



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: January 2nd^h, 2024

TITLE: REVIEW AND ACTION regarding a Correction of the Record for a Zone Change for Tract 1, Larimore Subdivision, Laramie County, WY, originally heard on December 5th, 2023.

EXECUTIVE SUMMARY

On December 5th, 2023, Staff presented the Board with a consolidated hearing that conducted a Zone Change, Board Approval, and Administrative Plat for Toybox Storage. Staff has realized an error was made in the proposed motion in the Staff Report for that hearing, potentially resulting in Tract 1 of Larimore Subdivision never receiving a Zone Change as intended. The Resolution the Board has already signed made the correct findings and correct changes to the parcels as intended, but Staff would like to correct the oral record as well for clarity. A new proposed motion on the zone change is attached to this Report.

RECOMMENDATION and FINDINGS

Based on evidence provided for the zone change requests, staff recommends the Planning Commission 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 4-2-107 of the Laramie County Land Use Regulations;
- c. 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 Board may approve a Zone Change from from CB to MU for Tract 1, Larimore Subdivision, Laramie County, WY.

PROPOSED MOTION – ZONE CHANGE

I move to adopt the findings of facts a, b, and c of the staff report and approve the Zone Change from CB to MU for Tract 1, Larimore Subdivision, Laramie County, WY.

ATTACHMENTS

Attachment 1: Previous Staff Report, errors highlighted



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: December 5th, 2023

TITLE: PUBLIC HEARING regarding a Zone Change for Tracts 1 and 2, Larimore Subdivision, a Vacation of Tract 2, Larimore Subdivision, a Board Approval of the Administrative Plat known as Allison Tracts, 9th Filing, and a Board Approval for RV Storage Use on Tract 1, Allison Tracts, 9th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Front Range Leasing Inc., has submitted applications for a Zone Change, Board Approval, and Administrative Plat for these properties located at 402 and 410 East College Drive, Cheyenne, WY. The Zone Change application requests a zone change from MU to CB for a portion of Tract 2, Larimore Subdivision, and from CB to MU for all of Tract 1, Larimore Subdivision. The applications also request a Board Approval for use and Administrative Plat of Tract 2, Larimore Subdivision and a portion of Tract 82, Allison Tracts 2nd Filing, which would allow for the expansion of the commercial enterprise known as Toybox Recreational Storage. Planning also required that Tract 1, Larimore Subdivision be rezoned concurrently with that action given that the owner intends to demolish and rebuild a residential property onsite.

BACKGROUND

Both properties are currently assessed as residential. Tract 2, Larimore Subdivision is located in the MU – Mixed Use Zone District with one residential structure accessed from College Drive. Tract 1, Larimore Subdivision is located in the CB – Community Business Zone District and has one residential structure in the process of being demolished which is also accessed from College Drive. The Administrative Plat would create a larger lot for Toybox Storage, and the Board Approval would allow the use of RV storage in the resulting parcel.

Pertinent regulations include:

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 1-2-103(b) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 2-1-101(m) of the Laramie County Land Use Regulations governing Board vacation of plats it previously approved.

Section 2-1-102(d)(ii)(C) of the Laramie County Land Use Regulations governing Board approval of administrative plats that have been previously platted.

Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

Section 4-2-111 of the Laramie County Land Use Regulations governing the MU – Mixed Use Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as URI - Urban Rural Interface, which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. The property is served by the South Cheyenne Water & Sewer District for water and sewer services.

PlanCheyenne designates this area as CB – Community Business. The Community Business category emphasizes a range of retail and office uses to serve neighborhoods and the community and region. Many of the Community Business areas are already established and thriving, while others are in need of future reinvestment or redevelopment to retain their role as important destinations for commercial activities.

The subject properties are bordered by the HR – High Density Residential Zone District to the west, MR – Medium Density Residential Zone District to the north, CB – Community Business Zone District to the east and south. The average lot size for the surrounding area is 2.98 acres with surrounding uses being a mixture of higher density residential and commercial. A change in zone district from MU to CB for the portion of Tract 2 of Larimore Subdivision would, after approval of the Administrative Plat known as Allison Tracts, 9th Filing, allow for the expansion of the Toybox Storage use upon Board Approval for the use. The physical expansion of the property would be accomplished via the administrative plat. A change in zone district from CB to MU for Tract 1 of Larimore Subdivision would allow a new residential structure to be built after the recent demolition, which is the property owner’s intent.

All agency review comments were either non-substantive or supportive of the application for the Zone Change. For the Board Approval, agency comments addressed potential setbacks and buffering. For the administrative plat, minor plat corrections were made according to the regulations. Public notice was provided per Section 1-2-104 of the Land Use Regulations. There was no public comment received for any of the projects.

RECOMMENDATION and FINDINGS

Based on evidence provided for the zone change requests, staff recommends the Planning Commission 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 4-2-107 of the Laramie County Land Use Regulations;
- c. The proposed change in zone district is in conformance with the requirements of section 4-2-111 of the Laramie County Land Use Regulations;
- d. This application meets the criteria for Board vacation of a plat pursuant to section 2-1-101(m) of the Laramie County Land Use Regulations;
- e. This application meets the criteria for Board approval of an administrative plat pursuant to section 2-1-102 of the Laramie County Land Use Regulations; and
- f. This application meets the criteria for Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations.

And that the Board may approve a Zone Change from MU to CB for a portion of Tract 2, Larimore Subdivision and from CB to MU for Tract 2, Larimore Subdivision, Laramie County, WY, may approve the vacation of a portion of Tract 2, Larimore Subdivision, may approve the Administrative Plat of Allison Tracts, 9th Filing, and may approve the expansion of the use of Toybox Storage on Tract 1, Allison Tracts, 9th Filing.

PROPOSED MOTION – ZONE CHANGE

I move to adopt the findings of facts a, b, and c of the staff report and approve the Zone Change from MU to CB for a portion of Tract 2, Larimore Subdivision and from CB to MU for Tract 2, Larimore Subdivision, Laramie County, WY.

PROPOSED MOTION – VACATION AND ADMINISTRATIVE PLAT

I move to adopt the findings of fact d and e of the staff report, to approve the vacation of Tract 2, Larimore Subdivision, and approve the administrative plat known as Allison Tracts, 9th Filing.

PROPOSED MOTION – BOARD APPROVAL

I move to adopt finding of fact f of the staff report and to approve the RV storage use on Tract 1, Allison Tracts, 9th filing.

ATTACHMENTS

- Attachment 1: Location Map**
Attachment 2: Applicant Narrative

- Attachment 3: Zone Change Map, Revised 9.12.23**
- Attachment 4: Administrative Plat of Allison Tracts 9th Filing, Revised 10.5.23**
- Attachment 5: Combined Agency Comments Report – Zone Change**
- Attachment 6: Combined Agency Comments Report – Admin Plat**
- Attachment 7: Combined Agency Comments Report – Board Approval**
- Attachment 8: Resolution – Zone Change**
- Attachment 9: Resolution – Vacation of Tract 2, Larimore Subdivision and Approval of Administrative Plat of Allison Tracts, 9th Filing**
- Attachment 10: Resolution – Board Approval for RV Storage Use on Tract 1, Allison Tracts, 9th Filing.**