



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Keen, Associate Planner

**DATE:** March 19<sup>th</sup>, 2024

**TITLE:** PUBLIC HEARING on a Zone Change from LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park and Lot 1, Block 1, Terry Park, Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI, PC, on behalf of Swan Ranch, LLC, has submitted a Zone Change application for Terry Ranch Business Park and a portion of Terry Park, located at the intersection of Sheep Avenue and State Highway 223.

The purpose of the application is to change the zone district from LU – Land Use Zone District to PUD – Planned Unit Development Zone District and to provide a standard for acceptable uses that are allowed within the Business Park. The PUD will create a zone that allows uses across the Community Business, Light Industrial, and Heavy Industrial use categories.

### BACKGROUND

The subject property is 88.58 acres and is currently assessed as Commercial Vacant Land. It is bordered by two business parks, Stateline ILA Site Subdivision and Terry Park. The parcels are accessed from Sheep Avenue via State Hwy 223.

### **Pertinent Regulations**

**Section 1-2-103(b)** governing the criteria for a zone map amendment.

**Section 4-2-112** governing the PUD – Planned Unit Development Zone District.

## **DISCUSSION**

The Laramie County Comprehensive Plan designates this area as GC (Gateway Corridors), intended to accommodate a mix of commercial, industrial, office and public facilities. Additional signage and development standards may be appropriate in these areas.

Public notice was provided as required per section 1-2-104 with no comments received. Agency review comments were received, and the applicant addressed all comments.

On February 22<sup>nd</sup>, 2024, the Laramie County Planning Commission held a public hearing on this application. The Planning Commission voted (4-0) to recommend approval with no conditions.

To grant a zone change, the Board must find one of three criteria listed in Section 1-2-103 (b). The criteria are:

- 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 iii. is met by the type of development proposed and by meeting all of Planning's application criteria. Rezoning is unlikely to adversely impact the area.

## **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 4-2-112 of the Laramie County Land Use Regulations.

**and that the Board may approve a Zone Change from LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park and Lot 1, Block 1, Terry Park, Laramie County, WY.**

## **PROPOSED MOTION**

**I move to recommend approval of a Zone Change from LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park, and Lot 1, Block 1, Terry Park, to the Laramie County Board of Commissioners, with no conditions and adopt the findings of facts a and b of the staff report.**

