural Residential  
Proposed: LI Light Industrial

**FUTURE LAND USE:** Proposed Mixed-use Employment  
(Current – Mixed-use Residential)

**PURPOSE:** To support rezoning of land to LI Light Industrial zoning

**PREPARED BY:** Seth Lloyd, AICP, Senior Planner



**RECOMMENDED MOTION:**

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Move to **deny** the Resolution amending the Future Land Use Plan for a portion of land south of I-80 and east of Southwest Drive as shown in Exhibit A from Mixed-use Residential to Mixed-Use Employment, due the request not meeting review criteria 1, 2, 7, and 8 – as residential development is needed in the Cheyenne region and the entire area framed by Lincolnway, the BNSF Railroad, College, and I-25 is anticipated to develop with a mix of urban residential and commercial uses.

**APPLICABLE CITY CODE SECTION(S) AND PLANS:**

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- PlanCheyenne

**BACKGROUND:**

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The applicant is requesting amending the Future Land Use Map for roughly 94 acres of land from Mixed-use Residential to Mixed-use Employment to accommodate a zone change to LI Light Industrial for the purpose of unspecified mixed-use employment uses.

The property is shown as Mixed-use Residential in the Future Land Use Plan. The Mixed-Use Residential category promotes self-supporting neighborhoods that primarily contain housing. A range of residential housing types, such as single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units, should be built on a majority of any site within this category. The Mixed-use Residential designation considers the MUR Mixed-use Residential zone as the optimal zone district; however, various residential zones and lighter-intensity commercial zones may also be appropriate.

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:**

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	<b>Future Land Use Designation</b>	<b>Zoning District</b>	<b>Land Use</b>
<b>Subject Site</b>	Mixed-use Residential	County LI Light Industrial, AG Agricultural, AR Agricultural Residential	Vacant, Rural Residential, Nursery
<b>North</b>	Open Space and Parks, Mixed-use Commercial	LI, P Public	I-80, Industrial, County Park
<b>South</b>	Mixed-use Residential	County LU Land Use, MUB Mixed-Use Business	Single-family residential, Vacant
<b>East</b>	Mixed-use Employment	LI	Vacant
<b>West</b>	Mixed-use Residential, Open Space and Parks, Public and Quasi-public	LI and PUD Planned Unit Development	Vacant and Animal Shelter

## **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 LI Light Industrial zoning. The Land use category requested supports business-campus style development focused primarily on office and light industrial uses and is similar to the development patterns of North Range, Swan Ranch and High Plains Business Parks. These areas are intended to incorporate open spaces, parks, and pedestrian connections. Retail and service uses may be included as supportive secondary uses to support the campus style development and its employees. Higher-intensity employment uses are encouraged near major roadways and residential development is typically not supported in these districts.

Regarding if the proposed amendment addresses unforeseen issues:

The subject property (and surrounding area) is hemmed in by regional transportation routes and lacks water mains. However, these were existing conditions at the time the comprehensive plan was developed, meaning that the original plan likely considered these issues and yet still came to the conclusion a unified residential neighborhood was appropriate for this area. Also, at the time of development of the comprehensive plan, parts of the area were zoned LI Light Industrial (either in the County or the City), and it appears the Comprehensive Plan intentionally looked to phase out industrial development along Southwest Drive (not only south of I-80, but also between I-80 and Lincolnway). The market has not yet sought to transition existing industrial development to residential (or commercial) development in this area, in fact, recent small-scale developments have sought to increase storage, warehousing, industrial, or similar uses. No large-scale developments have been proposed, and future infrastructure additions (such as water main extensions) may change the market pressures in this area significantly. It is likely premature to reach a conclusion that residential development in this area has failed.

The proposed Future Land Use amendment largely **does not comply** 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 west, north and east, and to the southeast. The surrounding development patterns in the industrial-zoned areas include industrial-style development to the northwest, northeast, and southeast, with largely vacant or civic uses to the west, north, and east. However, I-80 and the BNSF border the property, creating barriers to the north and east.

