



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Sonny M. Keen

**DATE:** January 23<sup>rd</sup>, 2025

**TITLE:** AMENDED MOTION for the Zone Change from LI – Light Industrial to MU – Mixed Use for Tract 2, Cheyenne Irrigated Gardens, 3<sup>rd</sup> Filing.

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#### EXECUTIVE SUMMARY

The motion needs to be amended to show that Tract 2 is the only parcel receiving the zone change to MU – Mixed Use. Tract 1 will remain LI – Light Industrial.

#### RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds 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 4-2-111 of the Laramie County Land Use Regulations.

and that the Planning Commission may recommend approval of a Zone Change from LI – Light Industrial to MU – Mixed Use for Tract 2, Cheyenne Irrigated Gardens, 3<sup>rd</sup> Filing, to the Laramie County Board of Commissioners with no conditions.

#### PROPOSED MOTION

I move to adopt the findings of fact a and b of the staff report and recommend approval of a Zone Change from LI – Light Industrial to MU – Mixed Use for Tract 2, Cheyenne Irrigated Gardens, 3<sup>rd</sup> Filing, to the Laramie County Board of Commissioners with no conditions.

#### ATTACHMENTS

Attachment 1: Location Map  
Attachment 2: Draft Resolution  
Attachment 3: Resolution Exhibit A – Zone Change Map



## Laramie County Wyoming MapServer

CHEYENNE IRRIGATED GARDENS, 3RD FILING, OF THE SOUTH 440 FEET OF TRACT 17, CHEYENNE IRRIGATED GARDENS, SITUATED IN THE SE ¼ OF SECTION 4, T13N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WY.

Cheyenne Irrigated Gardens, 3rd Filing

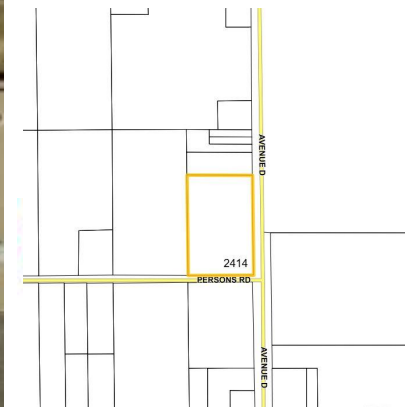
Zone Change PZ-24-00097

Administrative Plat PZ-24-00096

Laramie County Fire District #1

Laramie County School District #1

AMEC Zone 2



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.

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM LI – LIGHT INDUSTRIAL TO MU – MIXED USE  
FOR TRACT 2, CHEYENNE IRRIGATED GARDENS, 3<sup>RD</sup> FILING, LARAMIE  
COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-111 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 4-2-111 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from LI – Light Industrial to MU – Mixed Use for Tract 2, Cheyenne Irrigated Gardens, 3<sup>rd</sup> Filing, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.**

