

040217 - 28

LARAMIE COUNTY CLERK BOARD OF COUNTY COMMISSIONERS AGENDA ITEM PROCESSING FORM

1. Date of proposed action: February 17, 2004

2. Agenda Item: Zone Change from District A-2: Agricultural and District AR: Agricultural Residential to District LI: Light Industrial for a portion of Veta Tracts and a portion of Section 4, T.13N., R.67W., 6th P.M., Laramie County, Wyoming (located at the northwest corner of I-80 and North Fort Access Road – a.k.a. 406 and 408 N. Fort Access Road):

3. Department: Development Applicant: Cheyenne LEADs

Agent: John Steil, Steil Surveying Services, LLC

4. Notes: The Regional Planning Commission recommended approval of the above described zone change request by a unanimous vote of 8 to 0. The recommendation for approval was pursuant to Section 81.020(a) and (c) of The Cheyenne and Laramie County Zoning Ordinance 1988, as amended. See the attached Staff Report for more definitive information.

5. Documentation: See. – Staff
Report, Resolution and Map

6. Motion: Recommend approval

COMMISSIONERS VOTE

Knudson _____

Ketcham _____

Humphrey _____

Action _____

Postponed _____

COPY OF RECORD

STAFF REPORT

**A PORTION OF VETA TRACTS
AND A PORTION OF SECTION 4, T.13N., R.67W., 6th P.M.,
LARAMIE COUNTY, WYOMING**

County Zone Change Request

CASE NUMBER: Z-04-03

FILE CODE: VETA-Z

MEETING DATES: February 02, 2004 - Planning Commission
February 17, 2004 - County Commissioners

OWNER: Cheyenne LEADs
One Depot Square
121 W. 15th Street, Suite 304
Cheyenne WY 82001

AGENT: John Steil
Steil Surveying Services, LLC
P.O. Box 2073
Cheyenne WY 82001

REQUEST: Zone Change from District A-2: Agricultural and District AR: Agricultural Residential to District LI: Light Industrial

PURPOSE: Commercial and Industrial Uses

LOCATION:

- (1) Legal Description: A portion of Veta Tracts and a portion of Section 4, T.13N., R.67W., 6th P.M., Laramie County, Wyoming.
- (2) General Location: Northwest corner I-80 and North Fort Access Road
- (3) Address: 406 and 408 N. Fort Access Road.
- (4) Map Page: D-100 - County.

SIZE: Total Area: 520.318-Acres

ZONING: District A-2: Agricultural and District AR: Agricultural Residential

PROPOSED ZONING: District LI: Light Industrial

EXISTING LAND USE: Two residential units

PROPOSED LAND USE: LEADs Industrial Park

RECOMMENDED LAND USE PER ADOPTED PLAN: Low Density Residential(northern portion), Light Industrial (southern portion), and Community Business (southeast corner) (*ref: West Cheyenne Land Use and Infrastructure Improvement Plan, December 2002*).

SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North: Vacant	SR	City
South: Vacant	A-2	County
East: Vacant	A-2	County
West: Ranch Land	A-2	County

DESCRIPTION OF SITE AND SURROUNDINGS: The property is mainly vacant pastureland and contains two residential structures. These uses will be removed when the property is developed. Access to the site is proposed to be from Veta Tracts existing accesses and North Fort Access Road. Surrounding land uses are noted above.

AREA HISTORY: Veta Tracts was platted in 1946, with a total of 40 tracts but was never developed. In 1998, a proposed plat to be known as Country Walk Estates was submitted for consideration for this property. The City Council rejected a user's agreement to utilize City water and also rejected annexation. All of Block 1 and a portion of Block 2, Veta Tracts, was replatted and annexed to the City of Cheyenne in August 2001. The remaining lots, existing within Veta Tracts, will be subject to the zone change request.

ZONE CHANGE DATA: The owner proposes to develop a business park for commercial and industrial uses on this parcel of ground. The current A-2 and AR zoning of the property does not allow for this type of use. District AR is described as areas primarily used for large lot detached residential development at a density which typifies a rural lifestyle and which may include accessory agricultural uses. District A-2 is described as areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock, or other farming or ranching activity is practiced.

If the zone changes are approved, the property will need to be platted to facilitate the commercial and industrial uses along with provision of site plans for each use developed within the proposed park. District LI is described as light industrial areas that are to be primarily developed for environmentally controlled manufacturing or intensive employment uses and may have accessory commercial or office uses.

