



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Planner

DATE: June 16, 2020

TITLE: PUBLIC HEARING regarding a Board Approval for an Accessory Living Quarter, located at Tunnicliff Park, Tract 2 Laramie County, WY, to be known as “Tunnicliff Accessory Living Quarters”.

EXECUTIVE SUMMARY

Ken and Dell Tunnicliff submitted a Board Approval application seeking approval for an Accessory Living Quarters in the MR-Medium Density Zone District for two (2) family members attending college to be located on their property at 700 Mitchell Court.

BACKGROUND

This property is zoned MR – Medium Density Residential. This zoning district requires Board Approval for accessory living quarters. Approximately .23 acre in size, the property currently has an existing manufactured home, accessory structure, with water and sewer services provided by the South Cheyenne Water and Sewer District. The owner desires to convert the existing accessory structure into living quarters.

Pertinent Regulations

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

Section 4-2-104 of the Laramie County Land Use Regulations governing the MR–Medium Density Residential Zone District.

DISCUSSION

The Laramie County Comprehensive Plan designates the property as URI – Urban Rural Interface, with areas in the designation allowing for more intensive land uses and possible service-oriented development. South Cheyenne Water & Sewer District serves the property.

The PlanCheyenne category for the property is UR-Urban Residential, emphasizing that the area is ideal for a variety of uses. These uses include single-family residences, duplexes, townhomes, and apartments, and possible Neighborhood Business Centers.

The Laramie County Comprehensive Plan and PlanCheyenne align with the intent of this request.

The subject property is within the the MR– Medium Density Residential Zoning District, with surrounding uses primarily residential in nature. Per Section 4-2-104(b) (ix), accessory living quarters are permitted with the approval of the Board.

A Plot Plan provided by the applicant is attached for reference, which will be Exhibit “A” attached to the Resolution if approved. The map shows the existing location of the structure to be renovated.

The applicant will need a Building Permit from the Laramie County Building Department. The applicant will also have to meet the required development regulations within the MR Zone District.

The Notice of Development Action sign was posted. A public notice appeared in the local daily newspaper. Adjacent property owners were notified via certified mail. No public comments were received.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District;

and that the Board approve the accessory living quarters to be known as “Tunnicliff Accessory Living Quarters”.

PROPOSED MOTION

I move to grant Board Approval for the “Tunnicliff Accessory Living Quarters”, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: County Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning**
- Attachment 6: Agency Review Comments**
- Attachment 7: Plot Map**
- Attachment 8: Resolution**
- Attachment 9: Resolution Exhibit ‘A’**