## **ATTACHMENTS**

**Attachment 1: Aerial Map**

**Attachment 2: Agency Review Comments**

**Attachment 3: Draft Resolution**

**Attachment 4: Zone Change Map – Exhibit A**



Laramie County Wyoming  
MapServer

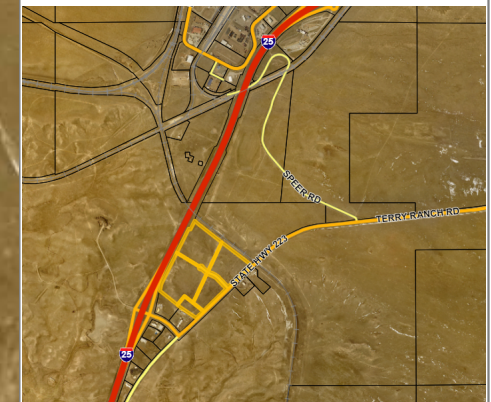
TERRY RANCH BUSINESS PARK  
TRACTS: 1-4



TERRY PARK; LOT 1, BLOCK 1

CURRENT ZONING - LU

PROPOSED ZONING - PUD

PZ-23-00167



 Interstate  
 Major Road



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 2/16/2024



# Permit Notes

**Permit Number:** PZ-23-00167

**Parcel Number:** 12670410000600

**Submitted:** 12/21/2023

**Applicant:** Emmons, Brad  
**Owner:** SWAN RANCH LLC

**Site Address:** UNKNOWN

**Technically Complete:** 12/21/2023

Laramie County, WY 00000

**Approved:**  
**Issued:**

**Project Description:** Zone Change from LU to PUD

<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>
12/21/2023		Application	PZ-23-00167	GENERAL	IF PAID BY 01/05/2024 THEN THESE DATES: LCPC 2/22/24, BOCC 3/19/24.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
01/02/2024	01/02/2024	Application	PZ-23-00167	GENERAL	no comment	LARAMIECOUNTYATTORNEY@LARAMIECOUNTY.WY.GOV
01/02/2024	01/02/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comment	LAURA.PATE@LARAMIECOUNTY.WY.GOV
01/04/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
01/09/2024		Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	PLANNING REVIEW NOTES: NONE	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM LU – LAND USE TO PUD – PLANNED UNITY DEVELOPMENT  
FOR TRACTS 1-4, TERRY RANCH BUSINESS PARK AND LOT 1, BLOCK 1, TERRY  
PARK, 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 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 4-2-112 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park and Lot 1, Block 1, Terry Park, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.**

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

\_\_\_\_\_, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

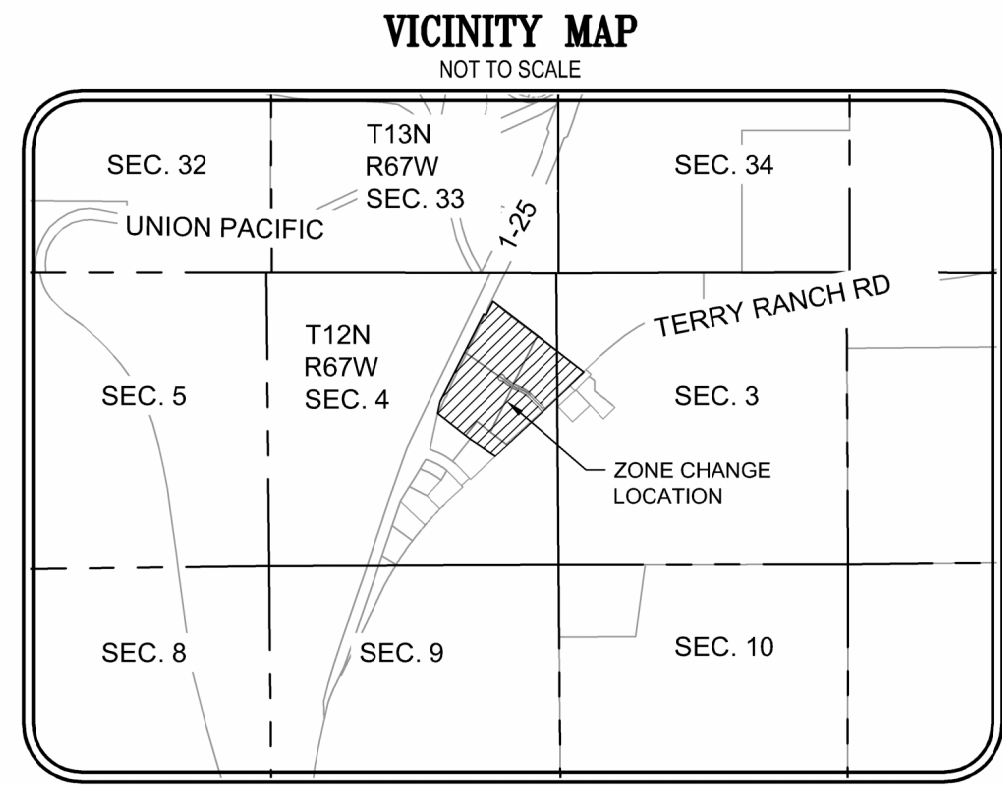
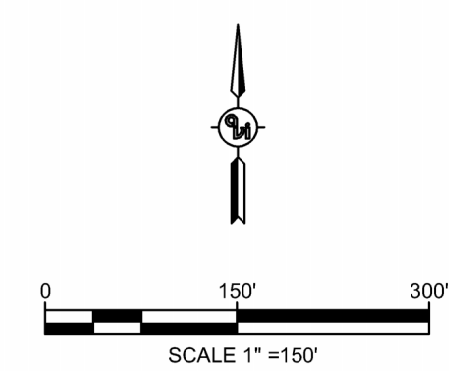
\_\_\_\_\_  
Brian Lovett, Chairman