Property to the southwest is zoned Land Use and largely developed with single-family homes. The property to the south is zoned MUB and vacant. Property to the north (on the north side of

Interstate 80) is shown on the Land Use Plan as "Open Space and Parks" and is presently developed as a County Park. The County has been enhancing the park and its facilities over the course of the last few years. This Mixed-use Residential area is the residential area closest to the designated Park and Open Space area.

The goals of the current future land use map in the surrounding area is to have a mix of commercial and residential development everywhere west of the BNSF railroad tracks.

Despite these goals, new developments in the surrounding area have largely been industrial in nature, including new industrial development in the LI zone to the northwest and new storage uses in new PUD zones to the southwest.

The proposed Future Land Use amendment largely **does not comply** 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 transportation to the subject property. This area of the community has significant issues with transportation access. Southwest Drive's connection to Lincolnway is often limited by trains on the railroad tracks. College Drive can also be blocked on occasion. WYDOT is in the early stages of developing a proposed bridge installation over the BNSF Railway railroad tracks on west College Drive. A public meeting was held on March 26, 2026, regarding preliminary design. Tentative construction is anticipated to begin in early 2031 with a completion date of 2033. This project is contingent on the award of a federal rail crossing elimination grant.

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 development.

A Major Collector Street is identified on the Transportation Master Plan immediately south of the area proposed for change. This street is an Extension of Allison Road between Southwest Drive and Parsley Boulevard. Right-of-way dedication and improvements will 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 significant issues with services, partially due to the access issues mentioned above, but also due to lack of water mains. Whatever development occurs in this area will have to deal with service issues. Industrial-style development will have different service needs and different funding for infrastructure improvements than residential development.

Facilities:

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

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

**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. This area of the community has significant issues with services, partially due to the access issues mentioned above, but also due to lack of water mains. Whatever development occurs in this area will have to deal with service issues. Industrial-style development will have different service needs and different funding for infrastructure improvements than residential development.

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 residential development adjacent I-80 and a railroad. While proximity next to major transportation routes such as this is not always optimal for residential development, it does happen with regularity in the Cheyenne region due to Cheyenne's significant lengths of interstates and railroads. Locating industrial zoning near major transportation routes would be appropriate, but there would need to be a buffer to existing and anticipated residential development to the south and southwest.

The interstates and railroads in this area all existed at the time the comprehensive plan was developed, meaning that the original plan likely considered the regional transportation routes in the area and came to the conclusion a unified residential neighborhood was appropriate for this area. Also, at the time of development of the comprehensive plan, parts of the area were zoned LI Light Industrial (either in the County or the City), and it appears the Comprehensive Plan intentionally looked to phase out industrial development along Southwest Drive (not only south of I-80, but also between I-80 and Lincolnway).

However, the Comprehensive Plan cannot predict the future and encourages responsiveness to market demands and monitoring of development trends. Since the passage of the comprehensive plan, new land uses in the area have largely been non-residential in nature. Part of the subject property has started a landscaping nursery, various new PUDs have allowed storage uses along

Southwest Drive in the County, a new City PUD has established a Frontier Days park-n-ride along I-25, and various developments north of I-80 have been industrial in nature (in the existing LI zone).

The proposed Future Land Use amendment largely **does not comply** 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.**

No specific use has been identified for this area. Outside of this application, discussion has occurred regarding development of a campground or recreational vehicle park, however that specific development would not necessarily trigger a land use plan because it can be accommodated via conditional use approval in the existing zone districts. Staff recognizes the increase in construction activity with numerous large-scale projects and the need for employee housing; however, if the end goal of this application is to construct a campground or recreational vehicle park, alternative paths to move forward exist and there may be unintended consequences of changing the future land use map (and zoning) to accommodate a permissible use in the present zone district.

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. Once this property is changed to Mixed-use Employment, the entire area might domino into industrial development and opportunities for future permanent housing in this area may be lost. Housing is a defined need of the community, and it would 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 maintaining the current land use designation.