Laramie County, Wyoming



Board Approval

Tunicliff Assisted Living Quarters

Location Map

PZ-20 - 00111

Legend

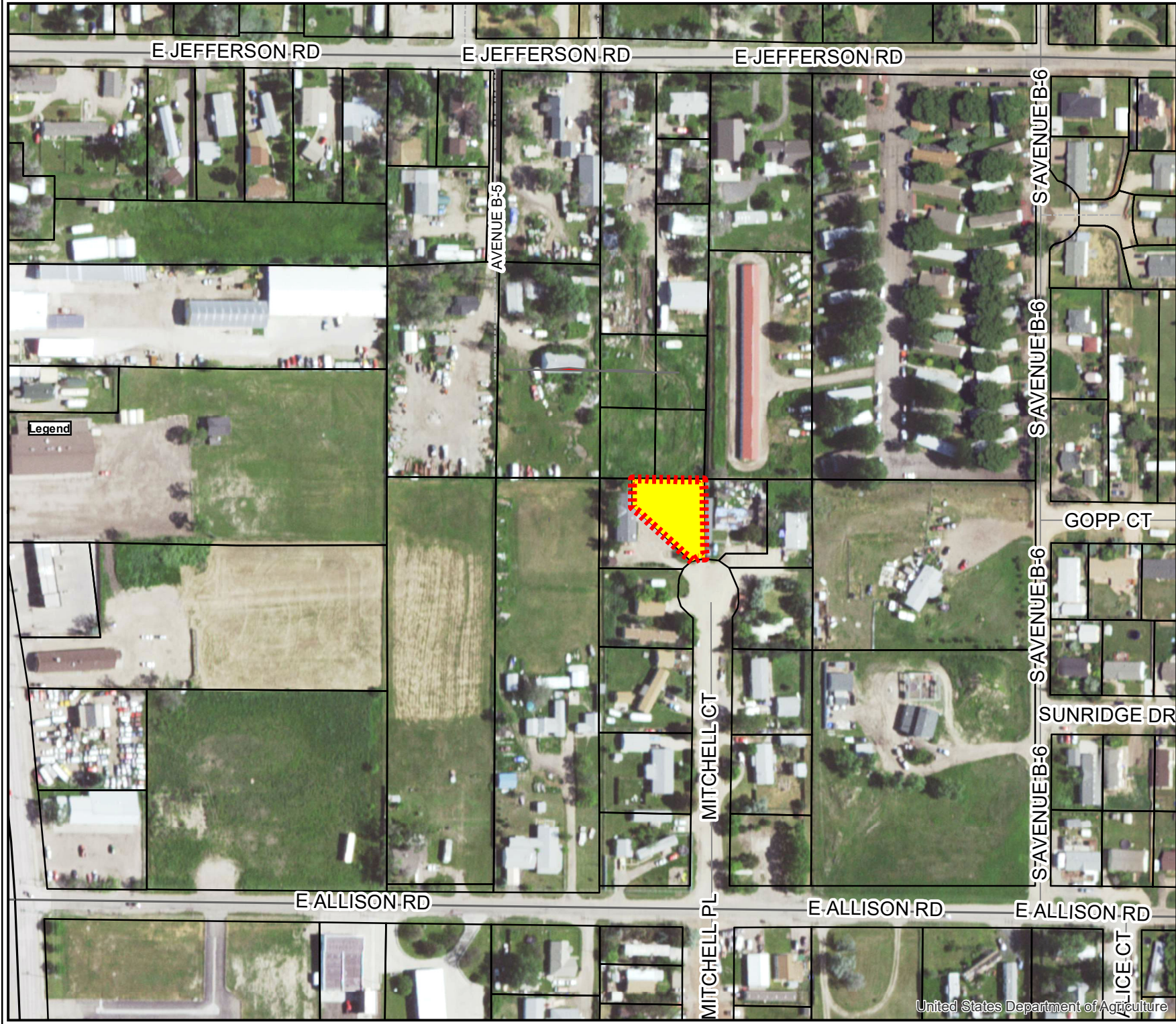
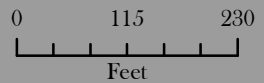
Property Lines