REVIEWING AGENCY COMMENTS:

Planning/Cheyenne MPO: The proposed land use for this area, according to the 2002 West Cheyenne Plan is Community Business at the corner of N. Fort Access Road and I-80. The southern portion of the property has a proposed land use of light industrial. Low density residential is the proposed land use for the northern portion of the property. Community Business is proposed at the corner of N. Fort Access and Happy Jack. The proposed zone change is not in violation of the principles expressed in the West Cheyenne Plan because the proposal expands an already proposed zone. This expansion would eliminate potential conflicts between residential and light industrial land uses within this section of land. The action plan for West Cheyenne also highlights the location of a trails extension through this property. In this

case it would be appropriate for open space to act as a natural buffer between any conflicting land uses that might border the property. (see the West Cheyenne Plan, pages 3, 46, and 55).

County Commissioners: This zone change will be considered by the commission if it is presented at a public meeting.

County Fire District #2: I received this late! LCFD #2 may request a site for a new station! This will strain LCFD resources if developed commercially and not annexed into the city of Cheyenne. We will need to work with any commercial development to properly plan for fire prevention and suppression. A site review will be necessary. **Note:** This land is intended for annexation and a site plan is required on all commercial or industrial uses (to address infrastructure concerns).

County Planner/Zoning: Industrial zoning implies intensive, urban activity, and correspondingly, the need for central sewer services. What plans exist for the provision of sewer to this area? The West Cheyenne Land Use and Infrastructure Improvement Plan, 2003, indicates that the south 1/3 of Section 4 should have a "Light Industrial" land use. The northerly 2/3's of Section 4 are designated "Low Density Residential". Land adjacent to the intersections of Fort Access Road/I-80, and Fort Access Road/Happy Jack Road are designated as "Community Business". **Note:** This land is intended for annexation and a site plan is required on all commercial or industrial uses (to address infrastructure concerns).

WyDOT: Access onto Fort Access must be 660' north of I-80 ramps.

AGENCIES RESPONDING WITHOUT COMMENT: Sheriff's Office, Department of Energy, County Assessor, County Fire Warden

AGENCIES NOT RESPONDING: None

OTHER COMMENTS RECEIVED: None

RECOMMENDATION: Section 81.020 of The Cheyenne and Laramie County Zoning Ordinance 1988, states before any zoning district map amendment or regulation is recommended for approval to the appropriate legislative body, the Planning Commission shall find any of the following:

- (a) That the zoning district maps or regulations are consistent with plans and policies of the City of Cheyenne and Laramie County; or
- (b) That the original zoning classification given to the property was inappropriate or improper; or
- (c) 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.

RECOMMENDATION: Section 81.020 items (a) and (c) are applicable to this request. The Development staff recommends approval of the zone change request.

encl: Zone Change Map
Aerial

cc: Owner/Agent
County Planner/Zoning
File (VETA-Z)

STAFF REPORT UPDATE (02-02-04):

At their meeting, the Cheyenne – Laramie County Regional Planning Commission recommended approval of the zone change from Districts A-2: Agricultural and AR: Agricultural Residential to District LI: Light Industrial. The recommendation was approved by a vote of 8 to 0, pursuant to Section 81.020(a) and (c). of the Cheyenne and Laramie County Zoning Ordinance 1988.

Date: February 2, 2004

To: Members of the City/County Planning Commission

From: Residents of Laramie County, specifically the residents
of Rolling Hills, Cox Country, Fairacres and
Surrounding area.

RE: Zone change

CC: County Commissioners, Jeff Ketcham, Diane
Humphrey & Jack Knutson

RECEIVED

FEB - 2 2004

CITY OF LARAMIE
DEVELOPMENT DEPARTMENT

Dear Sirs,

Please see attached copy of a petition containing _____ signatures, in favor of the zone change for
Section 4 to light industrial. We are in the process of collecting more signatures for the purpose of
presenting a more complete petition for the County Commissioners meeting in the future.

Sincerely,

Concerned County Residents

P E T I T I O N

DATE: January 30, 2004
TO: Members of the City/County Planning Commission
FROM: Residents of Laramie County, *specifically the residents of Rolling Hills, Cox Country, Fairacres and surrounding area.*
RE: Zone change
CC: County Commissioners, Jeff Ketcham, Diane Humphrey, & Jack Knutson

We the undersigned residents would strongly like to urge the members of the City/County Planning Commission on February 2, 2004 and the members of the County Commission, meeting at a later date, to grant a zone change for Section 4 from **A-2 to Light industrial**.