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

- **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.
- **Policy 2.5.B. Workforce Housing throughout the Community:** This goal encourages workforce housing to be dispersed in various locations throughout the community. This location is an opportunity to provide that style of housing under the current designation.
- **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 and railroads.

The proposed Future Land Use amendment largely **does not comply** with review criterion 8.

### **CONFORMANCE WITH APPLICABLE PLANS:**

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No other plans are applicable for this area.

### **PUBLIC NOTICE AND PUBLIC COMMENTS RECEIVED:**

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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 March 21, 2026.
- **Mailed Notice.** Evidence of mailed notice was provided showing that the letters were mailed on March 18, 2026.
- **Posted Notice.** Evidence of posted notice was provided showing that the signs were posted on March 30, 2026.
- **Internet Posting** on connect.cheyennecity.org on March 18, 2026.

As of the publication of the Staff Report (March 30, 2026), Staff has received one inquiries or comment from the public on this project. The one member of the public called the office and had concerns about the traffic impacts of new development. The project page on the website has received 15 views and no comments. The project page on the website has received 24 views and no comments.

### **STAFF REVIEW:**

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Through the review process, review comments were received expressing concerns about the appropriateness of the Mixed-use Employment designation at this location. Staff also mentioned drainage and traffic concerns that may become necessary to address with the site plan.

### **CONCLUSION:**

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Although there are multiple reasons to both approve or deny the request, on the balance, Staff does not recommend changing the future land use designation of this area to Mixed-use Employment.

Rationale for approving the request:

Although the current future land use map encourages rezoning out of the current light industrial zones to allow non-industrial uses, most of the recent development in the vicinity has been industrial in nature, including storage uses in newly-created County PUD zones along Southwest Drive. LI (and PUD industrial) zoning exists within the area proposed to be modified – and on three sides. Also, the LU zone to the southwest, although currently developed with residential uses would also allow for light industrial uses (via conditional use processes) in the County.

**Rationale for denying the request:**

Despite the LI zoning and industrial development existing in the area at the time of the comprehensive plan, PlanCheyenne designated all the land surrounded by Lincolnway, the BNSF railroad, College, and I-25 with non-industrial future land use designations, expecting the area to transition to residential and commercial development. Housing is a need in the Cheyenne region and taking land away from future residential development (without adding residential land elsewhere) may further limit opportunities to increase housing supply. There is also currently residential development to the south and southwest that could be negatively impacted by future industrial development.

**ALTERNATIVES:**

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1. Approve the Resolution amending the Land Use Plan as submitted by the applicant.
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 **(Staff Recommendation)**.
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.

