



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** January 4<sup>th</sup>, 2022

**TITLE:** Review and Approval regarding the Rico's RV and Boat Storage PUD" Regulations, located on Lot 1, Block 4, Murray Hill Estates, Laramie County, WY.

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This Zone Change was presented to this Board on July 20, 2021 and approved with one condition. Upon recordation of the Zone Change Resolution, it was determined that the PUD Regulations were incorrectly not added to the resolution. Therefore, the Planning Department requests that these PUD regulations be approved as an addition to the "Rico's RV and Boat Storage PUD" Zone Change Resolution.

### PROPOSED MOTION

I move to approve the "Rico's RV and Boat Storage PUD", for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, as shown on 'Exhibit B' attached.

### ATTACHMENTS

Attachment 1: Resolution

Attachment 2: Resolution 'Exhibit B' – PUD Regulations

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM CB – COMMUNITY BUSINESS TO PUD – PLANNED UNIT DEVELOPMENT  
FOR LOT 1, BLOCK 4, MURRAY HILL ESTATES,  
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 4-2-112 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 find 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 4-2-112 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from CB – Community Business to PUD – Planned Unit Development for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – PUD Regulations with the following condition:**

- 1. The site plan for Rico’s RV and Boat Storage be approved by the Laramie County Board of County Commissioners

**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'

## LAND DESCRIPTION

A PARCEL OF LAND OF SITUATE IN LOT 1, BLOCK 4, MURRAY HILL ESTATES, SECTION 1, T. 14 N., R. 67 W., 6TH P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 ALL OF LOT 1, BLOCK 4, MURRAY HILL ESTATES  
 SAID PARCEL CONTAINS 2.26 ACRES OR 98,446 SQUARE FEET MORE OR LESS.

## ZONING

EXISTING ZONING: CB - COMMUNITY BUSINESS  
 PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT

## NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1079F DATED JANUARY 17, 2007.
- 3.) NO PUBLIC PARKING PROVIDED.

## LEGEND

- FOUND 1 1/2" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "PLS 9834"
- ⊗ FOUND #4 REBAR
- FOUND 1" PLASTIC CAP PLS 566
- (R) INDICATES RECORD DATA PER PLAT OF ERNSTE SUBDIVISION.



AREA TO BE REZONED

## ZONE CHANGE FOR LOT 1, BLOCK 4, MURRAY HILL ESTATES

SITUATE IN A PORTION OF THE NORTHEAST QUARTER(NE 1/4), SECTION 1, T. 14 N., R. 67 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED JULY 2021

