



PLANNING &
DEVELOPMENT
2101 O'Neil Avenue
Cheyenne, WY 82001
(307) 637-6282
cheyennecity.org

June 2, 2026

Board of County Commissioners
Laramie County, WY

RE: PlanCheyenne Amendment Procedure

According to the Plan Amendment Process and Procedures subsection outlined in the Introduction section of PlanCheyenne, any proposed PlanCheyenne amendment "... will go before the governing body that will not have jurisdiction for comment only (e.g., a proposal to amend land uses within City limits goes to the County first for comment only)." The currently proposed PlanCheyenne amendment will edit the Future Land Use Map for land generally located east of South Greeley Highway and south of the Sweetgrass Development from Agricultural/Rural to Mixed-use Employment. The amendment will also add land to the Urban Service Boundary. The land considered with this amendment is currently proposed to be annexed. Final consideration of this amendment will happen after the land is annexed and will solely be within City limits. Therefore, the proposed amendment is being brought before the County Commissioners for comment only.

A motion to **recommend or deny** amending PlanCheyenne is appropriate, but City Staff is not seeking a formal resolution from the Board of County Commissioners, official comments from the Board would also suffice. After this project is considered by the County Commissioners, City Staff will submit the proposed amendment to the City of Cheyenne Governing Body, with the County Commissioners' recommendation listed in a manner similar to City Staff's recommendation in the attached staff report. The City of Cheyenne Planning Commission staff report for this item has been attached for reference.

Regards,

Connor White
Planning and Development Department
City of Cheyenne, WY
(307) 638-4342
cwhite@cheyennecity.org

Encl: Future Land Use Amendment Map

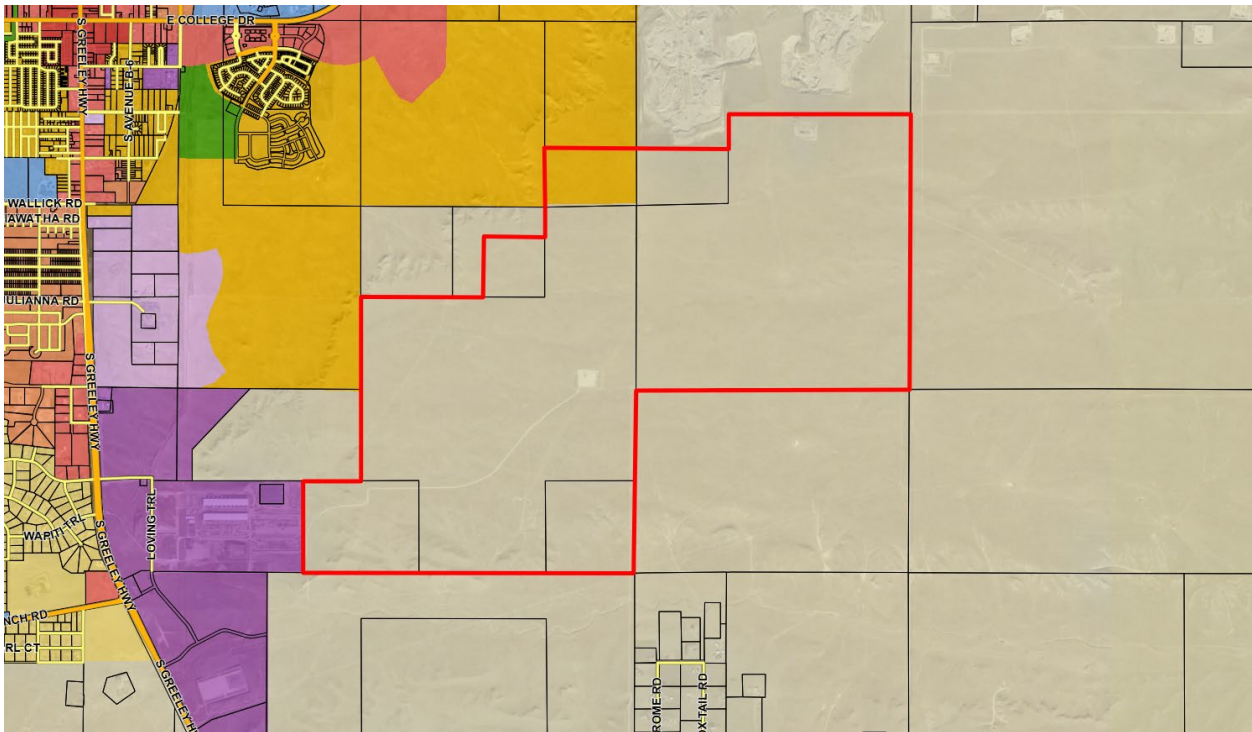
Cc: County Planning Office
County Clerk's Office