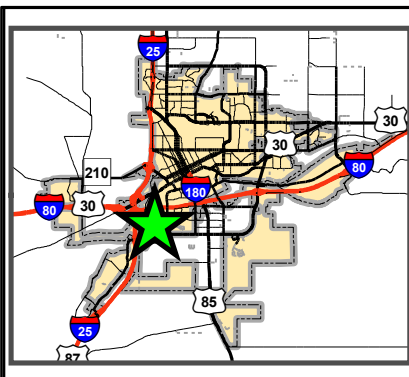
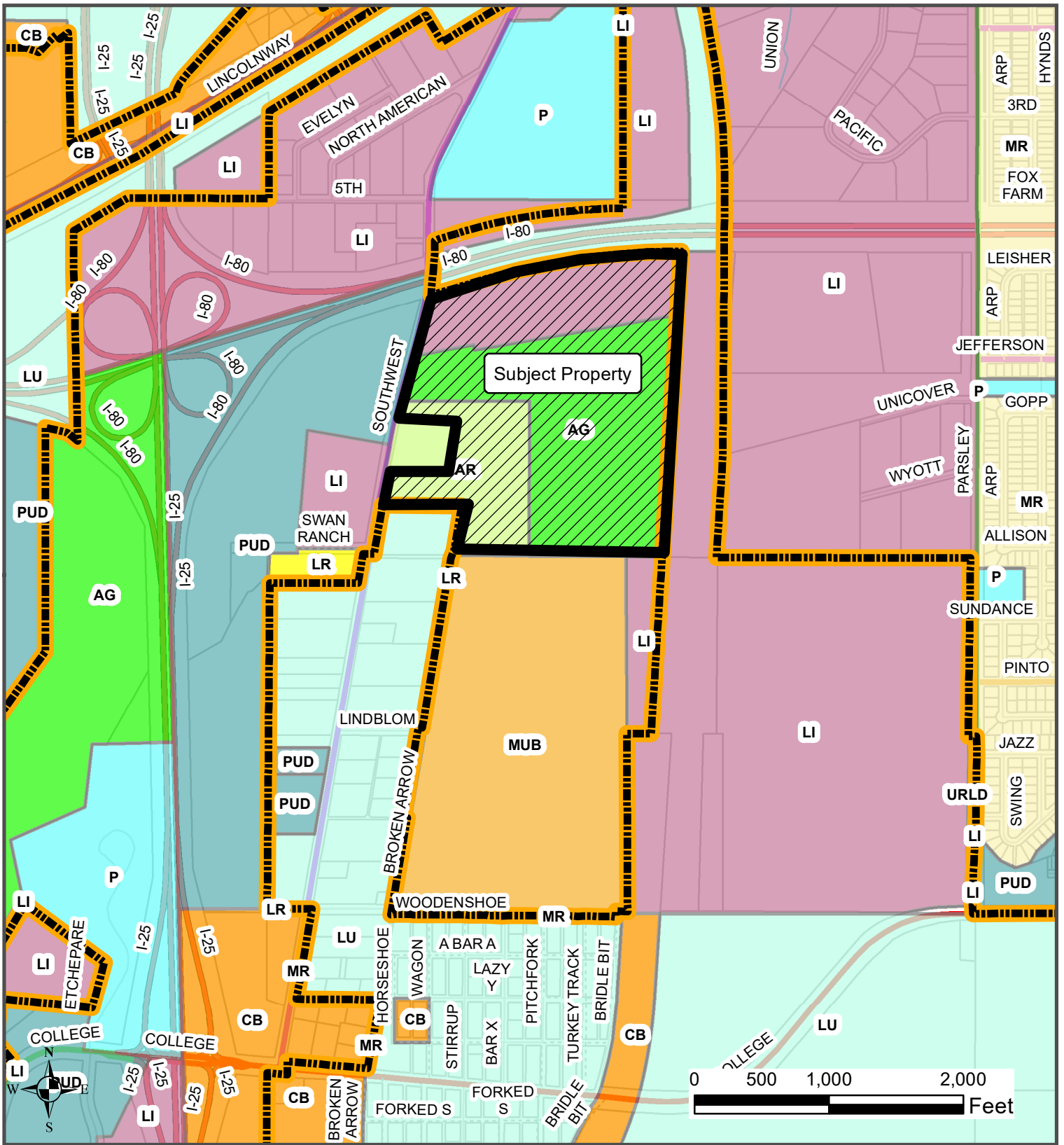
**STAFF RECOMMENDATION:**

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Staff recommends denial of the Resolution amending the Land Use Plan for land south of I-80 and east of Southwest Dr as shown in Exhibit A from Mixed-use Residential to Mixed-Use Employment.