LEADS a non-profit organization, whose purpose is to work to bring new business and to help facilitate the creation of jobs in Cheyenne and Laramie County, has purchased the property for the purpose of building a new light industrial park. LEADS representatives have contacted and had meetings with many of the surrounding residents and are willing to work with those in the neighborhood in order to assess our needs as a community. Representatives have assured residents, living near the proposed industrial park, that LEADS would be willing to allow residents the necessary avenues of communication in order to voice our needs, ideas and concerns and have them considered in the development phases of the project. Working with LEADS on this project could only enhance the Quality of life in Laramie County and Cheyenne, i.e. the promotion of the area to reputable business and the creation of jobs, while not detracting from the life style of those in the vicinity of the project. LEADS' intention is to build a functional and attractive light industrial park with all the extra amenities that will attract business and create a pleasant atmosphere for the employees working in the area, as well as for the residents of Laramie County and Cheyenne.

Printed Name	Address	Phone #	Signature
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Ann C. Burns	2316 Phillips Place	634-5012	<i>Ann C. Burns</i>
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RJ Burns	2316 PHILLIPS PL	634-5012	<i>RJ Burns</i>
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Robert Weaver	8303 Cox Rd	637-3475	<i>Robert Weaver</i>
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Geneva Weaver	8303 Cox Rd	637-3475	<i>Geneva Weaver</i>
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Cheryl Cordier	2300 Phillips Pl	635-6532	<i>Cheryl Cordier</i>
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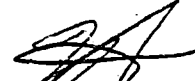
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Mark Sutherland	1706 Treadway Trail	632-6633	
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Rhonda Sutherland	1706 Treadway Trail	632-6633	Rhonda Sutherland
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Ann King	10333 Highway 210	634-4114	Ann King
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Shudy L. Eisele	10333 Rd 210	634-7840	Shudy L. Eisele
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DOUGLAS A. VAN PELT	2016 TREADWAY TR.	632-9724	<i>Douglas A. Van Pelt</i>
Sheryl K. VAN PELT	2016 Treadway Tr.	632-9724	<i>Sheryl K. Van Pelt</i>
Kathleen R. Krempels	2606 McKinney Dr.	638-0702	<i>Kathleen R. Krempels</i>
Tiffany Malcolm	2612 DeGraw Dr.	634-7338	<i>Tiffany W. Malcolm</i>
Larry Malcolm	2612 DeGraw Dr.	634-7338	<i>Larry Malcolm</i>
Paul Krempels	2606 McKinney Dr.	638-0702	<i>Paul Krempels</i>

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Barbara Bowser	7017 M.L. Tarey Rd	638-7274	Barbara Bowser
Ron Bowser	7017 M.L. Tarey Rd	638-7274	Ron Bowser

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Albert Brenner	5920 Happy Jack Rd	637-8457	<i>Albert Brenner</i>
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Patricia Brenner	5920 Happy Jack Rd	637-8457	<i>Patricia Brenner</i>
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cell 303-775-3176 William B. Puffer 5908 Happy Jack Rd *Bill Puffer*

cell 303-775-3176 Frederick M. Lander 5908 Happy Jack Rd *Frederick M. Lander*

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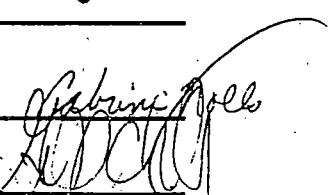
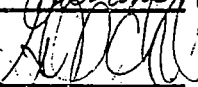

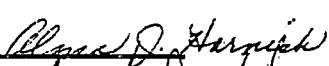
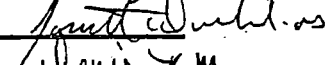

BETH LONG	6406 HAPPY JACK	778-3832	Beth Long
JACK LONG	6406 Happy Jack		Jack Long
CLINT A. COOPER	6622 Happy Jack	421-7745	Clint A. Cooper
Fred F. Boennert	5914 Happy Jack		Fred F. Boennert
Angela Drape	6818 Happy Jack Rd	778-9594	Angela Drape
RONALD W. HADE	6818 HAPPY JACK RD	778-9594	Ronald W. Hade