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

\_\_\_\_\_, **2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

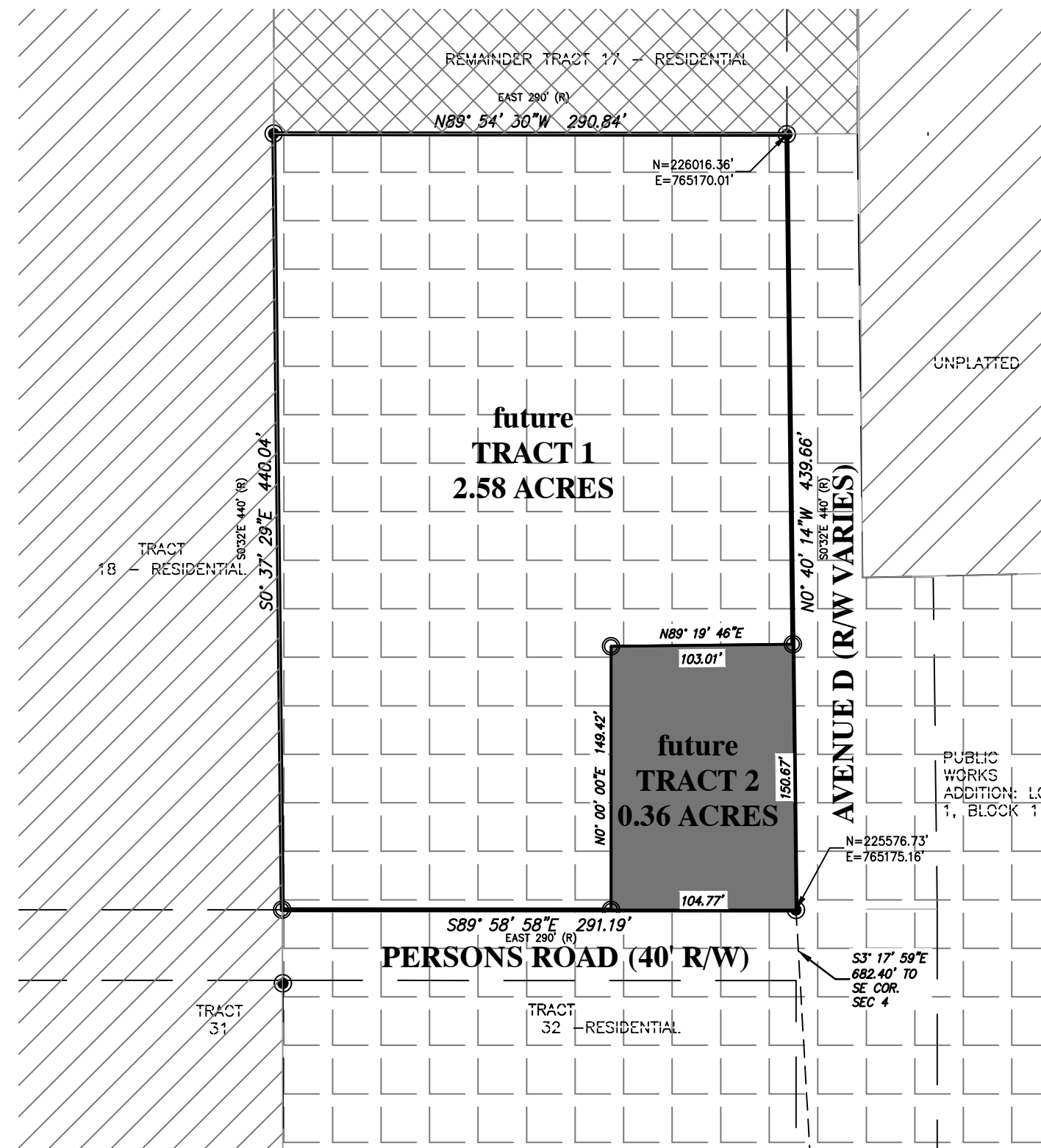
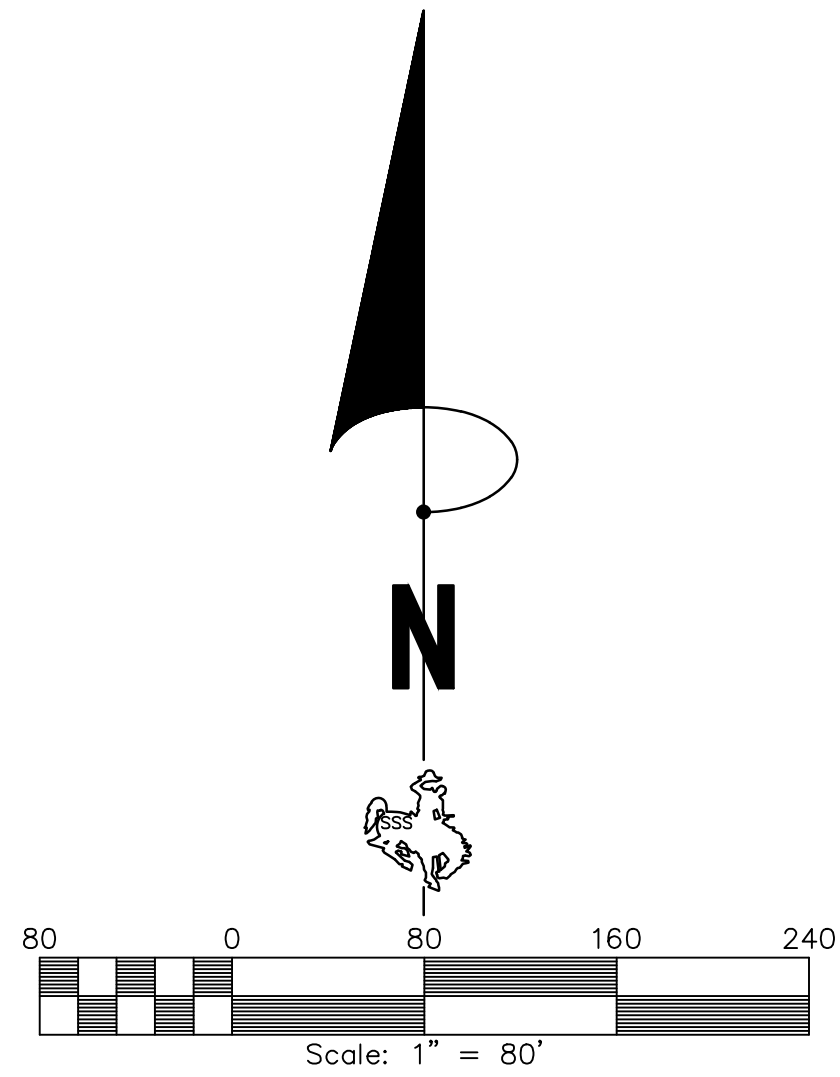
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney