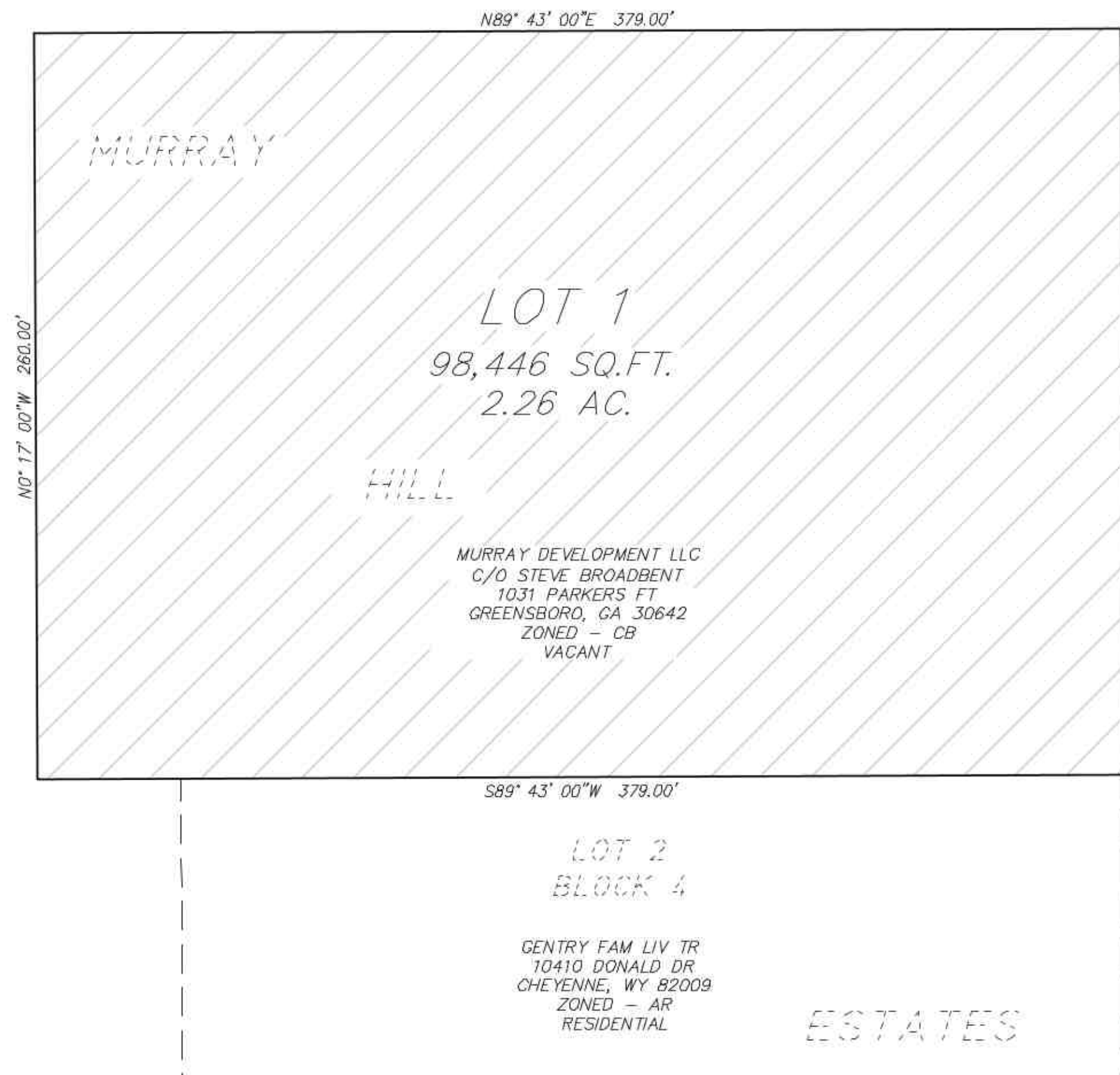


REV. 7/13/21

INTERSTATE 25 (R/W VARIES)

DONALD DRIVE (80' R/W)

## CHIEF DRIVE (80' R/W)



ONLVIII TSCCHWY LLC  
 C/O LEASE ADMINISTRATION  
 5401 VIRGINIA WAY  
 BRENTWOOD, TN 37020  
 ZONED - NB  
 COMMERCIAL/RETAIL  
 LOT 2 BLOCK 1  
 MURRAY HILL ESTATES  
 SECOND FILING

MURRAY

ANGEL, RAY J ET UX  
 10603 DONALD DR.  
 CHEYENNE, WY 82009  
 ZONED - AR  
 RESIDENTIAL

LOT 6  
 BLOCK 2

HILL

LOT 7  
 BLOCK 2

ROGNON, STANLEY C ET UX  
 10505 DONALD DR.  
 CHEYENNE, WY 82009  
 ZONED - AR  
 RESIDENTIAL

LOT 6  
 BLOCK 2

ARAGON, BRIAN ET UX  
 600 MC GARRY DR  
 CHEYENNE, WY 82009  
 ZONED - AR  
 RESIDENTIAL

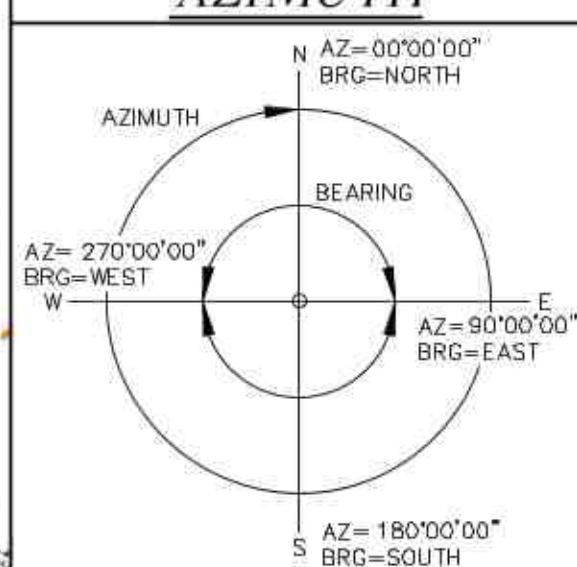
ESTATES

<b>OWNER</b>	<b>DEVELOPER</b>
RAY AND AMANDA ANGEL 10603 DONALD DR. CHEYENNE, WY 82009	RAY AND AMANDA ANGEL 10603 DONALD DR. CHEYENNE, WY 82009
<b>SURVEYOR</b>	<b>ENGINEER</b>
JONES LAND SURVEYING, INC. 6750 SOY KALLY RD. CHEYENNE, WY 82009 (307) 637-7107	N/A