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Cabrini Nolls	6703 Military Rd	635-6975	
Gerald Nolls	6703 Military Rd	635-6975	
Charles HARNISH	7612 DeGrow Dr	638-2545	
Alma HARNISH	7612 DeGrow Dr	638-2545	
Jonathan D. Medina	2713 DeGrow Dr	638-2033	
Denise K. Medina	2713 DeGrow Dr	638-2033	

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Tina Gillespie	6504 Happy Sack Rd.	637-2839	<i>Tina Gillespie</i>
Robert A. Gillespie	6504 Happy Sack Rd.	637-2839	<i>Robert A. Gillespie</i>

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Teresa Mischke	8403 Cox Rd	635-1881	<i>Teresa Mischke</i>
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Judith Blackburn	8507 Cox Rd	634-7196	<i>Judith Blackburn</i>
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GERALDINE KESLAR	3605 BURKE DR	634-8456	<i>Geraldine Keslar</i>
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Richard Keslar	3605 Burke Dr.	634-8456	<i>Richard Keslar</i>
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Net Edmonds	8604 Cox Rd	432-0578	<i>Janet L. Edmonds</i>
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DAVID BEEDELE	8408 COL R.P.	307-638-0920	<i>David Beede</i>

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DATE: January 30, 2004
TO: Members of the City/County Planning Commission
FROM: Residents of Laramie County, *specifically the residents of Rolling Hills, Cox Country, Fairacres and surrounding area.*
RE: Zone change
CC: County Commissioners, Jeff Ketcham, Diane Humphrey, & Jack Knutson

We the undersigned residents would strongly like to urge the members of the City/County Planning Commission on February 2, 2004 and the members of the County Commission, meeting at a later date, to grant a zone change for Section 4 from **A-2 to Light industrial**.

LEADS a non-profit organization, whose purpose is to work to bring new business and to help facilitate the creation of jobs in Cheyenne and Laramie County, has purchased the property for the purpose of building a new light industrial park. LEADS representatives have contacted and had meetings with many of the surrounding residents and are willing to work with those in the neighborhood in order to assess our needs as a community. Representatives have assured residents, living near the proposed industrial park, that LEADS would be willing to allow residents the necessary avenues of communication in order to voice our needs, ideas and concerns and have them considered in the development phases of the project. Working with LEADS on this project could only enhance the Quality of life in Laramie County and Cheyenne, i.e. the promotion of the area to reputable business and the creation of jobs, while not detracting from the life style of those in the vicinity of the project. LEADS' intention is to build a functional and attractive light industrial park with all the extra amenities that will attract business and create a pleasant atmosphere for the employees working in the area, as well as for the residents of Laramie County and Cheyenne.

Printed Name	Address	Phone #	Signature
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MARTIN F. MISCHKE	8403 Cox Rd	635-1881	
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<i>Martin F. Mischke</i>			
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RESOLUTION NO. _____

ENTITLED: "A RESOLUTION AUTHORIZING THE CHAIRMAN OF THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING, AND THE COUNTY CLERK, TO SIGN A ZONE CHANGE FROM DISTRICT A-2: AGRICULTURAL AND DISTRICT AR: AGRICULTURAL RESIDENTIAL TO DISTRICT LI: LIGHT INDUSTRIAL FOR A PORTION OF VETA TRACTS AND A PORTION OF SECTION 4, T.13N., R.67W., 6TH P.M., LARAMIE COUNTY, WYOMING (LOCATED AT THE NORTHWEST CORNER OF I-80 AND NORTH FORT ACCESS ROAD – A.K.A. 406 AND 408 N. FORT ACCESS ROAD)."

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING:

WHEREAS, in accordance with Article III, of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended, the Zoning Map as described in Section 30.010, the area described as a portion of Veta Tracts and a portion of Section 4, T.13N., R.67W., 6th P.M., Laramie County, Wyoming, (attached "Exhibit A") be changed from District A-2: Agricultural and District AR: Agricultural Residential to District LI: Light Industrial; and

WHEREAS, the requested zone change was recommended for approval by the Cheyenne and Laramie County Regional Planning Commission on February 2, 2004, pursuant to Section 81.020(a) and (c) of The Cheyenne and Laramie County Zoning Ordinance 1988, as amended; and

WHEREAS, the County Planning Department of Laramie County, Wyoming, or a designated representative, shall alter and amend the adopted Zoning Map as described in Article III, Section 30.010, of The Cheyenne and Laramie County Zoning Ordinance 1988, as amended, to comply with the change of zoning districts.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2004.