Streets

Classification

- Arterial
- Collector
- Local
- Private

Subject Property



United States Department of Agriculture

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Laramie County, Wyoming



Board Approval

Tunnichiff
Assisted
Living Quarters

Aerial Map

PZ-20 - 00111


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Legend

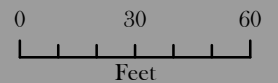
 Property Lines

Streets

Classification

 Local

 Subject Property



United States Department of Agriculture

Laramie County, Wyoming



Tunncliff
Accessory Living Quarters

Board Approval

County Comprehensive Plan

PZ- 20 - 0011

Legend

Property Lines

Streets

Classification

Collector

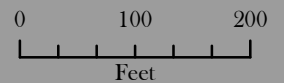
Local

Private

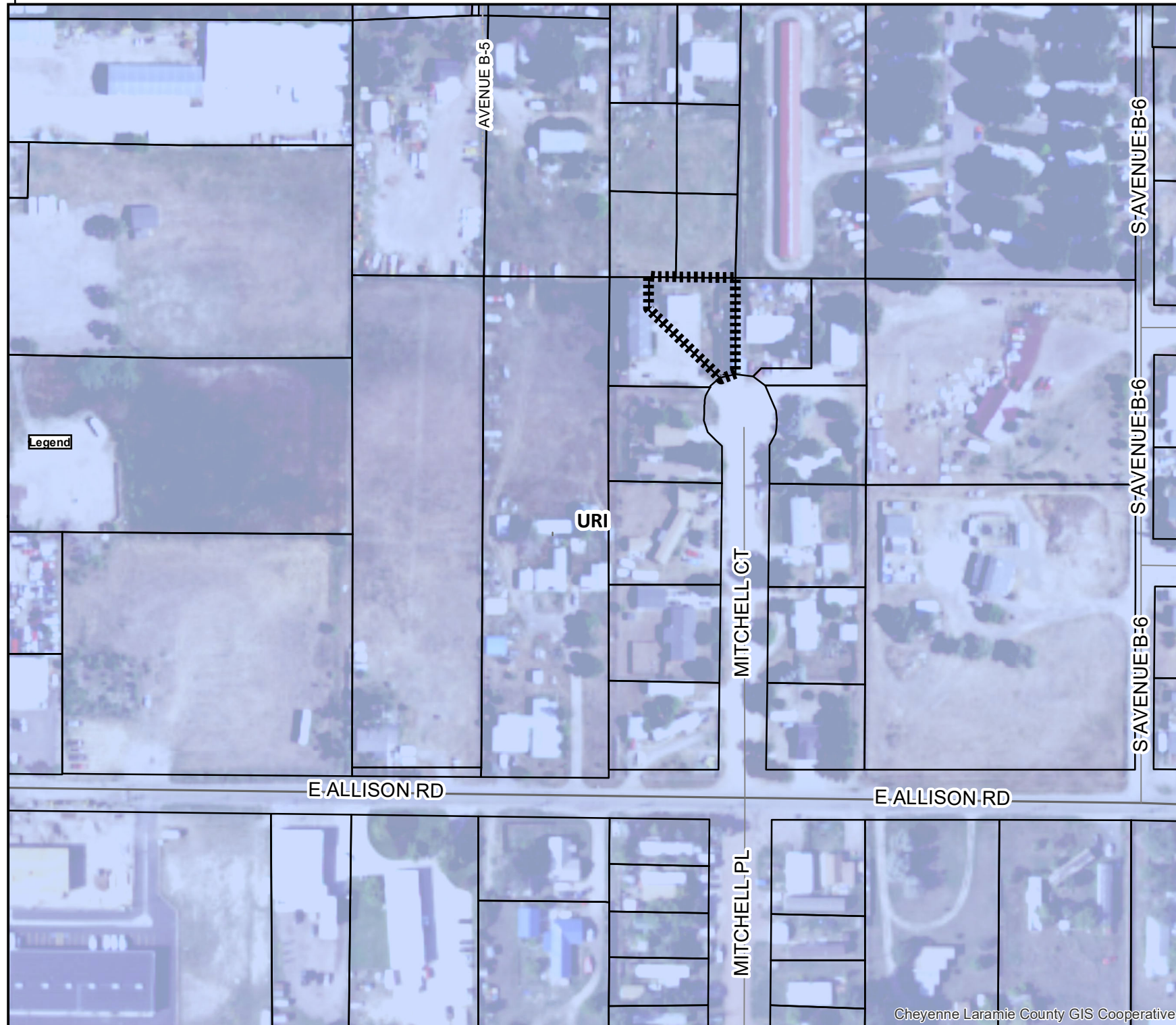
URI: Urban Rural Interface

Subject Property

January 23, 2020



Cheyenne Laramie County GIS Cooperative



Legend

URI

MITCHELL CT

MITCHELL PL

E ALLISON RD

E ALLISON RD

AVENUE B-5

S AVENUE B-6

S AVENUE B-6

S AVENUE B-6

Laramie County, Wyoming



Board Approval

Tunicliff Assisted Living Quarters

Plan Cheyenne Map

PZ-20 - 00111

Legend

Property Lines

Streets

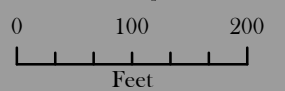
Classification

Collector

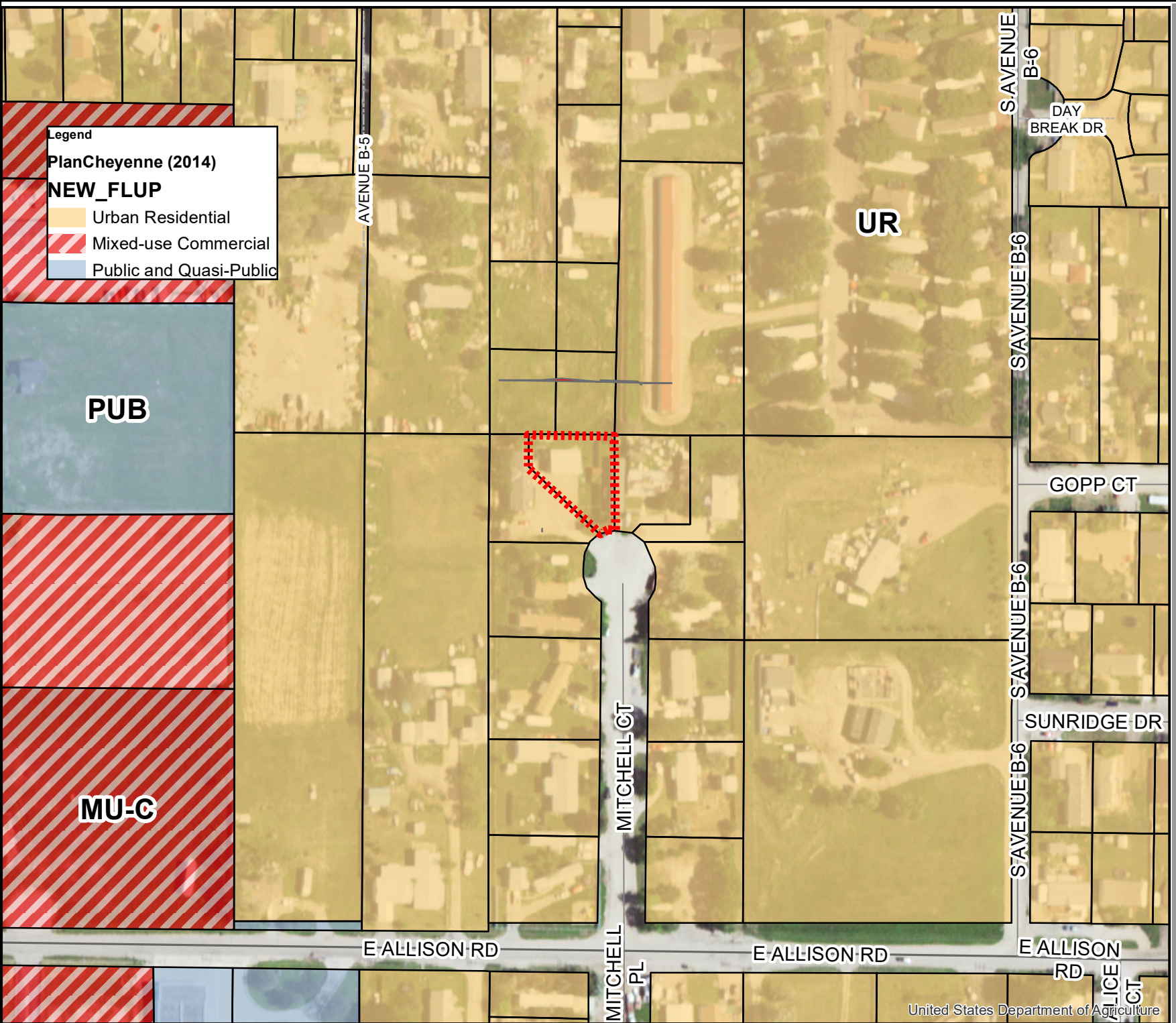
Local

Private

Subject Property



Legend
PlanCheyenne (2014)
NEW_FLUP
 Urban Residential
 Mixed-use Commercial
 Public and Quasi-Public



United States Department of Agriculture

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Laramie County, Wyoming



Board Approval

Tunnick
Assisted
Living Quarters

County Zoning District Map

PZ-20 - 00111

Legend

Property Lines

Streets

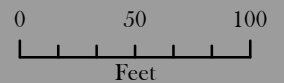
Classification

Local

Private

Subject Property

MR: Mixed Residential Zoning District



United States Department of Agriculture

AVENUE B-5

Legend

MR

MITCHELL CT

Combined Comments Report PZ-20-00111

PZ-20-00111 Tunnickliff Accessory Living Quarters Board Approval

NO COMMENTS

Cheyenne Planning

County Assessor

County Attorney

County Engineer

County Real Estate Office

Fire District No 1

Intraoffice

Sheriff's Office

COMMENTS PROVIDED

South Cheyenne Water & Sewer

If property were to be subdivided or sold separately, the accessory living structure would need separate water and sewer taps.

Planners

The property is within the MR – Medium Density Residential District. An accessory living quarters is allowed upon Board Approval.

The family wishes to renovate an existing structure to use as living quarters for two family member who are attending college locally.