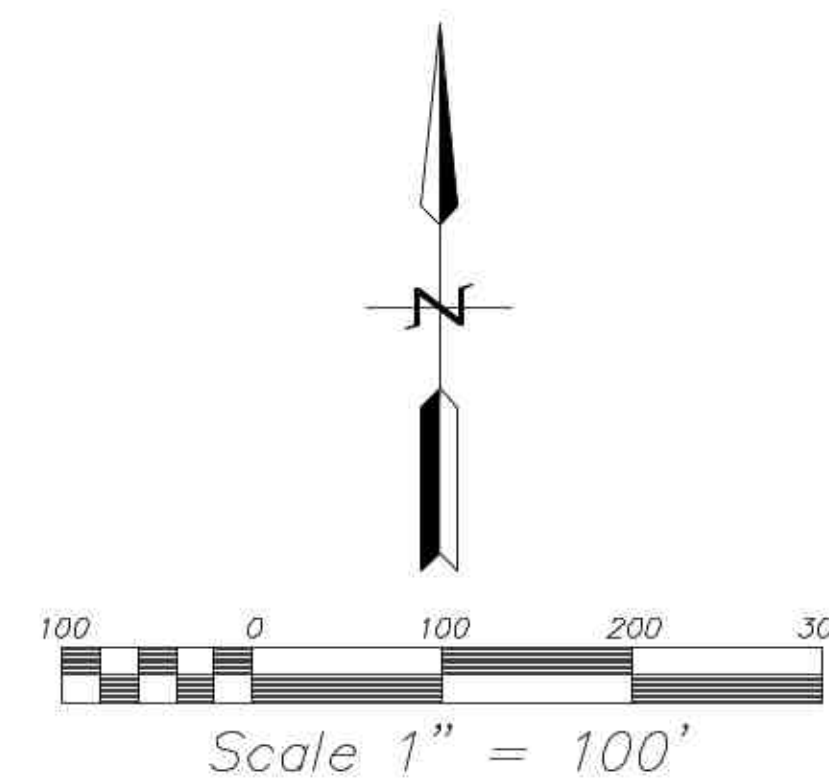
## VICINITY MAP



## AZIMUTH



## FILING RECORD



# 'Exhibit B'

TO: Laramie County Board of Commissioners  
FROM: Ray and Amanda Angel  
DATE: 05/13/2021  
TITLE: Application Request for Zone Change from CB (Commercial Business) to PUD (Planned Unit Development) for Murry Hills Estates Lot 1, Block 4, Laramie County, WY

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## **INTENT AND PURPOSE**

Ray and Amanda Angel respectfully request a zone change for Murray Hills Estates Lot 1, Block 4, property. The 2.26-acre vacant lot is currently zoned for Community Business (CB). We are requesting a zone change to a Planned Unit Development (PUD) that would allow for an enclosed, covered, and outdoor recreational storage unit facility consisting of 105-115 units for rent with security and electricity on site.

## **FUTURE LAND USE**

### ***Plan Cheyenne***

The "Future Land Use Plan" describes this property as best suited for "*Community Business category emphasizes a range of retail and office uses to serve neighborhoods and the community and region, and some align with designated Commercial/Regional Activity Centers.*" We feel by building a recreational storage facility we are meeting Plan Cheyenne's desired goals to "*where possible, provide access and connections to nearby neighborhoods using internal streets and sidewalks*". We would be blending a community business with the nearby neighborhood in terms of scale, design, signage, and lighting. Lastly, we would provide a quality site and building design to enhance property values and economic resiliency. This guidance can be found in the following link:

<https://www.plancheyenne.org/PlanCheyenne2014FINAL/PlanCheyenneCityVersionApril2014FinalClean.pdf>

## **JUSTIFICATIONS:**

We believe an enclosed/outdoor recreational storage unit complex is needed in Cheyenne, especially in the northern area of Cheyenne due to the growth of single-family homes and absence of recreational storage options. There are minimal recreational storage facilities in Cheyenne, and to date, none offer completely enclosed storage. Our proposal provides a place to store all types of recreational vehicles in a secure location. Based on our research of similar facilities in Southern Wyoming and Northern Colorado, the need for recreational storage options is high.