# EXHIBIT A








## ZONE CHANGE EXHIBIT

FOR A PORTION OF THE SOUTH 440 FEET OF TRACT 17, CHEYENNE IRRIGATED GARDENS, SITUATE IN THE SE 1/4 OF SECTION 4, T13N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

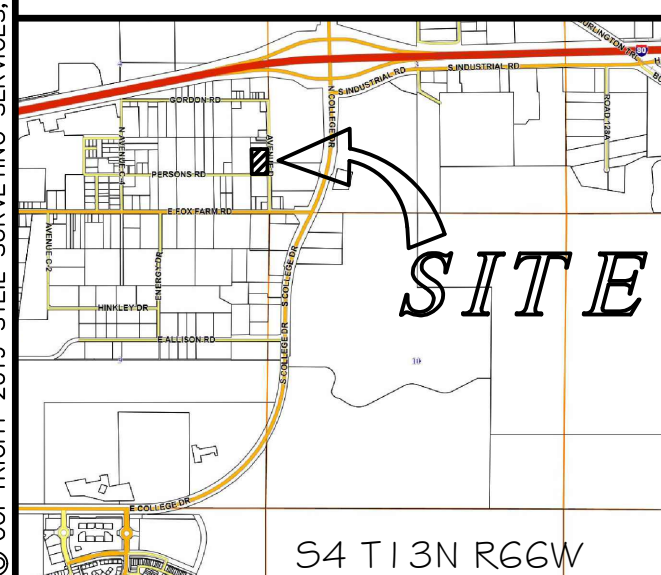
PREPARED NOVEMBER, 2024

### LEGEND

-  EXISTING ZONING PUD
-  EXISTING ZONING LI
-  EXISTING ZONING MR
-  PROPOSED ZONING MU
-  EXISTING ZONING AG

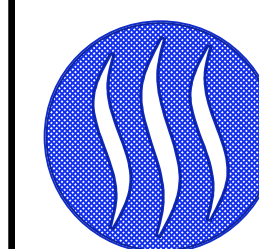
EXISTING ZONING - LI  
PROPOSED ZONING - MU

VICINITY MAP



FILING RECORD

REVISED: 11/26/2024  
24368 ZC.DWG



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