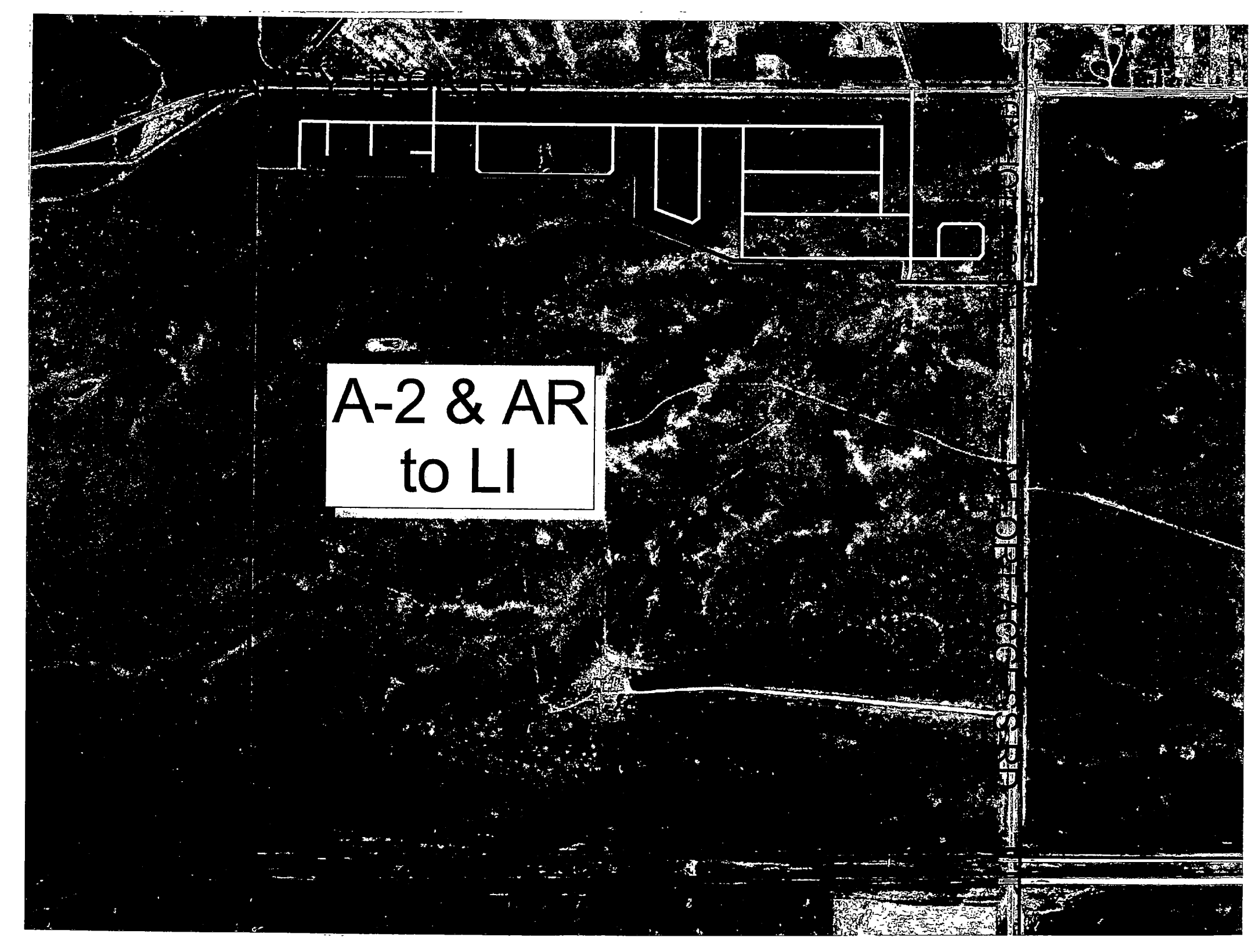
JACK KNUDSON, CHAIR

(SEAL)
ATTEST:

DEBRA K. LATHROP, COUNTY CLERK

Received And Approved
As To Form Only
By The County Attorney

RAH 2/9/04



A-2 & AR
to LI