CITY OF
CHEYENNE
— PLANNING & —
DEVELOPMENT

CITY OF CHEYENNE PLANNING COMMISSION
JUNE 1, 2026
STAFF REPORT

- FILE:** PUDC-26-116: Future Land Use Plan Amendment adding land to the Urban Service Boundary and changing the land from Agricultural/Rural to Mixed-use Employment.
- REQUEST:** A request to amend the Future Land Use Plan, adding land to the Urban Service Boundary and changing the land from Agricultural/Rural to Mixed-use Employment.
- LOCATION:** East of South Greeley Highway and south of the Sweetgrass Development.
- APPLICANT:** Brad Emmons, AVI P.C.
- OWNER:** ARP and Hammond Hardware CO, Old Horse Pasture Inc., and Lummis Livestock Company LLC
- ZONING:** County LU, proposed rezoning to BP – Business Park following annexation.
- PURPOSE:** To match a requested annexation and zone change to BP - Business Park for development of the property.
- PREPARED BY:** Connor White, Planner II



RECOMMENDED MOTION:

Move to **approve** the Resolution amending the Future Land Use Plan for roughly 3,238.8 acres of land east of South Greeley Highway and south of the Sweetgrass Development as shown in the Future Land Use Map provided, adding land to the Urban Service Boundary and changing the land from Agricultural/Rural to Mixed-use Employment.

APPLICABLE CITY CODE SECTION(S) AND PLANS:

- PlanCheyenne (2014 Community Plan)

BACKGROUND:

The applicant is requesting amending the Future Land Use Map for roughly 3,238.8 acres of land to Mixed-use Employment to accommodate a zone change to the BP – Business Park zone. A portion of the land within this amendment is already annexed and is currently zoned BP. Another portion that is already annexed is zoned Sweetgrass PUD and currently designated 'Urban Residential' by the comprehensive plan.

Most of this area is outside the Urban Services Boundary and has a Future Land Use Map designation of Agricultural/Rural. This area is proposed to be added to the Urban Services Boundary and changed to Mixed-use Employment.

A concurrent application for a zoning map amendment has been submitted. The zoning map amendment will accompany the future land use amendment at City Council. If the application for the zoning map amendment is approved, the applicant will be required to submit a site plan application for any new development.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Land Use
Subject Site	Agricultural/Rural and Urban Residential	County LU – Land Use and BP – Business Park	Vacant
North	Urban Residential and Agricultural/Rural	PUD – Sweetgrass Planned Unit Development and County LU – Land Use	Vacant and a Quarry
South	Agricultural/Rural	County LU – Land Use	Vacant and Single-family Residential
East	Agricultural/Rural	County LU – Land Use	Vacant and Oil Fields
West	Industrial	BP – Business Park	Vacant and a Data Center

ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:

Should the Planning Commission wish to approve an amendment to the Future Land Use Map of the Comprehensive Plan, the Commission must make the following considerations outlined in the 2014 Community Plan (page 18). A detailed analysis is below:

1) BENEFICIAL OR ADDRESSES ISSUES - The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.

The proposed amendment to Mixed-use Employment at the proposed location would be beneficial as it is on the very edge of the community. Mixed-use Employment areas should be located toward the fringe of the community and in areas that are not highly residential as they allow for more industrial and business park type developments. This area is mostly vacant or has industrial uses nearby. There is a small single-family neighborhood to the south that contains about 17 residences. The closest home is about 2,200 feet to the corner of the proposed area.

When the 2014 amendment was adopted, it was not known that the subject property had the potential for industrial development. However, the market and property owners noted the prime location of the subject property on the periphery of the community. The development at this location warrants an extension of the Urban Services Boundary and amendment to the Natural and Cultural Resources area contained in the Plan. This amendment will facilitate further development in South Cheyenne and further several economic development goals contained within PlanCheyenne.

The small portion currently designated Urban Residential is across the ridgeline from the rest of the development area and topographically speaking, it makes sense for this area to match the designation that appears on the side of the ridge it is on.