**ATTACHMENTS:**

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

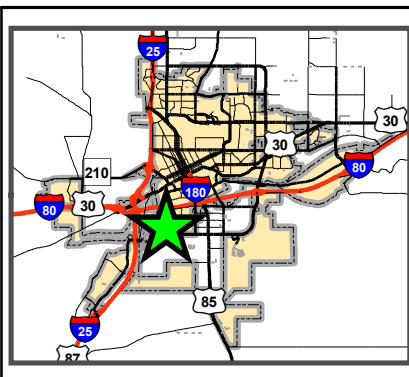
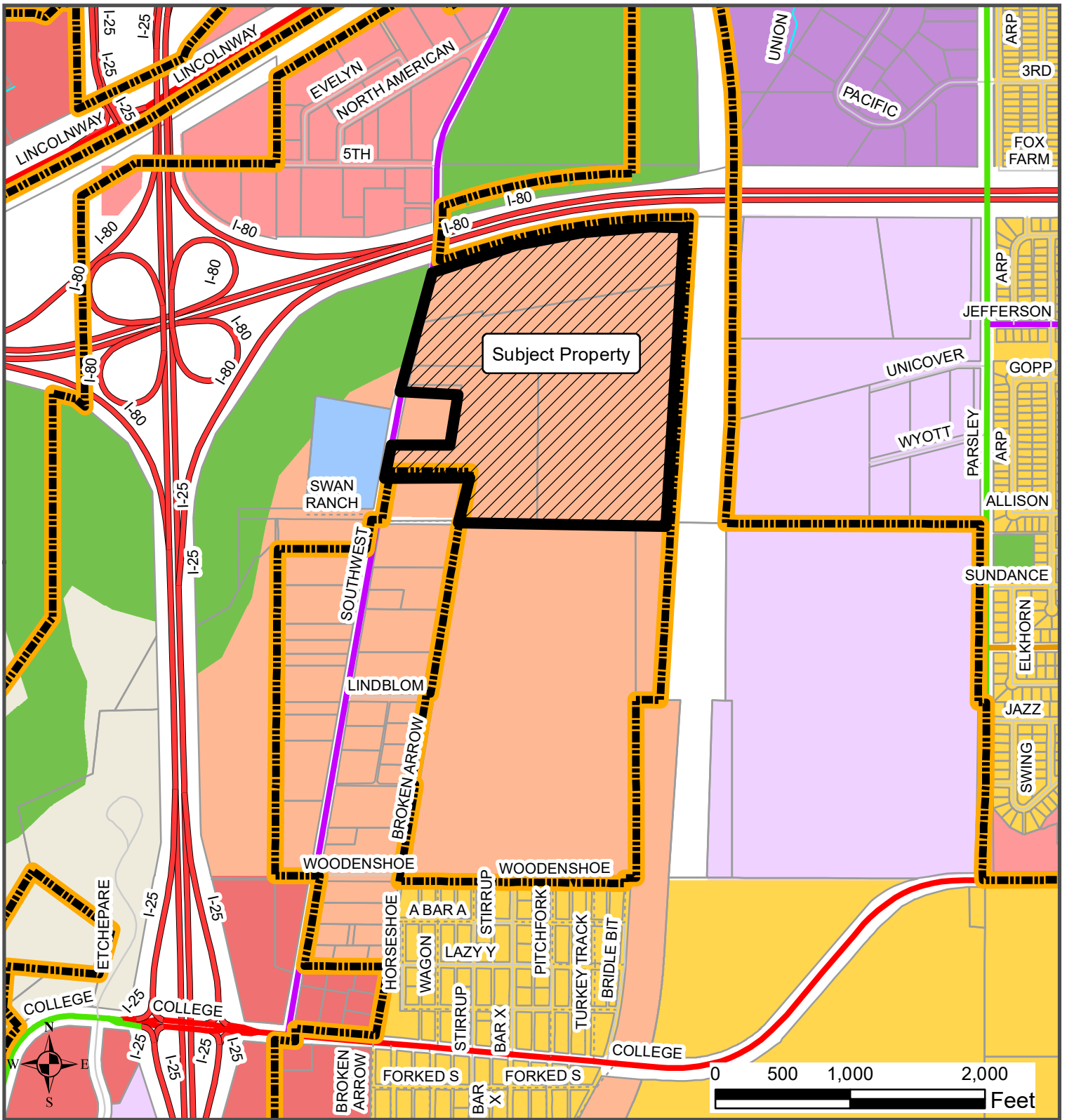