Under Section 4-2-112, iii, we feel our project will benefit others as follows:

- a. Taking into consideration the frequent hailstorms we experience in Cheyenne and minimal covered or enclosed storage options; an enclosed recreational storage facility is needed to protect individual's valuable assets. We feel we are meeting the PUD provisions of an outstanding public amenities

- b. Subdivision developments such as Saddle Ridge, Thomas Heights, Dakota Crossing, Bison Run, The Point, Sweet Grass, and Whitney Ranch all have covenants restricting trailers and motor home parking. We offer a place to store trailers, recreational vehicles, motorhomes, and boats so they are not blocking access to parking or blocking the view of vehicles.
- c. Hours of operation would be 24/7 with keypad access in a secure gated facility, with only one entrance in and out of the storage facility. Additionally, the entrance/exit will be located off Hynds Blvd to eliminate any disruptions to the local neighborhood.
- d. Traffic: We do not anticipate substantial impact of traffic on Hynds Blvd
- e. We have personally spoken with Stanley and Corine Rognon, Brian Aragon and Robert and Patricia Gentry who own the adjacent properties and they fully support this project.

### **Pertinent Regulations**

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district maps, 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.

Under Section 4-2-112, of the Laramie County Land Use Regulations, the PUD (Planned Unit Development) zoning district is intended to permit flexibility and creativity in site and building design and location, and prevent adverse impacts and protect public health, safety, and welfare. Design excellence or the provision of outstanding public amenities shall be considered when adopting a (PUD). A PUD may be appropriate when at least one of the following is incorporated:

- i. Development of compatible land uses that provides private and common spaces for recreation, circulation, or open space.
- ii. Conservation of natural features or development of desirable amenities.
- iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are to the benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be developed with other uses when negative impacts are proven to be mitigated.

- iv. Creation of large areas for a wide variety of commercial or industrial uses such as shopping centers and their associated developments so that these uses can benefit from combined planning and standards.

As the applicants of this request, we are claiming the *third* criteria for justification of the change in zone district. The applicants would also like to request a waiver, at this time, for a traffic study and for a drainage plan until the zoning is approved.

**REGULATION REQUIREMENTS** (PER: The Laramie county Land Use Regulations in 4-2-112 e. iii, District PUD-Planned Unit Development)

- A. Uses by Right
  - i. Individual indoor and outdoor recreational storage units for lease
- B. Uses Requiring Board Approval and location.
  - i. None
- C. Minimum property area
  - i. Total size of property is 2.26 acres.
- D. Maximum property area for use
  - i. Total size of property is 2.26 acres.
- E. Building, property or site coverage
  - i. Total building and parking areas shall not exceed ninety (90) percent of the total property area for nonresidential uses.
  - ii. Best Management Practices for on-site storm water management are encouraged.
  - iii. Landscaping will be used extensively to provide a visually appealing buffer zone between neighboring properties and to prevent adverse impacts between land uses within or adjacent to the proposed PUD. All areas, including areas from right-of-way line to property line that are not covered by buildings and parking areas shall be landscaped. A 6-foot privacy fence will be installed.
- F. Maximum building height
  - i. Maximum building height shall be thirty-five (35) feet
- G. Minimum setbacks on the front, rear and side yards.
  - i. Setbacks will include 25 feet from Hynds Blvd, 5 from Donald Dr. and 5 feet Chief Dr. and adjunct private property line to the South.

H. Site Plan Requirements

- i. A County approved site plan and landscape plan shall be required in accordance with Sections 2-2-133.
- ii. Landscaping will consist of one tree and two scrubs for every 30 linear feet of land within the 25-foot set back area on Hynds Blvd.

I. Parking

- i. Onsite parking provided/assigned

J. Buffering and Screening Requirements

- i. Outdoor storage will be screened by fencing and landscaping.

K. Signage requirements and regulations

- i. If signage is used herein shall mean signs that are low profile, that is less than eight (8) feet in height and are free standing and shall be a minimum of ten (10) feet from a right-of-way.

L. Proposed ownership of common facilities

- i. No common facilities on site.