The proposed Future Land Use amendment **complies** with review criteria 1.

2) COMPATIBLY - The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.

The subject property is located in an area that is largely undeveloped. The subject property is adjacent to Industrial to west, Agricultural/Rural to the south and east, and Urban Residential to the north. The Agricultural/Rural would not allow for commercial or industrial type uses. Due to its isolated nature, the subject property is suitable for industrial development, noting the impacts of the industrial development will be minimal to the largely vacant surrounding properties. The proposed amendment is consistent with the goals and policies of PlanCheyenne, as discussed in more detail below.

The proposed Future Land Use amendment **complies** with review criteria 2.

3) IMPACT MITIGATION - The proposed amendment will address and mitigate impacts on transportation, services, and facilities.

Transportation:

The transportation network in this area of the City is largely undeveloped with the exception of Bison Business Park to the west. As the property develops, the property owners and developers will be required to dedicate adequate right-of-way to service the area and mitigate the development's impact on existing rights-of-way. Furthermore, the proposed development will be required to build any rights-of-way as required by the City Engineer through the platting process.

Services:

The proposed change will require coordination with the Board of Public Utilities and Fire Department through the platting and site plan process. The proposed development will be required to meet the standards of these reviewing departments and agencies.

Facilities:

The proposed change may require additional facilities as determined by the platting or site plan processes. These changes will be addressed at these phases of the development process.

The proposed Future Land Use amendment **complies** with review criteria 3.

4) SERVICE PROVISION - The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision

A majority of this land is currently proposed to be annexed into City limits and urban facilities and services are available to the subject property. Water and Sewer would need to be extended from the west or the north. The future land use map amendment is proposing an amendment to the currently adopted Urban Services Boundary.

The proposed Future Land Use amendment **complies** with review criteria 4.

5) ANNEXATION - The proposed amendment does not jeopardize the City's ability to annex the property.

The subject property is currently proposed to be annexed into City limits. Two small portions have already been annexed, one adjacent to Bison Business park, the other as part of the large-scale Sweetgrass PUD.

The proposed Future Land Use amendment **complies** with review criteria 5.

6) URBAN SERVICES AREA - The proposed amendment is consistent with the logical expansion of the Urban Services Area.

The proposed amendment suggests amending the Urban Services Boundary to encompass a majority of the proposed area to be annexed. The expansion of the Urban Services Boundary at this location is logical as it is adjacent to the current Urban Services Boundary and accounts for the continued development in South Cheyenne.

The proposed Future Land Use amendment **complies** with review criteria 6.

7) STRICT ADHERENCE - Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

Strict adherence to the Plan may result in unintended consequences. While the land could develop with very low density residential (large Lot development generally 10+ acres in size), it is on the edge of the community where providing services for residential development can be more costly and challenging to extend for a residential developer. Alternatively, the area could develop

with large-acre ranchette-style development in the County or Wind energy generation or other energy product facilities.

The current Urban Service Boundary in this area appears to follow topography or parcel boundaries. Strict adherence to the current Urban Service Boundary in this area of the community may be unfairly limiting to land otherwise developable.

The proposed Future Land Use amendment **complies** with review criteria 7.

8) PUBLIC WELFARE AND CONSISTENCY – The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.

Staff is satisfied that the proposed application will not have any adverse effects on public welfare. Furthermore, the application accomplishes the following policies contained within PlanCheyenne:

- **Policy 1.1.B: Flexibility to Respond to Market Demands**
The Future Land Use Plan does not predetermine all land uses on individual parcels and is intended to provide some flexibility for the market to help determine which uses are needed at a given time. However, when evaluating land uses for a proposed development, consider whether a diverse and integrated mix of uses is provided throughout the entire Cheyenne urbanized area.
- **Policy 3.1.B: Recruit New Employers**
Work with partners, such as the Chamber and LEADS, to continue to recruit larger employers that provide family wage jobs and that are predominantly clean, nonpolluting industries.
- **Policy 3.5.A: Locations for Heavy Industrial Uses**
Continue to leverage the Cheyenne Area's unique location and physical assets, such as heavy rail and interstate access, by designating and maintaining areas for heavy industrial uses that may not be suitable within designated activity centers due to design and/or traffic impacts. Such uses may include trucking and distribution facilities, oil and gas support services, and warehousing among others.

The proposed Future Land Use amendment **complies** with review criteria 8.