# Attachment 1: Zoning Map PUDC-26-53 and 59

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

- Nov19\_CityLimits
- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Private
- Platted not built
- HR / High Density Residential
- MR / Medium Density Residential
- LR / Low Density Residential
- NR-2 / Neighborhood Residential - Med. Density
- NR-3 / Neighborhood Residential - High Density
- AR / Agricultural Residential
- A-1 / Agricultural and Rural Residential
- A-2 / Agricultural
- AG / City Agricultural
- MUR / Mixed Use Residential Emphasis
- CBD / Central Business District
- CB / Community Business
- NB / Neighborhood Business
- MU / Mixed Use - County
- MUB / Mixed Use Business Emphasis
- MUE / Mixed Use Employment Emphasis
- HI / Heavy Industrial
- LI / Light Industrial
- P / Public
- AD / Airport District
- PUD / Planned Unit Development
- X / Exempt



## Attachment 2: Land Use Map PUDC-26-53 and 59

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

March 30, 2026

**Record No: PUDC-26-59**

Comprehensive Plan Amendment

Status: Active

Submitted On: 3/16/2026

**Primary Location**

517 SOUTHWEST DR  
Cheylene, WY 82007

**Owner**

STANSBERRY FARMS LLC  
Walterscheid Blvd 140 CHEYENNE, WY 82007-1924

**Application**

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

**Project Name\*** ?

Stansberry Farms, LLC.

**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

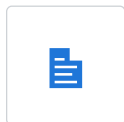
A resident of Cheyenne or the plan area of Laramie is required to submit an application for a comprehensive plan amendment.\*

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.\*

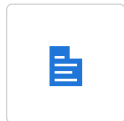
John Sayers  
Mar 16, 2026

### Attachments



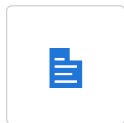
**Posted Notice**

Posted Notice.pdf  
Uploaded by Seth Lloyd on Mar 30, 2026 at 1:36 PM



**Letter of Authorization**

letter-of-authorization for both signed.pdf  
Uploaded by John Sayers on Mar 16, 2026 at 7:24 AM