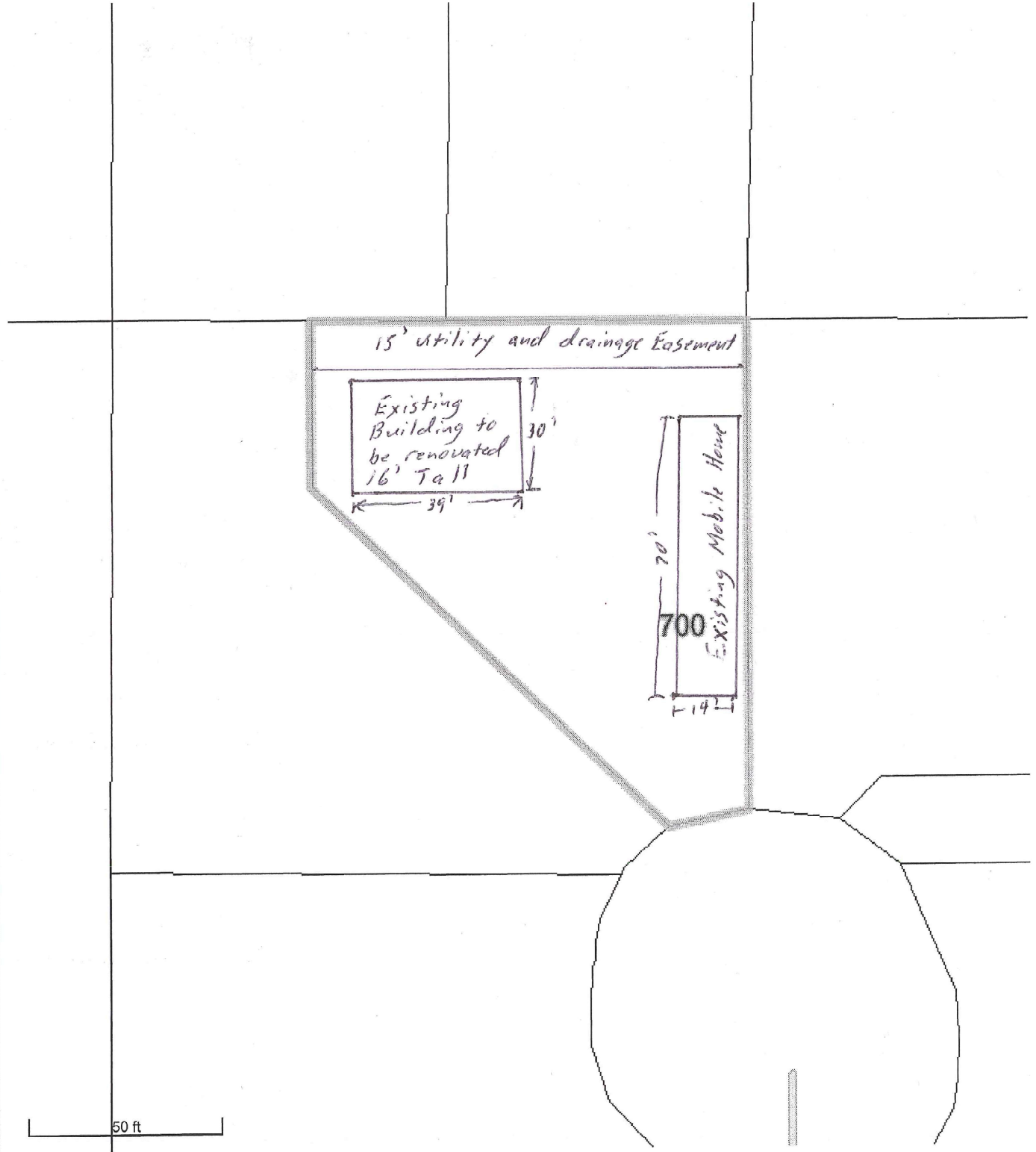
The property is within the Urban Interface area of the County Comprehensive Plan. The proposed land use fits this area of more intense development that has central water and sewer. There is also a mix of businesses along Allison Road to the south. This area is intended to accommodate a mix of more intensive 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. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

Plan Cheyenne denotes the area as Urban Residential. The proposed land use fits the category by being within an area with a broad d variety of residential types. It also is an established neighborhood within the Urban Services Boundary.

The proposal fits both Plan Cheyenne and the County Comprehensive Plan.

PLOT PLAN

TUNNICLIFF LIVING QUARTERS



- Interstate
- Major Road



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RESOLUTION #

A RESOLUTION FOR BOARD APPROVAL OF AN ACCESSORY LIVING QUARTERS, LOCATED ON TUNNICLIFF PARK, TRACT 2, LARAMIE COUNTY WY, TO BE KNOWN AS "TUNNICLIFF ACCESSORY LIVING QUARTERS".