CONFORMANCE WITH APPLICABLE PLANS:

No other plans are applicable for this area.

PUBLIC NOTICE AND PUBLIC COMMENTS RECEIVED:

Although projects have public notice and the opportunity for public comments, projects are required to be approved or denied based on the review criteria (listed above). Public comments relevant to the review criteria may assist the review and discussion on the application.

The public was given notice of the project in the following ways:

- **Legal Notice** in the Wyoming Tribune Eagle published on May 16, 2026.
- **Posted Notice** Posted notice is not required until May 25, 2026.
- **Internet Posting** on connect.cheyennecity.org on May 15, 2026.

As of the publication of the Staff Report (May 22, 2026), Staff has received no inquiries. There have been no comments made on Connect Cheyenne. The project page on the website has received 26 views.

CONCLUSION:

Staff recommends approval of the extension of the Urban Service Boundary and the Mixed-use Employment Land Use designation for this property because it is located on the edge of the community. A future land use amendment to Mixed-use Employment will support the applicants proposed zoning map amendment and allow for further development.

ALTERNATIVES:

1. Approve the Resolution amending the Land Use Plan as submitted by the applicant and expanded upon by staff (**Staff Recommendation**).
2. Approve the Resolution amending the Land Use Plan subject to modifications.
3. Deny the Resolution to not amend the Land Use Plan. The Planning Commission must conclude that the project does not meet all the review criteria. As part of the motion, findings for denial must be stated.
4. Postpone the Resolution until issues identified during the meeting can be resolved.

General Information Regarding Alternatives:

In the event that the Commission acts contrary to staff's recommendation, the Commission shall cite specific reasons (based on the review criteria) for approval or denial.

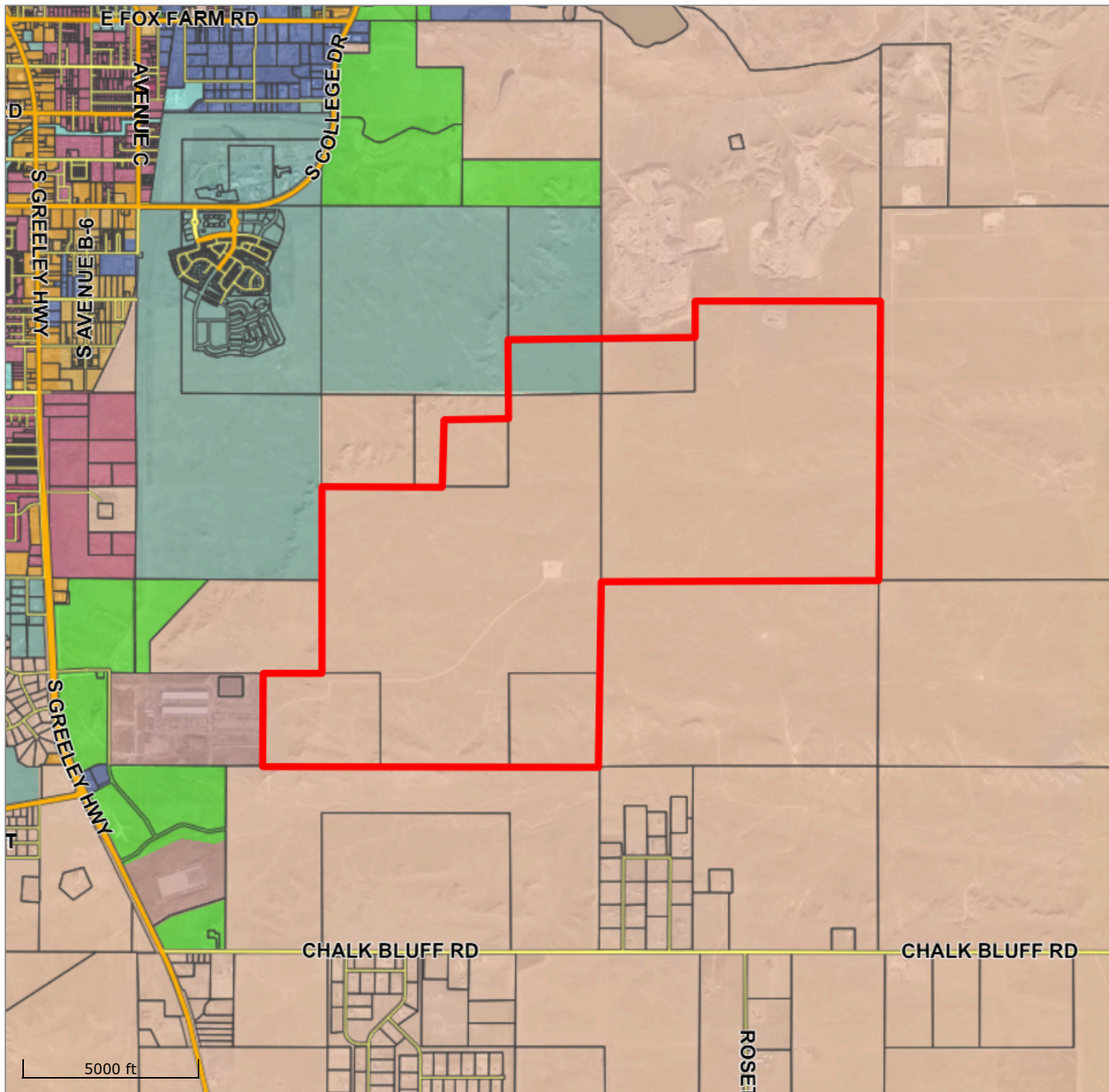
STAFF RECOMMENDATION:

Staff recommends approval of the Resolution amending the Future Land Use Plan for roughly 3,238.8 acres of land east of South Greeley Highway and south of the Sweetgrass Development as shown in the Future Land Use Map provided, adding land to the Urban Service Boundary and changing the land from Agricultural/Rural to Mixed-use Employment.

ATTACHMENTS:

1. Zoning Map
2. Land Use Plan Map
3. Application
4. Applicants Future Land Use Map – Area to be amended.

Laramie County Wyoming MapServer

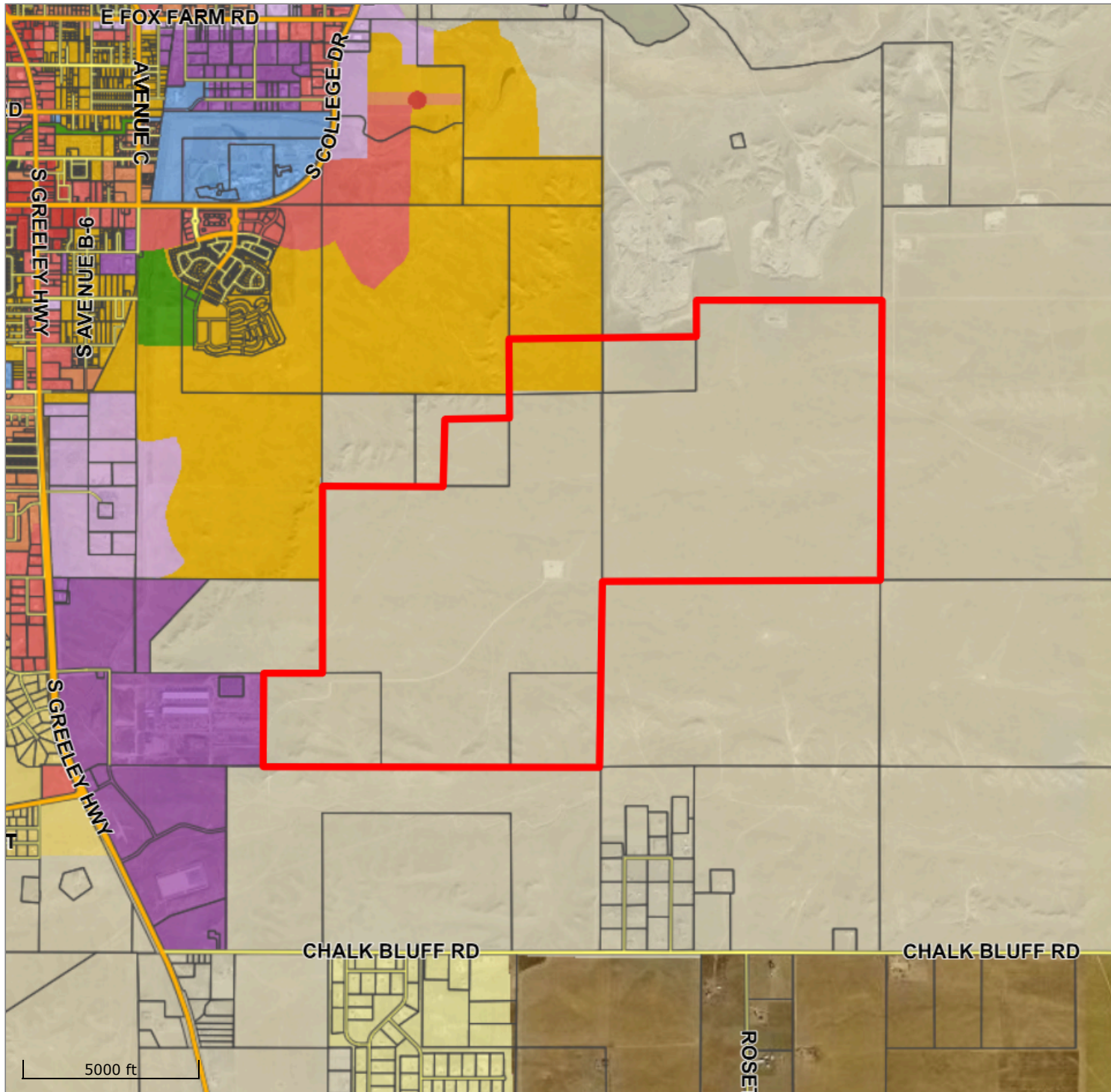


- Interstate
- Major Road
- imps only
- A-1
- A-2
- AD
- AG
- AR
- CB
- CBD
- HI
- HR
- LI
- LR
- LU
- MR
- MU
- MUB
- MUE
- MUR
- NB
- NR-2
- NR-3
- P
- PUD
- SS
- URLD
- URMD
- URHD
- X



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 5/22/2026

Laramie County Wyoming MapServer



-  Interstate
-  Major Road
-  Imps only
-  Agricultural/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-Use Residential
-  Mixed-Use Commercial
-  Mixed-Use Employment
-  Industrial
-  Central Business District
-  Community Business
-  Public and Quasi-Public
-  Military/Federal
-  Open Space and Parks



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 printed 5/22/2026

Record No: PUDC-26-116

Comprehensive Plan Amendment

Status: Active

Submitted On: 5/8/2026

Primary Location

O E COLLEGE DR
Cheyenne, WY 82007

Owner

ARP AND HAMMOND HARDWARE CO
1825 CAMPSTOOL RD CHEYENNE, WY 82007

Application

This application has a deadline. The deadline is the second Wednesday of the month.
Application Schedule.

Project Name* 

Highlands Land Use Map

Is this application proposing amending the Future
Land Use Map?*

Yes

Is this application proposing amending the text of
the Plan?*

No

Review Criteria

The following review criteria are found in PlanCheyenne regarding a Comprehensive Plan amendment. Please acknowledge the proposed amendment meets each review criterion by checking the box.