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney's Office



- NOTES:**
- LOT 1 BLOCK 1, TERRY PARK HAS THE FOLLOWING STREET ADDRESS: 1961 US HWY 85 CHEYENNE, WY 82009
  - TERRY PARK AND TERRY RANCH BUSINESS PARK ARE SITUATED SOUTH OF THE EFFECTIVE AREA FOR SPECIFIC ZONE DISTRICT REGULATIONS. THE SITE IS SITUATED SOUTH OF THE TOWNSHIP LINE BETWEEN 12 AND 13 NORTH. THEREFORE ALL OF TERRY PARK AND TERRY RANCH BUSINESS PARK ARE CONSIDERED TO HAVE EXISTING ZONE DISTRICT IS LAND USE (LU)
  - TERRY RANCH BUSINESS PARK SUBDIVISIONS CAN BE FOUND AT THE COUNTY RECORDS OFFICE, BOOK 13 PAGE 18
  - TERRY PARK SUBDIVISION CAN BE FOUND AT THE COUNTY RECORDS OFFICE, BOOK 7 PAGE 101

**LEGAL DESCRIPTION**

LOT 1 BLOCK 1, TERRY PARK  
 TRACT 1, TERRY RANCH BUSINESS PARK  
 TRACT 2, TERRY RANCH BUSINESS PARK  
 TRACT 3, TERRY RANCH BUSINESS PARK  
 TRACT 4, TERRY RANCH BUSINESS PARK

LINE #	BEARING	DISTANCE
L1	N11°55'45"E	221.51
L2	N26°18'44"E	39.44
L3	S63°00'59"E	49.83
L4	N26°37'16"E	286.13
L5	N43°29'35"W	380.22
L6	N52°28'15"W	141.42
L7	S52°28'15"E	141.42
L8	S43°29'35"E	380.21

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	339.64	4132.32	4°42'33"	S49°56'00"E	339.54
C2	233.43	460.00	29°04'32"	N58°01'51"W	230.94
C3	112.51	540.00	11°56'14"	N66°36'00"W	112.30
C4	77.22	540.00	8°11'37"	N56°32'04"W	77.16
C5	141.75	60.00	135°21'53"	N32°56'41"W	111.01
C6	147.67	60.00	141°00'53"	S74°45'19"E	113.12
C7	60.32	460.00	7°30'45"	S56°11'38"E	60.27
C8	101.31	460.00	12°37'06"	S66°19'54"E	101.10
C9	274.03	540.00	29°04'32"	S58°01'51"E	271.10

- LEGEND**
- FOUND ALUMINUM CAP
  - SET ALUMINUM CAP
  - INTERSTATE 25 RIGHT-OF-WAY MARKER
  - MEASURED DATA THIS SURVEY
  - COUNTY RECORDS
  - LOT ACRES
  - PROPOSED ZONE CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)
  - OWNERSHIP LINES
  - EASEMENT LINES

FILING RECORD

**ZONE CHANGE FOR TERRY RANCH BUSINESS PARK AND A PORTION OF TERRY PARK**

A PORTION SITUATED IN THE EAST ½ OF SECTION 4 AND A PORTION SITUATED IN THE WEST ½ OF SECTION 3 TOWNSHIP 12 NORTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED DECEMBER 2023

NO.	REVISION	DATE

PREPARED FOR:  
**SWAN RANCH LLC**  
 1103 OLD TOWN LANE  
 CHEYENNE, WY 82009

PROJECT:  
**TERRY PARK & TERRY RANCH BUSINESS PARK**

DRAWING TITLE:  
**ZONE CHANGE**

ENGINEERING  
 PLANNING  
 SURVEYING

307.637.6017  
 1103 OLD TOWN LANE, SUITE 101  
 CHEYENNE, WY 82009  
 AVI@AVIPC.COM

DATE: Dec 14, 2023

DRAWN BY: CP

DESIGNED BY: CP

CHECKED BY: BE

JOB NO.: 4490

DRAWING NO. 1 OF 1

H:\4490\_Terry Ranch Meadows\PLANNING\Zoning\4490\_ZONE CHANGE MAP.dwg, ZONE CHANGE MAP, 12/14/2023, 4:11:20 PM