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with Section 4-2-104 governing the MR – Medium Density Residential Zone District.

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 Board Approval pursuant to Section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

Moreover, the Board approves "Tunncliff Accessory Living Quarters", located on Tunncliff Park, Tract 2, Laramie County, WY, as shown on attached Exhibit 'A'.

PRESENTED, READ, AND PASSED, this _____ day of _____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

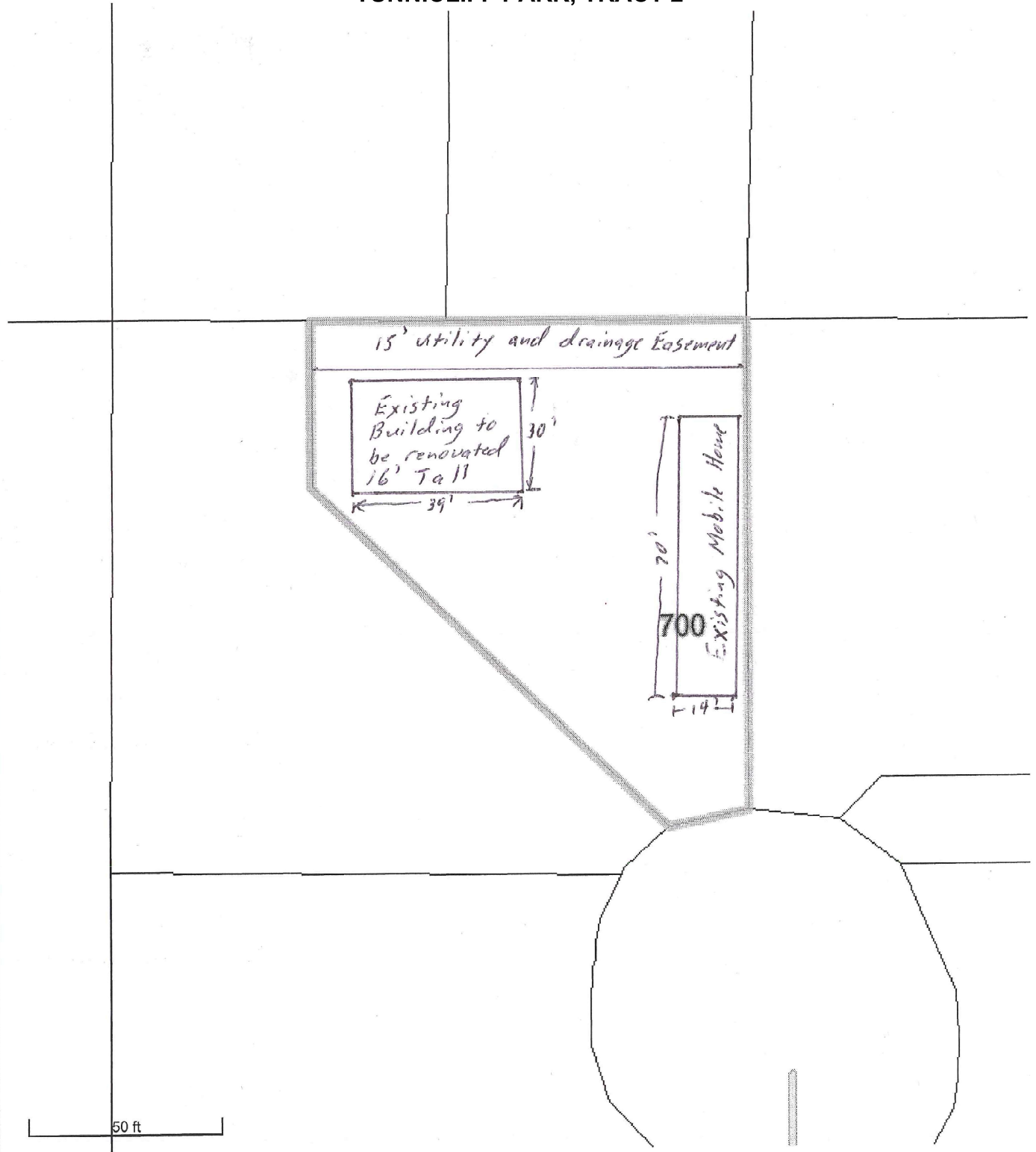
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

EXHIBIT "A": TUNNICLIFF LIVING QUARTERS TUNNICLIFF PARK, TRACT 2



-  Interstate
-  Major Road



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