1. The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.*



2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.*



3. The proposed amendment will address and mitigate impacts on transportation, services, and facilities.*



4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.*



5. The proposed amendment does not jeopardize the City's ability to annex the property.*



6. The proposed amendment is consistent with the logical expansion of the Urban Services Area.*



7. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.*



8. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.*



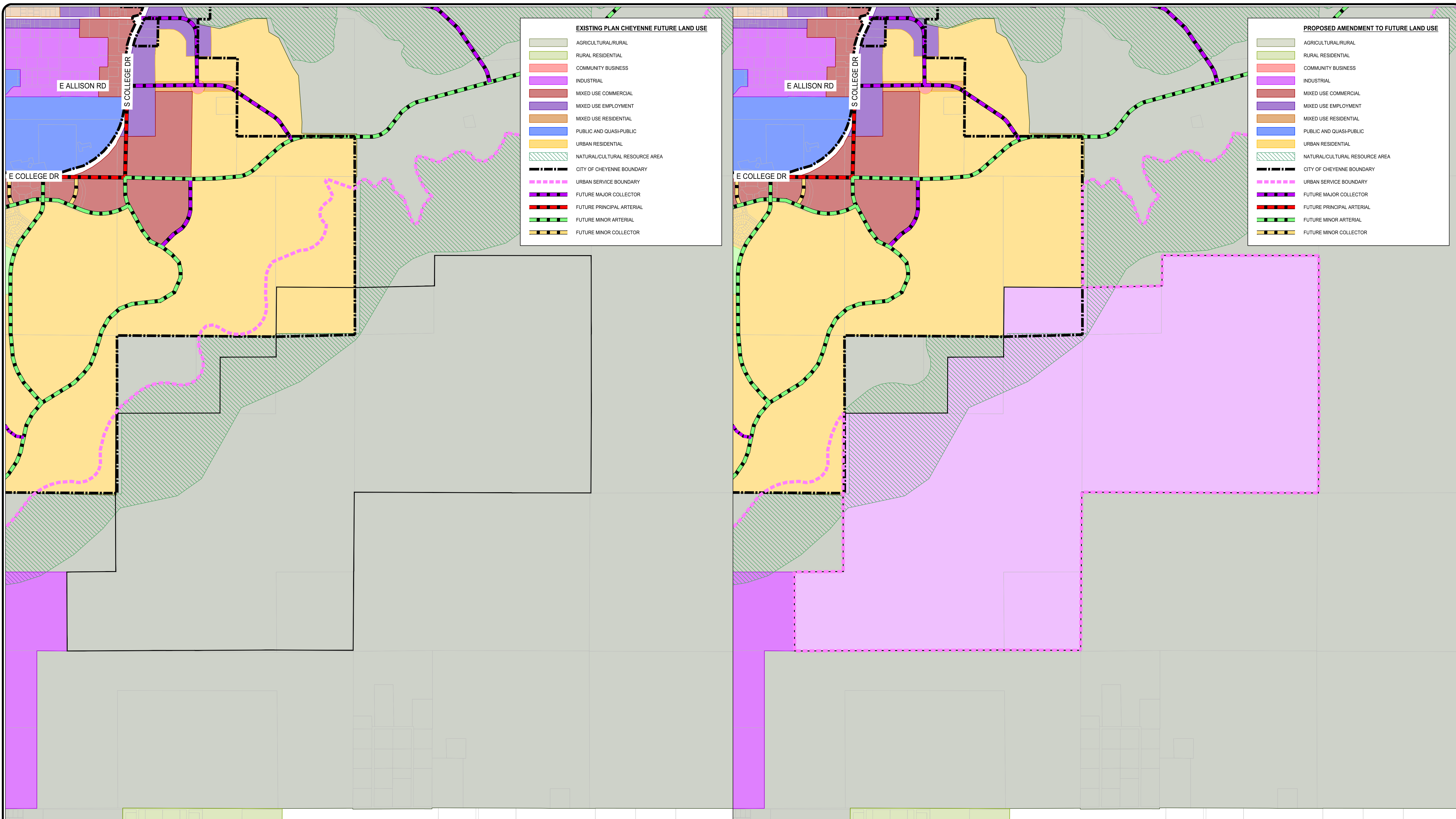
Certification

A resident of Cheyenne or the plan area of Laramie is required to submit an application for a comprehensive plan amendment.*

I, the applicant, am a resident of Cheyenne (or the plan area of Laramie County).

I hereby certify that I am the owner, applicant, or agent named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on this application and accompanying documents are true and accurate to the best of my knowledge.*