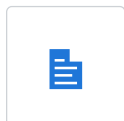


**Peition to change the Comprehensive Plan**

Resident Letter.pdf  
Uploaded by John Sayers on Mar 16, 2026 at 6:09 PM

REQUIRED

2 Versions



**Proposed Comprehensive Plan Amendment Map**

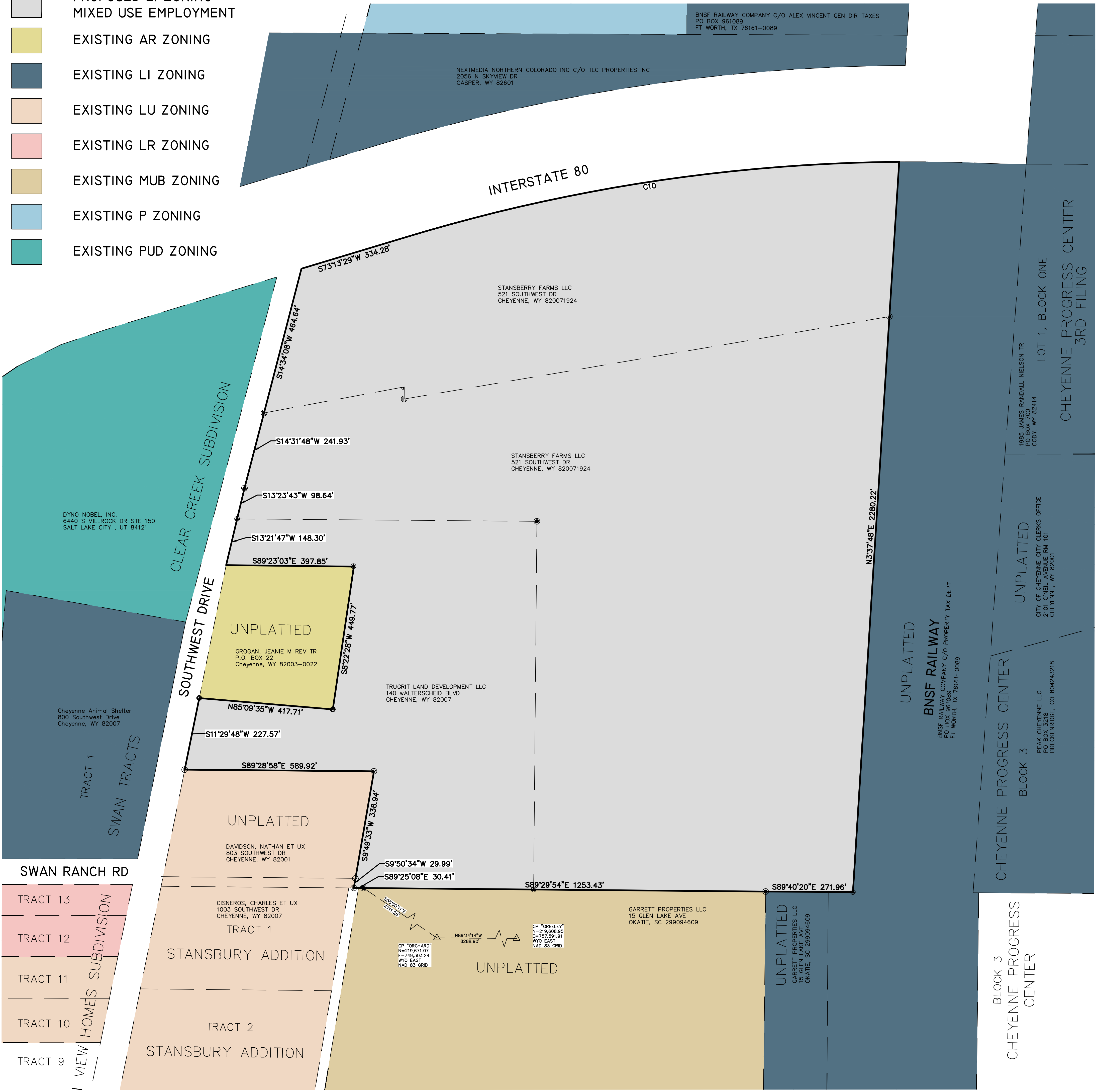
CP\_STANSBURY-FLUM.pdf  
Uploaded by John Sayers on Mar 16, 2026 at 6:09 PM

REQUIRED

2 Versions

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- FOUND 3/2" PIPE

**GENERAL NOTES**

- 1.) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "ORCHARD" AND "GREELEY".
- 2.) THE BOUNDARY AREA DOES NOT FALL WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF THE RECORDING DATE OF THIS DOCUMENT.
- 3.) DISTANCES SHOWN ON PLAT ARE GROUND DISTANCE.

**ZONING INFORMATION**

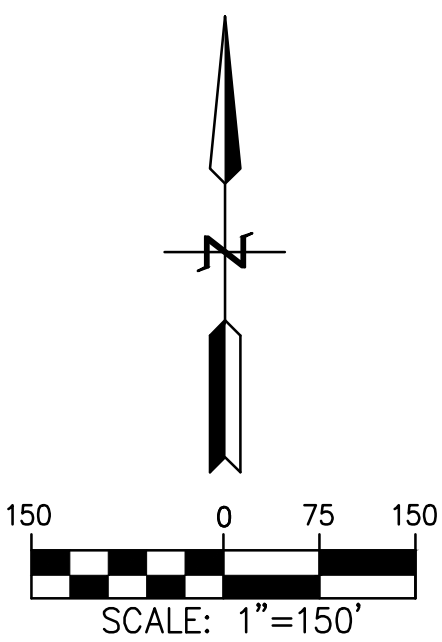
EXISTING ZONING                      AG & AR  
 PROPOSED ZONING                  LI "MIXED USE EMPLOYMENT"