Bradley Emmons
May 8, 2026

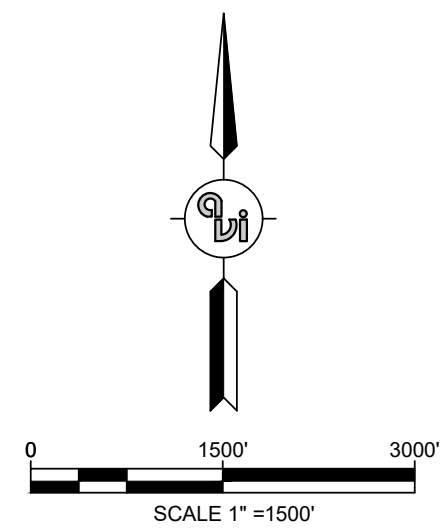


EXISTING PLAN CHEYENNE FUTURE LAND USE

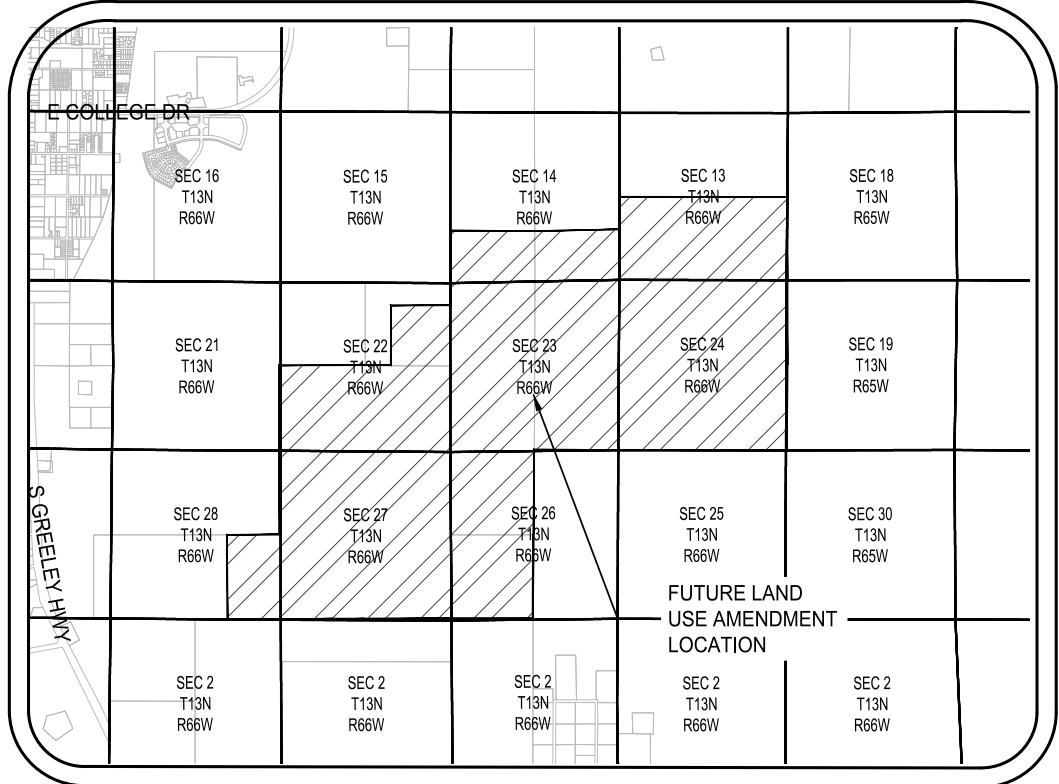
- AGRICULTURAL/RURAL
- RURAL RESIDENTIAL
- COMMUNITY BUSINESS
- INDUSTRIAL
- MIXED USE COMMERCIAL
- MIXED USE EMPLOYMENT
- MIXED USE RESIDENTIAL
- PUBLIC AND QUASI-PUBLIC
- URBAN RESIDENTIAL
- NATURAL/CULTURAL RESOURCE AREA
- CITY OF CHEYENNE BOUNDARY
- URBAN SERVICE BOUNDARY
- FUTURE MAJOR COLLECTOR
- FUTURE PRINCIPAL ARTERIAL
- FUTURE MINOR ARTERIAL
- FUTURE MINOR COLLECTOR

PROPOSED AMENDMENT TO FUTURE LAND USE

- AGRICULTURAL/RURAL
- RURAL RESIDENTIAL
- COMMUNITY BUSINESS
- INDUSTRIAL
- MIXED USE COMMERCIAL
- MIXED USE EMPLOYMENT
- MIXED USE RESIDENTIAL
- PUBLIC AND QUASI-PUBLIC
- URBAN RESIDENTIAL
- NATURAL/CULTURAL RESOURCE AREA
- CITY OF CHEYENNE BOUNDARY
- URBAN SERVICE BOUNDARY
- FUTURE MAJOR COLLECTOR
- FUTURE PRINCIPAL ARTERIAL
- FUTURE MINOR ARTERIAL
- FUTURE MINOR COLLECTOR



VICINITY MAP
NOT TO SCALE



**AMENDMENT TO PLAN CHEYENNE
FUTURE LAND USE MAP
FOR
HIGHLANDS**

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS
13, 14, 22, 23, 24, 26, AND 27, TOWNSHIP 13 NORTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, STATE OF WYOMING
PREPARED MAY 2026

NO.	REVISION	DATE

PREPARED FOR:

PROJECT: HIGHLANDS
DRAWING TITLE: AMENDMENT TO PLAN CHEYENNE FUTURE LAND USE MAP



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

DATE: May 08, 2026
DRAWN BY:
DESIGNED BY:
CHECKED BY:

JOB NO.: 5112

DRAWING NO. 1 OF 1