**LEGAL DESCRIPTION**

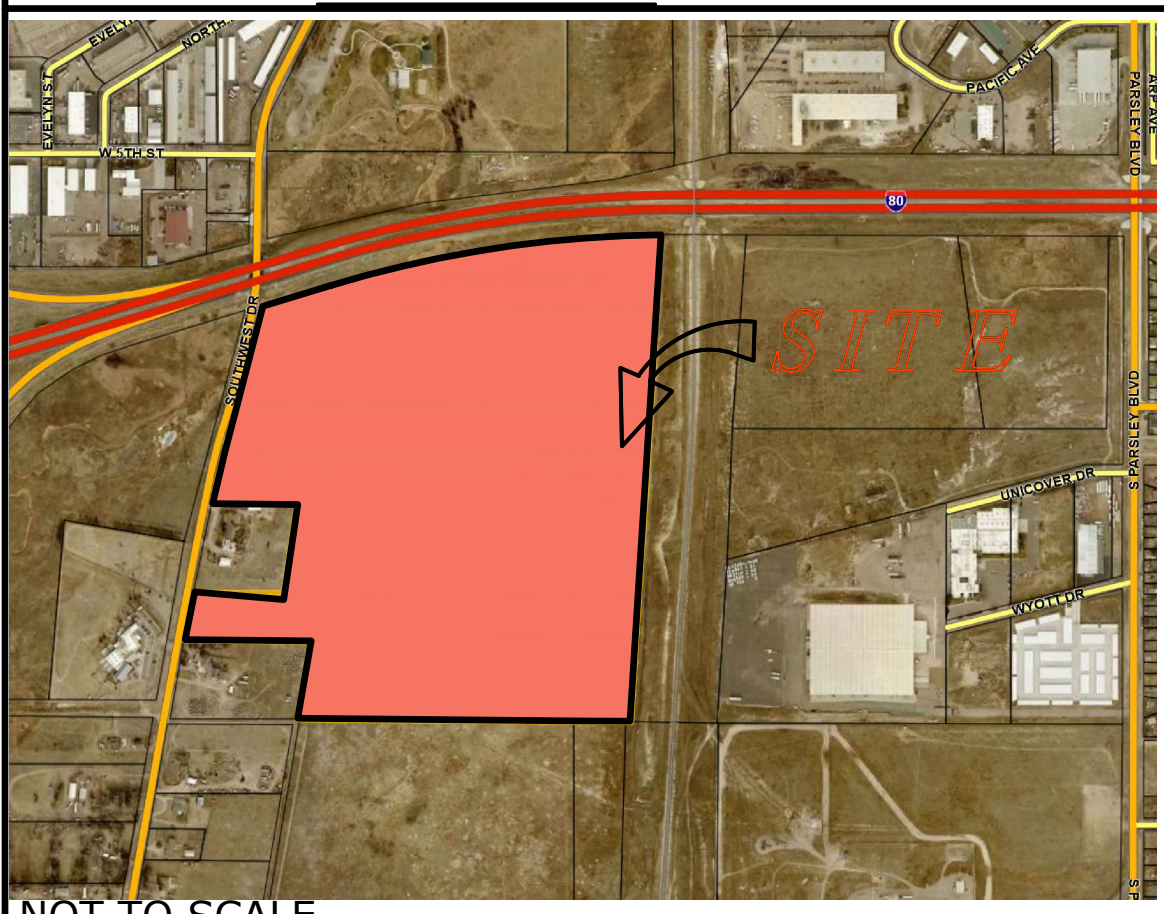
ALL OF LOT 2, BLOCK 1, H AND B TRACTS 2ND FILING, TOGETHER WITH ALL OF TRACT 1, H AND B TRACTS

SAID PARCEL CONTAINS 70.77 ACRES MORE OR LESS.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	16° 27' 05"	5455.39'	1566.40'	S81° 17' 30"W	1561.03'



**VICINITY MAP**



NOT TO SCALE

**FUTURE USE LAND PLAN FOR**

ALL OF LOT 2, BLOCK 1, H AND B TRACTS 2ND FILING, TOGETHER WITH ALL OF TRACT 1, H AND B TRACTS CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED 3/16/2026

**TRU-CRIT Land Development**  
 140 WALTERSCHEID BLVD  
 CHEYENNE, WY 82007  
 307-778-0400  
 MHBWY.COM